



COASTAL PERMIT ADMINISTRATOR STAFF REPORT – 10/17/2016
ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT CDP_2016-0022

SUMMARY

OWNER/ APPLICANT: JAMES HEID AND TOBY MALINA
33801 NAVARRO RIDGE ROAD
ALBION, CA 95410

AGENT: KELLY B. GRIMES
PO Box 328
LITTLE RIVER, CA 95456

REQUEST: Coastal Development Permit to: construct a two story accessory structure, with a 522 square-foot guest cottage on first floor and a 489 square-foot office on second floor; tie in plumbing and electric utilities to existing system; and install a french drain.

DATE DEEMED COMPLETE: 6/03/2016

LOCATION: In the Coastal Zone, located on the south side of Navarro Ridge Road approximately 0.5 mile east of its intersection with Highway 1 at 33801 Navarro Ridge Road, Albion (APN 123-320-07).

TOTAL ACREAGE: 5.47 acres

GENERAL PLAN: Rural Residential 5 (RR5) / Planned Development (PD)

ZONING: Rural Residential 5 (RR5) / Planned Development (PD)

SUPERVISORIAL DISTRICT: 5

APPEALABLE AREA: No

PERMIT TYPE: Administrative Coastal Development Permit

ENVIRONMENTAL DETERMINATION: Categorically Exempt - 15303 Class 3(e) new construction of an accessory structure.

RECOMMENDATION: Approve with conditions.

STAFF PLANNER: Robert LaPorte

BACKGROUND

PROJECT DESCRIPTION: Coastal Development Permit to: construct a two story accessory structure, with a 522 square-foot guest cottage on first floor with a 489 square-foot office on second floor; tie in plumbing and electric utilities to existing system; install a french drain. This new structure will be accessory to an existing single family residence and will be located in the rear yard approximately 100 feet northeast of the existing residence.

SITE CHARACTERISTICS: The 5.5 acre subject parcel is situated in the Coastal Zone approximately two miles south of Albion, located on the south side of Navarro Ridge Road approximately 0.5 mile east of its intersection with Highway 1. The site is surrounded by parcels of similar size that are greater than 5 acres but less than 10 acres. To the east and west are developed residential parcels and the lot to the south is undeveloped residential.

The Fensalden Inn is located on the adjacent parcel to the north. Existing development on the subject parcel is clustered on the southern portion of the lot and consists of a 1,981 square-foot single family residence, a 120 square-foot greenhouse, a 288 square-foot shed, 1,000 square feet of gravel driveway, well and water storage tank, septic, and two fenced garden areas.

The subject parcel is designated as a planned development area (combining district PD), which requires that a use permit is obtained for all development, other than a single family residence and accessory uses. Since this permit is authorizing construction of an accessory use to a single family home, a use permit is not required.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential 5 acre minimum (RR5) / Planned Development (PD)	Rural Residential 5 acre minimum (RR5) / Planned Development (PD)	7.50 acres	Coastal Visitor Accommodation: Inn
EAST	Rural Residential 5 acre minimum (RR5) / Planned Development (PD)	Rural Residential 5 acre minimum (RR5) / Planned Development (PD)	6.12 acres	Single Family Residential
SOUTH	Rural Residential 5 acre minimum (RR5) / Planned Development (PD)	Rural Residential 5 acre minimum (RR5) / Planned Development (PD)	8.05 acres	Vacant
WEST	Rural Residential 5 acre minimum (RR5) / Planned Development (PD)	Rural Residential 5 acre minimum (RR5) / Planned Development (PD)	5.89 – 6.43 acres	Single Family Residential

PUBLIC SERVICES:

Access: Private Drive (Nonella Lane) off of Navarro Ridge Road (CR 518)
 Fire District: Albion-Little River Fire District
 Water District: N/A
 Sewer District: N/A
 School District: MENDOCINO UNIFIED

