



SUMMARY

OWNER/APPLICANT: GASKIN, JOHN T.
451 NIMITZ AVE
REDWOOD CITY, CA 94061

REQUEST: Administrative Permit to host up to five (5) single-day events in any six (6) month period, for up to 200 people per event.

APPLICATION DEEMED COMPLETE: May 20, 2016

LOCATION: ±1.5 mi southwest of Ukiah, on Doolan Canyon Dr (Private). Located at 900 Doolan Canyon Dr, Ukiah, CA. APN 003-200-10, and 157-080-05

TOTAL ACREAGE: 10.61

GENERAL PLAN: RR – Rural Residential: 5 (APN 003-200-10)
RMR – Remote Residential: 40 (APN 157-080-05)

ZONING: RR – Rural Residential: 5 (APN 003-200-10)
UR – Upland Residential: 40 (APN 157-080-05)

SUPERVISORIAL DISTRICT: 2

ENVIRONMENTAL DETERMINATION: Categorically Exempt, Class 4

RECOMMENDATION: Deny

EXPIRATION DATE:

STAFF PLANNER: ADELE PHILLIPS

BACKGROUND

PROJECT DESCRIPTION: Administrative Permit to host up to five (5) single-day events in any six (6) month period, for up to 200 people per event.

APPLICANT'S STATEMENT: The applicant has provided the following information along with their application:

“We hope to use the land surrounding our home to host weddings, including ceremonies and receptions.”

“We have a large, enclosed garden that is gently sloped and partly terraced. It can seat up to 150 people for a wedding ceremony. The Redwood Dell sits just off the

driveway and below the house's deck. It is flat, easily accessed by an adjacent dirt road, and can accommodate tables for 200+ people at a reception."

"Ceremonies will be held either in the enclosed garden (immediately to the south of our driveway) or in the Redwood Dell (immediately to the west of our driveway). Receptions will be held in the Redwood Dell."

"Bathroom facilities for guests will be rental trailers."

RELATED APPLICATIONS:

On-Site

- BL 2016-0116 Business license application for the short term rental of the house, comprising 4 bedrooms rented as a single unit. Inadvertently approved April 20, 2016, but later rescinded due to property being located on a privately maintained road.
- C 4-88, B 13-88, B 189-92, BU_1999-1020, BU_2010-0745.

Neighboring Property

- In recent years, an adjacent property owner and the subject property were involved in the illegal construction of a bridge across Doolan Creek, and the illegal grading of a road.

SITE CHARACTERISTICS: The property is located on the south side Doolan Canyon Drive, a private road, approximately 0.5± miles west of the intersection of Helen Ave and Doolan Canyon Drive in the southwest corner of Ukiah. Doolan Canyon is a steep sided and wooded valley, along the bottom of which runs Doolan Creek. Surrounding land is sparsely developed residential. Currently existing on the subject property is a single family residence, a barn, studio, and swimming pool.

The applicant has proposed use of the garden and naturally wooded areas to the south and east of the house, on the south side of Doolan Creek. Parking will be provided along the loop driveway, and adjacent to the house, barn, and Doolan Canyon Drive.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	RMR40	UR 40	40± ac	RANGELAND
EAST	RR5	RR5	10± ac	RESIDENTIAL
SOUTH	RMR40	UR 40	80± ac	RANGELAND
WEST	RMR40	UR 40	40± ac	RESIDENTIAL

PUBLIC SERVICES:

Access: Doolan Canyon Drive (Private)
Fire District: Ukiah Valley Fire District
Water District: None
Sewer District: Ukiah Valley Sanitation District (APN 003-200-10)
School District: Ukiah Unified

AGENCY COMMENTS: On May 20, 2016, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their required related permits, if any, are listed below. A summary of the submitted agency comments are listed below. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	RELATED PERMIT	COMMENT	DATE
Department of Transportation		No Comment	June 21, 2016
Environmental Health-Ukiah		No Response	
Building Services-Ukiah PBS	Building permit	Comments	June 7, 2016
<i>Recommend conditional approval; building permits may be required</i>			
Ukiah Valley Fire Authority (UVFA)		Comments	May 31, 2016
<i>Recommend conditional approval; roadway is overgrown and needs to provide a minimum of 20' clear width, and 13'6" clear height; room must be maintained for emergency vehicle turn around; UVFA should be notified of any large gatherings of over 50 people</i>			
CalFire		Comments	May 28, 2016
<i>Recommend conditional approval; develop and get approval of an emergency response plan addressing, at minimum: fire and medical emergencies, access and parking, security, and notifications (File #88-16)</i>			
Dept. of Fish & Wildlife		No Response	

KEY ISSUES

1. General Plan and Zoning Consistency:

In accordance with Mendocino County Inland Zoning Code (MCC) Section 20.168.005, Temporary Use Regulations, the proposed use is not subject to the General Plan with respect to permitted uses or densities, due to the temporary nature of the proposed use.

2. Special Plans/Area Plans:

The subject property is within the Ukiah Valley Area Plan. No new development is included in this entitlement, and the proposed activity will not have an impact on the visual setting of Ukiah Valley. Adherence to the Conditions of Approval will prevent potential impacts of the temporary events from rising to a level of significance.

