

**RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE COUNTY OF HUMBOLDT**

Resolution Number: 26-

Record Number: PLN-2025-19327

Assessor's Parcel Number: 400-071-034

Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Scott Cyr Special Permit.

WHEREAS, Erica Fike provided an application and evidence in support of approving a Coastal Development Permit (CDP) for the 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; and

WHEREAS, the lead agency, found that project is categorically exempt from environmental review pursuant to Sections 15301 Existing Facilities, 15303 New Construction or Conversion of Small Structures, and 15304 Minor Alterations to Land of the CEQA Guidelines; and

WHEREAS, the Humboldt County Zoning Administrator held a duly noticed public hearing on January 15, 2026, and reviewed, considered, and discussed the application for a Conditional Use Permit and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Zoning Administrator makes all the following findings:

- 1. FINDING:** **Project Description:** 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.

EVIDENCE: a) Project File: PLN-2025-19327

- 2. FINDING:** **CEQA.** The project complies with the requirements of the California Environmental Quality Act. The project is categorically exempt from environmental review pursuant to Sections 15301 Existing Facilities, 15303 New Construction or Conversion of Small Structures, and

15304 Minor Alterations to Land of the CEQA Guidelines.

- EVIDENCE:**
- a) The project is categorically exempt from environmental review to Categorical Exemption Sections: 15301(e.1) - Existing Facilities; and 15303(a) - New Construction or Conversion of Small Structures. The Class 1 exemption applies because the project includes the use of a structure with community water and sewer. The Class 3 exemption applies because the project includes modifications to a single-family residence in a residential zone. None of the exceptions per Section 15300.2 apply to this project.

FINDINGS FOR COASTAL DEVELOPMENT PERMIT

- 3. FINDING:** The proposed development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program.

- EVIDENCE:**
- a) The modifications to the existing residence and garage comply with all development standards of the zone district which are intended to protect public health safety and welfare. Based on staff analysis and the findings made in this report, there is no evidence that the modifications to the residence and garage will be materially injurious to properties or improvements in the vicinity.
 - b) The project is in existing developed neighborhood and does not increase the intensity of the use in the area.
 - c) The project will have no impact on any existing or proposed Open Space Plan, or Open Space Action Program.

- 4. FINDING:** The proposed development is consistent with the purposes of the existing Residential Single Family (RS-5), Manufactured Homes (M), Archaeological Resource Area Outside Shelter Cove (A), Beach and Dune Area (B).

- EVIDENCE:**
- a) The project involves a retroactive CDP to authorize the conversion of the existing garage to living space, the addition of two covered front porches, and the construction of a rear deck. Single-family dwellings are principally permitted in the RS zone.
 - b) This project does not include a subdivision.
 - c) This project does not include adding a manufactured home.

- d) This project does not contain any Steams and Riparian Corridor Protection Combining Zones.

5. FINDING: The proposed development conforms with all applicable standards and requirements of these regulations.

EVIDENCE: a) The conditions of approval for the CDP require that the applicant secure a building permit for the modifications to the existing residence. Planner review indicates the and conditions of approval will ensure the project meets all development standards of the zone district which are intended to protect public health safety and welfare. Based on staff analysis and the findings made in this report, there is no evidence that the modifications to the existing residence will be materially injurious to properties or improvements in the vicinity.

- b) The site obtains energy from PG&E.

6. FINDING: The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

EVIDENCE: a) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element.

- b) The approval of the CDP will lead to the approval and permitting of an additional bedroom in the residence.

7. FINDING: The proposed development will not adversely impact the public trust.

EVIDENCE: a) The project is served by community water and sewer (MCSD)

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Coastal Development Permit and Special Permit for Erica Fike subject to the conditions of approval attached hereto as Attachment 1.

Adopted after review and consideration of all the evidence on **January 15, 2026**.

I, John H. Ford, Zoning Administrator of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Zoning Administrator at a meeting held on the date noted above.

John H. Ford, Zoning Administrator
Planning and Building Department