



SUMMARY

OWNER: REDWOODS ABBEY
18300 BRICELAND-THORN ROAD
WHITETHORN, CA 95589

APPLICANT/AGENT: DENNIS THOMPSON, DMTA ARCHITECTURE
3 MONROE PARKWAY, SUITE P-303
LAKE OSWEGO, OR. 97035

REQUEST: Modification to Use Permit #U 7-2014 for the expansion of a 10,000 sq. ft. Church complex known as "Redwood Abbey". The expansion will consist of a 1,270 sq. ft addition to the main church and dining hall to consist of an entry hall, book store/gift shop and restrooms.

DATE DEEMED COMPLETE: April 18, 2016

LOCATION: Approximately 10+- mile Northwest of Piercy. Lying on the west side of Briceland-Thorn Road (CR 435) straddling the Mendocino County/Humboldt County Line, located at 18104 Briceland-Thorn Rd., Whitethorn; APN 051-110-01.

TOTAL ACREAGE: 110.28 Acres

GENERAL PLAN: Forest Land- 160 Acre minimums (FL160)

ZONING: Forest Land- 160 Acre minimum and Flood Plain (FL160:FP)

SUPERVISORIAL DISTRICT: 4

ENVIRONMENTAL DETERMINATION: Categorically Exempt – 15301 Class 1(e)

RECOMMENDATION: Approve with Conditions

STAFF PLANNER: MARY LYNN HUNT

BACKGROUND

PROJECT DESCRIPTION: Modification to Use Permit #U 7-2014 for the expansion of a 10,000 sq. ft. Church complex known as "Redwood Abbey". The expansion will consist of a 1,270 sq. ft. addition to the main church and dining hall to consist of an entry hall, book store/gift shop and restrooms. The addition will enhance their hospitality to guests who visit the Monastery on retreat. The addition will be located between two existing buildings connecting all three areas by hallways.

RELATED APPLICATIONS:

On-Site

- U 123-75 and U 145-74 were approved by the Planning Commission to allow the development of six (6) duplex cabins and at the same time recognize the existing buildings (church, dining area, library and other accessory structures) that had been recognized as legal non-conforming uses since they predated the County of Mendocino's requirement for building permits.
- U 17-2006 was approved by the Planning Commission on January 18, 2007, for the construction of a 2175 square foot structure which included three one bedroom attached guest cottages, an exercise room, a massage room and a kitchenette. Also approved was an addition to the existing library.

SITE CHARACTERISTICS: The 110± acre subject property straddles the Mendocino/Humboldt County Line in an area of old growth Redwood Trees bordering the Mattole River to the east, Thompson Creek to the south with surrounding hills that are from 200-400 feet higher than the Mattole River valley. The Monastery buildings are primarily located in Mendocino County. The proposed 1,270 square foot addition appears to be located within the Mattole River/Thompson Creek flood plain.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Humboldt County	Humboldt County Forestry	Humboldt County	Timber & Rural Residential
EAST	Forest Land-160	TPZ-160	37.3 ± Acres	Timber & Rural Residential
SOUTH	Forest Land-160	TPZ-160, FL-160	45.4-79.3 ± Acres	Timber & Rural Residential
WEST	Forest Land-160	TPZ-160	80 ± Acres	Timber & Rural Residential

PUBLIC SERVICES:

Access: Briceland-Thorn Road (CR# 435)
 Fire District: CalFire
 Water District: NONE
 Sewer District: NONE
 School District: Leggett Valley Unified

AGENCY COMMENTS: On April 20, 2016, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. The only recommended conditions that were submitted were submitted by CalFire and these conditions will be included under Exhibit A of the resolution.

KEY ISSUES

1. General Plan and Zoning Consistency:

Policy DE-18, Land Use Category: FL-Forest Land is primarily intended to be applied to lands which are suited for and are appropriately retained for the growing, harvesting and production of timber and timber-related products. However other uses that are deemed to be compatible with timber growing, harvesting, and the production of timber products are recreational uses. The monastery use would qualify under the recreation type use as well as a religious assembly use.

The subject property has been a monastery since the 1970's and previous modifications to the original monastery have been permitted as major use permit projects.

2. Use Permit:

Section 20.064.025 (B) of the Mendocino County Code requires a major use permit for Religious assembly in the Forest Land zoning district and Section 20.064.025 (C) of the Mendocino County Code requires a major use permit for Transient habitation-resort and recreational facilities in the Forest Land zoning district. The proposed modification to a use permit fits within both use types.

Given the existing uses of the project site and the incidental use and size of the proposed addition, no impacts are anticipated to surrounding properties.

2. CEQA:

The project is Categorical Exempt from the California Environmental Quality Act (CEQA), Class 1(e): *Additions to existing structures provided that the addition will not result in an increase of more than: 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.*

The existing structures in this location are over 10,000 square feet and the proposed addition is 1,270 square feet. The addition would be approximately 12.5% of the floor area of the structures before the addition; thus qualifying as a categorically exempt project.

RECOMMENDATION

By resolution, grant the Modification to Use Permit for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval.

