



MEMORANDUM

DATE: August 27, 2020
TO: Coastal Permit Administrator
FROM: Jessie Waldman, Planner II
SUBJECT: **CDP_2019-0031 (McKinley) – Revised Site Plan and Recommended Condition**

On August 27, 2020, a Revised Site Plan was submitted to the Planning Division of Mendocino County Planning and Building Services, where the revisions are properly indicating the existing driveway is paved and corridor setbacks are 25 feet from the center line of road to the proposed fences in relation to the recommended Condition #11.

This Revised Site Plan, dated August 27, 2020, would replace the Site Plan dated May 1, 2020.

It has come the attention of Planning Staff that the project referred out for comment proposed a new pump shed, convert the garage into a workshop and install a 2500 gallon water tank. Since that time, the proposed project was revised proposing two (2) gates and fencing.

The project site is subject to Mendocino County Code Section 20.444.015(E) which states:

Fences in rear or side yards not having street frontage may not exceed eight (8) feet (Fences over six feet require building permits). Fences and hedges in front yards and any rear or side yards having street frontage, where vehicle access is maintained, may not exceed three and one-half (3½) feet. The above fence height limitations shall apply to view obstructing fences such as board fences and picket fences. Fences for the containment of animals, such as barbed wire, chicken wire, hog wire, and similar loose-meshed wire fences or non-view-obscuring fences such as cyclone fences shall not be subject to the above fence height restrictions.

Condition of Approval

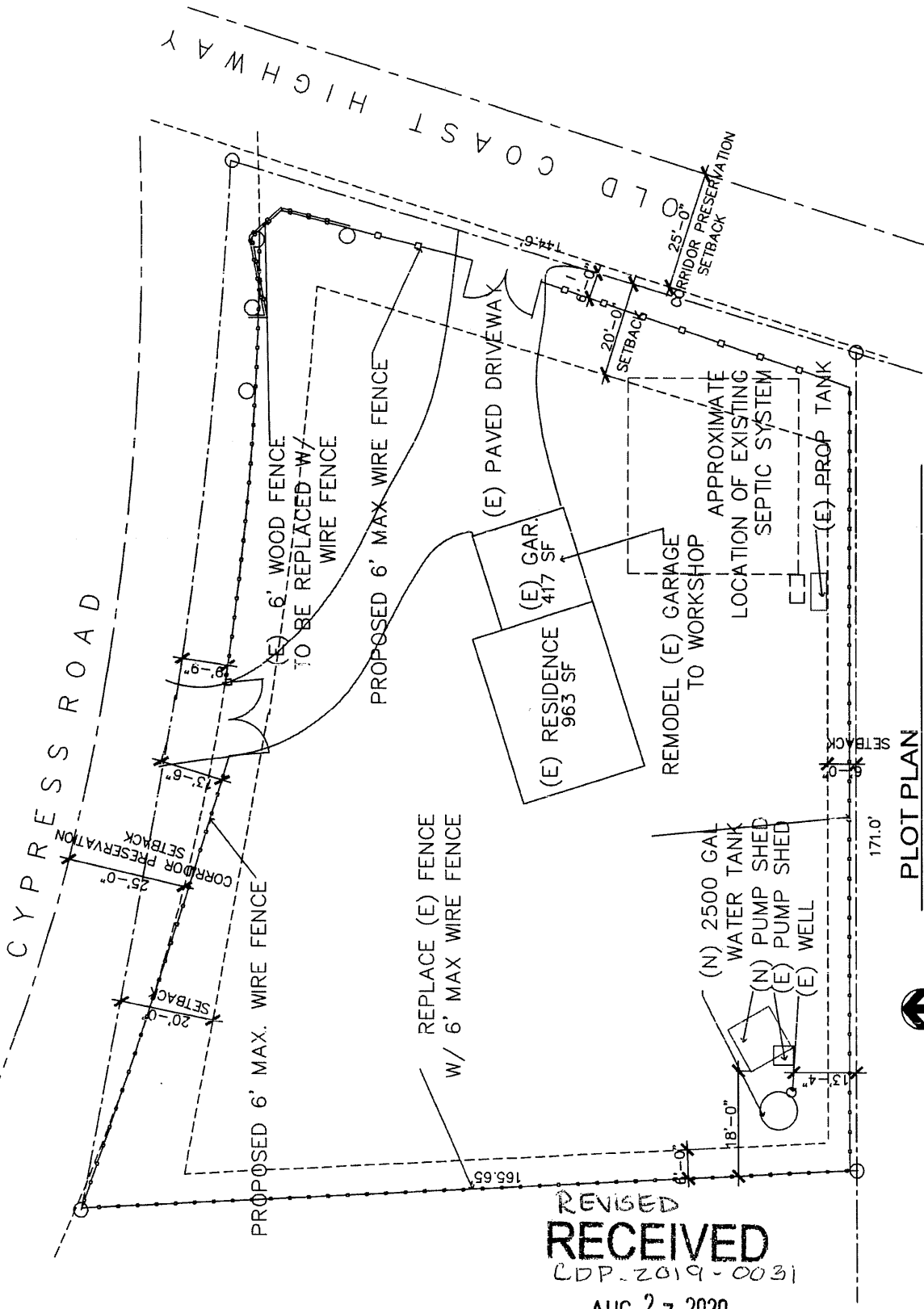
Condition #11 remains recommended as Conditions of Approval for CDP_2019-0031. Staff recommends Condition #12.

