



COASTAL PERMIT ADMINISTRATOR AGENDA

APRIL 14, 2022
11:00 A.M.

VIRTUAL MEETING ORDER OF AGENDA

The Mendocino County Coastal Permit Administrator meetings will be conducted **virtually** and not available for in person public participation the provisions of Government Code section 54953 and the recommendation of the Mendocino County Health Officer. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

ZOOM INFORMATION

April 14, 2022 11:00 AM Pacific Time (US and Canada) Mendocino County Coastal Permit Administrator

Please click the link below to join the webinar:

<https://mendocinocounty.zoom.us/j/85992463182>

Or One tap mobile:

US: +16699009128,,85992463182# or +12532158782,,85992463182#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656

Webinar ID: 859 9246 3182

Zoom Instructions:

- 1. Via Computer as an attendee: To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. If you encounter any issues, please use the call-in option below.**
- 2. Via phone call using cellphone or landline: When the Coastal Permit Administrator meeting begins, and discussion begins for the item you wish to comment on, Press *9 to raise your hand. When you are called upon to speak, you will be prompted to unmute your mic, press *6 to unmute.**

Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again.

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 Commissioners, 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, please use the telecomment form found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

- 1. Meeting Called to Order - 11:00 a.m.**
- 2. Determination of Noticing.**
- 3. Regular Calendar.**



- 3a. CASE#: CDP_2019-0044 (Continued from March 10, 2022)**
DATE FILED: 11/18/2019
OWNER/APPLICANT: BOB UTLEY & ELISABETH BRINTON
AGENT: GENEVIEVE MARSH, AGILE ARCHITECTURE STUDIO
REQUEST: Standard Coastal Development Permit to authorize the construction of a 2,592 sq. ft. multi-story single family residence, with a maximum average height of 25 ft. above natural grade. A detached 622 sq. ft. covered (roof mount solar) carport with a maximum height of 15 ft. from natural grade, a 130 sq. ft. detached storage building, installation of a view-obscuring fence 6 ft. in height, an attached covered walkway, patio with integrated hot-tub, landscaped-courtyard, driveway, connections to utilities, water supply and septic system.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 1.6± miles north of the Town of Mendocino, lying on the west side of Cypress Street (private), 0.45± miles southwest of its intersection with Point Cabrillo Drive (CR 564) within the 'Coast Highlands Subdivision', located at 45640 Cypress Dr., Mendocino; APN: 118-230-08.
SUPERVISORIAL DISTRICT: 4 (Gjerde)
STAFF PLANNER: TIA SAR
- 3b. CASE#: B_2021-0033**
DATE FILED: 6/15/2021
OWNER/APPLICANT: JASON DAVID VALLINA & MICHELLE NOE AND RICHARD ESTABROOK
REQUEST: Coastal Development Boundary Line Adjustment to Merge Lot number 1 0.33± acres (APN 118-100-02) with Lot number 2 0.12± acres (APN 118-100-03), and reconfigure boundary lines between Lot number 1 and Lot number 3 1.60 acres (APN 118-100-04) to transfer 0.13± acres from Lot number 3 to Lot number 1, resulting in a final acreage of Lot number 1 at 0.58± acres and Lot number 3 at 1.47± acres; reconfigure boundary lines between Lot number 3 and Lot number 4 133.09± acres (APNs 118-100-36 and 118-090-16, specifically) to transfer 2.3± acres from Lot number 4 to Lot number 3, resulting in a final acreage of Lot number 3 at 3.77± acres and Lot number 4 at 130.79± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, approximately 0.81± miles from Caspar town center on the south side of Caspar Orchard Rd. (CR410) 0.28± miles from its intersection with Fern Creek Rd. (CR411A); located at 44501 Caspar Rd. and 4451 Caspar Rd., Caspar; APNs 118-100-02, 118-100-03, 118-100-04, 118-100-36, and 118-090-36.
SUPERVISORIAL DISTRICT: 4 (Gjerde)
STAFF PLANNER: MATT GOINES
- 3c. CASE#: CDP_2021-0024**
DATE FILED: 4/28/2021
OWNER/APPLICANT: MATTHEW ROWLAND
AGENT: WYNN COASTAL PLANNING & BIOLOGY, AMY WYNN
REQUEST: Standard Coastal Development Permit to establish a commercial use of property consisting of an event equipment and supply rental business primarily engaged in the rental of equipment and supplies used by event professional and service establishments. Additionally, the rental of commonly used goods and merchandise for personal or household use is also proposed. Two new storage buildings are proposed to be constructed on the property. One is 3,168 square feet in size with an attached loading dock, while the second is 1,280 sqft in size. There is an existing single family residence with an attached garage and atrium, a separate detached garage and a small barn already on the property. Seven new parking spaces are proposed to be added to the site.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 1.4± miles south of the City of Fort Bragg, on the east side of State Route 1 (SR 1), 470± feet south of its intersection with Ocean Drive (CR 436); located at 18001 N. Highway 1, Fort Bragg; APN: 017-160-67
SUPERVISORIAL DISTRICT: 4 (Gjerde)
STAFF PLANNER: KEITH GRONENDYKE



3d. CASE#: CDP_2021-0043

DATE FILED: 8/25/2021

OWNER/APPLICANT: EDWARD III & DONNA CAHILL

AGENT: SEAN GAYNOR-ROUSSEAU

REQUEST: Standard Coastal Development Permit for the construction of a replacement septic system for an existing four (4) bedroom single family residence.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 6± miles north of the town of Gualala, on the west side of State Route 1 (SR 1), at the intersection with Signal Port Creek Road (CR 520), located at 32290 State Route 1, Gualala (APN: 142-151-25).

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: KEITH GRONENDYKE

3e. CASE#: CDP_2021-0056

DATE FILED: 12/15/2021

OWNER/APPLICANT: MONICA LYNN STEIN OLSON

REQUEST: Standard Coastal Development Permit to construct a 286 square foot addition connecting an existing single family residence to an existing detached garage. Garage would be remodeled to include an additional bathroom, office, and living space.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 0.5± miles north of Mendocino town center, on the north side of Palette Drive (CR 448), located at 10931 Palette Drive, Mendocino, APN: 119-060-09.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: LIAM CROWLEY

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 (707) 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m.

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