August 8, 2016

DATE

Signature on file

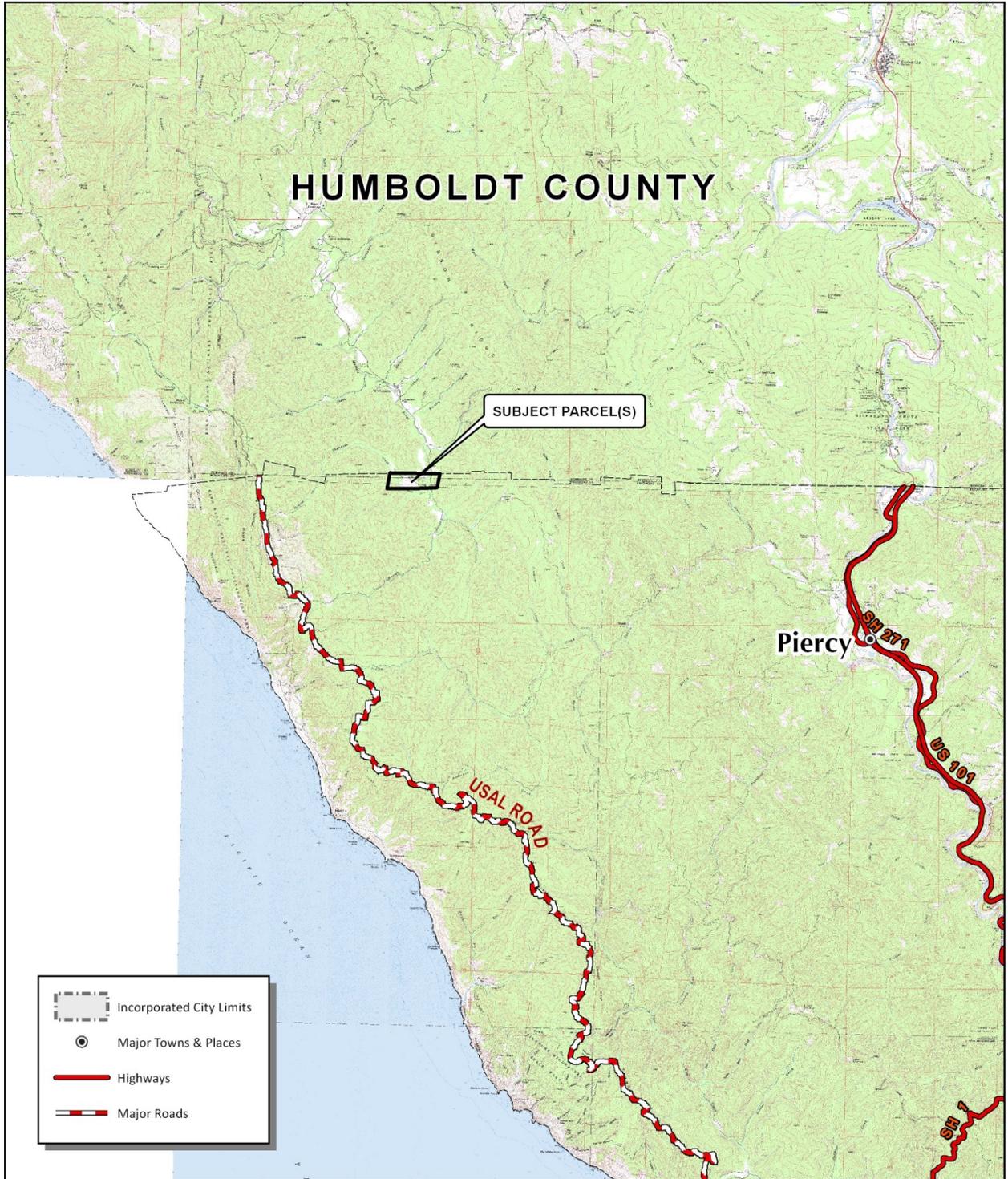
MARY LYNN HUNT

Appeal Period: 10 Days
Appeal Fee: \$910.00

ATTACHMENTS:

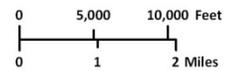
- A. Location Map
- B. Aerial Map
- C. Site Map
- D. Floor Plan
- E. Architectural Computerized Front Elevation
- F. Adjacent Owner Map
- G. Zoning Map
- H. General Plan/LCP Map
- I. Fire Hazards Map

RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):



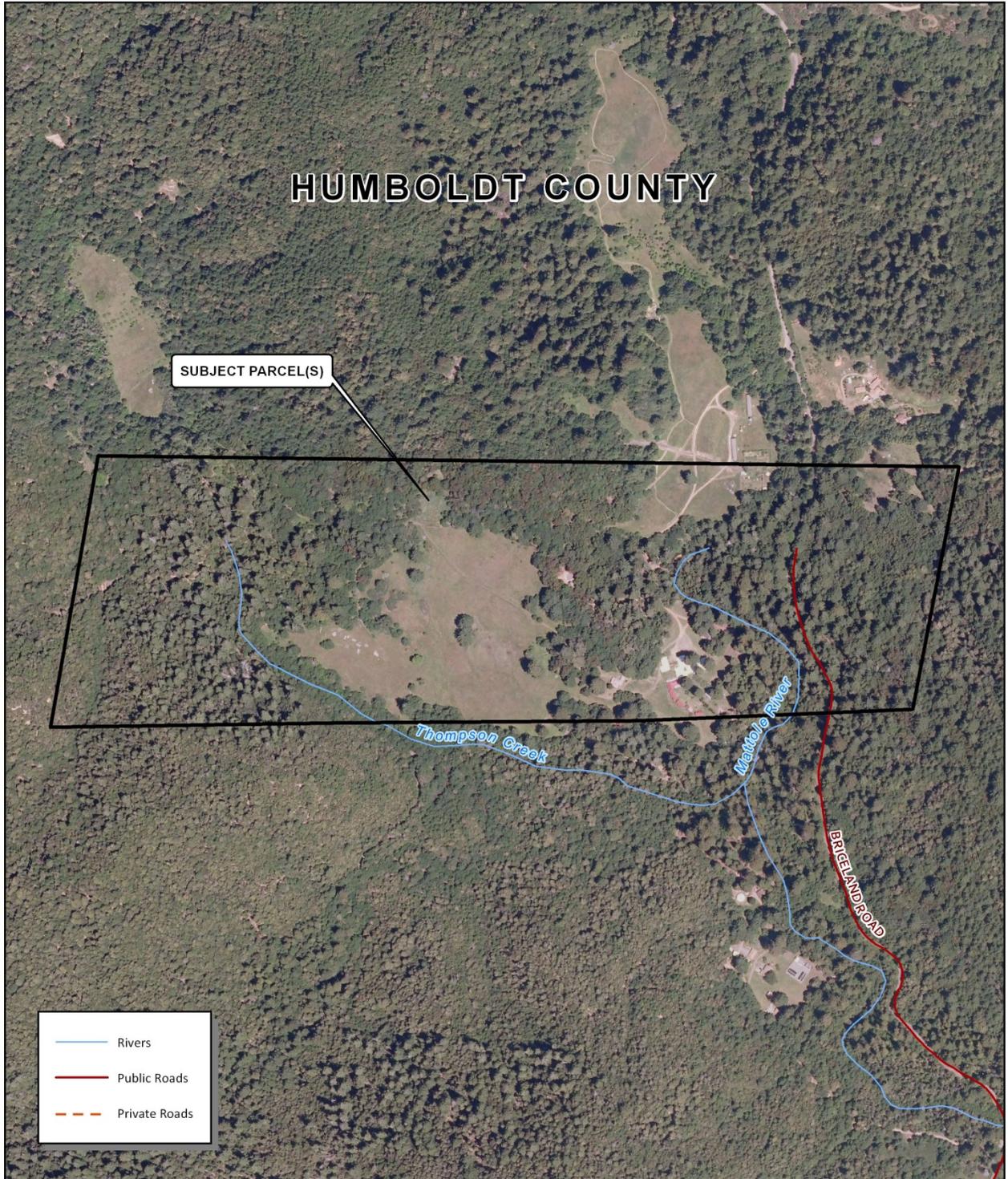
CASE: **UM 17-06/2014**
OWNER: **Redwoods Abbey**
APN: **051-110-01**
AGENT: **Dennis Thompson**
ADDRESS: **18300 Briceland Road, Whitethorn**

