



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT- ADMINISTRATIVE CDP**

**MARCH 20, 2026
CDP_2025-0019**

PROJECT PLANNER CONTACT

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PROJECT SUMMARY

OWNER/APPLICANT: Stephan Passalacqua
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AGENT: Michael Cobb
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Healdsburg, CA 95448

REQUEST: Administrative Coastal Development Permit to authorize the work completed under EM_2025-0001 to replace the foundation and shore up the front facade of an existing residence. In addition, the project proposes to renovate the front facade including a balcony, lower deck, stairs, remodel the interior and exterior of the residence and re-roof, convert the existing garage into an Accessory Dwelling Unit, and construct a driveway between the two structures, and a parking area in the rear yard.

LOCATION: In the Coastal Zone, within the Westport town center, 100± feet north of the Pelican Road (CR428B) and State Route 1 (SR1) intersection, located at 38911 N. Highway 1, Westport; APN: 013-300-58.

TOTAL ACREAGE: 0.2± Acres

GENERAL PLAN: Rural Village 40,000 square feet minimum (RV40K)
General Plan (Chapter 7 – Coastal Element)

ZONING: Rural Village 40,000 square-foot minimum (RV40K)
Mendocino County Code Title 20, Division II

CODE REFERENCE: Family Residential: Single-family
Mendocino County Code (MCC) Section 20.388.010(A)

APPEALABLE No

SUPERVISORIAL DISTRICT: 4 (Norvell)

ENVIRONMENTAL DETERMINATION: Categorical Exemption

RECOMMENDATION: Approve with Conditions

PROJECT BACKGROUND & INFORMATION

PROJECT DESCRIPTION: Administrative Coastal Development Permit to authorize the work completed under EM_2025-0001 to replace the foundation and shore up the front facade of the main structure. In

addition, the project proposes changing the use of the main structure to a single-family residence, remodeling the interior and exterior of the said structure, converting an existing garage into an accessory dwelling unit (ADU), constructing a driveway between the two structures and adding a parking area for two vehicles in the rear yard. The building materials of the ADU (exterior cladding, roofing, windows, and paint color) will match the primary residence. The intent of the project is to repair and restore the structure while retaining the integrity of the late 19th century. The project proposes light fixtures that would be downcast and shielded.

The proposed remodel of the exterior includes replacing the front façade including a balcony and a door on the second floor, replacement of a deck on western side of the first floor with stairs and replacement of the side door with a new landing and stairs, a roof visor over landing, replacement of the electrical panel, and painting of the exterior an off-white color similar to the Westport Hotel which is the adjacent property. The Mendocino County Assessor's office stated that the most recent property appraisal was in 2004 and identified the main structure as a commercial building and the garage as a storage structure. The interior remodel includes reconfiguring the floor plan on the first and second floors.

The emergency was the result of storm damage, expansive soils, and failure of the existing wood foundation. Half of the front façade of the main structure was blown off by wind, leaving the front wall of the building exposed to moisture, decay, and subject to environmental damage. A letter prepared by SoLa Structural Engineering on June 12, 2025, stated that the existing interior and perimeter foundations appear to consist of only heavy timbers and have either failed or are in a significant state of disrepair and the structure has settled, especially at the west end.

SITE CHARACTERISTICS: The subject parcel is located in the Coastal Zone and in the Westport town center, 100± feet north of the Pelican Road (CR428B) and State Route 1 intersection, located at 38911 N. Highway 1, Westport APN: 013-300-58. The subject parcel is developed with a 2,046 square foot two-story main structure that was constructed in approximately 1895, a garage, a driveway, and a parking area. County records indicate the historical uses of the main structure, dating back from 1895, have included a harness and saddle shop, a post office, a grocery store, a bakery, a hostel, a doctor's office with an operating room (upstairs), were two apartments (upstairs and downstairs) with a gift shop, and an inn.

The project site is located within a Critical Water Resources area.¹ The Land Capabilities and Natural Hazards Map indicates the subject parcel is sited on Beach Deposits and Stream Alluvium and Terraces (Zone 3) which is associated with intermediate shaking. The Estimated Slope Map indicates the parcel contains a 0 to 10 percent slope and is relatively flat. The Important Farmlands Map indicates the subject parcel is sited on Urban & Built-Up Land. The parcel is mapped within a High Fire Hazard area and is served by CAL FIRE for fire protection. The Landslide Map indicates the parcel is sited on an area with a 5-7 risk of landsliding. The parcel is mapped on Mallopass loam, 5 to 15 percent slopes, western soil classification. Mallopass loam soil is on marine terraces and coastal fan terraces.² The Geotechnical Investigation prepared by Trans Tech Consultants on April 3, 2025, states that the site is approximately 90 feet above mean sea level (amsl).

Public Services:

Access: State Route 1
Water District: Westport County Water District
Sewer District: Westport County Water District
Fire District: CAL FIRE

RELATED APPLICATIONS: The following applications have occurred on the subject parcel or on the surrounding properties and are relevant to the proposed project. All projects listed below have already been approved, unless otherwise stated.

Subject Parcel Projects:

- **U 2-77:** Use Permit; expansion of a nonconforming use by the reconstruction and construction of

¹ Coastal Groundwater Resources Map.

² Soil Survey of Mendocino County, California, Western Part.

a boardwalk, in conjunction with two existing commercial buildings. Approved. February 10, 1977. Use Permit was granted for a period of 25 years.

- **MS 68-77:** Reconfigured six nonconforming lots into three conforming lots. Finaled. January 31, 1978.
- **V 20-82/ F-16419:** Variance to construct a garage on the southern property line. Staff recommended denial of the variance because it would eliminate required parking, however, the Zoning Administrator approved the variance finding, “the garage be built on the south property line providing a 15 foot wide area between the buildings which will provide access to the rear portion of the parcel for future parking requirements. Approved. January 1983.
- **U 26-92:** Use Permit and Coastal Development Permit for change of use from retail shop plus two vacation home rental units to retail shop plus five room in. The VHRs would ease when permit for inn is approved. Use Permit for a five room Inn and Gift Shop. Approved with Conditions. 1994
- A building permit (Permit Number: FB 94900535) was issued in 1994 to install a stove, windows, and sheetrock in the garage. It was noted in the building permit that the garage is not for human occupancy.
- **EM_2025-0001:** Emergency Permit to remove surface fill and expansive soils (to be replaced with engineered fill), replace the foundation and front façade (including windows). Approved. June 23, 2025.

AGENCY COMMENTS: On September 15, 2025, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. On October 21, 2025, the project was referred to the Westport County Water District. The submitted comments are discussed in this staff report and contained in Conditions of Approval. A summary of the submitted agency comments are listed below.

TABLE 1: Referral Agency Responses	
REFERRAL AGENCIES	COMMENT
Planning Division – Fort Bragg (FB)	No Comment
Department of Transportation	No Response
Environmental Health – FB	No Response
Building Inspection – FB	No Comment
Assessor’s Office	No Response
Northwest Information Center	Comments
California Coastal Commission	No Response
California Department of Fish and Wildlife	No Comment
CAL FIRE	No Response
Caltrans	Comments
Farm Advisor	No Response
Mendocino County Air Quality Management District	No Response
Mendocino County Farm Bureau	No Response
Westport Municipal Advisory Council	No Response
Westport County Water District	Comments
Cloverdale Rancheria	No Response
Cahto Tribe	No Response
Potter Valley Tribe	No Response
Redwood Valley Rancheria	No Response
Round Valley Tribe	No Response
Sherwood Valley Band of Pomo Indians	Comments

Northwest Information Center (NWIC) stated that their office has no record of any previous cultural resource studies by a professional archaeologist or architectural historian for the proposed project area and recommends that a qualified professional assess the project site and provide project specific recommendations.

Sherwood Valley Band of Pomo Indians stated that “the Tribe has no further cultural resource input to share. We have concerns for the foundation work and the lack of survey in the work zone. The Tribe is aware that [the County] has requested an NWIC search. The Sherwood Valley Tribe is one of the *Most Likely Descendants* of the area. The Tribal Contact is Valerie Stanley, THPO.” Additionally, Sherwood Valley Band of Pomo Indians requested a copy of NWIC’s comments, which were provided.

Caltrans: on November 14, 2025, Caltrans stated, “The development will require an encroachment permit from Caltrans to provide safe access with Highway 1. Caltrans’ Permit Office in Ukiah has reviewed the project and offers to meet with the applicant at the project site to discuss options. Based on preliminary review, Caltrans sees a need for off-street parking at the rear of the property, allowing drivers to re-enter Highway 1 facing forward. It appears a driveway can be easily accommodated between the two structures, particularly if the back entrance to the larger structure is positioned to the east rather than to the south. Caltrans would also encourage the County and applicants to consider installation of an accessible pedestrian path at the edge of Highway 1’s paved shoulder, at the foot of the front porch.”

Westport County Water District (WCWD): On February 6, 2026, the WCWD stated that the “property does currently have a water and sewer connection in our system. As for adding an ADU, we do require that additional buildings which have a plumbed kitchen, pay a second bill for water and sewer to that structure... [the applicant] can absolutely get that ADU connected to our system”

PROJECT ANALYSIS

LOCAL COASTAL PROGRAM CONSISTENCY:

Land Use and Planning Areas: The subject parcel is located within the boundaries of the Local Coastal Program (LCP) area and is classified as Rural Village (RV). The RV land use classification is intended to...

...preserve and maintain the character of the rural atmosphere and visual quality of the following villages: Westport, Cleone, Caspar, Little River, Albion, Elk and Manchester; and to provide a variety of community- oriented neighborhood commercial services; and to provide and allow for mixed residential and commercial activities.

LCP Policy 4.2-4 states, *future development of Westport as Rural Village shall require that new development be compatible with existing development relative to scope and character.*

The project site is located within the community of Westport and the Rockport to Little Valley Planning Area. The parcel is developed with a nonconforming main structure built in approximately 1890 and a garage. During the 1880's Westport was a lumber shipping point and supply center for mills and lumber camps north of Ten Mile River, potentially rivaling Mendocino in size. Today its cluster of 50 buildings huddled against the elements retains clearly defined town edges almost unknown in California. Westport's spectacular setting and its compact form contribute more to its character than the architecture of individual buildings does. Except for the Switzer-Fee house (c.1884) just south of town, Westport consists of modest homes, most old, a few new or remodeled.

The project requests authorization of the work completed under EM_2025-0001 to replace the foundation and shore up the front facade of the main structure. In addition, the project proposes changing the use of the main structure to a single-family residence, remodeling the interior and exterior of said structure, and replacing the roof. The proposed remodel of the exterior includes replacing the front façade including a balcony, and door on second floor, a deck on western side of the first floor with stairs and replace the side door with a new landing and stairs, and a roof visor over landing. The Mendocino County Assessor’s office stated that the most recent property appraisal was in 2004 and identified the main structure as a commercial building and the garage as a storage structure. The interior remodel includes reconfiguring the floor plan on the first and second floor of the main structure to support a residential use.

Single-family residences are principally permitted within the RV land use classification. The subject parcel is served by the Westport County Water District for water and sewer services. The adjacent parcel to the north contains the Westport Hotel which has preserved the historical architectural design and façade. Surrounding development contains residential and commercial structures. The proposed exterior remodel

would align with the historic architecture and would be compatible with the existing development relative to the scope and character. The project proposes to paint the main structure an off- white color, consistent with the color of the Westport Hotel to the north. As proposed, the project conforms to the land use classification and planning area.

Zoning: The subject parcel is within the Rural Village (RV) Zoning District as outlined in the Mendocino County Coastal Zoning Code (MCC) Chapter 20.388. The RV district is:

“...intended to preserve and maintain the character of the rural atmosphere and visual quality of existing coastal rural villages; to provide a variety of community-oriented neighborhood commercial services; and to provide and allow for mixed residential and commercial activities”.

In addition, MCC Section 20.456.015 prescribes the following regulations for accessory uses:

Subject to the restrictions and limitations of this Chapter, including the granting of a Coastal Development Permit, where applicable, the following accessory buildings and uses shall be permitted in all zoning districts which allow a single-family residence...

(G) Accessory Living Unit: Accessory Dwelling Unit (ADU)

The project requests to authorize the work completed under EM_2025-0001 to replace the foundation and shore up the front facade of the main structure. In addition, the project proposes changing the use of the main structure to a single-family residence, remodeling the interior and exterior of said structure and replacing the roof, and converting an existing garage into an accessory dwelling unit. The proposed remodel of the exterior includes replacing the front façade including a balcony, and door on second floor, a deck on western side of the first floor with stairs and replace the side door with a new landing and stairs, and a roof visor over landing. The Mendocino County Assessor’s office stated that the most recent property appraisal was in 2004 and identified the main structure as a commercial building and the garage as a storage structure. The interior remodel includes reconfiguring the floor plan on the first and second floors.

Per MCC Section 20.480.005, the main structure is legal nonconforming because it was lawfully erected prior to the effective date of application of the zoning code. The existing garage was granted a variance on the southern property line as well in 1982. Considering the main structure is legal nonconforming, the project does not conform to the front and side yard setback standards in the RV zoning district. The proposed single-family residence would be remodeled to conform to the California Building Code since the structure is over one hundred (100) years old per MCC Section 20.480.020.

The proposed ADU conversion would be incidental and subordinate to the single-family residence. Per MCC Chapter 20.458, approval of an ADU requires that a deed restriction be recorded against the property prohibiting the use of any dwelling unit for transient habitation. This has been incorporated as **Condition No. 10**, recommending said restriction be recorded prior to issuance of a building permit to convert the garage into an ADU. Therefore, the proposed project complies with the provisions of MCC Chapter 20.388 – Rural Village zoning district, MCC Chapter 20.480 – Nonconforming Uses and Structures, and MCC Chapter 20.458 – Accessory Dwelling Units .

Grading, Erosion, and Runoff: The project scope includes the authorization of replacement of expansive soils with engineered fill and replacement of the foundation completed under the Emergency Permit (EM_2025-0001). A Geotechnical Investigation was prepared by Trans Tech Consultants (TTC) on April 3, 2025. TTC conducted a field exploration which included advancing three exploratory soil borings up to approximately 11.5 feet below ground surface (bgs). Groundwater was not encountered in any of the tested borings. TTC stated, “based upon the laboratory testing, the near surface soils encountered under the front portion of the building are considered to be moderately expansive”. TTC recommended striping all existing improvements, cultural debris, vegetation, root systems, disturbed soil and unsupportive soils from project area and 5 feet outside of the building envelope. To facilitate the removal of expansive soils beneath and 5 feet around the structure and replacement of engineered fill, the building was temporarily lifted. The project application stated that no grading occurred during construction.

Trans Tech Consultants recommended straw, seeding and erosion control measures for all exterior soil disturbances. TTC also recommended to monitor and maintain erosion control measures and stability of site soils especially in the first few wet seasons following construction. To prevent sedimentation of off-site areas, vegetation shall be maintained to the maximum extent possible on the development site. Where necessarily removed during construction, native vegetation shall be replanted to help control sedimentation. With the incorporation of TTC's recommendations, the project complies with the provisions of MCC Chapter 20.492 – Grading, Erosion, and Runoff.

Environmentally Sensitive Habitat and Other Resource Areas: The LCP Habitats and Resources Map indicate the subject parcel is barren. The proposed project would change the use of the structure to a single-family residence and would replace the soils from beneath and around the structure. Considering the proposed development would be confined within the building envelope, the County did not request a biological scoping report. The project was referred to the California Department of Fish and Wildlife (CDFW) and the California Coastal Commission (CCC) on September 15, 2025. CDFW stated they had no concerns about the project. No response was received from CCC as of February 2026.

Hazards Areas: The LCP Land Capabilities and Natural Hazards Map indicates the subject parcel is sited on Beach Deposits and Stream and Alluvium Terraces (Zone 3) which is associated with intermediate shaking. The Geotechnical Investigation prepared by Trans Tech Consultants (TTC) stated that the project site is located approximately 8 miles east of the San Andreas Fault and that the site is not located within an Alquist-Priolo Earthquake Fault Zone. In addition, the site is not located in a flood zone or a tsunami inundation area.³ TTC stated "liquefaction potential and related hazards are considered to be low" on the project site. According to the Department of Conservation's Landslide Inventory, no landslides have been reported at the project site. The LCP Landslide Map indicates the project site contains a moderate risk of landsliding. The project site is located within the boundaries of the State Responsibility Area and is served by CAL FIRE for fire safety. The project site is mapped within a High Fire Hazard area. The project was referred to CAL FIRE. No response was received.

The project intends to alleviate geologic hazard and structural integrity by authorizing the replacement of expansive soils and the foundation of the existing main structure. The project would neither create nor contribute significantly to erosion, geologic instability or destruction of the site or surrounding areas, nor in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. The Emergency Permit (EM_2025-0001) required TTC to be retained to review earthwork and foundation plans prior to and during construction. Erosion control measures have also been added as conditions of approval. As proposed, the project complies with MCC Chapter 20.500 – Hazard Areas.

Visual Resources and Special Treatment Areas: The project site is not mapped as Highly Scenic and is not recognized as a special community. LCP Policy 3.5-2 states, in part, that coastal communities, including Westport, ...*shall have special protection to the extent that new development shall remain within the scope and character of existing development by meeting the standards of implementing ordinances.* Therefore, the parcel is subject to the MCC Section 20.504.020(C) Development Criteria, which requires that:

- 1) The scale of new development (building height and bulk) shall be within the scope and character of existing development in the surrounding neighborhood.
- 2) New development shall be sited such that public coastal views are protected.
- 3) The location of scale of a proposed structure will not have an adverse effect on nearby historic structures greater than an alternative design providing the same floor area. Historic structure, as used in this subsection, means any structure where the construction date has been identified, its history has been substantiated, and only minor alterations have been made in character with the original architecture.
- 4) Building materials and exterior colors shall be compatible with those of existing structures.

LCP Policy 4.2-4 states: *Future development of Westport as a Rural Village shall require*

³ State of California, 2021. Tsunami Hazard Area Map, Mendocino County; produced by the California Geological Survey and the California Governor's Office of Emergency Services; dated 2021, displayed at multiple scales. <https://www.conservation.ca.gov/cgs/tsunami/maps>.

that new development be compatible with existing development to scope and character.

The Westport area features a diverse range of building types, styles, architecture, and construction materials. The proposed development includes replacing the façade, the foundation, the roof, remodeling the interior and exterior of the main structure, changing the use from a commercial use to a single-family residence, and converting the garage into an ADU. With the exception of the façade, roof, and foundation replacement, the proposed development does not include expanding the building's footprint nor altering the architectural design. The proposed remodel of the exterior includes replacing the front façade including a balcony, a door on the second floor, a deck on western side of the first floor with stairs and replace the side door with a new landing and stairs, and a roof visor over landing. The intention of the project is to be within the scope and character of the existing development in the surrounding area.

Exterior materials and colors are proposed as follows:

Roof: CertainTeed Landmark Asphalt Shingle, Roof Color: Moire Black

Window Frames and Siding: off-white or white

Siding: Artisan V-Groove, Siding Color: off-white or white

As proposed, the project complies with the provisions of MCC Chapter 20.504 – Visual Resources and Special Treatment Areas.

Transportation, Utilities, and Public Services: As previously discussed, the project site is located in the community of Westport and is accessed on State Route 1. The project proposes parking adjacent to SR1 west of the existing garage. However, a 15 foot-wide area between the main structure and garage was dedicated for parking by a decision granting a variance for the construction of the garage in 1983. U 26-92 was approved for commercial use and required seven parking spaces in the rear yard. **Condition of Approval No. 8** of U 26-92 required the access road and parking areas to be surfaced with gravel and to maintain a mud and dust free condition. The project site is served with water and sewer services by the Westport County Water District. The project was referred to Caltrans on September 15, 2025, and to Westport County Water District on October 21, 2025.

On February 6, 2026, the Westport County Water District (WCWD) responded to County staff inquiry regarding water and sewer connection at the property. The WCWD stated that the “property does currently have a water and sewer connection in our system. As for adding an ADU, we do require that additional buildings which have a plumbed kitchen, pay a second bill for water and sewer to that structure. This is something [the applicant] will need to contact us about... [the applicant] can absolutely get that ADU connected to our system, but there will be additional charges.”

On November 14, 2025, Caltrans stated, “the development will require an encroachment permit from Caltrans to provide safe access with Highway 1. Caltrans’ Permit Office in Ukiah has reviewed the project and offers to meet with the applicant at the project site to discuss options. Based on preliminary review, Caltrans sees a need for off-street parking at the rear of the property, allowing drivers to re-enter Highway 1 facing forward. It appears a driveway can be easily accommodated between the two structures, particularly if the back entrance to the larger structure is positioned to the east rather than to the south. Caltrans would also encourage the County and applicants to consider installation of an accessible pedestrian path at the edge of Highway 1’s paved shoulder, at the foot of the front porch.” County staff reviewed these comments with the applicant, and the applicant decided to relocate the proposed parking area in the rear yard of the property and utilize the existing 15± foot wide driveway. With the incorporation of **Condition No. 12** requiring a Caltrans encroachment permit, the project complies with MCC Chapter 20.516 – Transportation, Utilities, and Public Services.

Archaeological and Cultural Resources: County records indicate the main structure was originally a harness and saddle shop and constructed in approximately 1895.

To determine whether the building is a historical resource, the applicant provided an Archaeological Survey prepared by Eileen Barrow & Associates (EBA) on January 30, 2026. The main structure was raised during the field survey so the area beneath was accessible. EBA stated that no archaeological specimens or soils were found. Considering the main structure was constructed over 100 years ago, EBA evaluated whether it meets the criteria for inclusion on the California or National Register.

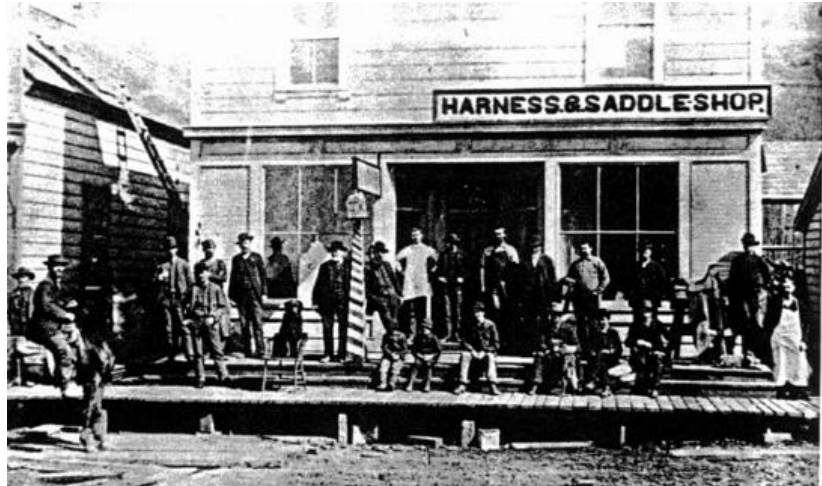


Figure 1: May Sherwood Collection - The Harness and Saddle Shop. Date Unknown.

The California Register of Historic Resources includes buildings, sites, structures, objects and districts significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. The National Register of Historic Places includes buildings, structures, objects, sites, and districts of local, state, or national significance in American history, architecture, archeology, engineering, and culture. Criteria for Designation includes:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage (Criterion 1).
- Is associated with the lives of persons important in our past (Criterion 2).
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values (Criterion 3).
- Has yielded, or may be likely to yield, information important in prehistory or history (Criterion 4).

EBA stated that *while the former commercial building appears to have been constructed at a time when Westport was established as a town and commercial center for the lumber economy, the building itself was not individually important to the town's commercial history.* Further, the Westport community could have met eligibility criteria but *many of Westport's original buildings are no longer present, and the structure is unlikely associated with persons important to the history of Westport.* While the building may have had characteristics distinctive of a late 19th-century commercial building, with main-street frontage comprising the false front, decorative transoms, and larger windows, it has not retained enough of those features to meet Criterion 3 of the California Register (or Criterion C of the National Register). It has lost integrity of material and workmanship due to the damage it has sustained from storm damage and the alterations made to the building over the 18 years. The integrity of feeling and association has also been lost with a shift from commercial to residential use. Finally, buildings do not typically meet Criterion 4 of the California Register (or Criterion D of the National Register), as this criterion pertains to data potential, and this house does not appear to contain important or unique construction data.

The project was referred to the Northwest Information Center, Cloverdale Rancheria, Cahto tribe, Potter Valley Tribe, Redwood Valley Rancheria, Sherwood Valley Band of Pomo Indians, and Round Valley Tribe. Northwest Information Center stated that their office has no record of any previous cultural resource studies by a professional archaeologist or architectural historian for the proposed project area and recommends that a qualified professional assess the project site and provide project specific recommendations. The project was heard by the Archaeological (ARCH) Commission on November 12, 2025, and an ARCH Survey was requested. Following the submission of the Archaeological Survey, the project was heard by the ARCH Commission on March 11, 2026. The ARCH Commission accepted the survey and recommended the Discovery Clause as a condition of approval.

ENVIRONMENTAL DETERMINATION: Categorical Exemption: The Secretary for Resources has found that certain classes or projects have been determined not to have a significant effect on the environment

and are therefore exempt from the requirement for the preparation of environmental documents. The proposed project is to authorize the work completed under EM_2025-0001 to replace the foundation and shore up the front facade of the main structure. In addition, the project proposes changing the use of the main structure to a single-family residence, remodel the interior and exterior of the said structure and replace the roof meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under California Code of Regulations Section 15301 for Existing Facilities. The proposed remodel and change of use would consist of restoring the deteriorated main structure that was constructed in 1895. Said structure does not meet the criteria to be a historic resource. The project would remodel the interior and exterior of the main structure and remodel the interior of the accessory dwelling unit.

