



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

August 16, 2017

Planning – Ukiah
Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Archaeological Commission

Caltrans
Department of Forestry/ CalFire
Coastal Commission
State Clearinghouse
Westport MAC

Westport Volunteer FD
Cloverdale Rancheria
Potter Valley Tribe
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: CDP_2016-0044

DATE FILED: 11/8/2016

OWNER/APPLICANT: SILER KYLE

AGENT: CYNTHIA SHARON

REQUEST: A Coastal Development Permit to construct a facade and sign on an existing single family residence. The facade would increase the height of the building from 11 feet to 16 feet and 9 inches. The sign would be approximately 50 sq. ft. and read "BLACKSMITH". Request to also permit the whale sculpture in the front yard. Request to allow for the demolition and replacement of the legal non-conforming 231 sq. ft. garage.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 16± mi. north of Fort Bragg center, on the west side of CA HWY 1, 300± feet north of the Westport post office. 37060 N. HWY 1, Westport, CA, 95488; APN: 013-280-28

STAFF PLANNER: Sam 'Vandy' Vandewater

RESPONSE DUE DATE: August 30, 2017

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- ☐ No comment at this time.
- ☐ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

OWNER:

KYLE SILER

APPLICANT:

KYLE SILER

AGENT:

CYNTHIA SHARON

REQUEST:

A Coastal Development Permit to construct a facade and sign on an existing single family residence. The facade would increase the height of the building from eleven (11) feet to sixteen (16) feet and nine (9) inches. The sign would be approximately fifty (50) square feet and read "BLACKSMITH".

Request to also permit the whale sculpture in the front yard.

Request to allow for the demolition and replacement of the legal non-conforming 231 ft² garage.

LOCATION:

16± mi. north of Fort Bragg center, on the west side of CA HWY 1, 300± feet north of the Westport post office. 37060 N. HWY 1 (APN: 013-280-28) Westport

ACREAGE:

<1.0 acre

GENERAL PLAN:

RV:U

ZONING:

RV:40K

COASTAL ZONE:

YES

EXISTING USES:

Residential

SUPERVISORIAL DISTRICT:

4

TOWNSHIP:

21N

RANGE:

17W

SECTION:

28

USGS QUAD#:

26

RELATED CASES ON SITE: N/A

RELATED CASES IN VICINITY: N/A

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Rural Village (RV)	Rural Village (RV)	5,197 sqft	Vacant
EAST:	Rural Village (RV)	Rural Village (RV)	2.25 acre	Vacant
SOUTH:	Rural Village (RV)	Rural Village (RV)	6,584 sqft	Visitor Accomodations - Inn
WEST:	Rural Village (RV)	Rural Village (RV)	12,367 sqft	Vacant

- REFERRAL AGENCIES:
- ☒ Planning (Ukiah)

☒ Department of Transportation

☒ Environmental Health (Ukiah)

☒ Building Inspection (Ukiah)

☒ Westport Volunteer Fire Department

☒ Caltrans

☒ CalFire

☒ State Clearinghouse

☒ Westport MAC

☒ Archaeological Commission

☒ Sherwood Rancheria

☒ Potter Valley Rancheria

☒ Redwood Valley Rancheria

☒ Cloverdale Rancheria

☒ Coastal Commission

ADDITIONAL INFORMATION:

ASSESSOR'S PARCEL #: 013-280-28

PROJECT COORDINATOR: Sam 'VANDY' Vandewater

PREPARED BY: Sam 'VANDY' Vandewater

DATE: 8/11/2017

ENVIRONMENTAL DATA
(To be completed by Planner)

COUNTY WIDE		
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone
	NO	2. Floodplain/Floodway Map
	NO / NO	3. Within/Adjacent to Agriculture Preserve / Timberland Production
	NO	4. Within/Near Hazardous Waste Site
	YES	5. Natural Diversity Data Base Mendocino Coast Paintbrush, Pacific Gilia, Whitney's Farewell-to-Spring
	NO	6. Airport CLUP Planning Area
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input type="checkbox"/> SRA-CDF# High Fire Hazard
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)/Pygmy Soils.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Specific Plan Area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area

COASTAL ZONE		
Yes	No	
	NO	16. Exclusion Map.
	Critical	17. Coastal Groundwater Study Zone.
	NO	18. Highly Scenic Area/Special Communities.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	19. Land Capabilities/Natural Hazards Map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	20. Habitats/ESHA/Resources Map. Freshwater emergent wetland documented on parcel on east side of HWY 1. Proposed project would not affect wetland.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map. Appealable Area – West of first public road & within 300 feet of coastal bluff.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	22. Blayney-Dyett Map. Map 8 – Westport
<input type="checkbox"/>	<input checked="" type="checkbox"/>	23. Ocean Front Parcel (Blufftop Geology).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. Noyo Harbor/Albion Harbor.

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Case No(s)	CDP 2016-0044
CDF No(s)	N/A
Date Filed	11/8/2016
Fee	148
Receipt No.	13136
Received by	JA
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name Kyle Siler
Mailing Address 37060 N Hwy 1
City Westport State CA Zip Code 95488 Phone 510-917-5327

PROPERTY OWNER

Name Kyle Siler
Mailing Address 37060 N Hwy 1
City Westport State CA Zip Code 95488 Phone 510-917-5327

AGENT

Name Cynthia Sharon
Mailing Address 16312 Old Casper RR rd
City Fort Bragg State CA Zip Code 95437 Phone 707-357-0339

PARCEL SIZE

☐ Square feet
☒ Acres

STREET ADDRESS OF PROJECT

37060 N Hwy 1 Westport CA 95488

ASSESSOR'S PARCEL NUMBER(S)

0132802800

I certify that the information submitted with this application is true and accurate.

Kyle Siler 8/12/16
Signature of Applicant/Agent Date

Kyle Siler 8/12/16
Signature of Owner Date

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. The scope of this project is limited to changing ONE side of an existing SFH to reflect its historic purpose as a blacksmith (circa 1889). The east/street side face will be raised 5-9" to allow for a frontier or western style "false facade". A sign in mosaic tile will be mounted on this new facade saying "Blacksmith".
* Please see GREENSHEET request for additional information/requests

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	<u>1</u>	<u>1051 sq ft</u>
<input type="checkbox"/> Mobile Home	<u> </u>	<u> </u>
<input type="checkbox"/> Duplex	<u> </u>	<u> </u>
<input type="checkbox"/> Multifamily	<u> </u>	<u> </u>

If Multifamily, number of dwelling units per building:

3. If the project is commercial, industrial, or institutional, complete the following: NA

Total square footage of structures:
 Estimated employees per shift:
 Estimated shifts per day:
 Type of loading facilities proposed:

4. Will the proposed project be phased? ☐ Yes ☒ No
 If Yes, explain your plans for phasing.

5. Are there existing structures on the property? ☒ Yes ☐ No
If yes, describe below and identify the use of each structure on the plot plan.
- One Single Family Home. Total of 1051 sq ft
One garage used for storage - 22'x16' = 352 sq ft
One writing studio - 8x12' = 96 sq ft
One whale sculpture - public art.

6. Will any existing structures be demolished? ☐ Yes ☒ No - change part of one wall only.
Will any existing structures be removed? ☐ Yes ☒ No
- If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure 16-9" feet.

