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**COASTAL PERMIT ADMINISTRATOR  
STAFF REPORT - CDP STANDARD**

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**JULY 26, 2018  
CDP\_2018-0001**

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**SUMMARY**

**OWNER:** KENNEBUNKPORT FAMILY TRUST  
1241 UNIVERSITY ROAD  
HOPLAND, CA 95449

**APPLICANT:** MACKENZIE SKYE AND ROBERT SCHMITT  
1241 UNIVERSITY ROAD  
HOPLAND, CA 95449

**AGENT:** THOMAS THOMSON  
799 HILL VIEW WAY  
CHICO, CA 95926

**REQUEST:** Standard Coastal Development Permit requests to construct a third residential unit (1,484 SF) on a lot with existing development and located within the Mendocino Mixed Use District.

**DATE DEEMED COMPLETE:** February 28, 2018

**LOCATION:** In the town of Mendocino, at 45020 Ukiah Street (CR 407F), Mendocino (APN: 119-234-11).

**TOTAL ACREAGE:** 0.28 Acre

**GENERAL PLAN:** Coastal Element Chapter 4.13, Mendocino County General Plan  
Mixed Use (MU:U)

**ZONING:** Division III of Title 20 of Mendocino County Code  
Mendocino Mixed Use (MMU:12K)

**SUPERVISORIAL DISTRICT:** 5

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**APPEALABLE:** No, Principal Permitted Use Type

**RECOMMENDATION:** Approve with Conditions

**STAFF PLANNER:** Juliana Cherry

**BACKGROUND**

**PROJECT DESCRIPTION:** The proposal is to construct a detached, third residential unit on a 12,000 sq. ft. parcel situated within the Mendocino Mixed-Use District and Historical Zone A. The property owners seek to build a 1,484 sq. ft. detached residence. Currently, the property is development with two attached residential units and commercial office space. The property has a history of retail uses. The base of a water tower is also located on the property and is intermittently used as retail or office space. The site fronts both Ukiah and Capella Streets with vehicle access from Capella Street.

**APPLICANT'S STATEMENT:** The proposed two bedroom/two bath residence will be the principle permitted use on a 12,000 square foot parcel, APN: 119-234-11. The zoning is MMU, thereby allowing a third residential unit. There are two residential units on the site and two commercial units. The first is on

the second story of the Rego Building. The second is a studio apartment in the Rego Building. The commercial spaces are in the Rego Building and the Water Tower base. The existing parking area will be slightly modified, but no new areas of gravel be added. Some will be removed. There will be no new roads, no vegetation removal and minimal grading. Gravel will be replaced with soil. The residence will be connected to the public sewer, which has been stubbed out to this site. The water capacity of the existing ell has been approved by the Mendocino City Community Services District and is stubbed out to this site.

Proposed residence description: The proposed single-family residence is designed in the New England Salt Box style. Its dimensions are determined by lot coverage requirements and site dimensions. The 32 foot wide Calpella Street face of the proposed residence is made up of two 16 foot wide architecturally connected offset sections reflecting the dominate 16 foot dimension of the smaller building, aka "shed/water tower" base, situated adjacent to the east of the proposed residence and on the northeast corner of the property. Similarly, this design has been incorporated to reflect the 32 foot wide Ukiah Street facing building located at the front of the property with its two 16 foot architecturally connected offset sections. The existing building fronting Ukiah Street is known as the Red House, aka "Rego Building". The Red House is an accurate reconstruction, or facsimile, of the building that was previously there and completely rebuilt in 2005.

The 16 foot wide gable roofed part of the facade of the proposed residence faces Calpella Street. As does the shed roof part of the residence that also has a side view of Calpella Street. The shed roof part of the residence is 15.5 feet wide and sits 4 feet south of the gable part of the front facade. This setback of the shed roof part of the facade makes the gable facade the dominant face of the residence. The proposed residence style and siting fits into the pattern of the buildings that are on Capella Street and that are set back at various distances. The proposed front setback is similar to the residence directly to the west. At this west end of the street, the setback is 20 feet.

The gable part of the building has a vertical emphasis, with its 16 foot width by 24 foot height, consistent with other Mendocino buildings. The building directly to the west is several feet taller. While the buildings on the north side of Calpella are about the same height thereby making these street facades in harmony and balance with each other. There are two exceptions to the latter, the first exception is the building with the very tall hedge that was building in the 1960's which is north and slightly east of the proposed subject and has a nearly flat roof that is lower in height than the proposed residence. The second exception is the water tower base aka 'shed/office' located on the subject property, which is approximately 16 feet in height. The water tower base, aka shed/office, is adjacent to the proposed residence and is setback 6 feet off the street (MHRB 03-18).

There has been no new building structure on the proposed part of the parcel since 2005, when the Red House facing Ukiah was completely rebuilt.

Site analysis: The size of the residence has been determined by analysis of the site coverage of the existing buildings according to MHRB Permit 2018-0003. The total site coverage is limited by the MMU Zoning District to 25%. This residence completes the site coverage at 24.9% with a proposed building footprint of 1,328 square feet. The site limits on the north and south ends of the building are determined by the water easement on the south end of the property and the 20 foot front yard setback of Calpella Street.

Setbacks: The proposed westerly setback is approximate 12 feet. The east side setback is approximately 24 feet to the property line and is approximately 43 feet to the adjacent duplex to the east with 20 foot front/rear yard setbacks. The side yards are greater than 6 feet.

Height: The proposed Residence is 24 feet off grade. The roof slopes are for the gable portion 12/12 and for the shed portion 5/12. A maximum of exposure of the foundation walls is to be 10 inches.

Materials: Materials used on the residence will be the same or similar as on the existing buildings on the site. The materials are to be as follows: 1. Roof to be dark grey composition shingle; 2. Wood siding to be WWPA Cove Lap siding #105 or similar; 3. Windows to be Sierra-Pacific or similar, tall casement wood windows with 3.5" S4S flat casing; 4. Paint color to be soft white; 5. Window casings are to be light grey; 6. Gutters and downspouts are to be copper; 7. Glass in windows are to be non-reflective; 8. Building

exterior light fixtures will conform to the Dark Sky principles.

Parking: Parking spaces will be gravel and on site as they currently exist and in approximately the same location. Seven standard parking spaces and one handicap parking space for eight parking spaces are on site.

Fence: The front picket fence will be 42 inches high painted a soft white. The cedar fence at the south and east end of the residence site will be 5 ft. – 8 in. high with the south side facing Ukiah street covered with plantings to soften the fence line with species to be determined.

**RELATED APPLICATIONS ON-SITE:**

- BF\_2004-0998 Relocate and restore commercial building
- BF\_2005-0965 Relocate Shed
- BF\_2008-0978 Remodel interior office
- BF\_2017-0624 Remodel kitchen and bathroom in detached Studio A
- <CDU\_1998-04 referenced>
- MHRB\_2017-14 Proposed third residential unit
- Nine business licenses for Business Office and Retail Sales
- TU\_2006-0130 Street improvements
- VWL\_2018-0001 Single-Unit Rental Wait List
- MHRB\_2018-0003 Renovate Single-Family Residence and an Outbuilding

**SITE CHARACTERISTICS:** Located in the Town of Mendocino, the lot faces Capella and Ukiah Streets (See attachment *Location Map*). The site is relatively flat (See attachment *Topographic Map*). Western Soil Type 219 is mapped as the dominate soil type in Historical Zone A, including the project site (See attachment *Local Soils*). The lot is landscaped and developed with existing buildings including the base of a water tower and the reconstructed Rego Building (See attachments *Aerial Imagery* and *Plot Plan*).

The existing buildings are rented for commercial uses (e.g. Edward Jones Investments) and residential uses. There are two residential units on site. Access to the off-street parking area is from Capella Street or the northerly property boundary. A water easement bisects the lot.

This block of Parcel Map Book 119-234 has been surveyed for cultural resources. (The proposed project site was included in a 2003 survey that encompassed a larger area than the lot boundaries of the proposed project). The Archaeological Commission will consider the 2003 survey report and the property owner’s recommendations at their June 13, 2018 scheduled meeting (See report section *Archaeological/Cultural Resources*).

The project site is located within the boundaries of Categorical Exclusion Order No E-91-1, but the category of excluded development does not include Multi-Family Residential development. The project site is also located within Historical Zone A and the Mendocino Historical Review Board (Review Board) has granted MHRB Permit 2017-14 for the proposed project.

**SURROUNDING LAND USE AND ZONING:** As listed on Table 1, the surrounding lands are classified and zoned similarly to the project site (See attachments *Mendocino General Plan Classifications* and *Mendocino Zoning Districts*). The surrounding lots are similarly classified as Mixed Use; except, lots located to the south of the project site are classified as Commercial. Surrounding land uses consist of a mix of commercial, residential (including multi-family), and *Visitor Serving Facilities* (See attachments *Aerial Imagery* and *Adjacent Parcels*).

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	MU	MMU	12K	Residential, Commercial
EAST	MU, C	MMU	.28 Acres	Residential, Commercial

Table 1. Surrounding Land Use and Zoning				
	GENERAL PLAN	ZONING	LOT SIZES	USES
SOUTH	C	MC	12K	Residential, Commercial
WEST	MU	MMU	12K	Residential, Commercial

**PUBLIC SERVICES:** The site has access to public services, including sewer connection, and is situated within the service district boundaries of a Local Response Agency for fire prevention, the Mendocino Unified School District, and county roads.

