



COASTAL PERMIT ADMINISTRATOR AGENDA

JANUARY 28, 2021
10:00 A.M.

VIRTUAL MEETING

AMENDED ORDER OF AGENDA

Effective April 16, 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 or orally via telecomment 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>.

To submit public comments via telecomment, a request form must be received by 7:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

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_2018-0024

DATE FILED: 8/31/2018

OWNER/APPLICANT: CARRIE SAGE AND PAUL MILLER

AGENT: DANCING DOG DESIGN BUILD

REQUEST: Standard Coastal Development Permit to construct a single family residence, deck, and ancillary development.

LOCATION: In the Coastal Zone, 1.1± mile north of the Town of Mendocino, lying on the north side of Jack Peters Creek Road (Private), and 0.1± miles north east of its intersection with Larkin Road (CR 443), located at 44860 Jack Peters Creek Rd., Mendocino; APN: 118-340-29.

ENVIRONMENTAL DETERMINATION: Categorical Exemption

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

3b. **CASE#:** CDPM_2020-0002

DATE FILED: 9/25/2020

OWNER: KEN AND ROSWIHTA SCHAFFER

APPLICANT/AGENT: AMY WYNN, WYNN COASTAL PLANNING, INC.

REQUEST: Coastal Development Permit Modification of CDP_2018-0018, which authorized the construction of a 5,164 square foot single family residence, a 3,293 square foot porch/deck, an attached 612 square foot garage, an attached 2,034 square foot private art gallery, and 419 square foot detached workshop. In addition, 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, 40,400 square feet of ground mounted detached solar panels and two 144 square foot pump houses were authorized as well as ancillary improvements such as replacement fencing and temporary



construction support consisting of temporary occupancy of a travel trailer during construction.

The Modification proposes an Offer to Dedicate (OTD) a pedestrian public access easement along the southerly property line, from southwestern corner of the property to the southeastern corner of the property as follows: a vertical OTD easement width of 10' as measured from the southern property line; and a lateral OTD easement of 35' as measured from the bluff edge, which considers a 12' bluff retreat over the anticipated 75-year lifespan of the project.

ENVIRONMENTAL DETERMINATION: Addendum to Previously Adopted 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: JULIA ACKER KROG

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 Coastal Permit Administrator which are not on the posted agenda and items which have not already been considered by the Coastal Permit Administrator. No action will be taken.

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