

**ZONING ADMINISTRATOR**

JOHN H. FORD  
Director, Planning and Building



**COUNTY STAFF**

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

**AGENDA**

Thursday, April 4, 2024

10:00 AM

Regular Meeting - Virtual

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**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.

Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again. Agendas are posted on the Friday before the meeting at <https://humboldt.legistar.com>

**PUBLIC COMMENT PRIOR TO THE MEETING:**

Submit public comments via email to [Planningclerk@co.humboldt.ca.us](mailto: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. 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, April 3, 2024, will be included with the administrative record after the fact.

**A. CALL TO ORDER****B. AGENDA MODIFICATIONS****C. CONSENT CALENDAR**

**1. Bell Coastal Development Permit, Conditional Use Permit, and Special Permit Modification Extension**

Record Number: PLN-2023-18188

Assessor Parcel Number: 109-351-061

Shelter Cove area

A two-year extension to a previously approved Modification (PLN-2020-16840) to a previously issued Coastal Development Permit, Conditional Use Permit, and Special Permit (CDP-46-90/CUP-35-90/SP-44-90).

**Recommendation:** Recommendation: Continue the Bell Modification Extension to a date uncertain.

**Attachments:** [18188 Staff Report 4.4.24](#)

**2. Ivan Jimenez**

Assessor Parcel Number: 208-271-011-000

Record No.: PLN-12603-SP

Dinsmore area

Special Permit for 9,365 square feet of existing outdoor commercial cannabis cultivation. Irrigation water is sourced from an existing permitted on-site well. Total water usage will be 129,000 gallons a year. Existing water storage totals 10,000 gallons. The project is conditioned to add an additional 40,000 gallons of water storage. Drying will occur on site with further processing occurring offsite at a licensed facility. Power is provided by solar with generator backup. Project is conditioned to source power from renewables, reserving the generator for emergencies only.

**Recommendation:** That the Zoning Administrator:  
Adopt the resolution (Resolution 24-\_\_\_). (Attachment 1) which does the following:

- a. Finds that the Zoning Administrator has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum to the Mitigated Negative Declaration that was prepared for the Ivan Jimenez project (Attachment 3); and
- b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
- c. Approves the Special Permit subject to the recommended conditions of approval (Attachment 1A).

**Attachments:**[12603 Staff Report 4.4.24](#)[Attachment 1 - Draft Resolution](#)[Attachment 1A - Conditions of Approval](#)[Attachment 1B - Operations Plan](#)[Attachment 1C - Site Plan](#)[Attachment 2 - Location Maps](#)[Attachment 3 - CEQA Addendum](#)[Attachment 4 - Applicant's Evidence in Support of Findings](#)[Attachment 4A - Well Connection Report](#)[Attachment 4B - WRPP](#)[Attachment 4C - Road Evaluation](#)[Attachment 5 - Referral Agency Comments and Recommendations](#)[Attachment 5A - ref Building Inspection](#)[Attachment 5B - ref DEH 2019](#)[Attachment 5C - ref Public Works 02.13.2019](#)[Attachment 5D - ref RWQCB sig 190225](#)[Attachment 5E - CDFW comments](#)**3. Bigfoot Construction Coastal Development Permit and Special Permit Modification**

Record Number: PLN-2023-18203-MOD1

Assessor Parcel Number: 511-371-036

McKinleyville area

A Modification to a Coastal Development Permit (CDP) for a two-story addition of approximately 764 square feet and remodel of an existing single-family residence, consisting of changes to the roof pitch, and electrical upgrades. Also proposed was the demolition of an existing chimney and an upgrade to the existing septic system to accommodate a four-bath system, and the installation of a swim spa within the existing garage. The parcel is developed with a 1,461 square foot single family residence, a shop structure, an uncovered patio, and an on-site wastewater treatment system. The property is served with community water provided by the Patrick Creek Community Services District. A Special Permit is required for Design Review. The modification involves the demolition of the existing walls and the roof due to rot damage, and further alteration to roof pitch resulting in an increase in building height to 32 feet, which is 11 feet greater than the 21-foot building height originally approved.

**Recommendation:**

That the Zoning Administrator:

Adopt the resolution (Resolution 24- ), (Attachment 1) which does the following:

1. Finds that the proposed project complies with the McKinleyville Area Plan and Zoning Ordinance; and
2. Finds the project exempt from CEQA pursuant to Sections 15301 and 15302 of the CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and

3. Approves the Coastal Development Permit and Special Permit Modification subject to the recommended conditions of approval (Attachment 1A).

***Attachments:***

[18203 Staff Report 4.4.24](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Plot Plan and Construction Plans](#)

[Attachment 2 - Zoning Administrator Resolution 23-074](#)

**D. ITEMS PULLED FROM CONSENT**

**E. ADJOURNMENT**

**F. NEXT MEETING: April 18, 2024 10:00 a.m. Regular Meeting - Virtual**