8. Lot area (within property lines): 9360 ☒ square feet ☐ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	<u>1499</u> square feet	<u>0</u> square feet	<u>1499</u> square feet
Paved area	<u>0</u> square feet	<u>0</u> square feet	<u>0</u> square feet
Landscaped area	<u>7861</u> square feet	<u>0</u> square feet	<u>7861</u> square feet
Unimproved area	<u>0</u> square feet	<u>0</u> square feet	<u>0</u> square feet

UNCHANGED

GRAND TOTAL: 9360 square feet
(Should equal gross area of parcel)

10. Gross floor area: _____ square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>2</u>	Proposed <u>0</u>	Total <u>2</u>
Number of covered spaces	<u>0</u>		Size _____
Number of uncovered spaces	<u>2</u>		Size _____
Number of standard spaces			Size _____
Number of handicapped spaces			Size _____

12. Utilities will be supplied to the site as follows:

ALL PRE-EXISTING

A. Electricity

- ☒ Utility Company (service exists to the parcel).
☐ Utility Company (requires extension of services to site: _____ feet _____ miles)
☐ On Site generation, Specify: _____
☐ None

B. Gas

- ☒ Utility Company/Tank
☐ On Site generation, Specify: _____
☐ None

C. Telephone: ☒ Yes ☐ No

13. Will there be any exterior lighting? ☒ Yes ☐ No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

All three exterior doors on the house have pre-existing dark-gray compliant light fixtures. There will be no changes to the lights.

14. What will be the method of sewage disposal?

- ☒ Community sewage system, specify supplier Westport Community waste
☐ Septic Tank
☐ Other, specify _____

15. What will be the domestic water source?

- ☒ Community water system, specify supplier Westport Community water
☐ Well
☐ Spring
☐ Other, specify _____

16. Is any grading or road construction planned? ☐ Yes ☒ No

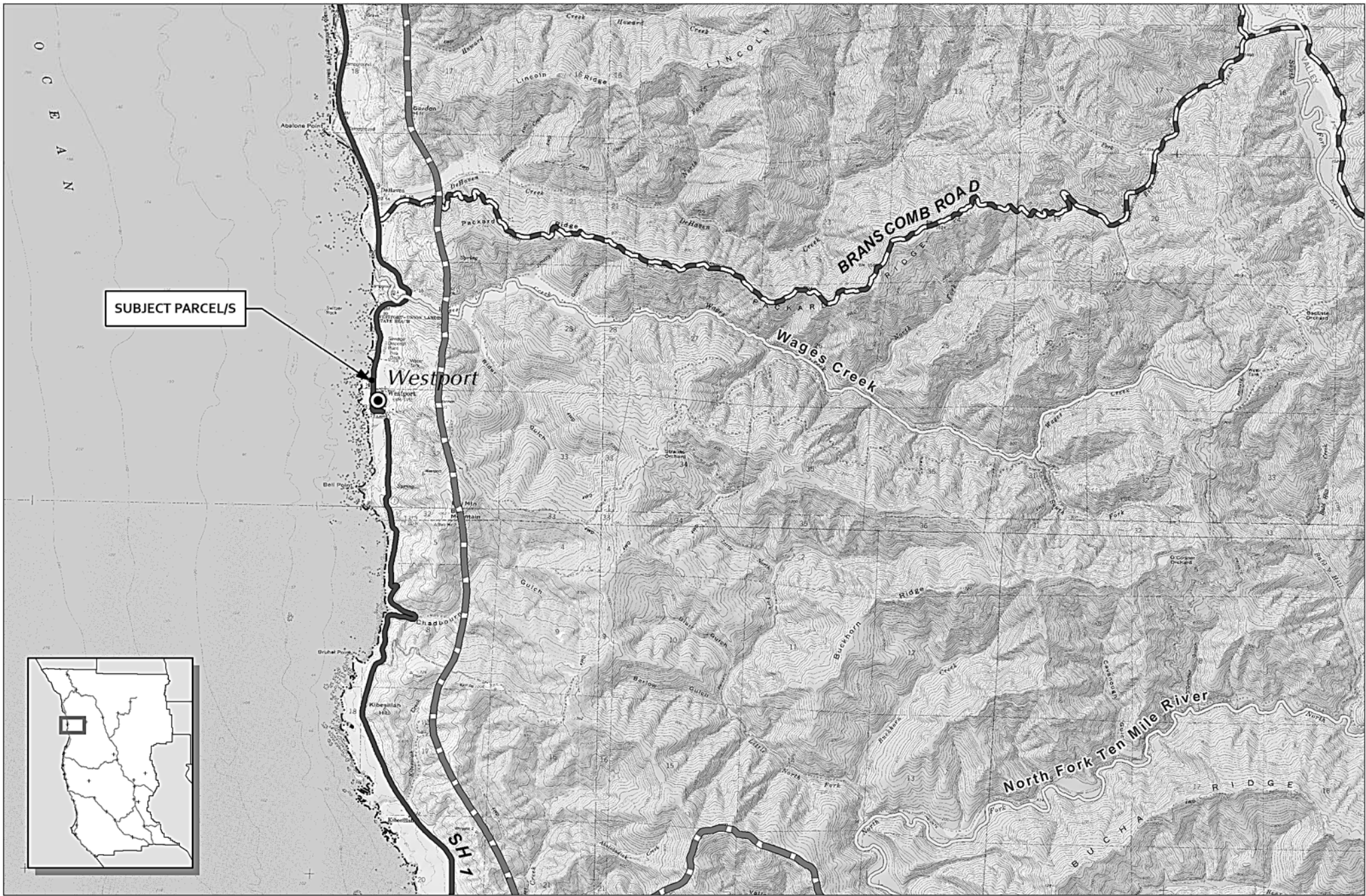
If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

- A. Amount of cut: _____ cubic yards
B. Amount of fill: _____ cubic yards
C. Maximum height of fill slope: _____ feet
D. Maximum height of cut slope: _____ feet
E. Amount of import or export: _____ cubic yards
F. Location of borrow or disposal site: _____

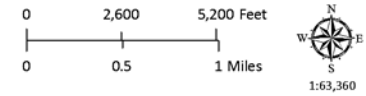
17.	Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
18.	Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring may be required.
19.	Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)
20.	Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
21.	Is the proposed development visible from: A. State Highway 1 or other scenic route? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No B. Park, beach or recreation area? <input type="checkbox"/> Yes <input type="checkbox"/> No
22.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:
23.	Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes? A. Diking <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No C. Dredging <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Amount of material to be dredged or filled? <u>0</u> cubic yards. Location of dredged material disposal site: <u>N/A</u> <hr/> Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N/A</u>

If you need additional room to answer any question, attach additional sheets.



