

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number: 25-066

Record Number: PLN-2025-19227

Assessor Parcel Number: 016-202-019

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Chan Coastal Development Permit.

WHEREAS, Alexandria Chan submitted an application and evidence in support of approving a Coastal Development Permit for the construction install an approximately 691-square-foot Accessory Dwelling Unit (ADU; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments, and recommendations; and

WHEREAS, the Planning Division as the Lead Agency has determined that the project qualifies for categorical exemptions found in Section 15302 (Replacement or Reconstruction) and Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines; and

WHEREAS, the Humboldt County Planning Commission held a duly noticed public hearing on October 2, 2025, and reviewed, considered, and discussed the application for the Coastal Development Permit, and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

- 1. FINDING:** A Coastal Development Permit (CDP) for installing an approximately 691 square foot Accessory Dwelling Unit (ADU). The parcel is currently developed with three legal nonconforming residences built in the 1950s. One residence is being demolished under BLD-2025-61438 to be replaced with this ADU. The parcel is served with community water and sewer provided by Humboldt Community Services District. Power is provided by PG&E.

EVIDENCE: a) Project File: PLN-2025-19227

2. FINDING:

CEQA: The requirements of the California Environmental Quality Act have been met. The Humboldt County Planning Commission has considered the project and finds the proposed project is exempt from environmental review pursuant to Section 15302, *Replacement or Reconstruction*, and Section 15303, *New Construction or Conversion of Small Structures*, of the state CEQA Guidelines because it includes the reconstruction of an existing residence in a residential zone. None of the exceptions per Section 15300.2 apply to this project

EVIDENCE:

- a) The Class 2 exemption consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
- b) The Class 3 exemption applies to construction of new, small structures.
- c) A project can be disqualified from using a Categorical Exemption if any of the exceptions listed in Section 15300.2 apply. However, none of these exceptions apply to the proposed project.

FINDINGS FOR COASTAL DEVELOPMENT PERMIT

3. FINDING:

The proposed development is in is in conformance with all applicable policies and standards in the Humboldt Bay Area Plan.

EVIDENCE:

- a) The property is designated as Residential/Low Density in the Humboldt Bay Area Plan. The purpose of this designation is to allow the development of homeowner residential uses making conservative use of urban land where adequate services are available. Detached single family residences are the principally designated use. The proposed project is the construction of an approximately 691 square foot Accessory Dwelling Unit (ADU). The parcel is currently developed with three legal nonconforming residences built in the 1950s. One residence is being demolished under BLD-2025-61438 to be replaced with the ADU. The parcel is served with community water and sewer

provided by Humboldt Community Services District. Power is provided by PG&E.

- b) The proposed project would allow for the replacement of a legally nonconforming unit with a conforming ADU on a parcel planned for residential development that is served by the Humboldt Community Services District for water and sewer, with power provided by PG&E.
- c) Section 3.16 Humboldt Bay Area Plan – Housing. The parcel was not included in the 2019 adopted Housing Element Inventory. The site is developed with three existing single-family residences and the proposed project would allow for the demolition of an existing garage and residence and the construction of an ADU onsite that would be not add to the Housing Inventory. The project is consistent with the goals, policies, and standards of the Humboldt County Housing Element.
- d) Section 3.17 Humboldt Bay Area Plan – Hazards. The subject parcel is in an area of low instability. It is not located within an Alquist-Priolo Fault Hazard Zone or an area of potential liquefaction. The project site is not located within a 100-year floodplain, tsunami hazard zone, or susceptible to coastal inundation. The subject parcel is located within the Local Responsibility Area for fire protection, where Humboldt Bay Fire Protection District provides structural fire protection and emergency responses. The parcel resides within a moderate fire hazard severity zone. No increased threats to hazards are anticipated as a result of the project.
- e) Section 3.30 Humboldt Bay Area Plan – Natural Resources. According to the California Natural Diversity Database (CNDDDB), the parcel is not located within the range of any special status species. There are no streams or wetland areas on site. The project was referred to the California Department of Fish and Wildlife and no response was received.
- f) Section 3.18 Humboldt Bay Area Plan – Archaeological Resources. The project was referred to the Blue Lake Rancheria, Bear River Band of the Rohnerville Rancheria, the Wiyot Tribe, and the Northwest Information Center (NWIC). The Bear River Band and the Blue Lake Rancheria responded without

expressing concerns about the project but requested that it be conditioned with the Inadvertent Discovery Protocol for all ground-disturbing activities. This has been made a condition of project approval. The standard inadvertent discovery protocol is included as a condition of approval for the project.

- g) Section 3.40 Humboldt Bay Area Plan – Visual Resource Protection. The subject parcel is not located in a designated coastal scenic area or coastal view area. The parcels surrounding the subject parcel are developed with single family residences and accessory structures, similar to the proposed ADU. The project as proposed is not anticipated to impact scenic and visual qualities, as it will be similar to and compatible with adjacent development.

4. FINDING: The proposed development is consistent with the purposes of the existing RS-5 zone in which the site is located.