AGENCY COMMENTS: On June 3, 2016 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their required related permits, if any, are listed below. Agency comments are summarized below. Any comments that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	RELATED PERMIT	COMMENT	DATE
Environmental Health-FB		Comments	July 12, 2016
Building Services-FBPBS		No Comment	June 17, 2016
Planning-Ukiah PBS		No Comment	June 3, 2016
Department of Transportation		No Comment	June 20, 2016
Assessor		No Response	
Albion-Little River Fire District		No Response	
CalFire		No Comment	June 8, 2016
Coastal Commission		No Response	
Sherwood Valley		No Response	
Redwood Valley Rancheria		No Response	
Cloverdale Rancheria		No Response	

KEY ISSUES

Coastal Development Permit applications are subject to the findings enumerated in Section 20.532.095 and 20.532.100 of the Mendocino County Code (MCC). The *Coastal Permit Approval Checklist* individually addresses each of the Required Findings for all Coastal Development Permits and any Supplemental Findings applicable to this project.

The issues listed below are drawn from *Coastal Permit Approval Checklist* and have been determined to be “key issues” because they either require special conditions for the findings to be made or they address matters of particular concern by referral agencies.

Key Issue 1: Land Use and Zoning District Consistency

The proposed development is to construct a two story accessory structure, with a 522 square-foot guest cottage on first floor and a 489 square-foot office on second floor. Accessory uses are permitted in the Rural Residential zoning district, subject to the Accessory Use Regulations of MCC Section 20.456. Guest cottages are specifically included in the definition of permitted accessory structures. An office is a non-residential structure which is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to the principle residential use. Typically, at this location within the coastal zone, the development of a structure accessory to a single family residence would not require a coastal development permit. However, guest houses or self-contained residential units are specifically not exempt from a coastal development permit (Subchapter 6 - 13250 of Public Resources Code Section 30610(a)). The proposed improvements and existing use of the parcel are consistent with the uses allowable within the Rural Residential Zoning District.

To ensure the guest cottage is used according to its intended use, and is not converted into a second dwelling unit, which cannot be allowed, **Condition 9** is recommended.

Condition 9: Prior to issuance of the Coastal Development Permit, the applicants shall execute and record a deed restriction with the following conditions:

- a. Any proposed modification of the guest cottage shall require an amendment to the coastal development permit.
- b. The accessory structure shall not contain facilities, either permanent or temporary and portable, for the cooking or preparation of food, and shall not be used as an independent dwelling unit until such a time as appropriate permits are obtained.

With the recommended condition of approval, the proposed development is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserves the integrity of the zoning district.

Key Issue 2: California Environmental Quality Act (CEQA)

The proposed project is Categorically Exempt from the provisions of CEQA, pursuant to Class 3 of Article 19 of the California Environmental Quality Act Guidelines. The Class 3 (e) exemption finds that an “accessory (appurtenant) structures”, meeting the criteria of Section 15303, has “been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA.”

The proposed development meets the criteria of Section 15303, and therefore will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

DETERMINATION

By resolution, issue a Categorical Exemption and grant Coastal Development Permit CDP_2016-0022 for the Project based on the approved project description and findings and subject to the conditions of approval.

DATE

ROBERT LAPORTE
PLANNER I

DATE

ANDY GUSTAVSON
COASTAL PERMIT ADMINISTRATOR

Appeal Fee - \$1100.00 (For an appeal to the Mendocino County Board of Supervisors.)

Appeal Period - Ten (10) calendar days for the Mendocino County Board of Supervisors.

ATTACHMENTS:

A – Location Map
B – Vicinity Map
C – Aerial
D – Site Plan
E – Floor Plan
F – Elevations
G – Zoning Display Map
H – General Plan Classifications
I – LCP Land Use Map 19: Navarro
J – LCP Land Capabilities & Natural Hazards
K – LCP Habitats & Resources
L – Appealable Areas
M – Adjacent Parcels
N – Fire Hazard Zones & Responsibility Areas
O – Important Farmland
P – Wildland-Urban Interface Zones
Q – Ground Water Resources
R – Estimated Slope
S – Local Soils

COASTAL PERMIT CHECKLIST

RESOLUTION AND EXHIBIT A (CONDITIONS OF APPROVAL)