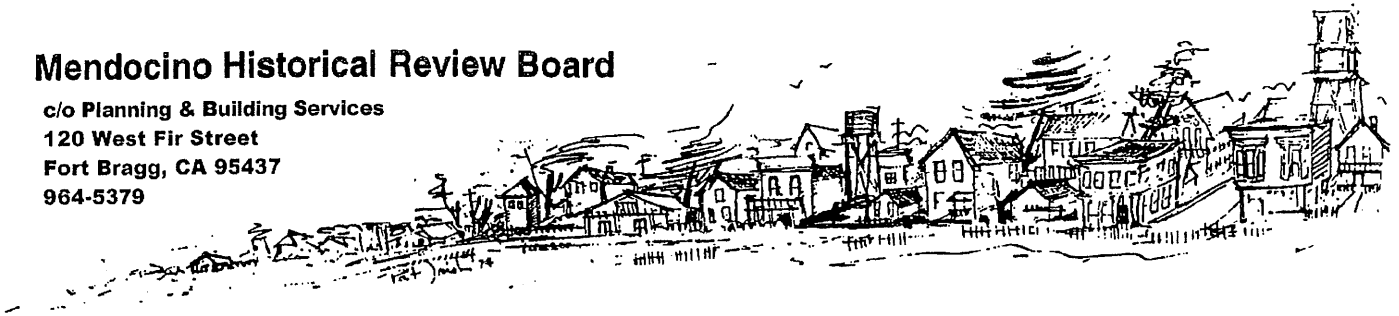


Mendocino Historical Review Board

c/o Planning & Building Services
120 West Fir Street
Fort Bragg, CA 95437
964-5379



NOTICE OF PUBLIC HEARING AUGUST 7, 2017

The Mendocino Historical Review Board will perform a site view of Item **9b, located at 44900 Little Lake Road, beginning at 6:30 PM. The Board will reconvene at 7:00 PM at the Mendocino Community Center – Theatre Room, located at the corner of School and Pine Streets, Mendocino for the public hearing.

ORDER OF AGENDA

1. Call to Order.
2. Roll Call.
3. Determination of Legal Notice.
4. Approval of Minutes.
5. Correspondence.
6. Report from the Chair.
7. **Public Expression.** The Board welcomes participation in the Board meetings. Comments shall be limited so that everyone may be heard. Items of public expression are limited to matters under the jurisdiction of the Board which are not on the posted agenda, and items which have not already been considered by the Board. The Board limits testimony on matters not on the agenda to 3 minutes per person and not more than 10 minutes for a proposed item on a subsequent agenda.
8. **Consent Calendar.**
None.
9. **Public Hearing Items.**
 - 9a. **CASE#:** MHRB_2016-0032 (**Continued from April 4, 2017**)
DATE FILED: 12/12/2016
OWNER: STATE OF CALIFORNIA PARK
REQUEST: A Mendocino Historical Review Board Permit request to remodel a public restroom located within the Mendocino Headlands State Park, grade, and plant native and historically appropriate landscaping adjacent to the Ford House and public restroom.
ENVIRONMENTAL DETERMINATION: Categorically Exempt. Class 31 exemption consisting of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.
LOCATION: Mendocino Headlands State Park, 45035 Main Street (APN: 119-240-01)
STAFF PLANNER: Juliana Cherry
 - 9b. **CASE#:** MHRB_2017-0004 (**Continued from June 5, 2017**)
DATE FILED: 2/17/2017
OWNER: MARTIN GABRIEL
APPLICANT: DANIELLE COMPA
REQUEST: A Mendocino Historical Review Board Permit request to modify previously approved barn and tack room (MHRB_2015-0008). Proposed changes include increasing building footprint, exterior appearance, and maximum height. Note: The Spencer Hills House is listed in the Mendocino Town Plan Appendix Inventory of Historic Structures as a Category I structure (Landmark: Construction dated, history substantiated, only minor alterations in character with original architecture.)
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 44900 Little Lake Road (APN: 119-140-24)
STAFF PLANNER: Juliana Cherry



9c. CASE#: MHRB Permit 2016-0001

DATE FILED: 1/6/2016

OWNER/APPLICANT: MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION

AGENT: HOWARD DASHIELL

REQUEST: A request to amend MHRB Permit 2016-0001, which was approved to construct an ADA compliant pedestrian access ramp adjacent to the existing raised sidewalk – leading to road profile grade sidewalk extension from ADA curb cut at the NE corner of Main and Kasten. [Note: The proposed project is adjacent to the Jarvis-Nichols Building, a Category I historic structure.]