CASE: CDP 2016-0044
 OWNER: SILER, Kyle
 APN: 013-280-28
 APLCT: Kyle Siler
 AGENT: Cynthia Sharon
 ADDRESS: 37060 N. Hwy. 1, Westport

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

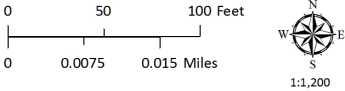


LOCATION MAP



CASE: CDP 2016-0044
OWNER: SILER, Kyle
APN: 013-280-28
APLCT: Kyle Siler
AGENT: Cynthia Sharon
ADDRESS: 37060 N. Hwy. 1, Westport

Public Roads

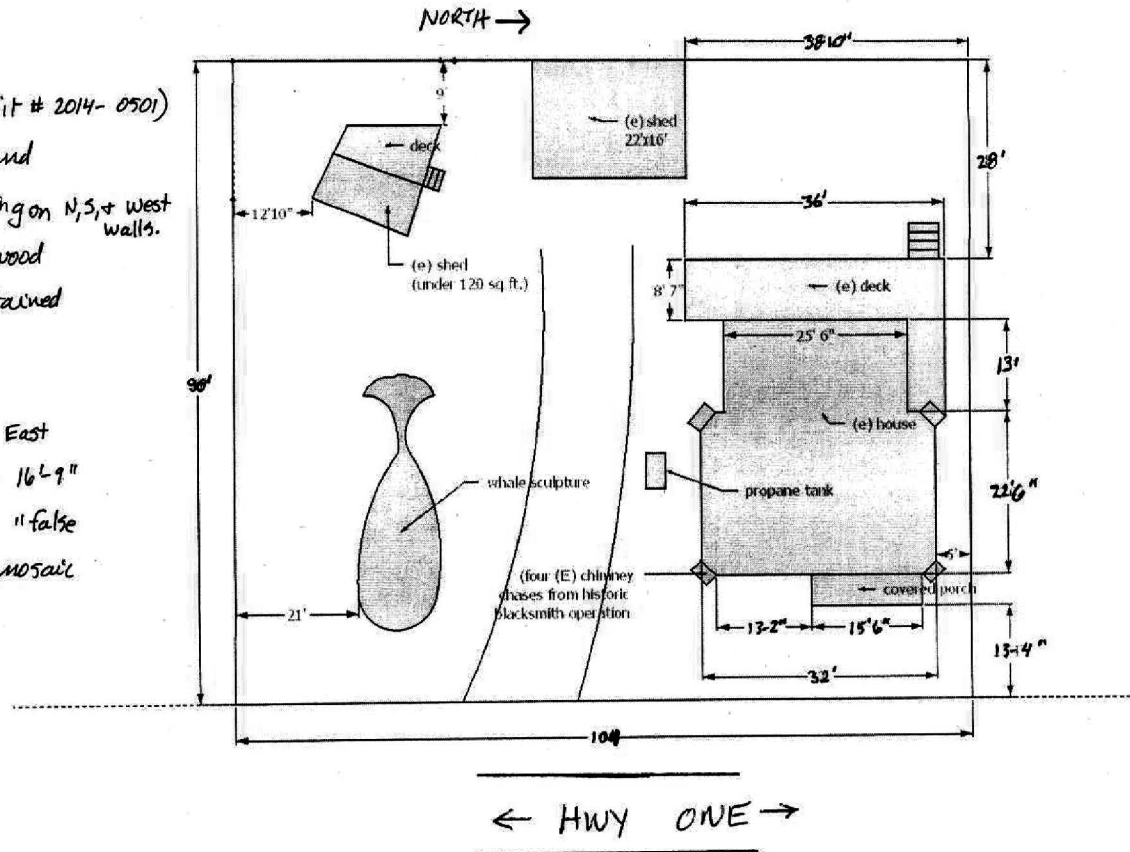


ESRI IMAGERY

Previous Work: (Permit # 2014-0501)

Replace all windows and
termite-damaged siding on N, S, & West
walls.
New Breckenridge plywood
and battens siding stained
dark brown.

Current Scope: Raise East
wall from 11'-0" to 16'-9"
with western style "false
facade" and tile mosaic
"Blacksmith" sign.



KYLE SILER

PLOT MAP

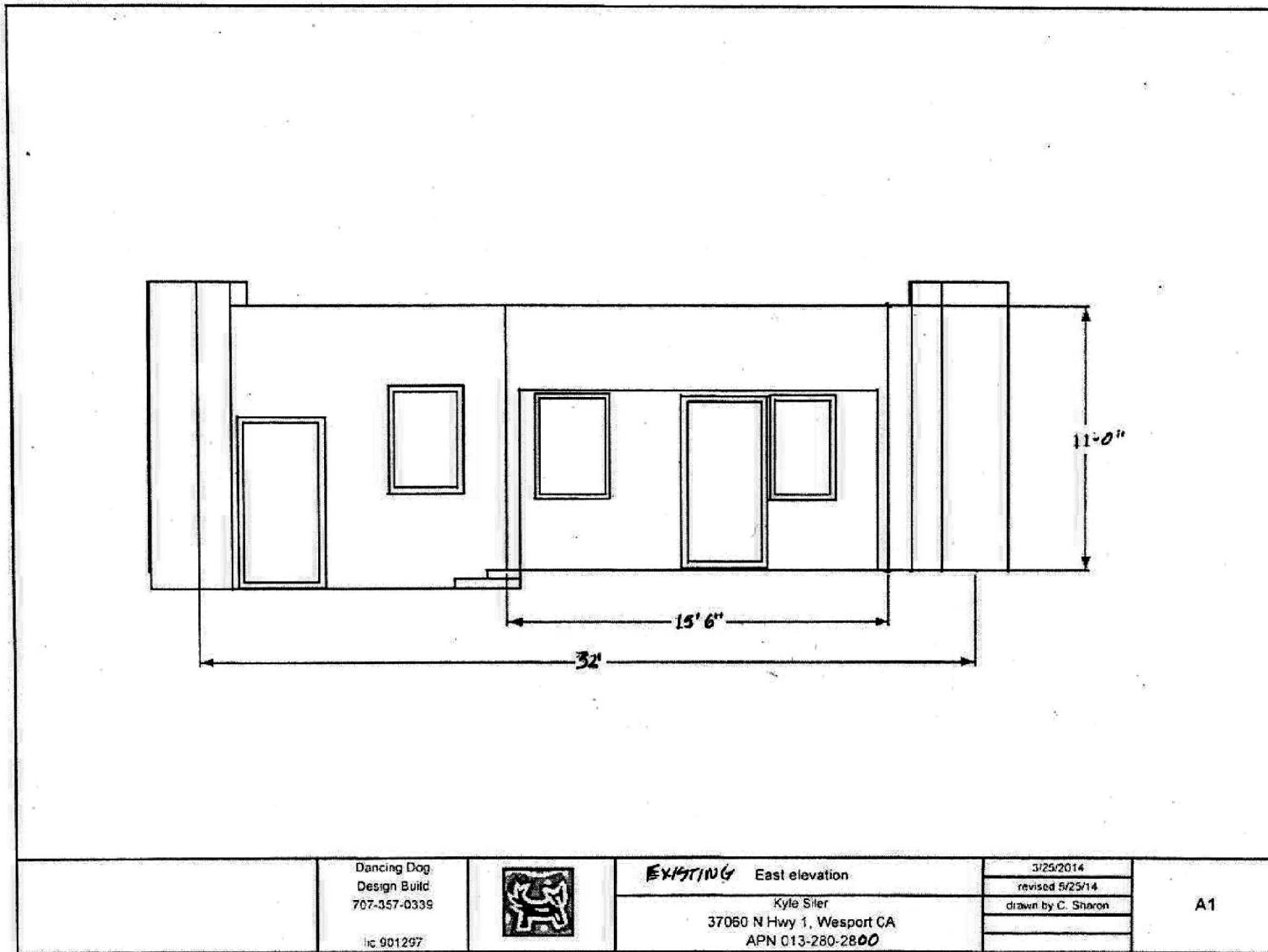
37060 N. HWY 1 WESTPORT CA

APN 013-280-2800

CASE: CDP 2016-0044
OWNER: SILER, Kyle
APN: 013-280-28
APLCT: Kyle Siler
AGENT: Cynthia Sharon
ADDRESS: 37060 N. Hwy. 1, Westport

