

Brodt At the Bluff Farm-Stay Conditional Use Permit and Modification of a Coastal Development Permit
Record Number: PLN-2021-17197
Assessor's Parcel Numbers: 106-111-004

Recommended Planning Commission Action

1. Describe the application as part of the Consent Agenda;
2. Survey the audience for any person who would like to discuss the application;
3. If no one requests discussion, approve the Consent agenda to take the following action:

Adopt the Resolution to 1) Find the project subject to a Categorical Exemption, 2) make all of the required findings for approval of the modification of a Coastal Development Permit and Conditional Use Permit based on evidence in the staff report, and 3) approve the Brodt Farm-Stay project subject to the recommended conditions.

Executive Summary:

Background

In 2020, a Special Permit and Coastal Development permit application (PLN-2018-14105) was approved to establish a seasonal wedding and event venue operating between May 1st and October 31st as a supplemental and temporary use to the existing agricultural operations. The event venue allows up to 350 guests and 200 vehicles parked onsite per event. The previously-approved project (PLN-2018-14105) will be modified to allow a Farm-Stay to operate within an existing farmhouse onsite and to allow guests to tour onsite facilities used for events.

Current Project

A Conditional Use Permit and modification of an existing Coastal Development Permit (PLN-2018-14105) to establish a Farm-Stay within an existing farmhouse. The existing farmhouse is two (2) storeys, approximately 3,000 square feet, located north of the dairy operation and in the northeastern corner of the parcel. The property is primarily used on a seasonal basis for the production and harvest of silage to support dairy activities on nearby ranches. The parcel is surrounded by agricultural uses and vacant land, the proposed Farm-Stay is compatible with the surrounding uses. During the off season, when silage is not produced, a barn on the site is utilized as an event venue for weddings/funerals/birthday party events. This seasonal use was established as a Temporary Use under a previously approved Special Permit and Coastal Development Permit CDP-18-013, app no. 14105. The proposed Farm-Stay would be used in combination with the event venue and separate from the event venue as necessary. The property is developed with a 3,000 square foot second residence which was conditionally approved under CDP-18-024, app no. 14156, the second residence will not be used as part of the Farm-Stay. Only the Farm-Stay guests will be served food from the kitchen located within the existing farmhouse as part of their visitation. The Farm-Stay proposes to use four (4) bedrooms for guests, averaging one-three (1-3) days per visitation for a maximum of eight (8) guests at one time. The owner/operator resides year-round on the premises. No new development is proposed. All public comments received have been in support of the project proposal.

A detached structure onsite will continue to be used as temporary kitchen for the event venue and not for serving Farm-Stay guests. Parking for Farm-Stay guests will include a field located east of the house and barn onsite. The Farm-Stay will be used separately from events throughout the

year. Visitors would stay in the house separate from the weddings and the Farm-Stay will not include vacation rentals. The project parcel is under a Williamson Act contract.

The Farm-Stay will encourage and facilitate tourism, one of the County's identified target industries. A compatible blend of existing agricultural and residential uses is proposed, encouraging the continued protection of prime employment lands, and maintaining economic productivity (General Plan, Chapter 9.3).

The proposed Farm-Stay establishment is similar and compatible with the conditionally permitted uses in the coastal, agricultural exclusive (AE) zone (HCC §313-7.1). The proposed Farm-Stay is compatible with agricultural operations, anticipates less than significant traffic impacts, and is combining existing residential and agricultural-events that are often larger in scale and intensity than the proposed Farm-Stay.

All public comments received have been in support of the project; the proposed Farm-Stay includes support for the type of operation and the location for the operation.

Based upon the on-site inspection, a review of Planning Division reference sources, and comments from all involved referral agencies, Planning staff has found that the project will not result in a significant impact on the environment as proposed, and that the applicant has submitted evidence in support of making all of the required findings for approving the proposed subdivision per the Recommended Planning Commission Action.

RECOMMENDATION:

Based upon the on-site inspection, a review of Planning Division reference sources, and comments from all involved referral agencies, Planning staff has found that the project is Categorically Exempt from CEQA review, and that the applicant has submitted evidence in support of making all of the required findings for approving the proposed Farm-Stay Conditional Use Permit and modification of a Coastal Development Permit per the Recommended Planning Commission Action.

Alternative: Several alternatives may be considered: 1) The Planning Commission could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Planning Commission could elect to add or delete conditions of approval; 3) 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.