ENVIRONMENTAL DETERMINATION: Categorically Exempt pursuant to Section 15301(c), minor alteration of existing facilities, including existing highways, streets, sidewalks, gutters, bicycle and pedestrian trails and similar facilities (this includes road grading for the purpose of public safety).

LOCATION: Intersection of Main Street (CR 407E) and Kasten Street (CR 407L) in the Town of Mendocino (APN: 119-240-01)

STAFF PLANNER: Juliana Cherry

10. Matters from the Board.

10a. Nomination and Election: Mendocino Historical Review Board Chair and Vice Chair.

10b. Discussion: MCC Section 20.760.020 Establishment, Power, Duties and Responsibilities of Historical Review Board.

11. Matters from the Staff.

11a. Pedestrian pathway on Kasten between Ukiah and Albion Streets.

11b. MCDOT striping parking spaces on Main and Lansing Streets.

11c. Commercial vehicle parking and recreational vehicle parking on public streets.

11d. Installation of art within the public right-of-way.

11e. Amending the Mendocino Historical Review Board Design Guidelines.

12. Adjourn.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. APPLICATIONS MAY BE REVIEWED AT THE MENDOCINO COMMUNITY CENTER AND AT THE MENDOCINO COMMUNITY LIBRARY. The staff report is available on the Department of Planning and Building Services website at www.mendocinocounty.org/pbs. Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 964-5379 or 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Mendocino Historical Review Boards decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

APPEAL PROCESS. Persons who are dissatisfied with a decision of the MHRB may appeal the decision to the Board of Supervisors. An appeal must be made in writing along with a fee to the Clerk of the Board within 10 days of the MHRB's decision. The appeal will be placed on the next available Board agenda and the appellant will be notified of the time and date. Appeals to the Board do not guarantee that the MHRB's decision will be overturned. In some cases, the Board may not have the legal authority to overturn the decision.



ARCHAEOLOGICAL COMMISSION AGENDA

AUGUST 9, 2017
2:00 PM

Department of Planning and Building Services
860 North Bush Street, Ukiah, California
Public Conference Room

ORDER OF AGENDA

1. ROLL CALL

2. **ARCHAEOLOGICAL COMMISSION ADMINISTRATION:** The applications listed below will be reviewed by the Archaeological Commission. You are invited to attend and provide any information pertinent to these applications. If you have photographs of the site, you are encouraged to bring them.

3. SURVEY REQUIRED

3a. **CASE#:** UM_2017-0003 (continued from July 12, 2017)

DATE FILED: 4/27/2017

OWNER/APPLICANT: MARTIN MILECK

AGENT: SEAN O'ROURKE

REQUEST: Request to modify Use Permit 22-88 to allow for agricultural sales and services on the west side of Hill Road. Modification request to also change Condition C-5 to reduce setback from 50ft. to 10ft.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 3.5± mi. east of Covelo Center, on the east side of Hill Road (CR 327B), 1± mi. south of eastern terminus of East Lane; 74540 Hill Road, Covelo (APN: 034-020-68).

STAFF PLANNER: Sam 'Vandy' Vandewater

4. REVIEW OF SURVEY

4a. **CASE#:** CDP_2016-0019

DATE FILED: 4/25/2016

OWNER: HOOD MICHAEL ALLEN AND PASTRE FAMILY

APPLICANT/ AGENT: PASTRE FAMILY TRUST

REQUEST: Coastal Development Permit to construct a 1,530 sq. ft. single family residence and associated improvements.

ENVIRONMENTAL DETERMINATION: Categorically Exempt Class 3 - 15303(a) New construction of a single family residence.

LOCATION: In the Coastal Zone, 5± miles south of the City of Point Arena located on the west side of Iversen Lane at its intersection with Iversen Road at 46900 Iversen Road, Gualala (APN: 142-032-02).

