



Mendocino County

Legislation Text

File #: 24-0272, Version: 1

To: BOARD OF SUPERVISORS

From: Planning and Building Services

Meeting Date: February 27, 2024

Department Contact: Susan Summerford

Phone: 707-234-6650

Department Contact: Julia Krog

Phone: 707-234-6650

Item Type: Consent Agenda

Time Allocated for Item: N/A

Agenda Title:

Acceptance of Informational Report Regarding the Issuance of Emergency Coastal Development Permit EM_2023-0004 (Kozel) to Replace 3 Exterior South-Facing French Doors and their Associated Sidelights, Located at 45700 Cypress Drive; Mendocino, 95460, APN: 118-230-05

Recommended Action/Motion:

Accept the informational report regarding the issuance of Emergency Coastal Development Permit EM_2023-0004 (Kozel) to replace 3 exterior south-facing french doors and their associated sidelights, located at 45700 Cypress Drive; Mendocino, 95460, APN: 118-230-05.

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 20.536.055 which allows Permits for Approval of Emergency Work. In cases of a verified emergency, temporary emergency authorization to proceed with remedial measures may be given by the Director or his or her designee until such time as a Coastal Development Permit application is filed. The Director shall report in writing to the Board of Supervisors at each meeting the emergency permits applied for or issued since the last report, with a description of the nature of the emergency and the work involved. The report of the Director shall be informational only. The decision to issue an emergency permit is solely at the discretion of the Director. Notice of emergency permits shall be provided by phone or letter to the California Coastal Commission within three (3) days, following issuance of the emergency permit.

Summary of Request:

The house is sited on the blufftop facing the Pacific Ocean to the south and west and was constructed in 2002. The doors are 22 years old and are exposed to the strong south winter winds and driving rains. Environmental damage is the primary cause of the Emergency Permit request. The three existing exterior south-facing French doors and attached sidelights are damaged and cannot be secured nor waterproofed. The doors must be boarded shut, preventing emergency ingress and egress. Additionally, the residence is unable to be secured without utilizing temporary boards until these doors and sidelights can be replaced.

The emergency permit was issued on February 12, 2024 and becomes 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 the permit.

Alternative Action/Motion:

None, informational item.

Strategic Plan Priority Designation: A Safe and Healthy County

Supervisory District: District 4

Vote Requirement: Majority

Supplemental Information Available Online At:

<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: N/A

CEO Liaison: Steve Dunicliff, Deputy CEO

CEO Review: Yes

CEO Comments:

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Executed By: Atlas Pearson, Senior Deputy Clerk

Final Status: **Approved**

Date: February 27, 2024