NO SCALE

PLOT MAP



CASE: CDP 2016-0044
 OWNER: SILER, Kyle
 APN: 013-280-28
 APLCT: Kyle Siler
 AGENT: Cynthia Sharon
 ADDRESS: 37060 N. Hwy. 1, Westport

NO SCALE

EAST ELEVATION

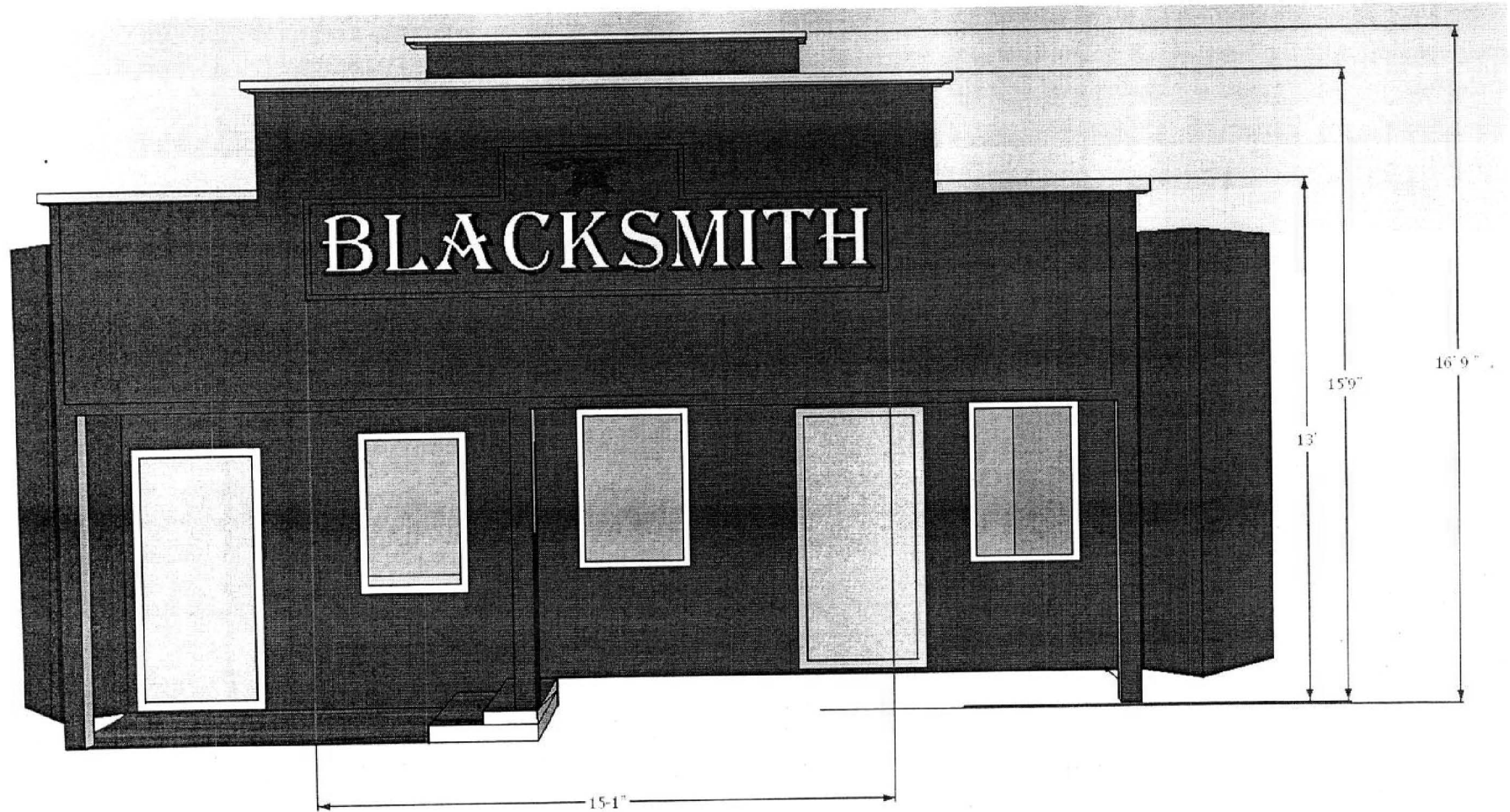


CASE: CDP 2016-0044
OWNER: SILER, Kyle
APN: 013-280-28
APLCT: Kyle Siler
AGENT: Cynthia Sharon
ADDRESS: 37060 N. Hwy. 1, Westport

NO SCALE

EXISTING FACADE

KYLE SILER
NEW EAST ELEVATION
37060 N. HWY 1
APN 013-280-2800



CASE: CDP 2016-0044
OWNER: SILER, Kyle
APN: 013-280-28
APLCT: Kyle Siler
AGENT: Cynthia Sharon
ADDRESS: 37060 N. Hwy. 1, Westport

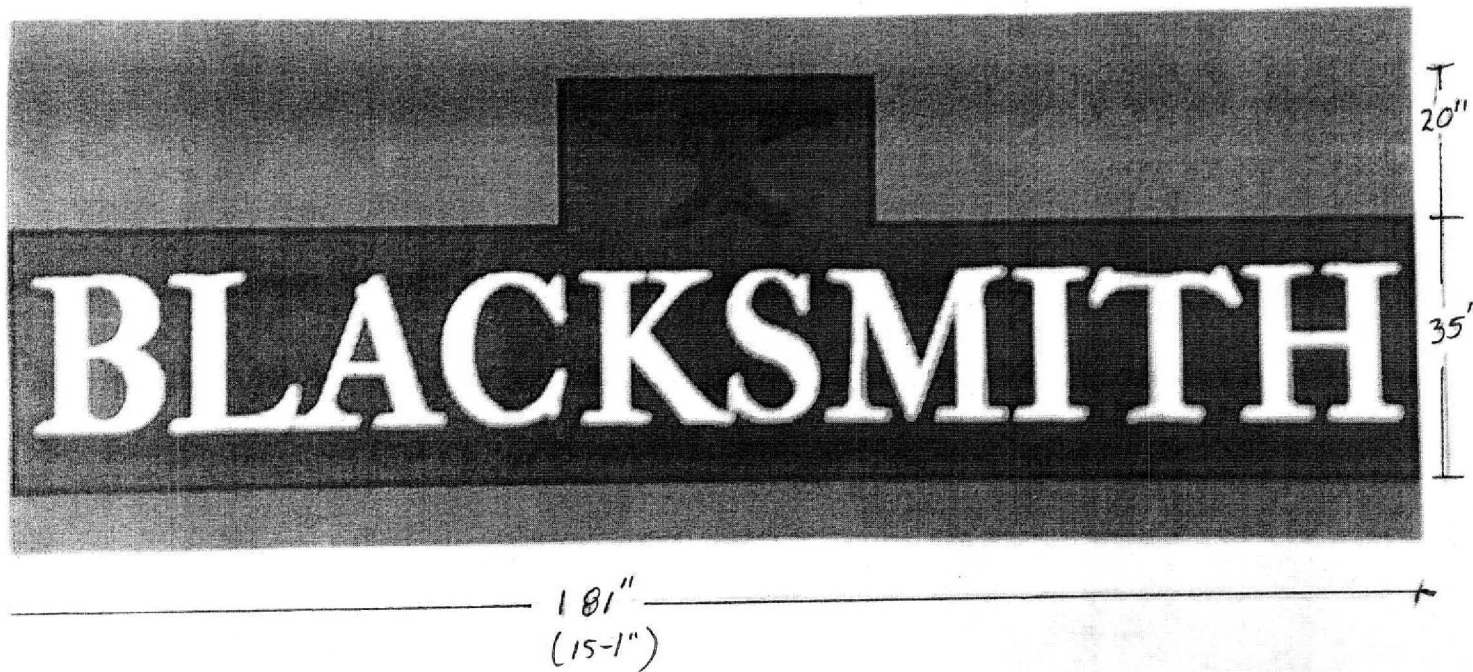
NO SCALE

EAST ELEVATION (PROPOSED)

