

PLANNING COMMISSION

Robert Morris
Chair - Second District
David Edmonds
Vice Chair - At Large
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First District
Noah Levy
Third District
Vacant
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, July 19, 2018

6:00 PM

Special Meeting

Notice Regarding Public Comment:

CALL TO ORDER / SALUTE TO FLAG

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

COMMISSIONERS PRESENT

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

AGENDA MODIFICATIONS

*Item #8: Supplemental material provided to the Commissioners.
Item #11: Request to continue to a date uncertain
Item #11: Moved to Consent Agenda at the direction of the Chair.*

PUBLIC COMMENTS

CONSENT AGENDA

A motion was made by Commissioner Shepherd, seconded by Commissioner Edmonds, to approve the Consent Agenda. The motion carried by the following roll call vote:

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

Abstain: 1 - Commissioner Mitchell

- 1 Green Light, Inc., Conditional Use Permit
Application Number 11600
Case Number CUP16-299
Assessor's Parcel Number (APN) 223-123-006
2780 Mahan Road, Garberville area

A Conditional Use Permit for an existing 9,130 square foot (SF) mixed light and 5,000 SF outdoor medical cannabis cultivation operation located on Assessor's Parcel Number (APN) 223-123-006, which is approximately 60 acres in size. Water for irrigation is sourced from two points of diversion located on an unnamed tributary to Dean Creek and stored in two permitted on-site hard tanks with a total storage capacity of 120,000 gallons. The applicant estimates 173,000 gallons of water is required for the annual operations. Processing activities, including drying and trimming, are conducted on site. There will be no permanent employees, but up to two individuals who are licensed subcontractors may be used during peak periods. Power to the site is provided by P. G. & E., and there is a back-up generator for emergency purposes.

- 2 1L Garden Supply, LLC, Conditional Use Permit
Application Number 11849
Case Number: CUP16-410
Assessor's Parcel Number 033-271-004
705 US HWY 101 #1, Garberville area

A Conditional Use Permit for 10,000 square feet of mixed light cannabis cultivation contained in three proposed greenhouses ranging in size from 2,500 square feet to 4,320 square feet. A maximum of five cultivation cycles annually are proposed. Water for the proposed project will be sourced from an existing well and wastewater service will be provided by an existing Onsite Wastewater Treatment System (OWTS). Estimated monthly water use of the proposed project will be 150,000 gallons annually. Cannabis processing will occur in a permitted facility also located on the same parcel or a licensed off-site processing facility. Access to the project site is via a driveway from US Highway 101. Power is provided by P. G. & E.

3 Imper Lot Line Adjustment and Zone Boundary Adjustment

Application Number 13917

Case Numbers LLA-17-028, ZBA-17-003

Assessor's Parcel Numbers 522-311-042, 522-311-043, 522-311-054

155 Otter Lane, 1620 Seely-McIntosh Road, Willow Creek Area

A Lot Line Adjustment between three parcels resulting in three parcels. APNs 522-311-042 and 511-311-043 will be acquiring approximately 0.75 acres and 0.25 acres, respectively, from APN 522-311-054. APNs 522-311-043 and 522-311-054 are both developed with a single family residence and APN 522-311-042 is vacant. Also included is a Zone Boundary Adjustment to adjust the Residential Suburban (RS) and Agriculture General (AG) zone boundary to follow the adjusted parcel lines. The parcels are served with community water provided by the Willow Creek Community Services District and on-site wastewater treatment systems.

4 Jeffries Parcel Map Subdivision Extension

Application Number 11175

Case Number PMS-06-027X

Assessor Parcel Number (APN) 223-061-011

1575 Sprowel Creek Road, Garberville area

A three-year extension, in addition to the automatic one and two year extensions allowed by State Senate Bill 1185, Assembly Bill 333, Assembly Bill 208, and Assembly Bill 116, of a Minor Subdivision to divide an approximately 37 acre parcel in to two parcels of 6.6 and 31 acres. The parcel is developed with two residences. One will be placed on each resultant parcel. The site is developed with on-site water and sewage disposal facilities for each residence and is accessed via Sprowel Creek Road, a public County-maintained road. No exceptions are requested. Both Connick Creek and the South Fork of the Eel River pass through the subject parcel and portions of the site are located within Flood Zone "A". The existing residences are outside the County's Streamside Management Area (SMA) setbacks and Flood Zone "A". No new development is proposed at this time. No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on September 18, 2019

5 Lake Parcel Map Subdivision, Planned Development Permit and Special Permit Extension

Application Number 13950

Case Numbers PMS-08-014XXM, PDP-09-003XXM, SP-08-107XXM

Assessor Parcel Number 510-091-074

2758 Central Avenue, McKinleyville area

A Modification and two-year extension to a previously approved Minor Subdivision. The original project consisted of a subdivision of an approximate 0.9 acre parcel into four (4) parcels ranging in size from 3,135 square feet (net) to 8,378 square feet (net). A Special Permit is required for an exception to the loading space requirement for commercial development based on the level of anticipated use. The modification will result in three parcels to accommodate the development approved under a Planned Development Permit (PDP-15-004). The PDP authorized construction of a six-unit apartment building and a four-unit apartment building to be sited on proposed Parcel 2 and Parcel 3, respectively. Proposed Parcel 1 will be vacant and suitable for commercial development. If approved, the extension and modification will expire on December 18, 2019.

6 Sequoia Investments X LLC. Coastal Development Permit/Conditional Use Permit

Application Number 14137

Case Numbers: CDP-18-020/CUP-18-018

Assessor Parcel Numbers 401-301-016; 401-311-001

2200 Bendixsen Street, Fairhaven area

A Coastal Development Permit and Conditional Use Permit to allow non-coastal dependent industrial interim uses for a maximum permit term of ten (10) years within existing facilities, as defined in Chapter 3, Section 313-3.4 of the Humboldt County Zoning Code. The existing facilities were formerly the site of the Simpson Pulp Mill which operated from 1955 to 1993. All existing on-site infrastructure, including storage and distribution warehouses, processing and industrial equipment, administrative buildings, employee facilities, paved and unpaved lease areas, and roads were developed during this time. Interim uses will include the following: Fox Farm Fertilizer (207,133 s.f.); Humboldt Bay Packers (12,000 s.f.); Jim Groeling Architecture (43,500 s.f. outdoor reclaimed wood storage and carpentry); 101 Net Link (40 s.f. internet antenna atop building 4); Aaron Newman Storage (1480 s.f.); Cunhas Creations (1,825 s.f.); Greg Lysander Pottery (880 s.f.); McBurn Firewood (1,890 s.f.); Sunlight Supply (44,800 s.f. warehousing, storage and distribution); Frazel & McLean (1,870 s.f. warehousing, storage and distribution); Sequoia Investments X (no s.f. given, warehousing, storage and distribution). All uses will be located in existing facilities and utilize existing on-site wastewater system(s) and domestic water connections. All uses will be conducted solely within the jurisdictional area of the County for Coastal Development permitting.

- 7 Hadley Parcel Map Subdivision Extension
Application Number 14100
Case Number PMS-11-001XX
Assessor Parcel Number (APN) 300-201-039
1405 Abram Lane, Eureka area

A two-year extension of a Parcel Map Subdivision (PMS-11-001) originally approved April 3, 2014. The project consisted of a subdivision of an approximately 1.3 acre parcel into two parcels of approximately 21,761 square feet and 35,014 square feet. The parcel is currently developed with a single family residence with an apartment above the attached garage. A portion of the residence was improperly converted into a third dwelling unit which will be rectified through this project. A preliminary plan for a future residence and secondary dwelling unit on proposed Parcel 1 has been submitted. As the secondary dwelling unit would be less than 800 square feet in size and the lot is located within a Housing Opportunity Zone (HOZ), it may qualify as principally permitted upon completion of a road extension and turnaround. Pursuant to Section 325-5 of Humboldt County Code, the applicant requested, and was granted an exception to the lot frontage requirements to utilize an existing 30 foot right of way. The parcels are, or will, be served by Humboldt Community Services District. No change to the original project is proposed. This is the second extension requested and if approved, the extension will expire on April 15, 2020.

