



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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MEMORANDUM

DATE: February 22, 2024
TO: Coastal Permit Administrator
FROM: Dirk Larson, Project Planner
SUBJECT: B_2023-0013 (Roush)

Corrections and Additions to the January 18, 2024, Staff Report for B_2023-0013:

Correction:

Under 'Site Characteristics', Page 2, the last sentence should read, 'Lot 1 ((APN 114-260-02), the smaller of the two subject parcels, is currently undeveloped, Lot 2 (APN 144-260-03) is developed with two (2) 500 square foot accessory structures.'

Additional Analysis:

Per Mendocino County Policy Guidelines for Boundary Line Adjustments, specifically Section 2 under 'Procedures', it states the following:

"Boundary Line Adjustments will not be considered to allow development for lots recognized by a Certificate of Compliance, land patent, or other instrument that may establish the lands as legally separate unless currently developed or able to be developed in the land's existing configuration"

Staff would like to clarify that Lot 1 (APN 144-260-02) was legally recognized by way of a Certificate of Compliance in 1981. The lot is currently 2.3± acres in size, and although recognized as 'legal, non-conforming' under the property's zoning designation, Remote Residential-40 acre minimum (RMR:40), it is not considered 'Substandard' as defined in Mendocino County Codes. Under Division II-Coastal Zoning Code, Chapter 20.380, Sec. 20.380.040 it states;

"Any nonconforming parcel which is less than five (5) acres shall observe a minimum front, Side, and rear yard of twenty (20) feet."

Based on the current size and configuration of Lot 1, in addition to the required setbacks, Staff finds the lot could be developed with a Single-Family Residence, associated water and septic systems, and meets the policy standards as defined under the County's Boundary Line Adjustment Guidelines.