ACCESS: Ukiah Street (CR 407C)  
 FIRE DISTRICT: Mendocino Fire Protection District  
 WATER DISTRICT: Mendocino City Community Services District  
 SEWER DISTRICT: Mendocino City Community Services District  
 SCHOOL DISTRICT: Mendocino Unified School District

**LOCAL COASTAL PROGRAM CONSISTENCY**

The proposal is to construct a detached, third residential unit on a 12,000 sq. ft. parcel. This additional development was planned many years previously; therefore, access to ground water and sewer connections were established when the Rego Building was reconstructed in its current location. The current property owners seek to build a 1,484 sq. ft. detached residence. Currently, the property is developed with two attached residential units, commercial office space, and retail uses. The base of a water tower is also located on the property and is intermittently used as retail or office space. As conditioned, staff recommends the proposed third residential unit would be consistent the Mendocino Town Local Coastal Program, Coastal Element Chapter 4.13, and the Mendocino Town Zoning Code (MTZC).

Land Use: The project site is classified as Mixed-Use in Coastal Element Chapter 4.13 *Mendocino Town Plan* (See attachment *Mendocino General Plan Classifications*). The intent of this classification is to “*To provide a transition between commercial development on Lansing Street and Main Street and residential areas; to provide space for offices and retail uses that do not generate heavy automobile traffic or generally operate between the hours of 6:00 p.m. and 7:00 a.m.; and to encourage preservation and construction of moderately priced residential dwelling units.*” Chapter 4.13, subsection 5.7 identifies multifamily dwelling units as a Principal Permitted Use.

Chapter 4.13, subsection 3.4.3 further details the location and intent of Mixed Use within the Town:

*“The Mendocino Town Plan and Mendocino Town Land Use Map (Figure 4.13-3) include two geographic areas with the Mixed Use (MU) land use classification in the Town, which contain approximately 11 acres.*

*One Mixed Use designated area is located between Kasten/Ford Streets and west of Lansing Street, from Ukiah Street on the south to midblock between Little Lake and Covelo Streets on the north. The second Mixed Use designated area is bounded by Main, Howard, and Ukiah Streets on the south, west, and north, and extends to east of Evergreen Street. Arts and crafts studios and professional offices dot the area. The intent of the plan is to continue this mix, while maintaining an environment that will encourage new residential investment. To do this, the Mixed Use classification limits non-residential floor area to 50 percent of building area and to 25 percent of lot area. Commercial uses are limited to those that do not attract much traffic, do not regularly operate at night, and do not handle large volumes of goods or bulky goods. The ideal use would be an artist or artisan living on the premises and selling from a shop or gallery, but there also will be space for a TV repair shop, a children’s clothing store, and other low impact shops. Some will meet local needs; some will be primarily dependent on visitors. Residential uses are also permitted in the Mixed Use land use classifications.”*

Chapter 4.13, subsection 3.4.6 *Affordable Housing* delineates provisions of the Mendocino Town Plan that encourages the development of affordable housing units in Mixed Use land classifications and policy AH-1 states:

**AH-1** *The County shall retain and create housing units in the Town that are, or may be, available for persons and families of low-moderate income, including, but not limited to, by (a) utilizing available state or federal grant funds; (b) prohibiting conversion of residential housing to non-residential use except (1) as provided in the Commercial Land Use Classifications and Zoning Districts, and (2) as provided in Section 6.7; (c) allowing second residential dwelling units, not to exceed 900 square feet, on lots in Residential Land Use Classifications and Residential Zoning Districts consistent with the Mendocino Town Local Coastal Program; and (d) encouraging the provision of affordable housing in new development in the Mixed Use and Commercial Land Use Designations and Zoning Districts* (underscore added).

As proposed, the development would be consistent with Mendocino Town Plan Policies for affordable housing and the intent of the Mixed-Use land classification. The site would include three residential units and a mix of office and commercial uses.

Zoning: The project site is located within the Mendocino Mixed Use (MMU) District (See attachment *Mendocino Zoning Districts*). “*This District is intended to provide (1) a transition between the commercial development on Lansing and Main Streets and residential areas in the Town of Mendocino; (2) space for offices and retail uses that do not generate heavy vehicular traffic or generally operate between the hours of 6:00 p.m. and 7:00 a.m.; (3) support for visitor accommodations in the Visitor Serving Facilities Combining District on sites depicted with an asterisk (\*) or asterisk-B (\*B) on the certified Mendocino Town Zoning Map; and (4) encouragement for preservation and construction of moderately priced dwelling units by allowing a second residential dwelling unit, subordinate in size and scale, in keeping with the existing pattern of development (MTZC Section 20.660.005).*”

Residential Use Types in the MMU District are principal permitted uses, including *Multi-Family Residential* uses. The proposed third dwelling unit is a principally permitted use in the MMU District.

As delineated within Table 2, the project complies with development standards of the MMU District. Also available are proposed elevations, a floor plan and a plot plan (See attachments *Elevations, Floor Plan, and Plot Plan*).

MTZC Section	Standard	Proposed
20.660.010(A)(1) Residential Use Types	Single-Family Residential	Single-Family Residential
20.660.010(B)(2) Commercial Use Types	Administrative and Business Offices	Existing
20.660.035 Minimum Front and Rear Yards	20 feet	20-feet
20.660.040 Minimum Side Yard	6 feet	12.3 feet west 31 feet east
20.660.050 Maximum Building Height	28 feet	24 feet
20.660.055 Minimum Vehicle Parking	1.5 spaces/dwelling + 1.0 space/400 SF commercial	9 spaces
20.660.060 Maximum Lot Coverage	25%	25%
20.660.075(A) Maximum Floor Area Ratio	0.5 floor area: 1.0 lot area or 6,000 maximum floor area	2,988 floor area
20.660.075(B) Minimum percent residential gross floor area	50% or more of the gross floor area of all development shall be devoted to residential dwelling units	50% residential

Table 2: MMU District Regulations and Accessory Use Regulations		
MTZC Section	Standard	Proposed
20.660.075(D) Residential Use Priority	Residential use must be established prior to commercial uses	MHRB Permit 2003-18
20.660.075(E) Conversion of Land Use	Residential land uses cannot be converted to non-residential	Condition
20.660.075(F) Maximum Floor Area	Limited to 8,000 SF under one roof	1,494 SF under one roof

Staff recommends including a condition of project approval to give notice to the property owner that no residential dwelling unit, or portion thereof, shall be converted to any non-residential use except as provided by Chapter 20.684 (Mendocino Visitor Serving Facilities Combining District) or by Chapter 20.748 (Single Unit Rentals and Vacation Home Rentals).

Visual Resources: Pursuant with MCC Section 20.504.020(A), “*The Town of Mendocino is the only recognized special community in the Coastal Element and Division III of Title 20 provides specific criteria for new development in Mendocino.*” On January 8, 2018, the Review Board granted MHRB Permit 2017-14 to construct the proposed third dwelling unit at 45020 Ukiah Street. The Review Board found the project consistent with MTZC Section 20.760.065 stating that the exterior appearance and design of the proposed is in harmony with existing development within the historical district and that the proposed work would not detract from the appearance of other property within the Historical Preservation District for the Town of Mendocino. The Review Board adopted a condition of MHRB Permit approval that requires the location of roof vents to be shown on building plans.

Hazards Management: The following are not associated with the project area: faults, bluff geology, Tsunami Inundation Zones, nor a High Fire Hazard severity rating.

MCC Section 20.500.025 *Fire Hazard* - The project would be within an area mapped with “Moderate Fire Hazard” severity rating (See attachment *Fire Hazard Zones & Responsibility Areas*). Fire protection services are provided by Mendocino Fire Protection District. On February 28, 2018, the project was referred to Mendocino Fire Protection District and no response has been received. At that time, the proposal was also referred to California Department of Forestry and Fire Prevention (CalFire) and on March 11, 2018, CalFire responded that they had no comments.

Habitats and Natural Resources: The *LCP Land Capabilities & Natural Hazards* map depicts the project site as beach deposits and stream alluvium (See attachment). It is located in a developed, urbanized area. Staff has visited the site and finds that a floristic study is not required to determine compliance with MTZC Chapter 20.719 *Environmentally Sensitive Habitat Areas* or MTZC Section 20.692.025 *Additional Requirements for Districts*.

Archaeological/Cultural Resources: On April 11, 2018, the project was referred to the Northwest Information Center and a response was received on April 26, 2018. Their recommendation is to supplement a 2003 study with specific recommendations regarding future treatment of resources and requests that a qualified professional assess the status of the resources as they relate to the proposed development activities with the purpose of providing project specific recommendations. On May 8, 2018, the applicant submitted (1) a summary of documents, (2) a copy of the NWIC April recommendations, (3) copies of correspondence between the applicant and NWIC staff, (4) a copy of the previous 2003 survey, (5) October 2017 recommendations prepared by Clark Historic Resource Consultants, and (5) site plans and images of the proposed project area. On June 13, 2018, the Archaeological Commission accepted the information and recommends a condition requiring an Archaeologist observe ground disturbing activities. Staff recommends including this request with the Conditions of project approval.

