



MINUTE SHEET

THURSDAY, JANUARY 15, 2026

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  
RODNEY YANDELL  
Planning Manager

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

**ACTION SUMMARY**

Thursday, January 15, 2026

10:00 AM

Regular Meeting - Hybrid

---

**A. CALL TO ORDER**

*Director John Ford called the meeting to order at 10:02 a.m.*

**B. AGENDA MODIFICATIONS**

*Item C6 - PLN-13271-CUP Karin Bremer permit was removed and will not be acted upon at this time, and PLN-10453-CUP requesting additional time (end of 2026) for the removal of the cannabis infrastructure from the site.*

**C. CONSENT CALENDAR**

26-28

1. TNT Grown Modification  
Assessor Parcel Numbers (APN) 032-171-027  
Record No.: PLN-2025-19276  
Garberville area

A modification to cannabis permit PLN-2019-15992 (which previously modified PLN-11489-ZCC) to change from outdoor cultivation to mixed light cultivation. Energy is provided by Pacific Gas and Electric from a 100% renewable source. A diesel generator will be utilized in case of emergencies. Water is provided by the Garberville Sanitary District (GSD) and is estimated to increase by approximately 37,000 gallons annually.

*The Zoning Administrator adopted resolution 26-001 which finds the Zoning Administrator has*

*considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance that was prepared for the TNT Grown Modification project; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Modification to the Special Permit as recommended by staff, subject to the conditions of approval.*

26-23

2. PDCON Enterprises, LLC, Special Permit  
Assessor Parcel Numbers (APN) 222-156-013  
Record No.: PLN-2021-16964  
Garberville area

A Special Permit for 28,500 square feet of new outdoor cannabis cultivation utilizing light deprivation techniques and 1,980 square feet of ancillary nursery space. Cultivation includes two harvests cycles annually. Irrigation water is provided by rainwater catchment from a proposed greenhouse and will be stored in fifty 5,000-gallon water tanks or one hundred 2500-gallon tanks (250,000 gallons total storage). The applicant estimates an annual water use of approximately 125,000 for cannabis operations, approximately 4.39 gallons per square foot per year. Processing will be completed off site at a licensed third-party processing facility. Power will be provided by a solar array. No employees are proposed for this project.

*The Zoning Administrator adopted resolution 26-002 which finds the Zoning Administrator has considered the Final Environmental Impact Report for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the PDCON Enterprises, LLC project; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Special Permit as recommended by staff, subject to the conditions of approval.*

26-26

3. Rand and Zlocki- Coastal Development Permit, Special Permit and Notice of Merger  
Assessor Parcel Numbers: 111-211-023 and 111-211-024  
Record Number: PLN-2025-19339  
Shelter Cove Area

A Coastal Development Permit (CDP) for the construction of a two-bedroom 1,754 square-foot single family residence with a Special Permit (SP) for Design Review. A Notice of Merger (NOM) is also requested to merge two adjoining parcels to accommodate the development (APNs 111-211-023 and 111-211-024). No trees greater than 12 inches in diameter are proposed to be removed and approximately 290 cubic yards of grading is proposed which will be balanced on site. The site will be served with community water and sewer provided by the Resort Improvement District.

*The Zoning Administrator adopted resolution 26-003, which finds the project is exempt from environmental review per section 15303(a) of the California Environmental Quality Act (CEQA); and makes all of the required findings for approval of the Coastal Development Permit, Special Permit and Notice of Merger based on evidence in the staff report and public testimony; and approves the Coastal Development Permit, Special Permit and Notice of Merger as recommended by staff and subject to the Conditions of Approval.*

26-25



4. Erica Fike, Coastal Development Permit  
Assessor Parcel Numbers (APN) 400-071-034  
Record No.: PLN-2025-19327  
Manila area

A Coastal Development Permit (CDP) for as-built development to rectify a Code Enforcement case (13CEU-34). The CDP will authorize the conversion of the existing garage to living space, the addition of two covered front porches and the construction of a rear deck. The parcel is currently developed with a single-family residence and served with community water and sewer provided by the Manila Community Services District.

***The Zoning Administrator adopted resolution 26-004 which finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Erica Fike Coastal Development Permit as recommended by staff and subject to the conditions of approval.***

26-24

5. Safier- Coastal Development Permit  
Assessor Parcel Number: 105-031-040  
Record Number: PLN-2021-17462  
Petrolia Area

A Coastal Development Permit (CDP) pursuant to Section 312-3.1.2 & 3.1.5, for long term remediation and restoration of the stream bed, banks and riparian protection zone of Stansberry Creek. This permit is a follow-up to the previously approved Emergency CDP (PLN-2019-15434E), approved on April 9, 2019, pursuant to Section 312-15.5. An extreme rain event with high downstream peak water flow occurred concurrent to a high tide of the Mattole River, resulting in flooding when vegetation and debris temporarily blocked a downstream County maintained culvert. The area of impact was approximately 20,000 square feet and approximately 44 cubic yards of grading was required. This permit is intended to approve the follow-up remediation and restoration of Stansberry Creek, per California Department of Fish and Wildlife (CDFW) Lake and Streambed Alteration (LSA) Agreement (Attachment 3) that was issued October 23, 2019, and all work was completed by October 2021. No additional development is proposed as part of this project.

