



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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**MEMORANDUM**

**DATE:** February 10, 2021

**TO:** Coastal Permit Administrator  
**FROM:** Jessie Waldman, Planner II

**SUBJECT: CDP\_2020-0021 (Pearce) –Recommendation for Clarifications and Revisions to Staff Report**

On January 27, 2021, Planning Staff was reviewing all documents regarding CDP\_2020-0021, and determined that the California Coastal Commission submitted comments to Planning Staff, dated September 10, 2020.

Planning Staff has prepared the following clarification and additional Conditions of Approval in response to California Coastal Commission comments, dated September 10, 2020.

**Clarification #1:**

The Zoning Section of the Staff Report, pages 4 and 5, identifies Mendocino County Code Regulations Chapter 20.480, regarding legal non-conforming uses, describes the proposed request, specific to the Second Residential Unit (SRU) and Staff finds the proposed project consistent with MCC Chapter 20.480, which states:

*While the SRU is by definition a legal non-conforming use, developed in 1969 and prior to the Local Coastal Plan (LCP) and the proposed project includes the separation of the existing garage/carport/storage from the SRU, the foot print of the proposed use is neither requesting to expanded or be reduced to a use of lesser intensity, thus the reconstruction is consistent with county code, per Mendocino County Code (MCC) Zoning Ordinance Chapter 20.480 (CDP\_2020-0021 Staff Report, page 5, paragraph 6).*

**Clarification #2: Recommendation for an ADDITIONAL CONDITION OF APPROVAL**

Staff recommends Condition #13.

13. Prior to final of any Building or Septic Permit in reliance of this Coastal Development Permit, the owners shall furnish a landscaping plan with planting of native, regional appropriate species and Areas of bare soil created by grading should be revegetated as soon as practicable using a native erosion control seed mix for approval from the Coastal Permit Administrator or the satisfaction of the Director of Mendocino County Planning and Building Services.

Encl: CDP\_2020-0021 - CCC Comments 2020 0910