



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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MEMORANDUM

DATE: OCTOBER 10, 2024
TO: COASTAL PERMIT ADMINISTRATOR
FROM: SHELBY MILLER, PROJECT PLANNER
SUBJECT: CONTINUANCE FOR CDP_2024-0002 (MASON)

On June 27, 2024, the project was presented at the Coastal Permit Administrator hearing, at which the landowner and agent requested a continuance to October 10, 2024, and requested County Staff revise the County's determination and conditions of approval. The project request on the application states "replace a rotten deck [123 square foot] with a slightly larger one [245 square foot] that is screened".

Staff determined that the after-the-fact 245 square foot deck is encroaching into an environmentally sensitive habitat and other areas. Staff found a building permit approved by Mendocino County Planning and Building from 1988 to construct a 150 square foot deck. Staff determined that the applicant should remove 95 square feet of the after-the-fact deck and construct it within the original permitted footprint. The landowner and agent did not agree with the determination and requested County Staff continue the item to a later date.

On October 8, 2024, Staff has noted discrepancies within the Biological Scoping Report with the regard to the boundaries of the environmentally sensitive habitats and other areas. The applicant and Staff agreed to continue this item to a date uncertain. Staff requested additional biological information from the applicant to address the boundaries of environmentally sensitive habitats and other areas.