



Memorandum

Date: FEBRUARY 22, 2024
TO: COASTAL PERMIT ADMINISTRATOR
FROM: KEITH GRONENDYKE, PLANNER III *KG*
SUBJECT: CDP_2021-0011 (LEE AND KARAHASHI)

This memo is regarding the above noted Coastal Development Permit application for the construction of a replacement septic system, the removal of 104 square feet of the existing single-family-residence and the addition of 511 square feet of new construction to the previously noted single-family-residence, remove 123 square feet of decking, add 474 square feet of new decking to the single-family-residence and add a full bathroom to the existing workshop, thus converting it to a guest cottage and located at 33625 Pacific Way in Fort Bragg.

An issue has been brought up about the renting of the proposed guest cottage, which this memo addresses.

The proposed plan is to add a full bathroom to the existing “workshop” structure, which currently is shown as having a half-bath in it. It should be noted that in 2019, a building permit (BF_2019-0384) was issued and finalized to add a **half** bath to the workshop, which would not be the same as a full bath with sanitary and showering facilities.

Section 20.308.050(I) Definitions of the Coastal Zoning Ordinance states that: *“Guest Cottage” means a detached building (not exceeding six-hundred-forty (640) square feet of gross floor area) of permanent construction, without kitchen, clearly subordinate and incidental to the primary dwelling on the same lot, and intended for use without compensation by guests of the occupants of the primary dwelling.”*

Because of the above noted guest cottage verbiage, the following condition of approval is requested to be added to the Conditions of Approval for CDP 2021-0011:

“Prior to the final inspection of the building permit associated with the guest cottage to convert an existing half-bath to a full bathroom, a deed restriction, in a form and content approved by the County, shall be recorded with the County Recorder’s office, which shall include the prohibition on the use of any guest cottage dwelling on the property for transient habitation other than for use without compensation by guests of the occupants of the primary dwelling. A copy of the recorded deed shall also be provided to the Mendocino County Planning Department. This prohibition shall run with the land and be binding on all subsequent property owners.”