STAFF PLANNER: Juliana Cherry

4b. **CASE#:** CDP_2017-0005

DATE FILED: 2/15/2017

OWNER: KAHN JUDITH

APPLICANT: J. KAHN & ROBERT KIRBY

AGENT: ROBERT KIRBY

REQUEST: Coastal Development Permit for a 1624 sq. ft. single family residence with a detached garage with an office. A 640 sq. ft. guest house with a temporary kitchen will be constructed first and removed following the construction of the primary residence. Improvements to the site include installing a County approved septic system, driveway, and fencing. Existing development includes a well and well house, road and utilities easement.

ENVIRONMENTAL DETERMINATION: Categorically Exempt Class 3: (a) One single family residence, or a second dwelling unit in a residential zone. (d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction. (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

LOCATION: The site is in the Coastal Zone, 0.6± miles south of the Town of Little River, located east of Hwy 1, at 7419 Stickney Ranch Road, Little River (APN: 121-320-15).

STAFF PLANNER: Julia Acker



4c. **CASE#:** CDP_2017-0013

DATE FILED: 5/1/2017

OWNER/APPLICANT: ESTES TOM E & JULEE M TTEE

REQUEST: Coastal Development Permit to demolish an existing single family residence and barn; construct a 1,176 sq. ft. single family residence in the demolished barn footprint; and construct a 1,232 sq. ft. detached garage/shop in the demolished residence footprint. No changes are proposed to existing development which includes a septic, well, and driveway.

ENVIRONMENTAL DETERMINATION: Categorically Exempt Class 3

LOCATION: The site is located in the Coastal Zone north of the town of Fort Bragg on the northwest side of Hwy 1, 0.5± mile north of its intersection with Airport Road (CR 424) at 22650 North Hwy 1, Fort Bragg (APN: 069-231-41-00).

STAFF PLANNER: Julia Acker

4d. **CASE#:** MS_2017-0002

DATE FILED: 1/30/2017

OWNER: ALVAREZ FRANCISCO & ISABEL

APPLICANT: POPE ENGINEERING

AGENT: SAM POPE

REQUEST: Minor Subdivision of a 3.4± acre lot into a 0.61± acre lot and a 1.14± acre lot with a remainder parcel of 1.66± acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 2.3± miles south of Ukiah center, on the west side of South State Street (CR 104A). Located 0.05± miles from the intersection of Fircrest Drive (CR 210), South Dora Street (CR 209) and Crestview Drive (CR 210A) . 315 Crestview Drive, Ukiah (APN: 180-220-21).

STAFF PLANNER: Monique Gil

4e. **CASE#:** U_2017-0002

DATE FILED: 3/3/2017

OWNER: LONG VALLEY HEALTH CENTER INC

APPLICANT/ AGENT: THE HARWOOD MEMORIAL PARK, INCORPORATED

REQUEST: Use permit to allow a skate park. Project will be completed in phases. Phase I consists of bowls and ramps constructed of reinforced concrete, enclosed in a wire fence with metal fence art. Phase I also includes a small parking lot and water fountain. Phase II will see the addition of more bowls and ramps. A bathroom will be constructed within first 2 years of project.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 0.5± mi. southwest of Laytonville center, on the south side of Harwood Road (CR 319), 0.3± mi. west of its intersection with HWY 101. 351 Harwood Road, Laytonville (APN: 014-160-12).

STAFF PLANNER: Sam 'Vandy' Vandewater

5. **MISCELLANEOUS REVIEW**

6. **MATTERS FROM COMMISSION**

7. **ADJOURNMENT**

APPEAL PROCESS FOR ARCHAEOLOGICAL COMMISSION

Applicants or other persons who are dissatisfied with a decision of the Commission may appeal the action to the Board of Supervisors. An appeal must be made in writing along with the applicable fee to the Clerk of the Board within 10 days of the Commission's decision. The appeal issue will be placed on the next available Board of Supervisors' agenda for consideration and the appellant will be notified of the time and date. Appeals to the Board of Supervisors do not necessarily guarantee that the Commission's decision will be overturned.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE

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Mendocino County Department of Planning and Building Services
860 N Bush Street, Ukiah, CA 95482 707-234-6650
<http://www.co.mendocino.ca.us/planning>



SUBDIVISION COMMITTEE AGENDA

AUGUST 10, 2017
9:00 A.M.

