



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
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February 13, 2019

PUBLIC NOTICE OF PENDING ACTION
STANDARD COASTAL DEVELOPMENT PERMIT

The Mendocino County Coastal Permit Administrator, at a regular meeting to be held on Thursday, February 28, 2019 in the Fort Bragg Public Library, 499 East Laurel Street, Fort Bragg, California, at 10:00 a.m. or as soon thereafter as the item may be heard, will hear the below described project that is located in the Coastal Zone.

CASE#: CDP_2018-0026

DATE FILED: 10/11/2018

OWNER/APPLICANT: DENISE J McNICOL

AGENT: DEBRA LENNOX

REQUEST: A Coastal Development Permit request, pursuant with MCC Section 20.684.030(H) Visitor Serving Facilities Combining District Lodging Unit Allocation Procedures, to allow 1 additional Visitor Serving Unit at the Headlands Inn where 6 are currently allowed.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Town of Mendocino, on the west side of Howard St (CR 407N) between Ukiah St (CR 407C) and Albion St (CR 407D), located at 10453 Howard St, Mendocino (APN 11-250-43).

STAFF PLANNER: JULIANA CHERRY

As you are an adjacent property owner and/or interested party, you are invited to appear at the hearing, or to direct written comments to Planning and Building, Services 860 N Bush Street, Ukiah, CA 95482, attention Commission Staff. If you would like to be notified of the Coastal Permit Administrator's action, please submit a written request to this office. All correspondence should contain reference to the above noted case number.

The decision of the Coastal Permit Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final unless appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Coastal Permit Administrator at or prior to, the public hearing.

Additional information regarding the above noted case may be obtained by calling Juliana Cherry at the Department of Planning and Building Services, 707-964-5379, Monday through Friday.

BRENT SCHULTZ, Director of Planning and Building Services



**COASTAL DEVELOPMENT PERMIT
STAFF REPORT – STANDARD CDP**

**FEBRUARY 28, 2019
CDP_2018-0026**

SUMMARY

OWNER: DENISE J. McNICOL
PO BOX 132
MENDOCINO, CA 95460

AGENT: DEBRA LENNOX
PO BOX 798
MENDOCINO, CA 95460

REQUEST: A Coastal Development Permit request, pursuant with MCC Section 20.684.030(H) Visitor Serving Facilities Combining District Lodging Unit Allocation Procedures, to allow 1 additional Visitor Serving Unit at the Headlands Inn where 6 are currently allowed.

LOCATION: In the Town of Mendocino, on the west side of Howard St. (CR 407N) between Ukiah St (CR 407C) and Albion St (CR 407D), located at 10453 Howard St, Mendocino (APN 119-250-43).

TOTAL ACREAGE: 0.33± Acres

GENERAL PLAN: General Plan, Coastal Element Chapter 4.13 Commercial (C:U)

ZONING: Mendocino Town Zoning Code – Division III Mendocino Commercial (MC:12K)

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: Categorically Exempt

APPEALABLE: Yes, not a principally permitted use type
See Mendocino Town Plan Policy TPA-5(c)

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: Juliana Cherry

BACKGROUND

PROJECT DESCRIPTION: A Standard Coastal Development Permit request, pursuant with MCC Section 20.684.030(H) *Visitor Serving Facilities Combining District Lodging Unit Allocation Procedures*, to increase the allowed number of lodging units from six to seven at the Headlands Inn, a site with an asterisk (*) combining designation for a Visitor Serving Facility land use type. The innkeeper has operated a seven-unit inn where six units were previously authorized. The proposal is to authorize the existing 438-square-foot cottage as a lodging unit (See attached *Cottage Floor Plan* and *Cottage Elevations*).

APPLICANT'S STATEMENT: "Documentation of existing guest unit (VSF) (438 SF). Identification of additional existing unit (See Application Questionnaire)."

RELATED APPLICATIONS:

On-Site

- CDP Amendment 1-86-110-A2 authorizing a 6-unit inn
- MHRB_2009-0017
- MHRB 93-18

Neighboring Property

- Southerly parcel APN 119-250-07 and 08: Vacant land
- Westerly parcel APN: 119-250-42: 2018 Business License - Seagull Inn (9 units)
- Westerly parcel APN: 119-250-01: A variety of retail businesses
- Easterly parcel APN: 119-250-45 : 2010 Building permit to remodel – Whitegate Inn/Blue Door Inn (5 units)
- Northerly parcel APN: 119-150-08: 2006 Building Permit to replace/repair foundation for existing a single-family residence.

SITE CHARACTERISTICS: The property is a less than a half-acre parcel located in the Town of Mendocino (See attached *Location Map*). The property is located approximately 1,000 feet north of the shoreline and has an elevation of approximately 115 feet (See attachment *Topographic Map*). The site slopes with 5% to 10% grades. The property is developed with six authorized lodging units, one detached lodging unit, a residence, and a garage (See attached *VSF Plot Plan* and *Aerial Imagery*). The main building has three floors and 6 lodging units (See attached *Floor Plans*). The site is not mapped within the Appeal Jurisdiction on the Post LCP Certification Permit and Appeal Jurisdiction Map (See attached *Appealable Areas*).

On November 27, 2018, the proposal was referred to the North Coast District Office of the California Coastal Commission. Coastal Commission records include a CDP Amendment 1-86-110-A2 which authorized a total of six lodging units at the Headlands Inn. On December 21, 2019, Coastal Commission Staff provided the following: “As we discussed this afternoon, I have reviewed all of the Commission CDP files authorizing development at the Headlands Inn site at 10453 Howard Street in Mendocino. The various permits and permit amendments that the Commission issued over time never authorized more than 6 total inn units at any one time. The last CDP approval from the Commission, CDP Amendment 1-86-110-A2 authorized the addition of one guest unit to the (then) existing five-unit inn, resulting in a total of 6 inn units (Merrill).”

SURROUNDING LAND USE AND ZONING: As listed on Table 1, the surrounding lands are classified Commercial, Mixed-Use, or Public Facilities. The lot is situated facing a residential street and surrounding lots are developed with Commercial and Visitor Accommodation Use Types.

Table 1: Surrounding Land Use and Zoning				
	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Commercial	Mendocino Commercial	0.27 acre	Commercial
EAST	Mixed Use	Mendocino Mixed Use	0.37 acre	Visitor Serving
SOUTH	Public Facilities	Mendocino Public Facilities	0.24 acre	Open Space
WEST	Commercial	Mendocino Commercial	0.23 acre	Visitor Serving

The surrounding Visitor Accommodation Use Types, locations of the Mendocino Visitor Serving Facility Combining District (* or *B) in Town, and the allowed distribution of Visitor Serving Facility (VSF) units relates to the proposed project. Listed on Table 2 are the 1992 allowed VSF units and their current allocation between hotels, inns, and Bed & Breakfast Accommodations. The proposed change in

allocation of one VSF lodging unit to the Headlands Inn is shown Table 2, under the column labeled “Section 20.684.030(H)” (which references the Visitor Serving Facilities Combining District Lodging Unit Allocation Procedure). Adding the additional lodging unit at the Headlands Inn will increase the allocation of Hotel and Inn Units from 185 to 136 lodging units. The Additional Units Available for Allocation would decrease from 22 to 21-lodging-units. The Total Allocation of Units would remain 237-lodging-units in Town.

Table 2: Mendocino Town Plan Visitor Serving Facilities			
VISITOR SERVING FACILITY NAME	ADDRESS	1992 ALLOWED UNITS	SECTION 20.684.030(H)
Hill House Hotel	10701 Palette Dr	44	
Heeser House	45080 Albion St	25	
MacCallum House	45065 Albion St	21	
Mendocino Hotel	45080 Albion St	26	
Joshua Grindle Inn	44800 Little Lake St	10	
MacCallum House Suites	10691 Palette Dr	5	
Dougherty House	45110 Ukiah St	8	
Sea Gull Inn	44960 Albion St	9	
Headlands Inn	10453 Howard St	6	Δ 7
Whitegate Inn / Blue Door Inn	10481 Howard St	5	
Sears House / Sweetwater Inn	44840 Main St	8	
1021 Main Street / Allegria Inn	44781 Main St	5	
Village / Didgeradoo Inn	44860 Main St	13	
Nicholson House	44861 Ukiah St	-0-	
* Hotels and Inns Total		185	Δ 186
Lockey Seaside Cottage	10940 Lansing St	3	
Schrode / Mendocino Views	44920 Little Lake St	2	
Cameron/ Mattos	10521 School St	2	
McNamara / Packard House	45170 Little Lake St	4	
Wickersham / Blair House	45110 Little Lake St	4	
Friedman Village Cottages	45320 Little Lake St	3	
Parsons / Langters Inn	45101 Little Lake St	2	
Reeves	45141 Ukiah St	2	
Blue Heron Inn	390 Kasten St	4	
McElroy's Inn / Raku House	44820 Main St	4	
*B Bed & Breakfast Subtotal:		30	30
	Total Initially Allocated	215	
	Additional Available for Allocation	22	Δ 21
	Total Allocation of Units	237	237

LOCAL COASTAL PROGRAM CONSISTENCY

Land Use: The parcel is classified as Commercial (C:U) by the Mendocino County General Plan, Coastal Element Chapter 4.13 *Mendocino Town Plan* (See attachment *Mendocino Town Land Use*). The Commercial classification is intended “to provide an area within the Town suitable for commercial development that is compatible with existing commercial uses and the scale of the Town” (Mendocino Town Plan). Mendocino Town Plan Section 6.7 describes the implementation of general plan goals, including GM-12, GM-14, GM-15, and GM-22, intended to distribute 237 lodging units among existing Visitor Serving Facilities in Town. The applicant requests authorization of one additional lodging unit at their existing six unit inn. As proposed, the project would be consistent with the goals and policies of

Coastal Element Chapter 4.13.

Zoning: The project site is located within the Mendocino Commercial (MC) District (See attachment *Mendocino Town Zoning*). Pursuant with MTZC Chapter 20.664, "This district is intended to provide an area within the Town suitable for commercial development compatible with existing commercial uses; to support existing visitor accommodations in the Visitor Serving Facilities Combining District on sites designated with an asterisk (*) or asterisk-B (*B) on the certified Town Plan Land Use and Zoning Maps."

The site is also designated as a Mendocino Visitor Serving Facilities Combining District. Pursuant with MTZC Chapter 20.684, "this combining district is intended to provide for, and protect, visitor accommodations within the Town of Mendocino, and shall apply to those specific sites that have been reserved and deemed appropriate for commercial visitor serving facilities providing overnight accommodations, as listed in Appendix 2 of the Mendocino Town Plan, and as depicted with an asterisk (*) or asterisk-B (*B) on the certified Town Land Use and Zoning Maps, including hotels and inns of five (5) units or more (*), and bed and breakfast accommodations of four (4) rooms or fewer (*B)."

Pursuant with MTZC Section 20.664.010(A)(3), Visitor Accommodation Use Types, including Hotels or Inns, are permitted uses in the MC District when it is combined with the Mendocino Visitor Serving Facilities Combining District (*).

