

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, September 18, 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.

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, September 17, 2025 will be included with the administrative record after the fact.

A. CALL TO ORDER

B. AGENDA MODIFICATIONS

C. CONSENT CALENDAR

[25-1137](#)

1. Diamond Drip Farms Zoning Clearance Certificate
Assessor Parcel Numbers (APN) 209-351-083-000
Record No.: PLN-2025-19304
Redcrest area

Recommendation: 1. That the Zoning Administrator not open the hearing or take action. This project was erroneously noticed and is not a

discretionary action subject to a Zoning Administrator hearing.

Attachments: [19304 Cont - Staff Report 9.18.25
25-1132](#)

2. Indigenous Investments LLC, Zoning Clearance Certificate
Assessor Parcel Numbers (APN) 216-393-010-000
Record No.: PLN-2021-17174
Rancho Sequoia area

Recommendation: That the Zoning Administrator not open the hearing or take action. This project was erroneously noticed and is not a discretionary action subject to a Zoning Administrator hearing.

Attachments: [17174 Cont - Staff Report 9.18.25
25-1136](#)

3. PG&E Vegetation Management Bundle 8 Distribution Coastal Development Permit (CDP)
Record Number: PLN-2025-19272
Assessor Parcel Numbers (APN): Listed below

Recommendation: 1. That the Zoning Administrator continue the project to October 02, 2025.

Attachments: [19272 Staff Report 9.18.25
25-1134](#)

4. LPC Properties- Variance for side yard setback reduction
Assessor Parcel Number: 206-111-020
Record Number: PLN-2025-19260
Carlotta

A Variance is requested to allow a reduced side yard setback from 25 feet to 10 feet for the construction of a new 80 foot by 110-foot storage building. The property is 1.2-acres and developed with an approximately 9,250 square foot existing beverage business. The property is zoned Heavy Industrial (MH), which requires 50-foot front and rear yard setbacks, and 25-foot side yard setbacks. The large setback requirements are particularly restrictive given the size and layout of the parcel (allowing only approximately 42 percent of the land to be developed), and building into the setback is the only feasible way for the existing business to gain the contiguous storage space needed while also maintaining access. The Variance for the

new metal building placement is requested to accommodate equipment and materials that require dry storage to operate efficiently, safely, securely and to follow sanitary standards. A lot line adjustment is not feasible due to the neighbor's existing septic systems along property lines on both sides. The parcel is served with a shared water system, an on-site septic system, and power supplied by PG&E.

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 LPC Properties Variance as recommended by staff and subject to the Conditions of Approval (Attachment 1A).

Attachments:

[19260 Staff Report 9.18.25](#)

[Attachment 1 - Draft Resolution 9.18.25](#)

[Attachment 1A - Conditions of Approval 9.18.25](#)

[Attachment 1B - Site Plan](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Applicant's Evidence in Support](#)

[Attachment 4 - Referral Agency Comments and Recommendations](#)

[25-1133](#)

5. Yurok Economic Development Corporation
Shoreline Market & Fueling Station
Assessor Parcel Numbers (APNs) 520-151-014, 520-151-015, 520-151-016
Record No.: PLN-2021-17554
Orick area

A Coastal Development Permit and Special Permit for Design Review of a proposal to redevelop an existing fueling station and market. The project includes demolition of the existing storefront, fuel pump, and other unoccupied buildings on the property and construction of a new commercial structure approximately 45 feet in height and approximately 8,289 square feet in size, which would contain a market and laundromat. The existing 2-story market building being replaced is approximately 4,000 ft.² in size. The proposal includes construction of an approximately 3,000 square foot canopy covering the new fueling station and installation of several above

ground tanks for storage of gasoline and propane. Additional on-site improvements include placement of appurtenant signage on the market and fueling station, installation of landscaping, and creation of an approximately 320 square foot trash enclosure. Several modular buildings are proposed to be installed and will temporarily serve as the market and will be removed after construction is completed. The project includes three parcels of the land totaling approximately 8 acres (identified as APNs 520-151-014, 520-151-015 and 520-151-016) which are proposed to be merged to accommodate new septic system improvements needed for the proposed development. The site is served with community water provided by the Orick Community Services District. The applicant has agreed to work with Caltrans on completing highway improvements to allow limited widening of the roadway and development and striping of a left-turn lane in the vicinity of the project.

Recommendation: That the Zoning Administrator:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the Zoning Administrator has determined the project is exempt from further environmental review pursuant to Section 15183 of the State CEQA Guidelines; and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Coastal Development Permit, Special Permit, and Notice of Merger as recommended by staff, subject to the conditions of approval (Attachment 1A).

- Attachments:**
- [17554 Staff Report 9.18.25](#)
 - [Attachment 1 - Draft Resolution](#)
 - [Attachment 1A - Conditions of Approval](#)
 - [Attachment 1B - Site Plan](#)
 - [Attachment 1C - Proj Descrip & Plan of Operations](#)
 - [Attachment 1D - Sign Info & Elevations](#)
 - [Attachment 1E - Wetland Buffer Memo](#)
 - [Attachment 2 - Location Map](#)
 - [Attachment 3 - Applicant's Evidence in Support of Findings](#)
 - [Attachment 4 - Referral Agency Comments & Recommendations](#)
 - [Attachment 4A - Caltrans Referral Response 1-28-22](#)
 - [Attachment 4B - Caltrans Referral Response 7-3-24](#)
 - [Attachment 4C - Orick DR Committee determination](#)

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

F. ADJOURNMENT

G. NEXT MEETING: October 2, 2025 10:00 a.m. Regular Meeting-Hybrid