



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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MEMORANDUM

DATE: November 17, 2021
TO: Coastal Permit Administrator Gonzalez
FROM: Sam 'Vandy' Vandewater, Senior Planner
SUBJECT: CDP_2019-0003 (Karapinar) Revised Project Request, Staff Report, and Plans

On October 28, 2021, the Coastal Permit Administrator heard and continued the proposed project (CDP_2019-0003) to the November 17, 2021, Coastal Permit Administrator hearing date as requested by the applicants. The applicants made said request due to comments received from the California Coastal Commission (CCC) which expressed concerns for the proposed development of a Family Care Unit (FCU) / Accessory Dwelling Unit (ADU) without the adequate demonstration of water supply availability. The applicants decided to amend their request to remove the FCU/ADU and solely expand the existing garage to also include boat storage.

The amended project request has been provided below and an amended Staff Report has been included as an attachment along with revised site plan and floor plans of the propose boat and car garage.

Revisions to the Staff Report include the removal of references to the FCU/ADU, including those on Pages 1, 2, 3, 8, and 9, as well as in Findings 1, 2, 3, and 4 on Pages 5 and 6. In particular, the discussion regarding groundwater resources on Page 8, and associated Finding #2 on Page 6, have been revised to reflect the removal of the FCU from the request. Conditions #14, #15, and #16, which were intended to address consistency with the proposed FCU, have been removed. The attached amended Staff Report also includes the revised project request.

Staff finds that the amended proposed project remains consistent with the Local Coastal Program and is consistent with the Mendocino County Coastal Zoning Code and Coastal Element of the General Plan.

AMENDED 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 boat and car garage. Additionally a 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.*

Attachments

Attachment A: Amended CDP_2019-0003 Staff Report (redline)
Attachment B: Amended CDP_2019-0003 Staff Report (clean)
Attachment C: Amended Site Plan
Attachment D: Amended Floor Plans



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT- STANDARD CDP**

**OCTOBER 28, 2021
CDP_2019-0003**

SUMMARY

OWNER/APPLICANT: SAMUELLE & PATRICIA KARAPINAR
1430 HIGHLAND DR
PLACERVILLE, CA 95667

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 a 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.

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.

TOTAL ACREAGE: 1 Acre

GENERAL PLAN: Rural Residential, five acre minimum parcel size with a variable density of one acre minimum (RR:5 {RR:1})

ZONING: Rural Residential, five acre minimum parcel size with a variable density of one acre minimum (RR:5 [RR:1])

SUPERVISORIAL DISTRICT: 4 (Gjerde)

ENVIRONMENTAL DETERMINATION: Categorical Exemption; Class 3, Section 15303(a)

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: SAM "VANDY" VANDEWATER

BACKGROUND

PROJECT DESCRIPTION: 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. The request also includes a 1,502 square foot structure to contain a ~~520 square foot Family Care Unit (FCU) and 982 square feet of~~ boat and car garage. Additionally a new septic system, associated rainwater cisterns, electrical panel upgrade, and solar photovoltaics would be built. An existing six (6) foot fence would be relocated.

SITE CHARACTERISTICS: The subject parcel is located roughly three (3) miles south of Fort Bragg city

center, on the north side of Pacific Way. The parcel is developed with several structures including a single family residence, a shed, a fence, and a pump house. The site uses a well and septic for water and wastewater, respectively, and is accessed by a shared easement driveway coming north off Pacific Way. The parcel is flat and the vegetation is limited to grasses, landscaped/decorative plants, and three larger trees. The subject parcel was created prior to adoption of the Coastal Act and the County Local Coastal Program. The parcel is shown on a Record of Survey Map, the "Dutcher and Hickman Tract", as lot 6 which was recorded April 13, 1948 in Map Case 1, Drawer 8, Page 32 of Mendocino County Records.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential (RR:5 [RR:1])	Rural Residential (RR:5 [RR:1])	1 Acres±	Residential
EAST	Rural Residential (RR:5 [RR:1])	Rural Residential (RR:5 [RR:1])	1.5 Acres±	Residential
SOUTH	Rural Residential (RR:5 [RR:2])	Rural Residential (RR:5 [RR:2])	2.6 Acres±	Residential
WEST	Rural Residential (RR:5 [RR:1])	Rural Residential (RR:5 [RR:1])	1 Acres ±	Residential

PUBLIC SERVICES:

Access: Pacific Way (CR436A)
 Fire District: California Department of Forestry and Fire Prevention (CalFire)
 Fort Bragg Rural Fire Protection District
 Water District: None; on-site well
 Sewer District: None; on-site septic system and leach field

AGENCY COMMENTS: On August 5, 2019, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project with response summaries provided below.

REFERRAL AGENCIES	COMMENT
Planning Division (Fort Bragg)	Comment
Department of Transportation	No Comment
Environmental Health (Fort Bragg)	Comment
Building Inspection (Fort Bragg)	No Response
Assessor	No Response
Air Quality Management District	Comment
Sonoma State University	Comment
Archaeological Commission	Comment
California Department of Fish & Wildlife	Comment
California Coastal Commission	No Response
CalFire	Comment
California Native Plant Society	No Response
County Addresser	Comment
Fort Bragg Rural Fire Protection District	No Comment
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response

LOCAL COASTAL PROGRAM CONSISTENCY: The proposed project is consistent with the goals and policies of the Local Coastal Program as detailed below.

1. Land Use: The subject parcel has a Rural Residential (RR) land use designation which is intended to be applied to lands,

"to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by

present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability. Principal Permitted Uses include residential and associated utilities, light agriculture, and home occupations. Conditional uses include the conservation of natural resources.”

The proposed project is located on a parcel less than one (1) acre in size which makes agricultural viability limited. Additionally, there are no major agricultural activities occurring within the vicinity of the subject parcel. A permitted use of the RR designation includes residential and associated utilities; the proposed project entails the expansion of an existing residence ~~and the construction of a family care unit~~, as well as associated utilities. Staff finds the proposed project conforms to the intent of the RR land use designation as described in the Coastal Element.

2. Zoning: The subject parcel is located within the Rural Residential (RR:5 [RR:1]) zoning district which has a minimum lot size of five (5) acres, but can be reduced down to one (1) acre with demonstration of adequate water to support such a reduction (typically at the time of subdivision of a parcel). The RR district is intended to be applied to lands.....

“to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability.”

The proposed project would permit the applicants to replace the walls and roof of the existing single family residence, replace and add decking around the existing structure, and repave the existing driveway. A single family residence and family care unit are principally permitted within the RR zoning district, pursuant to Mendocino County Coastal Zoning Code Chapters 20.376 and 20.456, respectively. The project would comply with the minimum front and rear yard requirement of twenty (20) feet and the side yard requirement of six (6) feet for a parcel of this size in the RR:5 [RR:1] zoning district. The maximum building height permitted in the RR zoning district is twenty-eight (28) feet above the natural grade for parcels not located in Highly Scenic Areas, such as this parcel. The maximum lot coverage limit of twenty percent (20%) would not be exceeded by the proposed project. The proposed project would result in (less than) 8,000 square feet of lot coverage including structures and driveways while the maximum coverage permitted is 8,800 square feet. Staff finds the proposed project conforms to the intent of the Rural Residential zoning district, as well as policies of the Coastal Element and MCC Chapter 20.376.

~~The proposed Family Care Unit is a temporary use, permitted through the issuance of a Standard Coastal Development Permit (MCC Section 20.460.040) in any zoning district.~~

3. Visual Resources and Special Treatment Areas: The subject parcel is not located in a highly scenic area, despite being west of State Route 1 (SR 1). The proposed project entails addition of a master suite, great room, storage room, and corridors to the existing single-family residence, expansion of the attached garage, demolition of a shed and construction of a new boat and car garage and family care unit in the footprint, establishment of a driveway, relocation of the fence, and the development of additional utilities. Although not in a highly scenic area, the proposed project would conform to building height limits of twenty-eight (28) feet with the tallest structure being the single family residence at nineteen (19) feet. A condition has been included to require exterior lighting regulations set forth in MCC Section 20.504.035 be adhered to for all development. Staff finds the proposed project conforms with the Visual Resource policies of the Coastal Element and MCC Chapter 20.504.
4. Hazard Management: The parcel is located in an area classified with a “High” fire hazard severity rating. Fire protection services are provided by the Fort Bragg Rural Fire Protection District (FBRPD), which

responded with no comment to project referrals. The project application was also referred to CalFire which responded that fire standards would be applied during review of any forthcoming building permit under their review. A condition (condition 9) has been included to ensure all development has the approval of the applicable fire agency, as necessary.

The subject parcel is located on a marine terrace which is associated with strong shaking during seismic events, as shown in the *LCP Land Capabilities & Natural Hazards Attachment*. However, the California Building Code includes standards that reduce the impacts of seismic activities and shaking on residential structures. The attachments to this report demonstrate that the following are not associated with the subject parcel: faults, bluffs, tsunamis, landslides, or erosion. The elevation difference across the parcel is less than ten (10) feet. Staff finds the proposed project would conform to the Hazard Management policies of the Coastal Element and MCC Chapter 20.500.

