



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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**COASTAL DEVELOPMENT PERMIT
AUTHORIZATION FOR EMERGENCY WORK
CASE# EM_2017-0008**

OWNER: BRYSON, R. CRAIG AND NATHANAEL
3853 SHERWOOD DRIVE
PROVO, UT 84604

APPLICANT: MITCH KIRBY
KIRBY ROOFING AND CONSTRUCTION
PO BOX 66 GUALALA, CA 95445

SITE ADDRESS/APN: On the west side of Hwy. 1, south of Anchor Bay and north of Gualala, just south of Collins Landing Rd., Located at 36450 S. Hwy. 1, Gualala (APN: 144-130-36). All work would take place on the subject parcel, on the existing structure, which is a single family residence with attached garage.

NATURE OF EMERGENCY: Roof leaks were recently found in the bluff top single family residence and there is extensive damage to interior walls, due to water seeping down from the roof inside the walls. In addition, a skylight is leaking which is damaging the hardwood floor. The leaks are also causing dry rot and sheet rock damage. The approaching rainy season requires immediate replacement of the roof to prevent further damage. The home is on a bluff top within 50' of the bluff, therefore a CDP is needed to replace the roof.

CAUSE OF EMERGENCY: Imminent hazard to subject residence due to wind and rain effects on the roof causing damage to the home interior, both the walls and flooring.

REMEDIAL ACTION: Re-roof the house. A shingle color similar to the current roofing material will be used for the roof. All elevations will remain the same. The staging area for the work will be from the driveway and away from the bluff top.

CIRCUMSTANCES TO JUSTIFY EMERGENCY: The rainy season will cause more damage to the home if the roof is not replaced.

The parcel is located west of the first public road, Highway 1, and within 200' of the roadway and coast, though not designated highly scenic per Local Coastal Program (LCP) maps the site is designated for tree removal on the LCP mapping. Access to the home is via a private driveway from Highway 1. There is limited public view of the home due to trees and road alignment. The construction will be minimally visible from Highway 1, as the majority will occur on the roof with construction staging occurring from the driveway. The current driveway is paved. Public access through the site is not proposed on LCP Map 31: Gualala, and there is public beach access just south of the site at Glennen Gulch. Previous CDP's on adjacent parcels did not note any special biological features or habitats. Stormwater Pollution Prevention measures shall be incorporated during and after construction. The project shall comply with Archeological Discovery clauses which prescribe the procedures subsequent to the discovery of cultural resources during construction such that the property owner shall cease and desist from all further excavation and disturbances within 100-feet of any such discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services.

Finally, the sooner the work can be started, the less likely additional damage will occur which contributes to the need for the emergency permit.

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This emergency permit is effective immediately and shall become 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 this permit.

RECOMMENDED BY:


Debra Bieber, PLANNER III

1/17/18
DATE

APPROVED BY:


IGNACIO GONZALEZ, INTERIM DIRECTOR

2-12-18
DATE