

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT**

**Resolution Number 23-**

**EXTENSION OF NORTH COAST HITCHING POST  
COASTAL DEVELOPMENT PERMIT & CONDITIONAL USE PERMIT**

**CASE NUMBERS PLN-2023-18783, PLN-2022-17766  
ASSESSOR PARCEL NUMBER 308-131-033**

**MAKING THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE  
WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND  
CONDITIONALLY APPROVING EXTENSION OF THE NORTH COAST  
HITCHING POST COASTAL DEVELOPMENT PERMIT AND CONDITIONAL  
USE PERMIT**

**WHEREAS**, the owners submitted an application and evidence in support of approving the Coastal Development Permit and Conditional Use Permit Extension; and

**WHEREAS**, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

**WHEREAS**, a timely request for an extension was made by the applicant on October 23, 2023; and

**WHEREAS**, the Planning Commission Resolution for the original approval (Resolution #22-121) includes evidence in support of making all of the required findings for approving the proposed Coastal Development Permit and Conditional Use Permit Extension (Case Number: PLN-2023-18783 / Attachment 1A; and

**WHEREAS**, a public hearing was held on the matter before the Humboldt County Planning Commission on November 30, 2023.

**NOW, THEREFORE**, be it resolved, determined, and ordered by the Planning Commission that:

- 1. FINDING:** Project Description: 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.
- EVIDENCE:** a) Project File: PLN-2023-18783 & PLN-2022-17766
- 2. FINDING:** **CEQA.** The requirements of the California Environmental Quality Act have been met.
- EVIDENCE:** a) During prior approval of the permits on November 3, 2022, 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. No changes to the project are proposed and there have been no changes to the applicable regulations and standards governing the proposal. Furthermore, the applicant states that conditions at the property have not changed since the original approval. For these reasons, further environmental review is not required.
- 3. FINDING:** The development has not changed from that for which the permit or variance was granted.
- EVIDENCE:** a) The owner's project description states that no changes to the original permit have been proposed. An extension is necessary to grant the owner more time to complete the requirements of the Conditions of Approval.
- 4. FINDING:** The findings made when the permit or variance was granted can still be made.
- EVIDENCE:** a) There have been no changes to the applicable regulations. Therefore the findings made when the permit was granted can still be made.

## DECISION

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

1. Adopts the findings set forth in this resolution; and
2. Conditionally approves the Coastal Development Permit and Conditional Use Permit extension (Record Number: PLN-2023-18783) based on the approved project description and site plan on file, and subject to the conditions of approval, both of which are included as attachments to this resolution and are incorporated by reference.

Adopted after review and consideration of all the evidence on **November 30, 2023**.

The motion was made by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_.

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners:

DECISION:

I, John H. Ford, Secretary to the Planning Commission 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 Commission at a meeting held on the date noted above.

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John H. Ford, Director,  
Planning and Building Department