Staff notes that a Condition advises the property owners of a “Discovery Clause,” which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project. Staff recommends that as conditioned the project would be consistent with Mendocino County policies for the

protection of the paleontological and archaeological resource.

On February 28, 2018, the proposed project was referred to three local tribes for review and comment, including the Cloverdale Rancheria, Sherwood Valley Band of Pomo Indians, and the Redwood Valley Little River Band of Pomo Indians. On March 6, 2018, the Redwood Valley Little River Band of Pomo Indians replied that they had no comments at this time.

Groundwater Resources: The project site is mapped as a critical water resource area (See attachment *Ground Water Resources*). MTZC Section 20.744.015(A) requires all development to complete a hydrological study; except, a hydrological study would not be required in cases where it is determined by Mendocino City Community Services District (MCCSD) that the development will not have any foreseeable impact on hydrologically contiguous wells. On July 19, 2017, MCCSD stated in their letter that the development would have sufficient access to groundwater, would not affect hydrological contiguous wells, and would have access to a sewer connection.

Grading, Erosion, and Runoff: Minor site grading is proposed. Staff recommends that as conditioned the project would be consistent with MTZC Chapter 20.717 *Water Quality Protection* and MCC Chapter 20.492 *Grading, Erosion and Runoff*.

Transportation and Circulation: The project site is located within the *Mendocino Historical Preservation District*. The nearest signalized intersection is State Route 1 and Little Lake Road and the *State Route 1 Corridor Study Update* provides traffic volume data for this intersection. The existing level of service at peak hour conditions at the intersection of State Route 1 and Little Lake Road is considered a Level of Service C. When the Coastal Element Chapter of the General Plan was adopted, transportation and circulation was considered. The proposed project is not anticipated to change transportation or circulation patterns within the Town of Mendocino.

Staff notes that parking large vehicles overnight on public streets in the Town of Mendocino is prohibited and recommends a condition of project approval requiring off-street locations for over-night parking of construction equipment and or other vehicles associated with the construction of the proposed residential unit.

Public Access: The Town of Mendocino is co-terminus on its south, west, and north boundaries with Mendocino Headlands State Park. The State Park provides public access to the shore, Pacific Ocean, and Mendocino Bay. The project would not affect public access to the shore.

### **ENVIRONMENTAL DETERMINATION**

The Secretary for Resources has found that certain classes of projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the Project was determined to meet the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 3(a). The proposed is construction of a third residential unit in an urban setting.

### **PROJECT FINDINGS AND CONDITIONS**

Pursuant to the provisions of Chapter 20.720 of the Mendocino County Town Zoning Code, Staff recommends the Coastal Permit Administrator approve the proposed third residential unit on a 12,000 square foot developed, urban lot and adopt the following findings and conditions.

#### **FINDINGS:**

1. Pursuant with MCC Section 20.720.035(A)(1), the proposed residential development is in conformity with the certified Local Coastal Program, as the land use is intended for the classification in which it is proposed; and
2. Pursuant with MCC Section 20.720.035(A)(2), the proposed development would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The residential lot has

access to ground water and sewer connection; and

3. Pursuant with MCC Section 20.720.035(A)(3), the proposed residential development is consistent with the purpose and intent of the Mendocino Mixed Use District, as well as all other provisions of Division III of Title 20 of the Mendocino County Code, including building height, setback from property boundary, and lot coverage; and
4. Pursuant with MCC Section 20.720.035(A)(4), the proposed residential development, if constructed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act; and
5. Pursuant with MCC Section 20.720.035(A)(5), the proposed residential development would not have any adverse impact on any known archaeological or paleontological resources and Condition 8 is in place when archaeological sites or artifacts are discovered; and
6. Pursuant with MCC Section 20.720.035(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the site. The proposed residence would not affect demands on public services; and
7. Pursuant with MCC Section 20.720.035(A)(7), the proposed residential development is in conformance with the design standards of Section 20.760.050 as Mendocino Historical Review Board has considered the proposed development and granted MHRB Permit 2017-0014.

**CONDITIONS OF APPROVAL:**

1. This action shall become effective on the 11th day following the decision unless an appeal is filed pursuant to Section 20.728.015 of the Mendocino County Code. The permit shall become effective after the 10 working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after granting except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Applicants shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
  - a. The permit was obtained or extended by fraud.
  - b. One or more of the conditions upon which the permit was granted have been violated.
  - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.



- d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 25 feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. Due to the high potential for archaeological materials or features older than 50 years, ground-disturbing activity shall be monitored by a professional archaeologist. The archaeologist may determine that monitoring goals have been met at any time while inspecting ground disturbing activities, at which time a letter or report shall be prepared and submitted to Planning and Building Services and the Northwest Information Center at Sonoma State University.
10. Any proposed work within County rights-of-way requires obtaining an encroachment permit from Mendocino County Department of Transportation.
11. Development at the site shall comply with MTZC Chapter 20.660 *Mendocino Mixed-Use*, including MTZC Section 20.660.07 5(E).

Staff Report prepared by:

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DATE

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JULIANA CHERRY  
PLANNER III

Appeal Period: 10 Days  
Appeal Fee: \$1,616.00

**ATTACHMENTS:**

- A. Location Map
- B. Aerial Imagery
- C. Plot Plan
- D. Floor Plan
- E. Adjacent Parcels Map
- F. Elevations
- G. Mendocino Zoning Districts
- H. Mendocino General Plan Classifications
- I. LCP Land Capabilities & Natural Hazards
- J. Appealable Areas
- K. Ground Water Resources
- L. Fire Hazard Zones & Responsibility Areas
- M. Local Soils
- N. Mendocino Exclusion Zones

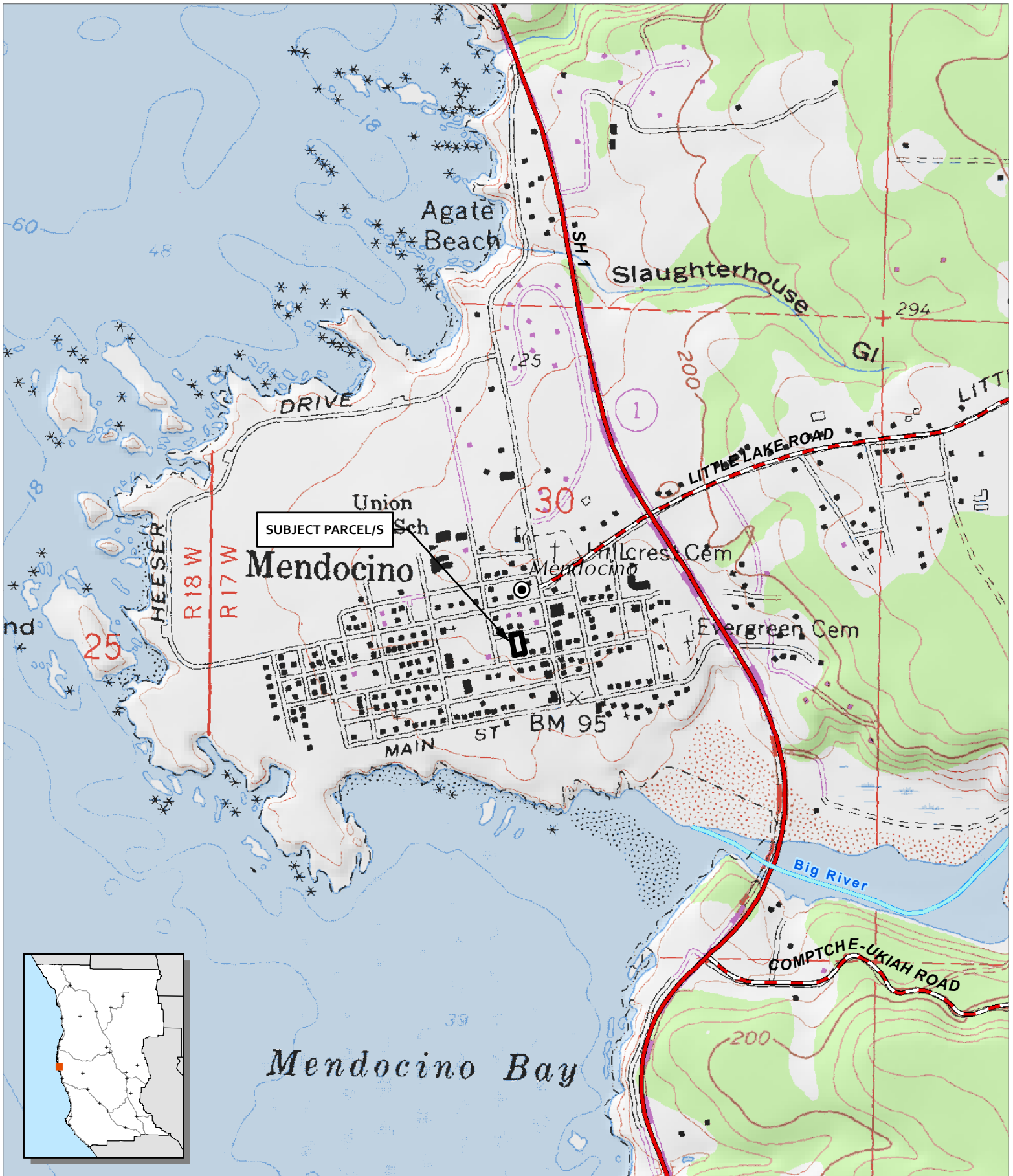
**REFERENCES:**

Coastal Element Chapter 4.13 *Mendocino Town Plan*. Mendocino County General Plan. Amended October 2017.

Coastal Zone Application Form for CDP\_2017-0048. Filed December 12, 2017.

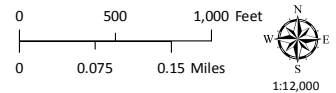
Division III of Title 20 of the Mendocino County Code. Mendocino County, Planning and Building Services, Planning Division. 2017. Ukiah, CA.

State Route 1 Corridor Study Update for the County of Mendocino. Whitlock & Weinberger Transportation Inc., Santa Rosa, CA. September 18, 2008. Page 9.



CASE: CDP 2018-0001  
 OWNER: SCHMITT, Robert, ET AL  
 APN: 119-234-11  
 APLCT: Robert Schmitt  
 AGENT: Thomas Thomson  
 ADDRESS: 45020 Ukiah Street, Mendocino

- Major Towns & Places
- Major Roads
- Highways
- Major Rivers



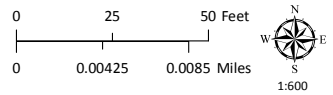
**LOCATION MAP**

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

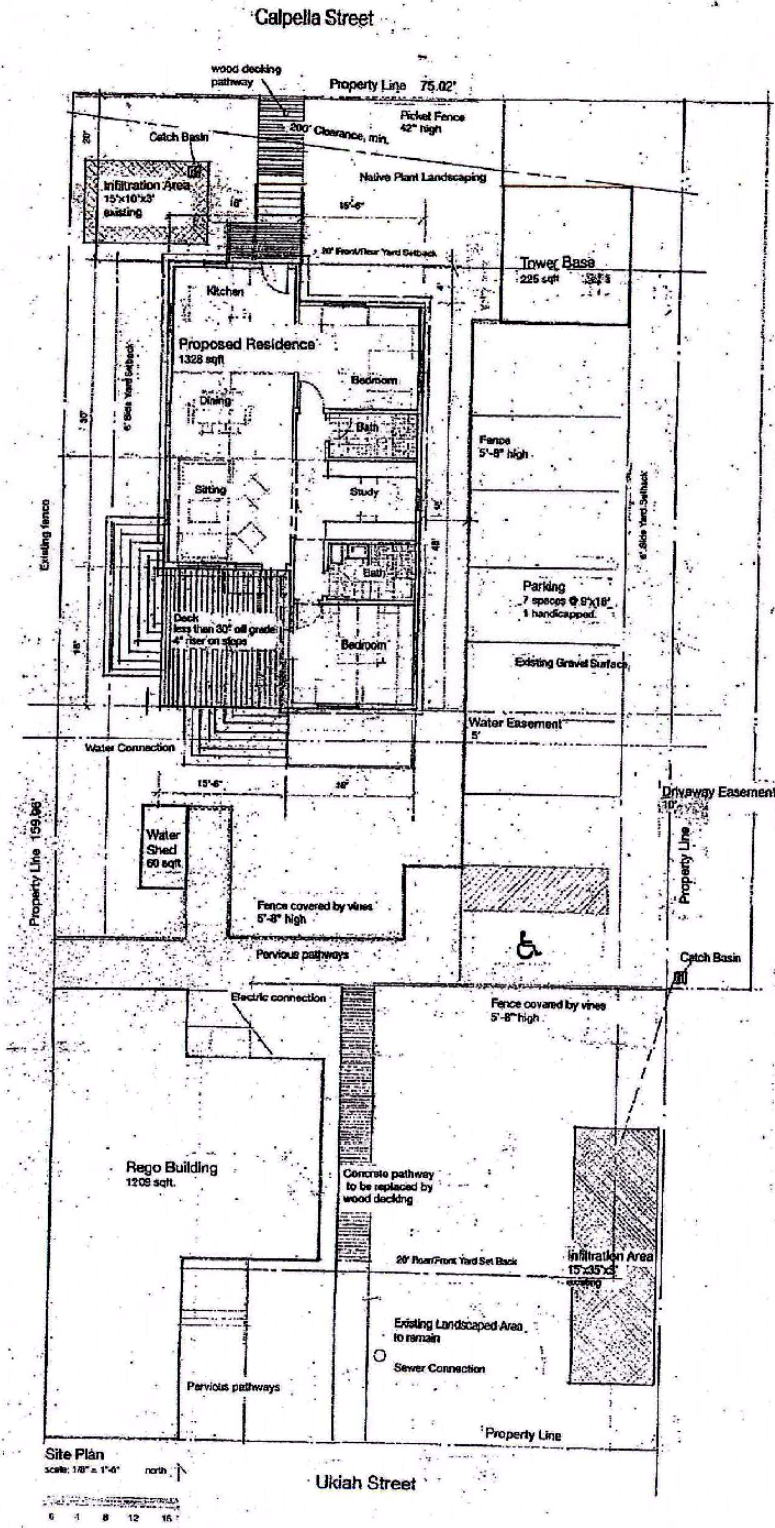
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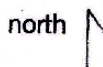
Public Roads

AERIAL IMAGERY

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Plot Plan



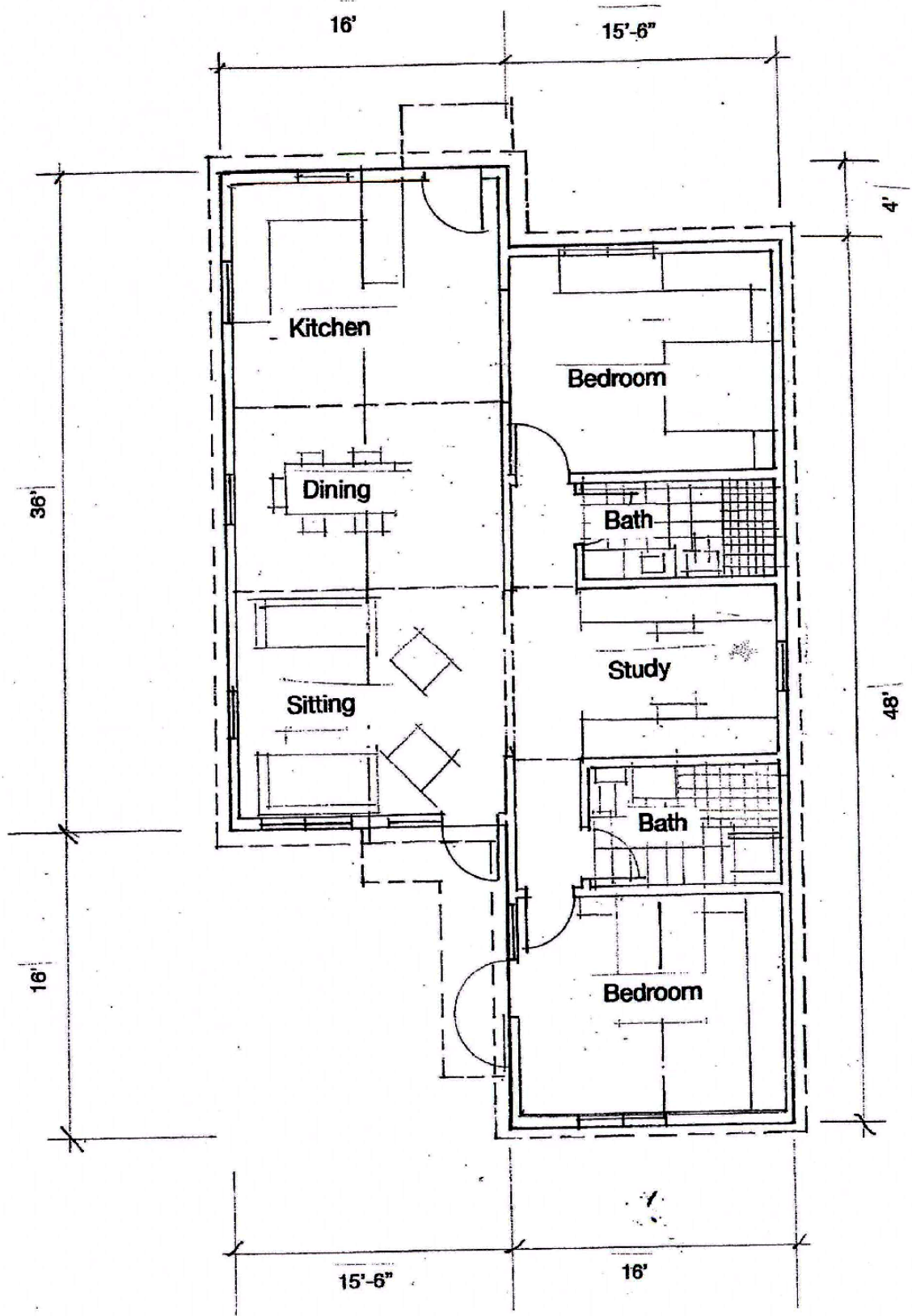
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 OWNER: SCHMITT, Robert, ET AL  
 APN: 119-234-11  
 APLCT: Robert Schmitt  
 AGENT: Thomas Thomson  
 ADDRESS: 45020 Ukiah Street, Mendocino

