



COUNTY OF HUMBOLDT

Legislation Details (With Text)

File #: 17197 **Version:** 1 **Name:**
Type: Zoning Item **Status:** Consent Agenda
File created: 1/28/2022 **In control:** Planning Commission
On agenda: 2/3/2022 **Final action:**
Title: Brodt At the Bluff Farm-Stay, Conditional Use Permit and Coastal Development Permit Modification
Record Number PLN-2021-17197 (filed 05/06/2021)
Assessor's Parcel Number: 106-111-004
Ferndale Area

A Conditional Use Permit and modification of an existing Coastal Development Permit to establish a Farm-Stay within an existing farmhouse. The property is primarily used on a seasonal basis for the production and harvest of silage to support dairy activities on nearby ranches. 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 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.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 17197 Brodt FarmStay Executive Summary 2.03.22, 2. 17197 Brodt FarmStay Staff Report 2.03.22

Date	Ver.	Action By	Action	Result
2/3/2022	1	Planning Commission	approved	Pass
2/3/2022	1	Planning Commission	approved	Pass

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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.

Adopt the Resolution to 1) Find the project Categoricaly Exempt from CEQA, 2) make all of the required findings for approval of the modification of a Coastal Development Permit and Conditional Use Permit, and 3) approve the Brodt Farm-Stay subject to the recommended conditions.