



Mendocino County

Legislation Text

File #: 20-0813, Version: 1

To: Board of Supervisors

From: Planning and Building Services

Meeting Date: September 22, 2020

Department Contact: Julia Acker Krog

Phone: 234-6650

Department Contact: Brent Schultz

Phone: 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_2020-0001 (Ballinger) to Re-roof the Existing Residence and Associated Repairs Located at 9600 N Highway 1 Mendocino (APN 119-320-01)

Recommended Action/Motion:

Acceptance of informational report regarding the issuance of Emergency Coastal Development Permit EM_2020-0001 (Ballinger) to re-roof the existing residence and associated repairs located at 9600 N Highway 1 Mendocino (APN 119-320-01); no action necessary at this time.

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:

New owners have recently purchased the property and 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. 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. 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. The emergency permit was issued on August 25, 2020 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.

Supervisory District: District 5

vote requirement: Majority

Supplemental Information Available Online At: N/A

Fiscal Details:

source of funding: N/A

budgeted in current f/y: N/A

current f/y cost: N/A

if no, please describe: N/A

annual recurring cost: N/A

revenue agreement: N/A

budget clarification: N/A

Agreement/Resolution/Ordinance Approved by County Counsel: N/A

CEO Liaison: Steve Dunncliff, Deputy CEO

CEO Review: Yes

CEO Comments:

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Executed By: Atlas Pearson, Deputy Clerk I

Final Status:No Action Taken

Date: SEPTEMBER 23, 2020