5. Habitats and Natural Resources: A biological study was not submitted with the project application, but the project was referred to California Department of Fish and Wildlife (CDFW) on August 5, 2019 and comments were received back from CDFW on August 28, 2021. CDFW staff noted that while a survey was not provided, it would not appear from historical aerial imagery that native species would be able to persist due to mowing of grasses on the subject parcel. A site visit by the project planner on August 27, 2021 confirmed the parcel had been mowed for maintenance by the property owners and only three trees were present, in addition to some landscaping vegetation along the sides of the residence.

The subject parcel is located in an area designated as “Urban” by the *LCP Habitats & Resources Attachment*, and identifies the dominant vegetation as “scrub.”

The California Natural Diversity Database (CNDDDB) was reviewed to determine the extent of special status species and communities; no species were identified on or in the vicinity of the subject parcel. A condition (condition 10) has been included to require locally native vegetation be utilized and planted in any landscaping outside the maintained fenced area. Staff finds the proposed project would conform to the Habitats and Natural Resources policies of the Coastal Element and MCC Chapter 20.496.

6. Archaeological/Cultural Resources: An Archaeological Survey was not submitted with the application material, but the project was referred to the Northwest Information Center (NWIC) at Sonoma State University. Staff at NWIC reviewed the project and provided comment back to be considered by the Archaeological Commission. The project was initially scheduled for the Commission on June 9, 2021, but was continued at the request of the applicant to the next meeting. At the July 14, 2021 meeting, the applicant provided historical and archaeological information regarding the subject parcel to the Commission which then determined that an Archaeological Survey was not required at this time.

The discovery clause has been added as a condition of approval for the project to ensure any archaeological resources are adequately protected during activities of the proposed project.

The project was also referred to three local tribes for review and comment, including the Cloverdale Rancheria, Sherwood Valley Band of Pomo Indians, and the Redwood Valley Little River Band of Pomo Indians. As of this date, no response has been received from any of the three local tribes.

Staff finds the proposed project would adequately protect historical, paleontological, and archaeological resources and would conform with the Archaeological Resources policies of the Coastal Element and MCC Chapter 22.12.

7. Grading, Erosion, and Run-Off: Some grading and site preparation would be required under the project where development expands beyond the existing footprint, though several areas already have concrete set for the proposed development. However, the terrain in which the project components are proposed is completely flat. Additionally, the proposed project is located within the Fort Bragg Storm Water Management Area. The use of best management practices has been included as a condition to the project. An additional condition (condition 13) has been included restricting the staging area of the project

to existing paved/concreted areas. Staff finds the project would not result in significant erosion or run-off and conforms with the policies of the Coastal Element and MCC Chapter 20.492.

8. Groundwater Resources: The project site is located within a mapped “Marginal Water Resources” area in which the site’s density may be increased only upon proof of public water or a positive hydrological report. The subject parcel currently utilizes an on-site well, which would continue to be used under the project for the expanded residence, ~~as well as the existing septic system and leach field. With the proposal of a family care unit, a proof of water test is required per MCC Section 20.516.015(B) prior to construction of the family care unit. Coastal Element Policy 3.9-1 requires demonstration of proof of adequate water prior to issuance of the Coastal Development Permit. This requirement is not reflected in the implementation of this Policy in section 20.516.015(B). Due to the fact that the project includes both improvements to the residence (which do not trigger water quantity testing) and construction of a family care unit, staff has recommended that the water quantity testing for the family care unit occur prior to issuance of any building permit. If sufficient yield is not demonstrated, the family care unit shall not be constructed. This requirement has been included as a condition of approval for the project. The proposed project does not entail any increase in density of the parcel and therefore does not require any additional testing for groundwater resources. Additionally, a referral was sent to the Mendocino County Division of Environmental Health who did not express any concerns as the proposed project includes a new septic system.~~ Staff finds the proposed project would conform to the Utilities policies of the Coastal Element and MCC Chapter 20.516.
9. Transportation/Circulation: The project would not contribute new sources of traffic on local and regional roadways. The cumulative effects of traffic resulting from development on this site were considered when the Coastal Element land use designations were assigned. The project was referred to the Mendocino County Department of Transportation (MCDOT) for review and comment; a response of “No Comment” was received. The current driveway that provides access to the existing single-family residence comes off an easement driveway shared by neighboring parcels, as opposed to Pacific Way. The new driveway for the family care unit and boat garage would be accessed directly from Pacific Way. As conditioned, Staff finds the project would not impact transportation or circulation and would be provided with adequate access from Pacific Way. Staff finds the proposed project would conform with the Transportation policies of the Coastal Element and MCC Chapter 20.516.
10. Public Access: The subject parcel is located near the California coastline, but does not have prescriptive rights for the public to access the shore. Per the *LCP Land Use Map (#14 Beaver) Attachment*, the coastal access trail is absent from the subject parcel and surrounding area entirely. Furthermore, the *LCP Land Use Map (#14 Beaver) Attachment* does not indicate any future coastal access trail in the vicinity of the subject parcel. The closest designated public access is to the north along Schoeffler Lane, which provides access to the coastline. Staff finds the proposed project conforms to the Shoreline Access policies of the Coastal Element and MCC Chapter 20.528.

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes of projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the Project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 3, Section 15303. Project consists of additions to an existing single-family residence and development of associated accessory structures and utilities.

PROJECT FINDINGS AND CONDITIONS: Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed project and adopts the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed project is in conformity with the certified Local Coastal Program. The proposed project, which includes addition of a master suite,

great room, storage room, and corridors to the existing single-family residence, expansion of the attached garage, demolition of a shed and construction of a new boat and car garage ~~and family care unit in the footprint~~, establishment of a driveway, relocation of the fence, and the development of additional utilities, is principally permitted within the Rural Residential Land Use Designation, as defined in the General Plan Coastal Element, and is consistent with the intent of said designation, and;

2. Pursuant with MCC Section 20.532.095(A)(2), the proposed project would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The subject parcel currently utilizes an on-site well and septic system for water access and wastewater management, respectively, ~~and is conditioned to demonstrate proof of water prior to the construction of the family care unit~~. Access for the subject parcel is gained from Pacific Way and drainage of the parcel would occur through runoff and groundwater infiltration, as well as some rainwater catchment, and;
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed project is consistent with the purpose and intent of the Rural Residential Zoning District, as well as all other provisions of Division II of Title 20 of the Mendocino County Code (Coastal Zoning Code), and preserves the integrity of the Rural Residential zoning district. A single-family residence is a principally permitted use within the RR zoning district, along with associated development such accessory structures, driveways, and utilities. ~~Additionally, the Coastal Zoning Code allows for the development of a family care unit with which the proposed project is consistent~~. The development is further supported by the zoning district which allowed for smaller parcel sizes below the usual minimum acreage size; and
4. Pursuant with MCC Section 20.532.095(A)(4), the proposed project, if developed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. The proposed development, including addition of a master suite, great room, storage room, and corridors to the existing single-family residence, expansion of the attached garage, demolition of a shed and construction of a new boat and car garage ~~and family care unit in the footprint~~, establishment of a driveway, relocation of the fence, and the development of additional utilities, is determined to be categorically exempt pursuant to Section 15303 of the California Code of Regulations which allows for the construction of single family residences and accessory structures and utilities, and;
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed project would not have any adverse impact on any known archaeological or paleontological resources. The proposed project was referred to the Northwest Information Center and their response reviewed by the Archaeological Commission which determined no archaeological survey was necessary. Additionally the proposed project was referred to all applicable Native American tribal agencies pursuant to AB 52 with no responses. The discovery clause has been added as a condition of approval to ensure archaeological sites or artifacts are protected; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed project. The parcel can be serviced by solid waste removal services or the applicants may utilize the Caspar Transfer Station located approximately four (4) miles southeast of the subject parcel. The Mendocino County Department of Transportation provided no comment and did not indicate any concerns regarding the proposed project and public roadway capacity; and
7. Pursuant with MCC Section 20.532.095(B), the proposed project would not diminish access to Mendocino County coastal areas and conforms to the goals and policies of the Coastal Element of the General Plan. The Coastal Access trail is identified north of the subject parcel pursuant to the *LCP Land Use Map (#14 Beaver) Attachment*.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two (2) years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration. See Condition 15 regarding expiration of the Family Care Unit.
2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Applicants shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. All external lighting shall be shielded and downcast to prohibit light from being cast beyond the property boundaries. Outdoor lighting shall be turned off at 7:00 p.m. in the evenings and not be turned back on until the following day after 6:00 a.m. in the morning. (Twenty-four hour security lighting would be exempt from this time requirement; however any exterior security lighting installed on the property shall utilize motion-sensor activation).
9. The property owner shall comply with requirements of the applicable fire agency (California Department of Forestry and Fire Prevention [CalFire] and/or Fort Brag Rural Fire Protection District) or other alternatives as acceptable to the agency.
10. Landscaping outside the fenced area shall be restricted to locally native vegetation. Such species shall be identified in consultation with the California Native Plant Society Dorothy King Chapter.
11. In the event that additional archaeological resources are encountered during development of the

property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.

