



# COUNTY OF HUMBOLDT

For the meeting of: 8/3/2023

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File #: 23-1102

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**To:** Planning Commission

**From:** Planning and Building Department

**Agenda Section:** Consent

**SUBJECT:**

Lucas & Myrtle Mini Storage Center Conditional Use Permit Modification  
Assessor Parcel Numbers (APN) 015-111-006, 015-111-012, 015-111-013  
Record No.: PLN-16400-CUP-MOD1  
Myrtle town area

The proposed Lucas & Myrtle Mini-Storage Center project would modify an approved Conditional Use Permit to alter the configuration of one of the approved mini-storage buildings, which will reduce the wetland buffer from 100 feet to approximately 80 feet for a small portion of the buffer length. As part of the buffer reduction a wetland buffer replanting plan is proposed that has been developed in consultation with the California Department of Fish and Wildlife. The approved Conditional Use Permit is for a mini-storage center with an overall footprint of approximately 37,000 sf. which includes an office/caretaker building with 1,800 square feet on the first floor and 1,800 square feet on the second floor.

**RECOMMENDATION(S):**

That the Planning Commission:

1. Adopt the resolution (Resolution 23-\_\_). (Attachment 1) which does the following:
  - a. Finds that the Planning Commission has considered the Mitigated Negative Declaration for the Lucas & Myrtle Mini-Storage Center and the Addendum that was prepared for the CUP Modification; and
  - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Conditional Use Permit Modification subject to the recommended conditions of approval (Exhibit A); and

**DISCUSSION:**

Project Location: The project is located in Myrtle town, in the Eureka area, on the west side of Myrtle

Avenue, and the north side of Lucas Avenue.

Present General Plan Land Use Designation: Commercial General (CG), Residential Medium Density (RM), Density 7 - 30 units per acre;

Present Zoning: Neighborhood Commercial C-1 and Greenway and Open Space (GO); Apartment Professional (R-4/GO on the western portion of the parcel and C-1 along the eastern portion of the parcel; C-1.

Environmental Review: A Mitigated Negative Declaration was adopted by the Board of Supervisors on March 7, 2023 for the originally approved project. An Addendum to that document has been prepared for consideration pursuant to Section 15164 of the State CEQA Guidelines.

State Appeal: The project site is not located in the Coastal Zone and is not appealable to the California Coastal Commission.

Major concerns: None.

Executive Summary:

The approved Conditional Use Permit is for a mini-storage center with an overall footprint of approximately 37,000 sf. which includes an office/caretaker building with 1,800 square feet on the first floor and 1,800 square feet on the second floor. The building appearance would be typical of other existing mini-storage companies in the Humboldt Bay area. The project was reviewed by the Planning Commission on September 15, 2022 and received a unanimous recommendation for approval to the Board of Supervisors. This project was approved by the Board of Supervisors in association with a minor zone boundary adjustment on March 7, 2023. As part of the original approval, a 100-foot wetland buffer was established along the western property boundary, to prohibit all development within 100 feet of a wetland matrix that is a collection of seasonal and perennial three-parameter wetlands on the adjacent property.

The modified project involves a minor alteration in the configuration of one of the mini storage buildings (Building G on the site plan), which will reduce the wetland buffer from 100 feet to approximately 80 feet to allow for the mini storage building to have a consistent width throughout its entire length. The wetland matrix is a collection of three-parameter seasonal and perennial wetlands and the wetland buffer had been set at 100 feet through the previous review process. As part of the buffer reduction, a wetland buffer replanting plan is proposed that has been developed in consultation with the California Department of Fish and Wildlife (CDFW).

The modification application was submitted on May 31, 2023, and was developed after an April 7, 2023 joint site visit by the applicant, applicant's biologist, and County Planning and Building and CDFW staff to review the wetland matrix and the possibility of altering the setback in order to maintain a consistent building width along its entire length. Pursuant to Humboldt County Code Section 314-61.1.1.7.6.6 buffers may be reduced based on site-specific information and consultation

with CDFW. Based on feedback from CDFW and County staff the applicant's biologist, Joseph Saler with SHN, submitted a Wetland Buffer Replanting Plan for a total area of approximately 3,000 square feet of appropriate plantings for a native vegetation screen within the existing degraded buffer area. Implementation of the Wetland Buffer Replanting Plan and recommended monitoring is recommended as a condition of approval of the modification (**COA 5**). Conditions suggested by CDFW staff to prohibit light spillage towards the habitat areas to the west of the property and for annual invasive species monitoring and removal are included as recommended conditions of approval (**COA 6 and 7**).

**OTHER AGENCY INVOLVEMENT:**

The original project was referred to responsible agencies and all responding agencies either responded with no comment or recommended approval or conditional approval. The modification was referred to the Regional Water Quality Control Board and CDFW. Comments were provided by CDFW which are included as Attachment 8.

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

1. The Planning Commission could elect to add or delete Conditions of Approval.
2. The Planning Commission could deny approval if unable to make all of the required findings for approval.

**ATTACHMENTS:**

1. Resolution
  - A. Conditions of Approval
  - B. Proposed Site Plan
2. Original Approved Site Plan
3. MND for the Lucas & Myrtle Mini-Storage Facility
4. CEQA Addendum
5. Wetland Buffer Replanting Plan
6. Wetland Delineation
7. Board of Supervisors Resolution 23-34
8. CDFW Comments

**Applicant/Owner**

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you have questions about this item.