LOCATION MAP



1:126,720

EXHIBIT NO: 1



CASE: **UM 17-06/2014**
OWNER: **Redwoods Abbey**
APN: **051-110-01**
AGENT: **Dennis Thompson**
ADDRESS: **18300 Briceland Road, Whitethorn**

2010 NAIP AERIAL ORTHOPHOTO

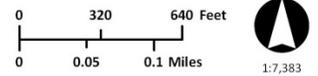
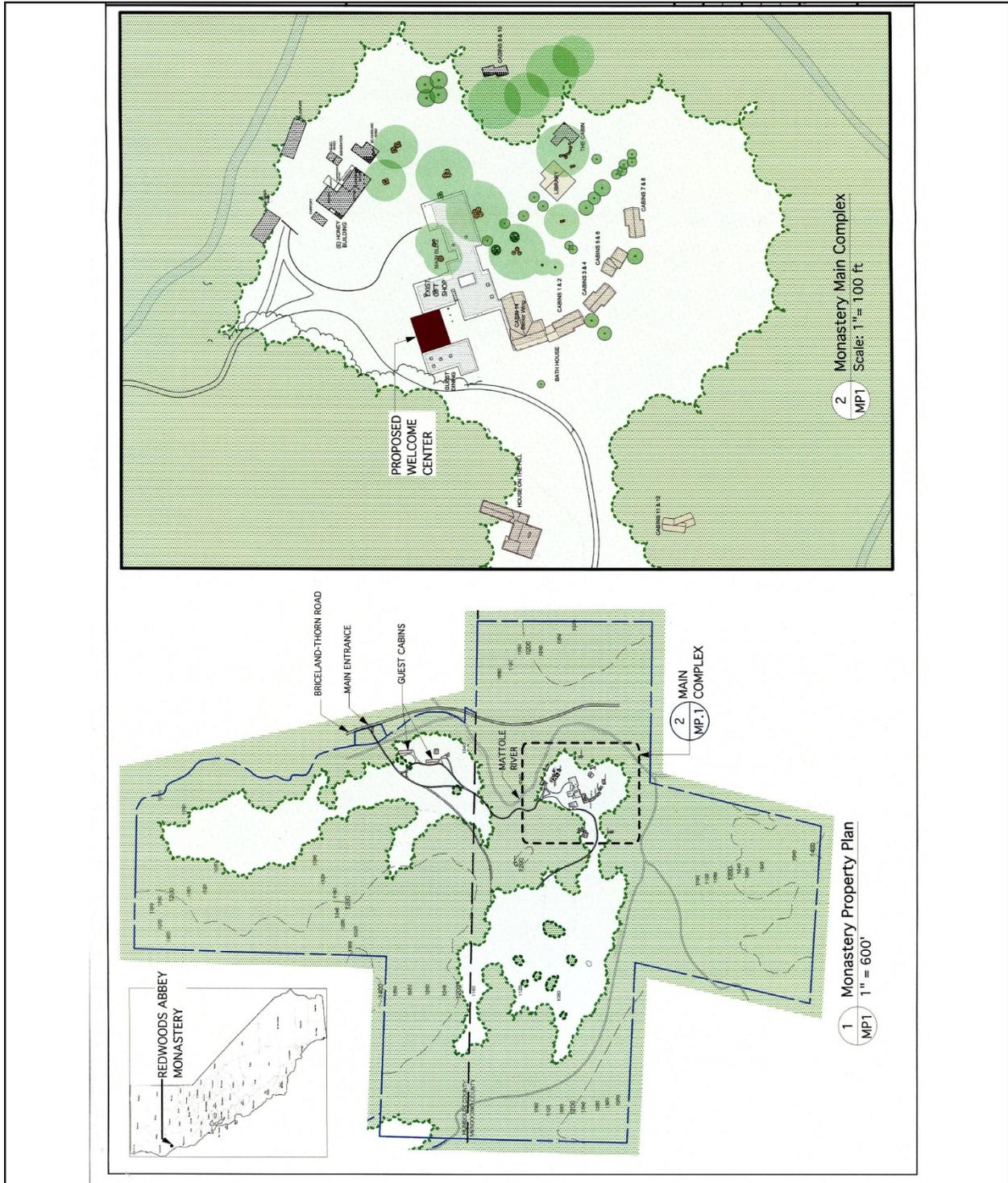