12. The applicant shall acknowledge in writing, by submittal of a signed letter to the Department of Planning and Buildings Services that all grading activities and site preparation, at a minimum, shall adhere to the following "Best Management Practices". **The applicant has sole responsibility to insure compliance with this Condition and any contractors involved in the project are aware of this Condition.**
 - a. That adequate drainage controls be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion.
 - b. The applicant shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much as required to conduct the operation.
 - c. All concentrated water flows, shall be discharged into a functioning storm drain system or into a natural drainage area well away from the top of banks.
 - d. Temporary erosion and sediment control measures shall be established and maintained until permanent protection is established.
 - e. Erosion control measures shall include, but are not limited to, seeding and mulching exposed soil on hill slopes, strategic placement of hay bales below areas subject to sheet and rill erosion, and installation of bioengineering materials where necessary. Erosion control measures shall be in place prior to October 1st.
 - f. All earth-moving activities shall be conducted between May 15th and October 15th of any given calendar year unless wet weather grading protocols are approved by the Department of Planning and Building Services or other agencies having jurisdiction.
 - g. Pursuant to the California Building Code and Mendocino County Building Regulations a grading permit will be required unless exempted by the Building Official or exempt by one of the following:
 - i. An excavation that (1) is less than two (2) feet (610 mm) in depth or (2) does not create a cut slope greater than five (5) feet (1524 mm) in height and steeper than one (1) unit vertical in 1½ units horizontal (66.7% slope).
 - ii. A fill less than one (1) foot (305 mm) in depth and placed on natural terrain with a slope flatter than one (1) unit vertical in five (5) units horizontal (20% slope), or less than three (3) feet (914 mm) in depth, not intended to support structures, that does not exceed fifty (50) cubic yards (38.3 m³) on any one (1) lot and does not obstruct a drainage.
13. The staging area for the proposed project shall be limited to the existing paved driveway. No construction materials shall be stored or maintained on any surface other than the existing paved driveway or within the footprint of the single-family residence. During periods of construction, material may be temporarily placed next to the areas of work, but shall be moved back to the driveway staging area at the end of each day. The staging area shall feature barriers around the staging area to prevent vehicle fluids flowing into coastal waters or wetlands, or the loss of any other construction material.
- ~~14. Prior to issuance of a building permit for the family care unit, the property owner shall provide proof of water as required by MCC Section 20.516.015(B). No permit for the family care unit shall be issued until there is demonstrated sufficient yield, as determined by the Division of Environmental Health, to support the construction of the family care unit. If sufficient yield cannot be demonstrated, the family care unit shall not be constructed.~~

~~15. Upon final inspection or a certificate of occupancy being issued for the Family Care Unit, a yearly renewal shall be required with the annual renewal date based off the date of final inspection or certificate of occupancy. Each year, prior to the expiration date, the Applicant shall submit a statement regarding the continued need for the Family Care Unit along with the required fee for renewal. The Department of Planning and Building Services shall not provide notice prior to the expiration.~~

~~16. The family care unit shall not be converted to an Accessory Dwelling Unit, unless and until Mendocino County adopts regulations to allow such activity in the future.~~

DATE

SAM VANDY VANDEWATER
SENIOR PLANNER

Appeal Period: 10 Days
Appeal Fee: \$1,616.00

ATTACHMENTS:

- | | | |
|------------------------------|--|--|
| A. Location Map | J. Elevations (fcu) | P. Appealable Areas |
| B. Aerial Imagery (Vicinity) | K. Zoning Display Map | Q. Adjacent Owner Map |
| C. Aerial Imagery (Project) | L. General Plan Map | R. Fire Hazards Zones & Responsibility Areas |
| D. Topographic Map | M. LCP Land Use Map 14: Beaver | S. Stormwater Permitting Zones |
| E. Site Plan | N. LCP Land Capabilities & Natural Hazards | T. Ground Water Resources |
| F. Floor Plan (residence) | O. LCP Habitats & Resources | U. Local Soil |
| G. Floor Plan (fcu) | | |
| H. Roof Plan | | |
| I. Elevations (residence) | | |



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT- STANDARD CDP**

**OCTOBER 28, 2021
CDP_2019-0003**

SUMMARY

OWNER/APPLICANT: SAMUELLE & PATRICIA KARAPINAR
1430 HIGHLAND DR
PLACERVILLE, CA 95667

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 boat and car garage. Additionally a 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.

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.

TOTAL ACREAGE: 1 Acre

GENERAL PLAN: Rural Residential, five acre minimum parcel size with a variable density of one acre minimum (RR:5 {RR:1})

ZONING: Rural Residential, five acre minimum parcel size with a variable density of one acre minimum (RR:5 [RR:1])

SUPERVISORIAL DISTRICT: 4 (Gjerde)

ENVIRONMENTAL DETERMINATION: Categorical Exemption; Class 3, Section 15303(a)

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: SAM "VANDY" VANDEWATER

BACKGROUND

PROJECT DESCRIPTION: 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. The request also includes a 1,502 square foot structure to contain a boat and car garage. Additionally a new septic system, associated rainwater cisterns, electrical panel upgrade, and solar photovoltaics would be built. An existing six (6) foot fence would be relocated.

SITE CHARACTERISTICS: The subject parcel is located roughly three (3) miles south of Fort Bragg city center, on the north side of Pacific Way. The parcel is developed with several structures including a single family residence, a shed, a fence, and a pump house. The site uses a well and septic for water and

wastewater, respectively, and is accessed by a shared easement driveway coming north off Pacific Way. The parcel is flat and the vegetation is limited to grasses, landscaped/decorative plants, and three larger trees. The subject parcel was created prior to adoption of the Coastal Act and the County Local Coastal Program. The parcel is shown on a Record of Survey Map, the "Dutcher and Hickman Tract", as lot 6 which was recorded April 13, 1948 in Map Case 1, Drawer 8, Page 32 of Mendocino County Records.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Rural Residential (RR:5 [RR:1])	Rural Residential (RR:5 [RR:1])	1 Acres±	Residential
EAST	Rural Residential (RR:5 [RR:1])	Rural Residential (RR:5 [RR:1])	1.5 Acres±	Residential
SOUTH	Rural Residential (RR:5 [RR:2])	Rural Residential (RR:5 [RR:2])	2.6 Acres±	Residential
WEST	Rural Residential (RR:5 [RR:1])	Rural Residential (RR:5 [RR:1])	1 Acres ±	Residential

PUBLIC SERVICES:

Access: Pacific Way (CR436A)
 Fire District: California Department of Forestry and Fire Prevention (CalFire)
 Fort Bragg Rural Fire Protection District
 Water District: None; on-site well
 Sewer District: None; on-site septic system and leach field

AGENCY COMMENTS: On August 5, 2019, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project with response summaries provided below.

REFERRAL AGENCIES	COMMENT
Planning Division (Fort Bragg)	Comment
Department of Transportation	No Comment
Environmental Health (Fort Bragg)	Comment
Building Inspection (Fort Bragg)	No Response
Assessor	No Response
Air Quality Management District	Comment
Sonoma State University	Comment
Archaeological Commission	Comment
California Department of Fish & Wildlife	Comment
California Coastal Commission	No Response
CalFire	Comment
California Native Plant Society	No Response
County Addresser	Comment
Fort Bragg Rural Fire Protection District	No Comment
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Band of Pomo Indians	No Response

LOCAL COASTAL PROGRAM CONSISTENCY: The proposed project is consistent with the goals and policies of the Local Coastal Program as detailed below.

1. Land Use: The subject parcel has a Rural Residential (RR) land use designation which is intended to be applied to lands,

"to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area and

residences should be located as to create minimal impact on agricultural viability. Principal Permitted Uses include residential and associated utilities, light agriculture, and home occupations. Conditional uses include the conservation of natural resources.”

The proposed project is located on a parcel less than one (1) acre in size which makes agricultural viability limited. Additionally, there are no major agricultural activities occurring within the vicinity of the subject parcel. A permitted use of the RR designation includes residential and associated utilities; the proposed project entails the expansion of an existing residence, as well as associated utilities. Staff finds the proposed project conforms to the intent of the RR land use designation as described in the Coastal Element.

2. Zoning: The subject parcel is located within the Rural Residential (RR:5 [RR:1]) zoning district which has a minimum lot size of five (5) acres, but can be reduced down to one (1) acre with demonstration of adequate water to support such a reduction (typically at the time of subdivision of a parcel). The RR district is intended to be applied to lands.....

