

TO: Board of Supervisors

FROM: Planning and Building Services Choose an item.

MEETING DATE: December 19, 2017

DEPARTMENT CONTACT: Julia Acker

PHONE: 234-6650

DEPARTMENT CONTACT: Ignacio Gonzalez

PHONE: 234-6650

ITEM TYPE: Consent Agenda

TIME ALLOCATED FOR ITEM:

AGENDA TITLE: Authorization of the Issuance of Coastal Development Permit CDP_2017-0005 (Kahn/Kirby), for the Construction of a Single Family Residence, Garage/Office and Guest Cottage in the Coastal Zone, 0.6± miles south of the Town of Little River, east of Highway 1, located at 7419 Stickney Ranch Road, Little River (APN: 121-320-15).

RECOMMENDED ACTION/MOTION: Authorize the issuance of Coastal Development Permit CDP_2017-0005 (Kahn/Kirby), for a Single Family Residence, Garage/Office, and Guest Cottage, as approved by the Coastal Permit Administrator.

PREVIOUS BOARD/BOARD COMMITTEE ACTIONS: Adoption of Mendocino County Code Chapter 20 "Zoning", Divisions II (Coastal) and III (Mendocino Town). This code authorizes the Coastal Permit Administrator to administratively approve certain projects without a public hearing, provided that the approval is reported to the Board of Supervisors prior to the permit becoming effective.

SUMMARY OF REQUEST: A Coastal Development Administrative Permit to construct a 1,624 square foot single family residence with a detached garage with an office, and a 640 square foot guest house. The guest house would have a temporary kitchen and would be constructed first and the kitchen removed following the construction of the primary residence. Improvements to the site include installing a septic system, driveway, and fencing. Existing development includes a well, well house, and road. The Coastal Development Permit was administratively approved by the Coastal Permit Administrator (CPA) on November 27, 2017 and requires the Board of Supervisors authorization for issuance of the permit. The CPA staff report is attached for review.

ALTERNATIVE ACTION/MOTION: Any one member of the Board may direct that the Coastal Development Permit CDP_ 2017-0005 (Kahn/Kirby) be scheduled for a public hearing and processed pursuant to Mendocino County Code Section 20.720.045.

SUPPLEMENTAL INFORMATION AVAILABLE ONLINE AT: N/A

FISCAL IMPACT:

SOURCE OF FUNDING: N/A

BUDGETED IN CURRENT F/Y: N/A

CURRENT F/Y COST: N/A

ANNUAL RECURRING COST: N/A

SUPERVISORIAL DISTRICT: DISTRICT 5

VOTE REQUIREMENT: MAJORITY

AGREEMENT/RESOLUTION/ORDINANCE APPROVED BY COUNTY COUNSEL: N/A

CEO LIAISON: Choose an item.

CEO REVIEW: Choose an item.

CEO COMMENTS:

FOR COB USE ONLY

Executed By: DEPUTY CLERK

Final Status: ITEM STATUS

Date: DATE EXECUTED.

Executed Item Number: ITEM

Note to Department: