



MINUTE SHEET

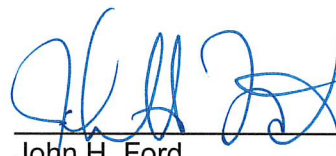
THURSDAY, JUNE 13, 2019

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.



Suzanne Lippre  
Zoning Administrator Clerk



John H. Ford  
Zoning Administrator

ZONING ADMINISTRATOR

JOHN H. FORD  
Director, Planning and Building



COUNTY STAFF

MICHAEL RICHARDSON  
Supervising Planner  
STEVE WERNER  
Supervising Planner  
CLIFF JOHNSON  
Supervising Planner

**ZONING ADMINISTRATOR  
COUNTY OF HUMBOLDT**

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

**ACTION SUMMARY**

Thursday, June 13, 2019

10:00 AM

Regular Meeting

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**A. CALL TO ORDER**

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

**B. AGENDA MODIFICATIONS**

**C. CONSENT CALENDAR**

1. Trent Sanders' SoHum Inn Conditional Use Permit, Special Permit, and Design Review

Application Number 14354

Case Numbers CUP-18-041, SP-18-121, DR-18-004

Assessor's Parcel Number (APN) 032-141-010-000

401 Redwood Drive, Garberville Area

A Conditional Use Permit, Special Permit and Inland Design Review for the construction of an inn on a 1.2 acre vacant parcel. The entry building will consist of a 1,695 square foot lobby and reception area. Also proposed is a 852 square foot conference room and a 1,243 square foot utility, storage and laundry building with a 1,132 square foot caretaker's unit on the second floor. The Special Permit is required for an exception to the loading space requirement. The guestrooms will consist of 15 individual suites in a 6,174 square foot single story building. The project also includes an outdoor pool, spa, patio areas, and a 250 square foot pool building which will house the outdoor showers, sauna, and mechanical equipment. The project will require approximately 500 cubic yards of grading and 15 trees will be removed. The site plan shows 27 parking spaces. The project will incorporate extensive landscaping, LID features, permeable paving elements, night-friendly lighting, energy efficient construction and environmentally friendly building materials. Design review is required. There are two monument signs proposed near the top of the driveway, outside of the County right of way, facing west and south east, and two signs to be mounted on the fire resistant sound wall proposed along the north and east sides of the building. The project will be served for water and sewer by the Garberville Sanitary District. Note: This project was originally approved under CUP-16-095, however, that approval has expired.

*Action: The Zoning Administrator finds the project exempt from environmental review pursuant to Section 15183 of the State CEQA Guidelines, makes all of the required findings for approval of the Conditional Use Permit, Special Permit, and Inland Design Review based on evidence in the staff report, and adopts the Resolution approving the Trent Sander's SoHum Inn project subject to the recommended conditions.*

#### D. ADJOURNMENT

*John Ford adjourned the meeting at 10:04 a.m.*