

ZONING ADMINISTRATOR

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

ACTION SUMMARY

Thursday, January 19, 2023

10:00 AM

Regular Meeting - Virtual

NOTE: The County of Humboldt Zoning Administrator meeting will be held virtually pursuant to Assembly Bill 361 until further notice. You may access the meeting in two ways:

- 1. You may access the live stream of the meeting by using the following link:
<https://zoom.us/j/86599462366> Password: 604225**
- 2. Call in via telephone at 346 248-7799, enter meeting ID 865 9946 2366 Password: 604225**

PUBLIC COMMENT INSTRUCTIONS DURING THE MEETING:

Participate in the public comment period of the meeting in the following two ways:

- 1. Via Computer as an attendee: To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. If you encounter any issues, please use the call-in option below.**
- 2. Via phone call using cellphone or landline: When the Zoning Administrator meeting begins, call in to the conference line. When the Zoning Administrator starts to discuss the item you wish to comment on, Press *9 to raise your hand. When you are called upon to speak, you will be prompted to unmute your mic, press *6 to unmute.**

Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again. Agendas are posted on the Friday before the meeting at <https://humboldt.legistar.com>

PUBLIC COMMENT PRIOR TO THE MEETING:

Submit public comments via email to Planningclerk@co.humboldt.ca.us and provide the Project title, Record or Case number and date of the hearing. If you do not have access to email, contact the planning clerk at 707-267-9409. All public comments must be received by Wednesday, January 18, 2023, to be provided to the Zoning Administrator for consideration. After agenda is posted on the Friday prior to the meeting comments can be found at the "Attachments" section of the "Meeting Details" link next to the posted Agenda at: <https://humboldt.legistar.com> and will be included with the administrative record after the fact.

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

- 1. Review and approval of January 5, 2023, Action Summary;**

The Zoning Administrator approved the January 5, 2023, Action Summary

2. Dimitrov, Zoning Clearance Certificate and Special Permit

Application Number: PLN-2018-15217

Assessor's Parcel Number: 220-161-013-000

Whitethorn area

The applicant is seeking a Zoning Clearance Certificate for 3,000 square feet of existing mixed light cannabis cultivation. Supplemental lighting is utilized to obtain three harvests annually. The project will be supported by a 300 square foot nursery. Water for irrigation is sourced from an existing rainwater catchment system. Projected annual water usage totals 41,062 gallons and the existing available water storage totals 38,400 gallons. All processing will occur onsite in the existing residence. No employees will be required for the operation. Energy for the operation is provided by PGE. A Special Permit is also requested for a setback reduction to public lands.

Continue Dimitrov, Zoning Clearance Certificate and Special Permit to a date uncertain.

3. Humboldt Moonrise, LLC Special Permit

Application Number PLN-12784-SP

Assessor's Parcel Number (APN) 208-341-017

Dinsmore area

Denial of a Special Permit for 10,000 square feet of existing outdoor medical cannabis cultivation. Water source is an onsite well. Water storage onsite is 21,350 gallons between 15 hard tanks. Processing would be performed onsite. Two (2) employees are expected for operations. Power source is generators. The project includes a request for a Special Permit to reduce the 600-foot setback to Public Lands.

The Zoning Administrator adopted the resolution (23-005) (Attachment 1) which does the following:

a. Find the Humboldt Moonrise, LLC project statutorily exempt from the California Environmental Quality Act (CEQA) per section 15270 (Projects Which Are Disapproved) of the CEQA Guidelines.

b. Find the applicant has not provided sufficient evidence necessary to make the required findings for approval.

c. Deny the Humboldt Moonrise, LLC Special Permit.

4. GW Construction Coastal Development Permit

Record Number: PLN-2022-17851 (filed 7/18/2022)

Assessor Parcel Numbers (APN) 510-371-035

McKinleyville area

A Coastal Development Permit for the remodel and addition of an existing single-family residence, including a study room, bedroom, bathroom, and a utility closet. The applicant also proposes an increase of an existing deck by 900 square feet and replacement of all windows and siding on the existing residence. The existing master bedroom will be converted to a 136 square foot bathroom, and 40 square foot utility closet. The addition will expand the house to the southern and eastern sides of the property. The addition includes a 316 square foot bedroom and a 96 square foot study room. Minimal grading will be required. The residence is served by the McKinleyville Community Services District for sewer and water.

The Zoning Administrator adopted the resolution which does the following:

- a. Find the project exempt from further environmental review pursuant to Section 15303(a) of the State CEQA Guidelines; and*
- b. make all of the required findings for approval of the Coastal Development Permit; and*
- c. approve the GW Construction Coastal Development Permit subject to the recommended Conditions of Approval (Attachment 1A).*

5. Jackson Coastal Development Permit and Lot Line Adjustment

Record Number: PLN-2021-17217 (filed 5/11/2021)

Assessor Parcel Numbers (APN) 016-071-013

Myrtle town area

A Coastal Development Permit to allow a Lot Line Adjustment between two parcels from the Eden Tract. One parcel is approximately 6,600 square feet in size and is currently vacant, while the other parcel is approximately 2.5 acres in size and is developed with a single-family residence. The residence utilizes a septic system and receives water service from Humboldt Community Services District. The purpose of the Lot Line Adjustment is to improve building area on the vacant parcel. No ground disturbance or physical improvements are proposed as part of this project.

That the Zoning Administrator adopted the resolution (23-007) (Attachment 1) which does the following:

- a. Find the project exempt from further environmental review pursuant to Section 15305(a) of the State CEQA Guidelines; and*
- b. make all of the required findings for approval of the Coastal Development Permit and Lot Line Adjustment; and*
- c. approve the Jackson Coastal Development Permit and Lot Line Adjustment subject to the recommended Conditions of Approval (Attachment 1A).*

6. Hornsby Coastal Development Permit

Case Number: PLN-2022-17889

Assessor's Parcel Number: 507-282-003-000

Arcata area

A Coastal Development Permit (CDP) for the construction of a new approximately 2,737 square foot two-bedroom single family residence with an attached approximately 987 square foot three-car garage. The residence would have a maximum height of approximately 26 feet above grade. A paved asphalt driveway and a front and rear deck are also proposed. An existing mobile home and concrete slab will be removed. Water is provided by an on-site well and a new on-site wastewater treatment system is proposed.

The Zoning Administrator adopted the resolution (23-008) (Attachment 1) which does the following:

- a. Find the project is Categorically Exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines; and*
- b. make all of the required findings for approval of the Coastal Development Permit; and*
- c. Approves the Coastal Development Permit subject to the recommended Conditions of Approval (Attachment 1A).*

D. ITEMS PULLED FROM CONSENT

E. NEW BUSINESS

F. OLD BUSINESS

G. ADJOURNMENT

**NEXT MEETING: FEBRUARY 16, 2022 10:00 a.m. REGULAR MEETING -
VIRTUAL**

The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with disabilities as required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Clerk of the Zoning Administrator at 707-445-7541 or by email planningclerk@co.humboldt.ca.us or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us.