NO SCALE

PLOT PLAN

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**Floor Plan**

scale: 1/8" = 1'-0"

north



10

CASE: CDP 2018-0001  
 OWNER: SCHMITT, Robert, ET AL  
 APN: 119-234-11  
 APLCT: Robert Schmitt  
 AGENT: Thomas Thomson  
 ADDRESS: 45020 Ukiah Street, Mendocino

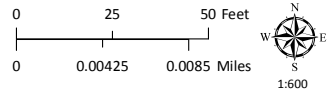
NO SCALE

FLOOR PLAN

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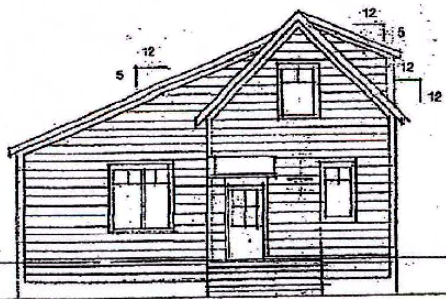


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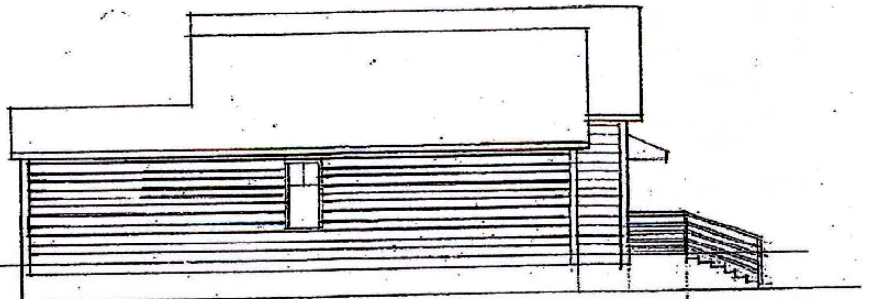


**ADJACENT PARCELS**

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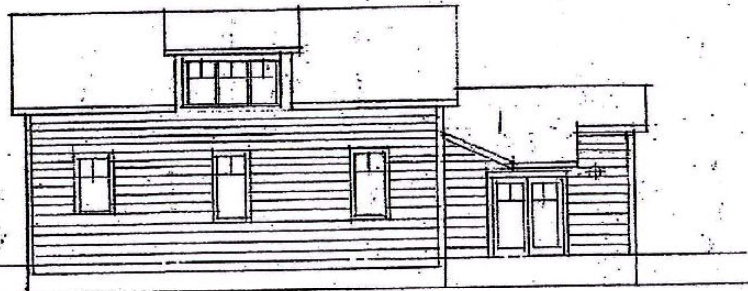
North—Facing Calpella Street



East



South



West



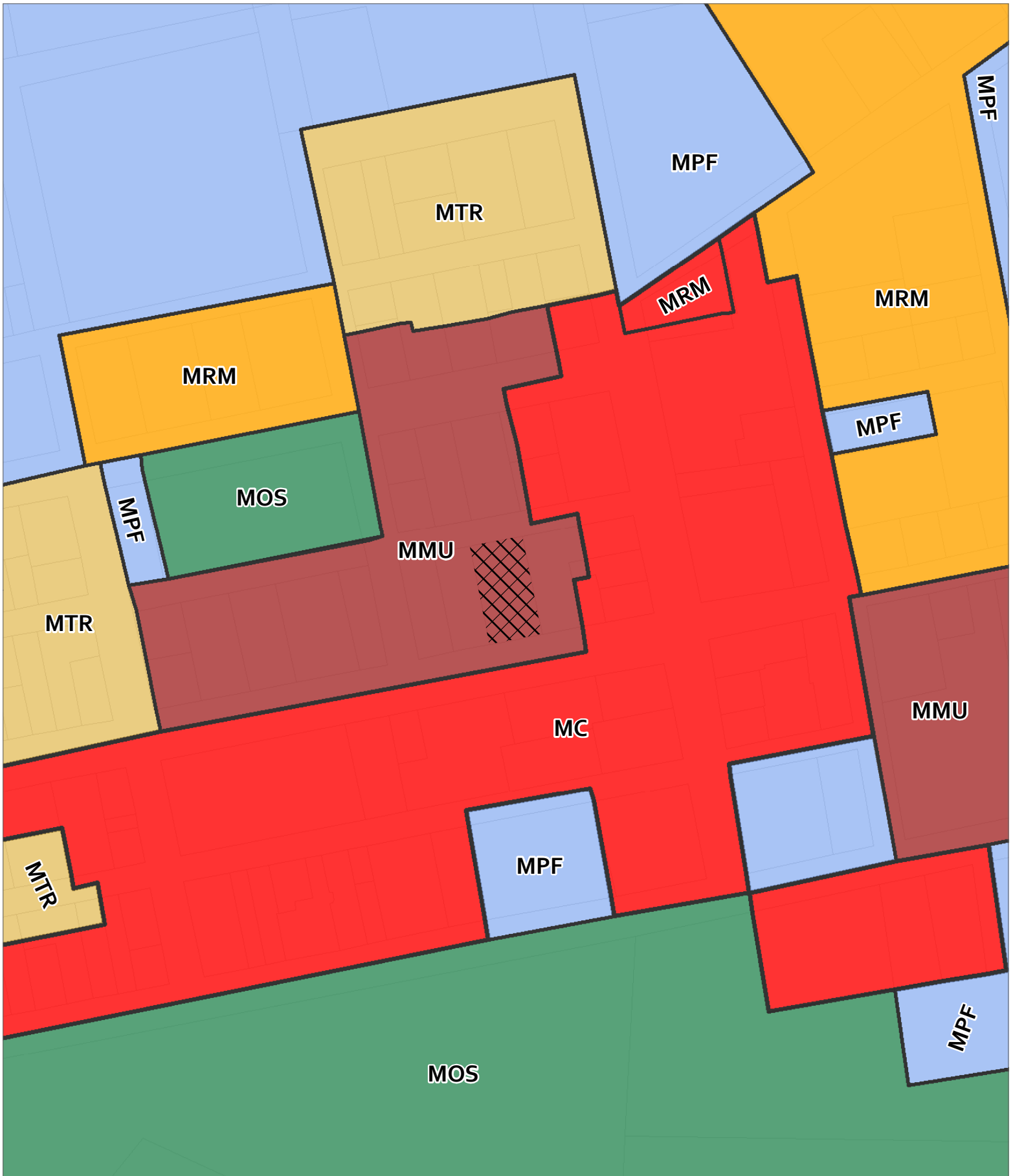
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NO SCALE

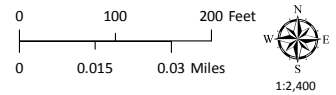
ELEVATIONS

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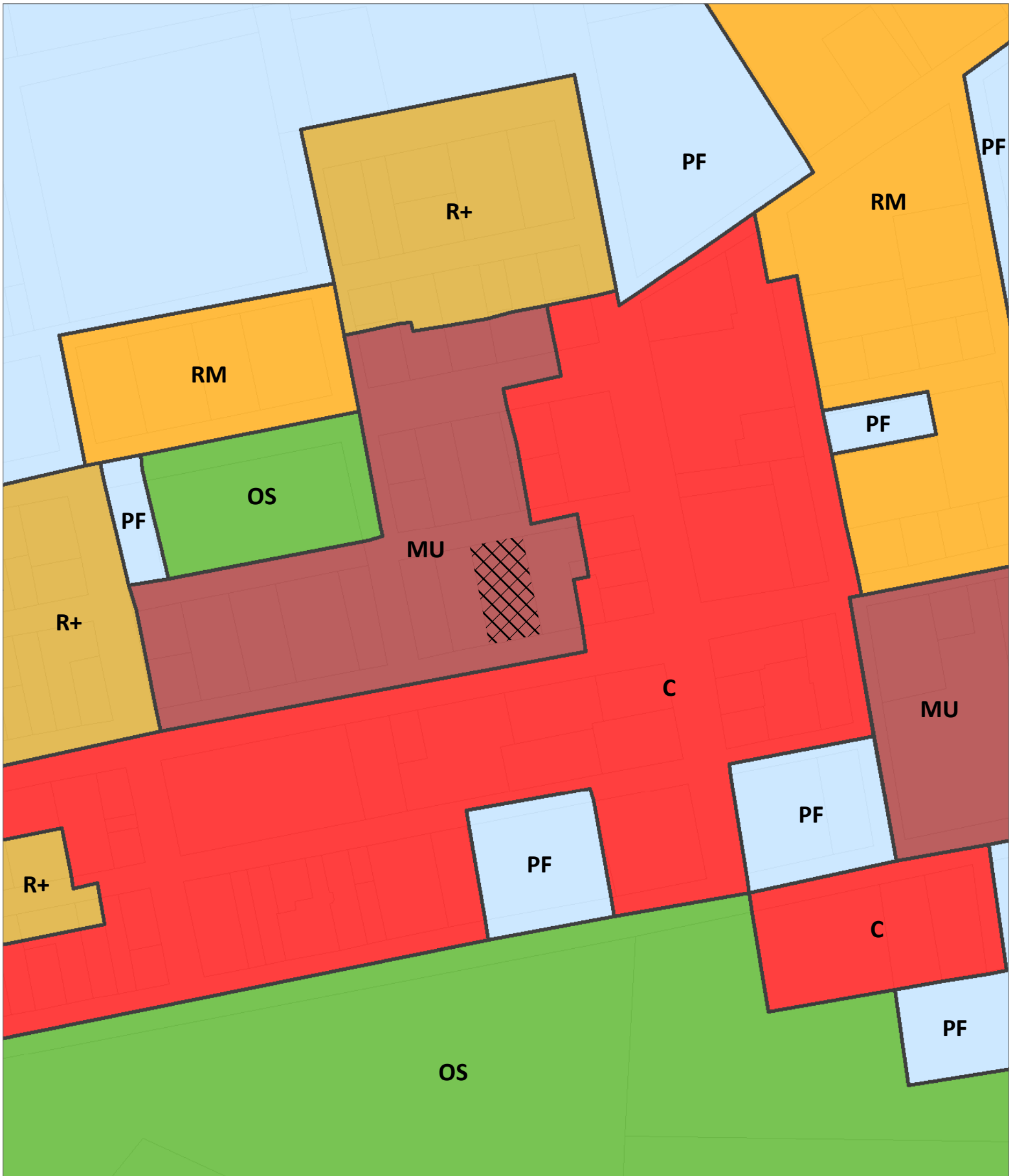


