



MINUTE SHEET

THURSDAY, APRIL 04, 2024

Regular Meeting

The Honorable Zoning Administrator of the County of Humboldt held a regular meeting on the above date within the Humboldt County Planning and Building Department at 3015 H Street in Eureka, California. The Zoning Administrator and the Zoning Administrator Clerk of the County of Humboldt hereby certify the foregoing to be a true and correct record of the actions taken on the above-entitled matters by said Zoning Administrator at the meeting held on date noted above.


Laura McClenagan
Zoning Administrator Clerk


John H. Ford
Zoning Administrator

ZONING ADMINISTRATOR

JOHN H. FORD
Director, Planning and Building



COUNTY STAFF

CLIFF JOHNSON
Planning Manager
ELIZABETH SCHATZ
Planning Manager

**ZONING ADMINISTRATOR
COUNTY OF HUMBOLDT
Planning and Building Department
3015 H St.
Eureka, CA 95501**

ACTION SUMMARY

Thursday, April 4, 2024

10:00 AM

Regular Meeting - Virtual

A. CALL TO ORDER

Director John Ford called the meeting to order at 10:00 a.m.

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

1. Bell Coastal Development Permit, Conditional Use Permit, and Special Permit Modification Extension
Record Number: PLN-2023-18188
Assessor Parcel Number: 109-351-061
Shelter Cove area

A two-year extension to a previously approved Modification (PLN-2020-16840) to a previously issued Coastal Development Permit, Conditional Use Permit, and Special Permit (CDP-46-90/CUP-35-90/SP-44-90).

The Zoning Administrator continued the Bell Modification Extension to a date uncertain.

3. Bigfoot Construction Coastal Development Permit and Special Permit Modification
Record Number: PLN-2023-18203-MOD1
Assessor Parcel Number: 511-371-036
McKinleyville area

A Modification to a Coastal Development Permit (CDP) for a two-story addition of

approximately 764 square feet and remodel of an existing single-family residence, consisting of changes to the roof pitch, and electrical upgrades. Also proposed was the demolition of an existing chimney and an upgrade to the existing septic system to accommodate a four-bath system, and the installation of a swim spa within the existing garage. The parcel is developed with a 1,461 square foot single family residence, a shop structure, an uncovered patio, and an on-site wastewater treatment system. The property is served with community water provided by the Patrick Creek Community Services District. A Special Permit is required for Design Review. The modification involves the demolition of the existing walls and the roof due to rot damage, and further alteration to roof pitch resulting in an increase in building height to 32 feet, which is 11 feet greater than the 21-foot building height originally approved.

The Zoning Administrator adopted the resolution (Resolution 24-015), which finds the project complies with the McKinleyville Area Plan and Zoning Ordinance; and finds the project exempt from CEQA pursuant to Sections 15301 and 15302 of the CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and approves the Coastal Development Permit and Special Permit Modification subject to the conditions of approval (Attachment 1A).

D. ITEMS PULLED FROM CONSENT

2. Ivan Jimenez
Assessor Parcel Number: 208-271-011-000
Record No.: PLN-12603-SP
Dinsmore area

Special Permit for 9,365 square feet of existing outdoor commercial cannabis cultivation. Irrigation water is sourced from an existing permitted on-site well. Total water usage will be 129,000 gallons a year. Existing water storage totals 10,000 gallons. The project is conditioned to add an additional 40,000 gallons of water storage. Drying will occur on site with further processing occurring offsite at a licensed facility. Power is provided by solar with generator backup. Project is conditioned to source power from renewables, reserving the generator for emergencies only.

The Zoning Administrator adopted the resolution (Resolution 24-014), which finds the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum to the Mitigated Negative Declaration that was prepared for the Ivan Jimenez project (Attachment 3); and finds the project complies with the General Plan and Zoning Ordinance; and approves the Special Permit subject to the conditions of approval (Attachment 1A).

E. ADJOURNMENT

Director John Ford adjourned the meeting at 10:15 a.m.

F. NEXT MEETING: April 18, 2024 10:00 a.m. Regular Meeting - Virtual