

**RESOLUTION OF THE ZONING ADMINISTRATOR  
OF THE COUNTY OF HUMBOLDT**

**Resolution Number: 24-096**

**Records Number: PLN-14030-CUP**

**Assessor's Parcel Number: 033-271-004**

**Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and denying the 1L Tree Lounge, LLC, Modification**

**WHEREAS, 1L Tree Lounge, LLC,** submitted an application on February 21, 2018, for a Modification to a previously approved Conditional Use Permit to allow for the operation of a medical cannabis dispensary that would provide medical marijuana to collective members in accordance with Humboldt County Code Section 314-55.3 of Chapter 4 of Division 1 of Title III Medical Cannabis Dispensaries. The proposed modification (project) will increase the size of the dispensary from within 272 square feet by 775 square feet for a total of 1,047 square feet of an existing 1,999-square-foot building. The increased square footage is for a storage room and office/product intake area as required by the State of California. The hours of operation for the proposed project will be 10:00 AM to 7:00 PM, seven days per week, which is three more days than under the approval. The modification would also allow for adult recreational sales and deliveries to customers off-site. The applicant is also requesting a Special Permit for the operation of up to ten cannabis special events per year as well as a Zoning Clearance Certificate for public tours of the commercial cannabis activities on the parcel; and

**WHEREAS,** the applicant was generally unresponsive to requests for information necessary to review and analyze the proposed application; and

**WHEREAS,** the project is statutorily exempt from environmental review pursuant to Section 15270 of the State CEQA Guidelines (projects which are disapproved); and

**WHEREAS,** the Humboldt County Zoning Administrator held a duly noticed public hearing on December 19, 2024, 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,** that the Zoning Administrator makes all the following findings:

**1. FINDING:**

**Project Description:** A modification to a previously approved Conditional Use Permit to allow for the operation of a medical cannabis dispensary that would provide medical marijuana to collective members in accordance with Humboldt County Code Section 314-55.3 of Chapter 4 of Division 1 of Title III Medical Cannabis Dispensaries. The proposed modification (project) will increase the size of the dispensary from within 272 square feet by 775 square feet for a total of 1,047 square feet of an existing 1,999-square-foot building. The increased square footage is for a storage room and office/product intake area as required by the State of California. The hours of operation for the proposed project will be 10:00 AM to 7:00 PM, seven days per week, which is three more days than under the approval. The modification would also allow for adult recreational sales and deliveries to customers off-site. The applicant is also requesting a Special Permit for the operation of up to ten cannabis special events per year as well as a Zoning Clearance Certificate for public tours of the commercial cannabis activities on the parcel.

**EVIDENCE:** a) Project Files: PLN-14030-CUP

**2. FINDING:**

**CEQA.** The requirements of the California Environmental Quality Act have been complied with. The project is statutorily exempt from CEQA as it is a project which is not approved.

**EVIDENCE:** a) Section 15270 of the CEQA Guidelines

**FINDINGS FOR MODIFICATION**

**3. FINDING:**

The proposed development is not consistent with the requirements of the CMMLUO Provisions of the Zoning Ordinance.

**EVIDENCE:** a) Additional information necessary to determine consistency with the ordinance has not been submitted. Requests for information were sent to the applicant and the County did not receive the requested information. Correspondence on file with the applicant indicated that unless a response was received the application would be prepared for hearing with the information currently available in the file, which would likely result in a recommendation of denial. No response has been received to date.

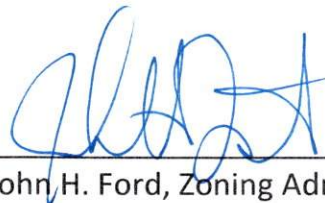
## DECISION

**NOW, THEREFORE,** based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

- Adopt the findings set forth in this resolution; and
- **Deny** the Modification for 1L Tree Lounge, LLC, based upon the Findings and Evidence; and

Adopted after review and consideration of all the evidence on **December 19, 2024.**

I, John H. Ford, Zoning Administrator 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 Zoning Administrator at a meeting held on the date noted above.



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John H. Ford, Zoning Administrator  
Planning and Building Department