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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 6, 2025 **6:00 PM** **Regular Meeting - Hybrid**

A. CALL TO ORDER / SALUTE TO FLAG

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

B. COMMISSIONERS PRESENT

Present : 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Jerome Qiriazi

Absent : 1 - Commissioner Lorna McFarlane

C. AGENDA MODIFICATIONS

Supplemental information supplied for E5 PLN-2024-19058 4050 Hwy 101.
Supplemental information supplied for F2 PLN-2023-18206 Evergreen Exotics name correction.
Project name is Evergreen Exotics not Humboldt Exotics.
Clarification made regarding E7 PLN-2023-18206 Humboldt Heritage Farm Management cultivation area is 20,400.

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. CONSENT AGENDA

1. Review and approval of the December 05, 2024, Action Summary

Approval of the December 05, 2024 Action Summary

2. Review and approval of the December 19, 2024, Action Summary

Approval of the December 19, 2024 Action Summary

3. VB BTS II, LLC Conditional Use Permit
Record No.: PLN-2023-18298
APN: 511-111-063
McKinleyville area

A Conditional Use Permit for the construction of telecommunications and public utility facility, consisting of a 100' monopine with (12) 8' antennas, (6) RRU's, (1) 2' microwave, (1) GPS antenna, required antenna cabling, HCS jumpers, (2) ground mounted radio cabinets,(1) back-up diesel generator, (2) raised concrete pads, cable ice bridge, utility backboard and multi-meter utility service mounted on H-frame within a 50'x50' fenced lease area. No water or sewer service required. This will be an unmanned facility.

Continuation of the VB BTS II, LLC Conditional Use Permit

4. Laurel Tree Charter School Coastal Development Permit Extension
Assessor Parcel Numbers (APN) 511-401-039-000
Record No.: PLN-2023-18176
McKinleyville area

A three-year extension to a previously approved Coastal Development Permit (PLN-2021-17206) to accommodate development of a school to be operated by Laurel Tree Charter School serving children from Kindergarten through High School. The CDP is not vested. No modifications to the project are proposed. If approved, the extension will expire on May 16, 2026.

Continuation of the Laurel Tree Charter School Coastal Development Permit Extension

5. 4050 Hwy 101 Coastal Development Permit and Conditional Use Permit
Record No.: PLN-2024-19058
APN: 501-181-010
Eureka area

A Coastal Development Permit (CDP) and Conditional Use Permit (CUP) for the conversion of previously permitted transient habitation rental units (PLN-2023-18177) to long-term (non-transient) apartments. The units are located on the second floor of the existing office/store building. The two-bedroom units are each approximately 1,148 square feet in size with approximately 189 square foot decks. Units are located on the existing footprint of the ground floor, and the building is located within the grounds of the Redwood Coast Cabins and RV resort. The parcel is served by onsite septic with community water provided by the City of Eureka.

Approval of the 4050 Hwy 101 Coastal Development Permit and Conditional Use Permit

6. Lock Box Storage LLC Conditional Use Permit for Self-Storage Facility
Assessor Parcel Numbers (APN) 516-111-064
Record No.: PLN-2024-19084
Glendale area

The proposed Lock Box Storage LLC Self-Storage Facility project includes a Conditional Use Permit for the construction and operation of a mini-storage center in unincorporated Humboldt County in the Glendale area. The proposed footprint is 30,290 square feet, comprised of two two-story 15,145 square foot buildings, one of which would include a small office space with a restroom. This area would be equivalent to a lot-area coverage of less than 40 percent on the 1.75 acre lot. The building appearance would be typical of other existing mini-storage companies in the Humboldt Bay area. The property is located within the Fieldbrook Community Services District for water and sewer. The parcel has historically been served electricity by PG&E. The proposed operating hours are 7 am to 9 pm.

