



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FORT BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

MEMORANDUM

DATE: August 12, 2019

TO: Brent Schultz, Coastal Permit Administrator

FROM: Tia Sar, Planner I

**SUBJECT: CDP_2019-0013 Mendocino Historical Review Board Hearing (08/05/2019);
Modification(s) to staff report; Request to Remove Condition of Approval #9**

On August 5, 2019, CDP_2019-0013 was reviewed and discussed by the Mendocino Historical Review Board (MHRB). Upon conclusion, it was determined that the project, as presented, would not require MHRB approval.

The following day, on August 6, 2019, Staff met with the 'Applicant', and determined that aspects of the staff report related to transportation and circulation should be revised. Furthermore, upon review it was determined that *Condition of Approval #9* should be removed, as it is not applicable, given that the project itself does not exacerbate the existing parking situation. Besides deletion of *Condition of Approval #9*, Staff recommends the following language be included within the staff report to contextualize the situation:

"The subject property is located within the MC District which requires 1.5 off-street parking spaces for each dwelling unit and 1 off-street parking space for each 400 square feet of non-residential gross floor area. As proposed, the conversion of 2,160 square feet of commercial floor area into a residential unit will result in a decrease the required off-street parking from eleven (11) parking spaces to four (4), thereby requiring a total of six and a half (6.5) parking spaces.

Presently, two (2) tandem off-street parking spaces are available on the property. As such, the property is considered non-conforming, since it does not maintain the otherwise required off-street parking. The proposed conversion of 2,160 square feet of existing 'Commercial' floor area will actually reduce the non-conformity; therefore additional conditions of approval related to off-street parking are not required, as the request would not exacerbate the present shortage of parking."