



PLANNING COMMISSION AGENDA

AUGUST 1, 2019
9:00 AM

MENDOCINO COUNTY ADMINISTRATION CENTER BOARD OF SUPERVISORS CHAMBERS 501 LOW GAP ROAD, UKIAH, CALIFORNIA

ORDER OF AGENDA

1. **Roll Call.**
2. **Planning Commission Administration**
 - 2a. Determination of Legal Notice.
3. **Director's Report.**
4. **Matters from the Public.** The Planning Commission welcomes participation in Commission meetings. This item is limited to matters under the jurisdiction of the Commission that are not on the posted agenda and items which have not already been considered by the Commission. No action will be taken.

The Planning Commission limits public testimony on matters to 3 minutes per person, at the discretion of the Chair. If you wish to submit written comments, please provide 10 copies to the Commission staff.

5. **Consent Calendar.**

None.

6. **Regular Calendar.**

6a. **CASE#:** U_2015-0018

DATE FILED: 3/13/2015

OWNER: JACKSON GRUBE FAMILY AND GARY QUINTON

APPLICANT: WILLARD JACKSON

AGENT: WYNN COASTAL PLANNING

REQUEST: Coastal Development Use Permit to construct a multi-use recreational trail, requiring the exportation of approximately 2,445 cubic yards of cut material to the Kibesillah Rock Quarry.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: In the Coastal Zone, 2.7± miles south of Westport center, on the east side of State Route 1, 0.5± miles south of Bruhel Point parking, located at 33051 N Hwy 1, Westport (APN 015-070-40, 015-070-41, and 015-070-57).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: SAM VANDEWATER

7. **Matters from Staff.**
8. **Matters from Commission.**
9. **Approval of Minutes.**
10. **Adjournment.**

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are 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 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission 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.

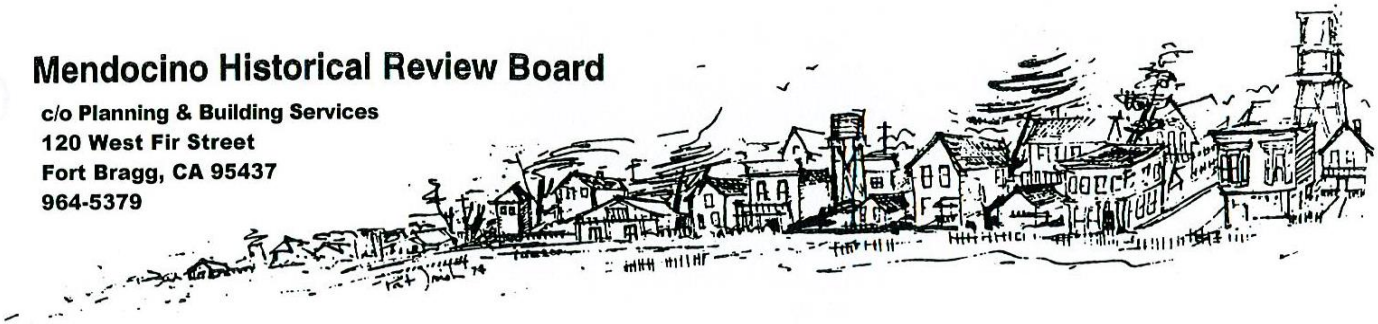
APPEAL PROCESS. Persons who are dissatisfied with a decision of the Commission may appeal the decision to the Board of Supervisors. An appeal must be made in writing along with a fee to the Clerk of the Board within 10 days of the Commission's decision. The appeal will be placed on the next available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

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.

<http://www.mendocinocounty.org/pbs>

Mendocino Historical Review Board

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



AMENDED NOTICE OF PUBLIC HEARING AUGUST 5, 2019

The Mendocino Historical Review Board will perform a site view of item *9a. at 6:15pm. The Review Board will then reconvene at 7:00 PM at the Mendocino Community Center – Curry Community 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.
 - 4a. January 7, 2019 (Continued from July 1, 2019 meeting)
 - 4b. March 4, 2019 (Continued from July 1, 2019 meeting)
 - 4c. June 3, 2019
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_2019-0006
DATE FILED: 6/17/2019
OWNER/APPLICANT: MARION BUSH
REQUEST: A Mendocino Historical Review Board Permit request to remove one Bishop Pine tree.
Note: This location is listed in the Mendocino Town Plan Appendix 1 as a Category I Historic Structure, the "Carroll House."
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 45098 Covelo St (CR 407), Mendocino (APN: 116-160-13)
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: JULIANA CHERRY



