

**ZONING ADMINISTRATOR**

**JOHN H. FORD**  
Director, Planning and Building



**COUNTY STAFF**

**MICHAEL RICHARDSON**  
Supervising Planner  
**STEVE WERNER**  
Supervising Planner  
**CLIFF JOHNSON**  
Supervising Planner

**COUNTY OF HUMBOLDT**  
**ZONING ADMINISTRATOR**  
**Planning and Building Department**  
**3015 H St.**  
**Eureka, CA 95501**

**AGENDA**

**Thursday, November 14, 2019**

**10:00 AM**

**Regular Meeting**

---

**A. CALL TO ORDER**

**B. AGENDA MODIFICATIONS**

**C. CONSENT CALENDAR**

1. Walker Modification to Coastal Development Permit, Special Permit, and Conditional Use Permit  
Case Number PLN-2019-15567  
Assessor Parcel Number (APN) 109-362-051 (por.)  
843 Upper Pacific Drive, Shelter Cove area

Project Description: A Modification to Coastal Development Permit, Conditional Use Permit, and Special Permit (Case Number CDP-18-004, SP-18-018, and CUP-18-036) to reduce the square footage of the approved new single-family residence, and to propose a carport in place of the approved garage, as well as relocate the proposed site of the carport. A Special Permit is required pursuant to Section 313-19.1 for Design Review within the Coastal Zone. The proposed residence is a two-story, 2,390 square foot residence which includes 723 square feet of decks and 548 square feet of carport space. Construction of a single-family residence in advance of multi-family development on a parcel zoned Residential Medium Density (RM) was previously approved with Conditional Use Permit CUP-18-036. Major vegetation removal is necessary to facilitate the project and was previously approved with CDP-18-004. The original proposal included the removal of up to eight [8] trees to be removed in order to accommodate the residence. With the proposed revisions, the applicant is now proposing removing up to nine [9] trees. The parcel is served by community water and sewer, which is provided by the Shelter Cove Resort Improvement District #1.

**Recommendation:** Find the project exempt from environmental review pursuant to Section 15303 of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit, Special Permit and Conditional Use Permit Modification, based on evidence in the staff report, and adopt the Resolution approving the Walker project subject to the recommended conditions.

**Attachments:** [PLN-2019-15567 Staff Report.pdf](#)  
[Item C-1 Supplemental #1 Walker 15567.pdf](#)

**2. Brodt Ranch Events Special Permit**

Case Number: PLN-2018-14105

Assessor Parcel Number: 106-111-004

530 Church Lane, Ferndale area

Project Description: A Special Permit and Coastal Development permit application to establish a use supplemental and temporary to the existing agricultural operation involving a wedding and party venue in accordance with H.C.C. §313-62. The average number of events would be 10-12 weekends per year occurring mostly on weekends from 12:00 p.m. to 12:00 a.m. during the dry season commencing May 1 and ending October 31. Amplified music would be included and turned down low enough so that significant or constant sound is not heard on neighboring properties. The applicant would provide portable toilet facilities and be responsible for ensuring trash is properly disposed of after each event. Patrons would be responsible for providing the food and beverages. The venue will allow up to 300 attendees and 200 vehicles parked on-site. The parcel is 104 acres in size, and the total area utilized for temporary events is approximately 4 acres. No permanent structures or alterations to the land is proposed.

**Recommendation:** Find the project exempt from environmental review pursuant to Section 15301 and 15304 of the State CEQA Guidelines, make all of the required findings for approval of the Special Permit, based on evidence in the staff report, and adopt the Resolution approving the Brodt Ranch Events project subject to the recommended conditions.

**Attachments:** [PLN-2018-14105 Staff Report.pdf](#)  
[Item C-2 Public Comments Nicholson.pdf](#)

**D. ITEMS PULLED FROM CONSENT****E. ADJOURNMENT**

*Persons wishing to file documentation on any agenda item for the official record must submit an original and four (4) copies of each document to the Zoning Administrator Clerk at the Planning and Building Department, 3015 H Street in Eureka.*

*Meeting rooms are ADA Accessible. If you are a person with a disability, and you need disability-related modifications or accommodations to participate in this meeting, please contact the Zoning Administrator Clerk at 707-445-7541, or 707-268-3792 (fax). Requests for such modifications or accommodations must be made at least three full business days before the start of the meeting.*