Pursuant with MTZC Section 20.684.030(H)(2), there are fifteen unallocated visitor serving facility lodging units available for application, permitting, and use on at designated VSF sites. The Headlands Inn, located at 10453 Howard Street, is a designated VSF site and the innkeeper requests authorization of one additional lodging unit. Pursuant with MTZC Section 20.684.030(H)(3), the property owner filed an application to authorize one additional lodging unit at 10453 Howard Street. PBS found the filed application complete on November 2, 2018.

The proposed project would be consistent with the regulations of MTZC Chapters 20.664 and 20.684.

Visual Resources: Pursuant with MCC Section 20.504.020(A), the Town of Mendocino is the only recognized special community in the Coastal Element. Division III of Title 20 provides specific criteria for new development in Mendocino. The site is not mapped as a Highly Scenic Area in the special community called Town of Mendocino.

Hazards Management: Mapping does not associate the following with the subject site: faults, bluffs, landslides, erosion, or flood hazards (See attachment *LCP Land Capabilities & Natural Hazards*).

MCC Section 20.500.025 *Fire Hazard:* The parcel is located in an area classified as a "Moderate Fire Hazard" (See attachment *Fire Hazard Zones & Responsibility Areas*). Fire protection services are provided by the Mendocino Fire Protection District (MFPD). On November 27, 2018, the application was referred to MFPD for input; however, no response has been received. The applicant applied for a preliminary clearance from California Department of Forestry and Fire Prevention (CalFire). CalFire Permit 572-18 conditions include standards for address, driveway, defensible space and maintaining defensible space. Staff recommends that standard condition #4 would require the property owner to comply with CalFire Permit 572-18 fire safety requirements.

As conditioned, the project would satisfy County policies regarding hazards, including potential fire hazards.

Habitats and Natural Resources: The Headlands Inn is not situated in a sensitive coastal resource area. The parcel is mapped as barren land (See attachment *LCP Habitat and Resources*). The proposed project would not affect sensitive coastal resources; therefore, the Department of Fish and Wildlife was not contacted when staff distributed the application to agencies for their comment.

Archaeological/Cultural Resources: Mendocino County Department of Planning and Building Services procedure is to not refer these types of projects to either the California Historic Resource Information

Center (CHRIS) or the Mendocino County Archaeological Commission. PBS procedure (as detailed in a Staff Memorandum) was reviewed by the Mendocino County Archaeological Commission in 2005 and again in 2014 and it was determined to be an appropriate guidance document for what projects would require archaeological review. As such, the proposed accessory structure was not referred to the Archaeological Commission or Sonoma State University. Staff notes that a Standard Condition advises the property owner of the "Discovery Clause," which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project. With the inclusion of the standard condition of approval advising the property owner about discovery of archaeological resources, Staff finds the project to be consistent with Mendocino County policies for protection of paleontological and archaeological resources.

On November 27, 2018, the 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; however, there are no comments at this time.

On January 7, 2019, the project was referred to Mendocino Historical Review Board for their comment. At their public hearing, the Review Board invited comment from the public and then unanimously agreed to express their support and recommend approval of the request to authorize one additional lodging unit at the Headlands Inn. Requesting comments from the Review Board is consistent with MTZC Section 20.720.035(7), as the Review Board may comment on whether the proposed development is in conformance with the design standards of Section 20.760.050.

As conditioned, the project would satisfy County policies for archaeological and cultural resources and MTZC Sections 20.720.030(A) and 20.720.035(7).

Groundwater Resources: The project site is located within a mapped Critical Water Resources Area (See attachment *Ground Water Resources*). Included with the filed application is a September 13, 2018 letter from Mendocino City Community Services District (MCCSD), which states that the site "has established sewer use and Groundwater Extraction for a Commercial Visitor Accommodation-Inn with seven sleeping units without kitchens and one manager's residence." On November 27, 2018, the application was referred to MCCSD and Mendocino County Department of Environmental Health (DEH) for comment. DEH commented that water and sewer would be referred to MCCSD. MCCSD responded that the property has access to sufficient groundwater and sewer connection. As proposed, the project would satisfy County policies for groundwater resources as implemented by MTZC Chapter 20.744 *Ground Water Evaluation*.

Grading, Erosion, and Run-Off: The site is characterized as beach deposits and stream alluvium (See attachment *LCP Land Capabilities & Natural Hazards*) and is mapped with a Western Soil Class #219 (See attachment *Local Soils*). As no grading is proposed, the project would satisfy County policies for grading, erosion, and run-off and MTZC Chapter 20.717 *Water Quality Protection*.

Transportation/Circulation: The project would contribute to minimal traffic on local and regional roadways. The cumulative effects of traffic resulting from the existing inn and its associated development were considered when the Coastal Element land use designations were assigned. Staff recommends the project would not affect transportation or circulation and would be provided with adequate access. On November 27, 2018, the application was distributed to Mendocino County Department of Transportation (MCDOT) for their comment. On November 29, 2018, MCDOT responded that they have no comment at this time.

Staff would note that an Encroachment Permit from MCDOT would be required when the property owner chooses to construct driveway access to a County road, such as Howard, Ukiah, or Albion Streets. At such time, Staff recommends that the property owner apply to amend a coastal development permit pursuant with MTZC Section 20.720.055 *Application for Permit Amendment*. Therefore, staff recommends a condition of project approval requiring the property owner to obtain an encroachment permit prior to commencing work within the County rights-of-way.

Pursuant with MTZC Section 20.684.030(E), "one parking space shall be provided onsite for each lodging unit, or where available space or the requirements of Division III preclude off-street parking, an in-lieu fee shall be paid for provision of off-street parking." The site has three off-street parking spaces (one uncovered space and two covered spaces). Staff recommends a condition requiring the property owner to provide seven onsite parking spaces or, pursuant with MTZC Section 20.714.015(B), pay an in-lieu fee for the number of spaces that cannot be accommodated on-site..

As conditioned, the project would satisfy County policies for transportation and circulation and MTZC Chapter 20.714 and MTZC Section 20.684.030(E).

Public Access: The project site is located in the Mendocino Town Local Coastal Plan (See attachment *Mendocino Town Land Use*). The site is not designated as a potential public access trail location. As shown on an *LCP Map 17 Mendocino*, existing public access to the shore is located along Main Street and throughout Mendocino Headlands State Park. As proposed, the project would be consistent with Public Access and Recreation Policies of the Mendocino Town Plan, including PAR-8.

ENVIRONMENTAL DETERMINATION

The Secretary for Resources has found that certain classes or 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. The six unit inn would meet the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 3, Section 15303 (e), which reads "the construction of a structure in an urban, commercial district."

PROJECT FINDINGS AND CONDITIONS

Pursuant to the provisions of Chapter 20.720 of the Mendocino Town Zoning Code, the Coastal Permit Administrator approves the proposed project and adopts the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.720.035(A)(1), the proposed one additional Visitor Serving Unit at the Headlands Inn development is in conformity with the goals and policies of the Coastal Element Chapter 4.13 Mendocino Town Plan, including GM-12, GM-14, GM-15, GM-22, and 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 commercial lot has access to sufficient ground water and sewer connection; and
3. Pursuant with MCC Section 20.720.035(A)(3), the proposed one additional Visitor Serving Unit at the Headlands Inn development is consistent with the purpose and intent of the Mendocino Commercial District, as well as all other provisions of Division III of Title 20 of the Mendocino County Code, including Visitor Serving Facilities (VSF) Combing District Lodging Unit Allocation Procedures; and
4. Pursuant with MCC Section 20.720.035(A)(4), the proposed one additional Visitor Serving Unit at the Headlands Inn, 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 commercial 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 one additional Visitor Serving Unit would not affect demands on public services; and

7. Pursuant with MCC Section 20.720.035(A)(7), the proposed one additional Visitor Serving Unit development is in conformance with the design standards of Section 20.760.050 as development located within the Mendocino Historic Preservation District and the application was referred to the Mendocino Historical Review Board for their comment.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (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 the effective date 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 property owner(s) 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 Property Owner(s) 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 100 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.

archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.

9. Any proposed work within County rights-of-way requires obtaining an encroachment permit from Mendocino County Department of Transportation.
10. Standard Best Management Practices (BMPs) shall be employed to assure minimization of erosion resulting from construction. Ground disturbance shall be limited to the minimum necessary and disturbed soil areas shall be stabilized as soon as feasible. Any soil stockpiles shall be covered or otherwise stabilized to prevent dust impacts. Any bare soil created by the construction phase of the project shall be revegetated with native vegetation and/or native seed mixes for soil stabilization.
11. Project approval by the Historical Review Board shall be obtained prior to initiating project construction, including alterations to pedestrian pathways or driveway access to County roads.
12. Pursuant with MCC Section 20.714.015(A) and (B), the development may meet the parking requirements through project design, recorded off-site parking agreements with third parties, or participation in an in-lieu fee parking program. Where no off-street parking is feasible in otherwise permitted development, the development applicant shall pay an in-lieu fee to the County, or to an entity acceptable to the County, provided that such fees shall be proportionate to the cost of parking construction and maintenance, and shall be used solely in the Town of Mendocino for street and public parking improvements within existing public street rights-of-way or on other publicly owned land.

Staff Report prepared by:

2-13-2019

DATE



JULIANA CHERRY
PLANNER III

Appeal Period: 10 days
Appeal Fee: \$1616.00

ATTACHMENTS:

- A. Location Map
- B. Topographic Map
- C. Aerial Imagery
- D. VSF Plot Plan
- E. Floor Plans
- F. Cottage Floor Plan
- G. Cottage Elevations
- H. Cottage Elevations (North)
- I. Cottage Elevation (East)
- J. Cottage Elevation (South)
- K. Cottage Elevation (West)
- L. Mendocino Town Zoning
- M. Mendocino Town Land Use
- N. LCP Land Capabilities & Natural Hazards
- O. LCP Habitat & Resources
- P. Appealable Areas
- Q. Adjacent Parcels
- R. Fire Hazard Zones & Responsibility Areas
- S. Ground Water Resources
- T. Local Soils

SUMMARY OF REFERRAL AGENCY COMMENTS:

Assessors	No Response
Building Inspection (FB)	No Comment
California Coastal Commission	Comment
Cloverdale Rancheria	No Response
Department of Forestry and Fire Protection	File Number 572-18
Department of Transportation	No Comment
Environmental Health (FB)	Refer to MCCSD
Mendocino City Community Services District	Comment
Mendocino Historical Review Board	Comment
Mendocino Fire District	No Response
Mendocino School District	No Response
Planning (Ukiah)	Comment
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response
State Clearinghouse	No Response

REFERENCES:

Coastal Element Chapter 4.13 Mendocino Town Plan. Mendocino County, Planning and Building Services, Planning Division. County of Mendocino General Plan. 2017. Ukiah, CA.

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

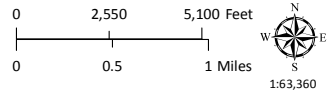
Email correspondence from Bob Merrill to Juliana Cherry. December 21, 2018 with subject line "RE: CDP_2018-0026 Nicoli – Coastal Files."