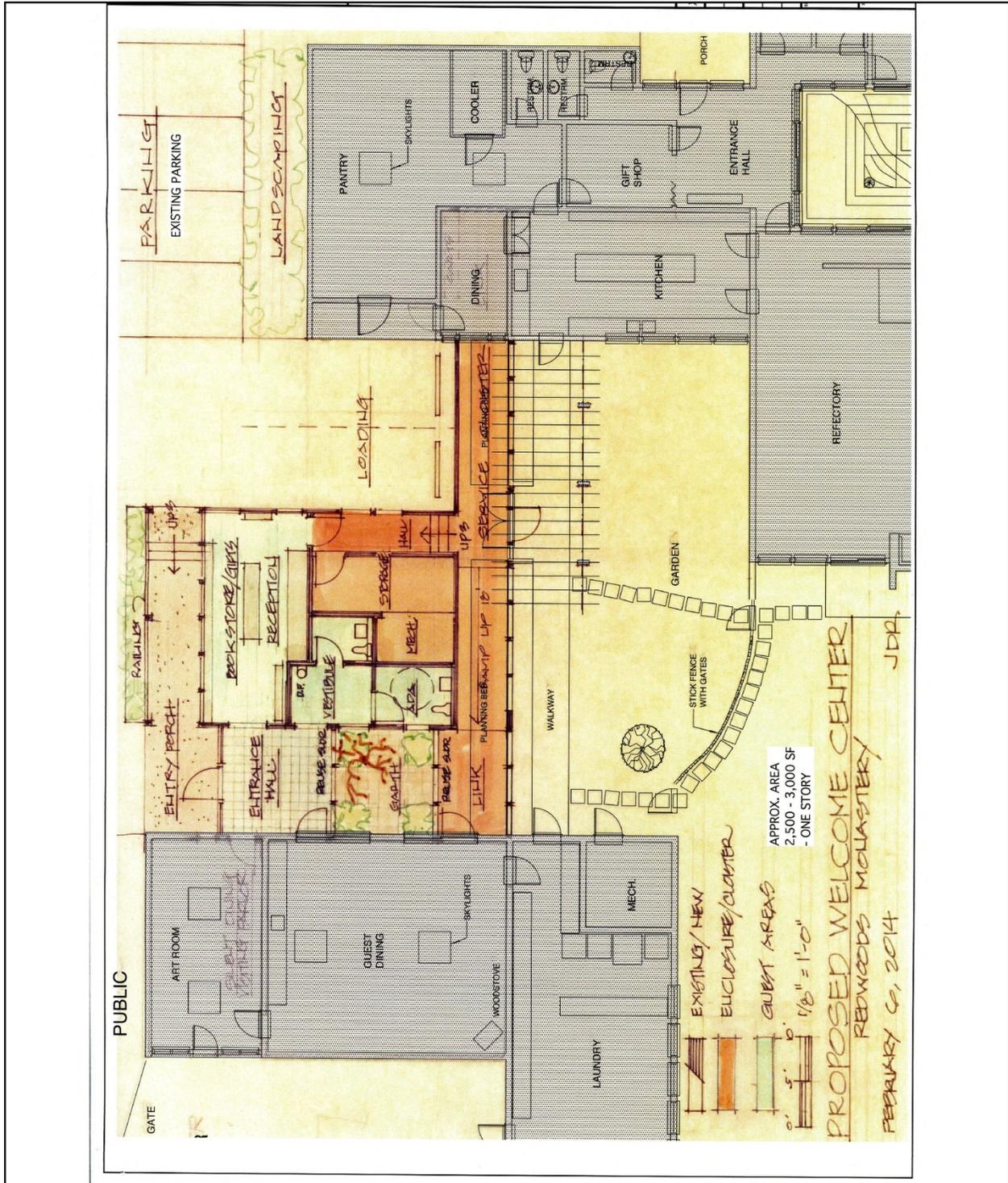
EXHIBIT NO: **2**



CASE: **UM 17-06/2014**
OWNER: **Redwoods Abbey**
APN: **051-110-01**
AGENT: **Dennis Thompson**
ADDRESS: **18300 Briceland Road, Whitethorn**

EXHIBIT (SITE PLAN)

