



MINUTE SHEET

THURSDAY, SEPTEMBER 18, 2025

Regular Meeting

The Honorable Zoning Administrator of the County of Humboldt held a regular meeting on the above date within the Humboldt County Planning and Building Department at 3015 H Street in Eureka, California. The Zoning Administrator and the Zoning Administrator Clerk of the County of Humboldt hereby certify the foregoing to be a true and correct record of the actions taken on the above-entitled matters by said Zoning Administrator at the meeting held on date noted above.

Laura McClenagan
Zoning Administrator Clerk

John H Ford
Zoning Administrator

ZONING ADMINISTRATOR

JOHN H. FORD
Director, Planning and Building



COUNTY STAFF

CLIFF JOHNSON
Planning Manager
RODNEY YANDELL
Planning Manager

**ZONING ADMINISTRATOR
COUNTY OF HUMBOLDT**

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

ACTION SUMMARY

Thursday, September 18, 2025

10:00 AM

Regular Meeting - Hybrid

A. CALL TO ORDER

Director John Ford called the meeting to order at 10:00 a.m.

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

Diamond Drip Farms Zoning Clearance Certificate was not heard as it was erroneously noticed and is not a discretionary action subject to a Zoning Administrator hearing.

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

Indigenous Investments LLC, Zoning Clearance Certificate was not heard as it was erroneously noticed and is not a discretionary action subject to a Zoning Administrator hearing.

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

The Zoning Administrator continued the PG&E Vegetation Management Bundle 8 Distribution Coastal Development Permit to October 02, 2025 meeting.

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.

The Zoning Administrator adopted resolution 25-059, which makes all of the required findings for approval of the Variance based on evidence in the staff report and public testimony; and approves the LPC Properties Variance as recommended by staff and subject to the Conditions of Approval (Attachment 1A).

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.

The Zoning Administrator adopted resolution 25-060 which finds the Zoning Administrator has determined the project is exempt from further environmental review pursuant to Section 15183 of the State CEQA Guidelines; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Coastal Development Permit, Special Permit, and Notice of Merger as recommended by staff, subject to the conditions of approval (Attachment 1A).

D. ITEMS PULLED FROM CONSENT

E. PUBLIC HEARINGS

F. ADJOURNMENT

Director John Ford adjourned the meeting at 10:05 a.m.

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