



# COUNTY OF HUMBOLDT

## Legislation Text

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File #: 13421, Version: 1

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### West River Lane, LLC Zoning Reclassification, Special Permits and Conditional Use Permit

Case Number ZR17-002, SP16-717, SP16-725, CUP16-945

Assessor Parcel Number 077-331-032-000

3525 Redwood Drive, Redway, CA 95560

This project includes four components. First, West River Lane LLC seeks to rezone the entire property from CH-Highway Service Commercial to Qualified C-2 Community Commercial. The proposed Q - Qualified Zone will maintain the development standards of the CH Zone in terms of building height, setbacks and minimum lot size. Second, Redline LLC requests a Special Permit for a cannabis manufacturing facility, Bravo Zulu LLC requests a Special Permit for a cannabis distribution facility, and Eagle One LLC requests a Conditional Use Permit for a cannabis dispensary within an existing 3,600 square foot commercial structure. All three businesses would be open from 7am - 7 pm Monday through Sunday. The proposed manufacturing use takes raw plant materials and uses a heated bench-press to squeeze the oils out. It also involves packaging of cannabis material and cannabis extracts for sale. The use of "chemicals" is limited to standard household cleaning supplies. The application includes detailed Operations Plans for each business addressing all the requirements of the County's Dispensary and Commercial Medical Marijuana Ordinances. Third, are requests for exceptions from the parking and loading space requirements. Including reducing the parking requirement from 15 spaces to 8 spaces, and Reducing the loading space from 10' x 60' to 10'x20'.

*A) Move to make all of the required findings, based on evidence in the staff report and public testimony, and approve West River Lane, LLC Special Permits and Conditional Use Permit applications subject to the approved conditions by adopting the attached Resolution of Approval #1 - #3.*

*B) Move to make all of the required findings, based on evidence in the staff report and public testimony, and recommend the Board of Supervisors approve the West River Lane LLC Zone Reclassification by adopting the attached Resolution of Approval #4 (by roll call vote).*