MENDOCINO COUNTY PLANNING DEPARTMENT - 06/09/2018

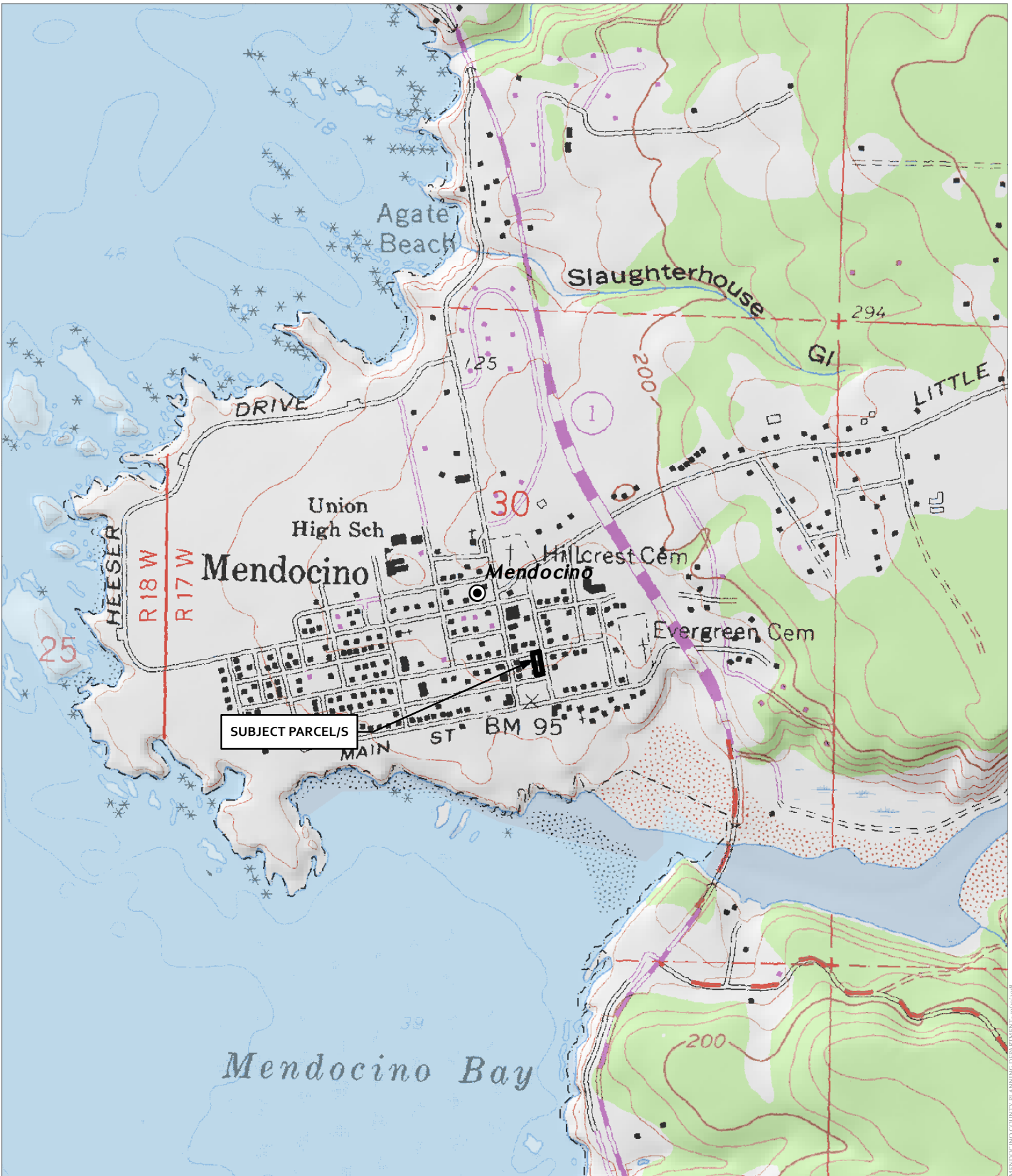
CASE: CDP 2018-0026
 OWNER: McNICOL, Denise
 APN: 119-250-43
 APLCT: Denise J. McNicol
 AGENT: Debra Lennox
 ADDRESS: 10453 Howard Street, Mendocino

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



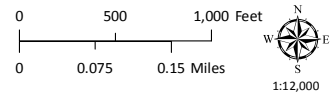
LOCATION MAP

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



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 Major Towns & Places



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

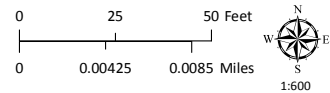
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MENDOCINO COUNTY PLANNING DEPARTMENT - 01/19/2018



CASE: CDP 2018-0026
OWNER: McNICOL, Denise
APN: 119-250-43
APLCT: Denise J. McNicol
AGENT: Debra Lennox
ADDRESS: 10453 Howard Street, Mendocino

Public Roads



AERIAL IMAGERY

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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018

PROJECT DESCRIPTION

CONVERT EXISTING NON-CONFORMING GUEST COTTAGE INTO 7th VSF UNIT

ZONING:

MENDOCINO HISTORICAL DISTRICT
ZONING: MC

SITE & BLDG INFO:

WATER: WELL
SEWER: MCCSD
BUILDING TYPE: CLASS V

AREA ANALYSIS

EXISTING RESIDENTIAL:

RESIDENCE.....676 SF
GARAGE.....208 SF
TOTAL RESIDENTIAL.....884 SF

EXISTING COMMERCIAL:

INN FIRST FLOOR.....1240 SF
INN SECOND FLOOR.....1116 SF
INN ATTIC FLOOR.....1087 SF
INN TOTAL.....3443 SF

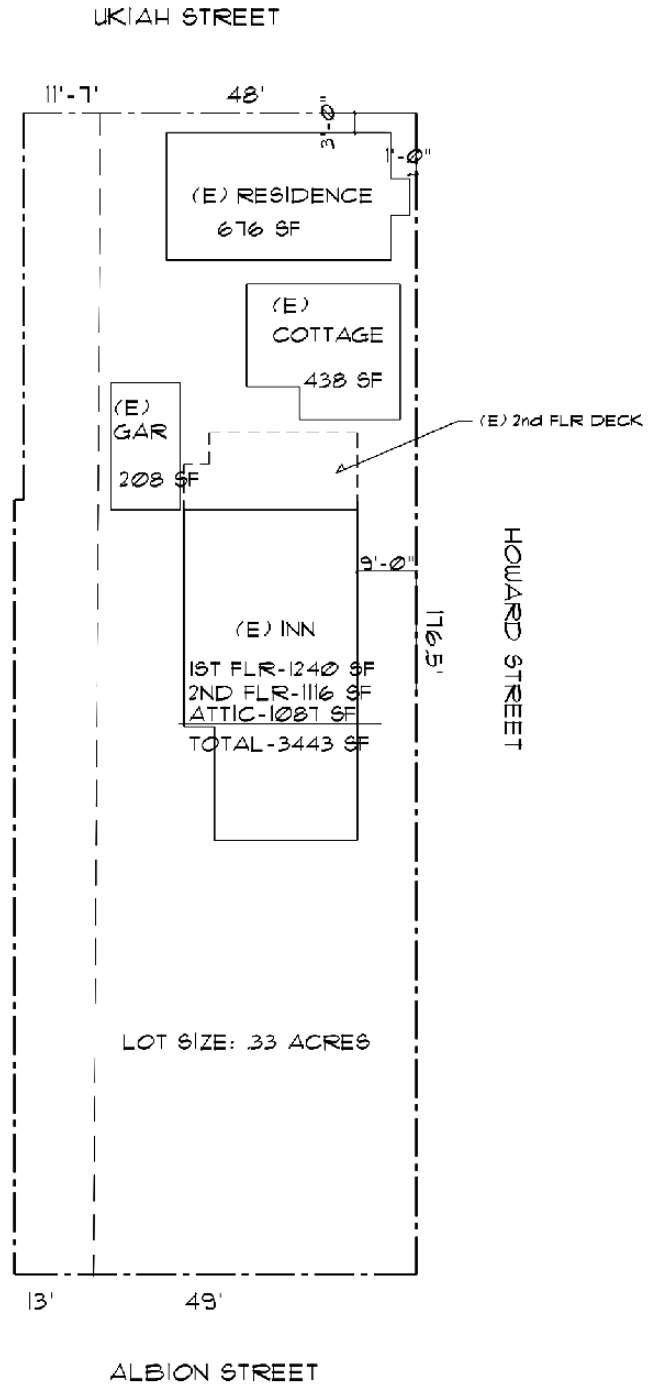
PROPOSED COMMERCIAL:

EXISTING COTTAGE.....438 SF
TOTAL COMMERCIAL.....3881 SF

INDEX OF DRAWINGS

ARCHITECTURAL

- A1 PLOT PLAN & PROJECT INFORMATION
- A2 EXISTING INN FLOOR PLANS
- A3 EXISTING COTTAGE PLANS & ELEVATIONS



EXISTING PLOT PLAN

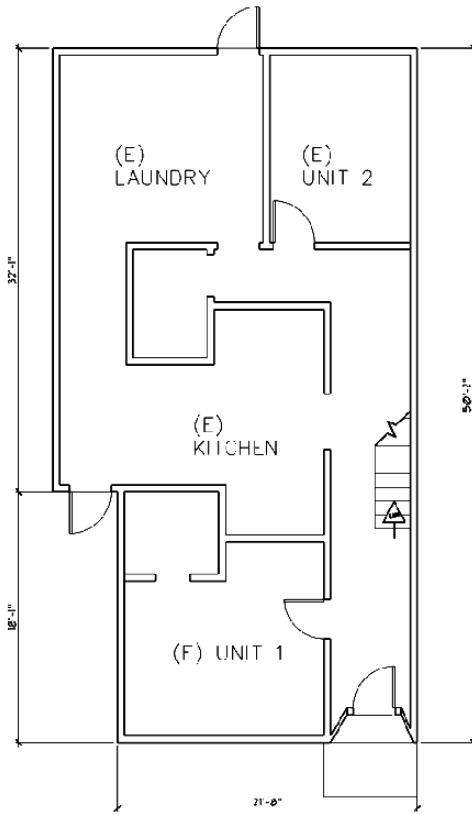
SCALE: 1/16" = 1'-0"

