

**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, September 21, 2017

5:00 PM

Special Meeting

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**CALL TO ORDER / SALUTE TO FLAG**

*Chair Morris called the meeting to order at 5:03 PM*

**COMMISSIONERS PRESENT**

Present      5 - Commissioner Robert E. Morris, Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Kevin McKenny, and Commissioner Ben Shepherd  
Absent        2 - Commissioner David Edmonds, and Commissioner Brian Mitchell

**AGENDA MODIFICATIONS**

**APPROVAL OF ACTION SUMMARY**

Aye:            4 - Commissioner Morris, Commissioner Bongio, Commissioner Levy, and Commissioner Shepherd  
Aye:            4 - Commissioner Morris, Commissioner Bongio, Commissioner Levy, and Commissioner Shepherd  
Not             1 - Commissioner McKenny  
Present:  
Not             1 - Commissioner McKenny  
Present:

**PUBLIC COMMENTS****DEPARTMENTAL REPORT****1 Cannabis Workshop**

*Meeting went into Recess*

*Meeting Reconvened*

**CONSENT AGENDA****2 Petersen Final Map Subdivision Extension**

Case Number FMS-07-001X

Assessor Parcel Number (APN) 509-114-002-000

1790 A Street, McKinleyville area

A two-year extension, in addition to four automatic extensions as allowed by Senate Bill 1185 and State Assembly Bills 333, 208 and 116, of a Major Subdivision of an approximately one acre parcel into six parcels of approximately 6,747 square feet each. The Final Map will be recorded in two phases. Phase 1 will consist of lots 1-3 and Phase 2 will consist of lots 4-6 which will be recorded separately. An exception to the solar shading requirements and right of way width is requested. Under the original approval the entire parcel was zoned Residential One Family with a 6,000 square foot minimum lot size and the General Plan land use designation was Residential Low Density (RL). Subsequently, as part of the implementation of the 2010 Housing Element Multi Family Rezoning Program, a portion of the parcel was changed to include General Plan land use designation Residential Medium Density (RM) and zoning designation Residential Multi-Family (R-3). The subdivision design can be supported with both land use and zoning designations. All parcels will be served with water and sewer by McKinleyville Community Services District. No change to the original project is proposed. If approved, the extension will extend the life of the tentative map to March 18, 2019.

***Moved to make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and adopted the Resolution to approve the Petersen Final Map Subdivision Extension project subject to the recommended conditions.***

**3 CannaBoutique Dispensary, LLC**

Case Numbers CUP-16-632

Assessor Parcel Number (APN) 015-011-029-000

1672 Myrtle Avenue, Eureka area

A medical cannabis dispensary occupying approximately 1,200 square feet of an existing commercial building. A maximum of 6 employees will be on-site during the operating hours of 10 a.m. to 7 p.m. Monday through Friday. The subject parcel is served community water and sewer by Humboldt Community Services District.

- 4 Southern Humboldt Royal Cannabis Company  
Case Number 16-226  
Assessor Parcel Number (APN) 107-055-005  
255 Doreen Road, Honeydew area

A Conditional Use Permit for 15,108 square feet (SF) of existing mixed-light and 5,040 SF of existing outdoor cannabis cultivation is requested (20,148 SF total). The applicant propagates plant stock for said cultivation on-site in a 3,400 SF greenhouse. Processing is done on-site. The applicant proposes to construct a commercial processing facility ancillary to the cultivation activity. The facility will meet commercial building standards in accordance with California Building Codes and will be compliant with the Americans with Disabilities Act (ADA). The applicant sources water for irrigation from an on-site permitted well and a rainwater catchment system that utilizes the greenhouses gutters for rainwater collection. The applicant has 170,000 gallons of water storage in existing hard tanks and bladders on the property. The property is currently enrolled under the Commercial Cannabis Waste Discharge Regulatory Program (CCWDRP) administered by the North Coast Regional Water Quality Control Board (RWQCB).

*Found the project exempt from environmental review pursuant to Section 15301(Existing Facilities) of the State CEQA Guidelines, made all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and adopted the Resolution to approve the Southern Humboldt Royal Cannabis Company project subject to the recommended conditions.*

## PUBLIC HEARINGS

- 5 Humboldt Partner Group  
Case Number CUP-16-088  
Assessor Parcel Number (APN) 316-111-003-000  
Redwood Valley area

A Conditional Use Permit application to permit an existing 11,533 square foot (SF) mix light commercial medical cannabis cultivation. All water used for the cultivation of cannabis is sourced on-site from the rainwater catchment system located adjacent to Greenhouse #2: this greenhouse is guttered, and intercepted rainwater is conveyed to a series of ten (10) 5,000 gallon storage tanks. The applicant uses two 1,500 gallon tanks to mix nutrients prior to delivery to plants. Additionally, appurtenant processing of cannabis product grown on-site inside an existing shop approximately 200 SF in size. At full operation there will be 2 employees, and is estimated to generate an approximately 6.4 average daily trips. The subject parcel is also developed with an existing single family residence served by on-site water and sewage disposal systems.

*Moved to Public Hearing*

*Found the project exempt from environmental review pursuant to Sections 15302 of the State CEQA Guidelines, made all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report and adopted the Resolution to approve the Humboldt Partner Group project subject to the recommended conditions.*

6 DEPARTMENTAL REPORT

*Returned to Cannabis Workshop*

**CORRESPONDENCE**

- 7 Correspondence from Paul Farnham  
re: Cannabis Ordinance revisions and Cities

**ADJOURNMENT**

**NEXT MEETINGS**

*October 5, 2017 Special Meeting*

*October 23, 2017 Special Meeting – all day*

*I, ETHAN AMEZCUA, 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.*

*ETHAN AMEZCUA*

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