



COUNTY OF HUMBOLDT

For the meeting of: 4/2/2026

File #: 26-286

To: Zoning Administrator

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Pyle Coastal Development Permit, Special Permit, and Notice of Merger
Assessor Parcel Number: 111-211-010 and 111-211-011
Record Number: PLN-2025-19419
Shelter Cove area

A Coastal Development Permit (CDP) for the construction of an approximately 2,137 square-foot single-family residence with an attached approximately 666 square-foot garage. A Notice of Merger is required to merge the two parcels. The parcel is served with community water and sewer provided by the Resort Improvement District. A Special Permit is required for Design Review within the Coastal Zone pursuant to Section 313-19.1 of Humboldt County Code.

RECOMMENDATION(S):

That the Zoning Administrator:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the project exempt from environmental review under CEQA section 15303 (a) (New Construction or Conversion of Small Structures), which applies to the construction of one single family residence; and
 - b. Finds the proposed project complies with the South Coast Area Plan and Zoning Ordinance; and
 - c. Approves the Coastal Development Permit, Special Permit, and Notice of Merger as recommended by staff and subject to the conditions of approval (Attachment 1A).

DISCUSSION:

Project Location: The project site is located in the Shelter Cove area, on the east side of Cove View

Drive, approximately 850 feet south of the intersection of Cove View Drive and Cove Point, on the properties known as 153 and 161 Cove View Drive.

Present Plan Land Use Designations: Residential Low Density South Coast Coastal Plan; Density: 1 to 7 dwelling units per acre; Slope Stability: High Instability (3)

Present Zoning: Residential Single Family, Development Standard, Qualified, Alquist-Priolo Fault Hazard, and Design Review (RS-5-S1-Q/G, D)

Environmental Review: The project is exempt under CEQA Section 15303(a) (New Construction or Conversion of Small Structures), which applies to the construction of one single family residence.

State Appeal Status: Project is located within the Appeals jurisdiction of the Coastal Zone and is therefore appealable to the California Coastal Commission.

Major Issues: None.

Executive Summary: A Coastal Development Permit (CDP) for the construction of an approximately 2,137 square-foot single-family residence with an attached approximately 666 square-foot garage. A Notice of Merger is required to merge the two parcels. The parcel is served with community water and sewer provided by the Resort Improvement District. A Special Permit is required for Design Review within the Coastal Zone pursuant to Section 313-19.1 of Humboldt County Code.

Special Permit: A Special Permit for a Design Review is required within the Coastal Zone pursuant to Section 313-19.1 of Humboldt County Code.

Biological Resources: A Biological Resources Assessment dated May 15, 2025, was prepared by Timberland Resource Consultants. The assessment concluded that the project parcels consist of grassland and Douglas fir habitat within the parcel boundaries. Nonnative annual grasses dominate a large clearing located within the project parcels. The grassland habitat is surrounded by Douglas-fir habitat to the east, south, and west within the parcel boundaries. The nearest watercourse is approximately 1,300-feet east of the nearest parcel boundary. The project parcels contain no streams, wetlands, or other wet areas which require protection per Humboldt County's Streamside Management Areas and Wetland Ordinance (Humboldt County Code §314-61). The project as proposed, will not have an impact on any Environmentally Sensitive Resource Areas as none occurs on the project parcel or within 100 feet of the proposed construction area.

The project does include the removal of thirteen established trees in order to develop the parcels for its principal use, i.e. residential single-family development. The Project Parcels occur within an existing subdivision; they have yet to be developed and thus host low-quality potential habitat for some special status plants. The project parcels also provide marginal potential nesting habitat for

migratory birds. Trees present within the project parcel provide potential nesting habitat, although no nests were found during the site visit. It is recommended that if vegetation removal occurs during nesting season (March 1 - August 31), then nesting bird surveys shall be conducted no more than 7 days prior to initiation of activities. If this mitigation is enacted, the project will not have an impact on nesting migratory birds. Conditions pertaining to tree removal can be found in Attachment 1A item 4a. If this mitigation is enacted, the project will not have an impact on nesting migratory birds

The proposed project occurs in an existing subdivision that provides marginal potential habitat for wildlife, given the amount of anthropogenic activity that occurs in the vicinity. The project parcels do not contain any key habitat for any special status vertebrate species. The California Department of Fish and Wildlife was referred to for this project. No Comments were received.

Hazards: The new development conforms with the Hazards policies in the South Coast Area Plan 3.28. The purpose of this section is to minimize risks to life and property in areas of high geological, flood and fire hazard, as well as, assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. The applicant submitted a soil engineering report that included assessments from a licensed engineer who provided a site hazard assessment and recommendations for the proposed development. This report is available in (Attachment 3A). Based on the review conducted by Tall Tree Engineering, the project is feasible from a geotechnical engineering standpoint provided the recommendations contained in the provided report are incorporated into design and implemented throughout construction. The primary geotechnical constraints identified during this study included the presence of over steepened slopes, proximity to known fault systems and potential for strong earthquake ground shaking.

The parcel is in an area of high instability (3). The parcel is located within the of the in an Alquist-Priolo Fault Hazard Zone and but is in area with a low potential of liquefaction. There are no documented watercourses on the parcel and is not located within a flood prone area per the geological study and as such the hazard for flooding is considered low.

Q-Zone Design Standards

The modifications imposed by the Q-Zone zone, referencing the official zoning map, require the stated sets backs for housing development zoned RS-5-S1-Q. The development standards for setbacks require a minimum of 2 feet in the front, 5 feet on the side, and 10 feet in the rear. These setbacks have been met.

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 4)

RECOMMENDATIONS:

Based on a review of Planning Division reference sources and comments from all involved referral agencies, Planning Staff believes that the applicant has submitted evidence in support of making all of the required findings for approval of the Coastal Development Permit, Special Permit, and Notice of Merger and recommends that the Zoning Administrator consider the findings of exemption and concur with the exemption from environmental impact review.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Zoning Administrator could elect to add or delete conditions of approval. The Zoning Administrator could elect not to approve the project, or to require the applicant to submit further evidence, or modify the project. Modifications may cause potentially significant impacts, additional CEQA analysis and findings may be required. These alternatives could be implemented if the Zoning Administrator is unable to make all of the required findings. Planning Division Staff has stated that the required findings in support of the proposal have been made. Consequently, Planning Staff does not recommend further consideration of either alternative.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
2. Site Plan
3. Evidence in Support of Required Findings
 - A. Soils and Geological Report
 - B. Biological Assessment
4. Referral Agency Comments
 - A. Humboldt County Public Works Land Use Division

Applicant

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Please contact Michael Kein, Associate Planner, at 707-268-3739 by email at MKein2@co.humboldt.ca.us, if you have any questions about the scheduled item.