PROJECT FINDINGS & CONDITIONS OF APPROVAL

Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Coastal Zoning Code, the Coastal Permit Administrator approves CDP_2025-0019, finds the project Categorical Exempt from the California Environmental Quality Act, and adopts the following findings and conditions.

FINDINGS:

1. Pursuant to MCC Section 20.532.095(A)(1), the proposed project to authorize the work completed under EM_2025-0001 to replace the foundation and shore up the front facade of the main structure is in conformity with the certified Local Coastal Program. In addition, the project proposes changing the use of the main structure to a single-family residence, remodeling the interior and exterior of the said structure, replacing the roof, and converting an existing garage into an accessory dwelling unit (ADU), is in conformity with the certified local coastal program. Single-family residences are a principally permitted use in the RV land classification. The proposed remodel would preserve and maintain the character of the rural atmosphere and visual quality of the Westport community. The parcel will be accessed by an existing driveway via State Route 1 and would contain two parking spaces. As proposed, the project would be consistent with the RV land use classification and Rockport to Little Valley Road Planning Area; and
2. Pursuant to MCC Section 20.532.095(A)(2), the proposed development would be provided with adequate utilities, access roads, drainage and other necessary facilities. The proposed development includes authorizing the work completed under EM_2025-0001 that replaced the foundation and shored up the front facade of the main structure. In addition, the project proposes changing the use of the main structure to a single-family residence, remodeling the interior and exterior of the said structure, replacing the roof, and converting an existing garage into an accessory dwelling unit (ADU). The parcel is served by the Westport County Water District for water and sewer services. An existing 15± foot wide driveway and turnaround area is located between the proposed single-family residence and the proposed ADU and is accessed via State Route 1. Parking for two vehicles would be sited in the rear yard; and
3. Pursuant to MCC Section 20.532.095(A)(3), the proposed development authorizes the work completed under EM_2025-0001 to replace the foundation and shore up the front facade of the main structure. In addition, the project proposes changing the use of the main structure to a single-family residence, remodeling the interior and exterior of the said structure, replacing the roof, and converting an existing garage into an accessory dwelling unit (ADU) and is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserve the integrity of the zoning district. As stated previously, single-family residences are principally permitted in the RV zoning district. The proposed single-family residence is a legal nonconforming structure because it was lawfully erected prior to the effective date of application of the zoning code. The existing garage was granted a variance on the southern property line as well in 1982. Considering the main structure is legal nonconforming, the project does not conform to the front and side yard setback standards in the RV zoning district. The proposed single-family residence would be remodeled to conform to the California Building Code since the structure is over one hundred (100) years old per MCC Section 20.480.020. The proposed ADU conversion is accessory and incidental to the single-family residence and would be provided with parking and would comply with the provisions in MCC Chapter 20.458.
4. Pursuant to MCC Section 20.532.095(A)(4), to authorize the work completed under EM_2025-0001 to

replace the foundation and shore up the front facade of the main structure. The project requests to change the use of the main structure to a single-family residence, remodel the interior and exterior of the said structure, replace the roof, and convert an existing garage into an accessory dwelling unit (ADU), if completed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. The project does not include increasing development or building footprints. The driveway between the two structures has been established since the construction of the garage in 1982. The conversion of the two structures would not create an impact on any protected resource. The project includes restoring and rehabilitating the main structure which has deteriorated over the years. Therefore, the project would be exempt from future CEQA review under Section 15301: Existing Facilities; and

5. Pursuant to MCC Section 20.532.095(A)(5), authorizes the work completed under EM_2025-0001 to replace the foundation and shore up the front facade of the main structure. In addition, the project proposes changing the use of the main structure to a single-family residence, remodeling the interior and exterior of the said structure, replacing the roof, and converting an existing garage into an accessory dwelling unit (ADU). As proposed, the project will not have any adverse impacts on any known archaeological or paleontological resource. The project was referred to the Northwest Information Center (NWIC) on September 15, 2025, which recommended an archaeological survey be conducted on the project site. The applicant provided an Archaeological Survey in February 2026. The project, including the archaeological survey, was heard by the Archaeological Commission on March 11, 2026, where the survey was accepted by the Commission and the Discovery Clause was recommended as a condition of approval. The project was referred to Sherwood Valley Band of Pomo Indians, Cloverdale Rancheria, Cahto Tribe, Potter Valley Tribe, Redwood Valley Rancheria, and Round Valley Tribe on September 15, 2025. On September 15, 2025, Sherwood Valley Band of Pomo Indians stated that the Tribe has no further cultural resource input to share and “we have concerns for the foundation work and the lack of a survey in the work zone. The Tribe is aware that you have requested an NWIC search. The Sherwood Valley Band of Pomo Indians is one of the *Most Likely Descendants* of the area” According to the Archaeological Report prepared by Eileen Barrow & Associates, a representative from Sherwood Valley Band of Pomo Indians was on site during the archaeological site surveying. No cultural resources were found. As proposed, the project would not have any adverse impacts on any known archaeological or paleontological resource; and
6. Pursuant to MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development to authorize the work completed under EM_2025-0001 to replace the foundation and shore up the front facade of the main structure. In addition, the project proposes changing the use of the main structure to a single-family residence, remodeling the interior and exterior of the said structure, replacing the roof, and converting an existing garage into an accessory dwelling unit (ADU). The parcel is accessed by a 15± foot wide driveway via State Route 1 and is sited between the existing structures. Electric and gas utility services exist on the subject parcel. The project was referred to CAL FIRE, and Caltrans on September 15, 2025. CAL FIRE did not respond. Caltrans stated that the development will require an encroachment permit from Caltrans to provide safe access with Highway 1. Caltrans encourages the County and applicants to consider installation of an accessible pedestrian path at the edge of Highway 1’s paved shoulder, at the foot of the front porch. In addition, Caltrans favors that the off-street parking area be in the rear instead of adjacent to SR1; and

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and/or use of the property in reliance on such permit has been initiated prior to its expiration. Such permit vesting shall include approved permits associated with this project (i.e. building permits, septic permits, well permits, etc.) and physical construction in reliance of such permits, or a business license demonstrating establishment of a use proposed under this project.
2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division II of Title 20 of the Mendocino County Code.

3. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
4. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
5. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code. Prehistoric archaeological site indicators include obsidian and chert flakes and chipped stone tools; grinding and mashing implements (e.g., slabs and handstones, and mortars and pestles); bedrock outcrops and boulders with mortar cups; and locally darkened midden soils. Midden soils may contain a combination of any of the previously listed items with the possible addition of bone and shell remains, and fire-affected stones. Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).
9. Conditions approving this project shall be attached to or printed on any building permit application and shall be a part of on-site construction drawings.
10. Prior to issuance of a building permit for the accessory dwelling unit (ADU) conversion, the landowner shall execute and record a deed restriction, that is approved by the County, with the County Recorder's office, that states the following:
 - a. The landowner understands the prohibition on the use of any dwelling for transient habitation.
 - b. ADUs are intended to increase the supply of non-transient housing.
 - c. The ADU may be rented separate from the primary residence for a period of not less than 30 days but may not be sold or otherwise conveyed separate from the primary residence except when the primary dwelling and the ADU are built by a qualified non-profit

corporation and the ADU will provide low-income housing in accordance with California Government Code Section 65852.26.

- d. The deed restriction shall run with the land, and be binding upon any future owners, heirs, or assigns.
- 11. To record the Notice of Exemption, the applicant shall pay a fee of \$50.00 for the filing of the Notice of Exemption which shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within 5 days of the end of any project action.
- 12. Prior to issuance of any building permit associated with the project, the applicant/landowner shall construct a residential driveway approach onto State Route 1 in accordance with Caltrans standards. The applicant/owner shall obtain an encroachment permit from Caltrans for any work within the State right of way.

3/20/2026

DATE

Shelby Miller

SHELBY MILLER
PLANNER III

3/20/2026

DATE

Julia Krog

JULIA KROG
COASTAL PERMIT ADMINISTRATOR





Appeal Period: 10 Days
Appeal Fee: \$2,354.00

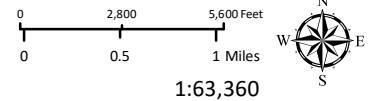
ATTACHMENTS:

- A. Location Map
- B. Aerial Map
- C. Site/Tentative Map/Project Plans
- D. General Plan Map
- E. Zoning Map
- F. LCP Maps
- G. Adjacent Owner Map
- H. Fire Hazards Map



CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

-  Major Towns & Places
-  Coastal Zone Boundary
-  Highways
-  Major Roads



1:63,360

LOCATION

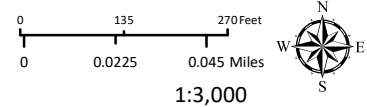
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- Major Towns & Places
- == Private Roads
- Highways (2017)
- Public Roads



1:3,000
AERIAL IMAGERY

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- A0.0 Cover Sheet
- A0.1 Site Plan
- A0.2 Lot Coverage Calculation
- A0.3 Site Lighting and Utilities
- A0.4 Vicinity Map
- A2.0 Existing Floor Plans
- A2.2 Proposed Floor Plans
- A3.0 Existing Elevations
- A3.1 Existing Elevations
- A3.2 Proposed Elevations
- A3.3 Proposed Elevations
- A8.0 Exterior Details
- A8.1 Exterior Details
- A8.2 Exterior Details
- A8.3 Exterior Details
- A9.0 Interior Views
- A9.1 Views

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ARCHITECTURE

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 INFO@STUDIOECCESIS.COM
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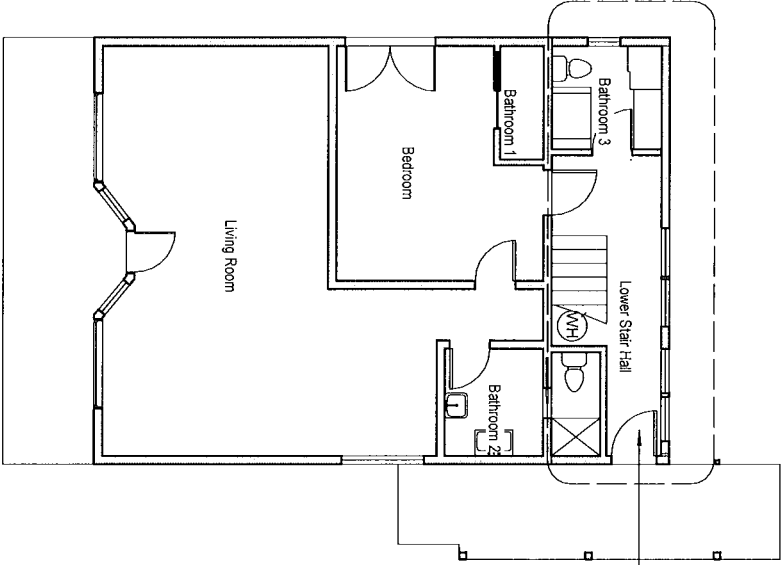
CDP FOR 38911 HIGHWAY 1
 38911 Hwy 1 Westport, CA 95488

Cover Sheet

A0.0

9/5/25

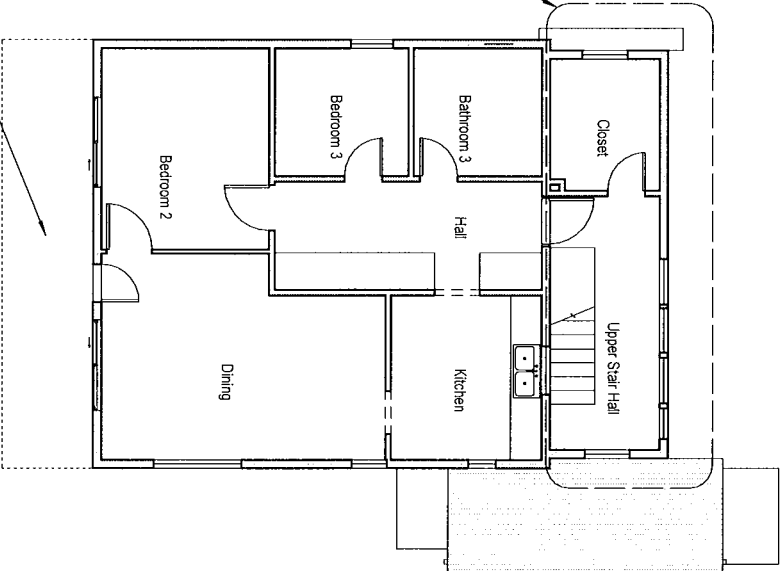
1 Existing First Floor Plan
1/8" = 1'-0"



