



COASTAL DEVELOPMENT PERMITS AGENDA

FEBRUARY 23, 2017
10:00 A.M.

FORT BRAGG PUBLIC LIBRARY
499 EAST LAUREL STREET, FORT BRAGG, CALIFORNIA

ORDER OF AGENDA

1. Meeting Called to Order – 10:00 a.m.
2. Determination of Noticing.
3. Consent Items.
4. Public Hearing Items.

4a. **CASE#:** V_2015-0006 (Continued from 01/26/17)

DATE FILED: 12/23/2015

OWNER/APPLICANT: ANDERSON MYLES & STACEY

AGENT: WYNN COASTAL PLANNING

REQUEST: A site view was conducted on February 21, 2017 at 10:00am. A Coastal Development Variance request to reduce a side yard setback from 50 feet to 30 feet and construction of a 2,756-square-foot, 12-foot tall workshop.

ENVIRONMENTAL DETERMINATION: Statutory Exemption

LOCATION: Lying east of North Highway 1 near post mile 67.60 in Inglenook, and located at 26767 North Highway 1, Fort Bragg; APN 069-060-24.

STAFF PLANNER: JULIANA CHERRY

RECOMMENDED ACTION: DENIAL??

4b. **CASE#:** CDP_2015-0032

DATE FILED: 11/5/2015

OWNER/APPLICANT: JIRAK GREGORY A

AGENT: WYNN COASTAL PLANNING

REQUEST: A request for an after-the-fact Coastal Development Permit to repair a washed-out culvert and install a bridge crossing Moat Creek.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: The site is located on the east side of Highway 1 approximately 2.3 miles south of its intersection with Port Road, Point Arena.

STAFF PLANNER: JULIANA CHERRY

Recommended Action: Approve with Conditions.

4c. **CASE#:** CDP_2016-0007

DATE FILED: 1/28/2016

OWNER/APPLICANT: SULLIVAN JAMES H & LYNNE J

AGENT: KELLY GRIMES

REQUEST: A request for a Coastal Development Permit to construct a 1,665-square-foot single-family residence, a detached garage, grade a 135-foot long driveway, install a well, water storage tank and propane tank; and remove 23 trees, establish a 50-foot buffer from a riparian area and a 25-foot buffer from an archaeological site.

ENVIRONMENTAL DETERMINATION: 15303 Class 3(a)Categorically Exempt

LOCATION: The site is located on the east side of Hills Road approximately 0.15 miles south of its intersection with Little Lake Road, at 10475 Hills Rd, Mendocino (APN: 119-120-67).

STAFF PLANNER: JULIANA CHERRY

RECOMMENDED ACTION: Approve with Conditions.

4d. **CASE#:** CDP_2016-0008

DATE FILED: 2/3/2016



OWNER/APPLICANT: BONNIE WORTHINGTON

AGENT: SCHLOSSER NEW BERGER ARCHITECTS

PROJECT COORDINATOR: BILL KINSER

REQUEST: Coastal Development Permit request to renovate existing 2nd story deck and ground floor entry and rear stairs; build new ground floor deck; and add new windows and French doors to existing residence.

ENVIRONMENTAL DETERMINATION: Class 1 Categorically Exempt

LOCATION: The site is located on the north side of Headlands Drive approximately 400 feet west of its intersection with Highway 1 at 45180 Headlands Drive, Little River CA 95456 (APN 121-260-18).

Recommended Action: Approve with Conditions.

4e. CASE#: CDP_2016-0033

DATE FILED: 8/2/2016

OWNER/APPLICANT: MCCOY MARIANNE TTEE 1/2 AND CALIFORNIA DEPARTMENT OF

AGENT: CALTRANS CONTACT: DOTRIK WILSON

REQUEST: Standard Coastal Development Permit to repair a culvert on Highway 1. The proposed project would replace the existing culvert down drain. Imported borrow would be used for embankment grading.

ENVIRONMENTAL DETERMINATION: The Lead Agency; the State of California (Caltrans) has prepared an Initial Study/Negative Declaration for the above project (no significant environmental impacts are anticipated which cannot be adequately mitigated). The County, as a Responsible Agency has reviewed the project to determine the adequacy of documents and the project's consistency with the Coastal Element of the General Plan.

LOCATION: In the Coastal Zone on the west side of Highway 1, at post mile 4.47 in the town of Anchor Bay. Proposed project is located within the Highway right-of-way and on an easement area on the adjacent property at 35500 S Hwy 1 (APN 144-022-13).

STAFF PLANNER: JULIA ACKER

RECOMMENDED ACTION: Approve with Conditions.

- 5. Matters from the Public.** The Coastal Permit Administrator welcomes participation in meetings. This item is limited to matters under the jurisdiction of the Coastal Permit Administrator which are not on the posted agenda and items which have not already been considered by the Coastal Permit Administrator. No action will be taken.

6. Adjournment.

APPEAL PROCESS. Applicants or other persons who are dissatisfied with a decision of the Coastal Permit Administrator may appeal the action to the Board of Supervisors. An appeal must be made in writing along with the applicable fee to the Clerk of the Board within 10 calendar days of the Administrator's decision. The appeal of the decision will be placed on the next available Board of Supervisors agenda for consideration and the appellant will be notified of the time, date and place. Appeals to the Board of Supervisors do not necessarily guarantee that the Coastal Permit Administrator's decision will be overturned. In some cases, the Board of Supervisors may not have the legal authority to overturn the decision of the Coastal Permit Administrator.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at www.co.mendocino.ca.us/planning. Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

<http://www.co.mendocino.ca.us/planning>