



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT- BOARD OF SUPERVISORS**

**CDP_2015-0020
JULY 12, 2016**

SUMMARY

OWNER: SEARS M R II & HELEN E
41600 COMPTCHE UKIAH RD
MENDOCINO, CA 95460

APPLICANT: SEARS M R II & HELEN E
41600 COMPTCHE UKIAH RD
MENDOCINO, CA 95460

AGENT: Andy Harney
PO Box 2833
FORT BRAGG, CA 95437

REQUEST: A Coastal Development Administrative Permit to partition the interior of an existing detached 598-square-foot structure into an 85-square-foot utility room, 208-square-foot a single car garage, and 305-square-foot Accessory Living Unit. The existing footprint will remain 598 square-feet.

DATE DEEMED COMPLETE: March 24, 2016

LOCATION: The site is located on the north side of Comptche-Ukiah Road approximately 3 miles east of its intersection with Highway 1. APN 121-180-03. 41600 COMPTCHE UKIAH RD, MENDOCINO AREA

TOTAL ACREAGE: 3

GENERAL PLAN: RMR20:R

ZONING: RMR:20

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: Class 1(a) categorical exemption from CEQA pursuant to Section 15301 for minor alterations to a private building, including interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

RECOMMENDATION: Approve with conditions

STAFF PLANNER: JULIANA CHERRY

BACKGROUND

PROJECT DESCRIPTION: A Coastal Development Administrative Permit to partition the interior of an existing detached 598-square-foot structure into an 85-square-foot utility room, 208-square-foot a single car garage, and 305-square-foot Accessory Living Unit. The existing footprint will remain 598 square-feet. The project site has been surveyed for jurisdictional purposes and it has been determined that no pygmy vegetation is within 100-feet of the project site.

APPLICANT’S STATEMENT: The August 6, 2015 filed application questionnaire describes the project as “convert[ing an] existing detached 598- square-foot garage/carport to 311-square-foot guest house, and 287-square-foot garage within [the] footprint of the existing garage. Connect the new guesthouse to the existing septic system.”

RELATED APPLICATIONS:

On-Site

- BF 2003-1051 Reroof Building Permit

SITE CHARACTERISTICS: The project site is a parcel 3 miles east of Highway 1, westerly of the Local Coastal Plan boundary, and located at 41600 Comptche-Ukiah Road, Mendocino Area. A biological survey was completed in March 2016 and pygmy vegetation was not evident within 100-feet of the project area. Site elevation is about 490-feet above sea level and the site is relative flat. The site includes residential development and accessory structures (home, garage, paved driveway, and landscaping). Vegetation includes second growth redwood forest mixed with Douglas fir and Bishop pine. Mapped soils are Shinglemill-Gibney Complex, with 2-to-9 percent slopes.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	RMR-20	RMR-20	16 acres	Residential
EAST	RMR-20	RMR-20	12 acres	Residential
SOUTH	RMR-20	RMR-20	10 acres	Residential
WEST	RMR-20	RMR-20	1 acre	Residentail

PUBLIC SERVICES:

Fire District: MENDOCINO

School District: MENDOCINO

AGENCY COMMENTS: On November 5, 2015 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. No response identified required permits or specified recommended conditions of approval. A summary of the submitted agency comments are available in *Appendix A: Coastal Permit Approval Checklist*.

REFERRAL AGENCIES	RELATED PERMIT	COMMENT	DATE
PBS Planning Ukiah		No response	
Environmental Health FB		Recommend approval	12-10-2015
Assessor		No response	
Department of Forestry/CalFire		Comments received	11-11-2015
Coastal Commission		No response	
Mendocino School District		No response	
Mendocino Fire District		No response	

KEY ISSUES

1. General Plan and Zoning Consistency:

The subject parcel is classified as Remote Residential (RMR20:R) by the Coastal Element of the Mendocino County General Plan, which is intended “to be applied to lands having constraints for commercial agriculture, timber production or grazing, which are well suited for small scale farming and low density agricultural/residential uses by the absence of such limitations as inadequate access, unacceptable hazard exposure or incompatibility with adjoining resources land uses. The classification is also applied to some areas which might not otherwise qualify except for the fact that the land has been divided and substantial development has occurred.”

A single-family residence is a permitted use on this 3-acre parcel. The existing land use is consistent with the RMR District principal permitted uses and the proposed garage conversion to an Accessory Living Unit and Utility Room would establish new accessory uses that are permitted when associated with a single-family home. The Accessory Living Unit, or guest cottage, is consistent with the definition of MCC Section 20.308.050(l) “Guest Cottage.”

2. Special Plans/Area Plans:

To determine jurisdictional authority a *Biological Scoping for Pygmy Forest* report was prepared by Spade Natural Resources Consulting (March 9, 2016). No pygmy vegetation was observed within 100-feet of the proposed utility room, accessory living unit, and carport. The report further clarifies that there are no aquatic plant communities, wetlands, or streams within 100-feet of the proposed garage conversion. No additional surveys are recommended.

A Coastal Access Route is mapped along the east-west corridor of Comptche-Ukiah Road and the project is situated along this County Road. No reduction in access to the shore is anticipated.

3. Environmental Protection:

A Class 1(a) Categorical Exemption from CEQA, pursuant to Section 15301, for minor alterations to a private building, including interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

RECOMMENDATION

By resolution, adopt a Coastal Development Administrative Permit and Class 1(a) Categorical Exemption from the California Environmental Quality Act for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval.

DATE

JULIANA CHERRY
PLANNER III

DATE

ANDY GUSTAVSON
COASTAL PERMIT ADMINISTRATOR

ATTACHMENTS:

- A. Location Map
- B. Location Detail
- C. Topographical Map
- D. Aerial Map
- E. Site Plan
- F. Site Map
- G. Floor Plan
- H. Elevations
- I. Zoning Map
- J. General Plan Map
- K. LCP Map
- L. Fire Hazards Map
- M. Soils Map

RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):