9b. CASE#: MHRB_2019-0007

DATE FILED: 7/29/2019

OWNER: STATE OF CALIFORNIA PARK & RECREATION: TERRY BERTEL

APPLICANT/AGENT: MAPA, ELIZABETH CAMERON

REQUEST: Mendocino Historical Review Board Permit request to hold a temporary event on August 24, 2019 on lands adjacent to the Ford House, which is located within the Mendocino Headlands State Park. Note: Mendocino Town Plan Appendix 1 lists the Ford House as a Category I historic resource.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45035 Main St, Mendocino (APN: 119-240-01).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

10. Matters from the Board.

11. Matters from the Staff.

11a. Kelley House Museum Curator Karen McGrath. Presentation on historical records available at the Kelley House Museum.

11b. Approval of Building Permit No. BF_2019-0479 for a substantial remodel of the existing residence at 44855 Pine Street (APN 119-150-27) with Staff finding the proposal exempt from MHRB Review pursuant to Mendocino County Code Sections 20.760.040(C), 20.760.040(K) and 20.760.040(L). No exterior changes are proposed to the residence. A Categorical Exclusion is required for the proposed work pursuant to Mendocino County Code Section 20.720.020(A)(6).

11c. CASE#: CDP_2019-0013

DATE FILED: 3/26/2019

OWNER/APPLICANT: LANDBANK PROPERTIES

AGENT: AMY WYNN

REQUEST: Administrative Coastal Development Permit to convert the second floor of an existing structure from a commercial use to a residential use. The first floor will remain commercial, and no modifications are requested to the exterior façade or footprint of the subject structure.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Town of Mendocino, east of the intersection of Kasten Street(CR 407L) and Main Street (CR 407E), located at 45094 Main St., Mendocino (APN: 119-238-21).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: TIA SAR

11d. Informational Update on Code Enforcement Activities within the Town

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.



ZONING ADMINISTRATOR AGENDA

**AUGUST 8, 2019
10:00 A.M.**

**PLANNING AND BUILDING SERVICES
860 N. BUSH STREET, UKIAH, CALIFORNIA
PUBLIC CONFERENCE ROOM**

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

2. **Determination of Noticing.**

3. **Regular Calendar.**

3a. **CASE#:** U_2019-0003

DATE FILED: 1/22/2019

OWNER: LEO SCHMIDT

APPLICANT: DANIEL YOUNG

REQUEST: A Minor Use Permit request to allow for a cottage multi-cultivation cannabis site (Type C (2,500 ft²); AG_2018-0448) of 1,200 square feet of indoor cultivation and 1,300 square feet of mixed light cultivation. At no time will cultivation exceed 2,500 square feet of canopy. This property is located in the Laytonville Cannabis Accommodation Combining District.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.2± miles southwest of Laytonville town center, lying on the south side of Lakeside Drive (CR 319B), 0.2± miles west of its intersection with Branscomb Road (CR 429), located at 1421 Lakeside Dr., Laytonville (APN: 014-210-79).

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: MARK CLISER

3b. **CASE#:** V_2019-0003

DATE FILED: 5/30/2019

OWNER/APPLICANT: ELENAH ELSTON

REQUEST: A variance to reduce the minimum front, side and rear setbacks from fifty (50) feet to twenty (20) feet to facilitate the construction of a single family dwelling and appurtenant structures.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.2 ± miles south of Redwood Valley town center, on the north side of Dusty Road (Private), 0.2 ± miles southwest of its intersection with Road A (CR 231), located at 1040 Dusty Rd., Redwood Valley (APN: 165-180-32).

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: JESSE DAVIS

4. **Matters from Staff.**

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

6. **Adjournment**

APPEAL PROCESS. Persons who are dissatisfied with a decision of the Zoning Administrator 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 Zoning Administrator'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 Zoning Administrator's decision will be overturned. In some cases, the Board may not have the legal authority to overturn the decision.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at www.co.mendocino.ca.us/planning. Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission 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.



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www.mendocinocounty.org/pbs



SUBDIVISION COMMITTEE AGENDA

AUGUST 8, 2019
9:00 A.M.

PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET, UKIAH – MULTIPURPOSE ROOM

AMENDED ORDER OF AGENDA

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. CASE#: B_2019-0028

DATE FILED: 6/17/2019

OWNER: LOUIS TINSLEY

APPLICANT: JIM O'BRIEN

AGENT: RON FRANZ

REQUEST: Boundary Line Adjustment to revise the boundaries between two existing lots. Lot 1 (APN 185-100-48) will decrease to 10.06+/- acres and Lot 2 will increase to 3.47+/- acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Approximately 1.5+/- South of the City of Ukiah located on the West side of State Highway 101 (SR 101) at the Rivino Ranch Rd exit (Exit 545) near the junction of Bisby Lane and Fracchia Rd located at 4020 Fracchia Rd, Ukiah

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: DIRK LARSON

3. MINOR SUBDIVISION

3a. CASE#: MS_2016-0006

DATE FILED: 11/10/2016

OWNER/APPLICANT: PETER OPATZ & LORNA ALOIS JR

AGENT: JIM RONCO CONSULTING

REQUEST: Subdivision of 160+ acre parcel into three parcels of 40+ acres and a remainder parcel of 40+ acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 7± miles south of Yorkville, north of the intersection of Hwy. 128 and west of Mountain House Road (CR 111). Located at 22130 Mountain House Road, Yorkville (APN: 049-370-48).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SAM VANDEWATER

4. PREAPPLICATIONS

4a. CASE#: PAC_2019-0002

DATE FILED: 5/21/2019

OWNER: JAY N LAMPACH

AGENT: WYNN COASTAL PLANNING INC.

REQUEST: A Pre Application Conference for a Rezone and General Plan Amendment from Rural Residential (RR5) to Upland Residential (UR).

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 4.9± miles southeast of Willits town center, .6± mile northwest of its intersection with Black Bart Dr. (CR 370) address 16211 Ridgeview Rd. Willits. (APNs: 147-280-01 & 147-260-01-01).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MATT GOINES

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.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at www.co.mendocino.ca.us/planning. Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission 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.

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<http://www.mendocinocounty.org/pbs>



ARCHAEOLOGICAL COMMISSION AGENDA

AUGUST 14, 2019
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#:** U_2018-0019

DATE FILED: 8/27/2018

OWNER/APPLICANT: FAER REEL

REQUEST: Minor Use Permit for an indoor cannabis cultivation (Type C-A (2500 ft²); AG_2017-0731) site of no more than 2,500 sq. ft. of canopy, as well as a large mixed light cultivation (Type 2B (10,000 ft²); AG_2017-0730) site of no more than 10,000 sq. ft. of canopy per Mendocino County Code Section 20.242.040 (C)(1)(c). At all times, the subject property is limited to a total cultivation canopy of 10,000 ft².

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 3.9± miles southwest of Laytonville town center, on the south side of Twin Pines Cir. (Private), .8± miles west of its intersection with Hwy 101 (US 101), located at 43150 Twin Pines Cir., Laytonville (APN: 014-630-10).

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: MARK CLISER

4. REVIEW OF SURVEY

4a. **CASE#:** U_2018-0027

DATE FILED: 11/16/2018

OWNER: RICHARD MITCHELL

APPLICANT: AT&T MOBILITY

AGENT: EPIC WIRELESS GROUP LLC

REQUEST: Coastal Development Use Permit to construct a new telecommunications facility within a 1,800 sq. ft. lease area. The site is proposed to consist of: a 110 ft. tall mono-pine type tower with twelve panel antennae, a diesel generator for backup power, and ground mounted equipment cabinets. Access to the lease area is to be via a 3,646± ft. long roadway from Philo Greenwood Road.

LOCATION: In the Coastal Zone, 0.5± miles east of the Community of Elk and located on the West side of Philo Greenwood Road (CR 132), site access off of Philo Greenwood Rd. is located 1± mile Northeast of the intersection of State Route 1. (SR 1) and Philo Greenwood Rd. (CR 132), located at 5801 S. Hwy 1, Elk. (APN: 127-150-01).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KEITH GRONENDYKE

4b. **CASE#:** U_2018-0028

DATE FILED: 12/4/2018

OWNER: WILLIAM & TONA MOORES

APPLICANT: ATT MOBILITY

AGENT: EPIC WIRELESS

REQUEST: Coastal Development Use Permit to construct a new telecommunications facility within a 1,800 sq. ft. lease area. The site is proposed to consist of: a 130 ft. tall mono-pine type tower with eight panel antennae, a diesel electricity generator for backup power needs, and ground mounted equipment cabinets.

LOCATION: In the Coastal Zone, 3.2± miles north of Manchester and located 0.8± miles east of State Route 1 (SR 1). Address not yet assigned (APNs: 132-210-40 and 132-210-41).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KEITH GRONENDYKE



5. MATTERS FROM COMMISSION

None

6. MATTERS FROM THE PUBLIC

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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PLANNING COMMISSION AGENDA

AUGUST 15, 2019
9:00 AM

MENDOCINO COUNTY ADMINISTRATION CENTER BOARD OF SUPERVISORS CHAMBERS 501 LOW GAP ROAD, UKIAH, CALIFORNIA

ORDER OF AGENDA

1. **Roll Call.**
2. **Planning Commission Administration**
 - 2a. Determination of Legal Notice.
3. **Director's Report.**
4. **Matters from the Public.** The Planning Commission welcomes participation in Commission meetings. This item is limited to matters under the jurisdiction of the Commission that are not on the posted agenda and items which have not already been considered by the Commission. No action will be taken.

The Planning Commission limits public testimony on matters to 3 minutes per person, at the discretion of the Chair. If you wish to submit written comments, please provide 10 copies to the Commission staff.

5. **Consent Calendar.**

None.

6. **Regular Calendar.**

6a. CASE#: OA_2019-0002 (Continued from July 18, 2019)

DATE FILED: 01/02/2019

APPLICANT: COUNTY OF MENDOCINO

AGENT: PLANNING AND BUILDING SERVICES

REQUEST: Review and consider a recommendation to the Board of Supervisors on proposed amendments to Mendocino County Code Chapter 10A.17 – Mendocino Cannabis Cultivation Ordinance, and Chapter 20.242 – Cannabis Cultivation Sites. Multiple changes are proposed, including transferability of permits, reducing the minimum parcel size for nurseries from 10 to 5 acres, extending the phaseout of generators, providing for a limited extension of the Phase One Sunset Provision for Residential Districts, modifying the types of permits that may be applied for during Phase Two, and postponing the start of Phase Three until July 1, 2020.

ENVIRONMENTAL DETERMINATION: Addendum to adopted Mitigated Negative Declaration

LOCATION: Within the unincorporated areas of Mendocino County, not including the designated Coastal Zone areas of the County.

SUPERVISORIAL DISTRICT: All

STAFF PLANNER: JULIA ACKER KROG

6b. CASE#: UR_2019-0002

DATE FILED: 4/24/2019

OWNER: JONATHAN GREEN AND JOANNA WIGG

APPLICANT: CASPAR CREEK LEARNING COMMUNITY

AGENT: SPADE NATURAL RESOURCES CONSULTING

REQUEST: Renewal of Major Use Permit U 4-2003 to continue operations as a 40-student school educational facility land use.

ENVIRONMENTAL DETERMINATION: Categorically Exempt



LOCATION: 3.5+ miles southeast of Caspar town center, lying on the south side of Caspar Little Lake Road (CR#409), north of Russian Gulch State Park; 1.5+ miles southwest of the intersection of Caspar Lake Rd, located at 41725 Caspar Little Lake Rd. (APN: 118-510-39)

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: SUSAN SUMMERFORD

7. Matters from Staff.

8. Matters from Commission.

9. Approval of Minutes.

9a. February 21, 2019 (Continued from July 18, 2019)

9b. July 3, 2019

10. Adjournment.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are 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 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission 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.

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<http://www.mendocinocounty.org/pbs>



AIRPORT LAND USE COMMISSION AGENDA

AUGUST 15, 2019
2:00 P.M.

Mendocino County Administration Center Board of Supervisors Chambers 501 Low Gap Road, Ukiah, California

ORDER OF AGENDA

1. Roll Call
2. Determination of Legal Notice
3. **Matters from the Public.** The Airport Land Use Commission welcomes participation in Commission meetings. This item is limited to matters under the jurisdiction of the Commission that are not on the posted agenda and items which have not already been considered by the Commission. No action will be taken.
4. Regular Calendar
 - 4a. **CASE#:** ALUC_2019-0001
DATE FILED: 7/17/2019
OWNER/APPLICANT: CITY OF UKIAH
REQUEST: Per Section 1.3.2(a) of the Mendocino County Airport Comprehensive Land Use Plan ("ACLUP"), the City of Ukiah's draft Housing Element is to be referred to the Mendocino County Airport Land Use Commission for determination of consistency prior to approval.
LOCATION: The Housing Element includes the City of Ukiah limits in its entirety.
SUPERVISORIAL DISTRICT: 2
STAFF PLANNER: KEITH GRONENDYKE
5. Matters from Staff
6. Matters from Commission
7. Adjournment

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at:

www.mendocinocounty.org/government/planning-building-services/meeting-agendas/airport-land-use-commission

Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission 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.

