

PLANNING COMMISSION

Robert Morris
Chair - Second District
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, April 6, 2017

6:00 PM

Regular Meeting

CALL TO ORDER / SALUTE TO FLAG

Chair Morris called the meeting to order at 6:00pm.

COMMISSIONERS PRESENT

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

AGENDA MODIFICATIONS

APPROVAL OF ACTION SUMMARY

A motion was made by Commissioner Shepherd, seconded by Commissioner Edmonds, that the March 2, 2017 Action Summary be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Morris, Commissioner Edmonds, Commissioner Bongio, Commissioner Shepherd, and Commissioner Mitchell
Abstain: 1 - Commissioner Levy

PUBLIC COMMENTS

CONSENT AGENDA**1 Frank Zabel Parcel Map Subdivision and Special Permit**

Case Numbers PMS-16-001, SP-16-030

Assessor Parcel Number (APN) 522-181-001

Willow Creek Area

A Minor Subdivision of an approximately five acre parcel into four parcels between 0.5 acres and 3.34 acres in size. All building sites are clustered north of Patterson Drive. A Special Permit is required to utilize Lot Size Modification to allow parcels less than one acre in size and less than 125 feet wide. All parcels will be served with water provided by the Willow Creek Community Services District and on site wastewater treatment systems. Note: This subdivision was approved under PMS-08-003, however, that approval has expired.

A motion was made by Commissioner Shepherd, seconded by Commissioner Levy to approve this Zoning item. The motion carried by the following vote;

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

2 Stephen Hohman Parcel Map Subdivision

Case Numbers PMS-16-008

Assessor Parcel Numbers 204-181-031-000, 204-181-032-000

3406 Harville Lane, Hydesville area

A Minor Subdivision to divide an approximately 1.74 acre parcel into two parcels of 0.72 acres and 1.02 acres in size. The parcel is currently developed with a single family residence, garage and on-site wastewater treatment system that will remain on proposed Parcel 1. Proposed Parcel 2 will be vacant. An exception request to exceed the maximum length of a dead-end road has been submitted and approved by CalFire. The parcels are or will be served with water by the Hydesville County Water District and on-site wastewater treatment systems.

A motion was made by Commissioner Shepherd, seconded by Commissioner Bongio that this Zoning Item be approved. The motion carried by the following vote:

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

- 3** Day Final Map Subdivision, Coastal Development Permit Extension
Case Number FMS-07-004X, CDP-07-016X
Assessor Parcel Number (APN) 508-081-061-000
1092 Griffith Road, McKinleyville area

A two-year extension of a Major Subdivision and a Coastal Development Permit (FMS-07-004, CDP-07-016) originally approved on September 4, 2008 and automatically extended by several Assembly Bills. The project consists of a subdivision of an approximately 1.5 acre parcel into 8 parcels of between 5,280 and 7,500 square feet. Phase 1 will consist of Lots 1-6 and Phase 2 will consist of Lots 7 and 8. A mobile home and garage will ultimately be removed as part of Phase 2. A Coastal Development will be required. The parcels are and will be served by the McKinleyville Community Services District. No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on October 2, 2018.

A motion was made by Commissioner Shepherd, seconded by Commissioner Mitchell, that this Zoning Item be approved. The motion carried by the following vote:

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

- 4** Johnston Parcel Map Subdivision Extension
Case Number PMS-05-019XX
Assessor Parcel Number (APN) 509-113-010-000
1865 Lime Avenue, McKinleyville area

A second, two-year extension of a Parcel Map Subdivision (PMS-05-19), originally approved May 18, 2006 and extended once by the applicant and automatically by several Assembly Bills. The project consisted of a subdivision to create three parcels of 7,980 square feet, 6,975 square feet and 6,045 square feet. The parcel is currently 21,000 square feet in size and is developed with one single family residence that will remain on proposed Parcel 1. The project will require the removal of several mature Cypress trees to complete road improvements on First Street. The existing and proposed development is and will be served by community water and sewer. No change to the original project is proposed. This is the second extension requested by the applicant, and if approved, the extension will expire on May 31, 2018.

A motion was made by Commissioner Shepherd, seconded by Commissioner Levy, to approve this Zoning item. The motion carried by the following vote:

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

- 5** Green Diamond Resource Company Lot Line Adjustment, Zone Boundary Interpretation and Joint Timber Management Plan
Case Numbers LLA-16-022, ZBA-16-005, JTMP 16-004
Assessor's Parcel Numbers 303-012-005, 303-012-015, 303-012-019
Eureka Area

The project consists of three parts: a Lot Line Adjustment (LLA), a Zone Boundary Interpretation (ZBA), and a Joint Timber Management Plan (JTMP). The LLA is proposal is to relocate the boundaries of three parcels such that they follow the centerlines of roads and creeks, resulting in three parcels. The purpose of the LLA is to create logical management units. The Zone Boundary Interpretation, pursuant to Section 311-8 of the zoning regulations, is requested to describe the zoning boundary between Parcel 1, zoned Agricultural General five (5) acre minimum parcel size (AG-B-5(5)), and Parcel 2, zoned Timber Production (TPZ), to coincide with the centerline of unnamed creek, consistent with the locations of the new lot lines. The movement of the lot lines will result in approximately 0.90 acres of AG-B-5(5) land used historically and currently as timberland, being recognized as TPZ. A Joint Timber Management Plan (JTMP) is required pursuant to California Government Code Section 51119.5 which stipulates that parcels zoned for timber production may not be divided into parcels containing less than 160 acres without an approved JTMP. The proposed LLA will result in parcel one being 100.35 acres, and parcel three being 141.31 acres. A 4/5ths vote for approval by the Board of Supervisors must occur before the JTMP and LLA can be approved.

A motion was made by Commissioner Edmonds, seconded by Commissioner Shepherd, that this Zoning Item be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Morris, Commissioner Edmonds, Commissioner Levy, and Commissioner Shepherd

Nay: 1 - Commissioner Mitchell

Abstain: 1 - Commissioner Bongio

- 6** HUMBOLDT COMMUNITY SERVICES DISTRICT General Plan Conformance Review
Case Number GPC-17-002
Assessor Parcel Number 303-012-020
Eureka area

A General Plan Conformance review for the Humboldt Community Services District for the 2015 acquisition of APN 303-012-020 a parcel approximately 0.47 acres in size that is developed with a .50 million gallon water tank used for water distribution in the Ridgewood Heights area. Humboldt Community Services has leased the parcel from Green Diamond Resource Company since 1982. This particular location is important because the elevation of the parcel provides the necessary gravity flow supplying adequate water pressure for household use and fire suppression.

A motion was made by Commissioner Shepherd, seconded by Commissioner Levy, to approve this Zoning item. The motion carried by the following vote:

Aye: 5 - Commissioner Morris, Commissioner Edmonds, Commissioner Levy, Commissioner Shepherd, and Commissioner Mitchell

Abstain: 1 - Commissioner Bongio

CONTINUED PUBLIC HEARINGS

PUBLIC HEARINGS

NEW BUSINESS

- 7 Director of Planning and Building: Project report
- 8 Humboldt Redwood Company DEIR: Brief report from Michael Wheeler
- 9 Report on upcoming amendments to County code regarding Cannabis.
Update on status of EIR regarding Cannabis.
By Steven Lazar, Senior Planner

Meeting went into Recess

Meeting Reconvened

- 10 Discussion topic: To have a second meeting in May.

ADJOURNMENT

NEXT MEETINGS

May 18th, 2017

June 1st, 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.