

Zoning Administrator Hearing
Planning and Building Department
3015 H Street, Eureka, California 95501

March 16, 2017
10:00 am

Agenda

CALL TO ORDER

AGENDA MODIFICATION

PUBLIC COMMENTS

Each of the projects listed below are public hearing items and may be deferred to the Humboldt County Planning Commission before the Zoning Administrator opens the public hearing.

CONSENT AGENDA

1. California Department of Parks and Recreation, Coastal Development Permit

Case Numbers CDP-16-071

Assessor Parcel Number (APN) 518-012-007-000

Big Lagoon Area

The project is for a Coastal Development Permit for the installation of two (2) memorial grove signs at two locations in Harry A. Merlo State Recreation Area along State Highway 101. The signs are part of the Memorial Grove Program partnership between Save the Redwoods and the California State Parks. The two signs will each be approximately 31 inches long by 9 inches high and will be mounted on two 5 foot, 4 inch by 4 inch posts. The posts will be placed in 2 foot deep holes, approximately 1 foot around, dug with hand tools and back filled with native soil. No motorized or heavy equipment will be required. The two separate sites are each located over 55 feet from the centerline of Highway 101, outside of the Caltrans right-of-way. No trees will be removed and no sensitive plants, habitats, or wildlife will be disturbed. A Sensitive Plant Survey and Habitat Assessment and Historical and Archeological Review were completed.

Staff Recommendation: Accept the prior finding by the California Department of Parks and Recreation that the project is Categorically Exempt pursuant to Section 15303 and 15304 of the State CEQA Guidelines (CEQA ID #11548), make all of the required findings for approval of the Coastal Development Permit based on evidence in the staff report, and adopt the Resolution approving the California Department of Parks and Recreation project subject to the recommended conditions.

2. Okikawa Coastal Development Permit and Special Permit

Case Numbers CDP-16-067 and SP-16-224

Assessor Parcel Numbers 517-131-009 and 517-290-020

20 Devils Canyon Road, Big Lagoon area

The project is a Coastal Development Permit for the proposed demolition of an existing single family residence (cabin #1020) within the Big Lagoon Park Company. A replacement single family residence will be constructed approximately 44 feet further inland from the bluff on a site approved by the Big Lagoon Park Company. The proposed one-story, single family residence will be built to a maximum of 784 square feet with covered porch of approximately 24 square feet and an on-grade deck built to a maximum of 372 square feet. The maximum height will be 16 feet. The residence will be served by on-site septic and community water from the Big Lagoon Park Company. A Special Permit is required for Design Review. No trees are proposed to be removed and minimal grading is required. The site of the demolished residence will be returned to a natural state.

Staff Recommendation: Find the project exempt from environmental review pursuant to Section 15302 of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit and Special Permit based on evidence in the staff report and adopt the Resolution approving the Okikawa project subject to the recommended conditions.

3. Redwood Acres Coastal Development Permit

Case Number CDP-15-054

Assessor Parcel Numbers 017-031-001-000

3750 Harris Street, Eureka area

The project is an after-the-fact Coastal Development Permit for the installation of an Electronic Message Center (EMC) sign. The parcel is planned, zoned, and used as a Public Facility. The 65 square foot EMC sign replaced a traditional (static) reader board sign of 160 square feet. Because the sign now displays messages from Redwood Acres' sponsors, and because it was changed from a traditional, non-lit letter board sign to an EMC, the replacement sign was an intensification of use that subjected it to a Coastal Development Permit.

Staff Recommendation: Find the project exempt from environmental review pursuant to Section 15311, Class 11, of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit, based on evidence in the staff report, and adopt the Resolution approving the Redwood Acres Electronic Sign project subject to the recommended conditions.

CONTINUED PUBLIC HEARINGS

PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

NEXT MEETINGS	April 20, 2017	Permits
	May 18, 2017	Permits
	June 15, 2017	Permits

Any written materials related to an item on this agenda submitted to the Zoning Administrator less than 72 hours prior to the meeting, and that are public records subject to the Public Records Act, are available for public inspection at the Planning and Building Department located at 3015 H Street, Eureka, California (707-445-7541) during normal business hours.

*The Planning and Building Department is wheelchair accessible, and disabled parking is available in the Clark Complex parking lot, at the corner of H & Harris Streets, and on Harris Street. If you are a person with a disability and need disability-related modifications or accommodations to participate in this meeting please contact the Planning and Building Department at (707) 445-7541. Requests for such modifications or accommodations must be made at least **two (2) full business days** before the day of the meeting.*

Decisions made as a result of this meeting may be appealed to the Board of Supervisors within ten (10) business days from the date of the Zoning Administrator hearing. Appeals must be submitted in writing to: Planning and Building Department– Planning Division, located at 3015 H Street, Eureka, California 95501. The Appellant will be responsible for all fees associated with the appeal. A current list of appeal fees can be obtained from the Planning and Building Department at <http://county-internet/planning/forms/forms.asp>.