KYLE SILER
DESIGN DETAIL
37060 N. HWY 1
APN: 013-280-28

Colors:
- Black Border Tile
- White and Brown Mosaic
Field Tile
- Grey Grout

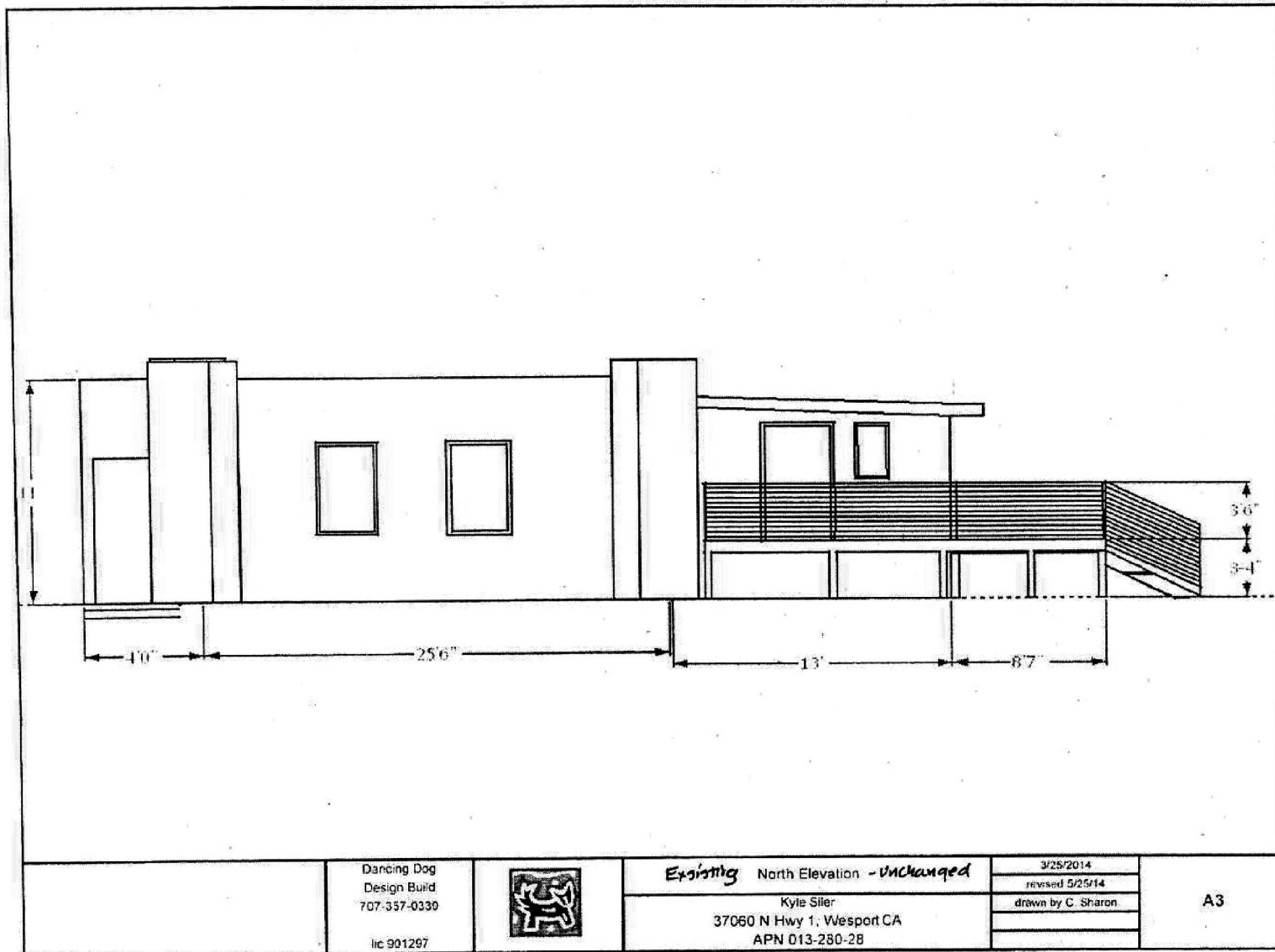
42"



CASE: CDP 2016-0044
OWNER: SILER, Kyle
APN: 013-280-28
APLCT: Kyle Siler
AGENT: Cynthia Sharon
ADDRESS: 37060 N. Hwy. 1, Westport