- 8 Frye's Care Home Conditional Use Permit, Special Permit, and Notice of Merger
Application Number 8894
Case Numbers CUP-13-020, SP-13-033, and NOM-13-010
Assessor's Parcel Numbers 018-053-021 and 018-053-023
2240 Fern Avenue and 4040 Walnut Drive, Eureka

A Conditional Use Permit (CUP), Special Permit (SP), and Notice of Merger (NOM). The CUP would permit an approximately twenty-one thousand four-hundred forty-eight (21,448) square foot (SF) expansion of the exiting, approximately twenty-four thousand four hundred forty-one (24,441) SF Frye's Care Home, an assisted living care facility for the elderly. The SP would allow a reduction in the required number of off-street parking spaces. The NOM would merge two (2) parcels into one (1) legal parcel to facilitate the proposed project. The existing facility currently has fifty-four (54) beds which was permitted and expanded under CUP-53-85, CUP-53-85M, CUP-20-89, and CUP-20-89M. Under the state permit, the facility is allowed fifty-eight (58) beds, and nine (9) employees. The proposed expansion would add approximately thirty (30) additional rooms with thirty-five to forty (35-40) new beds and additional staffing of four (4) employees at peak shift. Hours of operation would be maintained at the current twenty-four (24) hours a day seven (7) days a week.

- 9** Weott Community Services District General Plan Conformance Review
Application Number 14068
Case Number GPC-18-001
Assessor Parcel Number 095-161-004
Weott Area

A General Plan Conformance review for the replacement of the existing 76,000 gallon water tank with a larger 250,000 gallon tank for the Weott Community Services District. Replacement of the existing storage tank is necessary for the Weott CSD to increase their storage capacity in order to meet the recommended three day demand. The increase in storage capacity will not increase the Districts service area, water withdrawals or customer water entitlements.

- 10** Measure Z Grant Funded Fire Stations General Plan Conformance Review
Application Number 14216
Case Number GPC-18-002
Assessor Parcel Numbers 520-031-042; 207-251-005; 212-171-058; 221-211-024; 215-202-040
Orick, Bridgeville, Miranda, Ettersburg, Whitethorn areas

A General Plan Conformance review for the following Measure Z sales tax funded fire station improvements: the Orick Community Services District (CSD) fire station expansion (APN 520-031-042); Bridgeville Fire Protection District (FPD) acquisition of surplus County land and replacement of existing fire station (APN 207-251-005); Miranda Community Services District fire station expansion (APN 212-171-058); Whitethorn Fire Protection District fire station expansion (APN 215-202-040); and the Telegraph Ridge Fire Protection District acquisition of surplus Southern Humboldt Unified School District land and construction of additional fire station (APN 221-211-024).

PUBLIC HEARINGS

- 11** Hogwash Pharms, LLC
Application Number: 11374
Case Number: SP-16-214
Assessor's Parcel Number: 220-292-009
4741 Blue Slide Creek Rd, Whitethorn area

A Special Permit is requested for 7,296 square feet of existing outdoor commercial cannabis cultivation. The water source comes from the adjacent parcel (APN 220-292-013). The applicant estimates 60,425 gallons of water is required annual for irrigation. The water storage capacity on site is 62,500 gallons in one bladder and five hard-sided tanks. Drying will be performed on an adjacent parcel owned by the applicant, APN: 220-292-012, with all other processing done by a third party. No power source. An existing 160 square-foot shipping container for materials storage. There will be no employees; all cultivation activities will be performed by the two operators and three collective members. Restroom facilities will be provided by portable toilet facilities.

ADJOURNMENT

Chair Morris adjourned the meeting at 6:17 p.m.

NEXT MEETINGS

August 2, 2018

August 16, 2018

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.