

ZONING ADMINISTRATOR

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Director, Planning and
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COUNTY OF HUMBOLDT
ZONING ADMINISTRATOR

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

AGENDA

Thursday, May 7, 2026

10:00 AM

Regular Meeting

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. You may 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, May 6, 2026 will be included with the administrative record after the fact.

A. CALL TO ORDER**B. AGENDA MODIFICATIONS****C. CONSENT CALENDAR**[26-443](#)

1. 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: 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).

Attachments:

[19324 Staff Report 5.7.26](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 2 - Site Plan](#)

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

[Attachment 3B - Timberland Resource Consultants Biological Resource E](#)

[Attachment 3C - SRA Fire Safe Exception 2020](#)

[Attachment 4 - Referral Agency Responses Directory](#)

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

[26-444](#)

2. Denial of Seventeen (17) Cannabis Permit Applications Due to failure to meet Measure S tax obligations by the deadlines set forth by the Board of Supervisors.

Assessor Parcel Numbers: 216-074-002, 316-191-010, 316-191-016, 316-172-019, 107-124-005, 223-041-007, 221-121-009, 316-175-021, 216-023-014, 316-172-014, 104-192-019, 522-032-004, 215-051-002, 104-143-014, 531-011-010, 531-011-009, 210-221-023, 404-111-013, 316-174-015, 316-172-022

Record Numbers: PLN-11173-CUP, PLN-11187-SP, PLN-11189-SP, PLN-11465-CUP, PLN-11521-ZCC, PLN-11585-ZCC, PLN-11735-CUP, PLN-12021-CUP, PLN-12266-CUP, PLN-12288-ZCC, PLN-12353-CUP, PLN-12849-CUP, PLN-12858-CUP, PLN-12861-CUP, PLN-13124-SP, PLN-13345-CUP, PLN-13375-CUP

Location: In the unincorporated areas of Humboldt County, see Attachment 1A.

Denial of Ten (10) Conditional Use Permits, Three (3) Special Permits, and Four (4) Zoning Clearance Certificates

Recommendation:

That the Zoning Administrator:

1. Adopt the resolutions, (Attachments 2-18) which does the following:

- a. Finds that 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
- b. Finds the applications are in violation of Humboldt County Code due to having unpaid Measure S taxes and having failed to enter a payment plan by December 31, 2025.
- c. Denies Ten (10) Conditional Use Permits, Three (3) Special Permits, and Four (4) Zoning Clearance Certificates: PLN-11173-CUP, PLN-11187-SP, PLN-11189-SP, PLN-11465-CUP, PLN-11521-ZCC, PLN-11585-ZCC, PLN-11735-CUP, PLN-12021-CUP, PLN-12266-CUP, PLN-12288-ZCC, PLN-12353-CUP, PLN-12849-CUP, PLN-12858-CUP, PLN-12861-CUP, PLN-13124-SP, PLN-13345-CUP, PLN-13375-CUP

Attachments:

- [17 Denial Staff Report 5.7.26](#)
- [Attachment 1A - Project Locations](#)
- [Attachment 1B - Applicant Information](#)
- [Attachment 2 - 11173 Draft Resolution](#)
- [Attachment 3 - 11187 Draft Resolution](#)
- [Attachment 4 - 11189 Draft Resolution](#)
- [Attachment 5 - 11465 Draft Resolution](#)
- [Attachment 6 - 11521 Draft Resolution](#)
- [Attachment 7 - 11585 Draft Resolution](#)
- [Attachment 8 - 11735 Draft Resolution](#)
- [Attachment 9 - 12021 Draft Resolution](#)
- [Attachment 10 - 12266 Draft Resolution](#)
- [Attachment 11 - 12288 Draft Resolution](#)
- [Attachment 12 - 12353 Draft Resolution](#)
- [Attachment 13 - 12849 Draft Resolution](#)
- [Attachment 14 - 12858 Draft Resolution](#)
- [Attachment 15 - 12861 Draft Resolution](#)
- [Attachment 16 - 13124 Draft Resolution](#)
- [Attachment 17 - 13345 Draft Resolution](#)
- [Attachment 18 - 13375 Draft Resolution](#)

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

F. ADJOURNMENT

G. NEXT MEETING: May 21, 2026 10:00 a.m. Regular Meeting