“to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area and residences should be located as to create minimal impact on agricultural viability.”

The proposed project would permit the applicants to replace the walls and roof of the existing single family residence, replace and add decking around the existing structure, and repave the existing driveway. A single family residence and family care unit are principally permitted within the RR zoning district, pursuant to Mendocino County Coastal Zoning Code Chapters 20.376 and 20.456, respectively. The project would comply with the minimum front and rear yard requirement of twenty (20) feet and the side yard requirement of six (6) feet for a parcel of this size in the RR:5 [RR:1] zoning district. The maximum building height permitted in the RR zoning district is twenty-eight (28) feet above the natural grade for parcels not located in Highly Scenic Areas, such as this parcel. The maximum lot coverage limit of twenty percent (20%) would not be exceeded by the proposed project. The proposed project would result in (less than) 8,000 square feet of lot coverage including structures and driveways while the maximum coverage permitted is 8,800 square feet. Staff finds the proposed project conforms to the intent of the Rural Residential zoning district, as well as policies of the Coastal Element and MCC Chapter 20.376.

3. Visual Resources and Special Treatment Areas: The subject parcel is not located in a highly scenic area, despite being west of State Route 1 (SR 1). The proposed project entails addition of a master suite, great room, storage room, and corridors to the existing single-family residence, expansion of the attached garage, demolition of a shed and construction of a new boat and car garage , establishment of a driveway, relocation of the fence, and the development of additional utilities. Although not in a highly scenic area, the proposed project would conform to building height limits of twenty-eight (28) feet with the tallest structure being the single family residence at nineteen (19) feet. A condition has been included to require exterior lighting regulations set forth in MCC Section 20.504.035 be adhered to for all development. Staff finds the proposed project conforms with the Visual Resource policies of the Coastal Element and MCC Chapter 20.504.
4. Hazard Management: The parcel is located in an area classified with a “High” fire hazard severity rating. Fire protection services are provided by the Fort Bragg Rural Fire Protection District (FBRPD), which responded with no comment to project referrals. The project application was also referred to CalFire which responded that fire standards would be applied during review of any forthcoming building permit under their review. A condition (condition 9) has been included to ensure all development has the approval of the applicable fire agency, as necessary.

The subject parcel is located on a marine terrace which is associated with strong shaking during seismic events, as shown in the *LCP Land Capabilities & Natural Hazards Attachment*. However, the California Building Code includes standards that reduce the impacts of seismic activities and shaking on residential structures. The attachments to this report demonstrate that the following are not associated with the subject parcel: faults, bluffs, tsunamis, landslides, or erosion. The elevation difference across the parcel is less than ten (10) feet. Staff finds the proposed project would conform to the Hazard Management policies of the Coastal Element and MCC Chapter 20.500.

5. Habitats and Natural Resources: A biological study was not submitted with the project application, but the project was referred to California Department of Fish and Wildlife (CDFW) on August 5, 2019 and comments were received back from CDFW on August 28, 2021. CDFW staff noted that while a survey was not provided, it would not appear from historical aerial imagery that native species would be able to persist due to mowing of grasses on the subject parcel. A site visit by the project planner on August 27, 2021 confirmed the parcel had been mowed for maintenance by the property owners and only three trees were present, in addition to some landscaping vegetation along the sides of the residence.

The subject parcel is located in an area designated as “Urban” by the *LCP Habitats & Resources Attachment*, and identifies the dominant vegetation as “scrub.”

The California Natural Diversity Database (CNDDDB) was reviewed to determine the extent of special status species and communities; no species were identified on or in the vicinity of the subject parcel. A condition (condition 10) has been included to require locally native vegetation be utilized and planted in any landscaping outside the maintained fenced area. Staff finds the proposed project would conform to the Habitats and Natural Resources policies of the Coastal Element and MCC Chapter 20.496.

6. Archaeological/Cultural Resources: An Archaeological Survey was not submitted with the application material, but the project was referred to the Northwest Information Center (NWIC) at Sonoma State University. Staff at NWIC reviewed the project and provided comment back to be considered by the Archaeological Commission. The project was initially scheduled for the Commission on June 9, 2021, but was continued at the request of the applicant to the next meeting. At the July 14, 2021 meeting, the applicant provided historical and archaeological information regarding the subject parcel to the Commission which then determined that an Archaeological Survey was not required at this time.

The discovery clause has been added as a condition of approval for the project to ensure any archaeological resources are adequately protected during activities of the proposed project.

The project was also referred to three local tribes for review and comment, including the Cloverdale Rancheria, Sherwood Valley Band of Pomo Indians, and the Redwood Valley Little River Band of Pomo Indians. As of this date, no response has been received from any of the three local tribes.

Staff finds the proposed project would adequately protect historical, paleontological, and archaeological resources and would conform with the Archaeological Resources policies of the Coastal Element and MCC Chapter 22.12.

7. Grading, Erosion, and Run-Off: Some grading and site preparation would be required under the project where development expands beyond the existing footprint, though several areas already have concrete set for the proposed development. However, the terrain in which the project components are proposed is completely flat. Additionally, the proposed project is located within the Fort Bragg Storm Water Management Area. The use of best management practices has been included as a condition to the project. An additional condition (condition 13) has been included restricting the staging area of the project to existing paved/concreted areas. Staff finds the project would not result in significant erosion or run-off and conforms with the policies of the Coastal Element and MCC Chapter 20.492.
8. Groundwater Resources: The project site is located within a mapped “Marginal Water Resources” area in which the site’s density may be increased only upon proof of public water or a positive hydrological

report. The subject parcel currently utilizes an on-site well, which would continue to be used under the project for the expanded residence. The proposed project does not entail any increase in density of the parcel and therefore does not require any additional testing for groundwater resources. Additionally, a referral was sent to the Mendocino County Division of Environmental Health who did not express any concerns as the proposed project includes a new septic system. Staff finds the proposed project would conform to the Utilities policies of the Coastal Element and MCC Chapter 20.516.

9. **Transportation/Circulation:** The project would not contribute new sources of traffic on local and regional roadways. The cumulative effects of traffic resulting from development on this site were considered when the Coastal Element land use designations were assigned. The project was referred to the Mendocino County Department of Transportation (MCDOT) for review and comment; a response of "No Comment" was received. The current driveway that provides access to the existing single-family residence comes off an easement driveway shared by neighboring parcels, as opposed to Pacific Way. The new driveway for the family care unit and boat garage would be accessed directly from Pacific Way. As conditioned, Staff finds the project would not impact transportation or circulation and would be provided with adequate access from Pacific Way. Staff finds the proposed project would conform with the Transportation policies of the Coastal Element and MCC Chapter 20.516.
10. **Public Access:** The subject parcel is located near the California coastline, but does not have prescriptive rights for the public to access the shore. Per the *LCP Land Use Map (#14 Beaver) Attachment*, the coastal access trail is absent from the subject parcel and surrounding area entirely. Furthermore, the *LCP Land Use Map (#14 Beaver) Attachment* does not indicate any future coastal access trail in the vicinity of the subject parcel. The closest designated public access is to the north along Schoeffer Lane, which provides access to the coastline. Staff finds the proposed project conforms to the Shoreline Access policies of the Coastal Element and MCC Chapter 20.528.

ENVIRONMENTAL DETERMINATION: The Secretary for Resources has found that certain classes of projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the Project meets the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 3, Section 15303. Project consists of additions to an existing single-family residence and development of associated accessory structures and utilities.

PROJECT FINDINGS AND CONDITIONS: Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed project and adopts the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed project is in conformity with the certified Local Coastal Program. The proposed project, which includes addition of a master suite, great room, storage room, and corridors to the existing single-family residence, expansion of the attached garage, demolition of a shed and construction of a new boat and car garage, establishment of a driveway, relocation of the fence, and the development of additional utilities, is principally permitted within the Rural Residential Land Use Designation, as defined in the General Plan Coastal Element, and is consistent with the intent of said designation, and;
2. Pursuant with MCC Section 20.532.095(A)(2), the proposed project would be provided with adequate utilities, access roads, drainage, and other necessary facilities. The subject parcel currently utilizes an on-site well and septic system for water access and wastewater management, respectively. Access for the subject parcel is gained from Pacific Way and drainage of the parcel would occur through runoff and groundwater infiltration, as well as some rainwater catchment, and;
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed project is consistent with the purpose and intent of the Rural Residential Zoning District, as well as all other provisions of Division II of

Title 20 of the Mendocino County Code (Coastal Zoning Code), and preserves the integrity of the Rural Residential zoning district. A single-family residence is a principally permitted use within the RR zoning district, along with associated development such as accessory structures, driveways, and utilities. The development is further supported by the zoning district which allowed for smaller parcel sizes below the usual minimum acreage size; and

4. Pursuant with MCC Section 20.532.095(A)(4), the proposed project, if developed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. The proposed development, including addition of a master suite, great room, storage room, and corridors to the existing single-family residence, expansion of the attached garage, demolition of a shed and construction of a new boat and car garage, establishment of a driveway, relocation of the fence, and the development of additional utilities, is determined to be categorically exempt pursuant to Section 15303 of the California Code of Regulations which allows for the construction of single family residences and accessory structures and utilities, and;
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed project would not have any adverse impact on any known archaeological or paleontological resources. The proposed project was referred to the Northwest Information Center and their response reviewed by the Archaeological Commission which determined no archaeological survey was necessary. Additionally the proposed project was referred to all applicable Native American tribal agencies pursuant to AB 52 with no responses. The discovery clause has been added as a condition of approval to ensure archaeological sites or artifacts are protected; and
6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed project. The parcel can be serviced by solid waste removal services or the applicants may utilize the Caspar Transfer Station located approximately four (4) miles southeast of the subject parcel. The Mendocino County Department of Transportation provided no comment and did not indicate any concerns regarding the proposed project and public roadway capacity; and
7. Pursuant with MCC Section 20.532.095(B), the proposed project would not diminish access to Mendocino County coastal areas and conforms to the goals and policies of the Coastal Element of the General Plan. The Coastal Access trail is identified north of the subject parcel pursuant to the *LCP Land Use Map (#14 Beaver) Attachment*.