NO SCALE

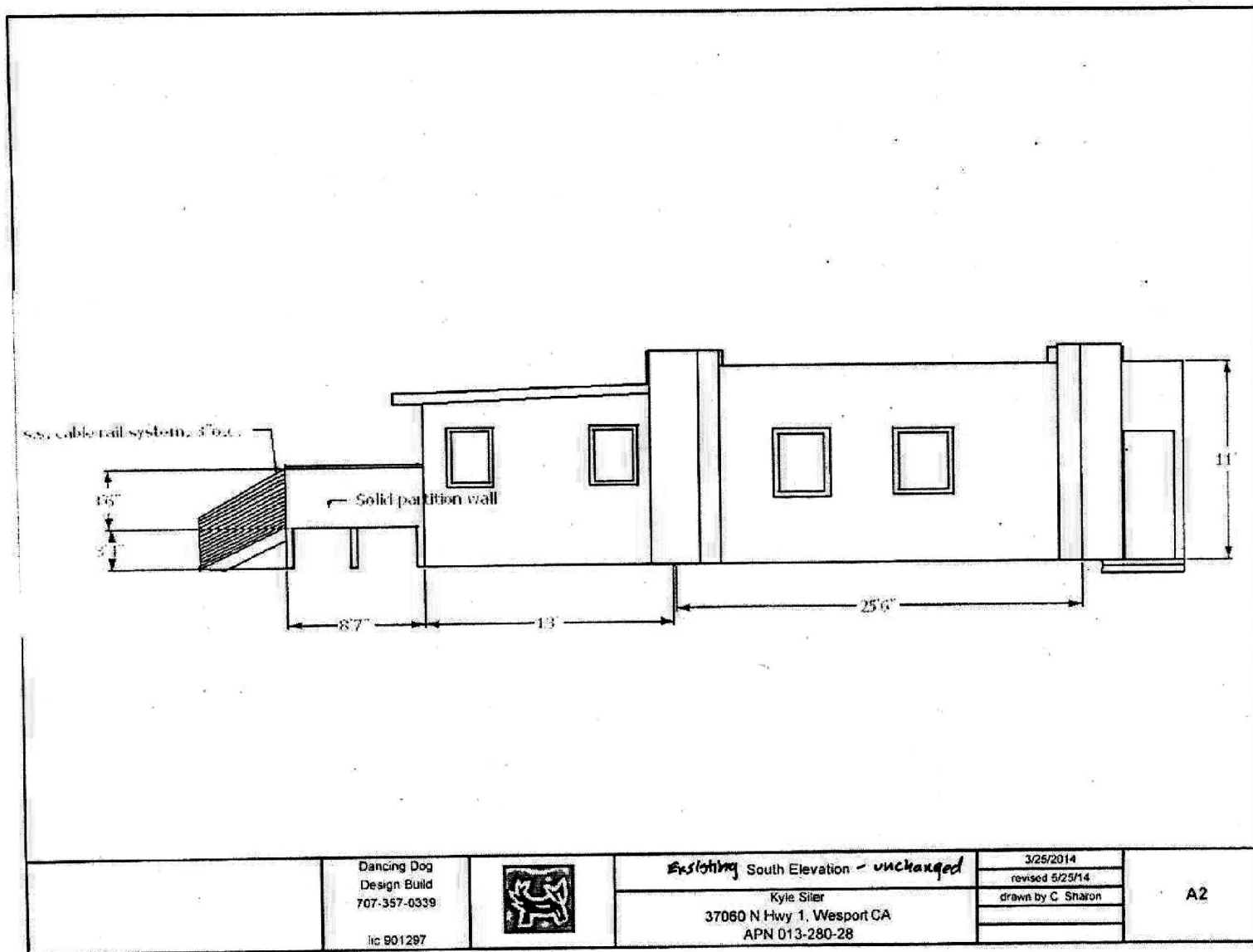
SIGN DETAIL



CASE: CDP 2016-0044
 OWNER: SILER, Kyle
 APN: 013-280-28
 APLCT: Kyle Siler
 AGENT: Cynthia Sharon
 ADDRESS: 37060 N. Hwy. 1, Westport

NO SCALE

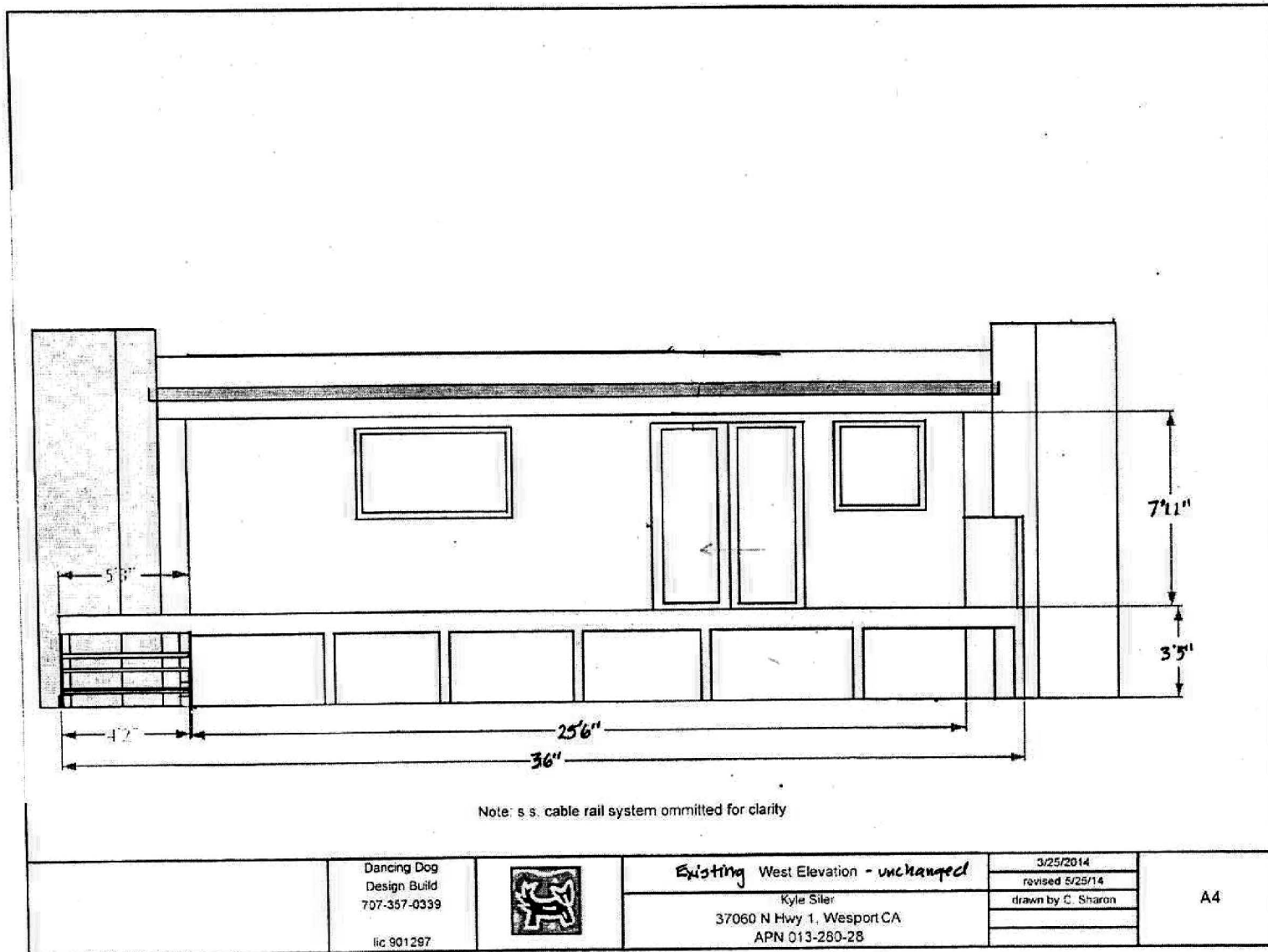
NORTH ELEVATION



CASE: CDP 2016-0044
 OWNER: SILER, Kyle
 APN: 013-280-28
 APLCT: Kyle Siler
 AGENT: Cynthia Sharon
 ADDRESS: 37060 N. Hwy. 1, Westport