COUNTY ADMINISTRATION BUILDING
501 LOW GAP ROAD, UKIAH - CONFERENCE ROOM B

ORDER OF AGENDA

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. CASE#: B_2017-0033

DATE FILED: 6/26/2017

OWNER/APPLICANT: ADAM PIELASZCZYK

AGENT: RON FRANZ

REQUEST: Reconfigure the boundaries between three parcels to better match topography. Project will create three parcels of 30.90± acres, 21.80± acres and 26.50 acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

LOCATION: Parcels are on the east side of US 101, .60± miles north of its intersection with Reynolds Hwy. (CR310) at 27901 N. Highway 101, Willits (APNs: 037-170-20x, 037-230-17, 18x, 037-240-30).

STAFF PLANNER: Russell Ford

2b. CASE#: B_2017-0034

DATE FILED: 6/26/2017

OWNER: PARK INVESTMENT GROUP LLC.

APPLICANT: DANIEL PARK

REQUEST: Transfer .3± acres of vacant land from (APN: 103-120-18 to 103-141-09), creating two lots of 5.9± acres and 10.05± acres, respectively.

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

LOCATION: Parcels are on the east side of Sawyers Lane (CR302). 40± miles south of its intersection with Center Valley Rd (CR303) at 21801 Sawyers Lane, Willits (APNs: 103-141-09, 103-120-18).

STAFF PLANNER: Russel Ford

2c. CASE#: B_2017-0035

DATE FILED: 6/28/2017

OWNER: JONATHAN FREY, ET AL AND TIM ROEMER & KATHLEEN COOPER AND DEREK DAHLEN & ELIZABETH FREY

APPLICANT: JONATHAN FREY, ET AL

AGENT: JR BARRETT

REQUEST: The proposed boundary line adjustment will reconfigure the boundaries between four existing lots; three owned by the Frey Family (APN: 107-265-18) [Jonathan & Katrina], (APN: 107-265-17) [Jonathan & Katrina] and APN: 107-160-07 [Elizabeth Frey & Derek Dahlen]), and one owned by Tim Roemer and Kathleen Cooper (APN: 107-150-09) to be more suitable to existing agricultural operations on the parcels. Additionally, APN: 107-150-09 (Roemer/Cooper) and APN: 107-160-07 (Frey/Dahlen) will be adjusted to more appropriately locate the Roemer residence onto the Roemer parcel (APN: 107-150-09) as it currently sits on APN: 107-160-07 (Frey/Dahlen). The final adjustment will result in four parcels: Jonathan & Katrina Frey (APN: 107-265-18) at 58± acres, Jonathan & Katrina Frey (107-265-17) at 27± acres, Tim Roemer & Kathleen Cooper (APN: 107-150-09) at 9± acres, and Elizabeth Frey & Derek Dahlen (APN: 107-160-07) at 18± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

LOCATION: Parcels are on the west side of Tomki Rd (CR237D) 3± miles north of its intersection with East Rd. (CR230) 15500 Tomki Road, Redwood Valley (APNs: 107-265-17, 18, 107-150-09, 107-160-07).

STAFF PLANNER: Russell Ford



2d. CASE#: B_2017-0036

DATE FILED: 6/28/2017

OWNER: FREY VINEYARDS LTD

APPLICANT: JONATHAN FREY

AGENT: JR BARRETT

REQUEST: The proposed Boundary Line Adjustment will reconfigure the layout of three existing lots. Currently, Lot 1 (APN 161-290-25) contains the vineyard as well as two existing single family residences. Lot 2 (APN 161-290-20) is vacant, and Lot 3 (APN 163-050-05) is mostly covered by an ag pond. The applicant would like to relocate Lots 2 (APN 161-290-20) and 3 (APN 163-050-05) around each of the residences, while keeping the majority of the vineyard and the ag pond confined to Lot 1 (APN 161-290-25). The final result of this adjustment will be three lots. Lot 1 (APN 161-290-25) at 21.30± acres, Lot 2 (APN 161-290-20) at 4.90± acres and Lot 3 (APN 163-050-05) at 3.50± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

LOCATION: Parcels are at the end of Lolonis Lane (private) off Road D (CR 232), 1.05± miles east of its intersection with East Road (CR 230) at 8750 Lolonis Lane, Redwood Valley (APNs: 161-290-20, 25, 163-050-05).

