



**COASTAL DEVELOPMENT PERMITS
AGENDA (SPECIAL MEETING)**

**APRIL 30, 2020
10:00 A.M.**

VIRTUAL MEETING

ORDER OF AGENDA

Effective March 27, 2020, the Mendocino County Coastal Permit Administrator meetings will be conducted **virtually** and not available for in person public participation (pursuant to State Executive Order N-29-20). Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org in lieu of personal attendance. All public comment will be made immediately available to the Coastal Permit Administrator, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/coastal-permit-administrator>.

We thank you for your understanding during this difficult time, and thank you for your continued interest.

1. Meeting Called to Order - 10:00 a.m.

2. Determination of Noticing.

3. Regular Calendar.

3a. CASE#: CDP_2003-0079

DATE FILED: 9/12/2003

OWNER/APPLICANT: DONALD FALK

AGENT: WYNN COASTAL PLANNING

REQUEST: Standard Coastal Development Permit to construct a single-family residence with attached garage. Associated development consists of construction of a septic system, connection to the Pacific Reefs community water system, construction of a water storage tank, construction of a driveway and connection to utilities. The applicant also requests the probable future repair/replacement of the septic tank, installation of a new pump tank, trenching of septic line from said tank and associated infrastructure to secondary/replacement septic field.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: In the Coastal Zone, approximately 0.5 miles south of the town of Albion, located within the Pacific Reefs subdivision, on the west side of Pacific Reefs Road (private), approximately 0.5 miles west of its intersection with Highway 1, located at 34275 Pacific Reefs Road (APN 123-340-20).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA ACKER KROG

3b. CASE#: CDP_2016-0046

DATE FILED: 11/22/2016

OWNER/APPLICANT: TOM PARADISE & FIONA DAVIDSON

AGENT: ANDY HARNEY

REQUEST: Standard Coastal Development Permit to construct a single-family residence and detached accessory structure containing a garage, workshop, greenhouse and guest cottage. Associated improvements include decking around the single-family residence and accessory structure, solar system on the accessory structure, hot tub within the exterior decking of the single-family residence, and permeable driveway. Associated utilities include construction of a septic system, propane tank, well and pump house. The application includes a proposal for Major Vegetation Removal on the parcel.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration.



LOCATION: In the Coastal Zone, 5± miles south of Fort Bragg and 0.5± miles west of the village of Caspar. The parcel is located on the southeast corner of the intersection of Pacifica Drive (CR 559) and Seadrift Avenue (CR 560), 0.3± miles west of the intersection of Pacifica Drive (CR 559) with Caspar Road (CR 569), located at 15251 Seadrift Avenue (APN: 118-040-10).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: JULIA ACKER

3c. CASE#: CDP_2018-0018

DATE FILED: 6/19/2018

OWNER: KENNETH & ROSWITHA SCHAFFER

APPLICANT/AGENT: WYNN COASTAL PLANNING, INC.

REQUEST: Standard Coastal Development Permit to construct a 5,164 square foot single family residence, a 3,293 square foot porch/deck, an attached 612 square foot garage and an attached 2,034 square foot private art gallery. Also to be constructed is a 1,000 square foot family care unit with 1,299 square feet of porch/decking, an 822 square foot chicken coop/run, a 44 square foot personal observatory, and 40,400 square feet of ground mounted detached solar panels and two 144 square foot pump houses. Replacement fencing also is proposed along the frontage of State Route 1. Additionally, temporary occupancy of a travel trailer during construction is requested.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: In the Coastal Zone 0.60± miles north of the unincorporated town of Albion, west of State Route 1 (SR 1) and more specifically one-half mile northwest of the intersection of State Route 1 (SR 1) and Albion-Little River Airport Road (CR 403) at 3980 North Highway 1, APN: 123-030-09.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KEITH GRONENDYKE

3d. CASE#: CDP_2019-0004

DATE FILED: 1/18/2019

OWNER/APPLICANT: GREG & NOLA CASSERLY

AGENT: SCHLOSSER NEWBERGER ARCHITECTS

REQUEST: Standard Coastal Development Permit to allow for alterations to the existing single family residence including: demolition of the roof and walls, adding new decks, walkways, a 640 sq. ft. garage, and a 640 sq. ft. guest cottage. Additionally, repaving and reconfiguration of the driveway, replacing the water system and leach fields, and adding new parking spaces.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: In the Coastal Zone, 4.3± miles south of Fort Bragg center, on the west side of State Route 1 (SR 1), opposite Gibney Lane (CR 246), located at 16224 N. Hwy 1, Caspar (APN: 017-400-09).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: SAM VANDY VANDEWATER

4. Matters from Staff.

- 5. Matters from the Public.** The Coastal Permit Administrator welcomes participation in meetings. This item is limited to matters under the jurisdiction of the Administrator that are not on the posted agenda and item

6. Adjournment.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at www.mendocinocounty.org/pbs. 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.

APPEAL PROCESS. 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 days of the Coastal Permit Administrator's decision. The appeal issue will be placed on the next available Board of Supervisor's agenda for consideration, and the appellant will be notified of the time and date. 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 Administrator



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.

www.mendocinocounty.org/pbs