



COASTAL PERMIT ADMINISTRATOR AGENDA

MAY 12, 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

Mendocino County Coastal Permit Administrator May 12, 2022 11:00 AM Pacific Time (US and Canada)

Please click the link below to join the webinar:

<https://mendocinocounty.zoom.us/j/82863595355>

Or One tap mobile:

US: +16699009128,82863595355# or +13462487799,82863595355#

Or Telephone:

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

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

Webinar ID: 828 6359 5355

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_2018-0007 (Continued from January 13, 2022)
DATE FILED: 3/9/2018
OWNER/APPLICANT: VAUGHN SCOTT
AGENT: SPADE NATURAL RESOURCES CONSULTING
REQUEST: Standard Coastal Development Permit application to remove a 400-square-foot shed and resolve a code violation for development without prior authorization.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 3± miles north of the town of Manchester on the west side of State Route 1, located at 16200 S Hwy 1, Manchester (APN 132-170-07).
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: JULIANA CHERRY
RESPONSE DUE DATE: 12/20/2021
- 3b. **CASE#:** B_2021-0058
DATE FILED: 10/25/2021
OWNER: MAX BALLANTINE AND VINEET JAGGI ET AL
APPLICANT: VINEET JAGGI
AGENT: RICHARD SEALE
REQUEST: Coastal Development Boundary Line Adjustment to reconfigure the boundaries between two lots in Anchor Bay. Lot 1 (APN: 144-035-06) will decrease to .24± acres and Lot 2 (APN: 144-035-07) will decrease to .33± acres.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, in the Community of Anchor Bay, lying on the east side of Hwy 1 (SR 1), 730± feet east of its intersection with Ocean View Ave (private), located at 46841 & 46851 Ocean View Way, Anchor Bay; APN:144-035-06, -07.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: LIAM CROWLEY
- 3c. **CASE#:** CDP_2021-0007
DATE FILED: 1/28/2021
OWNER/APPLICANT: ERIN SIMPSON & JONAH SHIPLEY
AGENT: KELLY GRIMES, ARCHITECT
REQUEST: Standard Coastal Development Permit for an addition to the upstairs garage/storage area with adjoining small balcony and convenience (half) bath, as well as the conversion of an existing office space into a Family Care Unit.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 2± miles north of the town of Mendocino, 2000± feet east of the Pacific Ocean, on the south side of Cypress Dr. (private), 430± feet from the closest intersection with Bishop Ln., located at 45201 Cypress Dr., Mendocino; APN: 118-230-25.
SUPERVISORIAL DISTRICT: 4 (Gjerde)
STAFF PLANNER: STEVEN SWITZER
- 3d. **CASE#:** CDP_2021-0026
DATE FILED: 5/14/2021
OWNER/APPLICANT: T. BRUCE LYCKBERG
AGENT: CARL RITTIMAN
REQUEST: Standard Coastal Development Permit to replace existing leach lines with new piping, as the existing pipes are clogged with roots. No new leaching trenches will be constructed.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In Coastal Zone, 1.93± miles northwest of Mendocino town center, on the west side of Cypress Drive (private), 0.28± miles southwest of its intersection with Bishop Lane (private); located at 45680 Cypress Drive, Mendocino; APN: 118-230-06.
SUPERVISORIAL DISTRICT: 4 (Gjerde)
STAFF PLANNER: KEITH GRONENDYKE



- 3e. **CASE#:** CDP_2021-0027
DATE FILED: 5/7/2021
OWNER: PACIFIC GAS & ELECTRIC CO AND PHILIP KAY AND RICHARD MITCHELL
APPLICANT: PACIFIC GAS & ELECTRIC CO
AGENT: ODE BERSTEIN, PACIFIC GAS & ELECTRIC CO
REQUEST: Standard Coastal Development Permit to remove Major Vegetation (i.e. 66 trees and other vegetation) and satisfy Fire Safe Standards within 50-feet of the perimeter fence at the PG&E Substation in Elk.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone and the village of Elk, on the north side of Philo Greenwood Road, 0.25± miles east of its intersection with State Route 1 (SR 1); located at 35720 Philo Greenwood Rd., Elk; APNs: 127-232-12, 127-220-03, 127-232-27, 127-232-16, and 127-150-01.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: JULIANA CHERRY
- 3f. **CASE#:** CDP_2021-0033
DATE FILED: 8/16/2021
OWNER/APPLICANT: JOHN KRUZIC
REQUEST: Standard Coastal Development Permit to construct a 1,440 accessory building to be used as a garage, workshop, and personal storage.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 3.45± miles southwest of Fort Bragg, lying on the west side of State Route 1 (SR1), 490± feet south of its intersection with Kirtlan Way (private), located at 17403 Ocean Drive, Fort Bragg; APN: 017-310-71.
SUPERVISORIAL DISTRICT: 4 (Gjerde)
STAFF PLANNER: MATT GOINES
- 3g. **CASE#:** CDP_2021-0042
DATE FILED: 11/12/2021
OWNER/APPLICANT: JAMES SCHMITDT & KRISTEN WILLIAMS
AGENT: JAY ANDREIS
REQUEST: Standard Coastal Development Permit for major vegetation removal of 2.9± acres of trees, for a planned single family residence, view shed enhancement, and associated development.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
LOCATION: In the Coastal Zone, 1± mile northeast of Mendocino, 0.35± miles north of the intersection of Gurley Lane (CR 407Z) and Little Lake Road (CR 408); located at 11100 Gurley Lane (CR 407Z), Mendocino; APN 119-020-35.
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. Should you desire notification of the Coastal Permit Administrator's 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