EVIDENCE: a) Per Section 313-69.05.2 HCC, ADUs may be permitted without a public hearing in any zone that allows single-family or multi-family dwelling residential use and includes a proposed or existing dwelling, if the General Provisions in Section 313-69.05.3 HCC are met (condition of approval) and the ADU meets the Development Regulations and Standards of Section 313-69.05.4 HCC, and the Exceptions in Section 313-69.05.2.2 HCC do not apply. The Exceptions in Section 313-69.05.2.2 HCC do not apply to the proposed project. However, a request for a public hearing was received in writing on August 13, 2025, prior to the project being approved. The project involves the development of a 691 square-foot ADU. Single-family dwellings are principally permitted in the RS zone. The existing home will remain the primary unit.

- b) The location of the ADU meets the yard setback requirements for the RS zone.

5. FINDING: Conformance with Section 313-69.05 HCC: Accessory Dwelling Unit -Development Regulations Standards and Applicable Codes

EVIDENCE: a) The proposed ADU would not be used as a short-term rental as required by Humboldt County Code and requested by the California Coastal Commission in their comments dated July 26,

2024. Conditions of approval require the applicant to record a deed restriction with the County Recorder's office, which shall include the prohibition on the use of the ADU or primary residence for transient habitation.

- b) The main dwelling unit is served community water and sewer provided by Humboldt Community Services District. Power provided by PG&E. These services will be shared with the proposed ADU.
- c) The ADU will share a building site with the primary residence and will be located approximately 18 feet south from the main residence.
- d) The total floor area of the proposed ADU will be 691 square feet.
- e) The primary residence does not have fire sprinklers and fire sprinklers are not proposed for the ADU.
- f) The proposed ADU would be a new, detached structure and located 5 feet from the nearest side lot line and 10 feet from the rear lot line.
- g) There are two public transit stops within one-half mile of the subject parcel.
- h) No frontage improvements are proposed, and none are required pursuant to Section 313-69.05.4.7.

6. FINDING:

Development permits shall only be issued for a lot that was created in compliance with all applicable state and local subdivision regulations.

EVIDENCE:

- a) APN 016-202-019-000 is a legal parcel, beginning on the South line of Wellington Street at a point which is distant 200 feet West from the Northeast corner of Lot 8 of the Hall Tract, according to the map thereof recorded in Book 11 of Maps, page 1, Humboldt County Records.

7. FINDING: The Project and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE: a) Of the referral agencies that have provided comments, all have approved or conditionally approved the project. The proposed ADU will be compatible in appearance with the neighborhood. The proposed ADU complies with all standards of the zone district which are intended to protect public health, safety, and welfare. There is no evidence that the ADU will be materially injurious to properties or improvements in the vicinity.

8. FINDING: The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

EVIDENCE: a) The parcel was not included in the 2019 adopted Housing Element Inventory. The site is developed with an existing single-family residence and the proposed project would allow for the construction of an ADU onsite that would add one residential unit to the Housing Inventory. The project is consistent with the goals, policies, and standards of the Humboldt County Housing Element.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

- Adopt the findings set forth in this resolution; and
- Approve the Coastal Development Permit subject to the conditions of approval attached hereto as Attachment 1A.

Adopted after review and consideration of all the evidence on **October 2, 2025**.

The motion was made by COMMISSIONER THOMAS MULDER and seconded by COMMISSIONER LORNA MCFARLANE and the following vote:

AYES: Commissioners: Thomas Mulder, Lorna McFarlane, Iver Skavdal, Peggy O'Neill

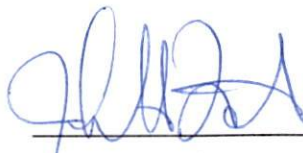
NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners: Jerome Qiriazzi, Sarah West, Noah Levy

DECISION: Motion carried 4/0

I, John H. Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.



John H. Ford, Director

Planning and Building Department

CONDITIONS OF APPROVAL

Approval of the Coastal Development Permit and Special Permit is conditioned upon the following terms and requirements:

1. The project shall be developed in accordance with the Site Plan dated April 18, 2025.
2. The landowner shall have recorded a deed restriction in conformance with Humboldt County Code §313-69.05.3.4 "Neither the ADU nor the primary residence shall be rented for a period less than thirty (30) consecutive days".
3. The project shall adhere to all applicable requirements detailed in the Humboldt Community Services District letter dated April 18, 2025, and attached as Exhibit B.
4. All parking must be developed on-site, or applicant must construct a parking lane along the County road in a manner approved by this Department. All parking required by Code must be constructed prior to occupancy of building or "final" issued for building permit. [reference: County Code §313-109.1 et seq.]
5. Follow the Inadvertent Discovery Protocol for cultural resources (see Informational Note #5 below).

Ongoing Requirements/Development Restrictions that Must be Satisfied for the Life of the Project:

1. The project shall be developed, operated, and maintained as described in the Project Description, site plan, and as conditioned herein. Changes to the project other than Minor Deviations from the Plot Plan as provided in Humboldt County Code Sec. 312-11.1 shall require a modification of this permit.
2. All new and existing outdoor lighting shall be compatible with the existing setting and directed within the property boundaries.
3. The proposed project shall adhere to all the applicable provisions outlined in Section 313-69.05.3 of the Humboldt County Code.