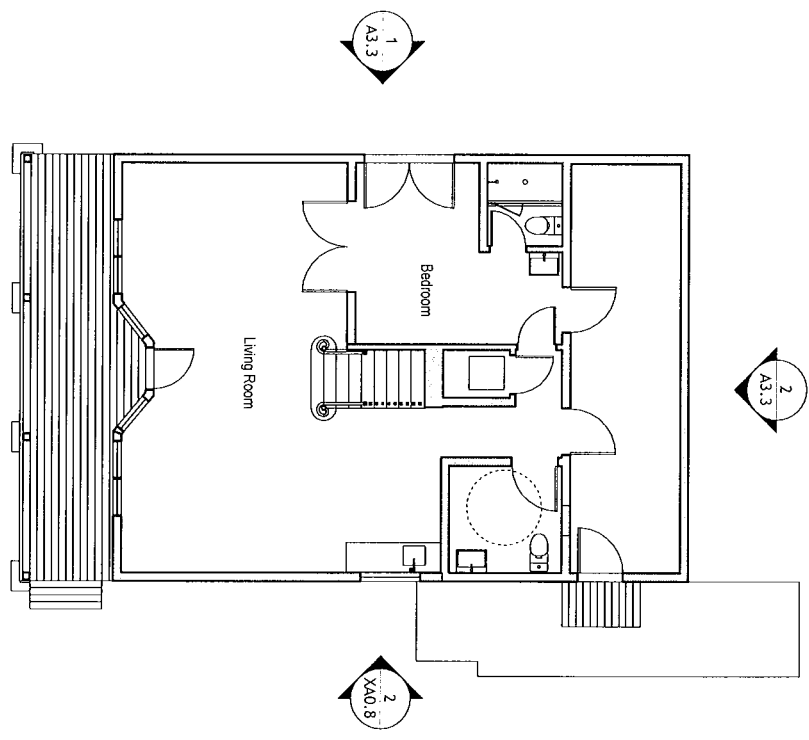
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SOME ELEMENTS OF BUILDING FACADE, DECK AND SUPPORTING COLUMNS HAVE BEEN BLOWN OFF IN WIND STORMS. THIS IS CURRENTLY BEING ADDRESSED UNDER EMERGENCY PERMIT EM. 2025-001.

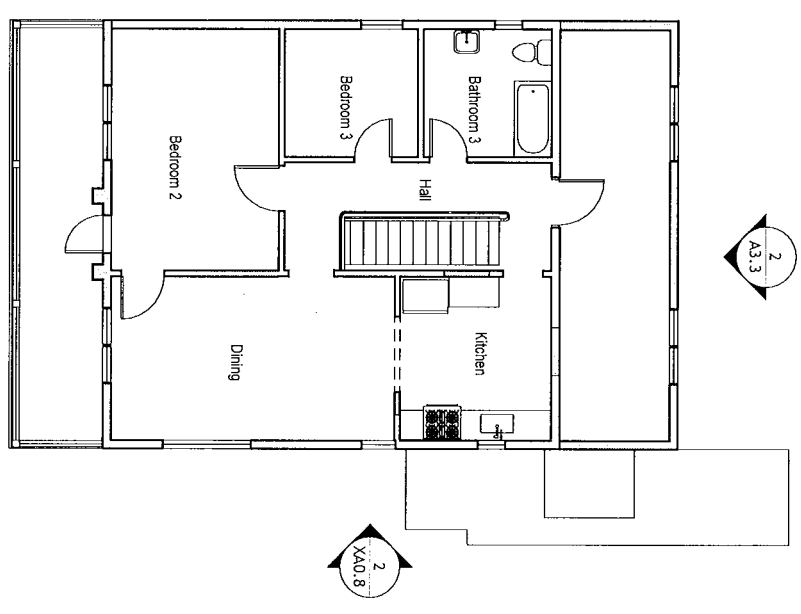
2 Existing Second Floor Plan
1/8" = 1'-0"



1 Level 1
1/8" = 1'-0"



2 Level 2
1/8" = 1'-0"



WALL KEY

- ══ EXISTING TO REMAIN
- ══ NEW

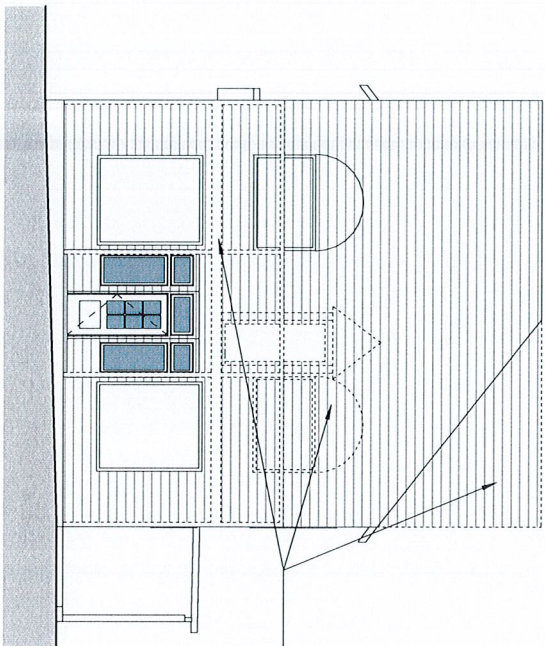
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CDP FOR 38911 HIGHWAY 1
38911 Hwy 1 Westport, CA 95488
Proposed Floor Plans

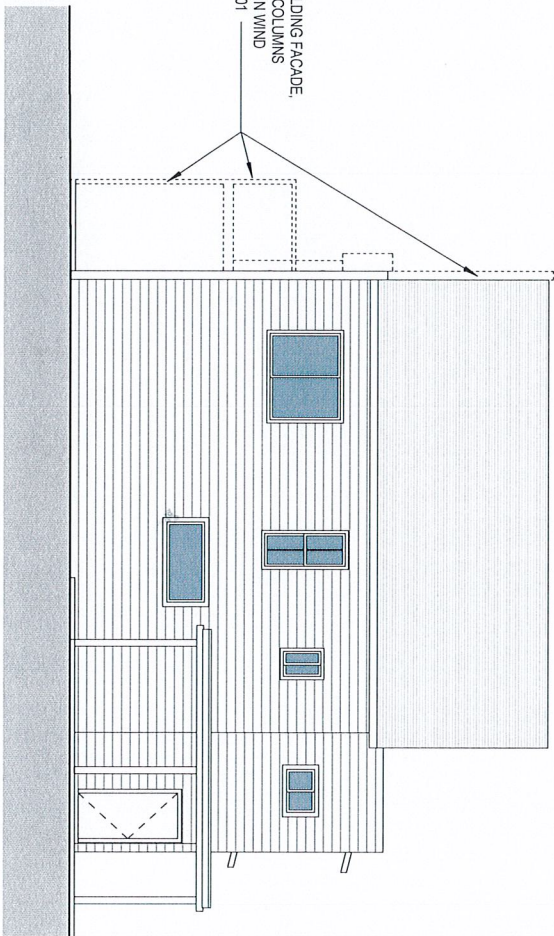
A2.2

9/5/25



1 West Elevation
1/8" = 1'-0"

SOME ELEMENTS OF BUILDING FACADE,
DECK AND SUPPORTING COLUMNS
HAVE BEEN BLOWN OFF IN WIND
STORMS. SEE EM_2025-001



2 South Elevation
1/8" = 1'-0"

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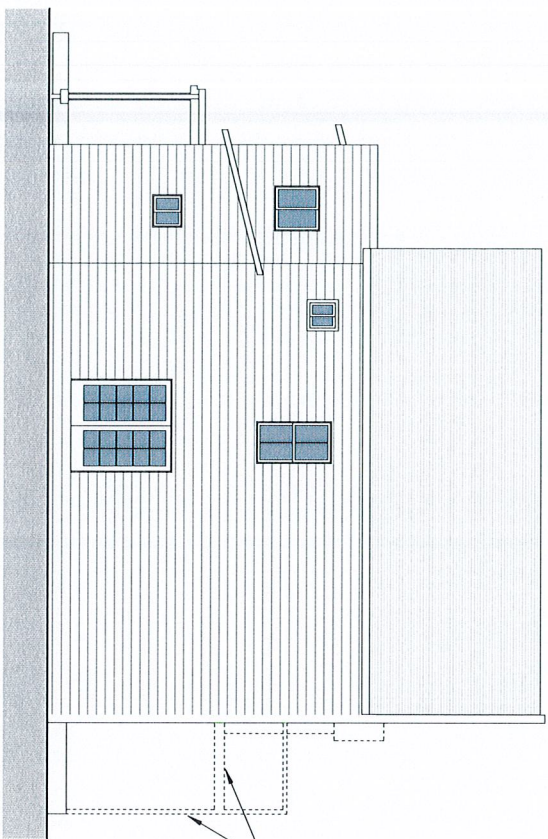
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Existing Elevations

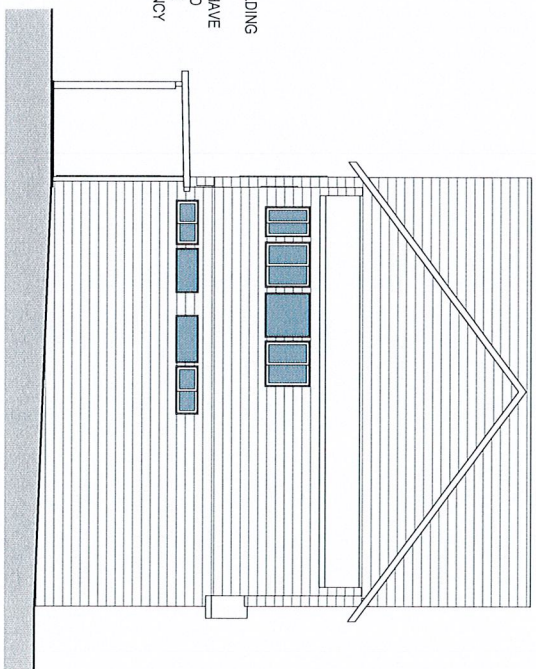
A3.0

9/5/25



1 North Elevation
1/8" = 1'-0"

SOME ELEMENTS OF BUILDING
FACADE, DECK AND
SUPPORTING COLUMNS HAVE
BEEN BLOWN OFF IN WIND
STORMS AND THIS IS THE
BASIS FOR THE EMERGENCY
PERMIT APPLICATION.



2 East Elevation
1/8" = 1'-0"

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CDP FOR 38911 HIGHWAY 1
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Existing Elevations

A3.1

9/5/25

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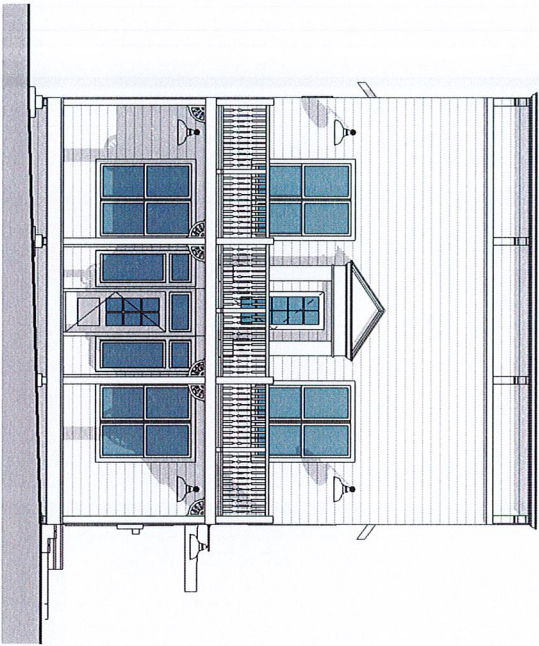
CDP FOR 38911 HIGHWAY 1
38911 Hwy 1 Westport, CA 95488

Proposed Elevations

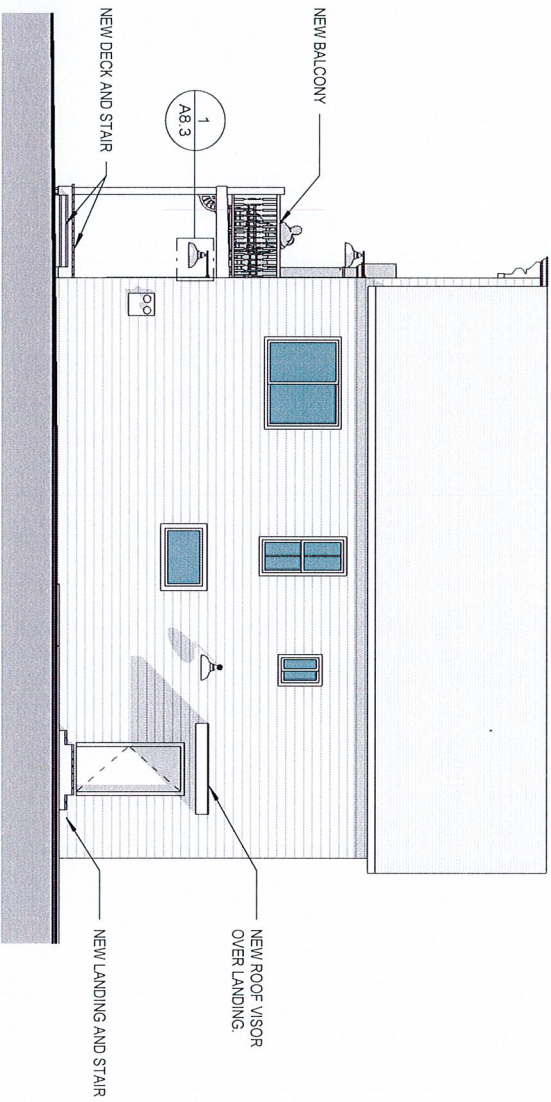
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9/5/25

