



**COASTAL PERMIT ADMINISTRATOR
AGENDA (SPECIAL DATE & TIME) (AMENDED)**

**NOVEMBER 17, 2021
9:00 A.M.**

VIRTUAL MEETING

ORDER OF AGENDA

Mendocino County Zoning Administrator meetings will be conducted *virtually* and not available for in person public participation in an effort to slow the spread of COVID-19 and pursuant to the recommendation of the Mendocino County Health Officer and the California Department of Industrial Relations. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

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 available to the Zoning 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/zoning-administrator>

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

1. **Meeting Called to Order - 9:00 a.m.**
2. **Determination of Noticing.**
3. **Regular Calendar.**

3a. CASE#: CDP_2019-0003 (Continued from October 28, 2021)

DATE FILED: 1/9/2019

OWNER/APPLICANT: SAMUELLE & PATRICIA KARAPINAR

REQUEST: Standard Coastal Development Permit to allow for alterations to the existing single family residence including: demolition of existing accessory storage building, addition of a master suite, great room, storage room, unconditioned corridor, and expansion of the existing garage. This is also a request to build a 1,502 square foot structure to contain a 520 square foot Family Care Unit and 982 square feet of boat and car garage. Additionally new septic system, associated rainwater cisterns, electrical panel upgrade, and solar photovoltaics would be built. An existing six (6) foot fence is also requested to be relocated inside the property.

ENVIRONMENTAL DETERMINATION: Categorical Exemption

LOCATION: In the Coastal Zone, 3.2± miles south of Fort Bragg town center, lying on the north side of Pacific Way (CR 436A), 0.25± miles west of its intersection with Ocean Drive (CR 436); located at 33400 Pacific Wy., Fort Bragg; APN: 017-320-11.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: SAM VANDY VANDEWATER

3b. CASE#: CDP_2019-0024

DATE FILED: 7/1/2019

OWNER/APPLICANT: CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS)

AGENT: FRANK DEMLING

REQUEST: Standard Coastal Development Permit to make safety improvements and perform rehabilitation on State Route (SR) 1 from post mile (PM) 41.78 to PM 42.3. The project proposes to widen the existing lanes to 12 feet each, widen the existing shoulders in both directions to 4 feet, install a Midwest Guardrail System (MGS) treated with light-brown stain, improve the superelevation, reestablish the drainage facilities and 6-foot box culvert for wildlife passage, replace the centerline rumble strip, and remove up to 75 trees.

ENVIRONMENTAL DETERMINATION: Categorically Exempt, SCH 2019-038511.

LOCATION: Within the Coastal Zone along SR1 just south of its intersection with Navarro Ridge Road (County Road 518), between postmiles 41.78 and 42.3. Staging is proposed at postmile 42.4.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA KROG & SCOTT PERKINS (SHN)



3c. **CASE#:** CDP_2019-0034

DATE FILED: 8/30/2019

OWNER/APPLICANT: CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS)

AGENT: FRANK DEMLING

REQUEST: Standard Coastal Development Permit to upgrade and repair approximately 0.1 miles of State Route (SR) 1 by relocating the drainage system to the natural channel, repairing failed roadway embankment side-slopes and the embankment adjacent to an existing private driveway, improving the roadway geometry and increase the roadway travel lanes to 12-foot wide each and increasing paved shoulders to 4-foot wide within the project limits.

ENVIRONMENTAL DETERMINATION: Categorically Exempt, SCH 2019-038512.

LOCATION: Within the Coastal Zone along State Route 1 near its intersection with Navarro Ridge Road (County Road 518), between postmiles 42.35 and 42.45.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA KROG & SCOTT PERKINS (SHN)

3d. **CASE#:** CDP_2020-0028

DATE FILED: 10/29/2020

OWNER/APPLICANT: ERIC CHRISTENSON

AGENT: DAVID SPRINGER

REQUEST: Standard Coastal Development Permit to convert an existing single family residence into an office and construct a new single-family residence with an attached garage and carport. The request also includes the construction of two (2) small sheds, a ground mount solar array system, the installation of two (2) 5,000 gallon water storage tanks with one (1) fire hydrant, and an underground propane tank. Associated development includes removal of an existing septic system, establishment of a primary septic system and replacement septic area, the expansion of a paved driveway, including relocating entrance gate, trenching for underground utilities and connection to the Elk County Water District. The temporary occupancy of the existing single-family residence while constructing new single family residence is also included with this request.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 1.5± miles south of the town of Elk center, on the west side of State Route 1 (SR 1); located at 8000 S Hwy 1, Elk; APN: 131-010-03.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JESSIE WALDMAN

3e. **CASE#:** CDP_2021-0005

DATE FILED: 12/28/2020

OWNER: MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION

APPLICANT: MENDOCINO COUNTY DEPARTMENT OF TRANSPORTATION

REQUEST: Standard Coastal Development Permit request to replace a minor stream crossing culvert on Briceland Road, which suffered damage during the February 2019 storm event.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 27± miles west of Garberville, along Briceland Road (CR 435) at mile markers MP 5.81 and MP 6.20; no address; APN 052-140-05.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: JULIANA CHERRY

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