



COUNTY OF HUMBOLDT

For the meeting of: 4/2/2026

File #: 26-287

To: Zoning Administrator
From: Planning and Building Department
Agenda Section: Consent

SUBJECT:

Luffenholz Lane LLC Coastal Development Permit and Special Permit
Assessor Parcel Numbers (APN) 515-101-002-000
Record No.: PLN-2025-19437
Trinidad area

A Coastal Development Permit (CDP) for the as-built construction of a 432 square foot one-bedroom residence along with a 167 square-foot detached bedroom and laundry room. Approximately 1,100 square feet of decking is included, as well as repairs to the existing septic system. The site is served with water provided by a shared water system. A Special Permit is also required for Design Review.

RECOMMENDATION(S):

That the Zoning Administrator:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the project is exempt from environmental review per section 15303 (New Construction/Small Structures) 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 and Special Permit as recommended by staff, subject to the conditions of approval (Attachment 1A).

DISCUSSION:

Project Location: The project site is located in the Trinidad area, on the east side of Scenic Drive, approximately 500 feet south of the intersection of Trinima Lane and Scenic Drive, on the property known as 1639 Scenic Drive.

Present General Plan Land Use Designation: Rural Residential (RR(D)), Density: Range is 0 to 1 units

per 5 acres; Rural Residential (RR(E)), Density: Range is 0 to 1 units per acre; Trinidad Area Plan (TAP), 2017 General Plan, Slope Stability: High Instability (3)

Present Zoning: Rural Residential Agriculture (RA), Development Standards: Modified Building Standards Including Provision for Manufactured Homes (SM), Design Review (D)

Environmental Review: The project is exempt from environmental review per section 15303 (New Construction/Small Structures).

State Appeal: The project is appealable to the California Coastal Commission.

Major Concerns: None

Monitoring Required:
None.

Executive Summary: A Coastal Development Permit (CDP) for the as-built construction of a 432 square foot one-bedroom residence along with a 167 square-foot detached bedroom and laundry room. Approximately 1,100 square feet of decking is also included, as well as repairs to the existing septic system. The site is served with water provided by a shared water system, consisting of a spring shared by multiple properties in the vicinity. The residence is proposed to be used as a short term rental.

Tribal Consultation: The project was referred to the Northwest Information Center, Trinidad Rancheria, and the Yurok Tribe. The Northwest Information Center recommended consultation with local Native American Tribes regarding traditional, cultural, and religious heritage values, a cultural resources survey, and evaluation of existing structures that may have historical value. No changes to the existing residence or detached bedroom/laundry room are proposed. The septic tank is proposed to be removed, and a new septic tank will be installed adjacent to the original location. The project as proposed does not include new structures or ground disturbing activities that would pose a threat to cultural resources or structures with historical value. Inadvertent discovery protocol has been included as a recommended condition of approval.

Biological Resources: The project is for an existing one-bedroom residence, detached bedroom, laundry room, decking, and repairs to an existing septic system. The project was referred to CDFW, who recommended the property owner of the parcel on which the spring is located notify CDFW to obtain authorization for the diversion, and that the landowner consult with the State Water Resources Control Board's Division of Water Rights to satisfy any additional reporting and permitting requirements for water diversion. CDFW referral comments and recommendations did not raise any concern regarding impacts to sensitive species, natural communities, or mapped critical habitat. The project as proposed is not anticipated to negatively impact biological resources.

Hazards: The project is not anticipated to create additional hazards or hazardous materials. The parcel is located outside mapped areas of potential liquefaction, tsunami hazard areas, flood hazard areas, and the Alquist Priolo fault hazard zone. The parcel is located on an area that is mapped as high instability. The existing residence and ancillary structures are required to obtain building permits as a condition of project approval. The parcel is located within the State Responsibility Area and County Service Area No. 4 jurisdiction. The project was referred to CalFire, no response was received.

Design Review: The subject parcel is within the Design Review (D) Combining Zone, which is implemented to ensure conformance of new development with the policies and standards of the General Plan, and to provide for a design review process where neighborhoods within the same zone district desire to preserve or enhance the area's historical, cultural or scenic values. The parcel is within a mapped Coastal Zone Scenic Area. The project as proposed does not include any development that would alter natural landforms and would not obstruct existing views from public roads to the coast or coastal waterways. While the property is located in a highly scenic area, primary scenic quality is the view from Scenic Road to the ocean. The project is located on the mountainside of the public road and is at the base of a hillside that rises steeply to the east, with the next adjacent public roadway (Highway 101) being approximately 100 feet higher in elevation than the subject property. As proposed, the project does not interfere with existing public views to and along the ocean from public roads and recreation areas. The applicant has submitted a Neighborhood Design Survey to assess the character of the neighborhood, and the survey has been included as attachment 1C. The project is consistent with the character of the neighborhood.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either responded with no comment or recommended approval or conditional approval. (Attachment 2)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Zoning Administrator could elect not to approve the project. This alternative should be implemented if the Zoning Administrator is unable to make all the required findings. Planning Division staff is confident that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
 - B. Site Plan
 - C. Neighborhood Design Survey
2. Referral Agency Comments and Recommendations

- A. Public Works Referral Response
- B. PG&E Referral Response
- C. CDFW Referral Response

Applicant:

Luffenholtz Lane Llc Co
920 Samoa Blvd. #218
Arcata CA 95521

Owner:

Same as applicant

Agent:

Atkins Drafting
Sarah Atkins
10 Highland Meadow Rd.
Clancy MT 59634

Please contact Michael Holtermann, Planner, at mholtermann@co.humboldt.ca.us or 707-268-3737 if you have questions about this item.