



**COASTAL PERMIT ADMINISTRATOR
AGENDA (SPECIAL MEETING)**

**DECEMBER 20, 2023
10:00 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 December 20, 2023 10:00 AM Pacific Time (US and Canada). Please click the link to join the webinar <https://mendocinocounty.zoom.us/j/85730285192>

One tap mobile : +16694449171, 85730285192# US +16699009128, 85730285192# US (San Jose)

Webinar ID: 857 3028 5192

The public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org or orally via telecomment in lieu of personal attendance. All public comment will be made available to the 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.gov/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.gov/government/planning-building-services/meeting-agendas>

1. Meeting Called to Order - 10:00 a.m.

2. Determination of Noticing.

3. Regular Calendar.

3a. CASE#: CDP_2022-0006

DATE FILED: 2/3/2022

OWNER/APPLICANT: RENE HOHLS

AGENT: DAN STONE 3-D'S DESIGN

REQUEST: Standard Coastal Development Permit for a new well, expansion of the onsite septic system, roof mounted solar panels, and the construction of a private garage and living space attached to an existing Single-Family Dwelling.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 0.67± miles north of Cleone town center, on the northeast side of Ward Ave (CR 425B), 0.54± miles north of its intersection with State Route 1 (SR1), located at 25101 Ward Ave, Fort Bragg; APN: 069-141-12.

SUPERVISORIAL DISTRICT: 4 (Gjerde)

STAFF PLANNER: ROB FITZSIMMONS

3b. CASE#: CDP_2023-0026

DATE FILED: 5/23/2023

OWNER: JUNIE BALDONADO

APPLICANT: KATHERINE HALEY

AGENT: KATHERINE HALEY & MO WHITESIDE

REQUEST: Standard Coastal Development Permit to construct 1,992 sq. ft., 2-bedroom one-story SFR (Single Family Residence) with 2-car garage, install septic tank and leach field, grading for new driveway and encroachment, and 30 inch privacy screen.

ENVIRONMENTAL DETERMINATION: MITIGATED NEGATIVE DECLARATION

LOCATION: In the Coastal Zone, 3.6± miles north of the town of Manchester, 0.09± miles north of the intersection of Irish Beach Rd. (CR 539) and State Route 1 (SR 1), located at 15161 Irish Beach Dr., Manchester; APN: 132-050-09.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: MARK CLISER



3c. **CASE#:** CDP_2023-0028

DATE FILED: 6/16/2023

OWNER: CHARLES BUCHANAN III

APPLICANT: DONALD BUCHANAN

AGENT: MEGHAN DURBIN, WYNN COASTAL PLANNING

REQUEST: Standard Coastal Development Permit to replace on-site septic and wastewater disposal system for existing four (4) bedroom single-family residence in the Coastal Zone.

ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT

LOCATION: In the Coastal Zone, within the town of Elk, lying west of Highway 1, 0.43± north of its intersection with Philo-Greenwood Road (CR 132). Located at 5800 S. Highway 1, Elk;
APN: 127-181-01-00.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: SUSAN SUMMERFORD

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.gov/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.gov/pbs