NO SCALE

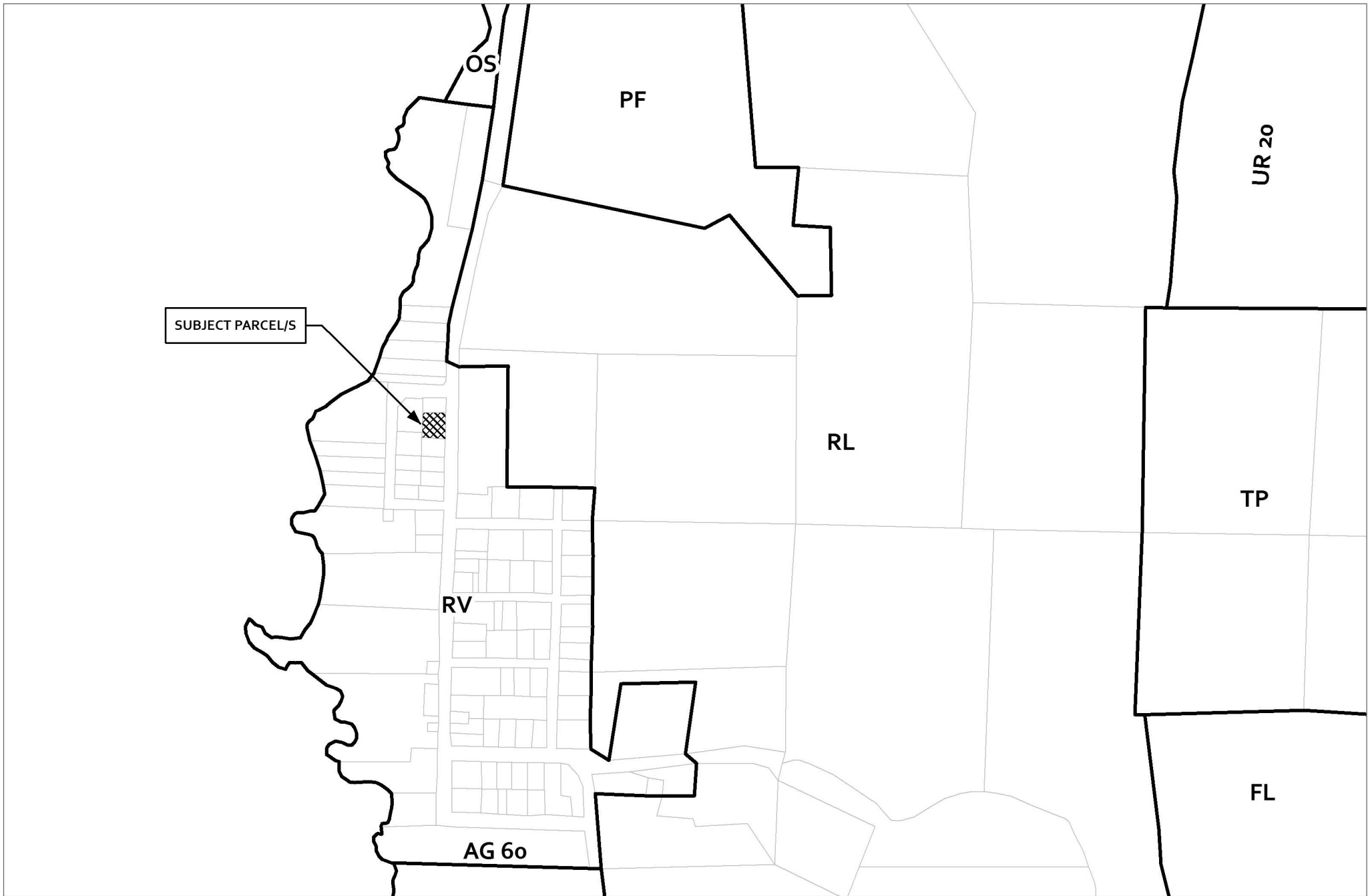
SOUTH ELEVATION



CASE: CDP 2016-0044
 OWNER: SILER, Kyle
 APN: 013-280-28
 APLCT: Kyle Siler
 AGENT: Cynthia Sharon
 ADDRESS: 37060 N. Hwy. 1, Westport

NO SCALE

WEST ELEVATION

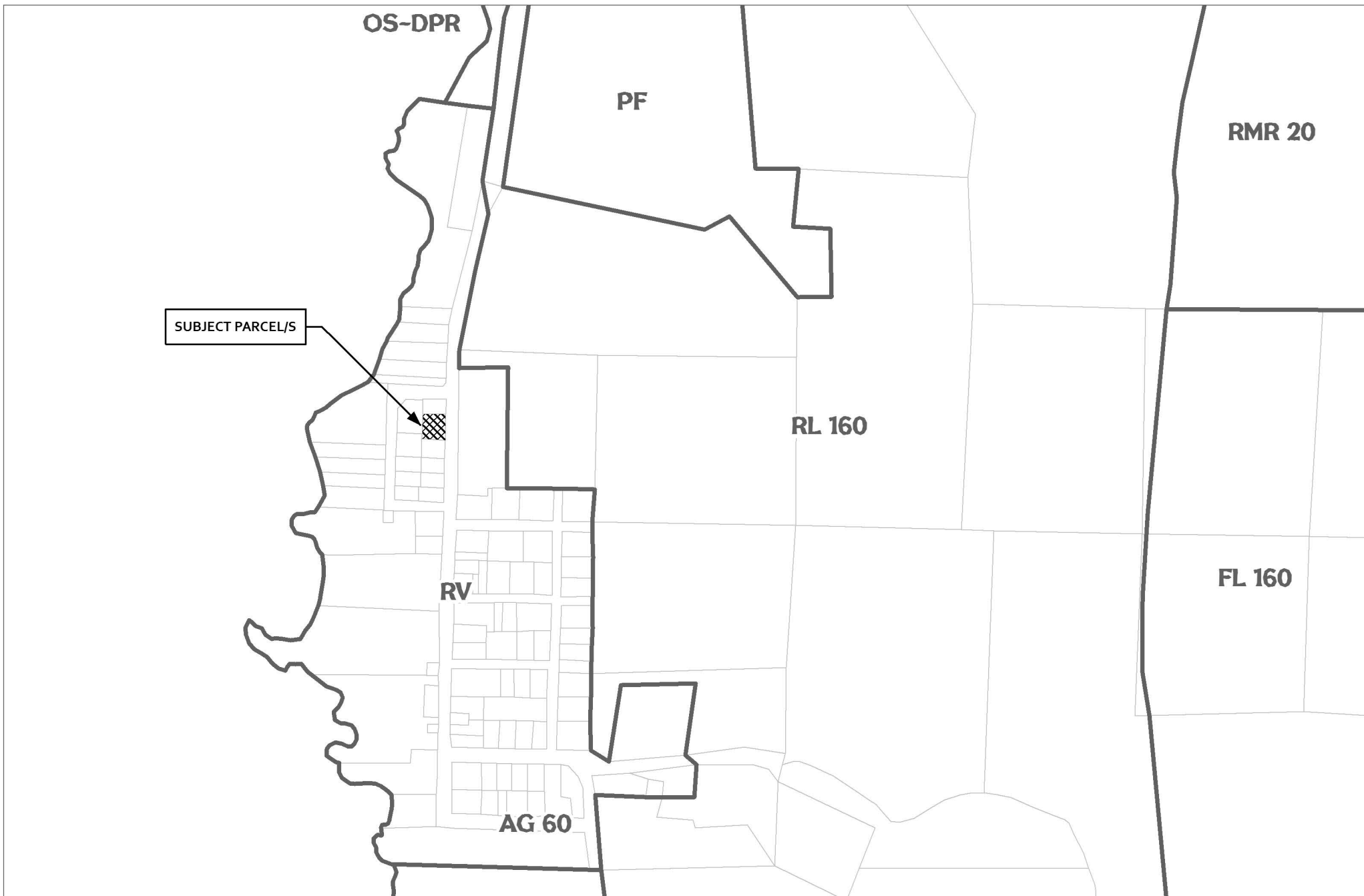


CASE: CDP 2016-0044
OWNER: SILER, Kyle
APN: 013-280-28
APLCT: Kyle Siler
AGENT: Cynthia Sharon
ADDRESS: 37060 N. Hwy. 1, Westport


