



COUNTY OF HUMBOLDT

For the meeting of: 5/7/2026

File #: 26-443

To: Zoning Administrator

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Culpepper Coastal Development Permit and Special Permit
Assessor Parcel Number: 111-121-007
Record Number: PLN-2025-19324
Shelter Cove area

A Coastal Development Permit (CDP) and Special Permit for the development of a new approximately 2,704 square foot two-story single-family residence with an approximately 696 square-foot attached garage. At its tallest point the residence will be approximately 24'8" tall. No significant vegetation removal will be required, and minimal grading will be required to accommodate the project. The parcel will be served with community water and sewer by the Shelter Cove 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 Zoning Administrator has considered the project's exemption 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 and Special Permit as recommended by staff and subject to the conditions of approval (Attachments 1A).

DISCUSSION:

Project Location: The project site is located in the Shelter Cove area, at the corner of Clam Court and Lower Pacific Drive, on the property known as 6 Clam Court.

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, and Design Review (RS-5-Q/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) and Special Permit for the development of a new approximately 2,704 square foot two-story single-family residence with an approximately 696 square-foot attached garage. At its tallest point the residence will be approximately 24'8" tall. No significant vegetation removal will be required, and minimal grading will be required to accommodate the project. The parcel will be served with community water and sewer by the Shelter Cove Resort Improvement District #1. 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.

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 and a project geologist, 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 A.M Baird Engineering, the site and surrounding terrain required no further geological evaluation and therefore, no geotechnical engineer consultation was warranted.

The parcel is in an area of high instability (3). The parcel is located outside of the in an Alquist-Priolo Fault Hazard Zone and is not in area subject to potential 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, requires the stated setbacks for housing development zoned RS-5. The development standards for setbacks require a that the minimum of 20 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 and Special Permit, 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 and Botanical Report
 - C. SRA Fire Safe Exception
4. Referral Agency Comments
 - A. Humboldt County Public Works Land Use Division

Applicant

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Agent

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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.