Approval of the Lock Box Storage LLC Conditional Use Permit for Self-Storage Facility

7. Humboldt Heritage Farm Management, LLC, Conditional Use Permit and Special Permit
Assessor Parcel Number: 220-091-022-000
Record Number: PLN-12076-CUP
Ettersburg area

A Conditional Use Permit and Special Permit for 20,400 square feet (SF) of existing outdoor cultivation and 1,791 SF of ancillary nursery area. Irrigation water is sourced from a rainwater catchment pond and a spring diversion. Existing water storage totals 578,500 gallons from a combination of the 300,000-gallon pond and 278,500 gallons of water tank storage. The estimated annual water usage is 393,580 gallons. Drying and curing occurs onsite and all further processing to occur off-site at a licensed processing facility. A maximum of six (6) employees are anticipated. Power is currently provided by solar panels and a generator, with a second generator utilized for backup. The project is conditioned to transition to renewable energy by January 1, 2026. The proposed project also includes a Special Permit for development within the Streamside Management Area for continued use and maintenance of the point of diversion.

Approval of the Humboldt Heritage Farm Management, LLC, Conditional Use Permit and Special Permit

CONSENT AGENDA

A motion was made by Commissioner Noah Levy, seconded by Commissioner Thomas Mulder to approved the Consent Agenda, including Item E-1 December 05, 2024 Action Summary, Item E-2 December 19, 2024 Action Summary, Item E-3 VB BTS II Conditional Use Permit continuation, Item E-4 Laurel Tree Charter School Coastal Development Permit Extension continuation, Item E-5 4050 Hwy 101 Coastal Development Permit and Conditional Use Permit, Item E-6 Lock Box Storage Conditional Use Permit and Item E-7 Humboldt Heritage Farm Management Conditional Use Permit and Special Permit.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Jerome Qiriazi

Absent: 1 - Commissioner Lorna McFarlane

F. PUBLIC HEARINGS

1. HumSun 3, LLC Conditional Use Permit and Special Permit

Assessor Parcel Numbers: Portion of 217-051-001, portion of 217-052-001, portion of 217-053-002, portion of 217-055-002, portion of 217-056-001, 217-061-001, 217-062-003, 217-213-003, 217-214-001, and 217-253-001 (one separate legal parcel)
Record Number: PLN-12856-CUP
Blocksburg area

A Conditional Use Permit for 3.1 acres of new mixed-light commercial cannabis cultivation, and the development of ancillary structures for cultivation activities, including a 6,000 square-foot dry barn/nursery for drying, curing, and plant stock propagation, and a 1,280 square-foot commercial building for processing product grown on site. Water would be sourced from three wells on the parcel and will be stored in hard tanks totaling 250,000 gallons. A total of eight full-time employees are proposed, with an additional 10 employees needed for peak operations. Energy use would require a proposed electrical upgrade from PG&E and roof-mounted solar on the proposed buildings. While waiting for the PG&E upgrade and prior to build-out of the full mixed-light greenhouses, the Applicant proposes to cultivate the 3.1 acres using light-deprivation or full-sun outdoor cultivation techniques, which would not require artificial lighting for cultivation. A Special Permit is required for project related wetland impacts, creation and enhancement, riparian area creation and enhancement, and the reconnection of a Class III ephemeral drainage. An Initial Study/Mitigated Negative Declaration (Attachment 3) has been prepared for the proposed Project.

A motion was made by Commissioner Peggy O'Neill, seconded by Commissioner Thomas Mulder to adopt Resolution 25-004, which adopts the Mitigated Negative Declaration prepared for the HumSun 3, LLC project pursuant to Section 15074 of the State CEQA Guidelines; and finds the proposed Project complies with the General Plan and Zoning Ordinance; and approves the Conditional Use Permit and Special Permit subject to the conditions of approval.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Jerome Qiriazi

Absent: 1 - Commissioner Lorna McFarlane

2. Humboldt Exotics, LLC: Zone Reclassification for an Indoor Cultivation Q-Qualified Combining Zone and Text Amendment to the Commercial Cannabis Land Use Ordinance for Business Park (MB) Zones.
Assessor Parcel Numbers: 223-311-010, 223-311-011, 223-311-012, 223-311-043, 223-311-035, 223-311-030, and 223-311-029
Record No.: PLN-2023-18206
Redway Area

A zone reclassification to adopt an Indoor Cultivation Q - Qualified Combining Zone affecting seven parcels within the Redway Business Park and an ordinance amendment for a text change to the Commercial Cannabis Land Use Ordinance to allow indoor commercial cannabis cultivation in Business Park (MB) zones in the inland area of the county that are within the Indoor Cultivation Q-Qualified Combining Zone.