NO SCALE

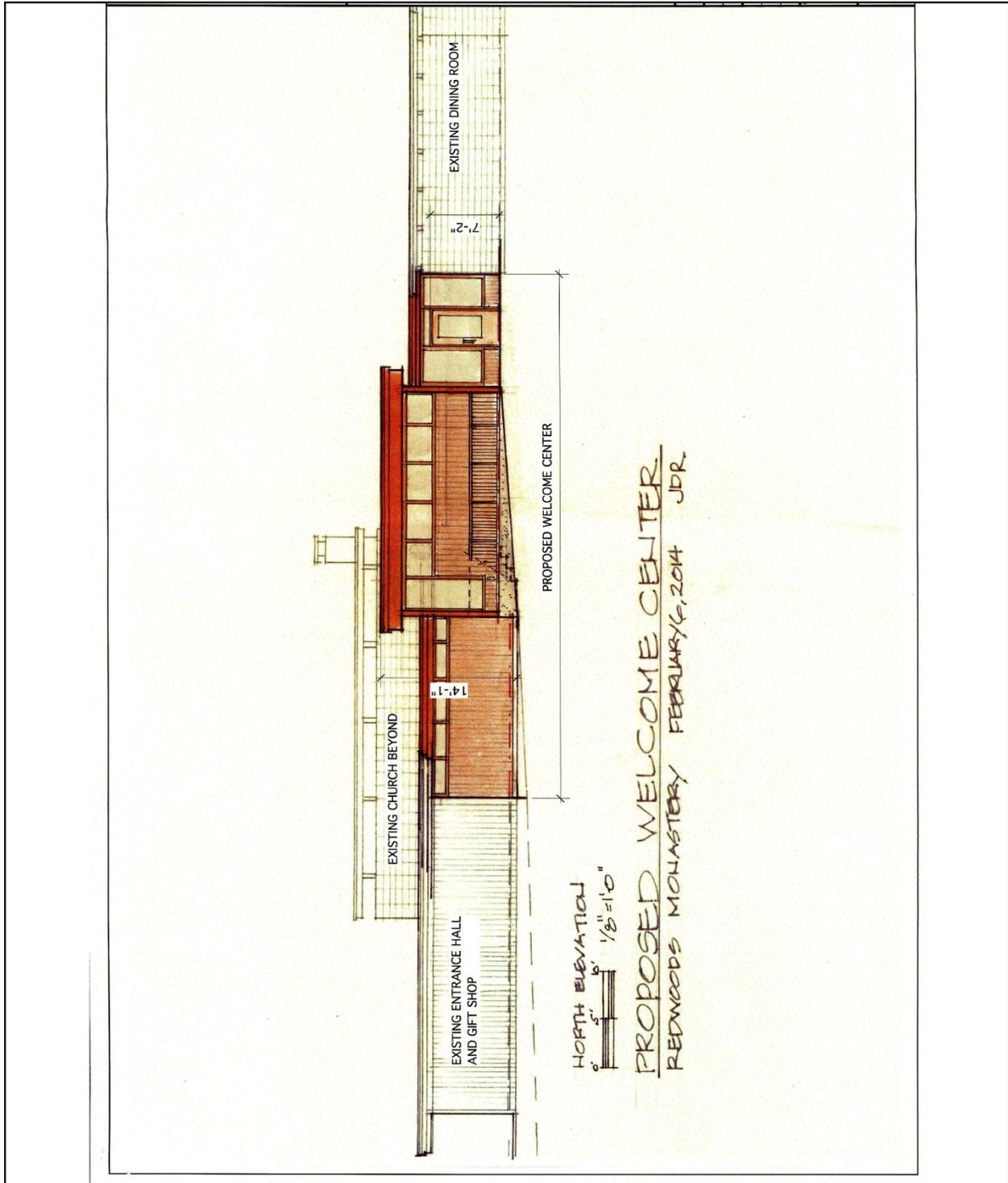


CASE: UM 17-06/2014
 OWNER: Redwoods Abbey
 APN: 051-110-01
 AGENT: Dennis Thompson
 ADDRESS: 18300 Briceland Road, Whitethorn

EXHIBIT (FLOOR PLAN)

NO SCALE

EXHIBIT NO: 3-B

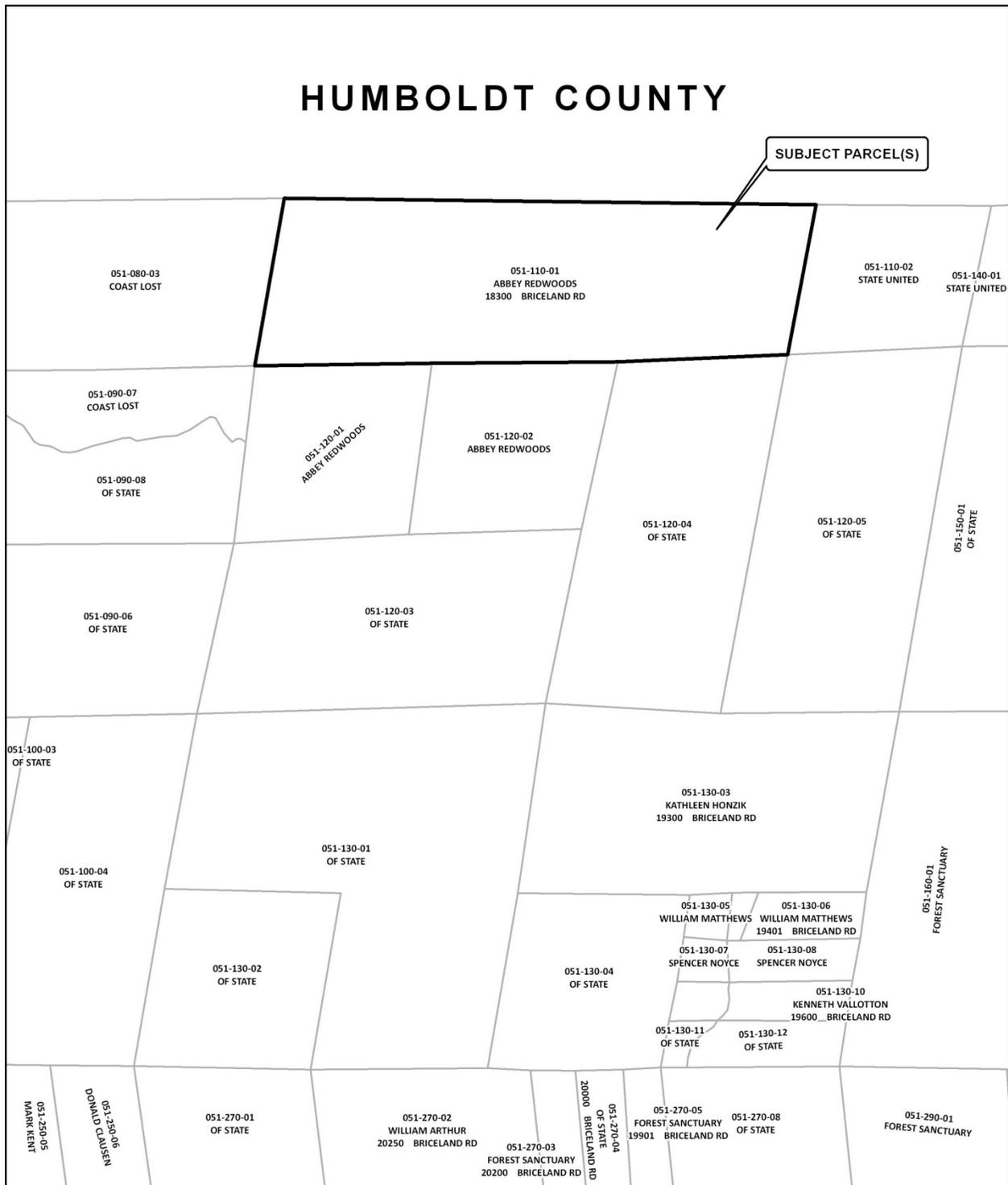


CASE: UM 17-06/2014
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APN: 051-110-01
AGENT: Dennis Thompson
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EXHIBIT (PROFILE)

