

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

Resolution Number 26-

**CONDITIONAL USE PERMIT
PROJECT NUMBER PLN-2026-19492
ASSESSOR PARCEL NUMBER 401-243-026**

MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING THE FAIRHAVEN RETREAT CONDITIONAL USE PERMIT

WHEREAS, the owners, Mark Dupont and Blyth Reis, submitted an application and evidence in support of approving a Conditional Use Permit; 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 Humboldt County Planning and Building Department as the Lead Agency has found that the project qualifies for exemptions found in Section 15301- Existing Facilities; and

WHEREAS, the Humboldt County Planning Commission held a duly noticed public hearing on June 4, 2026, and reviewed, considered, and discussed the application for a Conditional Use Permit and reviewed and considered all evidence and testimony presented at the hearing.

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

1. FINDING: **Project Description:** A Conditional Use Permit (CUP) for an existing short-term rental located within a Tsunami Hazard zone of the Humboldt Bay Area Plan, pursuant to section 313-61.05.6.3 of Humboldt County Code. Operations take place within a two-bedroom, 1,800 square foot single-family residence. The parcel is served with community water and sewer provided by the Peninsula Community Service District.

EVIDENCE: a) Project File: PLN-2026-19492

2. FINDING: **CEQA:** The requirements of the California Environmental Quality Act (CEQA) have been complied with. The project is exempt from environmental review per section 15301 of CEQA.

EVIDENCE: a) As lead agency, the Planning and Building Department found the project to be categorically exempt pursuant to CEQA guidelines. The proposed project is for an existing residence operating as a short-term rental. No new development is proposed. Section 15301 of the CEQA guidelines exempts existing facilities.

3. FINDING: The project is consistent with the Humboldt Bay Area Plan (HBAP).

EVIDENCE: a) Land Use, Section 4.10.B (HBAP): The subject property has a land use designation of Residential/Exurban (RX) which is intended for single-family dwellings as the principal use. The subject parcel also has two combining zones; No subdivision allowed, and a Q-Zone established by Ordinance No. 2687. The proposed project is for the use of an existing single-family dwelling as a short-term rental. This residence has been used as a short-term rental since before October 26, 2023, which is the date established within the ordinance for existing operations.

b) Hazards, Section 3.17 (HBAP): New development shall minimize risks to life and property in areas of high geologic, flood and fire hazard. Additionally, new development shall assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability or destruction of the site or surrounding areas. The proposed project does not include new development and is not anticipated to increase risks to life and property.

The subject parcel is located in a Tsunami Hazard Zone that is Relatively Stable (0) and outside a fault hazard zone. The subject parcel is at latitude 40 degrees and 47 minutes, and according to the Humboldt County GIS Bay Contours (LiDAR), the subject parcel has elevations between 11 feet and 14 feet above sea level. This is within the tsunami hazard zone and the 100- and 500-year Tsunami Run-up zone. Inundation to this area is likely to occur in the event of a Tsunami. The CUP for the STR requires

safety protocols and emergency procedures to be clearly displayed and communicated to renters to ensure the safety of the community. The subject parcel is within the Local Response Area with Peninsula Community Services District providing fire protection, rescue, and emergency response including tsunami evacuation assistance. No hazardous materials are anticipated for use as a part of the operation.

- c) Housing, Section 3.28 (HBAP): The subject parcel is designated Residential/Exurban (RX), with principally permitted uses being single family residences and neighborhood commercial services. A single-family residence is existing on the parcel and the proposed use does not remove the ability of the home to be used as a residence in the future and therefore does not decrease the housing inventory.
- d) Natural Resource Protection Policies and Standards, Section 3.30 (HBAP): Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and only uses dependent on such resources shall be allowed within such areas. The project does not lie in an environmentally sensitive habitat area and does not propose new development. No natural resources are anticipated to be impacted as a result of this project.
- e) Visual Resource Protection, Section 3.40 (HBAP): The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. The subject parcel is not within a Coastal Zone Scenic Area or Scenic Viewing Area and no new development is proposed.

4. FINDING: The proposed development is consistent with the Humboldt County Coastal Zoning Code.

EVIDENCE: a) The subject parcel is zoned Residential Single Family with two combining zones; No subdivision allowed, and a Q-Zone established by Ordinance No. 2687 (RS-X-Q). The parcel is developed with a two-bedroom, 1,800 square foot single family residence. The proposed project is for operating a short-term rental (STR) within the residence with no proposed

development. This project must adhere to the zoning standards of the combining zones for any future development. A Conditional Use Permit (CUP) is required for a short-term rental located within a Tsunami Hazard Zone of the Humboldt Bay Area Plan, pursuant to section 313-61.05.6.3 of Humboldt County Code. CUPs are required to ensure visitors, potentially from out of the area, staying at the STR are informed and aware of the risks involved within tsunami hazard zones, which ultimately protect the community. Prior to final occupancy, an approved Good Neighbor Guide, clearly indicating evacuation route(s) and protocols in case of a tsunami warning pursuant to Section 313-61.05.10.4.4, is required.