STAFF PLANNER: Russell Ford

2e. CASE#: B_2017-0037

DATE FILED: 6/29/2017

OWNER/APPLICANT: GAINES GEORGE C & MARY MOORE T

AGENT: RON FRANZ

REQUEST: The applicant proposes to adjust the boundary between three lots recognized by Certificate of Compliance 2016-0023. One of the CC lots is less than an acre and is likely too small to be counted alone for a Boundary Line Adjustment parcel, and so will be merged into one of the other lots. Lot 1 (APN 026-260-25) will increase by 5.36± acres to contain nearly all of the existing structures, including the single family residence. Lot 2 (APN 026-260-18), which includes the merging CC lot will be reduced by 5.36± acres to contain only the existing detached bedroom. Final result of the boundary line adjustment will be two lots. Lot 1 (APN 026-260-25) at 8.56± acres, and Lot 2 (APN 026-260-18) at 2.70± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

LOCATION: Navarro area. Parcels are on the east side of State Highway 128, 2± miles east of its intersection with Wendling Street (CR 130-E) in the community of Navarro at 2151 Highway 128. (APNs: 026-260-18, 25).

STAFF PLANNER: Russel Ford

2f. CASE#: B_2017-0039

DATE FILED: 6/29/2017

OWNER: ISLAND GARY N & VIRGINIA A TTE

AGENT: RON FRANZ

REQUEST: The applicant proposes to reconfigure the boundaries of four lots on the old mill site in Philo, previously recognized by Certificate of Compliance 2016-0017. Lot 1 (APN 046-060-44x) will increase by 5.52± acres and will contain two existing well sites. Lot 2 (APN 046-060-44x) will decrease by 7.10± acres and will be vacant. Lot 3 (APN 046-060-44x) will increase by 1.40± acres and will contain the existing mill building and outbuildings. Lot 4 (APN 046-060-44x) will increase by 3.20± acres and will be vacant. The final result of this adjustment will be four lots: Lot 1 (APN 046-060-44x) at 4± acres, Lot 2 (APN 046-060-44x) at 2.10± acres, Lot 3 (APN 046-060-44x) at 2.60± acres, and Lot 4 (APN 046-060-44x) at 4.20± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

LOCATION: Parcels are on the west side of State Highway 128, .20± miles east of its intersection with Ray's Road (CR 131) in downtown Philo at 8750 Philo School Road, Philo (APN: 046-060-44).

STAFF PLANNER: Russell Ford



2g. CASE#: B_2017-0041

DATE FILED: 6/29/2017

OWNER/APPLICANT: KONG TOD

AGENT: JOHN LAZARO

REQUEST: The applicant proposes to reconfigure the boundary of two lots, previously recognized by Certificate of Compliance 2016-0010 to allow the existing second residential unit to sit on its own parcel and ownership. Currently, Lot 1 (APN 048-300-21) contains all the structures, while Lot 2 (APN 048-300-22) is vacant. The applicant would like to add .06± acres to Lot 2 (APN 048-300-22) and relocate it around the SRU. Lot 1 (APN 048-300-21) will be reduced by .06± acres and will remain otherwise unchanged. The final result of this adjustment will be two lots: Lot 1 (APN 048-300-21) at 1.68± acres and the majority of the existing structures. Lot 2 (APN 048-300-22) at .13± acres and containing only the second residential unit.

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

LOCATION: Parcels are on the south side of Center Street (CR 114) .70± miles west of its intersection with US 101 at 151 Center Street, Hopland (APNs: 048-300-21, 22).

