July 16, 2020

Planning – Ukiah
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor

CalFire - Prevention
California Coastal Commission
County Addresser - Russ Ford
Mendocino Fire Protection District
Mendocino City Community Services
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: CDP_2020-0013
DATE FILED: 3/5/2020
OWNER: SEAGULL INN 2018 LLC
APPLICANT: IAN ROTH
AGENT: DEBRA LENNOX
REQUEST: Coastal Development Permit, pursuant with MCC Section 20.684.030(H) Visitor Serving Facilities
Combining District Lodging Unit Allocation Procedures, to convert an existing innkeeper's unit to 1 additional lodging
unit; and a request to amend Coastal Element Chapter 3.14 Appendix 2 to allow ten lodging units at this location.
LOCATION: I In the Coastal Zone, within the Town of Mendocino, on the north side of Albion Street (CR 407D)
between Lansing Street (CR 500) and Howard Street (CR 407N), located at 44960 Albion St, Mendocino (APN: 119-
250-42)
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: JULIANA CHERRY
RESPONSE DUE DATE: July 30, 2020

PROJECT INFORMATION CAN BE FOUND AT:
https://www.mendocinocounty.org/government/planning-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 ______________________
CASE: CDP_2020-0013 Standard Coastal Development Permit

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APN/S: 119-250-42-00

PARCEL SIZE: 0.3± Acre

GENERAL PLAN: Coastal Element Chapter 3.14, Commercial (C:U)

ZONING: Mendocino Town Zoning Code, Mendocino Commercial Visitor Serving Facility (MC*)

EXISTING USES: Visitor Serving Facility

DISTRICT: 5 (Williams)

RELATED CASES:

<table>
<thead>
<tr>
<th>ADJACENT GENERAL PLAN</th>
<th>ADJACENT ZONING</th>
<th>ADJACENT LOT SIZES</th>
<th>ADJACENT USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH: Commercial (C)</td>
<td>Mendocino Commercial (MC)</td>
<td>0.3± Acre</td>
<td>Commercial</td>
</tr>
<tr>
<td>EAST: Commercial (C)</td>
<td>Mendocino Commercial (MC*)</td>
<td>0.3± Acre</td>
<td>Commercial</td>
</tr>
<tr>
<td>SOUTH: Public Facilities (PF)</td>
<td>Mendocino Public Facilities (MPF)</td>
<td>0.3± Acre</td>
<td>Park</td>
</tr>
<tr>
<td>WEST: Commercial (C)</td>
<td>Mendocino Commercial (MC*)</td>
<td>0.3± Acre</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

REFERRAL AGENCIES

LOCAL
- Assessor’s Office
- Building Division Fort Bragg
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Mendocino City Community Services Dist.
- Mendocino Fire Protection District
- Planning Division Ukiah
- California Coastal Commission
- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

STATE
- CALFIRE (Land Use)

ADDITIONAL INFORMATION: 1. The Sea Gull Inn has authorization for 9 Visitor Serving Facility Lodging Units and one Innkeeper’s Unit. The applicant requests to convert the innkeepers unit to a lodging unit and to have a total of 10 lodging units.
2. MCCSD has authorized groundwater extraction and sewer connection for the proposed ten lodging units.
3. Comments are not requested from the Archaeological Commission, nor NWIC-CHRISS, because ground disturbing activity is not proposed.
4. Previously obtained MHRB approval for changes to the building’s exterior.

