

ZONING ADMINISTRATOR

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COUNTY OF HUMBOLDT
ZONING ADMINISTRATOR
Planning and Building Department
3015 H St.
Eureka, CA 95501

AGENDA

Thursday, June 13, 2019

10:00 AM

Regular Meeting

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

1. Trent Sanders' SoHum Inn Conditional Use Permit, Special Permit, and Design Review
Application Number 14354
Case Numbers CUP-18-041, SP-18-121, DR-18-004
Assessor's Parcel Number (APN) 032-141-010-000
401 Redwood Drive, Garberville Area

A Conditional Use Permit, Special Permit and Inland Design Review for the construction of an inn on a 1.2 acre vacant parcel. The entry building will consist of a 1,695 square foot lobby and reception area. Also proposed is a 852 square foot conference room and a 1,243 square foot utility, storage and laundry building with a 1,132 square foot caretaker's unit on the second floor. The Special Permit is required for an exception to the loading space requirement. The guestrooms will consist of 15 individual suites in a 6,174 square foot single story building. The project also includes an outdoor pool, spa, patio areas, and a 250 square foot pool building which will house the outdoor showers, sauna, and mechanical equipment. The project will require approximately 500 cubic yards of grading and 15 trees will be removed. The site plan shows 27 parking spaces. The project will incorporate extensive landscaping, LID features, permeable paving elements, night-friendly lighting, energy efficient construction and environmentally friendly building materials. Design review is required. There are two monument signs proposed near the top of the driveway, outside of the County right of way, facing west and south east, and two signs to be mounted on the fire resistant sound wall proposed along the north and east sides of the building. The project will be served for water and sewer by the Garberville Sanitary District. Note: This project was originally approved under CUP-16-095, however, that approval has expired.

Recommendation: Find the project exempt from environmental review pursuant to Section 15183 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit, Special Permit, and Inland Design Review based on evidence in the staff report, and adopt the Resolution approving the Trent Sander's SoHum Inn project subject to the recommended conditions.

Attachments: [CUP-18-041 Staff Report.pdf](#)

D. ADJOURNMENT