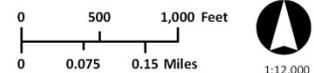
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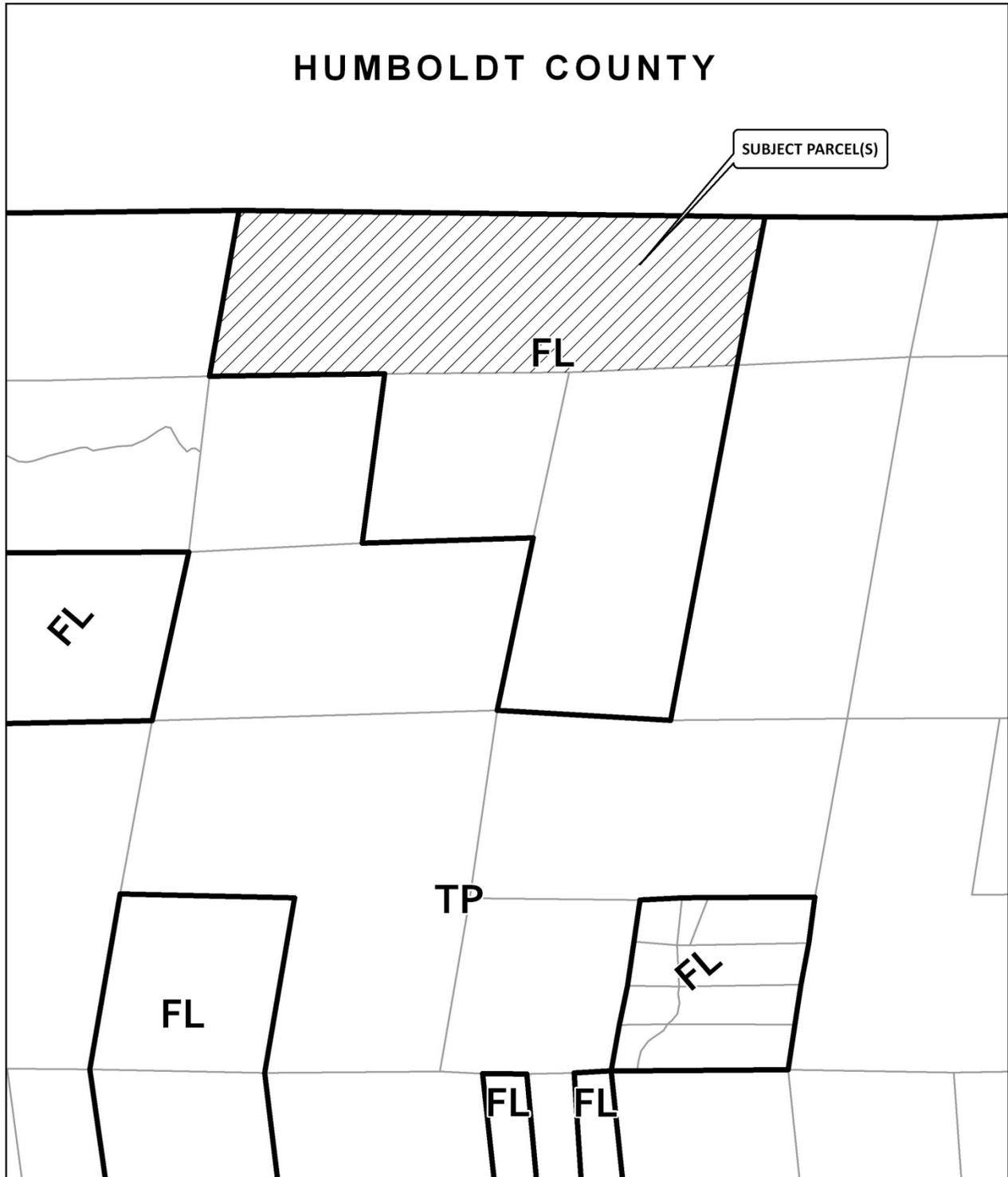
EXHIBIT NO: 3-C



CASE: **UM 17-06/2014**
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AGENT: **Dennis Thompson**
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ADJACENT PARCELS





HUMBOLDT COUNTY

SUBJECT PARCEL(S)

FL

FL

TP

FL

FL

FL

FL

CASE: UM 17-06/2014
OWNER: Redwoods Abbey
APN: 051-110-01
GP/ZONE: FL 160 / FL 160
ADDRESS: 18300 Briceland Road, Whitethorn

