

**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 21, 2019

6:00 PM

Regular Meeting

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

**B COMMISSIONERS PRESENT**

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

**C AGENDA MODIFICATIONS**

*Revised Action Summary for the February 7, 2019 meeting of the Planning Commission.  
Item F-4: Continuance requested  
Item H-1: Supplemental material submitted*

**D APPROVAL OF ACTION SUMMARY**

1. Review and approval of the February 7, 2019 Planning Commission Action Summary.

*A motion was made by Commissioner Bongio, seconded by Commissioner Levy, that the February 7, 2019 Action Summary be approved. The motion carried by the following vote:*

Aye: 5 - Commissioner Morris, Commissioner Bongio, Commissioner Levy, Commissioner  
McCavour and Commissioner O'Neill  
Abstain: 1 - Commissioner Mitchell

2. Review and approval of the January 10, 2019 Planning Commission Action Summary.

*A motion was made by Commissioner Bongio, seconded by Commissioner Levy, that the January 10, 2019 Action Summary be approved. The motion carried by the following vote:*

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

## **E PUBLIC COMMENTS**

## **F CONSENT AGENDA**

1. French Lot Line Adjustment, Zone Boundary Adjustment and Joint Timber Management Plan, Conditional Use Permit and Special Permit

Application Number: 14108

Case Numbers: LLA-18-011, ZBA-18-001, JTMP-18-003

Assessor's Parcel Number: 108-301-001 (por.), 221-251-001 (por.)  
12051 Wilder Ridge Road, Ettersburg area

A Lot Line Adjustment (LLA) between four parcels resulting in four parcels of approximately 83 acres, 107 acres, 77 acres and 2,227 acres. A Zone Boundary Adjustment (ZBA) is also included to rezone approximately six acres of APN 108-301-001 (old APN 108-063-002) Timberland Production Zone (TPZ) concurrently with the LLA. The purpose of the LLA is for estate planning and to provide better management units. A Joint Timber Management Plan is also required.

*A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the French Lot Line Adjustment, Zone Boundary Adjustment and Joint Timber Management Plan, Conditional Use Permit and Special Permit be approved. The motion carried by the following vote:*

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

2. Phillips Zone Reclassification

Application Number: 13935

Case Numbers: ZR 17-011

Assessor's Parcel Number (APN): 217-266-005, 217-066-006, 217-266-010, 217-321-003  
26175 Alderpoint Road, Blocksburg area

A Zone Reclassification to rezone approximately 152.3 acres of the Phillips Ranch from Agriculture Exclusive with a 160 acre minimum parcel size (AE-B-5(160)) to Timberland Production Zone (TPZ). A portion of the property is already zoned TPZ and this action will result in the majority of the lands being zoned TPZ with the grasslands remaining AE-B-5(160). Currently, the lands are utilized for both timber production and grazing activities.

*A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Phillips Zone Reclassification be approved. The motion carried by the following vote:*

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

**3. Nunnemaker Zone Reclassification**

Application Number: 13957

Case Numbers: ZR 17-012

Assessor's Parcel Number (APN): 217-084-009, 217-084-010, 217-084-011, 217-164-004

Eel Rock area

A Zone Reclassification to rezone approximately 160 acres from Agriculture Exclusive with a 160-acre minimum parcel size (AE-B-5(160)) and Unclassified (U) into Timberland Production Zone (TPZ). Currently, the lands are utilized for timber production.

***A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Nunnemaker Zone Reclassification be approved. The motion carried by the following vote:***

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

**4. Humboldt Sanitation, Parcel Map Subdivision, Conditional Use Permit, Special Permit Extension**

Application Number: 10503

Case Numbers: PMS 05-08X

Assessor's Parcel Number (APN): 510-061-007, 510-071-003, 510-071-004

2525 Central Avenue, McKinleyville

A three year extension following four automatic two-year extensions pursuant to AB 116, AB 208, AB 333 and SB 1185. The Parcel Map Subdivision consists of the merger of APNs: 510-061-07, 510-071-003 and 510-071-004 and subsequent subdivision into 4 parcels of approximately 53,120 square feet, 36,805 square feet, 52,275 square feet and 346,010 square feet. No change to the original project is proposed. This is the first extension requested by the applicant and if approved, the extension will expire on May 15, 2020.

***The motion was made by Commissioner Mitchell, seconded by Commissioner McCavour that the Humboldt Sanitation, Parcel Map Subdivision, Conditional Use Permit, Special Permit Extension item be continued. The motion carried by the following vote:***

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

**5. Henry Avelar, Final Map Subdivision and Special Permit**

Application Number: 14123

Case Numbers: FMS 18-002

Assessor's Parcel Number (APN): 510-441-001

1055 Imeson Road, McKinleyville area

A Major Subdivision of an approximately three acre parcel into thirteen lots ranging in size from 5,000 square feet to 15,000 square feet. The parcel is currently developed with three residences which will be sited on proposed Lots 5, 6 and 7, respectively. A Special Permit is required to remove the eucalyptus trees on site in order to facilitate development. The parcel are or will be served with community water and sewer provided by the McKinleyville Community Services District.