 Zoning Districts



ZONING DISPLAY MAP

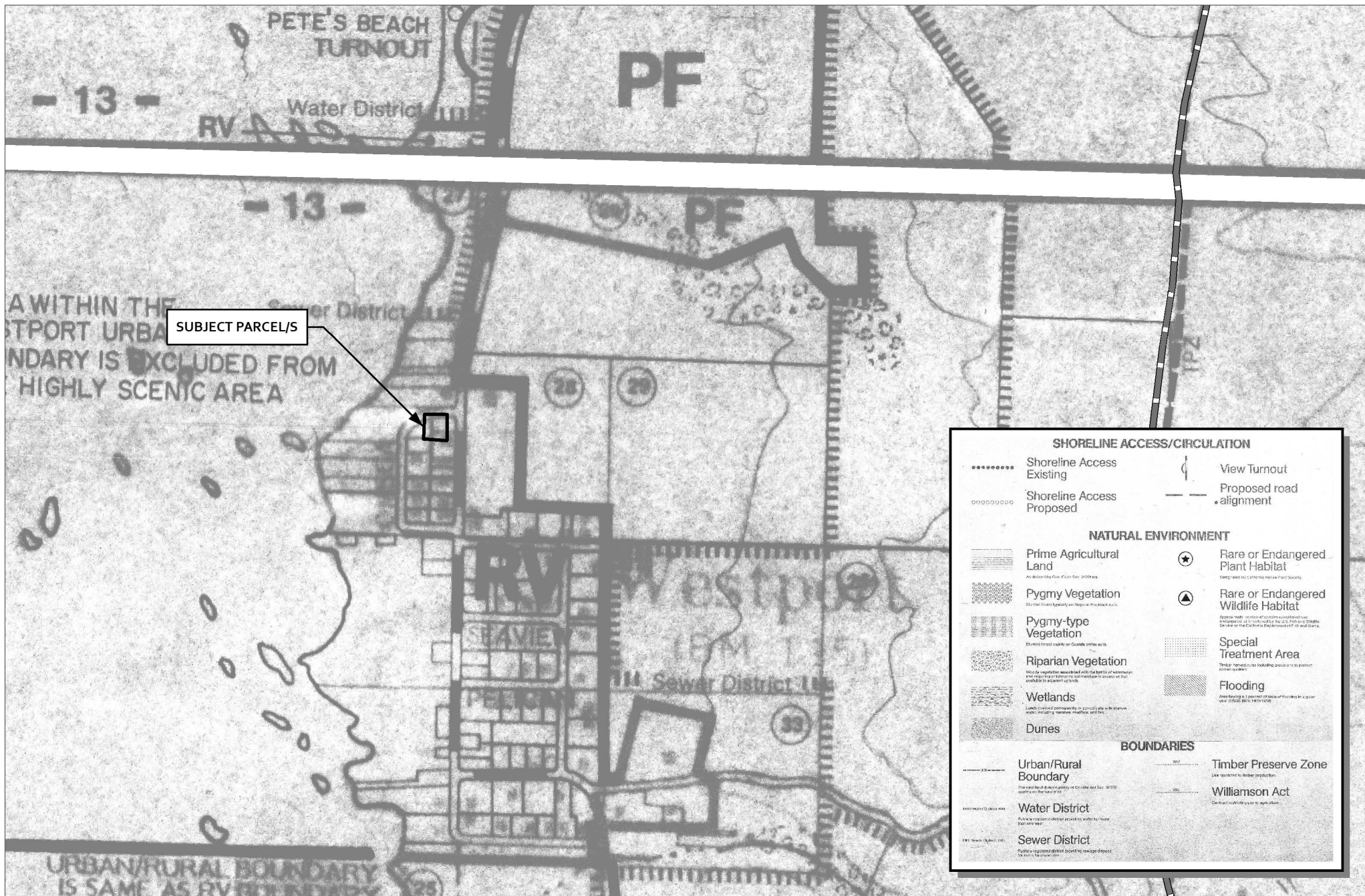


CASE: CDP 2016-0044
OWNER: SILER, Kyle
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 General Plan Classes



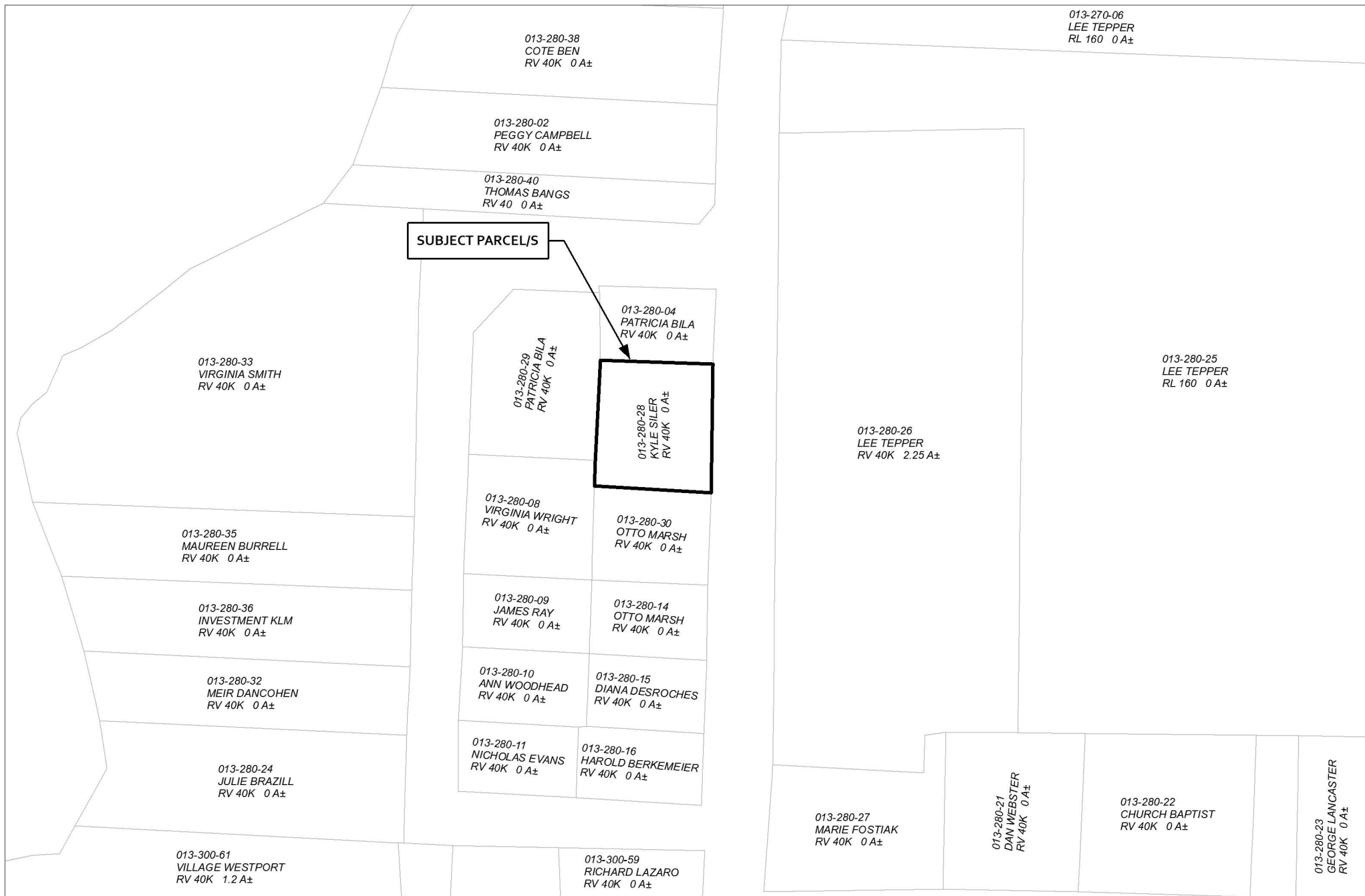
GENERAL PLAN CLASSIFICATIONS



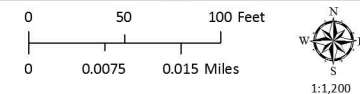
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Map produced by the Mendocino County Planning & Building Services, November, 2016
 All spatial data is approximate. Map provided without warranty of any kind.

LCP MAPS 7 (ABALONE) & 8 (WESTPORT)



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ADJACENT PARCELS