

Jessie Waldman - Re: time for a quick call?

Mendocino County

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**From:** Jessie Waldman  
**To:** Melissa@Coastal Kraemer  
**Date:** 10/16/2020 3:50 PM  
**Subject:** Re: time for a quick call?

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OCT 20 2020

Planning & Building Services

Hello Melissa,

Thank you for your time this afternoon on the phone to discuss CDP\_2020-0014.

As part of the Staff report and review of the request under CDP\_2020-0014, the Project is found to be consistent with Mendocino County Coastal Element Policy 3.5-4, which states:

*...Minimize visual impact of development on hillsides by (1) requiring grading or construction to follow the natural contours; (2) resiting or prohibiting new development that requires grading, cutting and filling that would significantly and permanently alter or destroy the appearance of natural landforms; (3) designing structures to fit hillside sites rather than altering landform to accommodate buildings designed for level sites; (4) concentrate development near existing major vegetation, and (5) **promote roof angles and exterior finish which blend with hillside.** Minimize visual impacts of development on terraces by (1) avoiding development in large open areas if alternative site exists; (2) minimize the number of structures and cluster them near existing vegetation, natural landforms or artificial berms; (3) provide bluff setbacks for development adjacent to or near areas along the shoreline; (4) design development to be in scale with rural character of the area. Minimize visual impact of development on ridges by (1) prohibiting development that projects above the ridgeline; (2) if no alternative site is available below the ridgeline, development shall be sited and designed to reduce visual impacts by utilizing existing vegetation, structural orientation, landscaping, and shall be limited to a single story above the natural elevation; (3) prohibiting removal of tree masses which destroy the ridgeline silhouette. Nothing in this policy shall preclude the development of a legally existing parcel.*

And also consistent with Mendocino County Code Section 20.504.015 (C)(3), which states:

*"New development shall be subordinate to the natural setting and minimize reflective surfaces. In highly scenic areas, building materials including siding and roof materials shall be selected to blend in hue and brightness with their surroundings."*

Regarding the deed restriction recommendation, Coastal Development Minor Subdivision CDMS 26-2001 and Coastal Development Use Permit Modification CDUM 10-93(02) required a deed restriction for limiting development only to building envelopes. This Deed restriction is in place currently.

Upon review of your recommendations, discussion with the Agent for CDP\_2020-0014 and our phone call today, I will be preparing a 2nd Memorandum to replace my 1st memorandum, dated October 14, 2020.

Looking forward to Monday,

Jessie Waldman  
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"Due to the Health Officers Order, we have closed both the Fort Bragg and Ukiah public counters in Planning and Building Services. Our staff remain behind closed doors working on existing applications for permits and discretionary actions. We are still open for business. If you have new permit applications, we encourage you to mail, e-mail or send them into us through our new E-permit site at <https://www.mendocinocounty.org/government/planning-building-services>. If you have any questions, please e-mail us at [pbs@co.mendocino.ca.us](mailto:pbs@co.mendocino.ca.us), or call our Fort Bragg offices at (707) 964-5379 and Ukiah offices at (707) 234-6650. We will respond to your calls and e-mails just as quick as we can."

>>> "Kraemer, Melissa@Coastal" <Melissa.Kraemer@coastal.ca.gov> 10/16/2020 2:22 PM >>>

Hi Jessie

I was speaking with Diana Weideman (sp?) about the project on Navarro Ridge that I recently submitted comments on and which you produced the associated memo for. She mentioned a recent approval next door that had identical conditions related to exterior finish and lighting, each with no identified standards.... <https://www.mendocinocounty.org/home/showdocument?id=35486>. Without the identified standards, the permitted structures could be white or other non-earth tone colors. How will the County reviewer of that earlier permit (Herrmann) decide what to approve given the context of the requirement to be subordinate to the character of the setting?

I was wondering if you had a quick moment to discuss? Diana seems to agree with my recommendation but her clients are concerned that the neighbors will get to build a white house whereas they would like to build a white house (though they're okay with darker as well) but now they can't.

If you have time for a quick call, I'm in the office the rest of the afternoon – [707-826-8950 ext. 9](tel:707-826-8950). If not, we'll be in Mendo next week actually and maybe we'll stop by to say hello. Or we can connect another time also.

Thanks

**Melissa B. Kraemer** *(she/her)*  
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