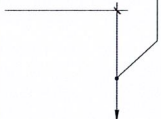
1 West Elevation Copy 1
1/8" = 1'-0"

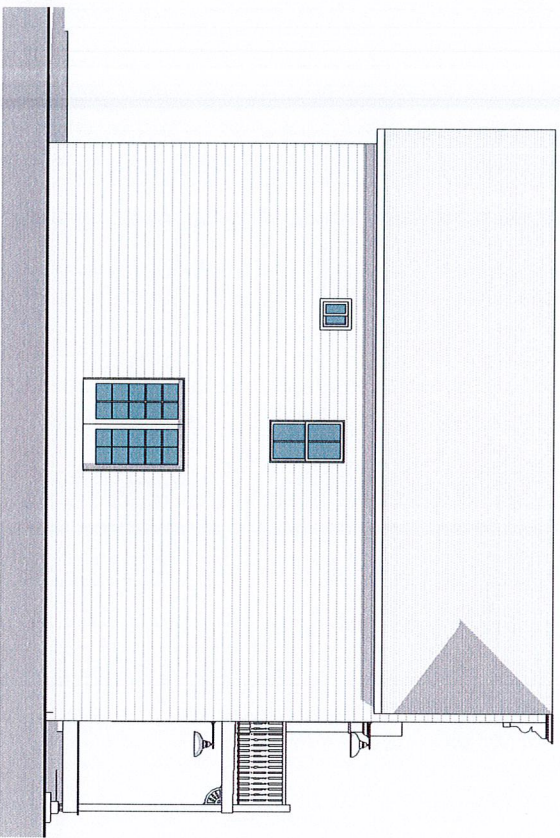


2 South Elevation Copy 1
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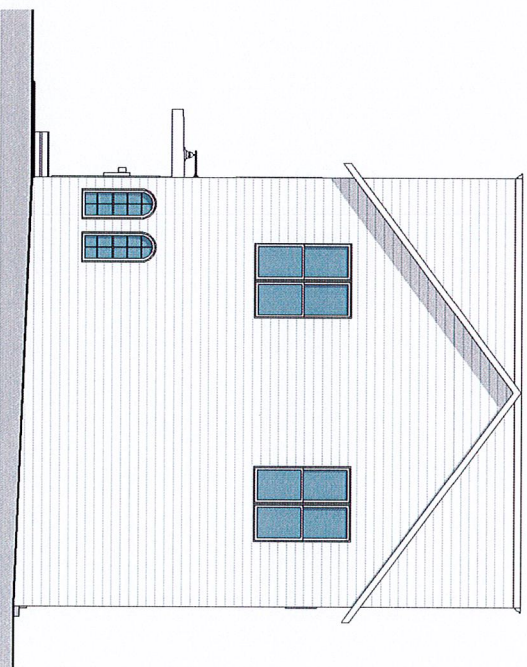


SUBSTANTIAL ROT WAS DISCOVERED WHILE PREPARING TO LIFT THE BUILDING FOR A FOUNDATION REPLACEMENT UNDER EML 2025-001. THIS REAR PORTION UNDER THE SHED ROOF HAS BEEN DEMOLISHED TO PREPARE THE REST OF THE BUILDING FOR A SAFE LIFT. A SIMPLE GABLE EXTENSION IS PLANNED AS A REPLACEMENT.





1 North Elevation Copy 1
1/8" = 1'-0"



2 East Elevation Copy 1
1/8" = 1'-0"

**STUDIO
ECCESIS**
ARCHITECTURE

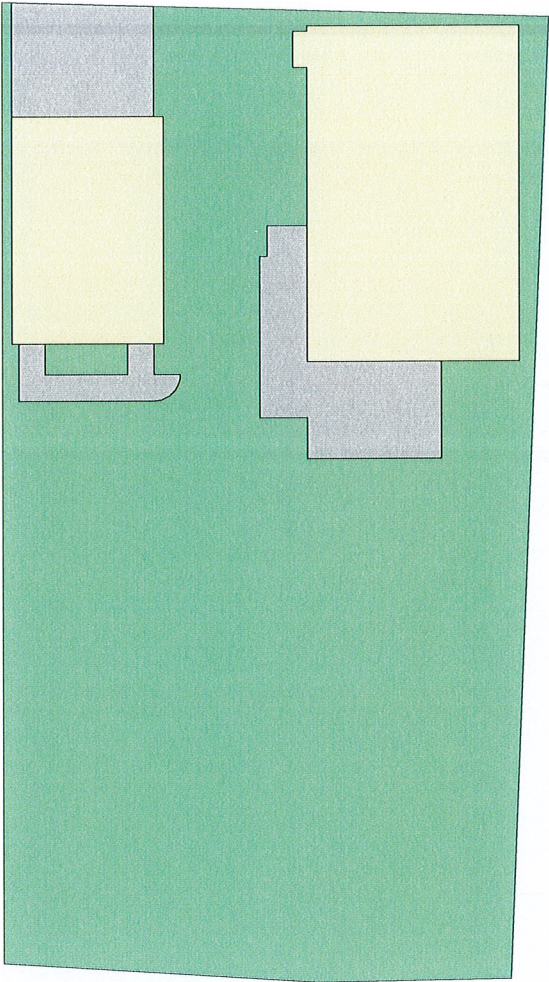
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CDP FOR 38911 HIGHWAY 1
38911 Hwy 1 Westport, CA 95498




Proposed Elevations

A3.3

9/5/25



LOT COVERAGE CALCULATIONS

	BUILDING COVERAGE = 1878 SQ. FT.
	UNIMPROVED AREA= 6353 SQ. FT.
	PAVED AREA= 769 SQ. FT.
TOTAL LOT AREA = 9000 SQ. FT.	

1 Area Calculations
 1/16" = 1'-0"

**STUDIO
 ECESIS**
 ARCHITECTURE

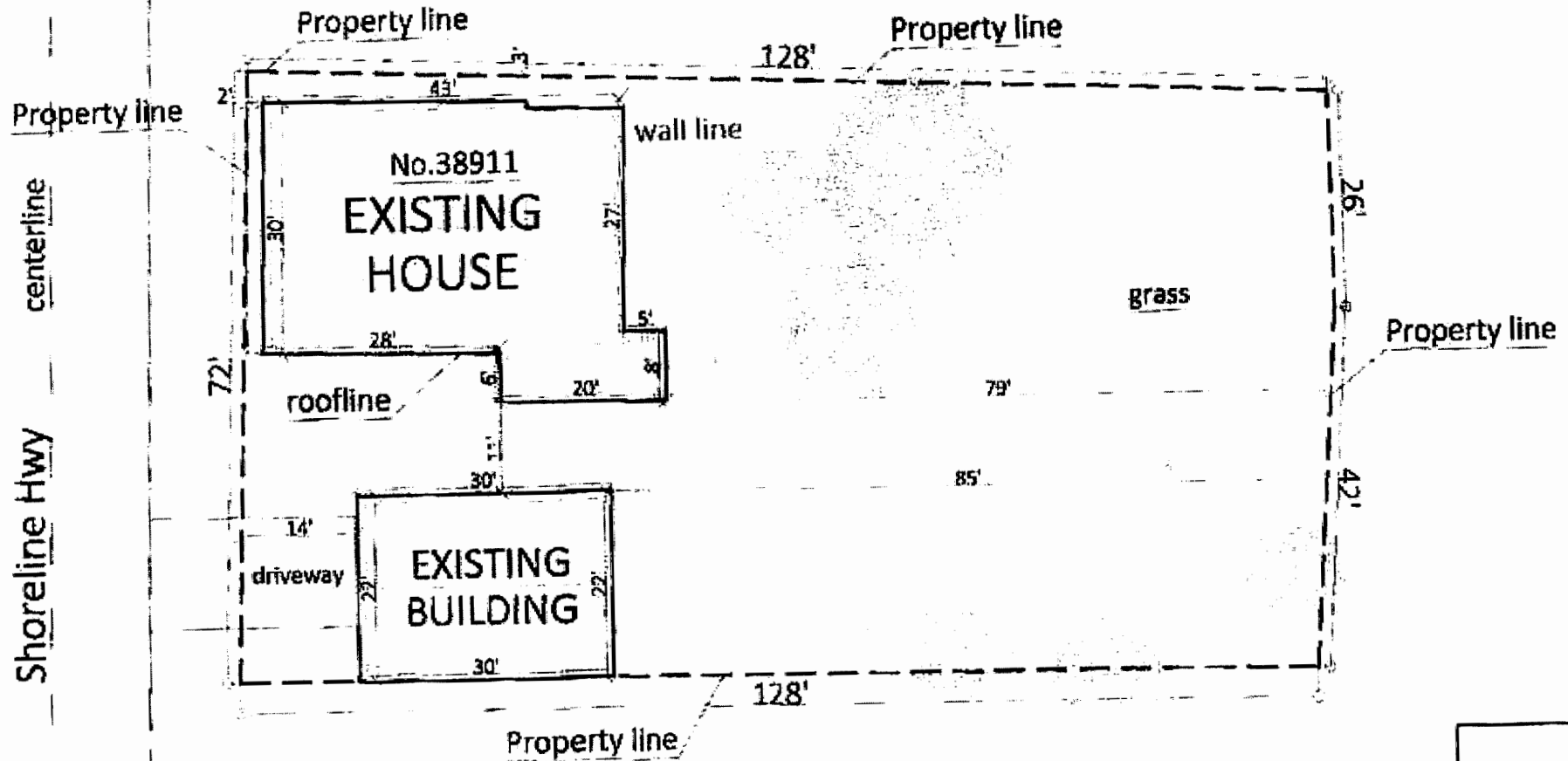
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CDP FOR 38911 HIGHWAY 1
 38911 Hwy 1 Westport, CA 95488