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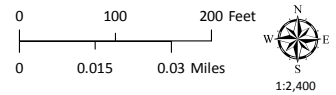


MENDOCINO ZONING DISTRICTS

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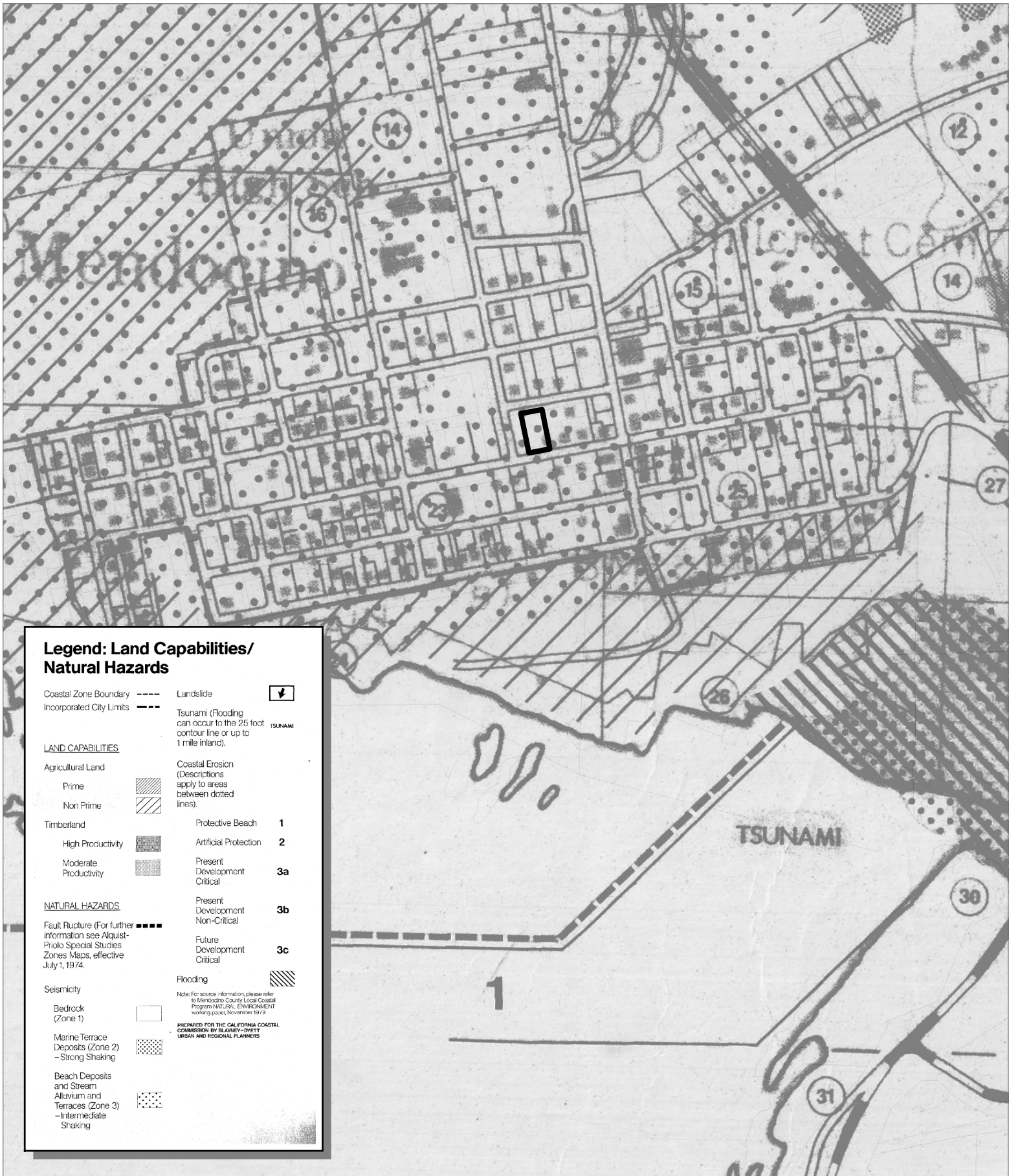


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MENDOCINO GENERAL PLAN CLASSIFICATIONS

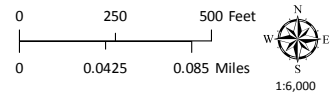
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**Legend: Land Capabilities/  
Natural Hazards**

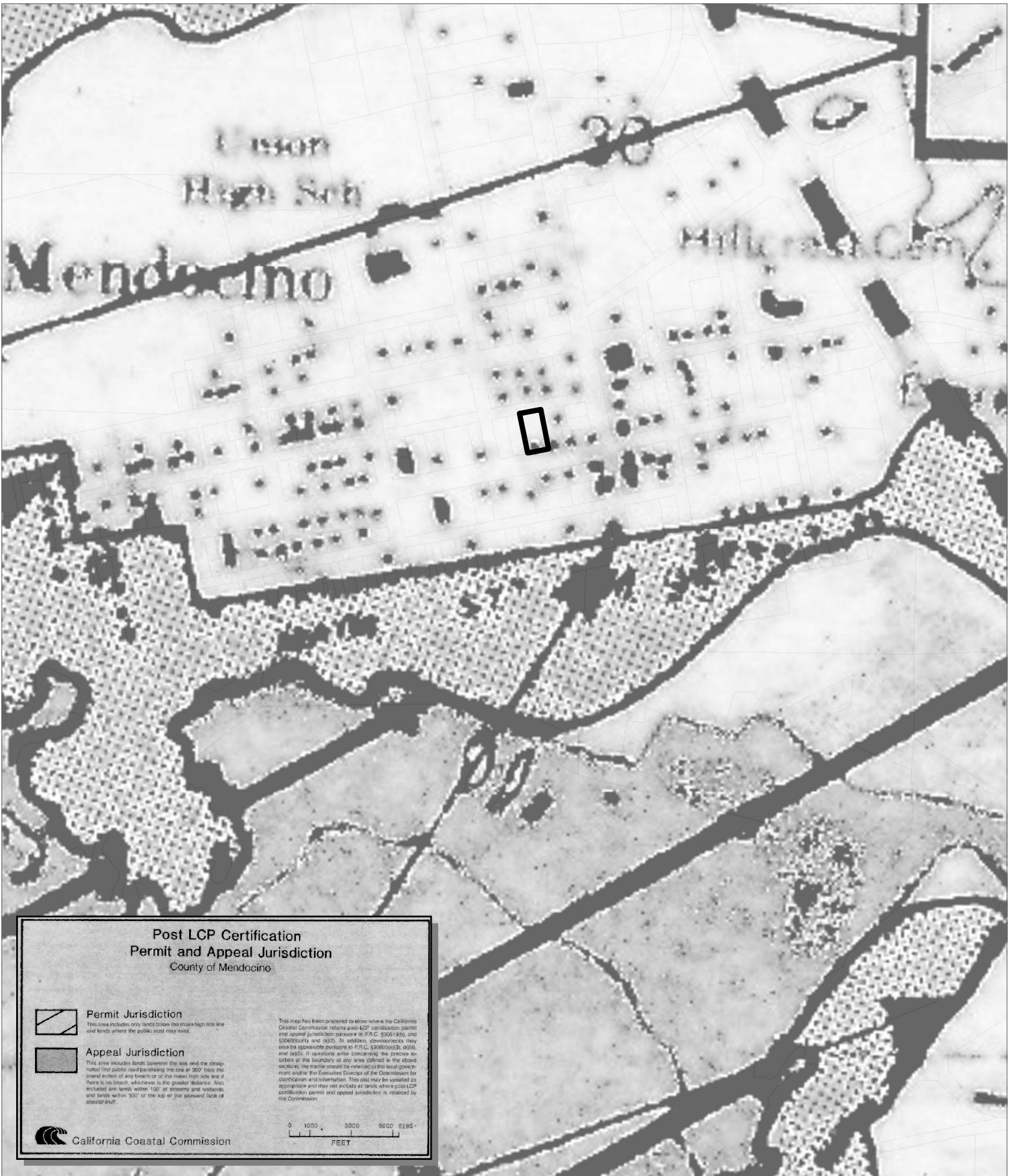
- |   |      |  |    |
|---|------|--|----|
| Coastal Zone Boundary   | ---  | Landslide  |    |
| Incorporated City Limits  | ---  | Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).   |    |
| <b>LAND CAPABILITIES</b>  |      |  |    |
| Agricultural Land   |      | Coastal Erosion (Descriptions apply to areas between dotted lines).  |    |
| Prime   |      | Protective Beach   | 1  |
| Non Prime   |      | Artificial Protection  | 2  |
| Timberland  |      | Present Development Critical   | 3a |
| High Productivity   |      | Present Development Non-Critical   | 3b |
| Moderate Productivity   |      | Future Development Critical  | 3c |
| <b>NATURAL HAZARDS</b>  |      |  |    |
| Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974). | ---- | Flooding   |    |
| Seismicity  |      | <small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper November 1974.</small><br><small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAVNEY-TWETT URBAN AND REGIONAL PLANNERS</small> |    |
| Bedrock (Zone 1)  |      |  |    |
| Marine Terrace Deposits (Zone 2) - Strong Shaking   |      |  |    |
| Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking                               |      |  |    |