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two (2) years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration. See Condition 15 regarding expiration of the Family Care Unit.
2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development

- from County, State and Federal agencies having jurisdiction.
5. The Applicants shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
 6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
 7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
 8. All external lighting shall be shielded and downcast to prohibit light from being cast beyond the property boundaries. Outdoor lighting shall be turned off at 7:00 p.m. in the evenings and not be turned back on until the following day after 6:00 a.m. in the morning. (Twenty-four hour security lighting would be exempt from this time requirement; however any exterior security lighting installed on the property shall utilize motion-sensor activation).
 9. The property owner shall comply with requirements of the applicable fire agency (California Department of Forestry and Fire Prevention [CalFire] and/or Fort Brag Rural Fire Protection District) or other alternatives as acceptable to the agency.
 10. Landscaping outside the fenced area shall be restricted to locally native vegetation. Such species shall be identified in consultation with the California Native Plant Society Dorothy King Chapter.
 11. In the event that additional archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.
 12. The applicant shall acknowledge in writing, by submittal of a signed letter to the Department of Planning and Buildings Services that all grading activities and site preparation, at a minimum, shall adhere to the following "Best Management Practices". **The applicant has sole responsibility to insure compliance with this Condition and any contractors involved in the project are aware of this Condition.**
 - a. That adequate drainage controls be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion.
 - b. The applicant shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much as required to conduct the operation.
 - c. All concentrated water flows, shall be discharged into a functioning storm drain system or into a natural drainage area well away from the top of banks.

- d. Temporary erosion and sediment control measures shall be established and maintained until permanent protection is established.
 - e. Erosion control measures shall include, but are not limited to, seeding and mulching exposed soil on hill slopes, strategic placement of hay bales below areas subject to sheet and rill erosion, and installation of bioengineering materials where necessary. Erosion control measures shall be in place prior to October 1st.
 - f. All earth-moving activities shall be conducted between May 15th and October 15th of any given calendar year unless wet weather grading protocols are approved by the Department of Planning and Building Services or other agencies having jurisdiction.
 - g. Pursuant to the California Building Code and Mendocino County Building Regulations a grading permit will be required unless exempted by the Building Official or exempt by one of the following:
 - i. An excavation that (1) is less than two (2) feet (610 mm) in depth or (2) does not create a cut slope greater than five (5) feet (1524 mm) in height and steeper than one (1) unit vertical in 1½ units horizontal (66.7% slope).
 - ii. A fill less than one (1) foot (305 mm) in depth and placed on natural terrain with a slope flatter than one (1) unit vertical in five (5) units horizontal (20% slope), or less than three (3) feet (914 mm) in depth, not intended to support structures, that does not exceed fifty (50) cubic yards (38.3 m³) on any one (1) lot and does not obstruct a drainage.
13. The staging area for the proposed project shall be limited to the existing paved driveway. No construction materials shall be stored or maintained on any surface other than the existing paved driveway or within the footprint of the single-family residence. During periods of construction, material may be temporarily placed next to the areas of work, but shall be moved back to the driveway staging area at the end of each day. The staging area shall feature barriers around the staging area to prevent vehicle fluids flowing into coastal waters or wetlands, or the loss of any other construction material.

DATE

SAM VANDY VANDEWATER
SENIOR PLANNER

Appeal Period: 10 Days
Appeal Fee: \$1,616.00

ATTACHMENTS:

- | | | |
|------------------------------|--|--|
| A. Location Map | J. Elevations (fcu) | P. Appealable Areas |
| B. Aerial Imagery (Vicinity) | K. Zoning Display Map | Q. Adjacent Owner Map |
| C. Aerial Imagery (Project) | L. General Plan Map | R. Fire Hazards Zones & Responsibility Areas |
| D. Topographic Map | M. LCP Land Use Map 14: Beaver | S. Stormwater Permitting Zones |
| E. Site Plan | N. LCP Land Capabilities & Natural Hazards | T. Ground Water Resources |
| F. Floor Plan (residence) | O. LCP Habitats & Resources | U. Local Soil |
| G. Floor Plan (fcu) | | |
| H. Roof Plan | | |
| I. Elevations (residence) | | |

METAL ROOFING, OR ASPHALT SHINGLE ROOFING TO MATCH EXISTING

LEXAN OR GLASS OVERHANG

METAL ROOFING

COPPER OR PVC GUTTERS

BOARD FORMED CONCRETE PATIO WALL

WOOD OR FIBERBOARD BOARD AND BATTEN SIDING

RAINWATER CISTERN

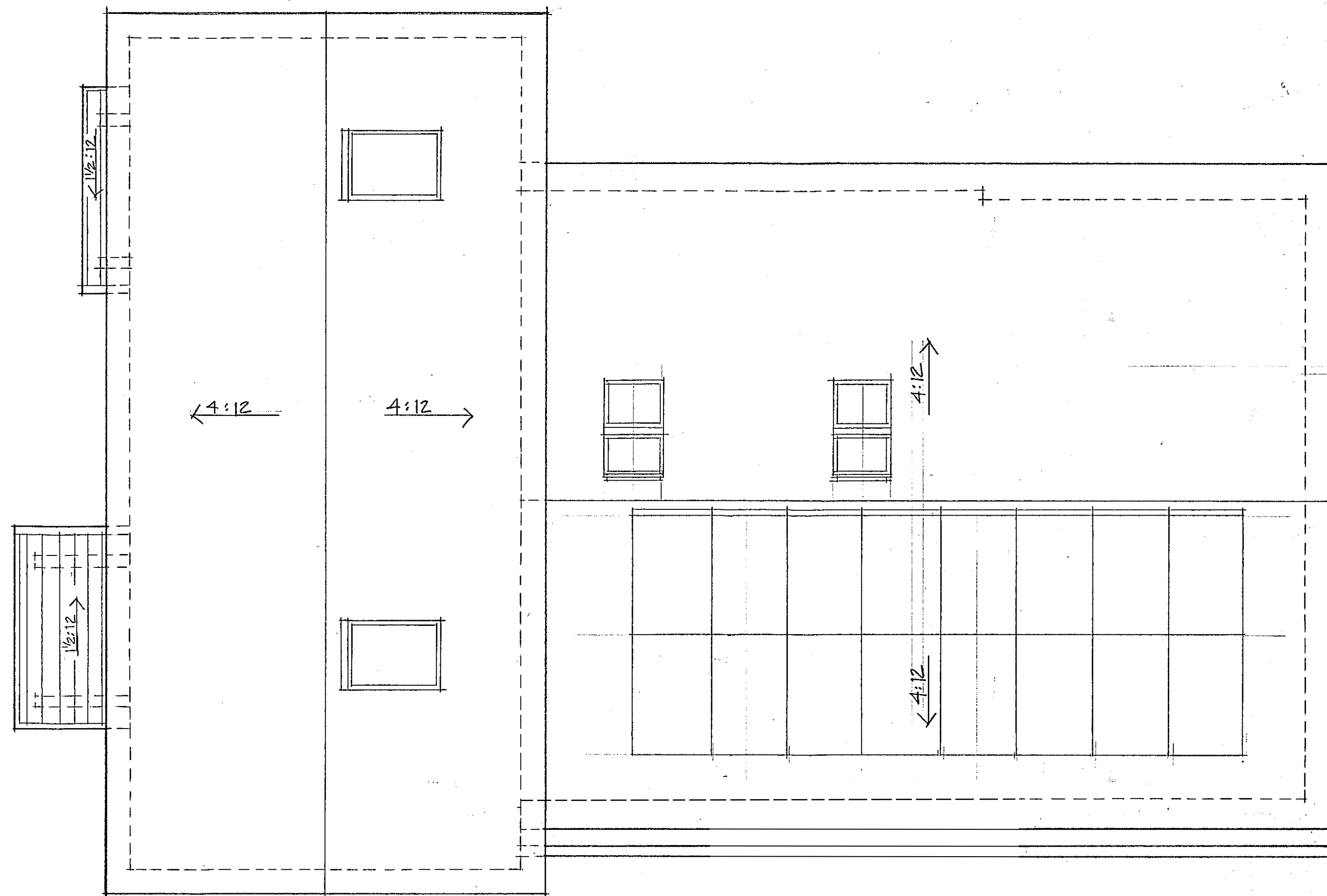
CEDAR OR REDWOOD SHINGLE SIDING, NATURAL

CONCRETE PLINTH/SEAT

WOOD OR FIBERBOARD LAP SIDING

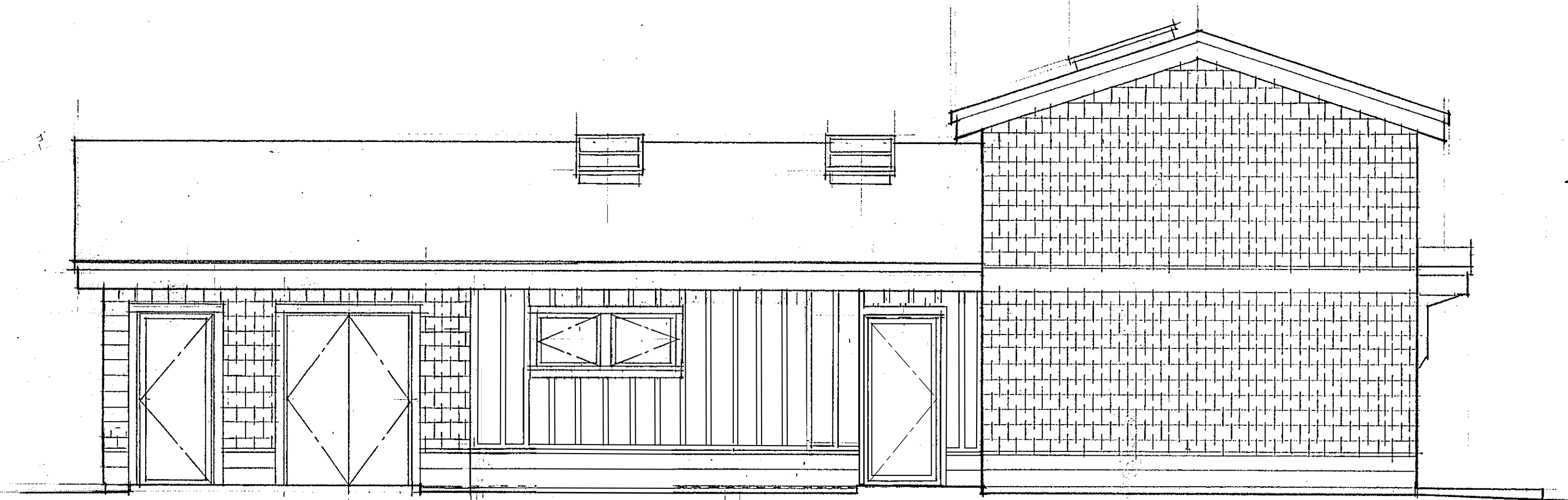
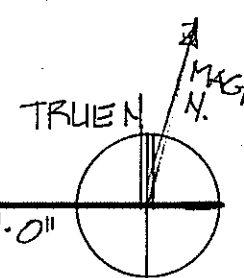
WEST ELEVATION

1/4" = 1'-0"



ROOF PLAN - GARAGE

1/4" = 1'-0"



NORTH ELEVATION - GARAGE

1/4" = 1'-0"

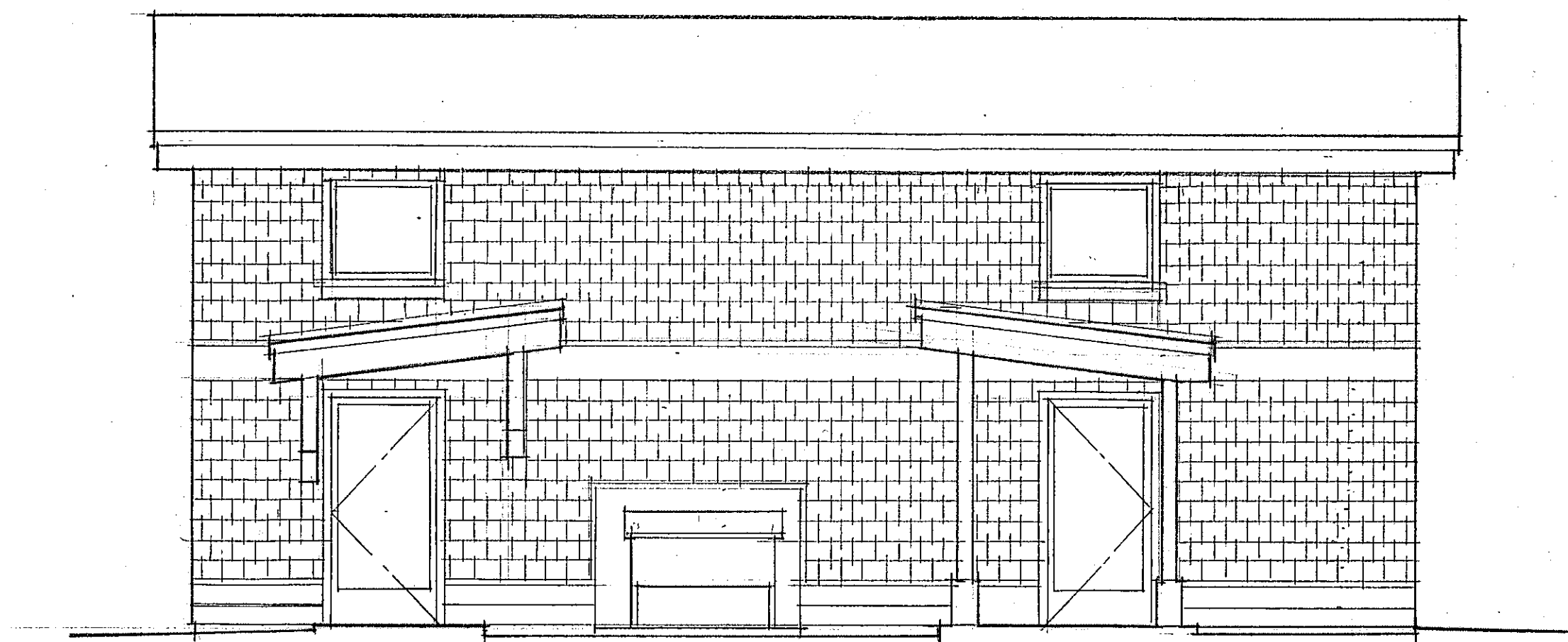
KARAPINAR RESIDENCE ADDITION
 33400 PACIFIC WAY, FORT BRAGG, CA

