

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

April 20, 2017
10:00 am

Agenda

CALL TO ORDER

AGENDA MODIFICATION

Item #1. California Department of Transportation Coastal Development Permit Extension – Pull project to be re-noticed for a future meeting

Item #4. Trent Sanders' New Inn Conditional Use Permit - Continue project to May 18, 2017 Zoning Administrator meeting

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 Transportation Coastal Development Permit Extension

Case Number CDP 15-041X

Assessor Parcel Number (APN) 000-000-000-000

Loleta Area

The project is for a Coastal Development Permit for a one year extension of a Coastal Development Permit to allow for installation of metal beam guard railing on a 0.4 mile stretch of southbound State Highway 101 near the Loleta overcrossing. The work includes installing approximately 1,350 feet of guardrail along the edge of pavement, installing a two- to four-foot strip of concrete vegetation control underneath the guardrail, tree trimming and minor clearing and grubbing. The guardrail will be 31 inches high and mounted on wooded posts. This is a public safety project and is expected to reduce the frequency and severity of run-off-road collisions. All work will take place within the existing right of way. The project is located in Humboldt County, in the Loleta/Table Bluff area, on the west side of State Highway 101, along the southbound lanes, extending approximately 1,350 feet south from post mile 66.91 to post mile 66.51, on the property known to be in the State Highway easement, Section 08 Township 03 North Range 01 West. As lead agency, the California Department of Transportation prepared a Notice of Exemption which determined that the project is exempt from environmental review pursuant to Section 15301 (Class 1-Existing Facilities) of the State CEQA Guidelines.

Staff Recommendation: 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 CalTrans project subject to the recommended conditions.

2. Fred's Body Shop Coastal Development Permit Modification

Case Number CDP 12-93MM

Assessor Parcel Number 402-043-003

Indianola area

The project is a modification to a previously approved Coastal Development Permit for Fred's Body Shop to construct a 4,500 square foot addition to the existing building to be used for auto detailing, office space, and storage for vehicles and parts. The existing

building is 10,935 square feet with an attached 1,935 square foot canopy which will be removed. A new canopy will be attached to the proposed 4,500 square foot addition to provide an area for inspection of damaged vehicles when preparing customer estimates. The proposed additions will be constructed over an existing parking area which will be relocated to a proposed expanded parking area. The project will not significantly increase the level of use as these activities are already occurring on-site, though the number of employees will increase to 14 from 10. The off-street parking will be expanded to 20 places to accommodate employees and customers. An additional 16 parking places, not independently accessible, will be used for damaged vehicle storage. All vehicles associated with the business will be stored or parked on-site. No trees will be removed and only minimal grading is required. Water is provided from the City of Eureka and sewage is disposed through an on-site system.

Staff Recommendation: Adopt the Addendum to the Mitigated Negative Declaration, make all of the required findings for approval of the Coastal Development Permit modification based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Fred Taylor project subject to the recommended conditions.

3. Sita Ryce Coastal Development Permit and Special Permit

Case Numbers CDP 16-060 and SP 16-182
Assessor Parcel Number 110-221-050-000
168 Ranger Court, Shelter Cove

The project is a Coastal Development Permit to authorize the construction of a 1,118 square foot 1 bedroom, single family residence. A Special Permit is required for Design Review. The height of the residence will be approximately 20 feet. No garage is proposed and two outside parking places are provided. Approximately 8-10 trees will be removed to accommodate the proposed development. Only minimal grading to prepare the site for development is proposed, and a 2 foot high retaining wall for landscaping and erosion control is proposed behind the house. The parcel is served by the Resort Improvement District for water, and has an on-site septic system. No other development is proposed at this time.

Staff Recommendation: Find the project exempt from environmental review pursuant to Section 15303 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 Sita Ryce project subject to the recommended conditions.

4. Trent Sanders' New Inn Conditional Use Permit

Case Number CUP 16-095
Assessor Parcel Number 033-141-010
401 Redwood Drive, Garberville

The project is a Conditional Use Permit for the construction of a 15 suite inn on a vacant 1.2 acre parcel on Redwood Drive between Garberville and Redway. The main building containing the guestrooms will be approximately 6,174 square feet. An 852 square foot conference room is also proposed, as is a 1,243 square foot utility, storage, and laundry room with a 1,132 square foot caretaker's unit on the second floor. This utility/storage building with the caretaker's unit will be the only 2-story building in the project. Also included is a 1,695 square foot lobby and reception building, and an outdoor pool area with a spa, patio areas and a 250 square foot pool building which will house outdoor showers, a sauna, and mechanical equipment. The project will require approximately 500 cubic yards of grading and the removal of 15 trees. 27 parking places are proposed. The project will incorporate extensive native landscaping, LID features, permeable paving elements, night friendly lighting, and energy efficient and environmentally friendly building materials.

Staff Recommendation: Find the project exempt from environmental review pursuant to Section 15303 of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit, based on evidence in the staff report, and adopt the Resolution approving the Trent Sanders' SoHum Inn project subject to the recommended conditions.

CONTINUED PUBLIC HEARINGS

PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

NEXT MEETINGS	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>.