STAFF PLANNER: Russell Ford

3. MINOR SUBDIVISIONS

3a. CASE#: MS_2016-0001

DATE FILED: 5/23/2016

OWNER/APPLICANT: BLACK DUANE A & MARLENE G

AGENT: RON FRANZ

REQUEST: Minor Subdivision creating four parcels, ranging in size from 1.0± to 1.35± acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 1± mile southwest of the Redwood Valley Town Center, lying east of Uva Drive (CR 239) just south of its intersection with Bel Arbes Dr (CR 238B), 8087 Uva Drive, Redwood Valley (APN: 165-010-11).

STAFF PLANNER: Eduardo Hernandez

3b. CASE#: MS_2002-0002

DATE FILED: 1/18/2002

OWNER: LORENE SOSA

APPLICANT: AL SOSA

REQUEST: Applicant requests a fee based extension on the minor subdivision resulting in a new expiration date of January 2, 2019, for Coastal Development Minor Subdivision creating two parcels of 20.36, and 21.36+- acres each outside the Coastal Zone and a Remainder Parcel of 158.65+- acres both within and outside the Coastal Zone. Proposed Parcel 1 and the Remainder Parcel will take access from an existing 60 foot wide road and public utility easement. Proposed Parcels 2 and 3 will access from a proposed 60 foot wide road and public utility easement. Repairs to an existing bridge over Wages Creek on the Remainder Parcel are proposed. Three water wells, three septic systems, utility extensions and road and driveway improvements are also proposed on the project.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: A portion within the Coastal Zone, 1/4± mile north of Westport, lying east of Highway One at its intersection with Wages Creek Road (Private), located at 37995 North Highway 1 and 23651 Wages Creek Road, Westport (APN: 013-240-30).

STAFF PLANNER: Julia Acker

3c. CASE#: MS_2007-0027

DATE FILED: 12/5/2007

OWNER/APPLICANT: DAVID NEWTON

AGENT: THOMAS HUNT

REQUEST: Extension of time. Minor Subdivision of a 19.52± acre parcel to create four parcels of 5.90± acres, 3.98± acres, 3.38± acres, 2.30± acres and a remainder parcel of 3.96± acres, and on June 30, 2017, an extension of time.

LOCATION: In the Willits area on both sides of Cropley Lane (private) 0.5± miles south of its intersection with Highway 20.

STAFF PLANNER: Mary Lynn Hunt



4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2017-0016

DATE FILED: 6/8/2017

OWNER/APPLICANT: MARLIN LINDA

AGENT: DAVID MARLIN

REQUEST: A PRE-APPLICATION CONFERENCE TO DISCUSS A ZONING CONVERSION FROM RL TO AG FOR THREE PARCELS ALONG EEL RIVER.

LOCATION: 19261 Ridgeway Hwy., Potter Valley (APN: 171-190-01-00).

STAFF PLANNER: Jesse Davis

4b. CASE#: PAC_2017-0017

DATE FILED: 6/16/2017

OWNER: AMAZING FACTS INC

APPLICANT: BEN HARNESS

AGENT: DUSTY DULEY

REQUEST: Subdivision of 2 acre parcel into four 0.5 acre parcels. Provision of water TBD. Intend to add lines to existing sewer district (Covelo Community Services District), but open to on-site septic systems if necessary.

ENVIRONMENTAL DETERMINATION:

LOCATION: 0.1± mi. north of Covelo center, on the west side of HWY 162, 0.1± mi. north of its intersection with Howard St (CR 334D). 76500 Covelo Road, Covelo (APN: 033-230-23).

STAFF PLANNER: Sam 'Vandy' Vandewater

4c. CASE#: PAC_2017-0020

DATE FILED: 6/29/2017

OWNER: SHUSTER PHILLIP L & KATHLEEN D

APPLICANT: INTERSECT POWER INC

AGENT: MARISA MITCHELL

REQUEST: Use Permit to allow for photovoltaic power generation station and storage system. Includes connection to public distribution system.

LOCATION: 1.5± mi. east of Willits town center, on the north side of Center Valley Road (CR 303), 1± mi. east of its intersection with Lenore Avenue. 1660 Center Valley Rd., Willits (APN: 103-070-04).