DATE
REVISED 11/14/21

REVISION

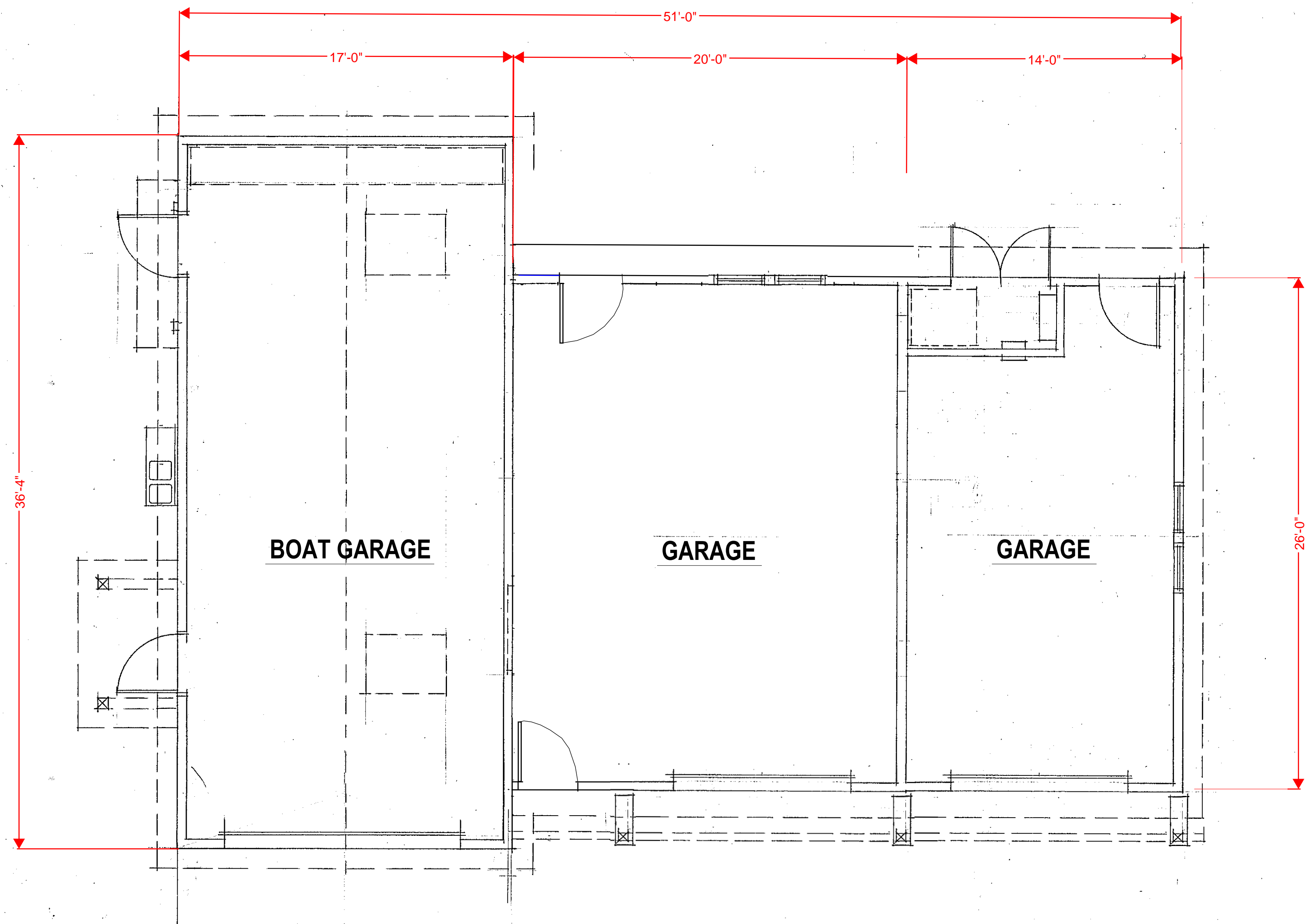
**ELEVATIONS,
GARAGE ROOF
PLAN**

SHEET 5/6

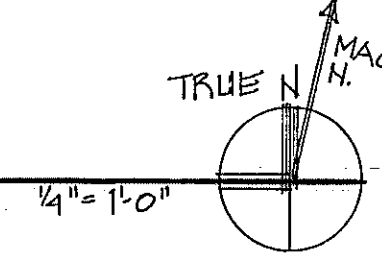


WEST ELEVATION - GARAGE

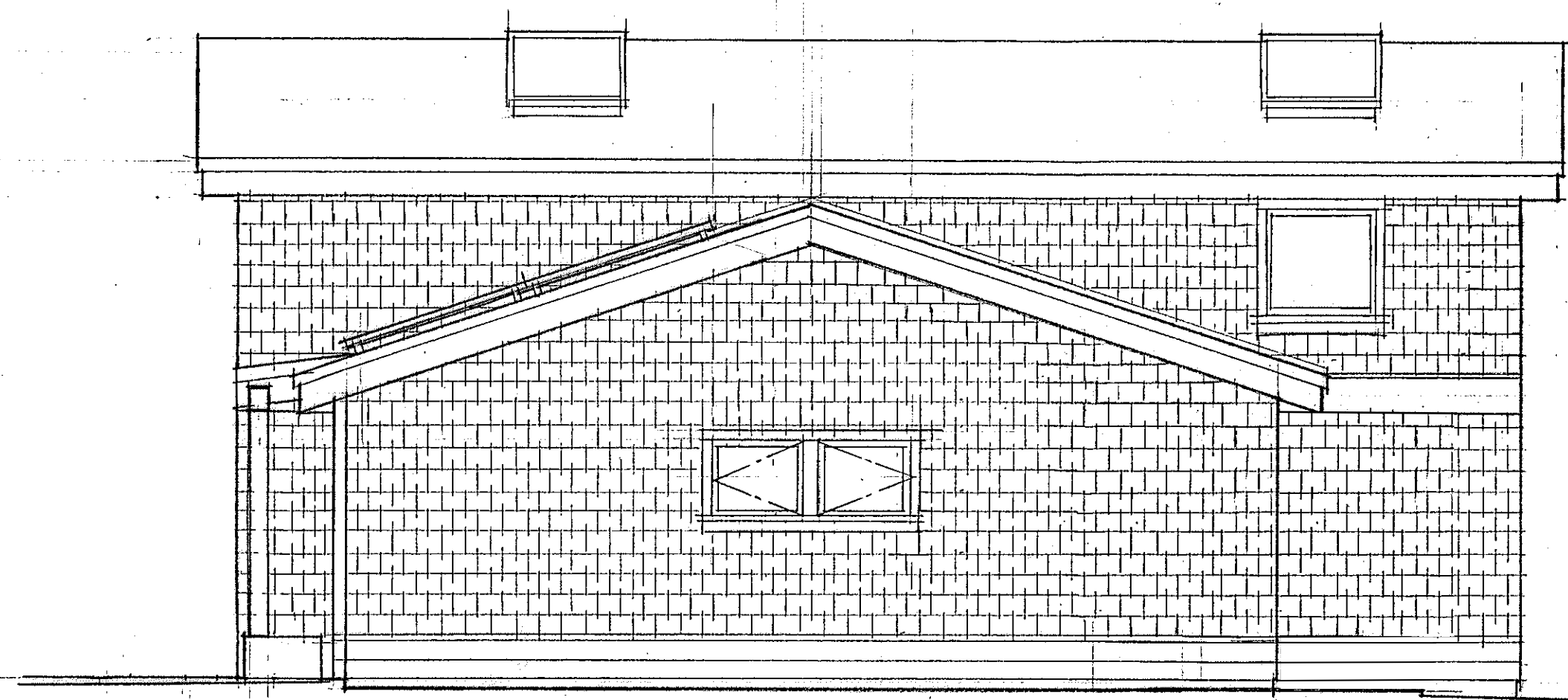
1/4" = 1'-0"



FLOOR PLAN - GARAGE

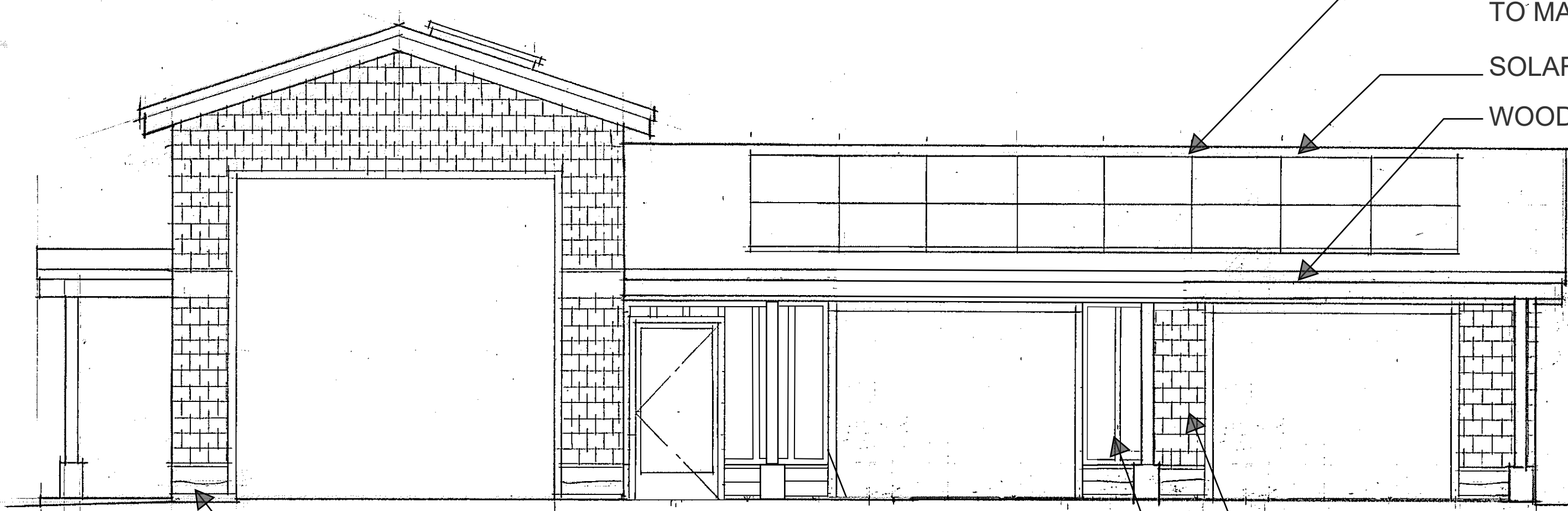


1/4" = 1'-0"



EAST ELEVATION - GARAGE

1/4" = 1'-0"



SOUTH ELEVATION - GARAGE

1/4" = 1'-0"