NOTE: SITE PLAN INFO PROVIDED BY OWNER

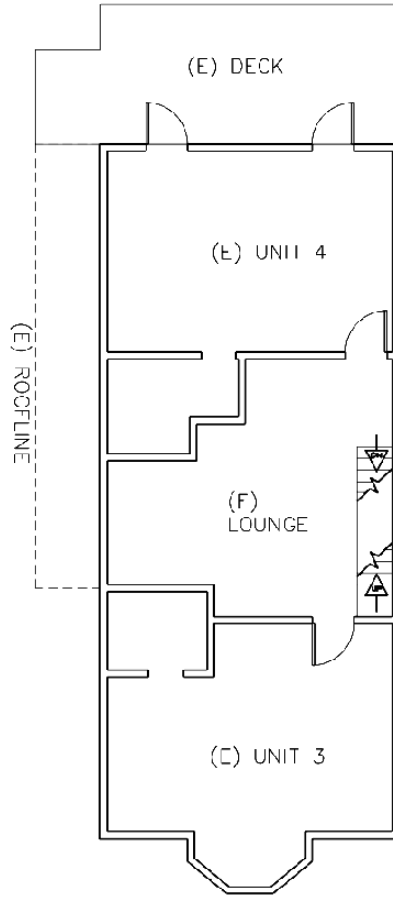
CASE: CDP 2018-0026
OWNER: McNICOL, Denise
APN: 119-250-43
APLCT: Denise J. McNicol
AGENT: Debra Lennox
ADDRESS: 10453 Howard Street, Mendocino

NO SCALE

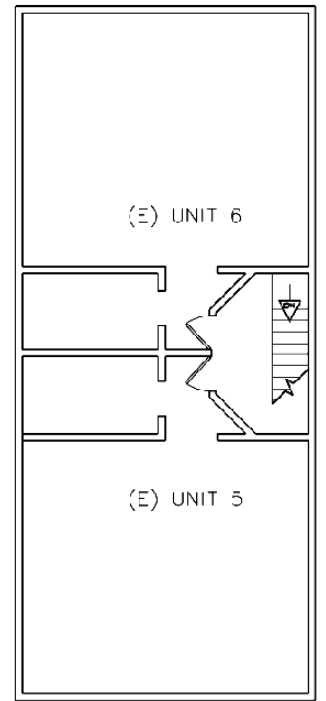
VSF PLOT PLAN



(E) INN FIRST FLOORPLAN
1240 SF



(E) INN SECOND FLOORPLAN
1116 SF



(E) INN THIRD FLOORPLAN
1087 SF



EXISTING INN UNITS FLOORPLANS

SCALE: 1/4" = 1'-0"

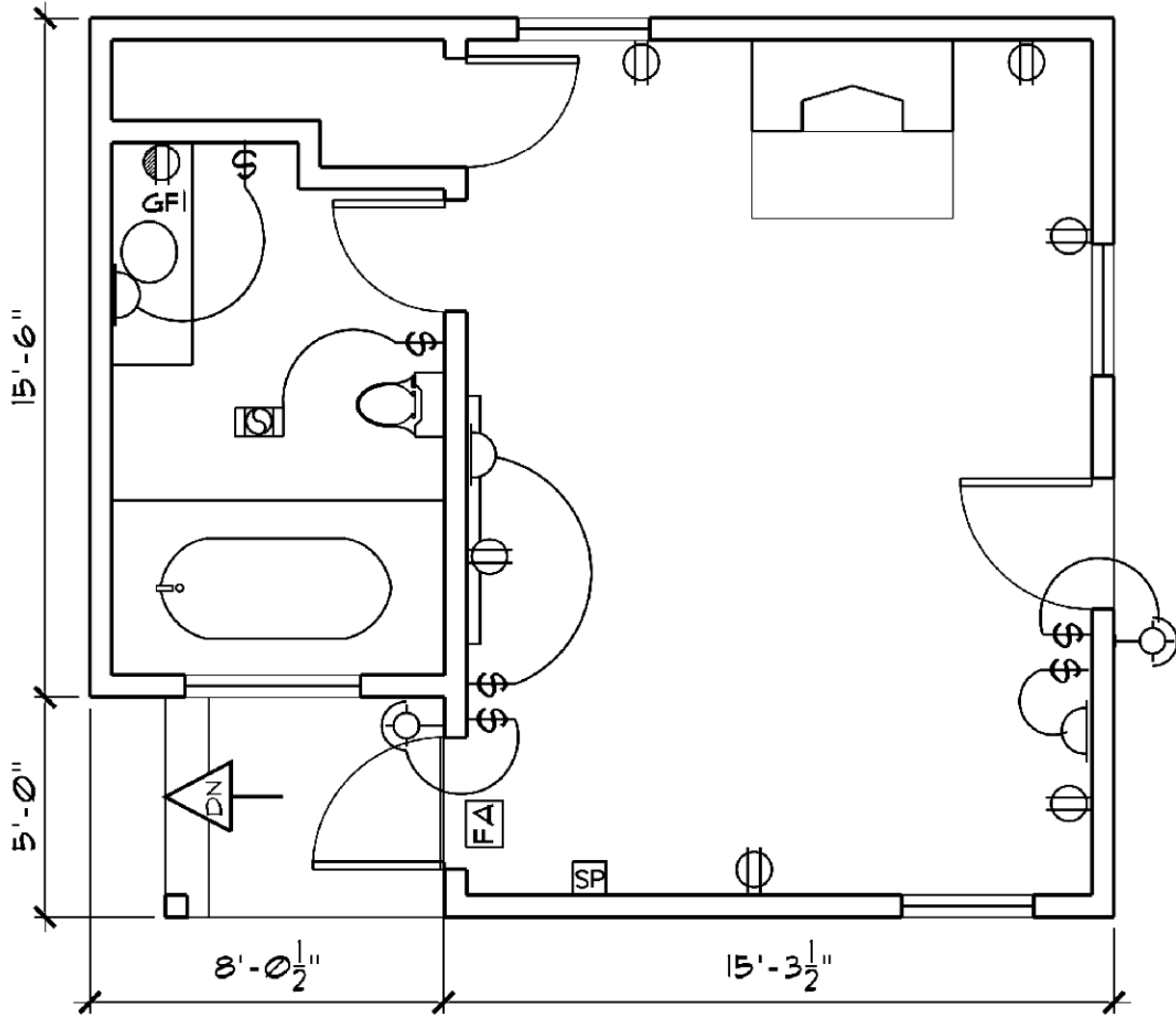
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018

CASE: CDP 2018-0026
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 AGENT: Debra Lennox
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NO SCALE

FLOOR PLANS

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(E) COTTAGE PLAN 438 SF

SCALE: 1/4" = 1'-0"

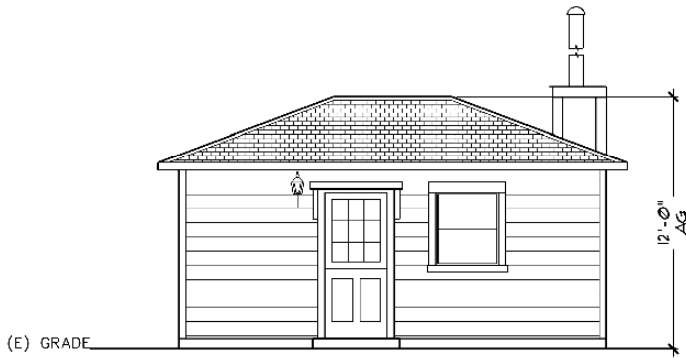
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018

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NO SCALE

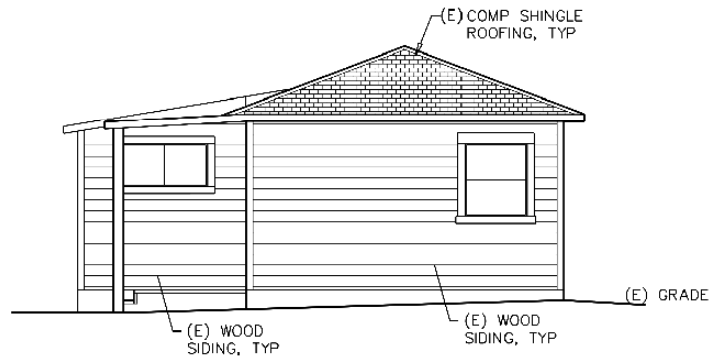
COTTAGE FLOOR PLAN

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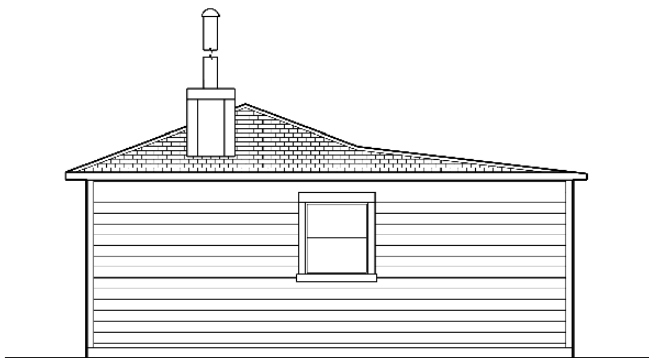
(E) EAST COTTAGE ELEVATION

SCALE: 1/4" = 1'-0"



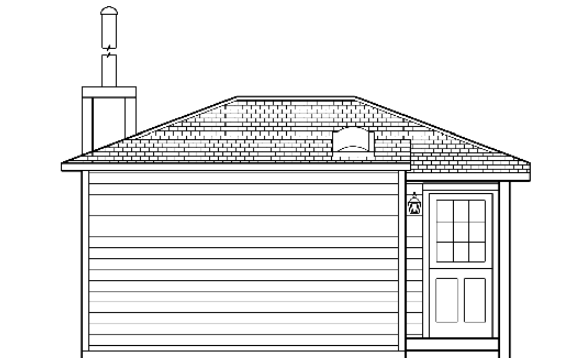
(E) SOUTH COTTAGE ELEVATION

SCALE: 1/4" = 1'-0"



(E) NORTH COTTAGE ELEVATION

SCALE: 1/4" = 1'-0"



(E) WEST COTTAGE ELEVATION

SCALE: 1/4" = 1'-0"