STAFF PLANNER: Sam 'Vandy' Vandewater

5. MATTERS FROM STAFF

6. ADJOURNMENT

ADJOURNMENT/APPEAL PROCESS FOR BOUNDARY LINE ADJUSTMENT

Applicants or other persons who are dissatisfied with a decision of the Subdivision Committee for a Boundary Line Adjustment may appeal the action to the Planning Commission. An appeal must be made in writing along with the applicable fee to the Department of Planning and Building Services within 10 days of the Committee's decision. The appeal issue will be placed on the next available Planning Commission agenda, and the appellant will be notified of the time and date. Appeals to the Commission do not necessarily guarantee that the Committee's decision will be overturned. In some cases, the Commission may not have the legal authority to overturn the decision of the Committee.

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<http://www.co.mendocino.ca.us/planning>



COASTAL DEVELOPMENT PERMITS AGENDA

AUGUST 24, 2017
10:00 A.M.

**FORT BRAGG PUBLIC LIBRARY
499 EAST LAUREL STREET, FORT BRAGG, CALIFORNIA**

1. Meeting Called to Order - 10:00 a.m.

2. Determination of Noticing.

3. Regular Calendar.

3a. CASE#: CDP_2015-0031 (continued from July 26, 2017)

DATE FILED: 11/5/2015

OWNER/APPLICANT: BOWEN LARRY T & VIRGINIA L TTE

AGENT: AMY WYNN, WYNN COSTAL PLANNING

REQUEST: Standard Coastal Development Permit to install a 3' tall redwood fence, with 2" cedar grape stake infill, along the eastern property line; install freestanding 4' tall redwood posts, 6' on center, along the western and southern property lines.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 2± miles north of the Town of Mendocino, lying on the north side of Drifters Reef Drive (private), 0.5± mile west of its intersection with Point Cabrillo Drive located at 45500 Drifters Reef Drive Mendocino, Mendocino (APN: 118-200-11).

STAFF PLANNER: Robert Dostalek

3b. CASE#: CDP_2017-0011

DATE FILED: 4/14/2017

OWNER/APPLICANT: AMATOR ALBERT & CARROLL TTEES

REQUEST: A Coastal Development Standard Permit request to remove an existing 1,440 sq. ft. single family residence and replace with a 2,339 sq. ft. single family residence on the same footprint. Existing development to remain unchanged includes a garage, storage room, well, septic, landscaping and driveway.

ENVIRONMENTAL DETERMINATION: Categorically Exempt. Pursuant to Section 15303, Class 3(a) of the California Environmental Quality Act, the proposed single family residence is categorically exempt from environmental review.

LOCATION: Within the Ocean Meadows Subdivision, on the south side of Ocean Meadow Circle, 550± ft. west of its intersection with Highway 1 at 32680 Ocean Meadows Circle, Fort Bragg (APN: 015-350-30-00).

STAFF PLANNER: Juliana Cherry

3c. CASE#: CDP_2017-0016

DATE FILED: 5/8/2017

OWNER/APPLICANT: DAN GRANATOWSKI

REQUEST: A Coastal Development Standard Permit request to allow MCC Section 20.460.030 Camping land use on an existing driveway that is located on coastal bluff top lands.

ENVIRONMENTAL DETERMINATION: Categorically Exempt. 15304 Class 4(e)

LOCATION: The site is 5± miles north of the community of Elk on the west side of Highway 1 at 1060 Navarro Bluff Road (CR 517A), Albion (APN: 126-110-1400).

STAFF PLANNER: Juliana Cherry

4. Matters from Staff.



5. **Matters from the Public.** The Coastal Permit Administrator welcomes participation in meetings. This item is limited to matters under the jurisdiction of the Administrator that are not on the posted agenda and items which have not already been considered by the Administrator. No action will be taken.

6. **Adjournment.**

APPEAL PROCESS. Persons who are dissatisfied with a decision of the Coastal Permit Administrator may appeal the action to the Board of Supervisors. An appeal must be made in writing along with the applicable fee to the Clerk of the Board within 10 days of the Coastal Permit Administrator's decision. The appeal issue will be placed on the next available Board of Supervisor's agenda for consideration, and the appellant will be notified of the time and date. Appeals to the Board of Supervisors do not necessarily guarantee that the Coastal Permit Administrator's decision will be overturned. In some cases, the Board of Supervisors may not have the legal authority to overturn the decision of the Administrator.

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