- METAL ROOFING, OR ASPHALT SHINGLE ROOFING TO MATCH EXISTING
- SOLAR PHOTOVOLTAIC PANELS
- WOOD TRELLIS

WOOD OR FIBERBOARD HORIZONTAL LAP SIDING

- CEDAR OR REDWOOD SHINGLE SIDING, NATURAL
- WOOD OR FIBERBOARD BOARD AND BATTEN SIDING

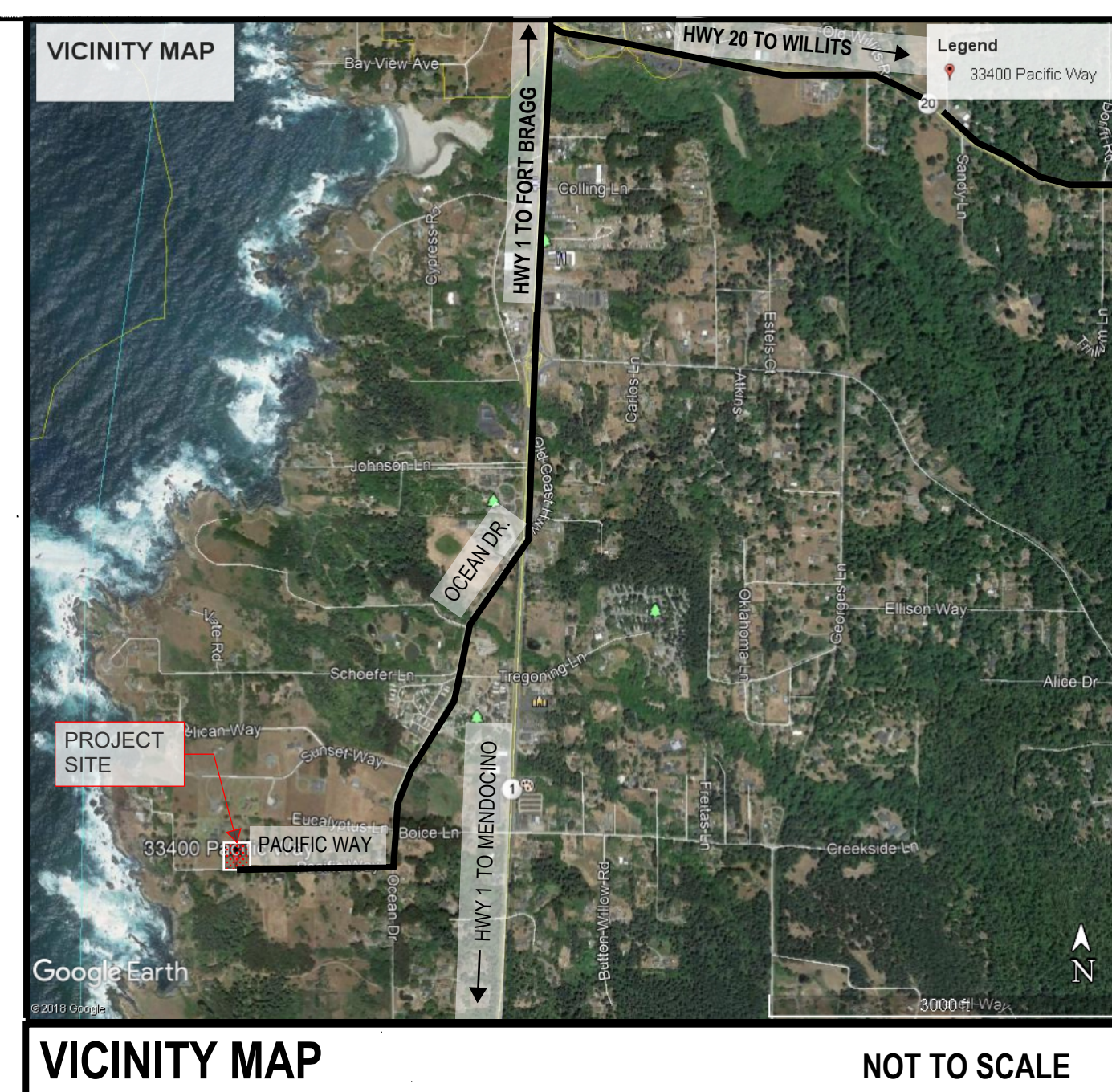
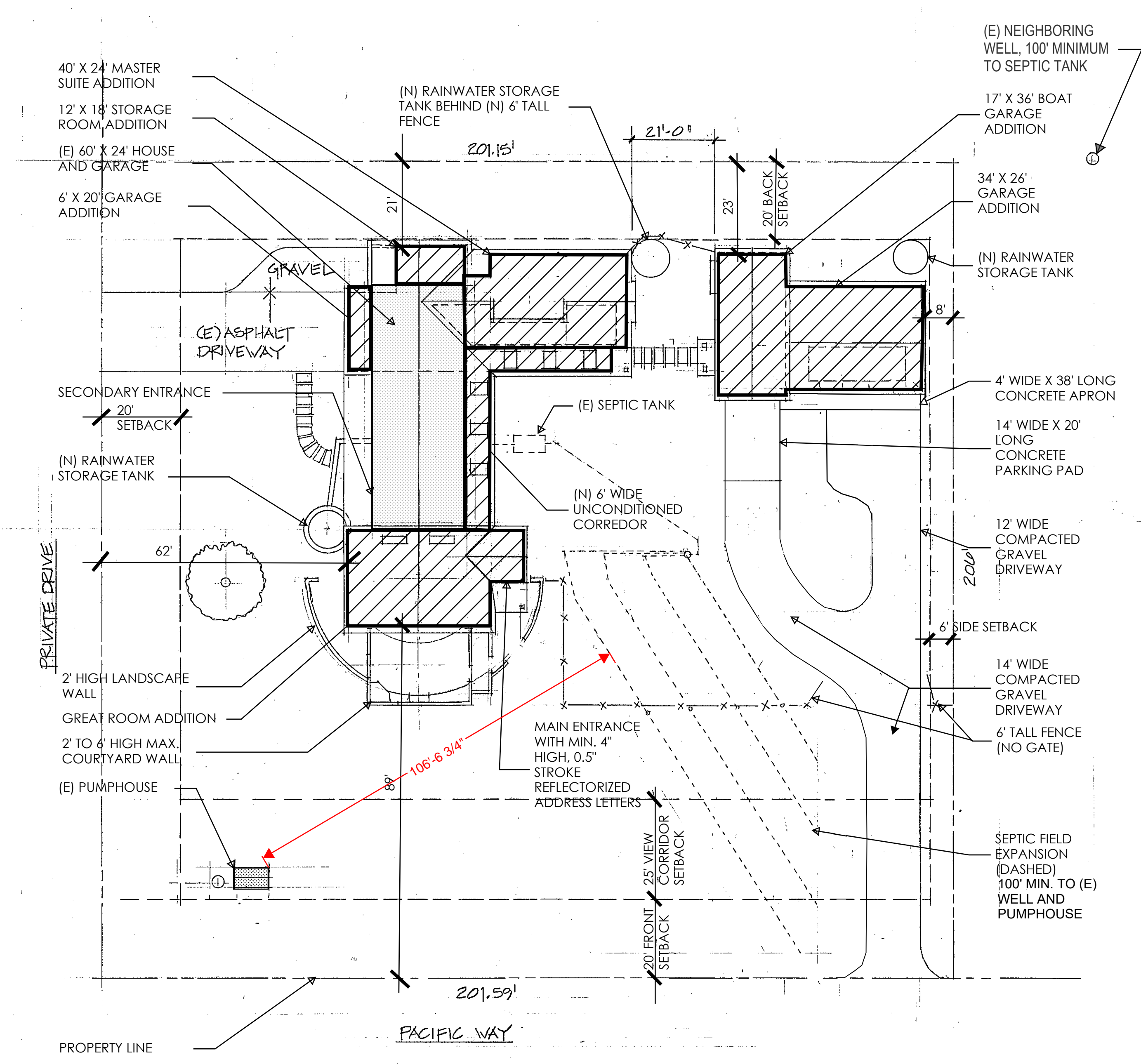
KARAPINAR RESIDENCE ADDITION
33400 PACIFIC WAY, FORT BRAGG, CA

DATE

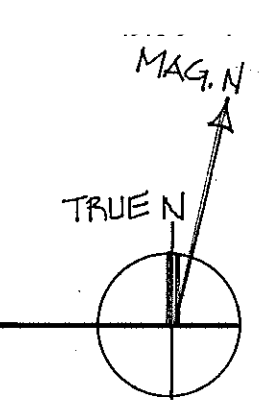
REVISION

GARAGE FLOOR PLAN, ELEVATIONS

SHEET 6/6



SITE PLAN
1" = 20'



KARAPINAR RESIDENCE ADDITION
33400 PACIFIC WAY, FORT BRAGG, CA

DATE
REVISED 11/14/21

REVISION