



Mendocino County

Legislation Text

File #: 24-0476, Version: 1

To: BOARD OF SUPERVISORS

From: Planning and Building Services

Meeting Date: May 7, 2024

Department Contact: Shelby Miller

Phone: 707-234-6650

Department Contact: Julia Krog

Phone: 707-234-6650

Item Type: Consent Agenda

Time Allocated for Item: N/A

Agenda Title:

Authorization of the Issuance of Administrative Coastal Development Permit Modification No. CDPM_2023-0004 (Trepte) to Convert a Quilting Barn to a Single-Family Residence, a Farm Labor Housing Unit to an Accessory Dwelling Unit, and to Install a Septic System to Serve the Single-Family Residence as a Modification to the Approved Coastal Development Permit CDP_2004-0049 Located at 26585 N. Highway 1, Fort Bragg, APN: 069-060-26

Recommended Action/Motion:

Authorize the issuance of Administrative Coastal Development Permit Modification No. CDPM_2023-0004 (Trepte) to convert a quilting barn into a single-family residence, a farm labor housing unit into an accessory dwelling unit and install a septic system to serve the single-family residence as a modification to the approved coastal development permit CDP_2004-0049 located at 26585 N. Highway 1, Fort Bragg, APN: 069-060-26.

Previous Board/Board Committee Actions:

In 1991 the Board adopted Division II of Title 20 of Mendocino County Code through Ordinance No. 3785. Included in Division II is Section 20.536.005(C) which provides for reporting of the Coastal Development Administrative Permits approved by the Coastal Permit Administrator to the Board of Supervisors. The CPA Staff Report is attached for review.

Summary of Request:

The request is for an after-the-fact Coastal Development Administrative Permit Modification of CDP_2004-0049, which authorized the construction of a 5,000± square-foot single-family residence with a 1,170 square foot garage, a 640 square-foot guest cottage, a tennis court with a storage building, two (2) 1,440 square-foot greenhouses, construction of a 960 square-foot addition to an existing quilting barn, and construction of a 560 square-foot addition to a tractor barn. In addition, CDP_2004-0049 authorized the conversion of an existing residence to a farm produce and equipment storage facility upon completion of new residence, the installation of LPG or fuel oil tanks, installation of a new septic system and well, the addition of water tanks, the construction of pump houses, the installation of exterior light fixtures, and to repair and construct a new driveway and turnarounds, the installation of deer fencing with gates around parcel perimeter, and to repair existing septic system.

The original coastal development permit (CDP_2004-0049) was approved with conditions on November 9, 2005. The CDP_2004-0049 permit was vested following the issuance of a Septic Repair Permit that included

an additional septic tank installation for the barn bathroom (CE_2004-0024, Septic No. ST 23861).

The after-the-fact Modifications of CDP_2004-0049 consists of converting the 1,940 square-foot quilting barn into a single-family residence and converting a 1,131 square-foot farm housing unit into an accessory dwelling unit and installing a septic system (ST27851) that would serve the proposed single-family residence.

The CPA approved the permit on April 15, 2024.

Alternative Action/Motion:

That the Coastal Development Permit Modification CDPM_2023-0004 (Trepte) be scheduled for a public hearing and processed pursuant to Mendocino County Code Section 20.536.015.

Strategic Plan Priority Designation: An Effective County Government

Supervisory District: District 4

Vote Requirement: Majority

Supplemental Information Available Online

<https://www.mendocinocounty.org/government/planning-building-services/public-notices>

Fiscal Details:

source of funding: N/A

current f/y cost: N/A

budget clarification: N/A

annual recurring cost: N/A

budgeted in current f/y (if no, please describe): N/A

revenue agreement: N/A

AGREEMENT/RESOLUTION/ORDINANCE APPROVED BY COUNTY COUNSEL: No

CEO Liaison: Steve Dunncliff, Deputy CEO

CEO Review: Yes

CEO Comments:

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Executed By: Atlas Pearson, Senior Deputy Clerk

Final Status: **Approved**

Date: May 7, 2024

