

## REDWOOD PARKS LODGE, INC. CONDITIONAL USE/COASTAL/SPECIAL PERMIT EXTENSION

Application Number PLN-2021-17480

Assessor's Parcel Number 520-142-009

### Recommended Commission Action

1. Describe the application as a public hearing;
2. Request that staff present the project;
3. Open the public hearing and receive testimony; and
4. Close the hearing and adopt the Resolution to take the following actions:

*Make all of the required findings, based on evidence in the staff report, and approve the application(s) for the Conditional Use, Coastal Development, and Special Permit extensions subject to the recommended conditions, and approve the RPL project subject to the recommended conditions.*

**Executive Summary:** A fourth two-year extension to a Coastal Development Permit, Conditional Use Permit and Special Permit for a visitor serving facility consisting of a campground, RV Park, Lodge (commercial center), and gas station. The special occupancy park will include 82 RV sites, 48 tent camping sites, 12 park model cabins, 10 cottages, 3 bathhouses, internal trails connecting to the existing Redwood Creek Levee Trail, an open playing field, and a commercial center constructed in a traditional lodge building style. The commercial center will include the resort activity center, administrative offices, a deli and convenience store/gift shop, a touring center, and gas station. The resort will host up to 12 special events per year such as weddings, celebrations, family reunions, school/youth field trips, and small musical productions. Events will generate a maximum of 100 attendees who are not staying on site. The applicant states the conditions of the property have not changed.

This is the fourth two-year extension and, if granted, the extension will expire on November 6, 2023.

All responding referral agencies have recommended approval of the project. It is staff's opinion having reviewed the application and supporting evidence that **the findings and conditions of the project, effective November 6, 2014, have not changed significantly based on the following staff analysis and are applicable to the proposed extension because:**

1. The proposed use is consistent with the Commercial Recreation (CR), North Coast Area Plan (NCAP) and Commercial Recreation (CR) land use designation, for which the original project was evaluated, has not changed;
2. The proposed use is consistent with the (CH-Q-D) Highway Service Commercial (CH), Qualified (Q), Design Control (D) and (CR/D) Commercial Recreation (CR), Design Review (D), for which the original project was evaluated, has not changed;
3. The applicable development standards, for which the original project was evaluated, have not changed.
4. All other standards and requirements to which the project is subject, and as administered by other departments or agencies have not changed; and
5. The Planning Commission adopted a Mitigated Negative Declaration for the project as required by Section 15074(b) of the CEQA Guidelines and found that there is no substantial evidence that the proposed project will have a significant effect on the environment.

**Staff Recommendations:** Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the Coastal Development, Special Permit, and Conditional Use Permit Extension.

**Alternatives:** Several alternatives may be considered: 1) The Planning Commission could elect to add or delete conditions of approval; 2) The Planning Commission could deny approval of the requested permits if you are unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.

**Note: The original staff report and supporting documentation, including environmental review documents, are on file with the Planning Division and available for public inspection.**