

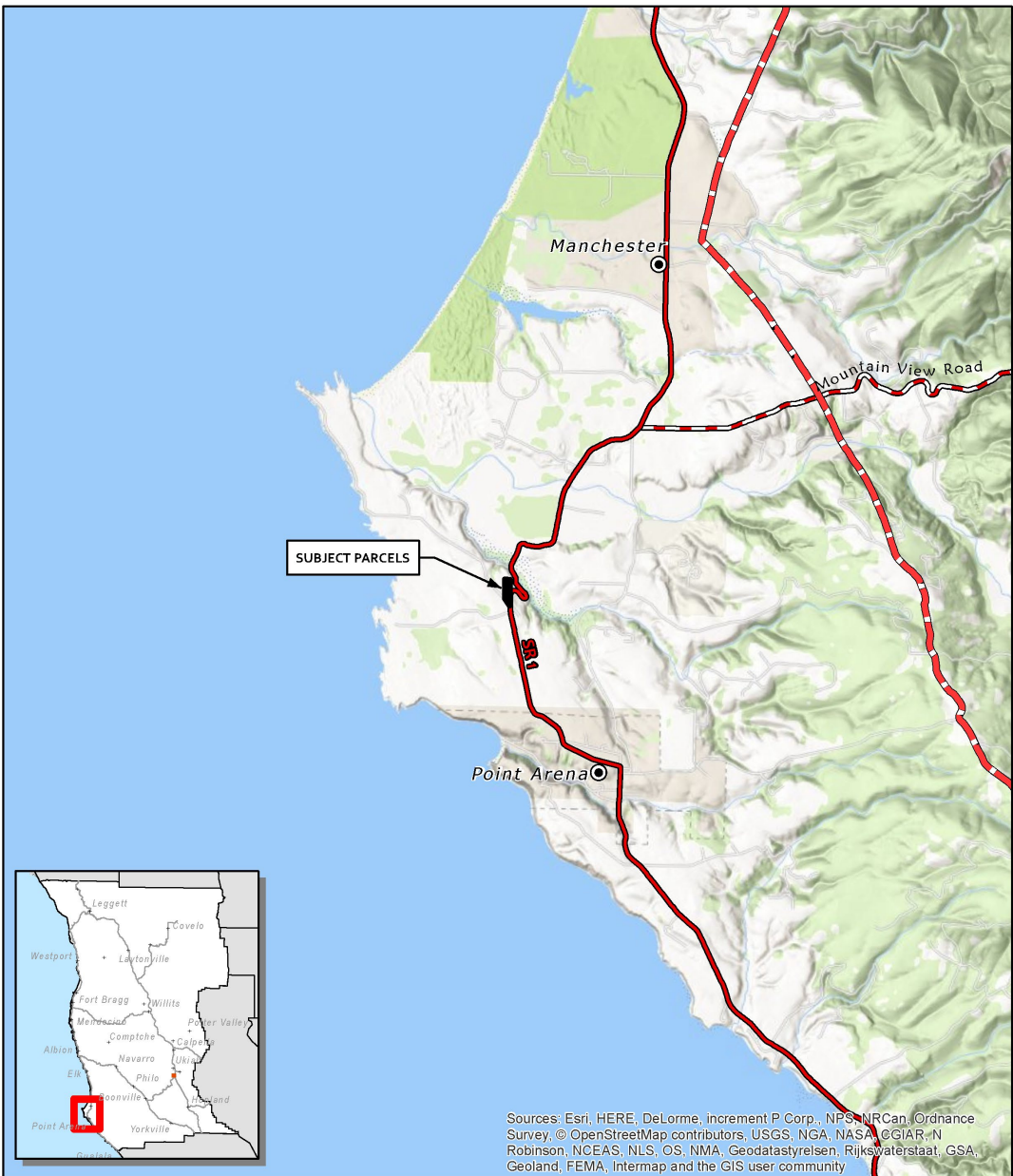
# Use Permit Modification

## UM\_2024-0003

Owner: Lighthouse Pointe Vacation Owners Assoc.

Agent: Jerry Sargent

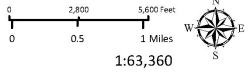
Staff Planner: Liam Crowley



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**CASE: UM 2024-0008**  
**OWNER: SARGENT, Rick**  
**APN: 027-011-12**  
**APLCT: Light House Pointe VOA**  
**AGENT: Jerry Sargent**  
**ADDRESS: 22900 Hwy 1, Point Arena**

- Major Towns & Places
- Major Roads
- Coastal Zone Boundary
- Highways



LOCATION

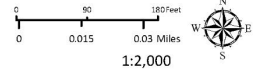
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Sources: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

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**OWNER: SARGENT, Rick**  
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- Highways (2017)
- Public Roads
- Driveways/Unnamed Roads



AERIAL IMAGERY

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# Background

- Originally permitted in 1969 as a 30-space campground
- Converted a portion of campground sites to a mobile home park in 1969.
- Added eight (8) new spaces, a ten thousand (10,000) gallon water tank, swimming pool, caretaker residence, and utility upgrades in 1992.
- Converted existing residence to a fifty (50) seat restaurant and new septic system in 2002.
- Submitted building permit, discovery of unpermitted structures, necessity to legalize structures through Use Permit Modification.





## Coastal Element/Zoning Consistency

- No increased density or encroachment upon resource lands, does not conflict with RR district or VAS Combining District
- Meets setback and height limit requirements
- Shielded from view by State Route 1 slope, colors and materials match setting
- Not within ESHA or hazard are
- Meets Coastal Zoning Code Highly Scenic Area Development Criteria
- No transportation or public access impacts
- No additional ground disturbance





## Other Notes

- Categorically exempt from CEQA
- Exterior lighting regulations
- Staff recommends approval per Staff Report and Resolution