12. Prior to construction fencing and gates, the Applicant shall provide documentation of approval from the Mendocino County Department of Transportation for approval from the Coastal Permit Administrator or to the satisfaction of the Director of Planning and Building Services, shall adhere to the following:
- Gate shall be outside County right-of-way and set back far back enough to allow for a vehicle to be in front of the gate without being in the traveled way.
 - Applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for work within County right-of-way.

Encl.: CDP_2019-0031 McKinley REVISED Site Plan 2020 0827
CDP_2019-0031 McKinley Site Plan 2020 0501

GARAGE REMODEL & PUMP HOUSE & WATER TANK

FOR JOEL MCKINLEY
18750 OLD COAST HWY, FORT BRAGG, CA 95437



REVISED
RECEIVED
LDP-2019-0031
AUG 27 2020

PLANNING & BUILDING SERV
FORT BRAGG CA

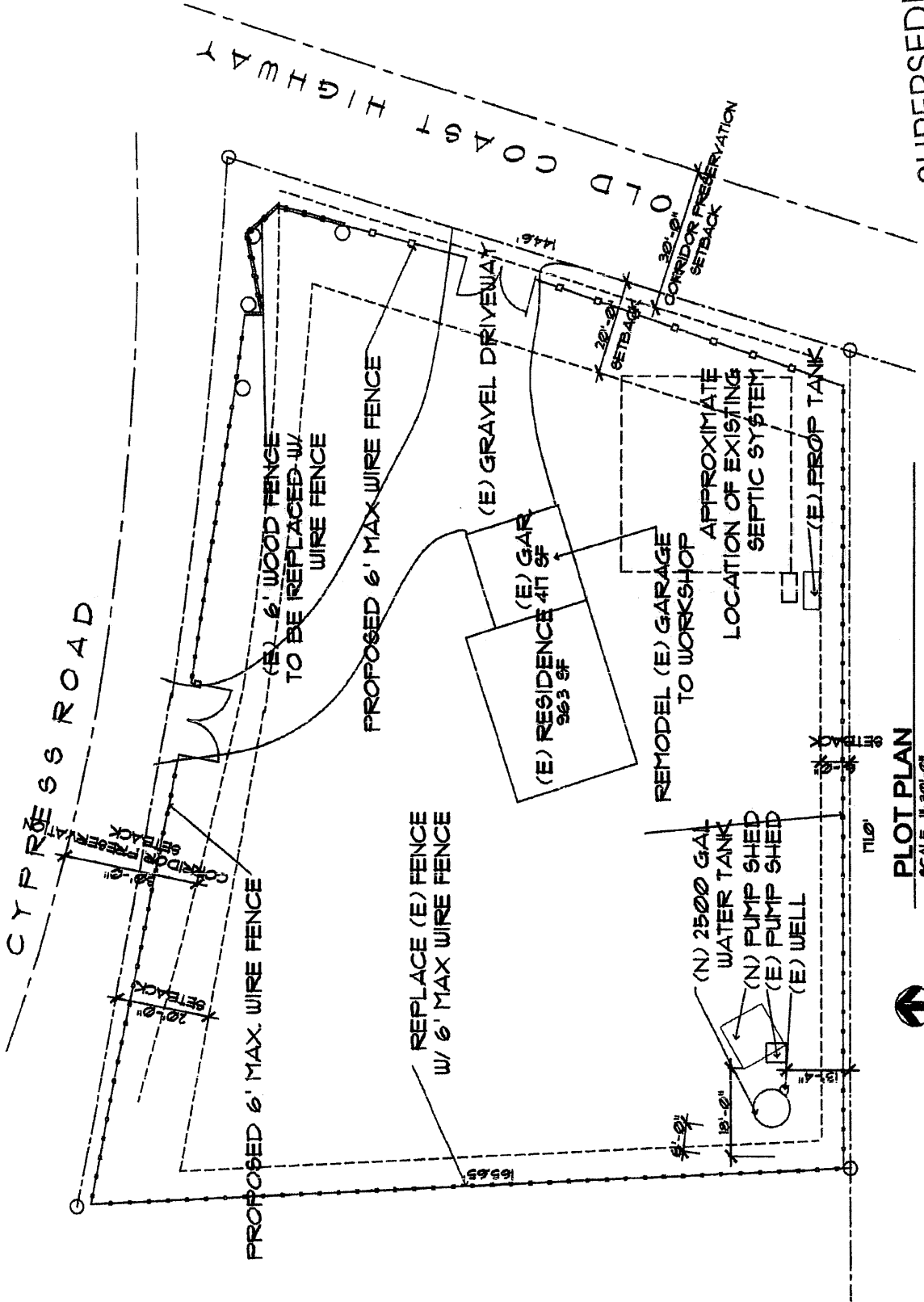


PLOT PLAN
SCALE 1"=30'-0"

GARAGE REMODEL & PUMP HOUSE & WATER TANK

FOR JOEL MCKINLEY

18750 OLD COAST HWY, FORT BRAGG, CA 95437



SUPERSEDED

Received 5/1/20