A motion was made by Commissioner Noah Levy, seconded by Commissioner Peggy O'Neill to adopt Resolution 25-005, which finds the Planning Commission has considered the Final Environmental Impact Report for the Commercial Cannabis Land Use Ordinance and the Addendum

that was prepared for the Indoor Cultivation Q-Qualified Combining Zone and Text Amendment to the Commercial Cannabis Land Use Ordinance; and finds the proposed Evergreen Exotics project complies with the General Plan and Zoning Ordinance; and finds the proposed Evergreen Exotics project does not reduce the residential density for any parcel below the inventory adopted in the housing element; and Recommend the Board of Supervisors approve the rezoning of seven parcels, 223-311-010, 223-311-011, 223-311-012, 223-311-043, 223-311-035, 223-311-030, and 223-311-029 in the Redway Business Park with the Indoor Cultivation Q – Qualified Combining Zone; and Recommend the Board of Supervisors amend the Commercial Cannabis land use ordinance section 55.3.8.1.2 to allow indoor cultivation in Business Park (MB) zones with the Indoor Cultivation Q – Qualified Combining Zone.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Jerome Qiriazi

Absent: 1 - Commissioner Lorna McFarlane

3. Mazzanti Special Permit for Short-Term Rental
Record No.: PLN-2024-19112
APN: 515-241-015
Trinidad area

Project is seeking a Special Permit (SP) for a Short-Term Rental (STR) pursuant to §314-60.05.6.2 of Humboldt County Code for an exception to the Neighborhood Concentration standards. HCC requires that STRs shall not exceed twenty percent (20%) of the dwellings on the access road - neighborhood concentration of STR's on Alder Lane is currently at 50% and approval of this STR application will bring the concentration to 75%. The Special Permit will also address the requirements of Alder Lane, which is less than the width of a Category 3 road.

The parcel is currently developed with a single-family residence and attached garage. The site is served with on-site water and an on-site wastewater treatment system, and power is from PG&E. Parking is provided by the attached 4-car garage. The proposed STR operations plan does not include private gatherings or parties.

A motion was made by Commissioner Thomas Mulder, seconded by Commissioner Noah Levy to adopt Resolution 25-006 which finds the Planning Commission has determined that the project is exempt from further environmental review pursuant to Section 15301 of the State CEQA Guidelines, and makes all of the required findings for approval of the Mazzanti Special Permit for Short-term Rental; and approves the Mazzanti Special Permit for Short-term Rental as recommended by staff, subject to the conditions of approval.

Aye: 4 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder and Commissioner Jerome Qiriazi

Nay: 1 - Commissioner Peggy O'Neill

Absent: 1 - Commissioner Lorna McFarlane

4. Amendment to Short Term Rental Ordinance
Assessor Parcel Numbers (APN) 000-000-000
Record No.: PLN-2025-19159

Countywide

An amendment to the Short-term Rental Provisions of the Inland and Coastal Zoning Regulations to amend subsections 60.05.9.1.1 (to clarify requirements for Category 3 roads for Homeshares), 60.05.10.2.4 (to allow certain Short-term rentals in Agriculture General Zones), 60.05.10.3.1(to clarify requirements for Category 3 roads for Short-term rentals.) and 60.05.10.6 (to clarify separation between Short-term rentals.) This Zoning Ordinance Amendment applies to the entire County.

A motion was made by Commissioner Thomas Mulder, seconded by Commissioner Peggy O'Neill to adopt Resolution 25-007 which finds the proposed amendments to the Inland and Coastal Short-term rental ordinances are exempt from environmental review; and finds the proposed project complies with the General Plan, Local Coastal Program and Zoning Ordinance; and Recommends the Board of Supervisors Adopt the amendments to the Short-Term rental ordinance.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Jerome Qiriazi

Absent: 1 - Commissioner Lorna McFarlane

G. ITEMS PULLED FROM CONSENT

H. REPORT FROM PLANNER

I. PLANNING COMMISSION DISCUSSION ITEMS

J. ADJOURNMENT

Chair Iver Skavdal adjourned the meeting at 8:05 p.m.

K. NEXT MEETINGS: February 20, 2025 6:00 p.m. Regular Meeting - Hybrid