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LCP LAND CAPABILITIES & NATURAL HAZARDS

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**Post LCP Certification  
Permit and Appeal Jurisdiction**  
County of Mendocino

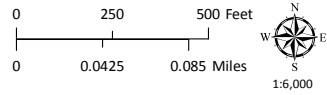
**Permit Jurisdiction**  
 This area includes only lands between the mean high tide line and lands where the public trust may exist.

**Appeal Jurisdiction**  
 This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the landward extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of coastal bluffs.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.S.C. 50001(a), and 50009(a)(1) and (a)(2). In addition, developments may also be approvable pursuant to P.S.C. 50001(a)(3), 50004, and 5005. If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

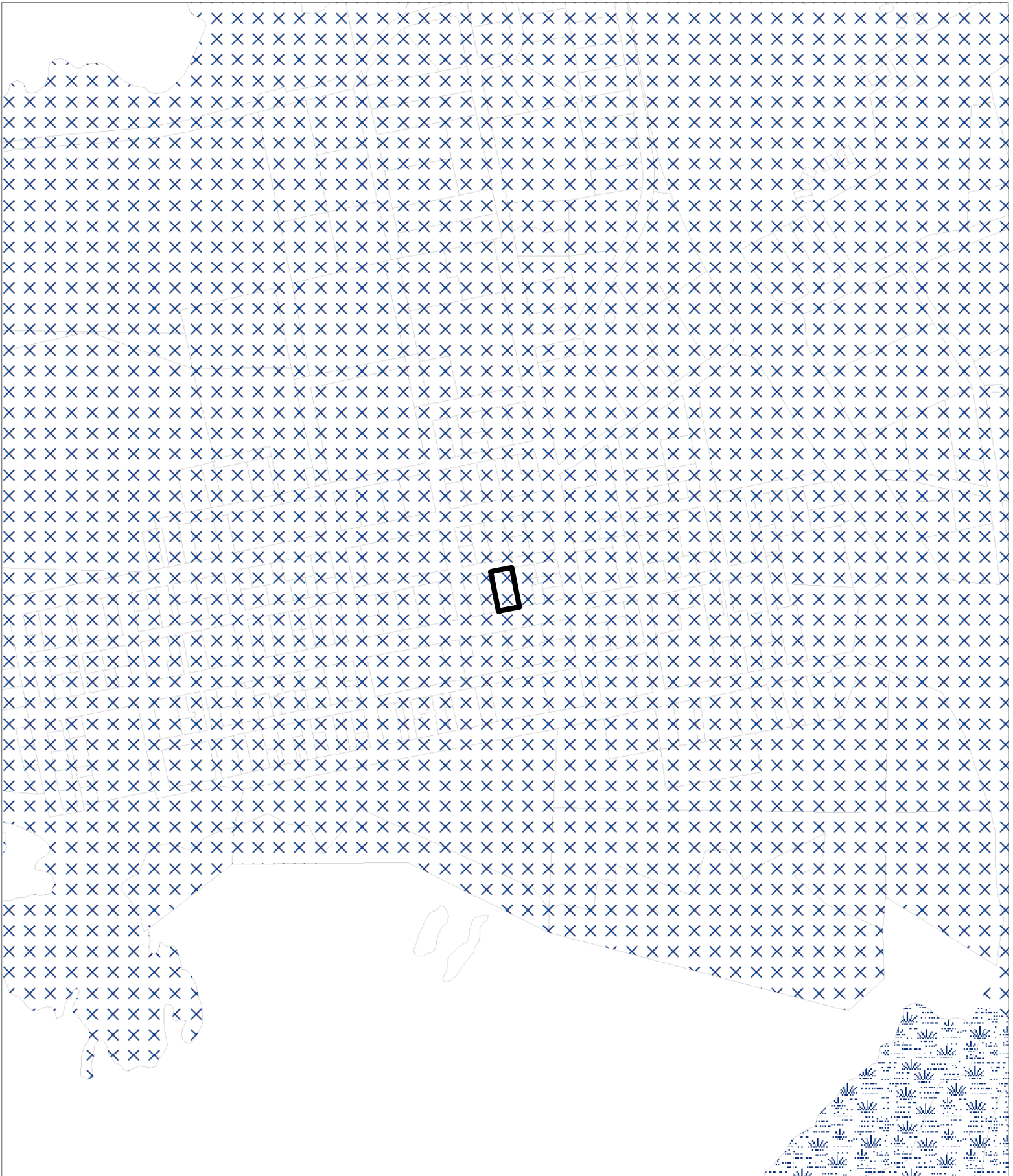
FEET

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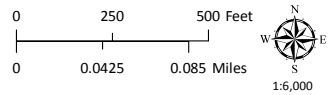
**APPEALABLE AREAS**

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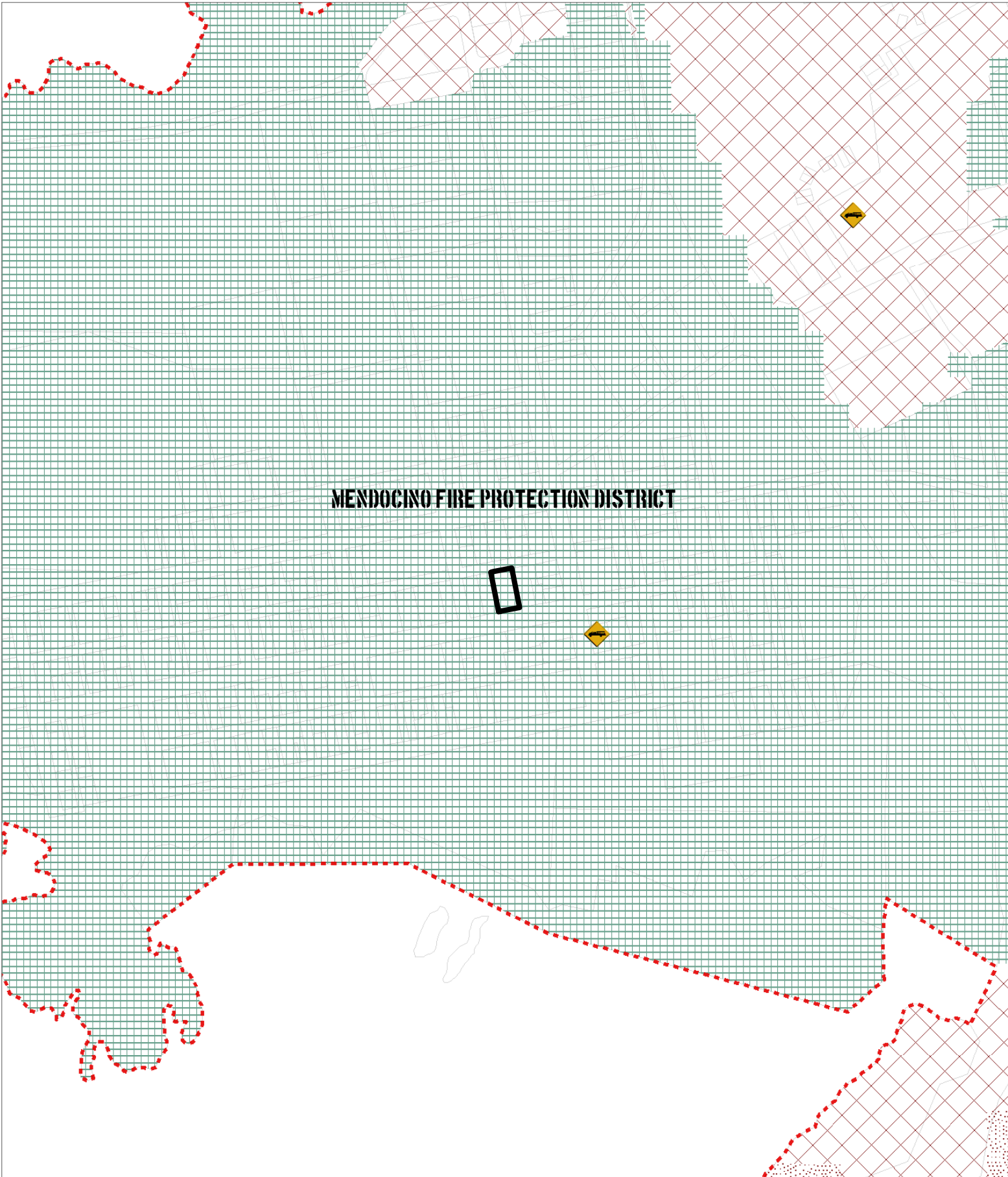
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-  Critical Water Areas
-  Marginal Water Resources