Please send your remarks to cherryj@mendocinocounty.org

STAFF PLANNER: JULIANA CHERRY

DATE: 7/17/2020
### ENVIRONMENTAL DATA

1. **MAC:**
   - NO

2. **FIRE HAZARD SEVERITY ZONE:**
   - Moderate Fire Hazard, See Fire Hazard Zones & Responsibility Areas

3. **FIRE RESPONSIBILITY AREA:**
   - Mendocino Fire Protection District, See Fire Hazard Zones & Responsibility Areas

4. **FARMLAND CLASSIFICATION:**
   - NO

5. **FLOOD ZONE CLASSIFICATION:**
   - NO

6. **COASTAL GROUNDWATER RESOURCE AREA:**
   - Critical Water Resource Area

7. **SOIL CLASSIFICATION:**
   - Western Soils #219

8. **PYGMY VEGETATION OR PYGMY CAPABLE SOIL:**
   - NO

9. **WILLIAMSON ACT CONTRACT:**
   - NO

10. **TIMBER PRODUCTION ZONE:**
    - NO

11. **WETLANDS CLASSIFICATION:**
    - NO

12. **EARTHQUAKE FAULT ZONE:**
    - NO

13. **AIRPORT LAND USE PLANNING AREA:**
    - NO

14. **SUPERFUND/BROWNFIELD/HAZMAT SITE:**
    - NO

15. **NATURAL DIVERSITY DATABASE:**
    - YES

16. **STATE FOREST/PARK/RECREATION AREA ADJACENT:**
    - Rotary Park, See Adjacent Parcels

17. **LANDSLIDE HAZARD:**
    - NO

18. **WATER EFFICIENT LANDSCAPE REQUIRED:**
    - NO

19. **WILD AND SCENIC RIVER:**
    - NO

20. **SPECIFIC PLAN/SPECIAL PLAN AREA:**
    - Mendocino Town Plan, Coastal Element Ch 3.14

21. **STATE CLEARINGHOUSE REQUIRED:**
    - NO

22. **OAK WOODLAND AREA:**
    - NO

23. **HARBOR DISTRICT:**
    - NO

#### FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. **LCP LAND USE CLASSIFICATION:**
    - Visitor Serving Facility (*)

25. **LCP LAND CAPABILITIES & NATURAL HAZARDS:**
    - Beach Deposits & Stream Alluvium. See LCP Land Capabilities & Natural Hazards

26. **LCP HABITATS & RESOURCES:**
    - Barren Upland Habitats. See LCP Habitats & Resources

27. **COASTAL COMMISSION APPEALABLE AREA:**
    - No. See Post LCP Certification & Appeal Jurisdiction

28. **CDP EXCLUSION ZONE:**
    - CDP Exclusion Zone Maps/GIS

29. **HIGHLY SCENIC AREA:**
    - Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

30. **BIOLOGICAL RESOURCES & NATURAL AREAS:**
    - Barren Upland Habitats. See LCP Habitats & Resources

31. **BLUFFTOP GEOLOGY:**
    - NO
COASTAL ZONE APPLICATION FORM

APPLICANT

Name: Ian & Kim Roth
Mailing Address: 401 Oak Park Ave.
City: Ukiah
State: CA
Zip Code: 95482
Phone: 416-847-1661

PROPERTY OWNER

Name: same
Mailing Address:
City: 
State: 
Zip Code: 
Phone: 

AGENT

Name: Debra Lennox, AIA
Mailing Address: PO Box 798
City: Mendocino
State: CA
Zip Code: 95460
Phone: 707-937-0770

PARCEL SIZE

9,622 +/-

STREET ADDRESS OF PROJECT

44961 Albion St.
Mendocino

ASSESSOR’S PARCEL NUMBER(S)

119-250-42

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

Signature of Applicant/Agent: 
Date: 3-2-2020

Signature of Owner: 
Date: 3-12-2020

PBS Received 3-5-2020
APN 119-250-42
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 your 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.
Convert existing lodging unit to ADA lodging unit.
Replace aluminum frame windows on main building and barn unit.
Convert existing innkeeper's unit to additional lodging unit.

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

<table>
<thead>
<tr>
<th>TYPE OF UNIT</th>
<th>NUMBER OF STRUCTURES</th>
<th>SQUARE FEET PER DWELLING UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

If Multifamily, number of dwelling units per building: ____________________________

3. If the project is __commercial__, __industrial__, or __institutional__, complete the following:

Total square footage of structures: 2,142 SF
Estimated employees per shift: 1
Estimated shifts per day: 2
Type of loading facilities proposed: Lodging

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.

