



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

**COASTAL DEVELOPMENT PERMIT
AUTHORIZATION FOR EMERGENCY WORK
CASE FILE EM #2020-0001**

OWNER/APPLICANT:

David Gordon Ballinger
154 Corbett Avenue
San Francisco, CA 94114

AGENT:

David Gordon Ballinger & Carol DiBenedetto
154 Corbett Avenue
San Francisco, CA 94114

SITE ADDRESS/APN:

9600 N. Highway 1 (APN 119-320-01)

NATURE OF EMERGENCY: The current owners purchased the property on July 30, 2020. A "20 year" roof was installed on the residence in 1984 when it was constructed and has well surpassed its expected lifespan. The owners had initially intended to replace the roof in the next 2 to 5 years but after consultation with a home inspector and contractor it was determined that the roof was leaking in multiple places and is in "extremely poor" condition. The emergency state of the disrepair of the roof was not disclosed in the standard Transfer Disclosure Statement (TDS) from the seller or realtor. Given the location of the property on a blufftop, the location of the structure approximately 25 feet from the bluff edge, the combination winter weather and salt spray, it has been stated by both a home inspector and contractor that if left in its current condition it will be dangerous to both the property and the health of the occupants.

CAUSE OF EMERGENCY: See "Nature of Emergency" above.

REMEDIAL ACTION: Immediately replace the existing roof with a "50 year" roof using similar aesthetics of the current roof. This project includes:

- (1) Removing and hauling away the existing roofing;
- (2) Installing new 50-year shingles over underlayment using stainless steel nails;
- (3) Installing all new pipe and vent flashings;
- (4) Installing troughs at walls and transitions;
- (5) Installing ridge venting;
- (6) Using existing connection roof-to-roof where possible;
- (7) Repairing and replacing siding as needed;
- (8) Installing 4 new skylights and flashings kits; and
- (9) Cleaning and removing all roofing debris from the site.

In addition, if dry rot is found then the sheathing will also be replaced. The satellite dish on the roof will be removed and not replaced.

CIRCUMSTANCES TO JUSTIFY EMERGENCY: Failure to allow this repair work prior to the winter storm season poses a risk to the residential structure and its occupants. Failure to allow the work may result in further property damage, potential for mold and water damage, and potential damage to the environment as a result of loose shingles falling off the roof and making their way into the ocean, neighboring properties, or public access areas nearby.

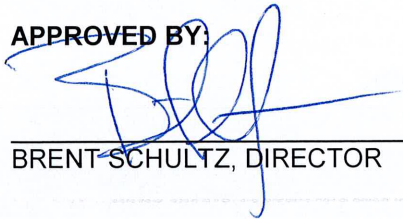
This emergency permit is effective immediately and shall become null and void at the end of sixty (60) days. Prior to expiration of this Emergency Permit, the applicant shall submit a standard Coastal Development Permit application for the work authorized by this permit.


RECOMMENDED BY:


JULIA ACKER, CHIEF PLANNER


DATE

APPROVED BY:


BRENT SCHULTZ, DIRECTOR


DATE