



MINUTE SHEET

Thursday, April 02, 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, April 2, 2026

10:00 AM

Regular Meeting - Hybrid

A. CALL TO ORDER

Director John Ford called the meeting to order at 10:06 a.m.

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.

The Zoning Administrator adopted Resolution 26-048 which approves the Bell Coastal Development Permit, Conditional Use Permit, and Special Permit Modification subject to the original conditions of approval included in Attachment 1A.

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.

The Zoning Administrator adopted Resolution 26-049 which finds the project is exempt from environmental review per section 15303 (New Construction/Small Structures) of the State CEQA Guidelines; and finds the proposed project complies with the Humboldt Bay Area Plan and the Zoning Ordinance; and approves the Coastal Development Permit and Special Permit as recommended by staff, subject to the conditions of approval (Attachment 1A).

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.

The Zoning Administrator adopted Resolution 26-050 which finds the project complies with the Humboldt County General Plan and the Zoning Ordinance; and finds the project is categorically exempt from environmental review per Section 15303(e) New Construction or Conversion of Small Structures; and approves the Special Permit and Conditional Use Permit as recommended by staff and subject to the conditions of approval (Attachment 1A).

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.

The Zoning Administrator adopted Resolution 26-051 which 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 finds the proposed project complies with the South Coast Area Plan and Zoning Ordinance; and approves the Pyle Coastal Development Permit, Special Permit, and Notice of Merger as recommended by staff and subject to the conditions of approval (Attachment 1A).

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.

The Zoning Administrator adopted Resolution 26-052 which finds the project is exempt from environmental review per section 15303 (New Construction/Small Structures) of the State CEQA Guidelines; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Luffenholz Lane LLC Coastal Development Permit and Special Permit as recommended by staff, subject to the conditions of approval (Attachment 1A).

D. ITEMS PULLED FROM CONSENT26-284

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.

The Zoning Administrator adopted Resolution 26-053 which finds the project complies with the North Coast Area Plan, and the Zoning Ordinance; and 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 approves the Hufford, Coastal Development Permit and Special Permit as recommended by staff and subject to the conditions of approval (Attachment 1A) as modified by adding a condition to have all demolition and construction waste removed from the property.

E. PUBLIC HEARINGS

F. ADJOURNMENT

Director John Ford adjourned the meeting at 10:16 a.m.

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