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COASTAL DEVELOPMENT PERMITS AGENDA

AUGUST 22, 2019
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_2018-0025

DATE FILED: 9/25/2018

OWNER: DEW CLAW LLC

APPLICANT: SUPERIOR PUMP AND DRILLING

AGENT: ARMANDO QUEVEDO, SUPERIOR PUMP AND DRILLING

REQUEST: A Standard Coastal Development Permit request to drill a production well to serve an existing Single-Family Residence.

ENVIRONMENTAL DETERMINATION: .Categorically Exempt

LOCATION: In the Coastal Zone, 1.7± miles south of the intersection of State Route 1 and State Route 128, located at 1990 S Hwy 1, Elk (APN: 126-160-08).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

3b. **CASE#:** CDP_2018-0033

DATE FILED: 12/28/2018

OWNER: JUDITH BROWN

APPLICANT: HANK McCUSKER

REQUEST: Standard Coastal Development Permit pursuant with MCC Section 20.684.030(H)(1) Visitor Serving Facilities Combining District Lodging Unit Allocation Procedures, to allow 7 Visitor Serving Units at the Nicholson House Inn.

ENVIRONMENTAL DETERMINATION: .Categorically Exempt

LOCATION: In the Town of Mendocino, on the east side of Ukiah Street (CR 407C) between School Street (CR 407O) and Howard Street (CR 407N), located at 44861 Ukiah St., Mendocino (APN: 119-250-12).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

3c. **CASE#:** CDP_2018-0035

DATE FILED: 12/31/2018

OWNER/APPLICANT: ERIC & ELAINE HILLESLAND

REQUEST: Coastal Development Permit, pursuant with MCC Section 20.684.030(H) Visitor Serving Facilities Combining District Lodging Unit Allocation Procedures, to allow 1 additional Visitor Serving Unit at the Alegria Inn, formerly 1021 Main Street Inn, where 5 are currently allowed.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the town of Mendocino, on the south side of Main St (CR 407E) near its intersection with Evergreen St (CR 407P), located at 44781 Main St, Mendocino (APN: 119-250-31).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY



3d. CASE#: CDP_2019-0005

DATE FILED: 2/8/2019

OWNER: JAMES V. REGA

APPLICANT/AGENT: DIANA WIEDEMANN ARCHITECT

REQUEST: Standard Coastal Development Permit to convert a circa 1970 barn to a single family residence and install ancillary development.

LOCATION: In the Coastal Zone, 2± miles south of the town of Elk, on the east and west sides of State Highway 1 (SH 1), 2± miles south of its intersection with Philo-Greenwood Road (CR 132), located at 10001 S. Highway 1, Elk and consisting of Parcel 1 (APNs 131-030-03, -06, -23, -24, and 131-010-25).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: JULIANA CHERRY

3e. CASE#: CDP_2019-0008

DATE FILED: 2/22/2019

OWNER: ROBERT BERNSTEIN

APPLICANT: KAREN CHAMBERS

REQUEST: Standard Coastal Development Permit for relocation and after-the-fact authorization of a 120 sq. ft. storage shed on a parcel with an existing single family residence. .

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, within the Town of Elk, on the west side of Highway 1 (SH 1), located at 5850 S. Hwy. 1 (APN: 127-181-02).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JESSIE WALDMAN

3f. CASE#: CDP_2019-0013

DATE FILED: 3/26/2019

OWNER/APPLICANT: LANDBANK PROPERTIES

AGENT: AMY WYNN

REQUEST: Administrative Coastal Development Permit to convert the second floor of an existing structure from a commercial use to a residential use. The first floor will remain commercial, and no modifications are requested to the exterior façade or footprint of the subject structure.

ENVIRONMENTAL DETERMINATION: .Categorically Exempt

LOCATION: In the Town of Mendocino, east of the intersection of Kasten Street(CR 407L) and Main Street (CR 407E), located at 45094 Main St., Mendocino (APN: 119-238-21).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: TIA SAR

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 item

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.

www.mendocinocounty.org/pbs