5. 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) The proposed project will not be detrimental to public health, safety, or welfare. The proposed Conditional Use Permit (CUP) complies with all the standards of the zone district which are intended to protect public health, safety and welfare. With the attached Conditions of Approval, risks will have been identified and minimized. Based on the findings made in this report, there is no evidence that the proposed CUP will be materially injurious to properties or improvements in the vicinity.

6. FINDING: The proposed development shall 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 subject parcel is zoned Residential Single-Family (RS) and is not part of the 2019 Housing Element Residential Land Inventory. Short term rentals receive a permit that is non-transferrable and must be renewed every two years. If the permit expires, then the dwelling reverts to use as a residence. In this event a future use as a short-term rental must be approved by a hearing body. The Conditional Use Permit will not reduce the residential density below that utilized by the

Department of Housing and Community Development in determining compliance with housing element law.

SHORT-TERM RENTAL FINDINGS- TSUNAMI HAZARD ZONE- Section 313-61.05.6.3

7. FINDING: The short-term rental would not adversely impact the health, safety and welfare of the community.

EVIDENCE: a) The proposed project includes a Conditional Use Permit (CUP) to operate a short-term rental (STR) within an identified Tsunami Hazard Zone. CUPs are required to ensure visitors, potentially from out of the area, staying at the STR are informed and aware of the risks involved within Tsunami Hazard Zones, and are not exposed to or contribute to unnecessary risks associated with tsunami hazards. The subject parcel is at latitude 40 degrees and 47 minutes, and according to the Humboldt County GIS Bay Contours (LiDAR), the subject parcel has elevations between 11 feet and 14 feet above sea level. Specific requirements are required for new development below the level of the 100-year Tsunami run-up elevations described in Tsunami Predictions for the West Coast of the Continental United States (Technical Report H-78-26 by the Army Corps of Engineers). This parcel is inside of the 100- and the 500-year Tsunami Run-up zone and tsunami events would likely inundate the property. The project is conditioned to provide an evacuation route between the subject parcel and the closest assembly point outside of the Tsunami Hazard Zone, measured approximately 1,050 feet from the parcel (Attachment 4E). If approved, the existing single-family residence used as a STR is not anticipated to adversely impact the health, safety and welfare of the community.

8. FINDING: The Short-term Rental would not adversely affect the quality of the neighborhood.

EVIDENCE: a) The use of this residence as a short-term rental (STR) has been occurring since before October 26, 2023, and already contributing to the existing quality of the neighborhood. The short-term rental ordinance established the October 2023 date as the date for existing short-term rental operations to be considered for baseline neighborhood impacts.

Using the single-family residence as a STR requires a Conditional Use Permit (CUP) due to the location within the Tsunami Hazard Zone designation of the Humboldt Bay Area Plan (HBAP). Prior to final occupancy, an approved Good Neighbor Guide, clearly describing how the rental will operate in conformity with the neighborhood and indicating evacuation route(s) and protocols in case of a tsunami warning, is required. The residence is consistent with other properties within the surrounding neighborhood and is not anticipated to adversely affect the quality of the neighborhood.

LEGAL LOT REQUIREMENT – SECTION 312-1.1.2

9. FINDING: The lot was created in compliance with all applicable state and local subdivision regulations.

EVIDENCE a) The subject parcel, APN 401-243-026, is a legal parcel per NOM-04-18 recorded as Notice of Merger and Certificate of Subdivision Compliance 2006-11745-4.

DECISION

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

- 1. Adopts the findings set forth in this resolution; and
- 2. Conditionally approves the Fairhaven Retreat Conditional Use Permit (Record Number: PLN-2026-19492), subject to the recommended Conditions of Approval.

Adopted after review and consideration of all the evidence on **June 4, 2026**.

The motion was made by COMMISSIONER _____ and seconded by COMMISSIONER _____ and the following vote.

AYES: COMMISSIONERS:
 NOES: COMMISSIONERS:
 ABSTAIN: COMMISSIONERS:
 ABSENT: COMMISSIONERS:
 DECISION:

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