Lot Coverage Calculation

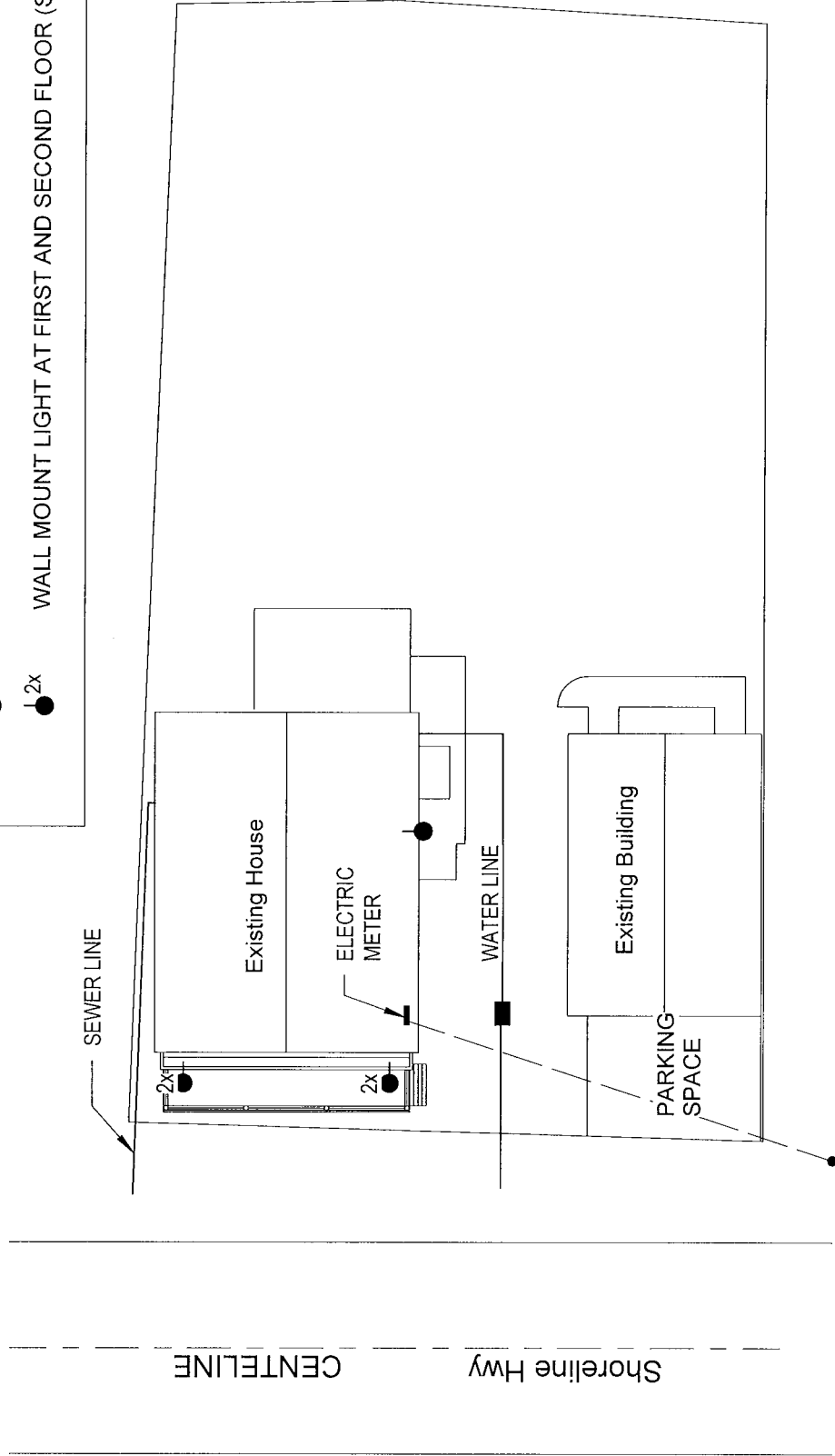
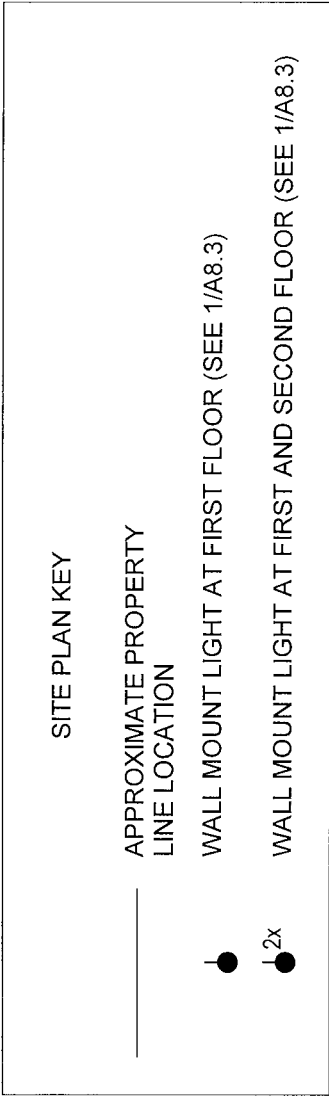
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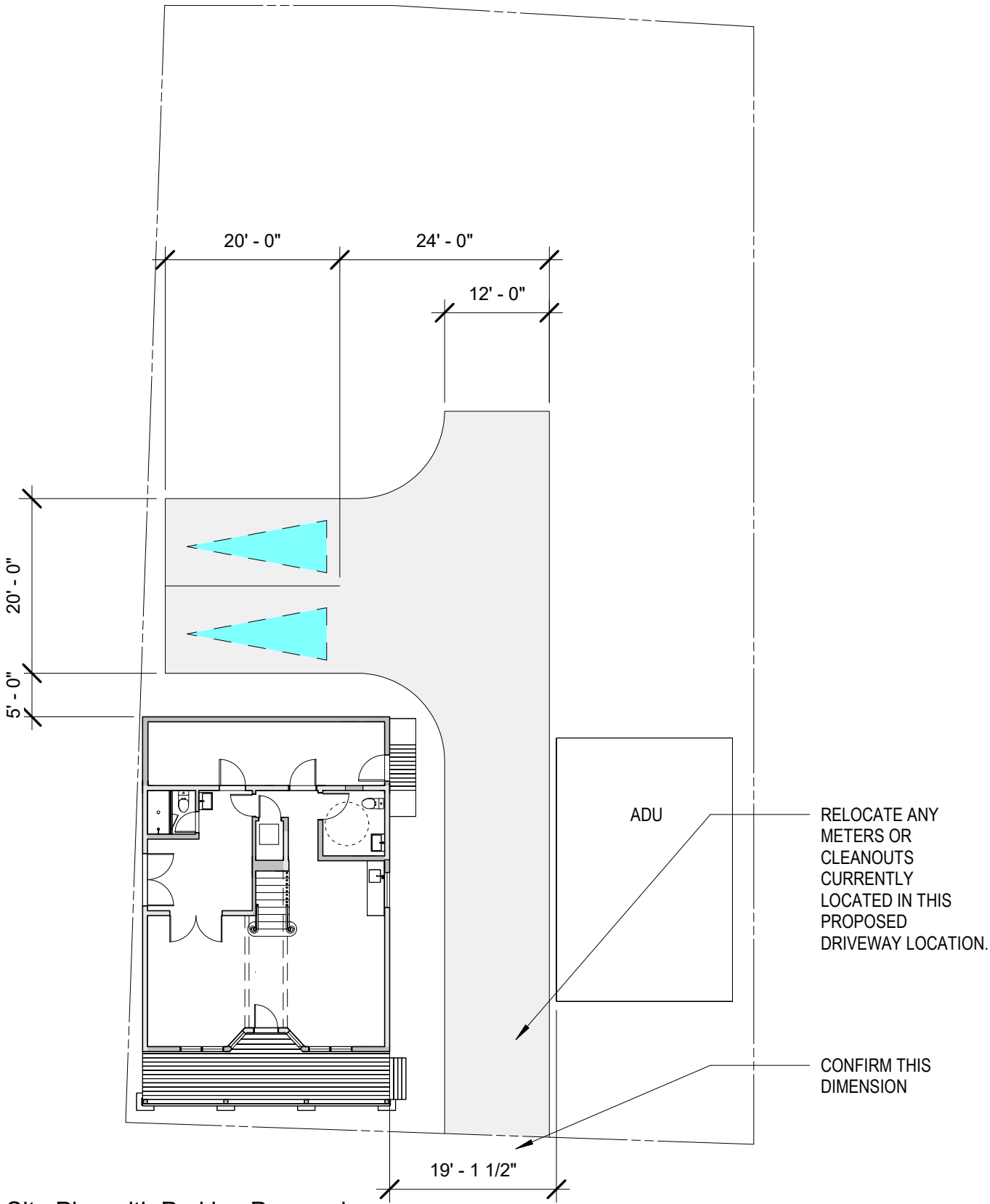
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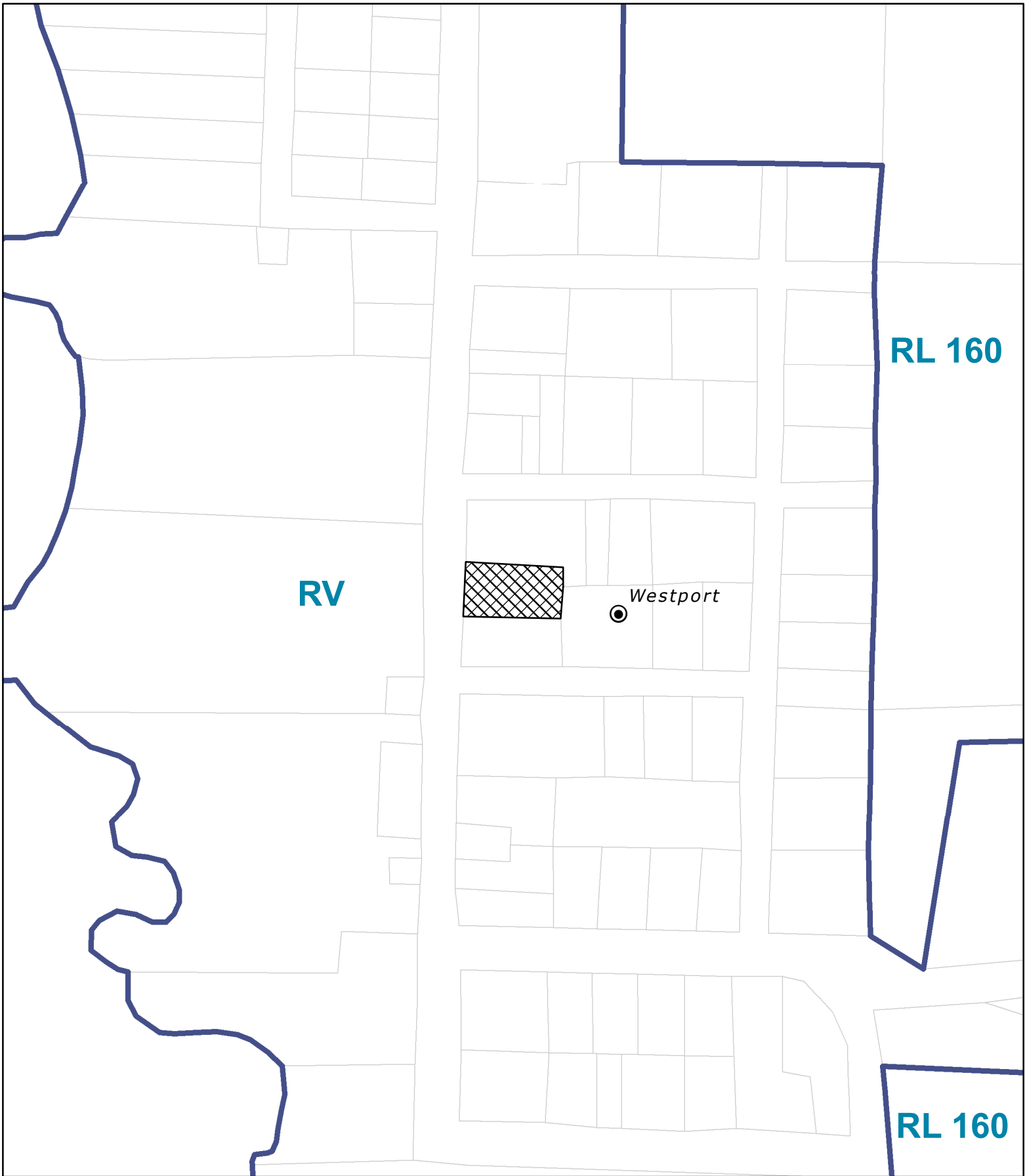
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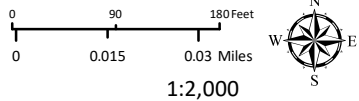


1 Site Plan with Parking Proposal
 1/16" = 1'-0"



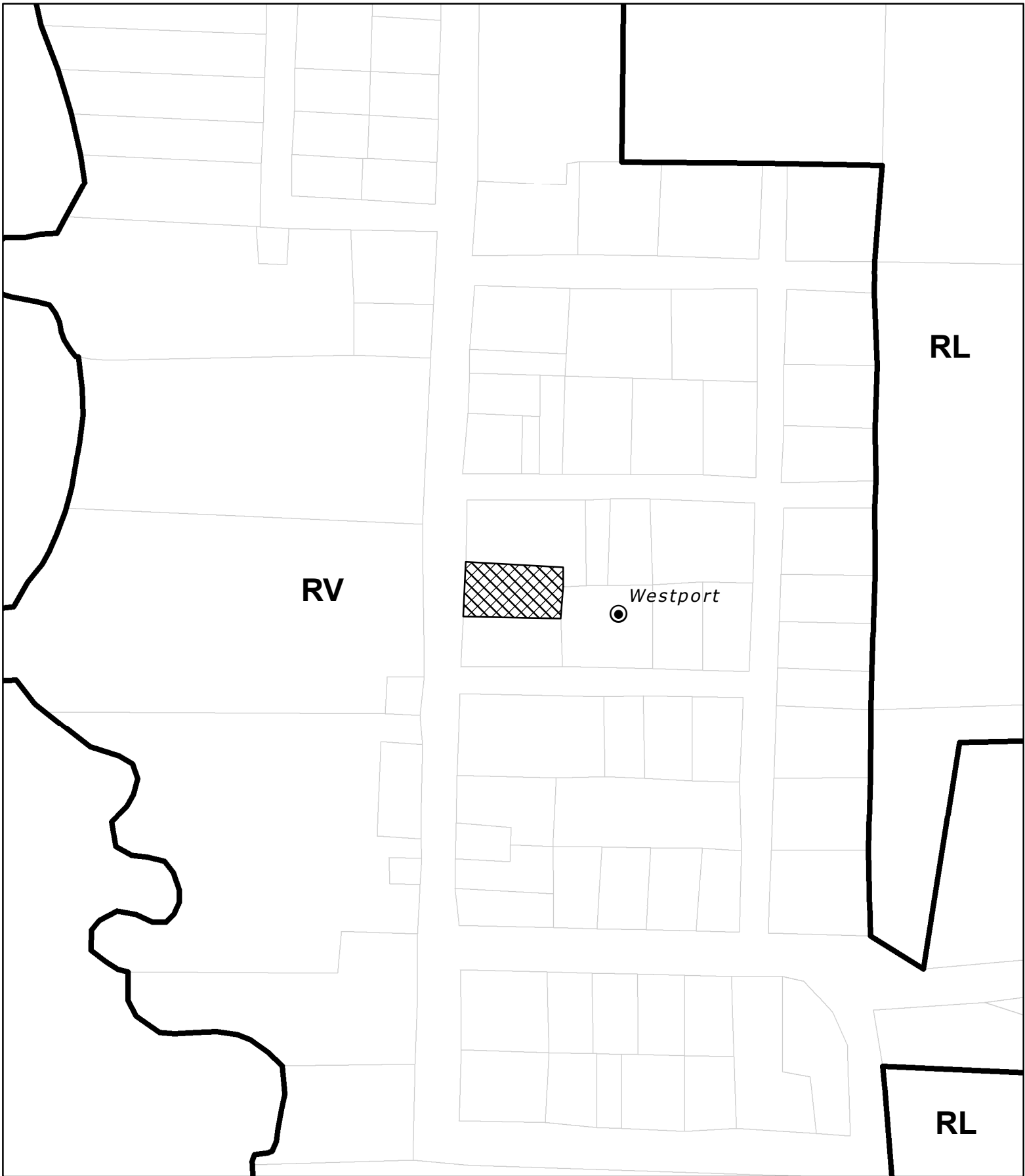
CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