***A motion was made by Commissioner Mitchell, seconded by Commissioner Bongio, that the Henry Avelar, Final Map Subdivision and Special Permit be approved. The motion carried by the following vote:***

Aye: 5 - Commissioner Morris, Commissioner Bongio, Commissioner Levy, Commissioner Mitchell and Commissioner McCavour

Nay: 1 - Commissioner O'Neill

**G CONTINUED PUBLIC HEARINGS****1. Serendipity Collective, Conditional Use Permit and Special Permit**

Application Number 11940

Case Number CUP-16-461

Assessor's Parcel Number (APN) 218-091-007

671 South Face Road in the Palo Verde Area

A Conditional Use Permit for an existing 13,600 square feet (sf) of outdoor and mixed light cannabis cultivation and a Special Permit for streamside management area encroachment located on Assessor's Parcel Number (APN) 218-091-007, which is approximately 40 acres in size.

***A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Serendipity Collective, Conditional Use Permit and Special Permit item continued. The motion carried by the following vote:***

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

**H PUBLIC HEARINGS**

**1. Samoa Pacific Group**

Application Number: 15189

Case Number: PMS 16-064M/PMS

Assessor's Parcel Number (APN): 401-031-069

Samoa area

Subdivision of an 18.88 Acre parcel into two parcels to facilitate financing of an affordable housing project. One parcel will be used for an affordable housing project and the Vance Road right-of-way, and the other parcel will be used for wastewater treatment and possible disposal. Also, modification of Coastal Development Permit CDP-16-064 to split the parcel and add an option to revise the wastewater facility to utilize the ocean outfall and run a sewer line along Vance Avenue.

***A motion was made by Commissioner McCavour, seconded by Commissioner Mitchell, that the Samoa Pacific Group Parcel Map Subdivision Modification be approved as amended to include the exception requests submitted by the applicant. The motion carried by the following vote:***

Aye: 5 - Commissioner Morris, Commissioner Bongio, Commissioner Levy, Commissioner Mitchell and Commissioner McCavour

Nay: 1 - Commissioner O'Neill

## 2. General Plan Implementation Zone Text Amendments

This project proposes adding new Zoning Districts to the Inland Zoning Ordinance and amends other Zoning Ordinance language to be consistent with the 2017 Humboldt County General Plan. The following new Zoning Districts are proposed to be added in the Inland Zoning regulations:

- 1) New “MU1” (Urban) and “MU2” (Rural) Mixed Use Zones will be added for areas with MU - Mixed Use, VC - Village Center, or RCC - Rural Community Center General Plan designations,
- 2) A new “PR - Public Resource and Recreation” Zone will be added for publicly owned lands with a “Public Lands” General Plan Land Use designation.
- 3) A new “TE - Timberland Exclusive” Zone will be added for areas with a “T - Timberland” General Plan Land Use designation that are not zoned “TPZ” or AE-B-5-(160) and part of an agricultural preserve.
- 4) A new “TL - Tribal Land” Zone will be added for areas with a “TL - Tribal Lands” or a “TTL - Tribal Trust Lands” General Plan Land Use designation.
- 5) A new “RR - Railroad” Combining Zone will be added for NCRA railroad rights of way, and along the former Annie and Mary Railroad rail corridor between Arcata and Blue Lake,
- 6) A new “MR - Mineral Resources” Combining Zone will be added for parcels with permitted surface mining operations,
- 7) A new “PRD - Planned Rural Development” Combining Zone will be added for agricultural and forest resource lands to encourage long-term conservation for resource production use,
- 8) Amend the existing Streamside Management Areas and Wetlands regulations to be consistent with General Plan Standard BR-S5, Streamside Management Area Defined.

In addition, modifications are proposed to

- a. Section 314-7.1 “AE - Agriculture Exclusive Zone,”
- b. Section 314-7.4 “TPZ - Timberland Production Zone”,
- c. Section 314-21.1 “F - Flood Hazard Areas” Combining Zone,
- d. Section 314-38.1 “WR - Streamside Management Areas and Wetlands” Combining Zone,
- e. Section 314-61.1 “Streamside Management Area Ordinance” and to
- f. Section 312, Administration, Procedures, Amendments and Enforcement to implement the General Plan Open Space Plan.

***A motion was made by Commissioner Bongio, seconded by Commissioner Levy, that the General Plan Implementation Zone Text Amendments item be continued to the March 21, 2019 meeting of the Planning Commission. The motion carried by the following vote:***

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

## I CORRESPONDENCE

1. Letters to the PC from Jim Johnson and Robert Frechou

**ADJOURNMENT**

*Chair Morris adjourned the meeting at 7:18 p.m.*



## MINUTES

THURSDAY, FEBRUARY 21, 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