***The Zoning Administrator adopted resolution 26-005 which finds the project exempt from environmental review per section 15333 of the California Environmental Quality Act (CEQA); and makes all of the required findings for approval of the follow-up Coastal Development Permit based on evidence in the staff report and public testimony; and approves the follow-up Coastal Development Permit as recommended by staff and subject to the conditions of approval.***

26-27

6. Denial of Thirty-One (31) Cannabis Permit Applications Due to Lack of Information and Non-Responsiveness

Assessor Parcel Numbers (APN) 210-042-018 (10453) 221-181-025 (10925), 314-224-004 (11110) 516-311-049-000 (11228); 317-052-003-000(11288); 107-236-015-000 (11472); 215-281-016-000 (11570); 210-191-054-000 (11596); 222-251-004-000 (12005);

524-201-002-000 (12185); 206-151-067-000 (12209); 524-091-006-000, 524-101-009-000; 524-101-011-000 (12371); 217-381-003-000 (12652); 107-251-002-000 (12662); 512-131-032-000 (12714); 208-162-002-000, 208-163-001-000 (12783); 208-111-018-000 (12789); 223-046-006-000, 223-045-003-000, 223-045-011-000, 223-046-001-000, 223-046-005-000 (12818); 209-351-082-000 (13086); 524-072-008-000 (13174); 512-171-026-000 (13179); 216-244-002-000 (13191); 522-231-011-000 (13291); 315-082-006-000 (13299); 529-046-016-000 (13305); 221-131-016-000 (13366); 104-121-017, 104-111-002, 104-111-003, 104-121-016, 104-281-003, 104-291-001 (15252); 506-231-012-000, 506-131-015-000 (15501); 522-201-001-000 (15566); 522-051-003-000 (16088); and 209-321-007-000 (16611).

Record Numbers: PLN-10453-CUP, PLN-10925-CUP, PLN-11110-CUP, PLN-11228-SP, PLN-11288-CUP, PLN-11472-CUP, PLN-11570-SP, PLN-11596-SP, PLN-12005-SP, PLN-12185-SP, PLN-12209-CUP, PLN-12371-CUP, PLN-12652-CUP, PLN-12662-CUP, PLN-12714-CUP, PLN-12783-CUP, PLN-12789-CUP, PLN-12818-SP, PLN-13086-SP, PLN-13174-CUP, PLN-13179-SP, PLN-13191-CUP, PLN-13291-SP, PLN-13299-CUP, PLN-13305-CUP, PLN-13366-CUP, PLN-2018-15252, PLN-2019-15501, PLN-2019-15566, PLN-2019-16088, PLN-2020-16611.

Location: In the unincorporated areas of Humboldt County.

Denial of Seventeen (17) Conditional Use Permits, Eleven (11) Special Permits, One (1) Zoning Clearance Certificate (ZCC) and Two (2) Modification Permits.

*The Zoning Administrator adopted resolutions 26-006 - 26-035 which finds the cannabis permit application projects are statutorily exempt from the California Environmental Quality Act (CEQA) per section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines; and finds the applicant has not provided sufficient evidence to demonstrate the proposed projects comply with the General Plan and Zoning Ordinance; and denies Sixteen (16) Conditional Use Permits, Eleven (11) Special Permits, One (1) Zoning Clearance Certificate and Two (2) Modification Permits: PLN-10453-CUP, PLN-10925-CUP, PLN-11110-CUP, PLN-11228-SP, PLN-11288-CUP, PLN-11472-CUP, PLN-11570-SP, PLN-11596-SP, PLN-12005-SP, PLN-12185-SP, PLN-12209-CUP, PLN-12652-CUP, PLN-12662-CUP, PLN-12714-CUP, PLN-12783-CUP, PLN-12789-CUP, PLN-12818-SP, PLN-13086-SP, PLN-13174-CUP, PLN-13179-SP, PLN-13191-CUP, PLN-13291-SP, PLN-13299-CUP, PLN-13305-CUP, PLN-13366-CUP, PLN-2018-15252, PLN-2019-15501, PLN-2019-15566, PLN-2019-16088, PLN-2020-16611 with an extension for the removal of the cannabis infrastructure extended to PLN-10453-CUP as requested by the new owner.*

#### D. ITEMS PULLED FROM CONSENT

#### E. PUBLIC HEARINGS

26-48

Stone - Special Permit

Assessor Parcel Number: 016-112-027

Record Number: PLN-2025-19240

Eureka area

A Special Permit (SP) to reduce the setback of Streamside Management Area to a wetland associated with a Less Than 3-Acre Conversion Exemption and to facilitate the development of multifamily units. The tree removal will facilitate the removal of a subterranean squatter encampment associated with Code Enforcement case CE24-2357 and the development of Multifamily Housing consistent with the Qualified Zone established by Ordinance No. 2460. Ordinance 2460 and the approved Housing Element in the Humboldt County General Plan requires that the parcel be developed to a minimum density of 19 units and a maximum density of 28 units. The site is currently vacant and will be served with community water and sewer provided by Humboldt Community Services District.

*The Zoning Administrator adopted resolution 26-036 which finds the project is statutorily exempt from additional environmental review pursuant to California Code Regulations Title 14 section 15183(a) as it is consistent with the development density established by existing zoning, community plan, or general plan policies for which an environmental impact report has already been certified; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Special Permit as recommended by staff subject to the conditions of approval as modified by limiting the number of units to 24 and requiring a minimum of 27 parking spaces.*

#### **F. ADJOURNMENT**

*Director John Ford adjourned the meeting at 11:05 a.m.*

#### **G. NEXT MEETING: February 5, 2026 10:00a.m. Regular Meeting**