-  Major Towns & Places
-  Assessors Parcels






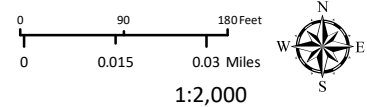
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GENERAL PLAN

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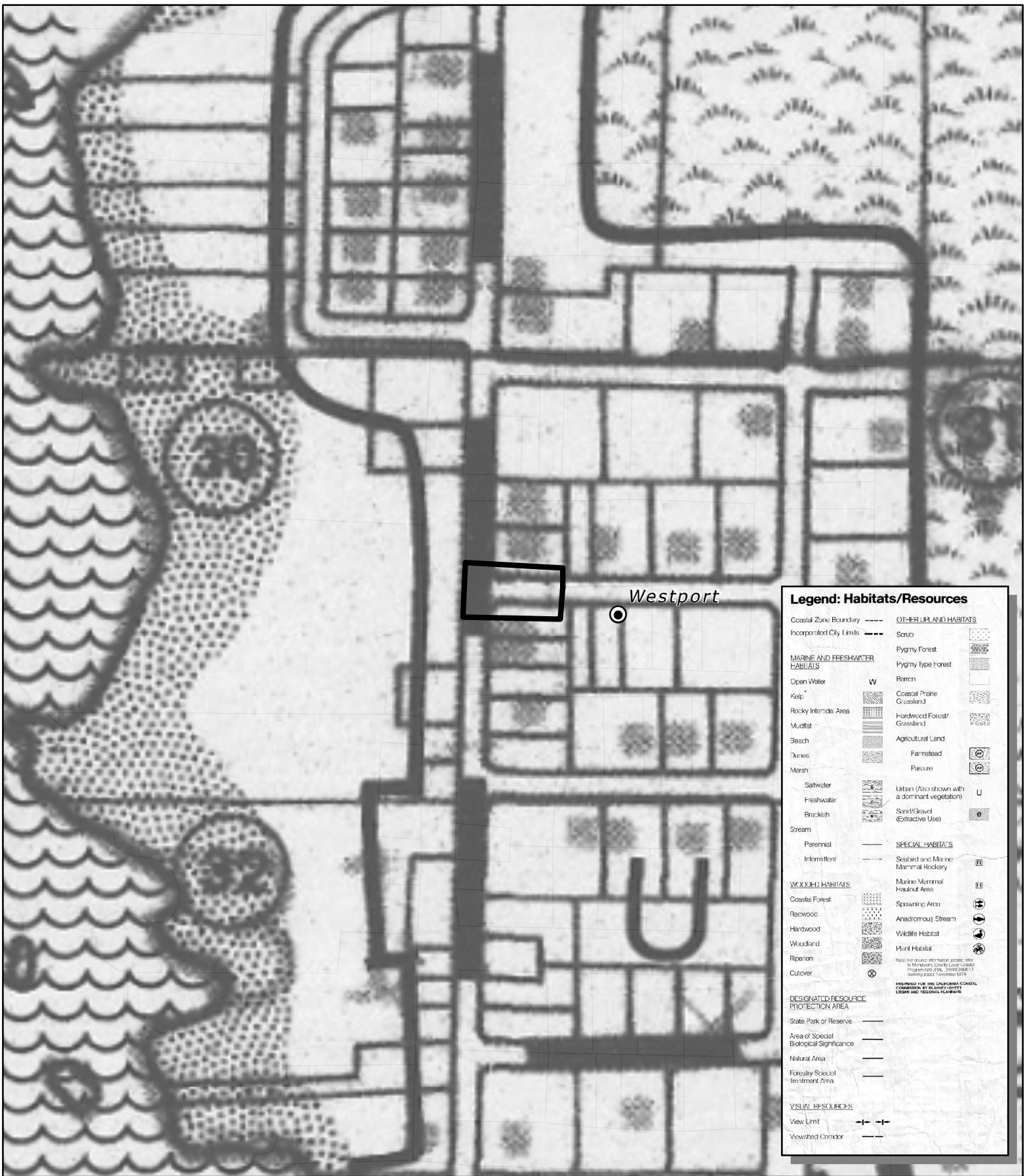
CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
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ADDRESS: 38911 N Hwy 1, Westport

-  Major Towns & Places
-  Zoning Districts
-  Assessors Parcels



ZONING

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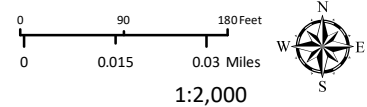


Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	[Pattern]
MARINE AND FRESHWATER HABITATS		Pygmy Forest	[Pattern]
Open Water	W	Pygmy type Forest	[Pattern]
Kelp	[Pattern]	Barron	[Pattern]
Rocky Intertidal Area	[Pattern]	Coastal Prairie	[Pattern]
Mudflat	[Pattern]	Grassland	[Pattern]
Beach	[Pattern]	Hardwood Forest/	[Pattern]
Dunes	[Pattern]	Grassland	[Pattern]
Marsh	[Pattern]	Agricultural Land	[Pattern]
Saltwater	[Pattern]	Farmstead	[Symbol]
Freshwater	[Pattern]	Pasture	[Symbol]
Brackish	[Pattern]	Urban (Also shown with	U
Stream		a dominant vegetation)	
Perennial	—	Sand/Ground	e
Intermittent	---	(Extractive Use)	
WOODLAND HABITATS		SPECIAL HABITATS	
Coastal Forest	[Pattern]	Sagebird and Marine	[Symbol]
Redwood	[Pattern]	Mammal	[Symbol]
Hardwood	[Pattern]	Rockery	[Symbol]
Woodland	[Pattern]	Marine Mammal	[Symbol]
Riparian	[Pattern]	Habitat Area	[Symbol]
Culver	[Symbol]	Spawning Area	[Symbol]
DESIGNATED RESOURCE PROTECTION AREA		Anadromous Stream	[Symbol]
State Park or Reserve	---	Wildlife Habitat	[Symbol]
Area of Special	---	Plant Habitat	[Symbol]
Biological Significance	---	<small>Note: for source information, please refer to the National Wetlands Inventory, National Wetlands Inventory, and the National Wetlands Inventory.</small>	
Natural Area	---	<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BROWN-CRUTT LCP AND REGIONAL PLANNING</small>	
Forestry Special	---		
Treatment Area	---		
VISUAL RESOURCES			
View Limit	---		
Viewshed Corridor	---		

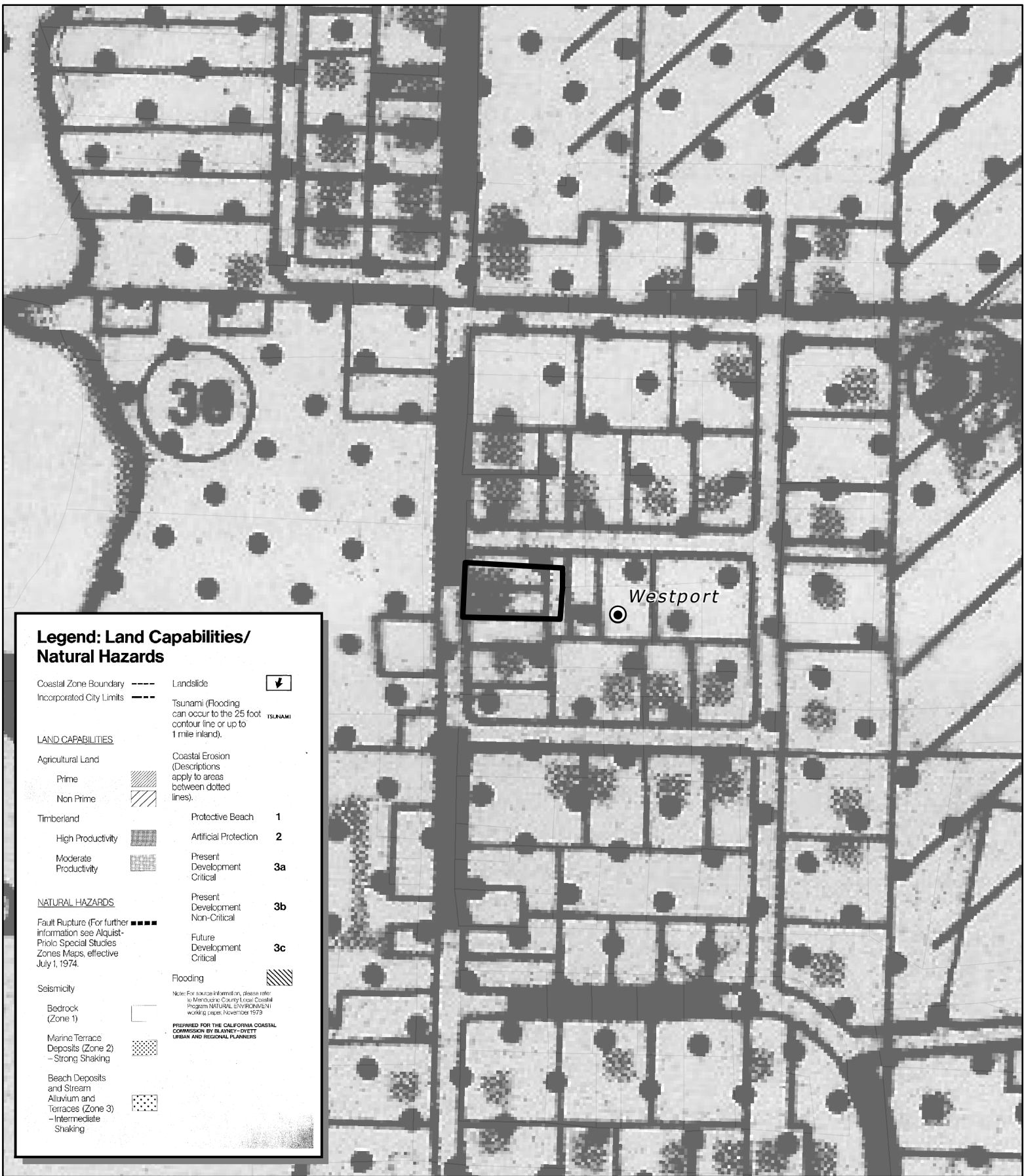
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● Major Towns & Places
 □ Assessors Parcels



1:2,000
LCP HABITATS & RESOURCES

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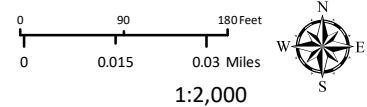


**Legend: Land Capabilities/
Natural Hazards**

Coastal Zone Boundary	----	Landslide	
Incorporated City Limits	- - - -	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	
LAND CAPABILITIES			
Agricultural Land		Coastal Erosion (Descriptions apply to areas between dotted lines).	
Prime		Protective Beach	1
Non Prime		Artificial Protection	2
Timberland		Present Development Critical	3a
High Productivity		Present Development Non-Critical	3b
Moderate Productivity		Future Development Critical	3c
NATURAL HAZARDS			
Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.	----	Flooding	
Seismicity		<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENTAL working paper, November 1979.</small> PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY-OYETT URBAN AND REGIONAL PLANNERS	
Bedrock (Zone 1)			
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

