



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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**COASTAL DEVELOPMENT PERMIT
AUTHORIZATION FOR EMERGENCY WORK**

PROJECT NO. EM_2023-0004

OWNER: SARA TIETZ KOZEL, TRUSTEE
PO BOX 37
CALISTOGA, CA 94515

APPLICANT: EDWARD AND SARA KOZEL
PO BOX 37
CALISTOGA, CA 94515

SITE ADDRESS/APN: 45700 Cypress Drive; Mendocino, 95460/APN: 118-230-05

NATURE OF EMERGENCY: The three existing exterior south-facing French doors and attached sidelights are damaged and cannot be secured nor waterproofed. The doors must be boarded shut, preventing emergency ingress and egress. Additionally, the residence is unable to be secured without utilizing temporary boards until these doors and sidelights can be replaced.

CAUSE OF EMERGENCY: The house was constructed in 2002. The doors are 22 years old and are exposed to the strong south winter winds and driving rains. Environmental damage is the primary cause.

REMEDIAL ACTION: The action to be approved under this Emergency Permit is authorization of the replacement of three south-facing exterior French doors and their associated sidelights prior to the approval and issuance of the Standard Coastal Development Permit Modification (CDPM_2023-0005) request currently being processed by the Mendocino County Department of Planning and Building for review and entitlement from the Coastal Permit Administrator.

This emergency permit authorizes the following:

- ✓ The removal of three exterior damaged French doors and associated sidelights.
- ✓ The replacement of the three exterior doors and associated sidelights.

See the attached October 19, 2023, Emergency Permit application and proposed construction and site plan. The exterior doors to be replaced are identified on the construction sheets. No other work is a part of this emergency permit authorization.

CIRCUMSTANCES TO JUSTIFY EMERGENCY: As winter storms bring precipitation and high winds along coastal areas, the residence will continue to sustain damage until the windows and sidelights are replaced. The use of boards protecting the damaged areas is a temporary measure and does not permit ingress or egress or the ability to secure the home.

COMPLIANCE: Permits for Approval of Emergency Work are subject to MCC Sec. 20.536.060 *et seq.*

RECOMMENDED BY:

Susan Summerford, Planner III



Date: January 16, 2024

APPROVED BY:

Julia Krog, Department of Planning & Building Services Director



Date: February 12, 2024