



COASTAL PERMIT ADMINISTRATOR AGENDA

MAY 23, 2024
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 Zoom. 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 May 23, 2024 @ 10:00 AM Pacific Time (US and Canada). Please click the link to join the webinar <https://mendocinocounty.zoom.us/j/88959657224>

One tap mobile : +16694449171, 88959657224# US+16699009128, 88959657224# US (San Jose)

Webinar ID: 889 5965 7224

The public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.gov 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_2023-0009 (Continued from March 28, 2024)

DATE FILED: 2/28/2023

OWNER/APPLICANT: JAMES & DENISE DE ALBA

AGENT: WYNN COASTAL PLANNING & BIOLOGY

REQUEST: Construct a single-family residence with attached garage, decks, roof-mounted solar panels, and septic system; destroy one existing well and connect a second existing well to residence through trenching; additional trenching to connect to grid power; extend existing driveway and parking area; and convert existing cabin to an Accessory Dwelling Unit.

ENVIRONMENTAL DETERMINATION: MITIGATED NEGATIVE DECLARATION

LOCATION: In the Coastal Zone 2± miles north of Caspar, on a private road 600± feet south of its intersection with Pacific Way (CR 436A), located at 33389 Pacific Way, Fort Bragg; APN: 017-320-51.

SUPERVISORIAL DISTRICT: 4 (Gjerde)

STAFF PLANNER: LIAM CROWLEY

3b. CASE#: CDP_2020-0003

DATE FILED: 1/17/2020

OWNER/APPLICANT: Yi (Jenny) Zheng

REQUEST: Coastal Development Standard Permit for an after-the-fact permit for major vegetation removal (29 Bishop Pine Trees) within a presumed Bishop Pine Forest ESHA. The request includes removal of a second kitchen and three (3) unpermitted bedrooms, and a requirement to monitor ESHA restoration of five years.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, on the west side of Iversen Drive (Private), 0.2± mile south of its intersection with Iversen Road (CR 503); located at 46801 Iversen Dr, Gualala; APN: 142-033-17-05.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: Tia Sar



3c. CASE#: CDP_2023-0034
DATE FILED: 8/22/2023
OWNER: 15550 Manchester LLC
APPLICANT: Brad Brereton
REQUEST: Standard Coastal Development Permit to authorize three (3) test well locations, one (1) of which would be converted to a supplemental water well, installation of a water tank, replacement of existing fencing, new fencing, and conversion of part of the existing single-family residence to a bathroom.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 3± miles north of Manchester, on the west side of State Route 1 (SR1), located at 15550 South Highway 1; APN: 132-170-03.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: Liam Crowley

3d. CASE#: CDP_2023-0043
DATE FILED: 11/17/2023
OWNER/APPLICANT: Jeff and Margaret Somerville
AGENT: Kelly Grimes
REQUEST: Standard Coastal Development Permit to demolish an existing wall to construct a 592 square-foot addition to the south of an existing 668 square-foot one-bedroom residence, install a 236 square-foot solarium to the south side of the addition, relocate a hot tub, construct a covered patio around the hot tub area, and permit an existing septic system.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 2± miles north of Fort Bragg city center, 0.15± miles west of the intersection of State Route 1 (SR 1) and Virgin Creek Lane (private), located at 33041 Virgin Creek Lane, Fort Bragg; APN: 069-171-19.
SUPERVISORIAL DISTRICT: 4 (Gjerde)
STAFF PLANNER: Shelby Miller

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