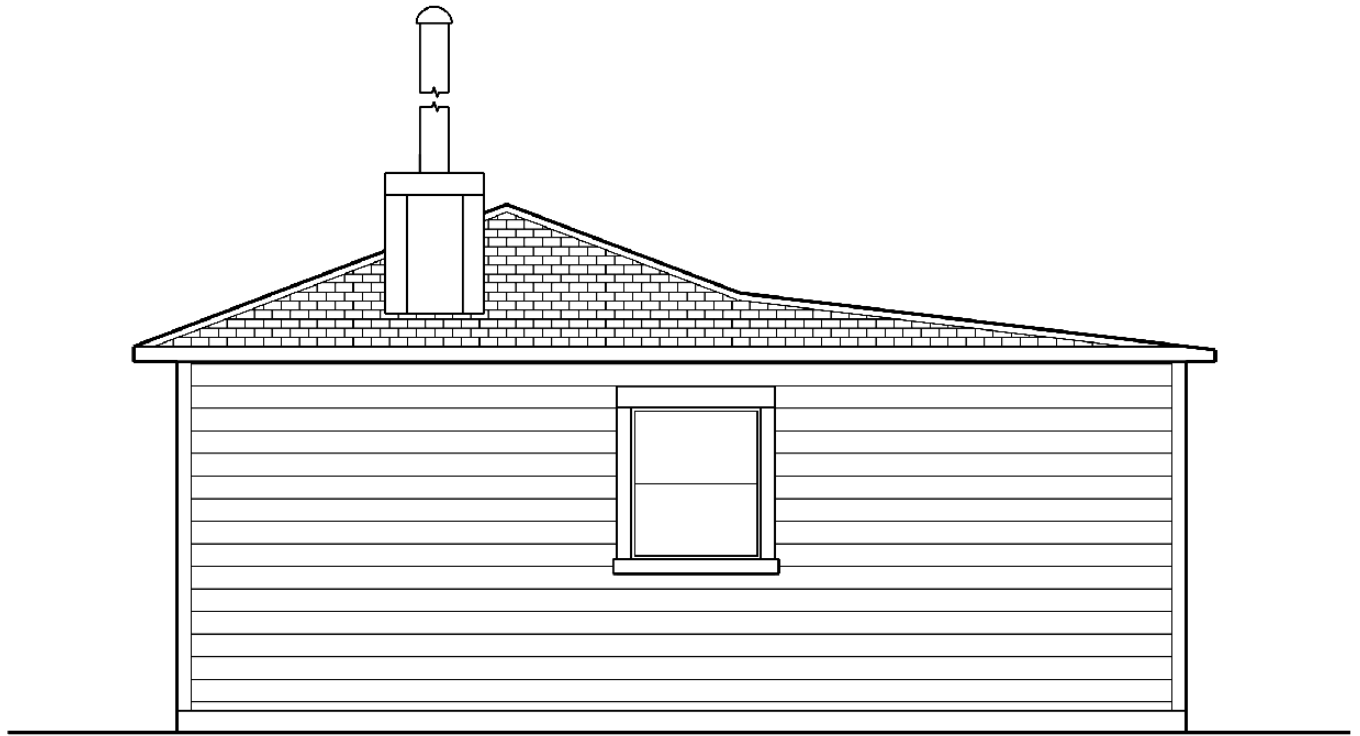
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018

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NO SCALE

COTTAGE ELEVATIONS

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(E) NORTH COTTAGE ELEVATION

SCALE: 1/4" = 1'-0"

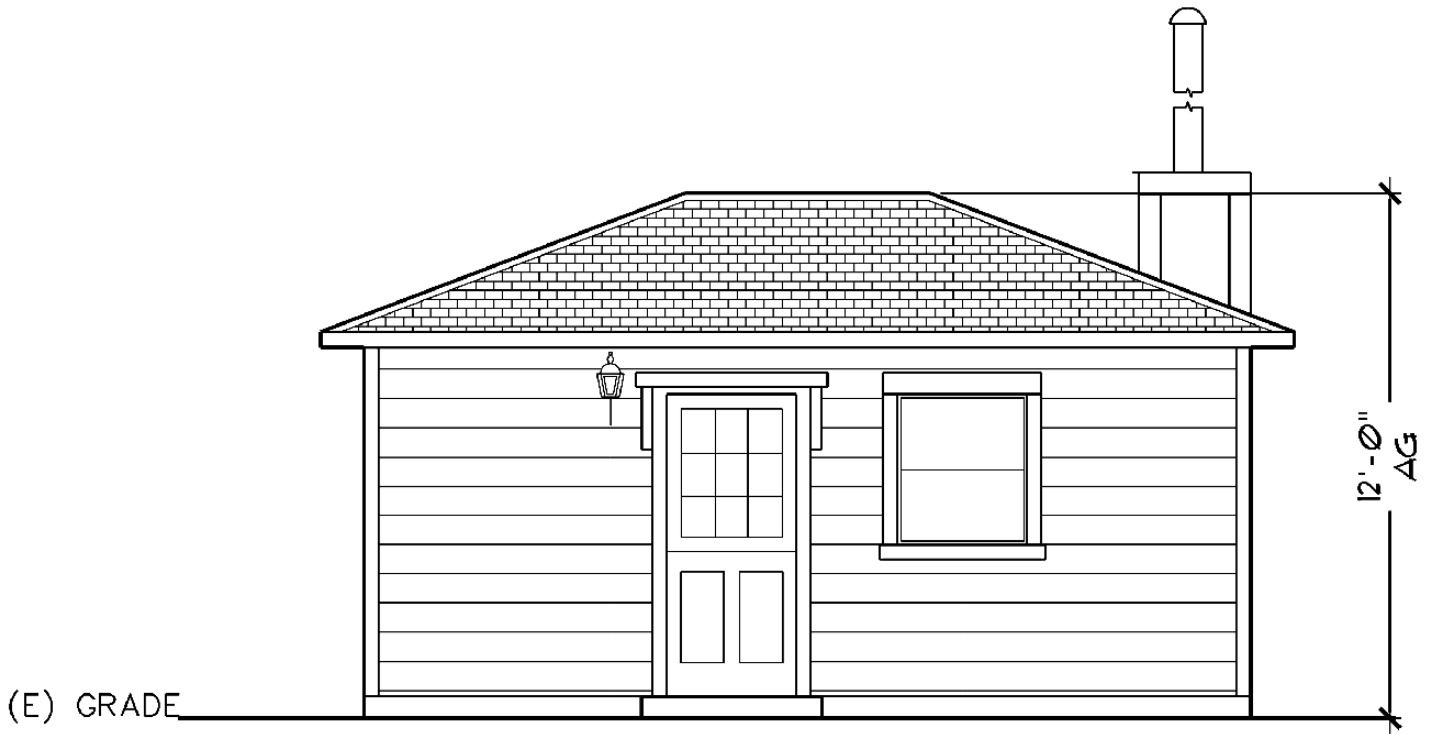
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018

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AGENT: Debra Lennox
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NO SCALE

COTTAGE ELEVATIONS

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(E) EAST COTTAGE ELEVATION

SCALE: 1/4" = 1'-0"

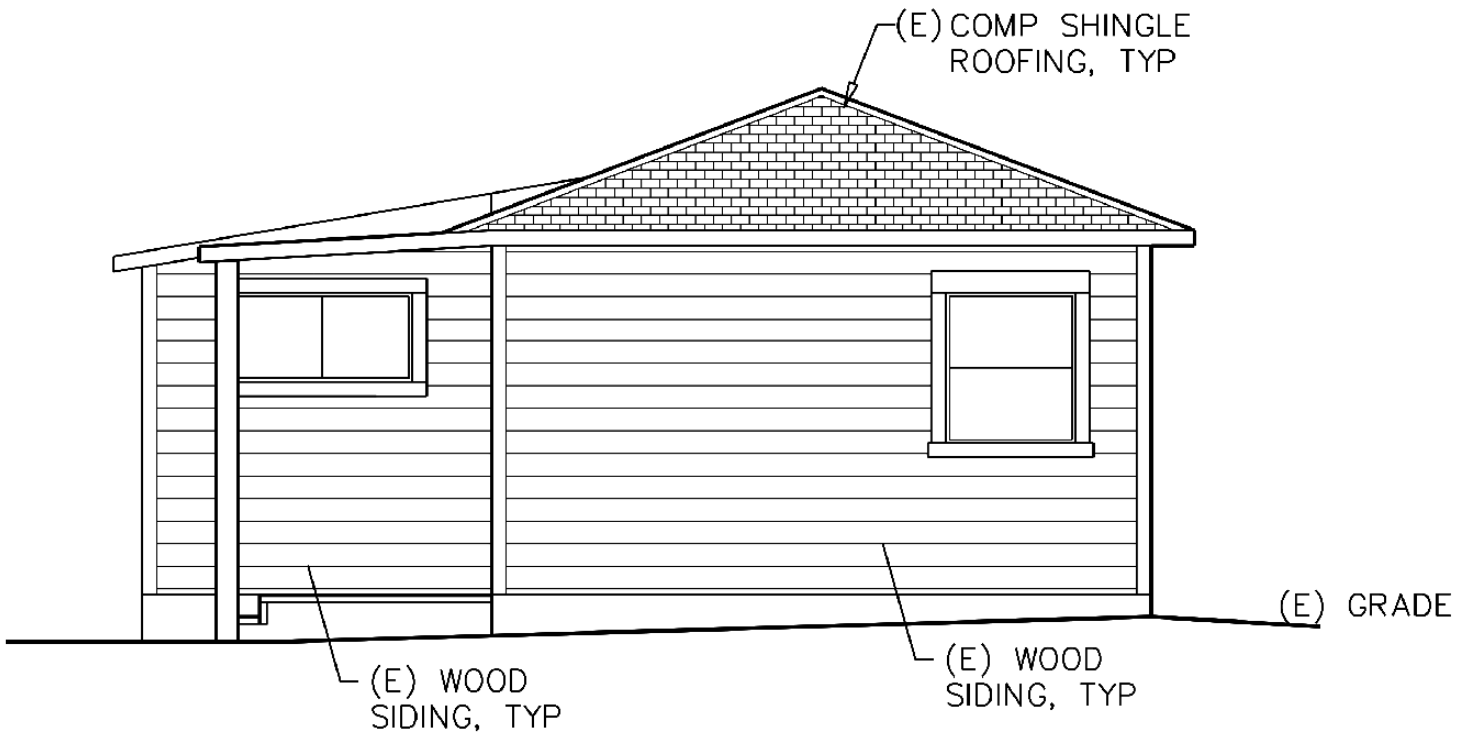
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(E) SOUTH COTTAGE ELEVATION

SCALE: 1/4" = 1'-0"

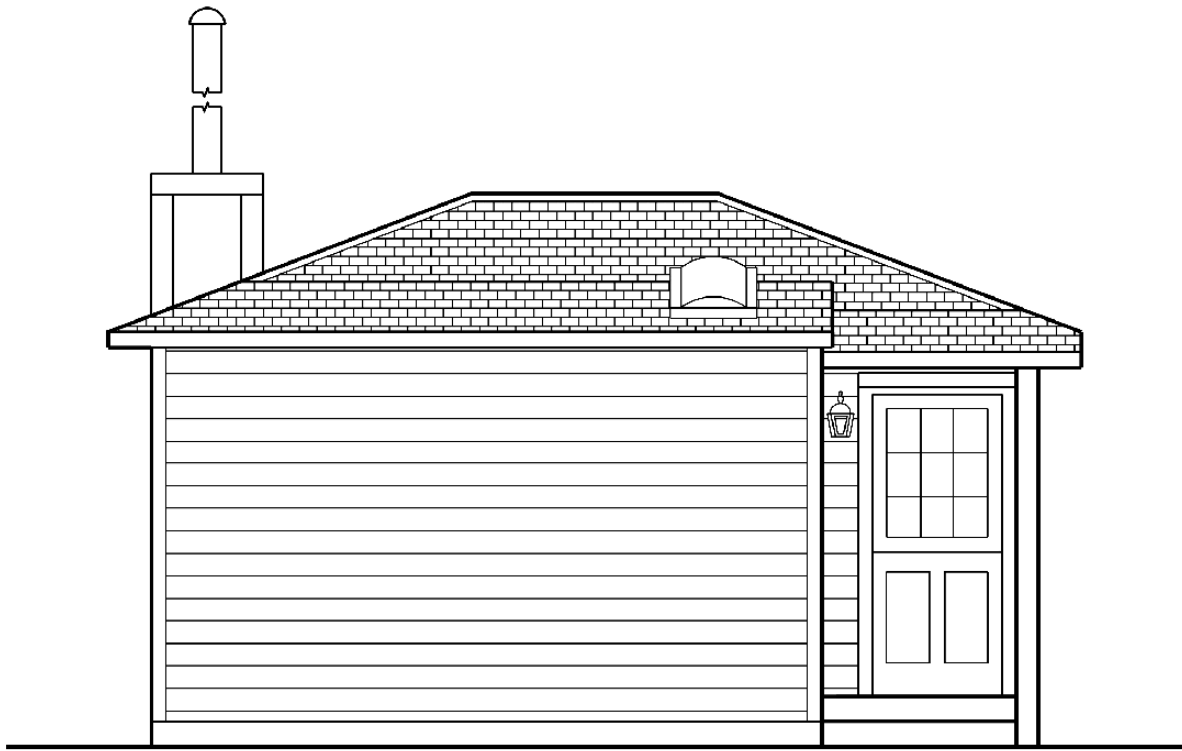
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018