6. Will any existing structures be demolished? □ Yes □ No
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 Existing 21'-5" feet.

8. Lot area (within property lines): 9,622 square feet □ acres

9. Lot Coverage:

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>New Proposed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building coverage</td>
<td>2142</td>
<td></td>
<td>2142</td>
</tr>
<tr>
<td>Paved area</td>
<td>1793</td>
<td></td>
<td>1793</td>
</tr>
<tr>
<td>Landscaped area</td>
<td>2500</td>
<td></td>
<td>2500</td>
</tr>
<tr>
<td>Unimproved area</td>
<td>3187</td>
<td></td>
<td>3187</td>
</tr>
</tbody>
</table>

GRAND TOTAL: 9,622 square feet
(Should equal gross area of parcel)

10. Gross floor area: 2,142 S.F. square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

<table>
<thead>
<tr>
<th>Number of Spaces</th>
<th>Existing</th>
<th>Proposed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of covered spaces</td>
<td></td>
<td></td>
<td>Size</td>
</tr>
<tr>
<td>Number of uncovered spaces</td>
<td></td>
<td></td>
<td>Size</td>
</tr>
<tr>
<td>Number of standard spaces</td>
<td></td>
<td></td>
<td>Size</td>
</tr>
<tr>
<td>Number of handicapped spaces</td>
<td>0</td>
<td></td>
<td>Size</td>
</tr>
</tbody>
</table>
12. Utilities will be supplied to the site as follows:

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.

14. What will be the method of sewage disposal?
   ■ Community sewage system, specify supplier MCCSD
   □ Septic Tank
   □ Other, specify ____________________________

15. What will be the domestic water source?
   ■ Community water system, specify supplier ____________________________
   □ 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? □ Yes □ No
   If yes, explain:

18. Does the project involve sand removal, mining or gravel extraction? □ Yes □ 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 an another use? □ Yes □ 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? □ Yes □ No
    If yes, explain:

21. Is the proposed development visible from:
    A. State Highway 1 or other scenic route? □ Yes □ No
    B. Park, beach or recreation area? □ Yes □ No

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? □ Yes □ 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 □ Yes □ No
    B. Filling □ Yes □ No
    C. Dredging □ Yes □ No
    D. Placement of structures in open coastal waters, wetlands, estuaries or lakes □ Yes □ No

    Amount of material to be dredged or filled? ____________ cubic yards.

    Location of dredged material disposal site: __________________________________________

    Has a U.S. Army Corps of Engineers permit been applied for? □ Yes □ No

If you need additional room to answer any question, attach additional sheets.
SEAGULL INN REMODEL
FOR IAN & KIM ROTH
44960 ALBION ST, MENDOCINO CA 95460

LOCATION PLAN
NTS

Debra B. Lennox, AIA
PO Box 798
Mendocino, CA 95460
707-937-0770
PBS Received 3-5-2020

APN 119-250-42
CASE: CDP 2020-0013  
OWNER: Seagull Inn 2018, LLC  
APN: 119-250-42  
APLCT: Visitor Serving Facilities  
AGENT: Visitor Serving Facilities  
ADDRESS: 44960 Albion Street, Mendocino  
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/10/2020
CASE: CDP 2020-0013
OWNER: Seagull Inn 2018, LLC
APN: 119-250-42
APLCT: 
AGENT: 
ADDRESS: 44960 Albion Street, Mendocino

Visitor Serving Facilities

POST LCP CERTIFICATION & APPEAL JURISDICTION
CASE: CDP 2020-0013
OWNER: Seagull Inn 2018, LLC
APN: 19-250-42
AGENT:
ADDRESS: 44960 Albion Street, Mendocino

Critical Water Areas
Marginal Water Resources
Assessors Parcels

GROUND WATER RESOURCES