

ZONING ADMINISTRATOR

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COUNTY OF HUMBOLDT
ZONING ADMINISTRATOR

Planning and Building Department
3015 H St.
Eureka, CA 95501

AGENDA

Thursday, April 2, 2026

10:00 AM

Regular Meeting - Hybrid

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 qualified disabilities as required under the Americans with Disabilities Act. With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Planning Clerk at 707-267-9409 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.

Please note: Those not able to attend the Zoning Administrator meeting in person will have the opportunity to provide public comment via Zoom; however, the County of Humboldt cannot guarantee that the Zoom system will be available for the entirety of every meeting. The only ways to guarantee that your comment is received and considered by the Zoning Administrator are to attend the meeting in person or submit your comment in writing in advance of the meeting.

HOW TO LISTEN OR WATCH THE ZONING ADMINISTRATOR MEETING:

You may access the live stream of the meeting in two ways:

1. 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

The Agenda is posted on the Friday prior to the meeting. Comments received after the agenda has been published can be found at the "Attachments" section of the "Meeting Details" link next to the posted Agenda at: <https://humboldt.legistar.com>. All public comment and supplemental information submitted after Wednesday, April 1, 2026, will be included with the administrative record after the fact.

A. CALL TO ORDER**B. AGENDA MODIFICATIONS****C. CONSENT CALENDAR**[26-282](#)

Bell Coastal Development Permit, Conditional Use Permit, and Special Permit Modification

Record Number: PLN-2023-18188

Assessor Parcel Number: 109-351-061

Shelter Cove area

A Modification to a previously approved (PLN-2020-16840) Coastal Development Permit, Conditional Use Permit, and Special Permit (CDP-46-90/CUP-35-90/SP-44-90) which authorized the after-the-fact permitting of the following development: 1) Construction of a 120 square foot garden shed, 2) Construction of a 15 square foot concrete pad for the installation of a generator, 3) Construction of a 2-inch deep, quarter inch-wide underground coaxial cable, 4) Addition of 192 square foot extension of an existing deck and two staircases on either side of the deck on the western side of the existing residence, 5) repair of existing 45" fence on the eastside of the residence using existing footings 6) Removal of 11 dead/dying trees (<12" DBH) within 30-feet of a residence. The permit also authorized the conversion of a Bed and Breakfast facility to a single family residence and a Notice of Merger of three parcels into one. The parcel is developed with an existing single-family residence, gravel driveway and served with community water and sewer provided by the Shelter Cove

Resort Improvement District. This modification includes the construction of a detached garage that exceeds the maximum height and size for a detached accessory structure. Therefore, a Special Permit is required pursuant to Section 313-69-1.4.2. The Special Permit is also required for Design Review.

RECOMMENDATION(S):

- Recommendation:** That the Zoning Administrator:
1. Adopt the Resolution, (Attachment 1) which does the following:
 - a. Approves the modification subject to the original conditions of approval included in Attachment 1A.

- Attachments:**
- [18188 Staff Report 4.2.26](#)
 - [Attachment 1 - Draft Resolution](#)
 - [Attachment 1A - Conditions of Approval](#)
 - [Attachment 1B - Updated Site Plan 12 8 25](#)
 - [Attachment 1C - Garage Floor Plan Elevations](#)
 - [Attachment 2 - Zoning Administrator Staff Report PLN-2020-16840](#)
 - [Attachment 3 - Zoning Administrator Resolution 22-021](#)

[26-283](#)

Santsche, Coastal Development Permit and Special Permit
Assessor Parcel Numbers (APN) 017-172-047-000
Record No.: PLN-2025-19155
Eureka area

A Coastal Development Permit (CDP) for the construction of a new two-bedroom single-family residence approximately 1,685 square feet in size with an attached approximately 483 square-foot attached garage, a 62 square-foot covered entry and a 300 square-foot covered patio. The residence will be approximately 24 feet tall. A Special Permit (SP) is also required for major vegetation removal to facilitate construction of the proposed residence. Also included is the installation of an on-site wastewater treatment system. The parcel is served with community water provided by Humboldt Community Services District.

- Recommendation:** 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 15303 (New Construction/Small Structures) of the State CEQA Guidelines; and

b. Finds the proposed project complies with the Humboldt Bay Area Plan and the Zoning Ordinance; and

c. Approves the Coastal Development Permit and Special Permit as recommended by staff, subject to the conditions of approval (Attachment 1A).