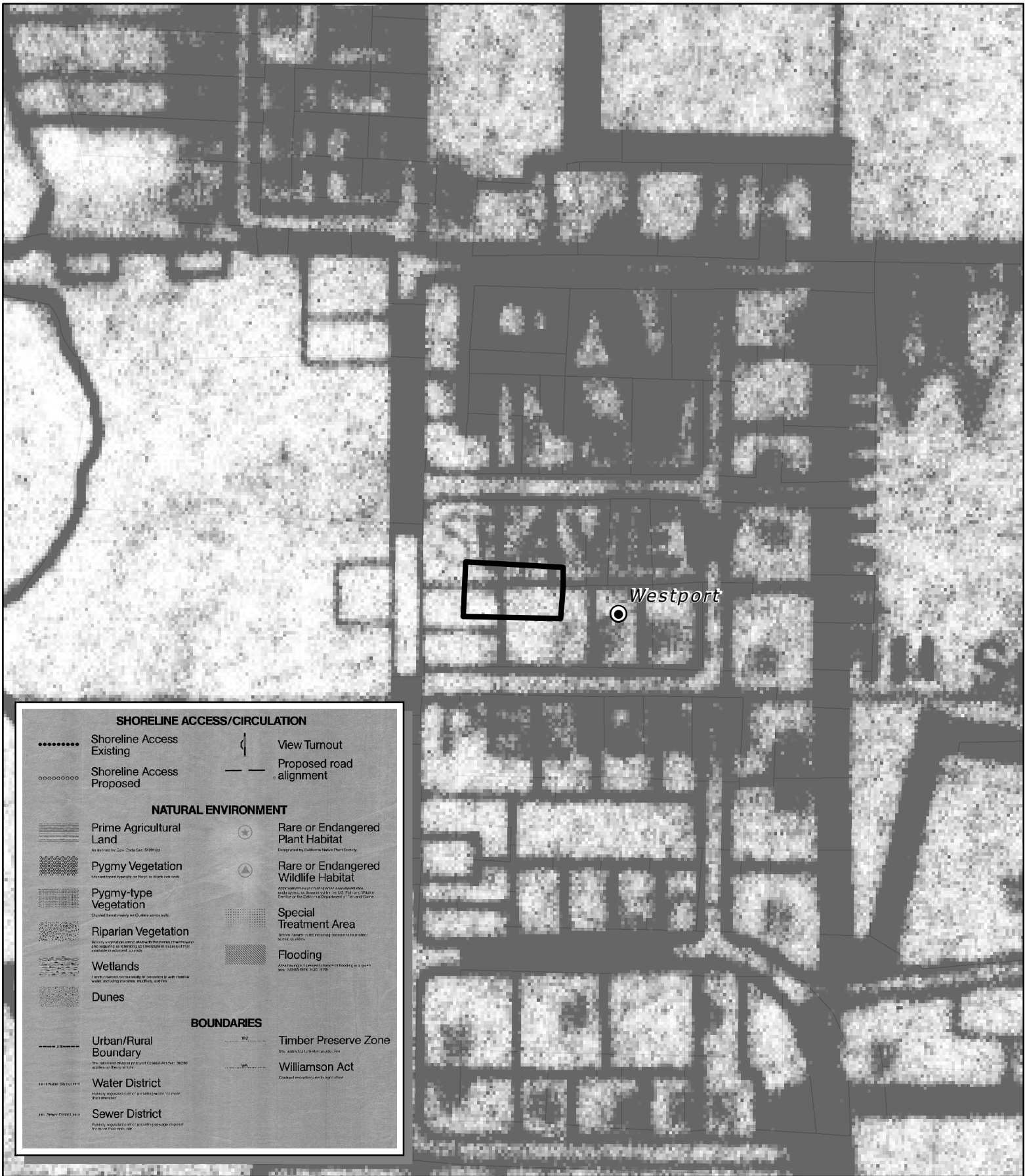
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Major Towns & Places
 Assessors Parcels



LCP LAND CAPABILITIES & NATURAL HAZARDS

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SHORELINE ACCESS/CIRCULATION

- Shoreline Access Existing
- Shoreline Access Proposed
- View Turnout
- Proposed road alignment

NATURAL ENVIRONMENT

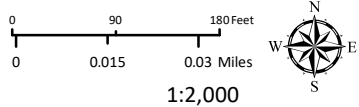
- Prime Agricultural Land
- Pygmy Vegetation
- Pygmy-type Vegetation
- Riparian Vegetation
- Wetlands
- Dunes
- Rare or Endangered Plant Habitat
- Rare or Endangered Wildlife Habitat
- Special Treatment Area
- Flooding

BOUNDARIES

- Urban/Rural Boundary
- Water District
- Sewer District
- Timber Preserve Zone
- Williamson Act

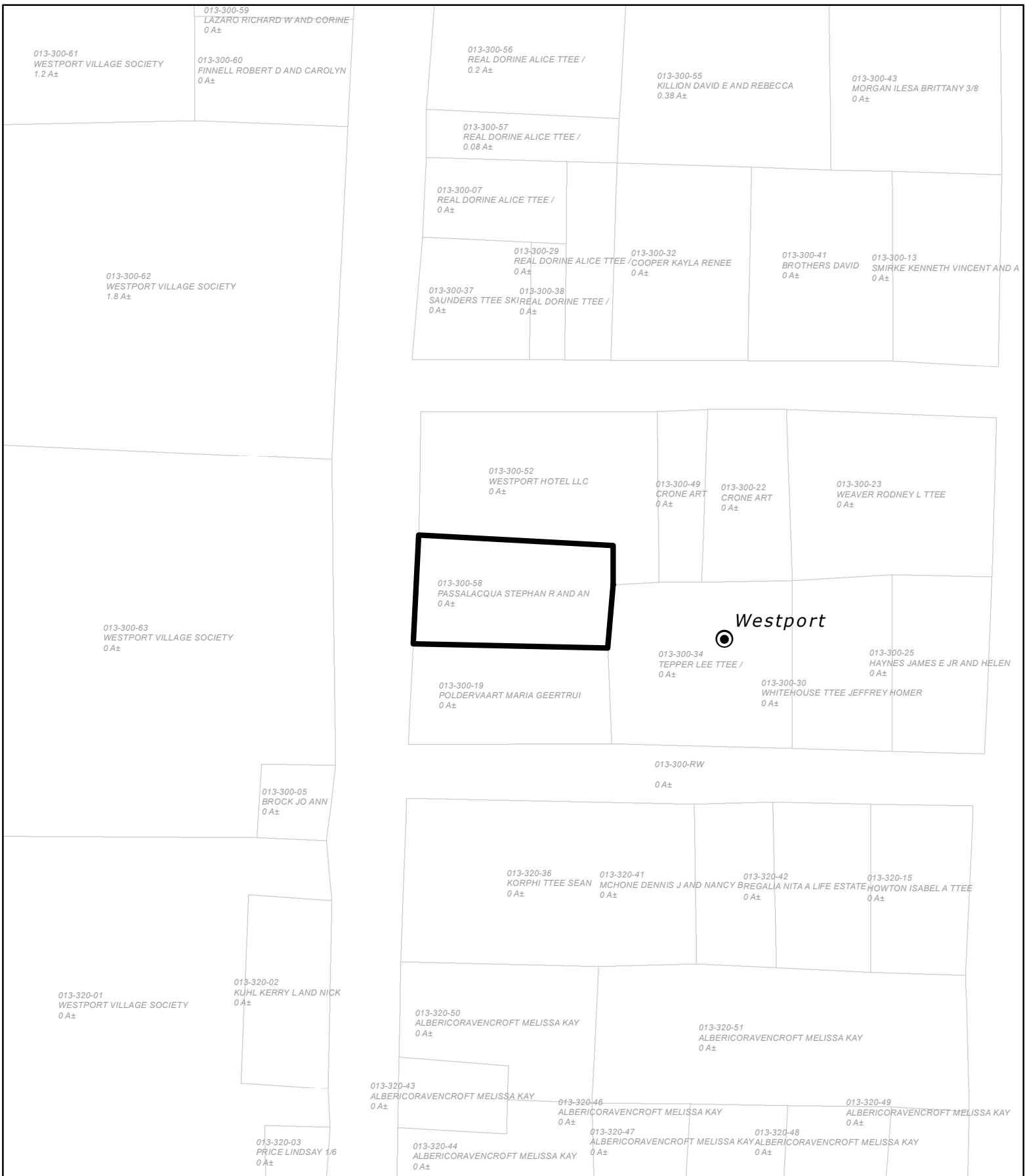
CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-08
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

Major Towns & Places
 Assessors Parcels





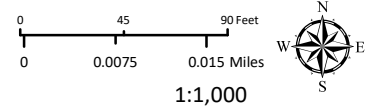
1:2,000
LCP LAND USE MAP 8: WESTPORT

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CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

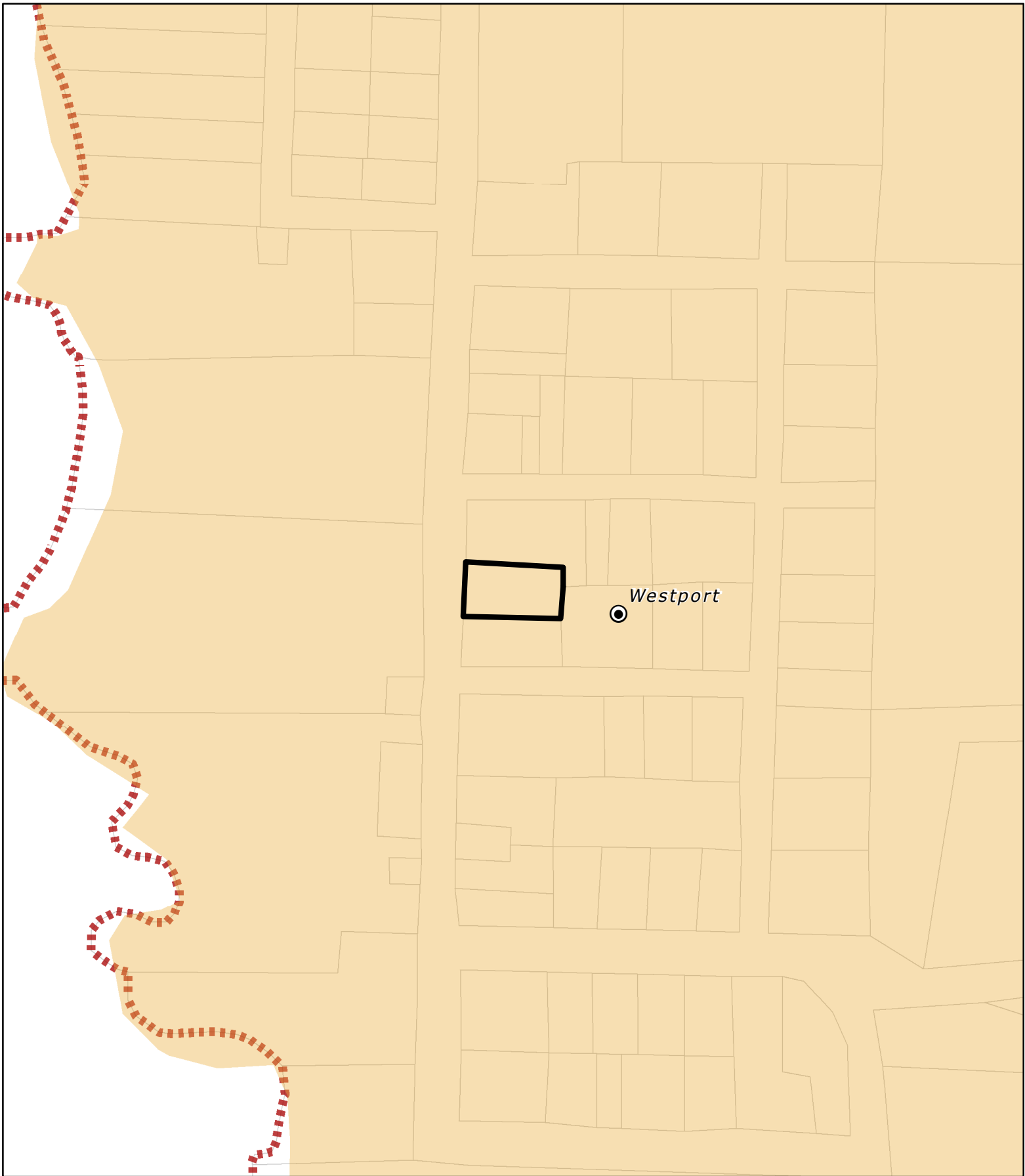
 Major Towns & Places
 Assessors Parcels



1:1,000

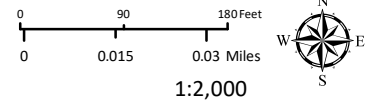
ADJACENT PARCELS

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP 2025-0019
OWNER: PASSALCQUA, Stephan
APN: 013-300-58
APLCT: Stephan Passalcqua
AGENT: Michael Cobb
ADDRESS: 38911 N Hwy 1, Westport

-  Major Towns & Places
-  High Fire Hazard
-  County Fire Districts
-  Assessors Parcels



1:2,000
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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