



COUNTY OF HUMBOLDT

For the meeting of: 11/30/2023

File #: 23-1568

To: Planning Commission
From: Planning and Building Department
Agenda Section: Consent

SUBJECT:

North Coast Hitching Post - Conditional Use Permit and Coastal Development Permit Extension

Application Number: PLN-2023-18783

Assessor Parcel Number (APN) 308-131-033

Table Bluff area

Extension of a previously approved Coastal Development Permit and Conditional Use Permit (PLN-2022-17766) authorizing use of a property as a seasonal venue for special events (primarily weddings) between May and October. The extension is being requested to allow the permittee additional time to complete Conditions of Approval for the project, including securing a building permit for upgrades to the property to comply with the Americans with Disabilities Act (ADA) and to ensure the structural integrity of a barn used during events.

RECOMMENDATION(S):

That the Planning Commission:

1. Describe the application as part of the Consent Agenda
2. Survey the audience and Commission to see if any person(s) would like to discuss the project proposal; and
3. If no one from the audience or Commission requests discussion of the item, make the following motion to approve the application as part of the Consent Agenda; and
4. Adopt the resolution (Attachment 1) which does the following:
 - a. Finds that during prior approval of the project the Humboldt County Planning Commission determined the project was exempt from environmental review pursuant to section 15301 and 15304(e) of the State CEQA Guidelines, and further environmental review is unnecessary as no changes to the project are proposed; and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Coastal Development Permit and Conditional Use Permit Extension subject to the original conditions of approval.

DISCUSSION:

Executive Summary: Extension of a previously approved Coastal Development Permit and Conditional Use Permit (PLN-2022-17766) authorizing use of a property as a seasonal venue for

special events (primarily weddings) between May and October. The extension is being requested to allow the permittee additional time to complete Conditions of Approval for the project, including securing a building permit for upgrades to the property to comply with the Americans with Disabilities Act (ADA) and to ensure the structural integrity of a barn used during events.

The permits were previously approved by the Planning Commission on November 3, 2022 and became effective on November 21, 2022 following the end of the local and state appeal periods. The applicant is requesting that the permit be extended for three (3) years. This is the first extension requested by the applicant and if approved it will extend the term of the Conditional Use Permit and Coastal Development Permit until **November 21, 2026**.

A maximum of 200 guests per event and 18 events per year are permitted. Events are mainly expected to occur during weekends (Friday through Sunday) and only occasionally on a weekday. During the day of an event, activity will begin no earlier than 10am and end no later than midnight. Events will be staged from an historic barn and grassy areas around the structure. A nearby small cottage will also be available for short-term rental both during and separately from events. Portable toilets will be used and on-site parking will be made available in several areas of mowed grass/pasture. Food and Alcohol will both be served during events and food will be provided through mobile food trucks, catering with off-site prep, or on-site barbequing from an existing gravel area in back of the barn.

California Environmental Quality Act (CEQA): During prior approval the Planning Commission determined that the project categorically exempt from environmental review pursuant to the Class 1 and Class 4 exemptions found in Section 15301 (Existing Facilities) and 15304(e) of the CEQA Guidelines.

The Class 1 exemption covers the operation, permitting, repair, maintenance or minor alteration of existing public and private structures or topographical features involving negligible or no expansion of the former use. Alteration of the site, ground disturbance, and new construction will be very limited. Minor improvements to interior and exterior features to comply with ADA and health & safety requirements are anticipated. Existing grassy areas and pasture will dual as parking areas during events and one or two existing driveway encroachments along Table Bluff Road will be paved to comply with requirements set by the Land Use Division of Public Works.

The Class 4 exemption covers “*minor or temporary use of land having negligible or no permanent effects on the environment*”. The project proposes use of the property for a total of 18 events per year during a 6-month period (May and October). It is reasonable to view the use as “temporary” given the frequency and limited duration of the activity seeking a permit.

Further environmental review is unnecessary as no changes to the project are proposed.

Project Location: The project is located in the Table Bluff area, on the West side of Table Bluff Road, approximately 0.7 miles South from the intersection of Quinn Road and Table Bluff Road, on the property known as 2190 Table Bluff Road.

Present General Plan Land Use Designation: Agriculture Exclusive/Agriculture Grazing-160 acres (AEG 160) Eel River Area Plan (ERAP); Density: 160 acres per unit

Present Zoning: Agriculture Exclusive (AE-160) / Archaeological Resource Area Outside Shelter Cove (A), Coastal Wetlands (W), Transitional Agricultural Lands (T)

State Appeal: The project is appealable to the California Coastal Commission.

Major concerns: Neighborhood Compatibility

OTHER AGENCY INVOLVEMENT:

The project was previously referred to responsible agencies and all responding agencies have either responded with no comment or recommended approval or conditional approval during review of the original permit request. (Attachment 4)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect not to approve the project. This alternative should be implemented if your Commission is unable to make all of the required findings per H.C.C. Sections 312-11.3 and 312-17. Planning Division staff has found that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

ATTACHMENTS:

1. Draft Resolution
 - A. Resolution Previously Approved by Planning Commission (11-3-2022)
 - B. Conditions of Approval
 - C. Public Works Department Conditions of Approval
 - D. Project Description
 - E. Site Plan
2. Location Map
3. Applicant's Evidence in Support of the Required Findings
 - A. Photos of Site
4. Referral Agency Comments and Recommendations
 - A. Fortuna Fire Protection District Assembly Occupancy Inspection Report

Applicant/Owner

North Coast Hitching Post, Erik & Heidi Rubalcava
2190 Table Bluff Rd.
Loleta, CA 95551

Please contact Steven Lazar, Senior Planner, at slazar@co.humboldt.ca.us or (707)268-3741, if you have any questions about the scheduled item.