



# COASTAL PERMIT ADMINISTRATOR AGENDA (AMENDED)

SEPTEMBER 14, 2023  
11:00 A.M.

## ORDER OF AGENDA

The Mendocino County Coastal Permit Administrator meetings will be conducted **at 860 North Bush Street, Ukiah California** and virtual attendance will be available via Zoon. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

**Mendocino County Coastal Permit Administrator** September 14, 2023 11:00 AM Pacific Time (US and Canada). Please click the link to join the webinar: <https://mendocinocounty.zoom.us/j/87261470864>

Or One tap mobile: +16694449171,87261470864# US, +16699009128,87261470864# US (San Jose)

**Webinar ID:** 872 6147 0864

The public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) or orally via telecomment in lieu of personal attendance. All public comment will be made available to the Coastal Permit 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/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.

### PROJECT A:

**3a. CASE#:** B\_2018-0068

**DATE FILED:** 12/4/2018

**DATE OF APPROVAL:** 6/13/2019

**OWNER:** WILLIAM & TONA MOORES

**APPLICANT:** AT&T MOBILITY

**AGENT:** JARED KEARSLEY

**REQUEST:** Revocation of a Boundary Line Adjustment to reconfigure two (2) legal non-conforming parcels. Subsequently, a Coastal Development Use Permit will be processed to facilitate construction of a new cellular tower on APN: 132-210-41.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 3.2± miles north of Manchester and located .8± miles east of State Route 1 (SR 1). Site Addressees to be assigned. (APNs: 132-210-40 and 132-210-41)

**SUPERVISORIAL DISTRICT:** 5<sup>th</sup> (Williams)

**STAFF PLANNER:** JULIA KROG

### PROJECT B:

**CASE#:** B\_2019-0054

**DATE FILED:** 11/21/2019

**DATE OF APPROVAL:** 6/11/2020

**OWNER/APPLICANT:** WILLIAM & TONA MOORES

**REQUEST:** Revocation of a Boundary Line Adjustment to reconfigure the boundaries between three (3) existing parcels and merge a fourth (4th) parcel. Parcel 1 (APN: 132-210-37) will merge with Parcel 3 (APN: 132-210-39) and increase to 35± acres, Parcel 2 (APN: 132-210-38) will increase to 29± acres, and Parcel 4 (APN: 132-210-61) will decrease to 16± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 3.2± miles north of Manchester town center, located 0.8± miles east of State Route 1 (SR 1) on an unnamed access easement. Addressees not yet assigned. (APNs: 132-210-37; 132-210-38; 132-210-39; 132-210-61).

**SUPERVISORIAL DISTRICT:** 5<sup>th</sup> (Williams)

**STAFF PLANNER:** JULIA KROG



3b. **CASE#:** B\_2023-0003

**DATE FILED:** 2/14/2023

**OWNER:** SHERYL CHARBONEAU

**APPLICANT/AGENT:** VANCE RICKS

**REQUEST:** Coastal Development Boundary Line Adjustment to reconfigure the boundaries between two existing lots. Lot 1 (APN 015-370-08) will decrease to 2.8± acres, Lot 2 (APN 015-370-14) will increase to 8.7± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 3.3± miles south of Westport community center lying on the west side of State Route 1 (SR 1), 1.15± miles south of its intersection with Bruhel Point Road (private), located at 32800 N. Highway 1, Westport.

**STAFF PLANNER:** DIRK LARSON

3c. **CASE#:** B\_2023-0006

**DATE FILED:** 3/23/2023

**OWNER/APPLICANT:** THOMAS & SUSANNE OTTOBONI

**AGENT:** MATT HERMAN, SHN

**REQUEST:** Coastal Development Boundary Line Adjustment to merge two (2) lots in the Manchester Area. Parcel 1 (APN: 132-050-04) is 1.34 ± acres and Parcel 2 (APN: 132-050-05) is 1.22 ± acres will combine into a single parcel of 2.56± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 3.5 northwest of Manchester, on the west side of Irish Beach Road (CR 539), .07± west of its intersection with State Route 1 (SR 1), located at 15520 and 15220 Irish Beach Road (CR 539), APN: 132-050-04, 05.

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** TIA SAR

3d. **CASE#:** CDP\_2022-0039

**DATE FILED:** 11/15/2022

**OWNER/APPLICANT:** DANIEL & DONNA BRADY

**REQUEST:** Standard Coastal Development Permit to legalize an existing carport and shed, construct a new guest cottage and pump house, and add new windows to an existing single-family residence

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone and 0.8 mile south of Caspar, approximately 0.5 miles south of the intersection of Caspar Rd (CR 569) and Pacifica Dr (CR 559) and located at 15100 Seadrift Ave (CR 560), Caspar (APN 118-040-14).

**SUPERVISORIAL DISTRICT:** 4 (Gjerde)

**STAFF PLANNER:** LIAM CROWLEY

3e. **CASE#:** CDPM\_2023-0002

**DATE FILED:** 3/21/2023

**OWNER/APPLICANT:** ERIC CHRISTENSON

**AGENT:** DIANA WIEDEMANN

**REQUEST:** Replace existing cottage with garage, replace existing workshop with a new workshop, and construct new 640 square foot guest cottage with septic tank and undergrounded utilities.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 1.5± miles south of Elk town center, along the west side of Highway 1 (SR 1), located at 8000 Highway 1, Elk; APN 131-010-03.

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** ROB FITZSIMMONS

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](http://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.

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[www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs)