

**PLANNING COMMISSION**

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David Edmonds  
Vice Chair - At Large  
Alan Bongio  
First District  
Noah Levy  
Third District  
Kevin McKenny  
Fourth District  
Ben Shepherd  
Fifth District  
Brian Mitchell  
At Large



**COUNTY STAFF**

JOHN H. FORD  
Director, Planning and Building

**PLANNING COMMISSION  
COUNTY OF HUMBOLDT**

825 Fifth Street  
Board of Supervisors Chambers  
Eureka, California

**ACTION SUMMARY**

Thursday, February 2, 2017

6:00 PM

Regular Meeting

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**CALL TO ORDER / SALUTE TO FLAG**

*Commissioner Edmonds called the meeting to order at 6:00pm*

**COMMISSIONERS PRESENT**

Present      6 - Commissioner David Edmonds, Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Kevin McKenny, Commissioner Ben Shepherd, and Commissioner Brian Mitchell  
Absent      1 - Commissioner Robert E. Morris

**AGENDA MODIFICATIONS**

*At the request of the applicant Planning staff asks for a continuance of the HMCP Humboldt Special Permit project until the March 2, 2017 meeting*

**APPROVAL OF ACTION SUMMARY**

*A motion was made by Commissioner Shepherd, seconded by Commissioner Levy, that the January 5, 2017 Action Summary be approved.. The motion carried by the following vote:*

Aye:            4 - Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, and Commissioner Shepherd  
Abstain:      2 - Commissioner McKenny, and Commissioner Mitchell

**PUBLIC COMMENTS****CONSENT AGENDA**

- 1** Redway Community Services District General Plan Conformance  
Case Number GPC 16-004  
Assessor Parcel Numbers 077-171-005 and 077-171-016  
386 and 418 Willow Avenue, Redway Area

A General Plan Conformance review for the proposed acquisition of an approximately 4,331 square foot portion of the parcel of land known as APN 077-171-016 by the Redway Community Services District (RCSD). RCSD is proposing to acquire a portion of APN 077-171-016, owned by William E. Madsen, Successor Trustee of the Madsen Family Trust, because some of their existing infrastructure, a pump house, encroaches onto this parcel. A land acquisition by a public agency may be exempt from the Subdivision Map Act Parcel Map requirement per Government Code Section 66428. APN 077-171-005, which is adjacent to 077-171-016, is owned by the RCSD and is the site of a RCSD domestic water supply and associated infrastructure. While the RCSD is not utilizing the water source to provide water for their service area at this time, in the future it may seek to reinstate the use of this water source. APN 077-171-016 currently hosts residential development served by community water and sewer. APN 077-171-016 was created as Parcel 2 of Parcel Map No. 2067, Book 18 of Parcel Maps Page 55, is approximately 2.32 acres in size; after the acquisition it will be approximately 2.22 acres in size.

***A motion was made by Commissioner Shepherd, seconded by Commissioner Levy, to approve the Redway Community Services District General Plan Conformance request based on findings in the staff report. The motion carried by the following vote:***

Aye: 6 - Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, Commissioner McKenny, Commissioner Shepherd, and Commissioner Mitchell

- 2** Southern Humboldt Community Hospital District General Plan Conformance  
Case Number GPC 17-001  
Assessor Parcel Number 032-011-015  
729 Cedar Street, Garberville area

A General Plan Conformance review for the Southern Humboldt Community Healthcare District's 1) 2016 acquisition by of APN 032-011-015 a vacant parcel approximately 0.17 acres in size that is located adjacent and to the north of the existing hospital campus; and 2) the proposed installation of a modular building that will house a CT scanner and associated off-street parking. The parcel receives water and sewer services from the Garberville Sanitary District. The Healthcare District operates the adjacent Jerold Phelps Community Hospital.

***A motion was made by Commissioner Shepherd, seconded by Commissioner Levy, to approve the Southern Humboldt Community Hospital District General Plan Conformance request based on findings in the staff report. The motion carried by the following vote:***

Aye: 6 - Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, Commissioner McKenny, Commissioner Shepherd, and Commissioner Mitchell

**CONTINUED PUBLIC HEARINGS**

- 3** Mike Williamson Parcel Map Subdivision, Coastal Development Permit and Variance  
7275 Summit Ridge Road, Humboldt Hill area  
Case numbers PMS 14-013, SP 14-059, CDP 14-078, VAR 16-001  
Assessor Parcel Number 306-291-024-000

A Coastal Development Permit for a Minor Subdivision of an 11,365 square foot (gross) parcel into two parcels of 4,767 square feet (net) and 5,093 square feet (net). The property is currently developed with two single family residences which will each be situated on individual parcels. A Variance is requested because the proposed subdivision does not meet the minimum net parcel size due to the need for dedication of additional easement for expansion of the private shared right-of-way. Pursuant to Section 325-9 of Humboldt County Code, the applicant has requested an exception to subdivision roadway access standards to utilize a right of way less than 40 feet in width, as well as relief from being required to construct sidewalk improvements. The property is currently developed with two single family residences which will each be situated on individual parcels. The parcels are served with community water and sewer by the Humboldt Community Services District.

*A motion was made by Commissioner Shepherd, seconded by Commissioner Levy, that the Williamson Parcel Map Subdivision request be approved subject to the conditions of approval, alternative 1 of the staff report; along with an additional condition that no parking signs be temporarily placed along the right side of the road. The motion carried by the following vote:*

Aye: 6 - Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, Commissioner McKenny, Commissioner Shepherd, and Commissioner Mitchell

**PUBLIC HEARINGS**

- 4** HMCP Humboldt, LLC Special Permit  
Case Number SP-16-011  
Assessor Parcel Number 511-131-016-000  
3445 Central Avenue, McKinleyville area

A Special Permit for Commercial Cannabis manufacturing. Manufacturing will include food-based cannabis products as well as solvent-based products including but not limited to co2 and butane extraction. The facility will utilize approximately 800 square feet within an existing approximately 3,000 square foot shop building. The site is home to Hooven and Company and contains a shop as well as office space and contractor yard.

*A motion was made by Commissioner Shepherd, seconded by Commissioner McKenny, that this HMCP Humboldt Special Permit request be tabled to the next meeting on March 2, 2017. The motion carried by the following vote:*

Aye: 6 - Commissioner Edmonds, Commissioner Bongio, Commissioner Levy, Commissioner McKenny, Commissioner Shepherd, and Commissioner Mitchell

**ADJOURNMENT**

**NEXT MEETINGS**

*March 2, 2017*

*April 6, 2017*

*May 4, 2017*

*I, SUZANNE LIPPRE, Planning Commission Clerk, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true, and correct original record of the above entitled meeting of the Humboldt County Planning Commission held in Eureka, California.*

*SUZANNE LIPPRE*

*Planning Commission Clerk of the County of Humboldt, State of California.*