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NO SCALE

COTTAGE ELEVATIONS

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(E) WEST COTTAGE ELEVATION

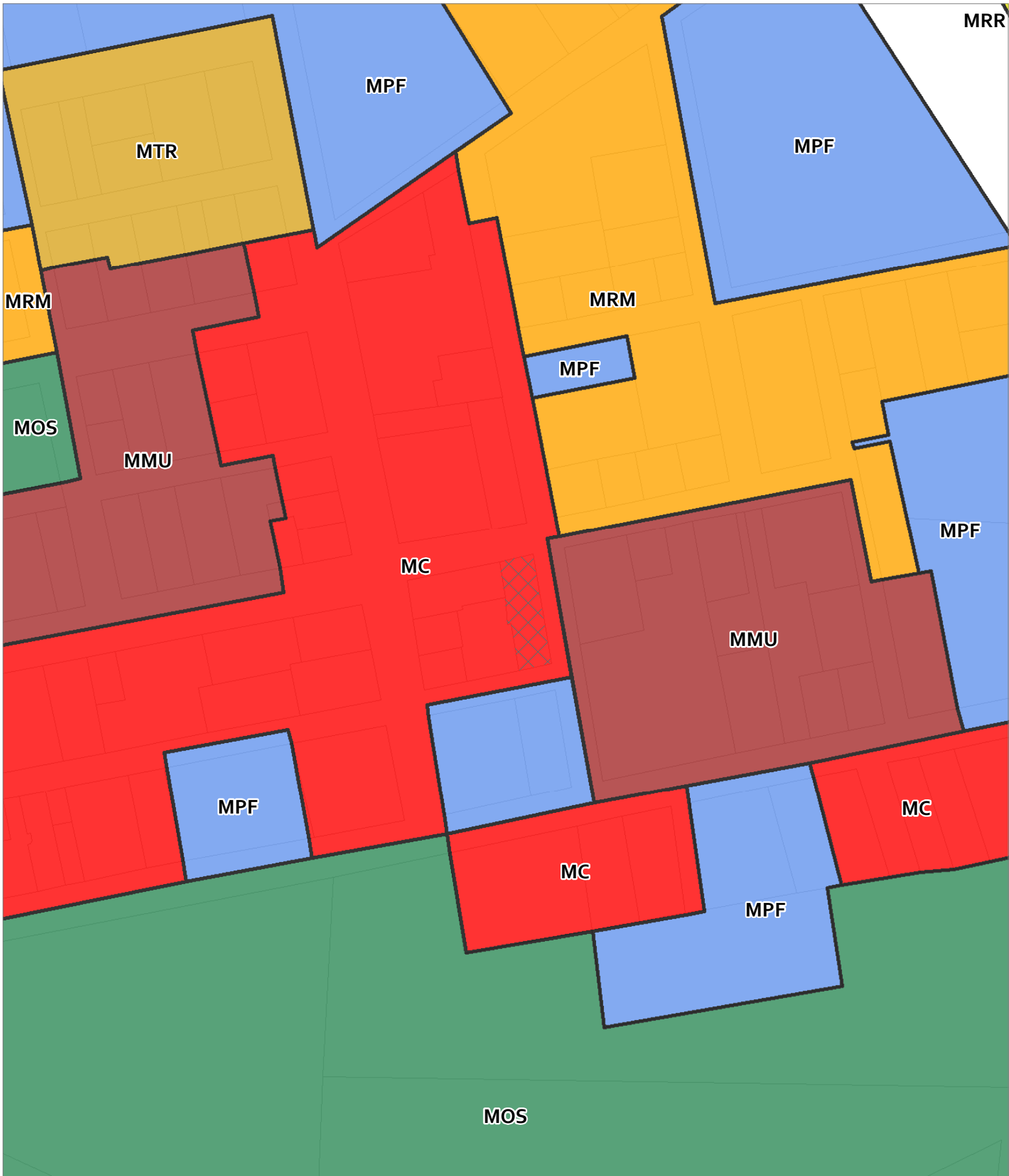
SCALE: 1/4" = 1'-0"

CASE: CDP 2018-0026
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AGENT: Debra Lennox
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NO SCALE

COTTAGE ELEVATIONS

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MRR

MPF

MTR

MPF

MRM

MRM

MOS

MPF

MMU

MPF

MC

MMU

MPF

MC

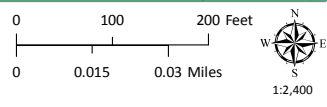
MC

MPF

MOS

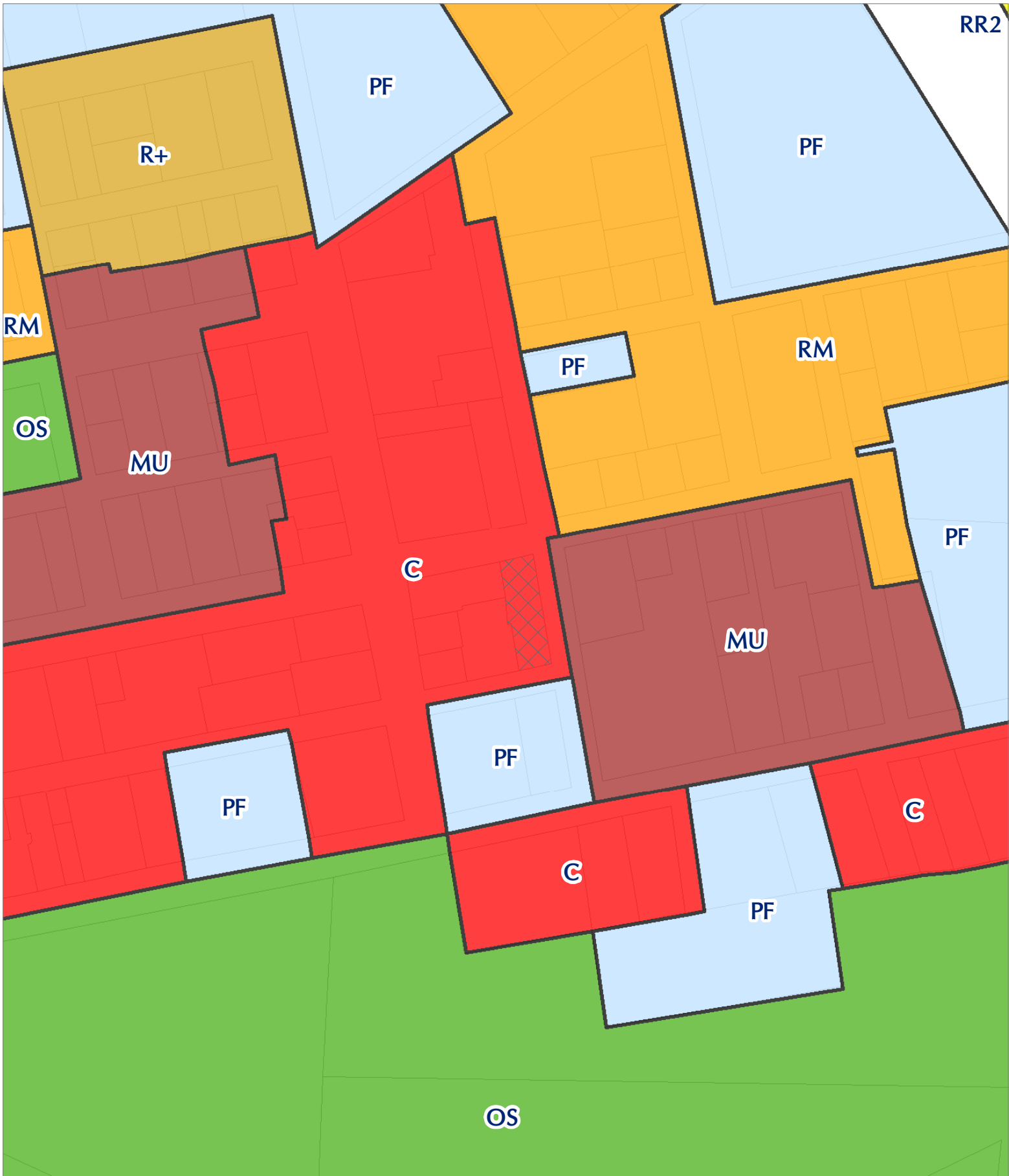
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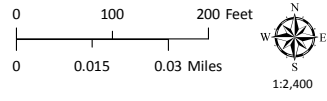


