



COASTAL DEVELOPMENT PERMITS AGENDA

APRIL 27, 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#:** CDP_2014-0027

DATE FILED: 8/18/2014

OWNER/APPLICANT: TAMMY AND TERRY BRAY

AGENT: WYNN COASTAL PLANNING

REQUEST: A Coastal Development Standard Permit request for the construction of a 1,109-square-foot single-family residence, 399-square-foot attached garage, 132-square-foot deck, septic system, water storage tank, driveway, and temporary use of a camp trailer during construction.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 33015 La Forvor Lane is located on the southwest intersection of Highway 1 and La Favor Lane, which is 1 mile north of the City of Fort Bragg (APN 069-171-43).

STAFF PLANNER: JULIANA CHERRY

RECOMMENDED ACTION: Approve with Conditions

4b. **CASE#:** CDPM_2016-0004

DATE FILED: 9/9/2016

OWNER: WARD KEVIN D & LAUREL A HILL

AGENT: FRANK M. GLAZEWSKI

REQUEST: Coastal Development Permit CDP_2009-0031, approved April 22, 2010 and renewed through 2016, authorized construction of a 3,222± sq. ft., single family residence with a maximum height of 18 ft. and an attached garage. Associated developments include installation of the septic system, propane tank, water tank, and drainage swales. Existing improvements include driveway and well. CDPM_2016-0004 proposes to amend CDP_2009-0031 to authorize the construction of a 4,171± square ft. single family residence with attached garage with a maximum height of 18 ft. Associated developments include the installation of the septic system, propane tank, water tank, and 165± ft. driveway. Existing improvements include driveway and well.

ENVIRONMENTAL DETERMINATION: 15303 Class 3(a).Categorically Exempt

LOCATION: In the Coastal Zone, 2.5 miles north of Fort Bragg, on the west side of Highway 1, approximately 500 feet from its intersection with Meghan Lane (private), at 33061 Meghan Lane (APN 069-171-45).

STAFF PLANNER: ROBERT LAPORTE

RECOMMENDED ACTION: Approve with Conditions.



4c. CASE#: CDP_2016-0038

DATE FILED: 10/3/2016

OWNER: STATE OF CALIFORNIA DEPT. OF TRANSPORTATION

APPLICANT: CA DEPARTMENT OF TRANSPORTATION

AGENT: FRANK DEMLING

REQUEST: Standard Coastal Development Permit to perform geotechnical investigations on State Route 1 from post mile 42.4 to 43.3 for bridge design studies that will provide information for the proposed future replacement of the existing Salmon Creek Bridge. Geotechnical investigations will also be conducted for a proposed retaining wall near the northeast abutment. Proposed investigations consist of drilling test borings and seismic refraction surveys.

ENVIRONMENTAL DETERMINATION: Categorically Exempt- Class 6, Information Collection.

Caltrans filed Notice with the Governor's Office of Planning and Research on September 20, 2016.

LOCATION: Located approximately 0.5 miles south of the town of Albion, on Highway 1 between post miles 42.4 and 43.3, within the Caltrans Right-of-way.

STAFF PLANNER: ROBERT LAPORTE

RECOMMENDED ACTION: Approve with Conditions

4d. CASE#: CDPR_2016-0013

DATE FILED: 10/12/2016

OWNER: WHITEHEAD MICHAEL A & CYNTHIA

APPLICANT/AGENT: WHITEHEAD MICHAEL A & CYNTHIA

REQUEST: One year renewal of CDP 2006-0013 which permitted construction of a 2,149 square-foot single-story 3-bedroom manufactured home, construction of an attached 800 square-foot garage/shop, 326 square-feet of deck, and 326 square-feet of dog yard. The average maximum height of the structures would be 15 feet 2 inches above natural grade and the fence around the dog pen would be 3 feet high. Related improvements include a 100 square-foot garden shed with a 12 foot height, a well, septic system, propane tank, water storage tank, and 150 foot long driveway with turnaround/parking area. No changes to the original request. This renewal will result in a new expiration date of December 19, 2017.

ENVIRONMENTAL DETERMINATION: Class 3Categorically Exempt

LOCATION: In the Coastal Zone, 2 miles south of Fort Bragg, on the southwest corner of Jefferson Way and Highway 1, at 33031 Jefferson Way (APN 017-370-19).

STAFF PLANNER: ROBERT LAPORTE

RECOMMENDED ACTION: No Action. Staff Report to be revised and re-noticed for a future hearing.

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>