



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
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## **MEMORANDUM**

**DATE:** JUNE 2, 2026  
**TO:** HONORABLE BOARD OF SUPERVISORS  
**FROM:** SHELBY MILLER, PROJECT PLANNER  
**SUBJECT:** LCP\_2026-0001 CONSOLIDATED COASTAL DEVELOPMENT PERMIT REQUEST FOR THE IRISH BEACH IMPROVEMENT CLUB.

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### **SUMMARY OF PROJECT**

The Irish Beach Improvement Club intends to improve Beach Drive (private) and access to Irish Beach by grading the beach parking lot, upgrading an existing gate, and constructing parallel parking spaces for four vehicles on the north side of Irish Beach Drive (CR 539). Additional work, including the installation of a retaining wall and the paving of Beach Road (private), has already been completed and need to be permitted after-the-fact. According to the application, the retaining wall installation and paving of Beach Road was prompted by a slope failure that occurred in late 2023 along the edge of Lower Beach Road, as depicted in the site map (Attachment D).

Beach Road is located on the southern corner of Irish Beach Road (CR 539) and State Route 1 and is accessed via APN 132-060-04. Beach Road spans across several other parcels including APNs 132-060-01, 132-060-02, and 132-060-03. An unpaved parking area is located on APN 132-060-01. The retaining wall and gate upgrade are located on APN 132-060-03.

According to the Jurisdictional Boundary Map (Attachment G), the proposed gate upgrade, retaining wall, and parallel parking spaces on Irish Beach Drive, and the majority of Beach Road is within the County's jurisdiction. The existing parking lot to be graded and a small portion of Beach Road is within the California Coastal Commission's jurisdiction. The proposed consolidation request by the Irish Beach Improvement Club would allow for a streamlined processing of this project. The alternative would be the processing of multiple Coastal Development Permits by multiple jurisdictions, which would not allow analysis of the project as a whole. By authorizing the consolidation, the Board would allow the California Coastal Commission to process a Coastal Development Permit for the entirety of the project. Otherwise, a separate Coastal Development Permit would be processed by both the California Coastal Commission and the County for the portion of the project within each jurisdiction.

At the request of the Irish Beach Improvement Club, adoption of this resolution is being sought to consolidate the permit review under the California Coastal Commission for this specific project only and streamline the permit process. Consolidation of the Coastal Development Permit would not substantially impair public participation in review of the Coastal Development Permit because a public hearing will be held by the Coastal Commission and may be attended by interested parties and the participation opportunities are the same as would be provided if two permits were processed instead.

### **RECOMMENDATION**

Adopt the Resolution authorizing the processing of a Consolidated Coastal Development Permit, LCP\_2026-0001 (Irish Beach Improvement Club), by the California Coastal Commission to grade the beach parking lot, upgrade the existing gate, construct parallel parking spaces on the north side of Irish Beach Drive, and approve after-the-fact installation of a retaining wall and paving of the entirety of Beach Road, located in the Manchester area; and authorize Chair to sign same.

**ATTACHMENTS:**

- A. Resolution for Adoption
- B. Project Application and Description
- C. Consolidation Request Letters
- D. Site Plan for Retaining Wall and Beach Road
- E. Site Plan for Parking on Irish Beach Drive
- F. Location Map
- G. Jurisdictional Boundary Map