**GROUNDWATER RESOURCES**

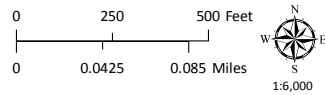
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**MENDOCINO FIRE PROTECTION DISTRICT**

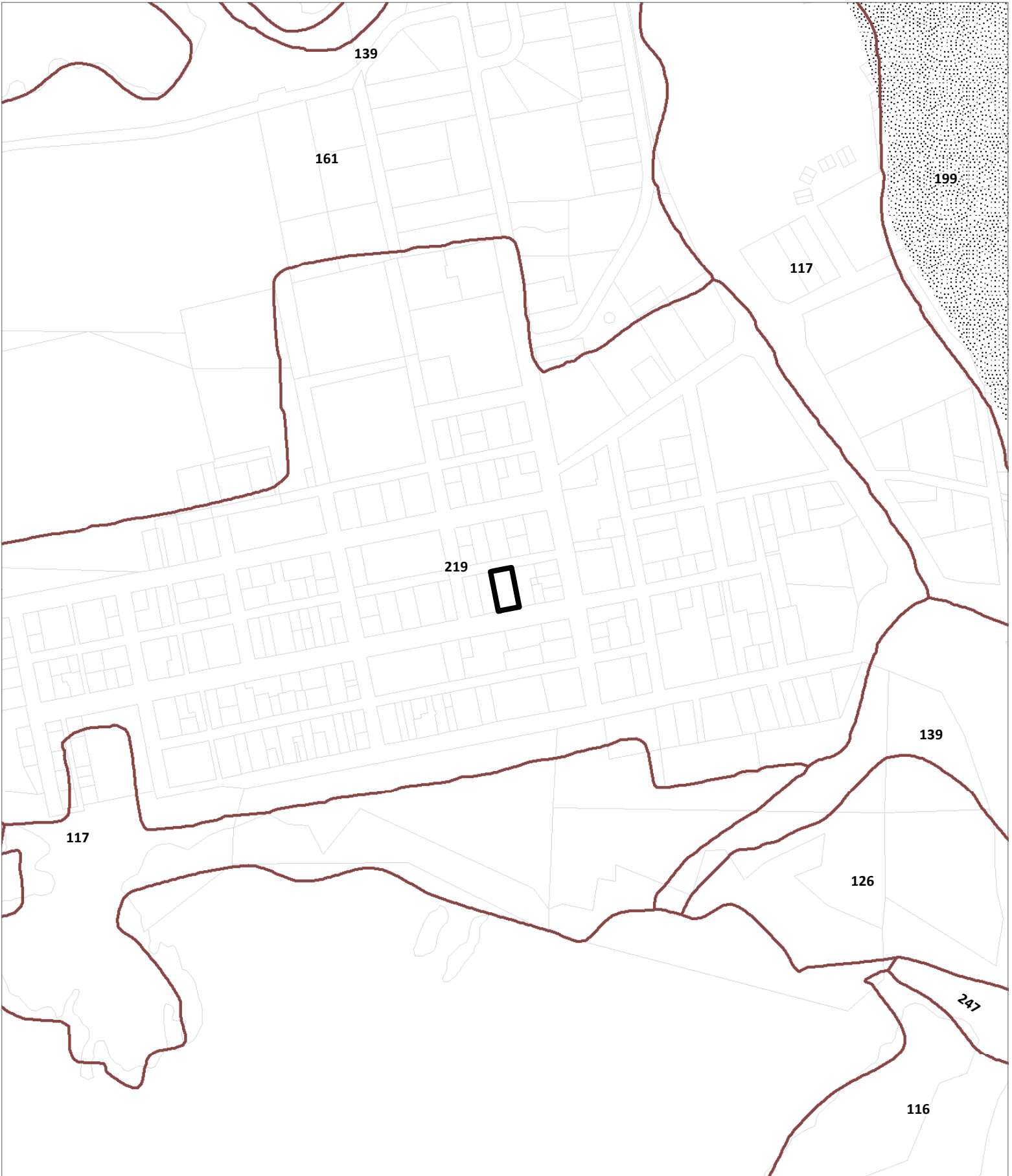
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-  Fire Stations
-  County Fire Districts
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard





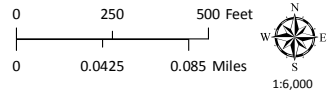
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

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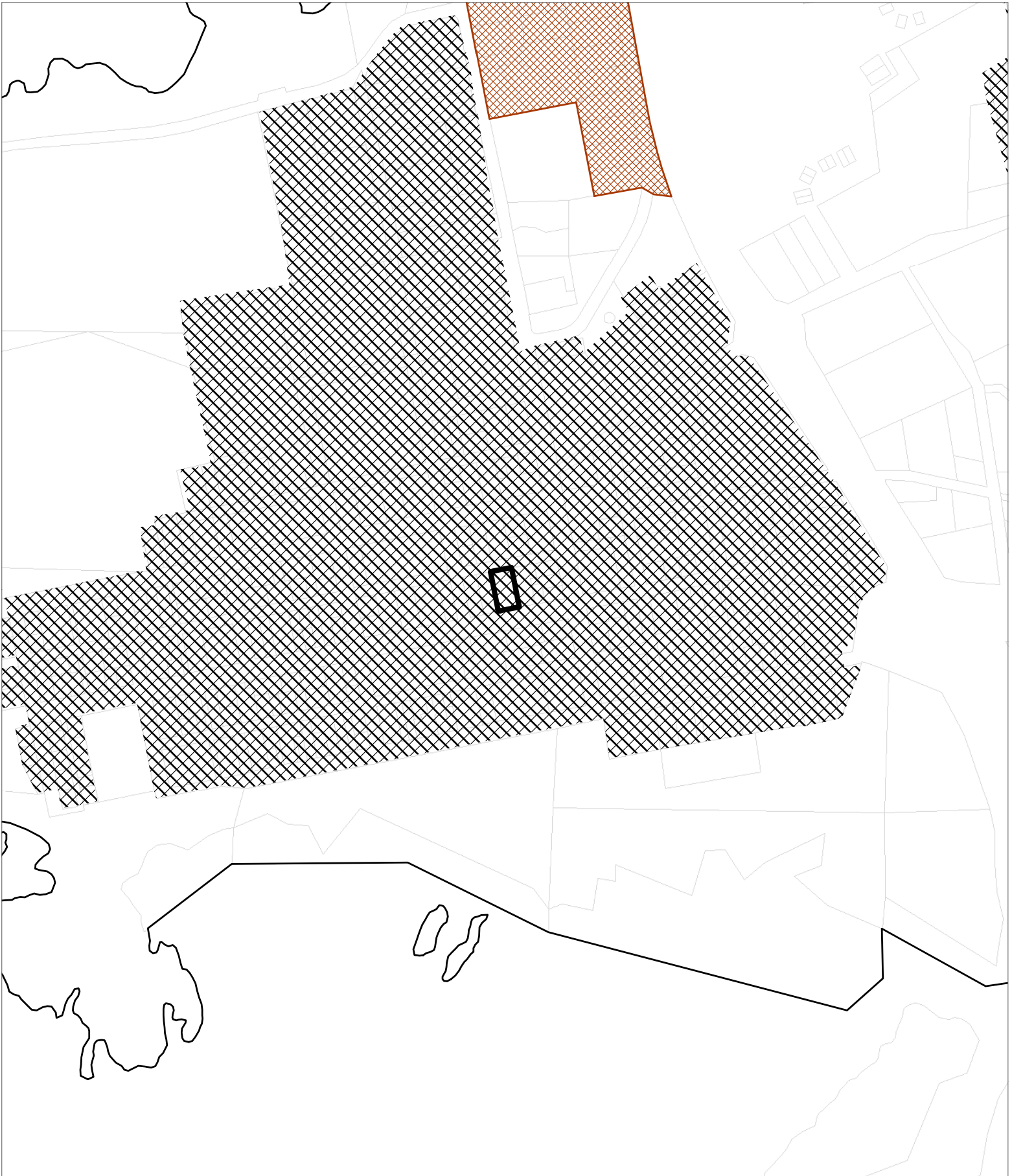
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-  Western Soil Classes
-  Shinglemill-Gibney Complex






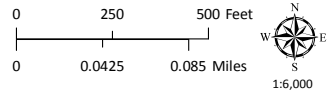
LOCAL SOILS

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-  Categorical Exclusion Zones
-  Point of View Estates Exclusion Zone
-  Mendocino Town Plan Boundary



**MENDOCINO EXCLUSION ZONES**

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