

ZONING ADMINISTRATOR

JOHN H. FORD
Director, Planning and
Building



COUNTY STAFF

CLIFF JOHNSON
Planning Manager
RODNEY YANDELL
Planning Manager

**COUNTY OF HUMBOLDT
ZONING ADMINISTRATOR**

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

AGENDA

Thursday, June 26, 2025

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. 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, June 25, 2025, will be included with the administrative record after the fact.

A. CALL TO ORDER**B. AGENDA MODIFICATIONS****C. CONSENT CALENDAR**[25-812](#)

1. Tanja Baker, Multiple Conditional Use Permits and Special Permit
Assessor Parcel Number (APN) 516-151-019
Record No.: PLN-12461-CUP
Glendale area

Denial of a Conditional Use Permit for 60,000 square feet of indoor commercial cannabis cultivation, retail nursery, and 42,000 square feet of mixed light commercial cannabis cultivation and denial of a Special Permit for a processing and distribution facility.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the Zoning Administrator has found the projects exempt from environmental review pursuant to State CEQA Guidelines Section 15270; and
 - b. Finds the applicant has not provided sufficient evidence

necessary to make the required findings for approval; and

c. Denies the Tanja Baker (PLN-12461-CUP) Conditional Use Permit and Special Permits.

Attachments:

[12461 Staff Report 6.26.25](#)

[Attachment 1 - Resolution Tanja Baker 12461 DENIAL](#)

[Attachment 2A - Project Denial Warning Letter 60 day](#)

[Attachment 2B - Email from current property owner](#)

[Attachment 2C - Notice of Pending Denial](#)

[25-813](#)

2. Socha Variance for Solar Panel Array

Assessor Parcel Number: 202-231-023

Record Number: PLN-2025-19243

Fortuna Area

A Variance is requested to reduce the front and side yard setbacks on a 4.1-acre parcel to accommodate a ground-mounted photovoltaic solar array to support an existing residence. The proposed array will be located approximately ten (10) feet from Mill Street right-of-way setback, and approximately ten (10) feet from the westerly (side) property line. The Humboldt County Code requires front yard setbacks to be 20 feet and side yard setbacks to be 30 feet in the Agriculture General (AG) zone districts with a B Combining zone (special building site) on properties over 2.5-acres. The Variance is requested to place the approximately 52-foot by 10-foot solar array in an area providing the most solar gain without having to remove legacy orchard trees and is otherwise undevelopable due to slope. The parcel is currently developed with an approximately 2,300 square foot single-family residence and served with municipal water and an on-site wastewater treatment system.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution (Attachment 1), which does the following:

a. Makes all of the required findings for approval of the Variance based on evidence in the staff report and public testimony; and

b. Approves the Socha Variance as recommended by staff and subject to the conditions of approval (Attachment 1A).

Attachments: [19243 Staff Report 6.26.25](#)
 [Attachment 1 - Draft Resolution](#)
 [Attachment 1A - Conditions of Approval](#)
 [Attachment 1B - Site Plan](#)
 [Attachment 2 - Socha Location Map](#)
 [Attachment 3 - Applicant Evidence](#)
 [Attachment 4 - Referral Agency Comments and Recommendations](#)

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

F. ADJOURNMENT

G. NEXT MEETING: July 17, 2025 10:00 a.m. Regular Meeting - Hybrid