MENDOCINO TOWN ZONING

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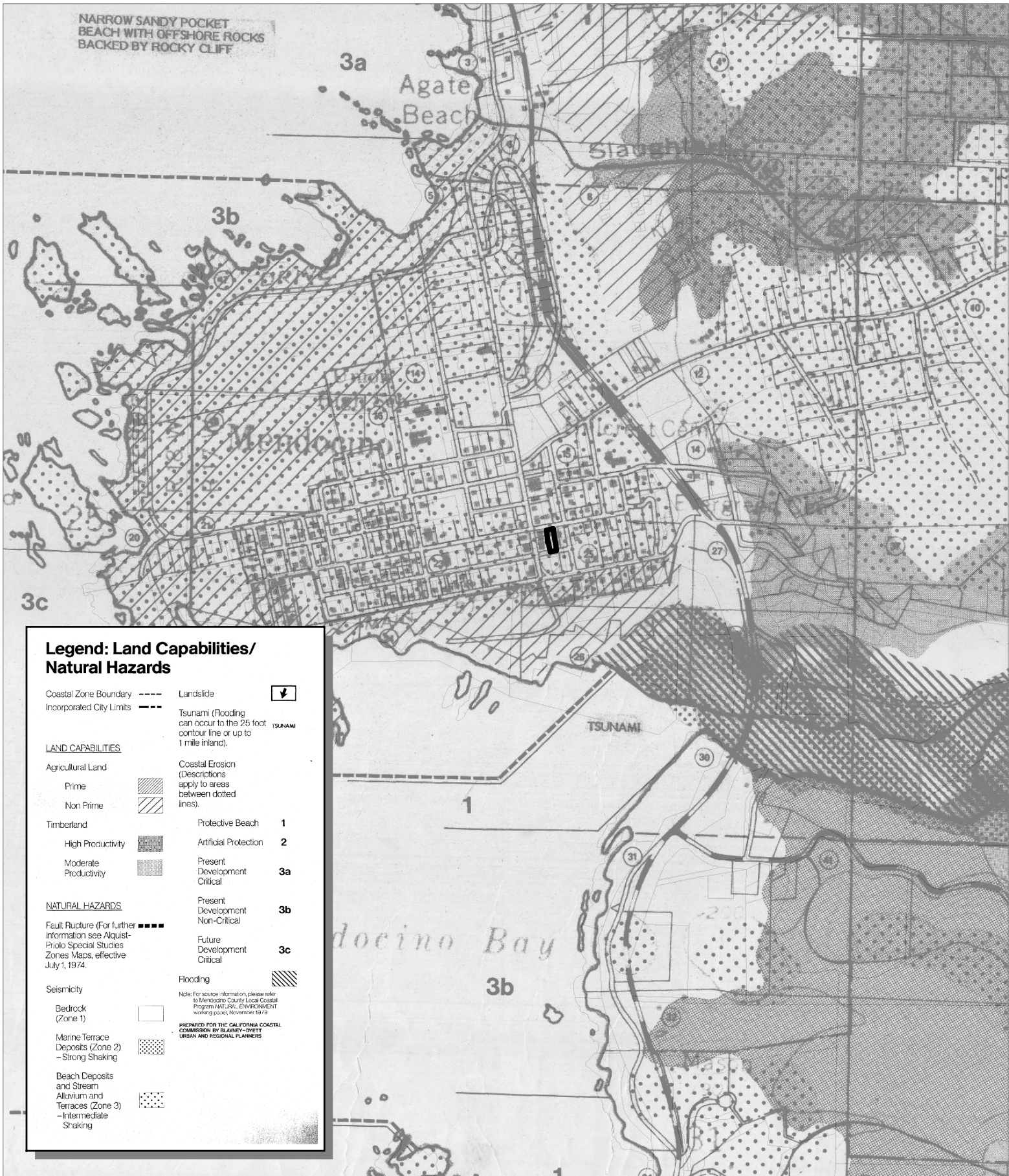
CASE: CDP 2018-0026
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MENDOCINO TOWN LAND USE

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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018



**Legend: Land Capabilities/
Natural Hazards**

Coastal Zone Boundary - - - - -
 Incorporated City Limits - - - - -

LAND CAPABILITIES

Agricultural Land
 Prime [diagonal lines] Non Prime [cross-hatch]
Timberland
 High Productivity [horizontal lines] Moderate Productivity [vertical lines]

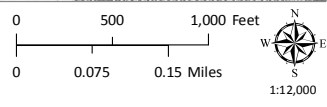
NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Philo Special Studies Zones Maps, effective July 1, 1974.) [dashed line]
Seismicity
 Bedrock (Zone 1) [white box]
 Marine Terrace Deposits (Zone 2) - Strong Shaking [dotted pattern]
 Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [stippled pattern]

Landslide [downward arrow]
Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland.) [wavy line]
Coastal Erosion (Descriptions apply to areas between dotted lines).
 Protective Beach 1 [diagonal lines]
 Artificial Protection 2 [cross-hatch]
 Present Development Critical 3a [horizontal lines]
 Present Development Non-Critical 3b [vertical lines]
 Future Development Critical 3c [stippled pattern]
Flooding [wavy line]

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper November 1978.
 PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINIE-SWETT URBAN AND REGIONAL PLANNERS

CASE: CDP 2018-0026
 OWNER: McNICOL, Denise
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LCP LAND CAPABILITIES & NATURAL HAZARDS

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MENDOCINO COUNTY PLANNING DEPARTMENT - 401025018



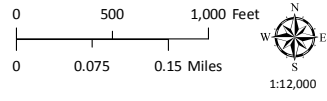
Legend: Habitats/Resources

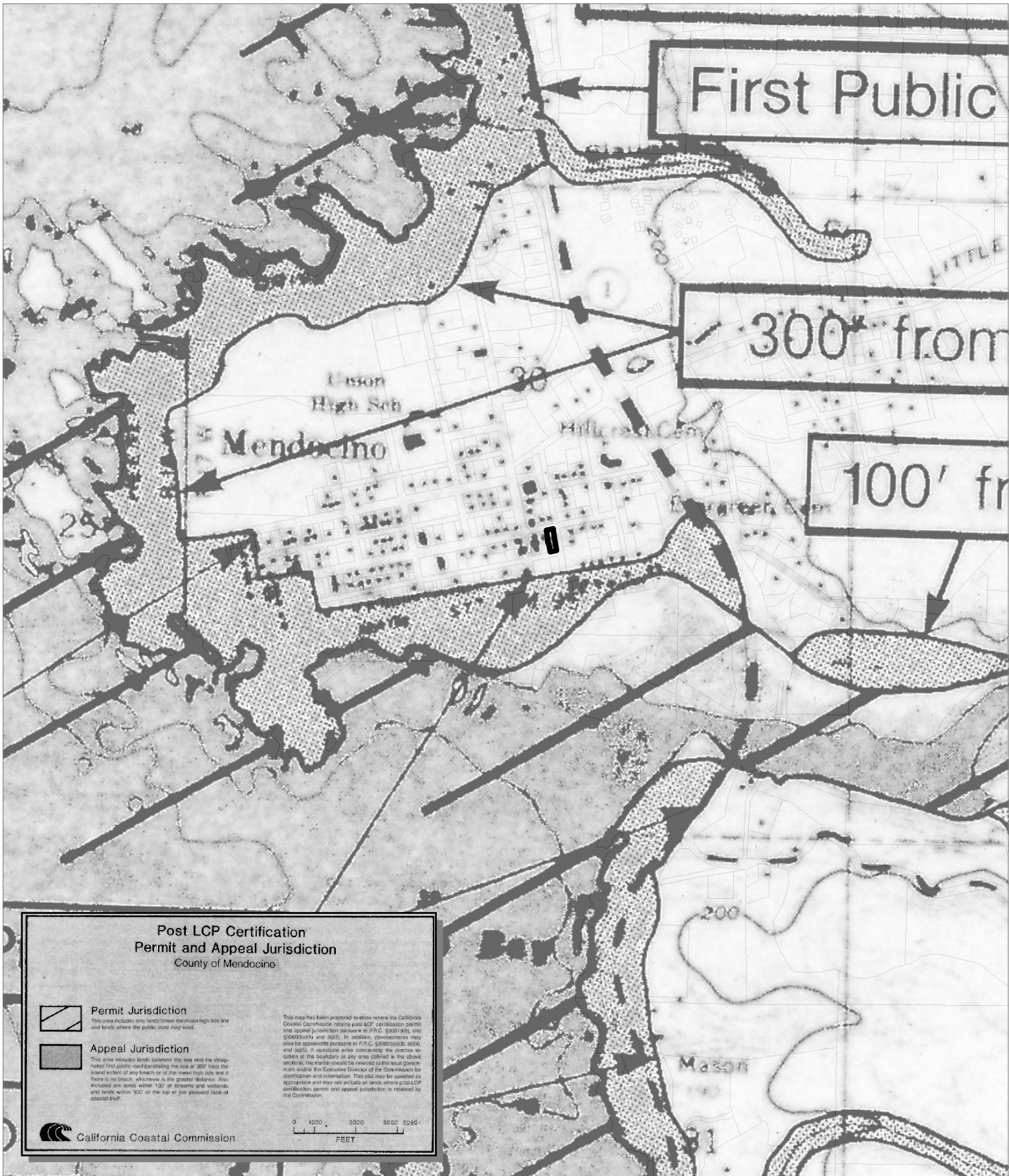
- Coastal Zone Boundary - - - -
- Incorporated City Limits - - - -
- MARINE AND FRESHWATER HABITATS**
- Open Water W
- Kelp
- Rocky Intertidal Area
- Mudflat
- Beach
- Dunes
- Marsh
- Saltwater
- Freshwater
- Brackish
- Stream
- Perennial
- Intermittent
- WOODED HABITATS**
- Coastal Forest
- Redwood
- Hardwood
- Woodland
- Riparian
- Cutover
- DESIGNATED RESOURCE PROTECTION AREA**
- State Park or Reserve
- Area of Special Biological Significance
- Natural Area
- Forestry Special Treatment Area
- VISUAL RESOURCES**
- View Limit
- Viewshed Corridor
- OTHER UPLAND HABITATS**
- Scrub
- Pygmy Forest
- Pygmy Type Forest
- Barren
- Coastal Prairie Grassland
- Hardwood Forest/Grassland
- Agricultural Land
- Farmstead
- Pasture
- Urban (Also shown with a dominant vegetation) U
- Sand/Gravel (Extractive Use) e
- SPECIAL HABITATS**
- Seabird and Marine Mammal Rookery R
- Marine Mammal Haulout Area H
- Spawning Area
- Anadromous Stream
- Wildlife Habitat
- Plant Habitat

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979

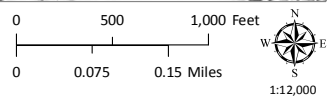
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY-SWEET URBAN AND REGIONAL PLANNERS

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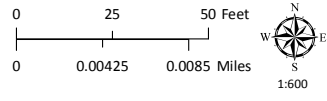
APPEALABLE AREAS

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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018



