



MINUTE SHEET

THURSDAY, NOVEMBER 14, 2019

Regular Meeting

The Honorable Zoning Administrator of the County of Humboldt held a regular meeting on the above date within the Humboldt County Planning and Building Department at 3015 H Street in Eureka, California. The Zoning Administrator and the Zoning Administrator Clerk of the County of Humboldt hereby certify the foregoing to be a true and correct record of the actions taken on the above-entitled matters by said Zoning Administrator at the meeting held on date noted above.


Suzanne Lippre
Zoning Administrator Clerk


John H. Ford
Zoning Administrator

ZONING ADMINISTRATOR

JOHN H. FORD
Director, Planning and Building



COUNTY STAFF

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

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

ACTION SUMMARY

Thursday, November 14, 2019

10:00 AM

Regular Meeting

A. CALL TO ORDER

John Ford called the meeting to order at 10:00 a.m.

B. AGENDA MODIFICATIONS

Item C-1: Supplemental information provided.

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.

Action; The Zoning Administrator finds the project exempt from environmental review pursuant to Section 15303 of the State CEQA Guidelines, makes 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 the supplemental information provided at the meeting, and adopts the Resolution approving the Walker project subject to the recommended conditions.

D. ITEMS PULLED FROM CONSENT

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.

The Zoning Administrator has referred this item to the Planning Commission with re-notification to the public to be provided once a date has been set.

E. ADJOURNMENT

John Ford adjourned the meeting at 10:55 a.m.

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.