ZONING DISPLAY MAP

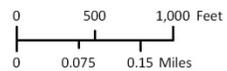
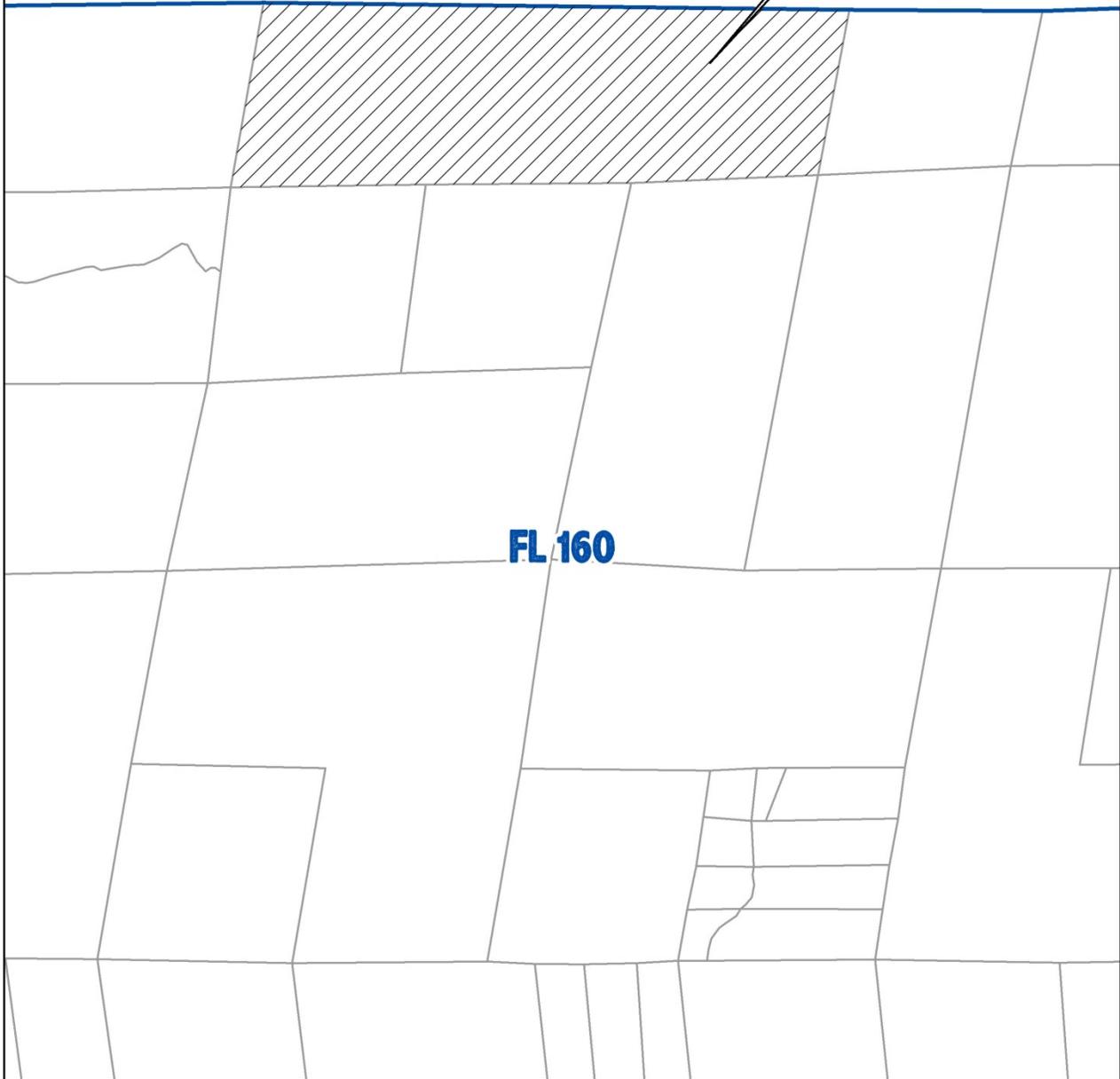


EXHIBIT NO: 4

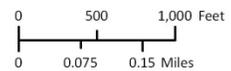
HUMBOLDT COUNTY

SUBJECT PARCEL(S)



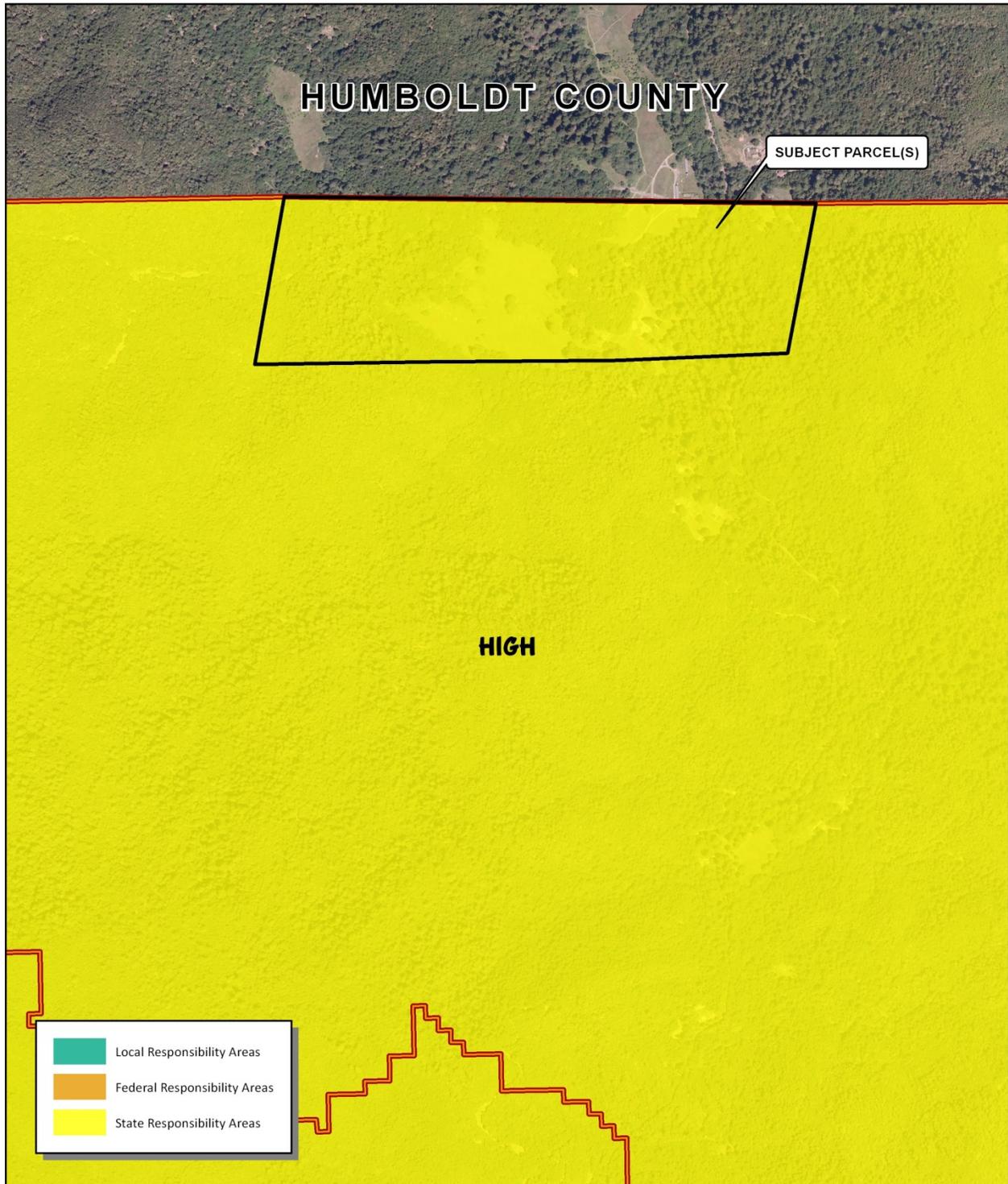
CASE: **UM 17-06/2014**
OWNER: **Redwoods Abbey**
APN: **051-110-01**
GP/ZONE: **FL 160 / FL 160**
ADDRESS: **18300 Briceland Road, Whitethorn**

