

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT**

**Resolution Number: 25-**

**Record Number: PLN-2024-19002**

**Assessor's Parcel Number: 508-061-010 and 508-061-008**

**Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and denying the U-Haul Building Signage project.**

**WHEREAS**, U-Haul has submitted an application on June 10, 2024 for a Conditional Use Permit (CUP) Modification to authorize additional signage on two existing U-Haul buildings in McKinleyville; and

**WHEREAS**, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

**WHEREAS**, the project is statutorily exempt from environmental review pursuant to Section 15270 of the State CEQA Guidelines (projects which are disapproved); and

**WHEREAS**, the Humboldt County Planning Commission held a duly-noticed public hearing on August 7, 2025 and continued the hearing to September 4, 2025; and

**WHEREAS**, on September 4, 2025, the Humboldt County Planning Commission held a hearing and reviewed, considered, and discussed the application for a Conditional Use Permit Modification, and reviewed and considered all evidence and testimony presented at the hearing; and

**WHEREAS**, the Humboldt County Planning Commission continued the project to the hearing of October 2, 2025.

**Now, THEREFORE BE IT RESOLVED**, that the Planning Commission makes all the following findings:

- 1. FINDING:**                      **Project Description:** Denial of a Conditional Use Permit (CUP) Modification to authorize 22 additional signs totaling 3,295 square feet on two existing U-Haul buildings in McKinleyville.

**EVIDENCE:** a) Project File: PLN-2024-19002

**2. FINDING:** **CEQA:** The requirements of the California Environmental Quality Act have been met. The project is statutorily exempt from CEQA as it is a project which is not approved.

**EVIDENCE:** a) Section 15270 of the CEQA Guidelines states that CEQA does not apply to projects which a public agency rejects or disapproves.

**3. FINDING:** The project and the conditions under which it may be operated or maintained may be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

**EVIDENCE:**

- a) The County adopted sign regulations in 2024 in order to ensure a uniform and comprehensive set of standards for development, to protect the county's aesthetic values and to ensure community compatibility. These standards include a limitation on wall signs which include a maximum of 100 square feet per façade. While signs over this limit may be permitted with a Conditional Use Permit, the proposed signage far exceeds the standard that was developed to protect these community interests.
- b) Existing signage on the U-Haul buildings include signage consistent with the signage previously utilized for the tenants of the building, and are adequate to advertise the business location.
- c) The site is frequently full of U-Haul storage vehicles and other equipment that, while not signage in themselves, greatly help to advertise the business such that additional signage on the buildings are not necessary.
- d) The signs include images of large orange, fake garage doors which are visually unappealing and adversely affect the aesthetic quality of the community and are not compatible with surrounding development.

## DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

- Adopt the findings set forth in this resolution; and
- Deny the Conditional Use Permit Modification for U-Haul Building Signage, based upon the findings and evidence.

Adopted after review and consideration of all the evidence on **October 2, 2025**.

The motion was made by COMMISSIONER \_\_\_\_\_ and seconded by COMMISSIONER \_\_\_\_\_ and the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners:

DECISION:

I, John H. Ford, Secretary to the Planning Commission 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 Planning Commission at a meeting held on the date noted above.

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John H. Ford, Director  
Planning and Building Department