

**PLANNING COMMISSION**

Alan Bongio  
First District - Vice-Chair  
Robert Morris  
Second District - Chair  
Noah Levy  
Third District  
Mike L Newman  
Fourth District  
Peggy O'Neill  
Fifth District  
Brian Mitchell  
At-Large  
Melanie McCavour  
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 7, 2019

6:00 PM

Regular Meeting

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**Notice Regarding Public Comment:**

**A. CALL TO ORDER / SALUTE TO FLAG**

**B. COMMISSIONERS PRESENT**

Present : 6 - Commissioner Robert Morris, Commissioner Alan Bongio, Commissioner Noah Levy,  
Commissioner Mike L Newman, Commissioner Melanie McCavour and Commissioner  
Peggy O'Neill  
Absent : 1 - Commissioner Brian Mitchell

**C. AGENDA MODIFICATIONS**

*Supplemental information provided for Items F-2, F-3, F-4 G-1 and H-1  
Planning Project report provided to the Commissioners*

**D. APPROVAL OF ACTION SUMMARY**

- 1 Action Summary for approval - Meeting of January 24, 2019

*A motion was made by Commissioner Newman, seconded by Commissioner Bongio, that the  
Planning Commission January 24, 2019 Action Summary be approved. The motion carried by  
the following vote:*

Aye: 5 - Commissioner Morris, Commissioner Bongio, Commissioner Newman, Commissioner  
McCavour and Commissioner O'Neill

Abstain: 1 - Commissioner Levy

## **E. PUBLIC COMMENTS**

## **F. CONSENT AGENDA**

### **1 Dry Creek Gardens, Inc. Conditional Use Permit and Special Permit**

Application Number: 11209

Case Numbers: PLN-11209-CUP

Assessor's Parcel Number: 107-234-016

3700 Panther Gap Road, Honeydew Area

A Conditional Use Permit for 13,700 square feet (SF) of existing mixed light commercial cannabis cultivation and a Special Permit to allow removal and remediation of a septic system within a Streamside Management Area and for an agricultural spring diversion that commenced after April 25, 1995.

*A motion was made by Commissioner Levy, seconded by Commissioner Newman, that the Dry Creek Gardens, Inc. Conditional Use Permit and Special Permit be approved. The motion carried by the following vote:*

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

### **2 Big Rock Farms, Inc. Conditional Use Permit and Special Permit**

Application Number: 11092

Case Number: CUP-17-079 and SP-17-062

Assessor's Parcel Number: 216-107-003, 216-108-004 and 218-161-010

1341 Sesame Loop, Garberville area

A Conditional Use Permit and Special Permit for 3,200 square feet (SF) of existing outdoor cannabis cultivation and 17,750 SF of mixed light cannabis cultivation, and a Special Permit for a stream diversion and restoration within the Streamside Management Area.

*A motion was made by Commissioner Levy, seconded by Commissioner O'Neill, that the Big Rock Farms, Inc. Conditional Use Permit and Special Permit be approved. The motion carried by the following vote:*

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

**3** Pipe Creek Canyon, Inc. Conditional Use Permit

Application Number: 12966

Case Number: PLN-12966-CUP

Assessor's Parcel Number (APN): 218-121-005

838 Lauffer Road, Garberville area

A Conditional Use Permit for 15,000 square feet of existing outdoor, light deprivation cannabis cultivation.

***A motion was made by Commissioner Levy, seconded by Commissioner O'Neill, that the Pipe Creek Canyon, Inc. Conditional Use Permit be approved. The motion carried by the following vote:***

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

**4** Essential Canna, LLC Conditional Use Permit and Special Permit

Application Number: 11338

Case Number: CUP16-232

Assessor's Parcel Number (APN): 223-123-005 and 223-124-001

2798 Mahan Road, Garberville area

A Conditional Use Permit for 16,200 square feet of existing outdoor and 700 square feet of mixed light cannabis cultivation and a Special Permit to allow a point of diversion located on APN 223-124-001.

***A motion was made by Commissioner Levy, seconded by Commissioner O'Neill, that the Essential Canna, LLC Conditional Use Permit and Special Permit be approved. The motion carried by the following vote:***

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

**G. CONTINUED PUBLIC HEARINGS****1** Sky High Humboldt, LLC

Application Number: 11921

Case Number: CUP16-450

Assessor Parcel Number (APN): 223-271-006

692 Sawmill Road, Garberville area

A Conditional Use Permit for 10,260-square-feet of existing outdoor and 1,730-square-feet of existing mixed light cannabis cultivation.

***A motion was made by Commissioner Bongio, seconded by Commissioner McCavour, that the Sky High Humboldt, LLC item be continued to the March 7, 2019 meeting of the Planning Commission. The motion carried by the following vote:***

Aye: 6 - Commissioner Morris, Commissioner Bongio, Commissioner Levy, Commissioner Newman, Commissioner McCavour and Commissioner O'Neill

## H. PUBLIC HEARINGS

- 1** The Bluff Creek Company, Inc. Special Permit  
Application Number: 12834  
Case Number: SP-16-667  
Assessor Parcel Numbers 530-102-004, 530-101-010 & 530-101-009  
Weitchpec area

A Special Permit to allow 9,200 square foot (sf) of existing outdoor commercial medical cannabis cultivation and to allow the cultivation area to be setback less than 600 feet from publicly owned lands pursuant to the Commercial Medical Marijuana Land Use Ordinance (CMMULO) 55.4.11(d).

***A motion was made by Commissioner Levy, seconded by Commissioner McCavour, that The Bluff Creek Company, Inc. Special Permit be denied. The motion carried by the following vote:***

Aye: 3 - Commissioner Morris, Commissioner Levy and Commissioner McCavour

Nay: 2 - Commissioner Bongio and Commissioner Newman

Recused: 1 - Commissioner O'Neill

## CORRESPONDENCE

Item H-1 Bluff Creek Company: Applicant submitted materials at the meeting.

## ADJOURNMENT

*Chair Morris adjourned the meeting at 9:04 p.m.*



MINUTES

THURSDAY, FEBRUARY 7, 2019

Regular Meeting

The Honorable Planning Commission of the County of Humboldt met in a regular meeting on the above date within the Humboldt County Courthouse, Eureka, California. The minutes of this meeting were approved on Thursday, March 7, 2019 with the vote as shown below.

AYES: Commissioners: Morris, Newman, Levy and O'Neill

ABSENT: Commissioner: Mitchell, Bongio and McCavour

Suzanne Lippre  
Deputy Clerk of the Planning Commission

John H. Ford  
Secretary of the Planning Commission