GENERAL PLAN DESIGNATIONS



1:12,000

EXHIBIT NO: 5



CASE: **UM 17-06/2014**
OWNER: **Redwoods Abbey**
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AGENT: **Dennis Thompson**
ADDRESS: **18300 Briceland Road, Whitethorn**

FIRE HAZARD ZONES & RESPONSIBILITY AREAS

NO DISTRICT

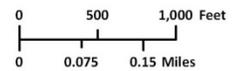


EXHIBIT NO: **7**

Resolution Number _____

County of Mendocino
Ukiah, California
September 15, 2016

UM_2014-0007 - REDWOODS ABBEY

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, GRANTING A MODIFICATION TO AN INLAND MAJOR USE PERMIT, UM_2014-0007 FOR A 1,270 SQ. FT. ADDITION TO AN EXISTING STRUCTURE

WHEREAS, the owner, REDWOODS ABBEY AND the applicant, DENNIS THOMPSON, DMTA ARCHITECTURE, filed an application for an Inland Modification to a Major Use Permit with the Mendocino County Department of Planning and Building Services for an addition to an existing structure located at 18300 Briceland-Thorn Road (CR 435), Whitethorn, CA 95589 APN 051-110-01; General Plan FL160, Zoning FL 160:FP, Supervisorial District 4; and

WHEREAS, the application was deemed complete on April 18, 2016; and

WHEREAS, a CATEGORICAL EXEMPTION 15301 Class 1(e) was determined for the Project and noticed in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on, September 15, 2016, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission makes the following findings;

1. General Plan Findings: The subject property is classified Forest Land (FL) under the General Plan. The project is consistent with the General Plan (DE-18).
2. Zoning Findings: The subject property is zoned Forest Land (FL). The project is consistent with Mendocino County Code per Section 20.064.025 (B) and Section 20.063.025 (C).
3. Use Permit Findings: The Planning Commission approves Use Permit Modification UM_2014-0007 subject to the conditions of approval recommended by staff and found in Exhibit A of the resolution, further finding:
 - a.) That the establishment, maintenance or operation of a use or building applied for is in conformity to the General Plan.
 - b.) That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.
 - c.) That the proposed use will not constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county.

d.) That such use preserves the integrity of the zoning district.

BE IT FURTHER RESOLVED that the Planning Commission hereby grants the requested Modification to a Major Use Permit, subject to the conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Planning Commission action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST: ADRIENNE M. THOMPSON
Secretary to the Planning Commission

By: _____

BY: STEVEN D. DUNNICLIFF
Director

MOLLY WARNER, Chair
Mendocino County Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL

Redwoods Abbey Use Permit Modification - UM_2014-0007 SEPTEMBER 15, 2016

APPROVED PROJECT DESCRIPTION: Use Permit Modification to add a 1,270 square feet addition to an existing structure as a Welcome Center to enhance their hospitality to guests who visit the Monastery on retreat."

CONDITIONS OF APPROVAL:

1. This conditional use permit shall become effective after all applicable appeal periods have expired or appeal processes have been exhausted. Failure of the applicant to make use of this permit within 2 years shall result in the automatic expiration of this permit.
2. Future construction of improvements to the property shall comply with the provisions of Chapter 20.120 of the Mendocino County Code.
3. As soon as practical following completion of any earth disturbance, vegetation ground cover or driveway surfacing equal to or better than existing shall be reestablished on all disturbed portions of the site.
4. In the event that archaeological resources are encountered on the site, further disturbance in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.
5. The applicant must submit a "Final" clearance letter to the Planning and Building Services Department from CalFire to assure that all conditions outlined in CalFire File Number 80-16 have been met. This letter must be submitted prior to having the building permit final sign off.
6. A Flood Hazard Development Permit must be issued prior to issuance of a building permit for the proposed project.
7. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Title 20 of the Mendocino County Code unless modified by conditions of the use permit.
8. The application along with supplemental exhibits and related material shall be considered elements of this entitlement and compliance therewith shall be mandatory, unless modification has been approved by the Planning Commission.
9. This permit is subject to the securing of all necessary permits for the proposed development and eventual use from County, State, and Federal agencies having jurisdiction. Any requirements imposed by an agency having jurisdiction shall be considered a condition of this use permit.
10. This permit shall be subject to revocation or modification by the Planning Commission upon a finding of any one or more of the following grounds:
 - a. That the permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which the permit was granted have been violated.
 - c. That the use for which the permit was granted is conducted in a manner detrimental to the public health, welfare or safety, or is a nuisance.

11. This permit is issued without a legal determination having been made upon the number, size, or shape of parcels encompassed within the permit boundaries. Should, at any time, a legal determination be made that the number, size, or shape of parcels within the permit boundaries are different than that which is legally required by this permit, this permit shall become null and void.