



# COUNTY OF HUMBOLDT

For the meeting of: 4/16/2026

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File #: 26-337

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**To:** Zoning Administrator  
**From:** Planning and Building Department  
**Agenda Section:** Consent

**SUBJECT:**

Espinoza Remodel/Addition Coastal Development Permit and Special Permit  
Assessor Parcel Numbers (APN) 515-361-011  
Record No.: PLN-2025-19445  
Trinidad area

A Coastal Development Permit (CDP) for the remodel and addition to an existing approximately 3,024 square-foot, single-family residence with a 576 square-foot attached garage. The first and second floors will be remodeled and a 711 square-foot, partial third floor addition will be built as a master bedroom. The addition will increase the building's height to approximately 30 feet. The number of bedrooms (3) in the house will remain the same. The site is served with a diversionary water source and an on-site septic system. A Special Permit is required for Design Review.

**RECOMMENDATION(S):**

That the Zoning Administrator:

1. Adopt the Resolution, (Attachment 1) which does the following:
  - a. Finds the project is exempt from environmental review per section 15301 (Existing Facilities) of the State CEQA Guidelines; and
  - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Coastal Development Permit and Special Permit as recommended by staff, subject to the conditions of approval (Attachment 1A).

**DISCUSSION:**

**Project Location:** The project site is located in the Trinidad area, on the east side of Scenic Drive, approximately 500 feet south of the intersection of Baker Ranch Road and Scenic Drive, on the property known as 1237 Scenic Drive.

**Present General Plan Land Use Designation:** Rural Residential (RR(C)), Density: Range is 1 unit per 2.5 acres; Trinidad Area Plan (TAP), 2017 General Plan, Slope Stability: Many(M)

**Present Zoning:** Rural Residential Agriculture (RA 2.5), Development Standards: Design Review (D), Alquist-Priolo Fault Hazard (G), Offshore Rocks and Rocky Intertidal Areas (O), Planned Unit Development (P), Streams and Riparian Corridor Protection (R)

**Environmental Review:** The project is exempt from environmental review per section 15303 (New Construction/Small Structures).

**State Appeal:** The project is appealable to the California Coastal Commission.

**Major Concerns:** None

**Monitoring Required:** None.

**Executive Summary:** A Coastal Development Permit (CDP) for the remodel and addition to an existing approximately 3,024 square-foot single-family residence with a 576 square-foot attached garage. The first and second floors will be remodeled and a 711 square-foot, partial third floor addition will be built as a master bedroom. The addition will increase the building's height to approximately 30 feet but the number of bedrooms (3) in the house will remain the same. The site is served with a diversionary water source and an on-site septic system. A Special Permit is required for Design Review. APN 515-361-011 is a legal parcel per LLA-10-87 and shown on 47RS54.

**Tribal Consultation:** The project was referred to the Northwest Information Center, Big Lagoon Rancheria, Trinidad Rancheria, and the Yurok Tribe. The Northwest Information Center recommended consultation with local Native American Tribes regarding traditional, cultural, and religious heritage values, a cultural resources survey, and evaluation of existing structures that may have historical value. No changes to the exiting footprint residence proposed. The project as proposed does not include new structures or ground disturbing activities that would pose a threat to cultural resources or structures with historical value. Inadvertent discovery protocol has been included as a recommended condition of approval.

**Biological Resources:** The project is for a remodel and addition to an existing three-bedroom residence. The project does not expand the footprint of the structure and no trees will be removed as part of the project. The project was referred to CDFW, CDFW did not provide comment on the project. The project as proposed is not anticipated to negatively impact biological resources.

**Hazards:** The project is not anticipated to create additional hazards or hazardous materials. The parcel is located outside mapped areas of potential liquefaction, tsunami hazard areas, flood hazard areas,

and the Alquist Priolo fault hazard zone. The parcel is located on an area that is mapped as high instability. The existing residence was required to obtain building permits, and as a condition of project approval the proposed remodel and addition will be required to receive a permit from the Humboldt County Building Department as well. The parcel is located within the State Responsibility Area and County Service Area No. 4 jurisdiction. The project was referred to CalFire, no response was received.

**Design Review:** The subject parcel is within the Design Review (D) Combining Zone, which is implemented to ensure conformance of new development with the policies and standards of the General Plan, and to provide for a design review process where neighborhoods within the same zone district desire to preserve or enhance the area's historical, cultural or scenic values. The parcel is within a mapped Coastal Zone Scenic Area. The project as proposed does not include any development that would alter natural landforms and would not obstruct existing views from public roads to the coast or coastal waterways. While the property is in a highly scenic area, primary scenic quality is the view from Scenic Road to the ocean. The project is on a wooded parcel located on the inland side of Scenic Drive, a public road. The house is near the base of gully that rises to the north, with the next adjacent public roadway (Highway 101) being approximately 40 feet higher in elevation than the subject property. Given the topography and the preponderance of tall trees in the area, the proposed improvements will not be visible from Highway 101. As proposed, the project does not interfere with existing public views to and along the ocean from public roads and recreation areas. The applicant has submitted a Neighborhood Design Survey to assess the character of the neighborhood, and the survey has been included as **Attachment 1C**. The project is consistent with the character of the neighborhood.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either responded with no comment or recommended approval or conditional approval. (Attachment 3)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Zoning Administrator could elect not to approve the project. This alternative should be implemented if the Zoning Administrator is unable to make all the required findings. Planning Division staff is confident that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

ATTACHMENTS:

1. Draft Resolution
  - A. Conditions of Approval
  - B. Site Plan
  - C. Neighborhood Design Survey

2. Referral Agency Comments and Recommendations
  - A. Humboldt County Division of Environmental Health
  - B. California Coastal Commission
3. Applicant's Evidence in Support of Findings

**Applicant:**

Jorge Espinoza  
28981 Williston Ct.  
Temecula CA 92591

**Owner:**

Same as applicant

**Agent:**

Viltrakis Builders  
Lane Kennard  
88 Coffee Creek Rd.  
Trinity Center CA 96091

Please contact Andrew Whitney, Planner, at [awhitney2@co.humboldt.ca.us](mailto:awhitney2@co.humboldt.ca.us) or 707-268-3735 if you have questions about this item.