



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

DATE: APRIL 29, 2020

TO: BRENT SCHULTZ, COASTAL PERMIT ADMINISTRATOR

FROM: JULIA ACKER KROG, CHIEF PLANNER

SUBJECT: CDP_2016-0046 (PARADISE) – CONDITION MODIFICATIONS

On April 22, 2020 the California Coastal Commission submitted comments to the Department of Planning and Building Services with regards to recommendations on modifications to the Conditions of Approval. Staff has reviewed the comments from the California Coastal Commission and discussed these comments with the Applicant. After reviewing, staff recommends the following modifications to the recommended Conditions of Approval contained the staff report (Pages 9 through 11). Additions are shown as underlined, deletions are shown as ~~stricken~~, and all changes are highlighted in **red ink**.

Recommended Modifications to Conditions

Staff recommends modification of Condition 13 and the addition of two new Conditions, Condition 16 and Condition 17.

Condition 13: Prior to issuance of ~~the Coastal Development Permit~~ any building or septic permit in reliance of this Coastal Development Permit, the applicants shall execute and record a deed restriction stating that the guest cottage shall not contain facilities, either permanent or temporary and portable, for the cooking or preparation of food, and shall not be used as an independent dwelling unit until such a time as appropriate permits are obtained.

Condition 16: Landscaping on the parcel shall not include invasive plants and any landscaping on the parcel shall consist of native, regionally appropriate, plants compatible with the adjacent plant communities.

Condition 17: Prior to issuance of any building or septic permit in reliance of this Coastal Development Permit, the applicant shall record and execute a deed restriction against the property, in form and content acceptable to the Coastal Permit Administrator, that imposes the conditions of the permit as covenants, conditions and restrictions on use and enjoyment of the property. This deed restriction could be combined with the deed restriction required by Condition 13.