Informational Notes:

1. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
2. As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days before commencing any work. This free and independent service will identify and mark all existing underground utilities on-site.
3. This permit shall expire and become null and void at the expiration of one year after all appeal periods have lapsed (see "Effective Date"), except where construction under a valid building permit or use in reliance on the permit has commenced before such anniversary date. The period within which construction or use must be initiated may be extended as provided by Section 312-11.3 of the Humboldt County Code.
4. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
5. If cultural resources are encountered during construction, the contractor on site shall cease all work in the immediate area within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at 916-653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, ground stone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99

The applicant is ultimately responsible for ensuring compliance with this condition.

APPROVED

OCT - 2 2025
Humboldt County
PLANNING

* PTH is an
ADU

* Not
to
Scale

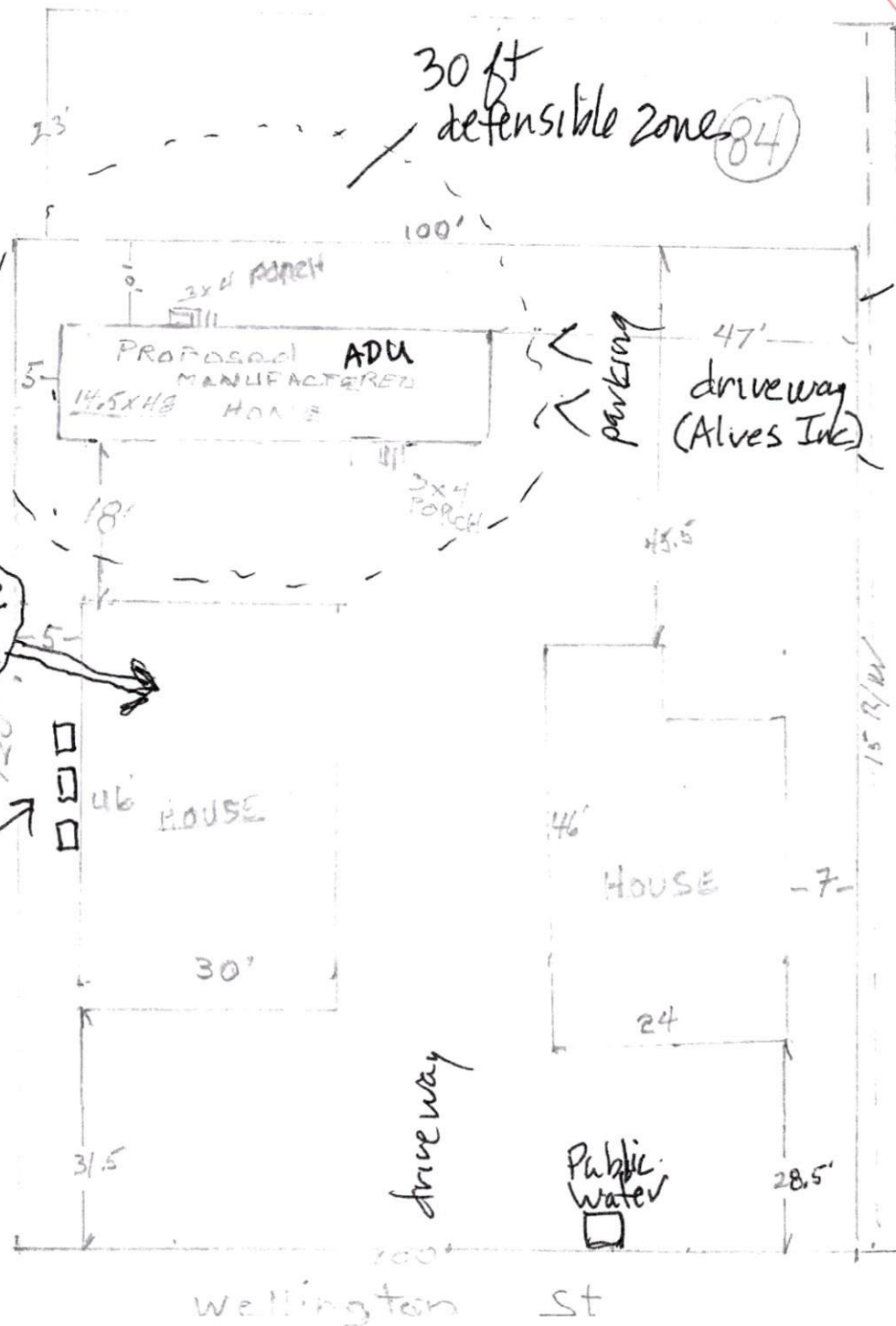
* No Grading

* NO LPG or
Kerosene

* Prime Residence
3950 Wellington

3 gas
meters

Electrical



CONTRACTOR - Century Mobile Homes

PHONE: 707-834-6530

cloud@bittle.cmh@gmail.com

NO RIVERS, CREEKS, WATERWAYS

ALEXANDRIA CHAN

3922 WELLINGTON ST

EUREKA, CA

016-202-019

* DATA SHEET TO BE DELIVERED WITH HOME