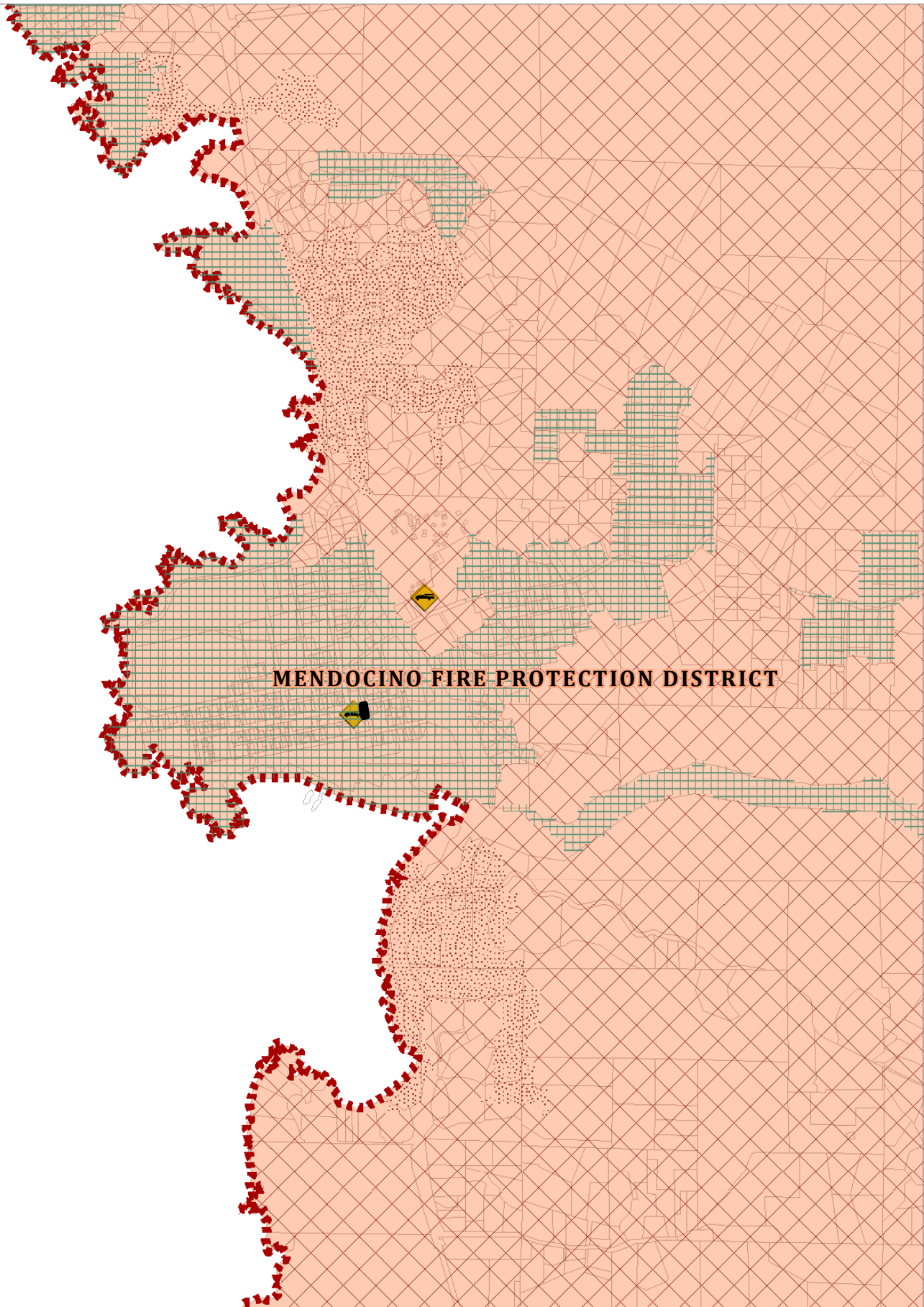
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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018






ADJACENT PARCELS

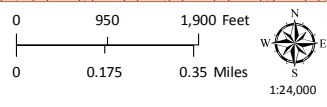
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MENDOCINO FIRE PROTECTION DISTRICT

CASE: CDP 2018-0026
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 ADDRESS: 10453 Howard Street, Mendocino

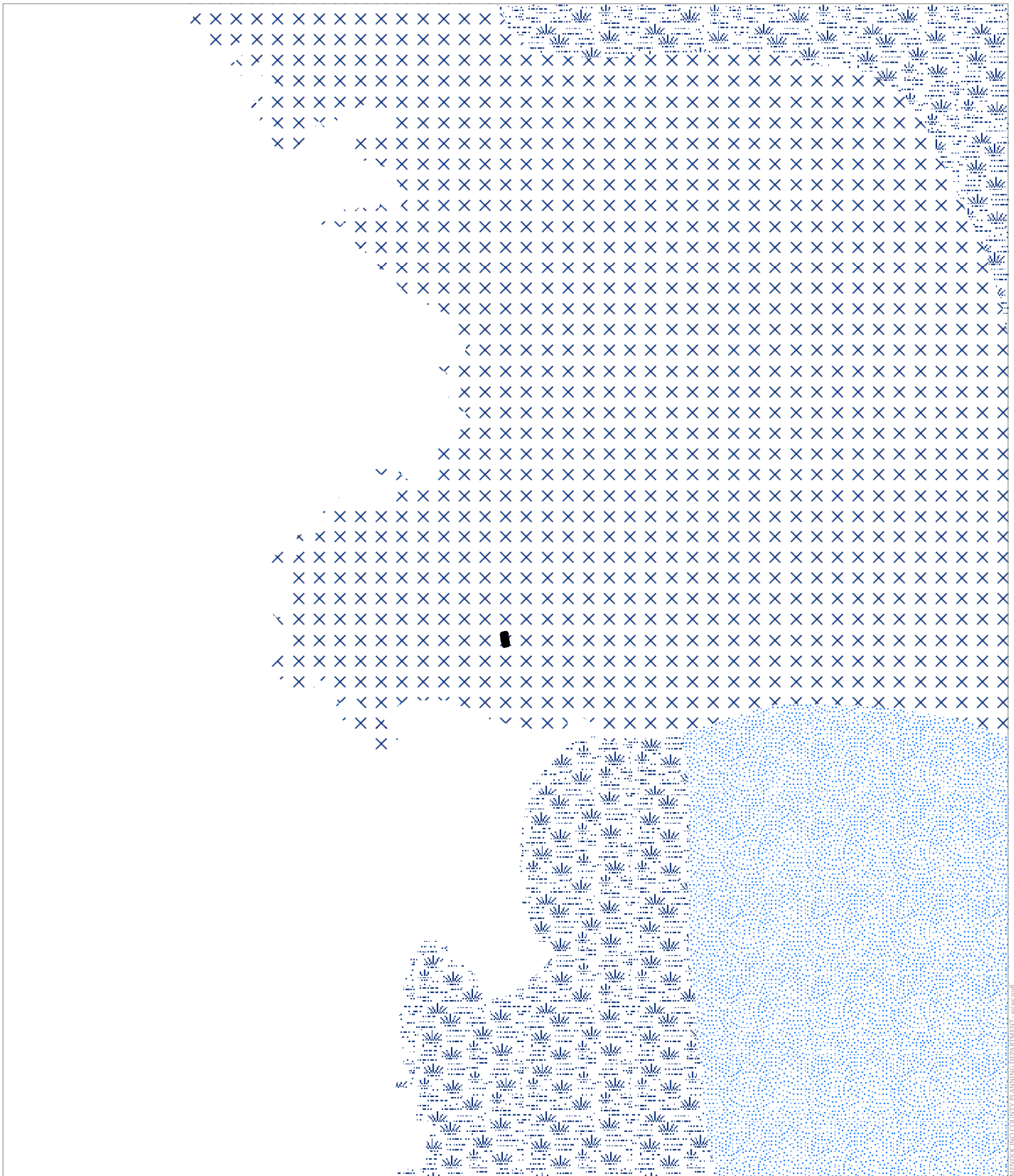
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  Fire Stations
-  County Fire Districts






FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

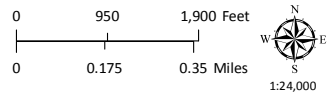
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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/09/2018



CASE: CDP 2018-0026
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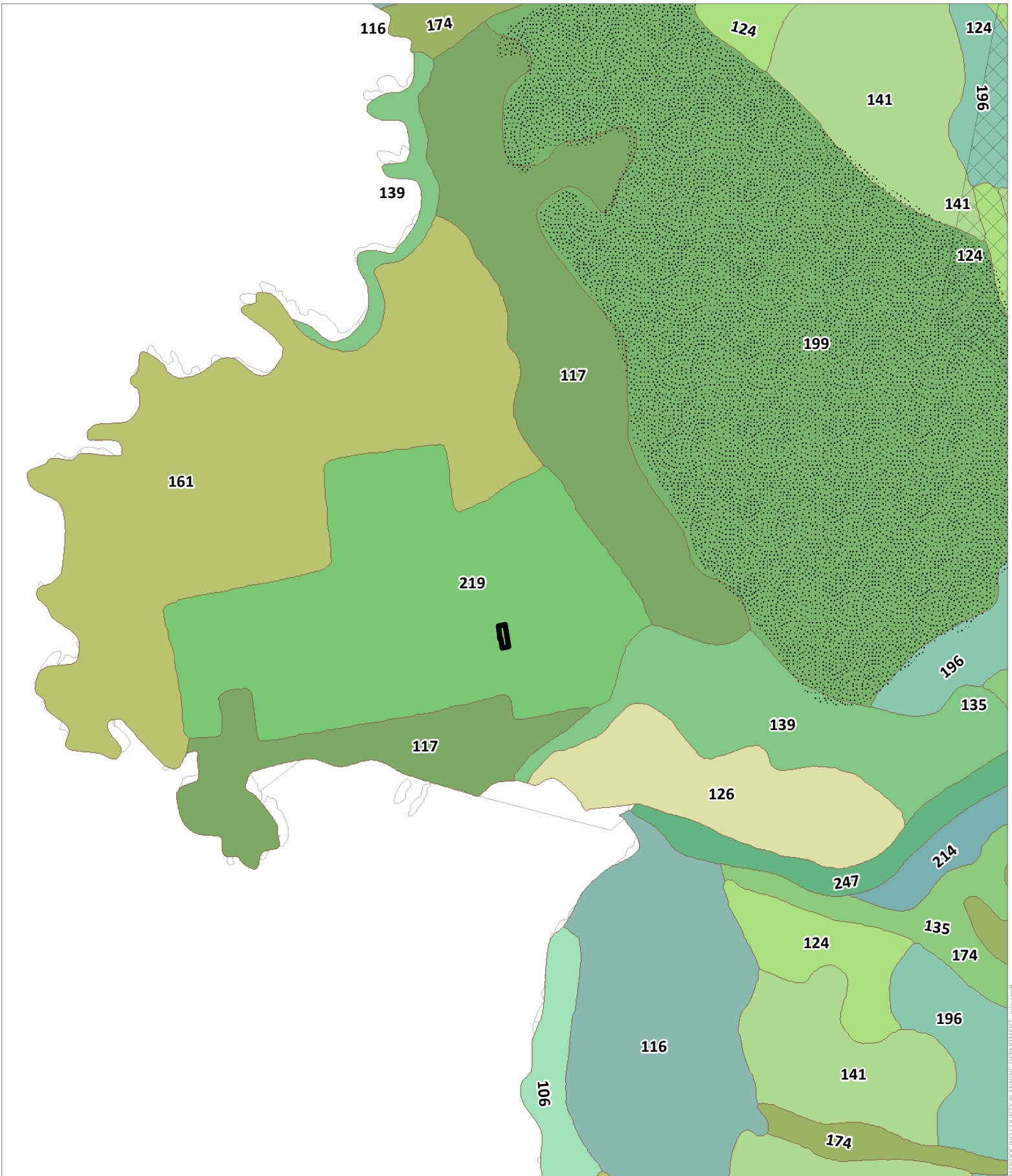
-  Critical Water Areas
-  Sufficient Water Resources
-  Marginal Water Resources






GROUND WATER RESOURCES

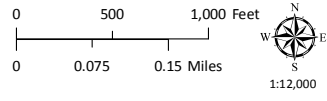
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MENDOCINO COUNTY PLANNING DEPARTMENT 10/19/2018



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-  Shinglemill-Gibney Complex
-  Bishop Pine
-  Western Study Soil Types



LOCAL SOILS

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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2018