



# COUNTY OF HUMBOLDT

## Legislation Details

**File #:** 20-678      **Version:** 1      **Name:**  
**Type:** Zoning Item      **Status:** Passed  
**File created:** 5/29/2020      **In control:** Planning and Building  
**On agenda:** 6/4/2020      **Final action:** 6/4/2020

**Title:** Brodt Ranch Wedding and Event Venue  
Special Permit and Coastal Development Permit  
Application Number 14105  
Record Number PLN-2018-14105  
Assessor's Parcel Number (APN): 106-111-004  
530 Church Lane, Ferndale Area

**Project Description:** A Special Permit and Coastal Development permit application to establish a supplemental and temporary use 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. The parcel is developed with a single-family residence, a 5,400 square foot barn, and a retaining pond. The existing facilities would be used and there are no permanent structures or alterations to the land proposed.

**Recommendation:** Find the project exempt from environmental review pursuant to Section 15301 (Existing Facilities), and 15304 (Minor Alterations to Land), and make all of the required findings for approval of the Coastal Development Permit based on the evidence in the staff report, and adopt the Resolution approving the proposed Brodt Special Permit and Coastal Development Permit subject to the recommended conditions of approval.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. PLN-2018-14105 PC Staff Report.pdf, 2. Item E-3\_Brodt - Supplemental Item 1.pdf

Date	Ver.	Action By	Action	Result
6/4/2020	1	Planning Commission	approved as amended	Pass