Attachments:

[19155 Staff Report 4.2.26](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A - Conditions of Approval](#)

[Attachment 1B - Site Plan](#)

[Attachment 1C - Development Plan](#)

[Attachment 2 - Botanical Report](#)

[Attachment 3 - Wetland Delineation](#)

[Attachment 3A - Setback Reduction Recommendation](#)

[Attachment 4 - Soils Report](#)

[Attachment 5 - Referral Agency Comments and Recommendations](#)

[Attachment 5A - CDFW Referral Responses](#)

[26-284](#)

Hufford, Coastal Development Permit and Special Permits

Record Number: PLN-2025-19298

Assessor Parcel Numbers (APN): 520-211-001

Orick Area

A Coastal Development Permit (CDP) for the removal of an approximately 1,450 square-foot manufactured home with an approximately 1,584 square-foot manufactured home to be constructed in the same location. The site is also developed with three other legal nonconforming residences. The parcel is served with on-site water and on-site wastewater treatment systems. A Special Permit (SP) is required for Design Review.

Recommendation: That the Zoning Administrator:

Adopt the Resolution, (Attachment 1) which does the following:

a. Finds the project complies with the North Coast Area Plan, and the Zoning Ordinance; and

b. Finds the project exempt from CEQA pursuant to Section 15302 Replacement of Reconstruction of the CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and

c. Approves the Coastal Development Permit and Special Permits as recommended by staff and subject to the conditions of approval (Attachment 1A).

Attachments:

[19298 Staff Report 4.2.26](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A - Conditions of Approval](#)

[Attachment 1B - Site Plan](#)

[Attachment 2A - Neighborhood Design Survey](#)

[Attachment 2B - Hufford OWTS Assessment](#)

[Attachment 3 - Referral Agency Comments and Recommendations](#)

[26-285](#)

Redwood Coast Energy Authority Special Permit and Conditional Use Permit

Record Number: PLN-2025-19414

Assessor Parcel Numbers (APNs): 505-151-012-000, 506-231-019, 506-231-022

A Special Permit (SP) for the installation of an appurtenant sign associated with the Foster Clean Power solar and battery storage project (PLN-2022-17922). A Conditional Use Permit (CUP) is required to deviate from the standards outlined in Humboldt County Code section 314-87.2.6.5 requiring minimum vertical clearance of 8 feet for freestanding signs. The purpose of the sign will be to showcase the partnership between the solar developer, Renewable America, and Redwood Coast Energy Authority, including the name and logo of each party. The sign will be approximately 18 square feet in size and supported by two posts approximately six feet high.

Recommendation:

That the Zoning Administrator:

Adopt the Resolution, (Attachment 1) which does the following:

a. Finds the project complies with the Humboldt County General Plan and the Zoning Ordinance; and

b. Finds the Project is categorically exempt from environmental

review per Section 15303(e) New Construction or Conversion of Small Structures; and

c. Approves the Special Permit and Conditional Use Permit as recommended by staff and subject to the conditions of approval (Attachment 1A).

Attachments:

[19414 Staff Report 4.2.26](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A - Conditions of Approval](#)

[Attachment 1B - Site Plan](#)

[Attachment 2A - Biological Resources Assessment](#)

[Attachment 2B - Sign Location and Elevation](#)

[Attachment 3 - Referral Agency Comments and Recommendations](#)

[26-286](#)

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: 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).

Attachments:

[19419 Staff Report 4.2.26](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A - Conditions of Approval](#)

[Attachment 2 - Site Plan](#)

[Attachment 3A - Geologic Soils Report](#)

[Attachment 3B - Coastal Biological Resource Evaluation Pyle](#)

[Attachment 4 - 19419 Referral Agency Comments and Recommendation](#)

[Attachment 4A - Public Works Referral Response](#)

[26-287](#)

Luffenholz Lane LLC Coastal Development Permit and Special Permit

Assessor Parcel Numbers (APN) 515-101-002-000

Record No.: PLN-2025-19437

Trinidad area

A Coastal Development Permit (CDP) for the as-built construction of a 432 square foot one-bedroom residence along with a 167 square-foot detached bedroom and laundry room. Approximately 1,100 square feet of decking is included, as well as repairs to the existing septic system. The site is served with water provided by a shared water system. A Special Permit is also required for Design Review.

Recommendation: 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 15303 (New Construction/Small Structures) 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).

Attachments: [19437 Staff Report 4.2.26](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Site Plan](#)
[Attachment 1C - Neighborhood Design Survey](#)
[Attachment 2 - Referral Comments and Recommendations](#)
[Attachment 2A - Public Works Referral Response](#)
[Attachment 2B - PG&E Referral Response](#)
[Attachment 2C - CDFW Referral Response](#)

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

F. ADJOURNMENT

G. NEXT MEETING: April 16, 2026 10:00 a.m. Regular Meeting