3. Administrative Permit:

The subject property is accessed via 0.6± miles of private road from the intersection of Helen Avenue and Doolan Canyon Drive. There exist approximately 11 residences (excluding the subject property) along the stretch of road between the intersection and the proposed event site. Very few residences exist further up the valley.

Surface. Approximately the first 0.5 miles of the private portion of Doolan Canyon Drive are paved. It is unknown as to whether the road meets the carrying capacity required by the 2013 edition of the California Fire Code, Section D102.1. However, in its letter dated May 31, 2016, the Ukiah Valley Fire Authority (UVFA) is of the opinion that the road "more than likely meets the load carrying capacity" referenced above.

Road Width. The paved road surface is a consistent 10 ft in width from the start of the private portion of Doolan Canyon Drive, until one reaches the subject property. A steep, wooded slope flanks the north side of the road, with the slope dropping away steeply to the south side of the road. Adjacent property owners have placed fences close to the south edge of the road surface for approximately 0.3 mi leading up to the subject property.

In its letter dated May 31, 2016, the Ukiah Valley Fire Authority states:

“The majority of the existing roadway is overgrown and needs to be managed in such a way to provide a minimum of 20 feet clear width and 13 feet 6 inches in clear height. Several areas do not provide this minimum clearance for emergency vehicle access. Occupants leaving the address during an emergency would significantly impact the approach of emergency apparatus coming into the site.”

PBS staff conducted a site visit on Monday, August 8, 2016, and confirmed that the road cannot meet the clear width requirement of the UVFA. Staff also concurs with the UVFA assertion that in the event of an emergency, the road could not accommodate both the evacuation of occupants and the arrival of emergency vehicles.

Parking. The applicant states that the subject property can accommodate parking for 39 vehicles. At least 2 of the reported parking spaces must be ADA compliant. ADA compliant spaces are larger than typical parking spaces and their provision likely reduces the total number of parking spaces available. Additional consideration must be made for facilities such as the proposed portable rental bathrooms. Such trailer facilities will also occupy the flat, open areas designated for parking and reduce the total area available.

For outdoor assembly, Mendocino County uses a standard of 1 parking space per every 2.3 persons in attendance at an event as a reasonable assumption, and which has been applied consistently in analysis of similar entitlement requests. Based on this figure, and utilizing the reported parking number of 39, the subject property can only accommodate 90 attendees. This would be insufficient to handle the 150-200 guests proposed.

Public Comment. Letters were sent to owners of property with frontage along Doolan Canyon Drive (15 owners in total) inviting comment regarding the proposal. Three individuals responded with written comments, and 2 responded via telephone.

The concerns voiced by neighboring property owners include the following: potential increase in traffic hazard, noise and pollution brought about by an increased number of vehicles utilizing the road; the adequacy of the road to accommodate the level of activity; increased risk of fire hazard; and question of whether the proposed commercial activity is encompassed in existing easement rights. It should be noted that no road association has been formed to coordinate the continued maintenance of Doolan Canyon Drive, and that there is no other means of egress from the subject property.

Other concerns voiced by the property owners include: fear of decrease in property value given increase in valley activity, noise from events, existing unpermitted use of the subject property as a vacation home rental.

3. Environmental Protection:

The project is Categorically Exempt, Class 4, from the California Environmental Quality Act (CEQA), per Sec. 15304(e). This statute allows exemption from CEQA for, *“Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc.”*

PROJECT FINDINGS: The Zoning Administrator denies #AP 2015-0025, finding the following:

1. *That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.*

DOT has reviewed the project and recommends approval. Building Division of Mendocino County Department of Planning and Building Services (PBS), Ukiah Valley Fire Authority, and CalFire have reviewed the project and provided conditions. Mendocino County Department of Environmental Health, and the State's Department of Fish and Wildlife offered no comment.

While utilities and drainage appear to be adequate, the access roads and parking facilities appear to inadequately accommodate the needs that would be created for assemblies of 150-200 persons at a rate of 5 days per every 6 months. **Finding 1 cannot be made.**

2. *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.*

The event site is located within sparsely populated valley. Staff is unaware of any public complaints received for any activities on subject property; however, comments were received expressing concern regarding the scope of the proposed use. While limiting the duration and frequency of events may reduce the likelihood of a nuisance, the proposed use still has potential to be of detriment to the health and safety of the neighborhood due to the limited capacity of the road and parking facilities. Furthermore, the valley is heavily wooded, and there is no secondary means of egress from the subject property. **Finding 2 cannot be made.**

3. *That such use preserves the integrity of the zoning district.*

The temporary use of the land for hosting outdoor ceremonies in the Rural Residential and Upland Residential zoning district is provided for in the MCC Chapter 20.168, subject to obtaining an administrative permit. Temporary events may be permitted provided the criteria outlined in Section 20.168.020 are met. **Finding 3 can be made.**

RECOMMENDATION

Deny the Administrative Permit for the Project, with prejudice, based on the facts and findings contained in the proposed resolution.

DATE

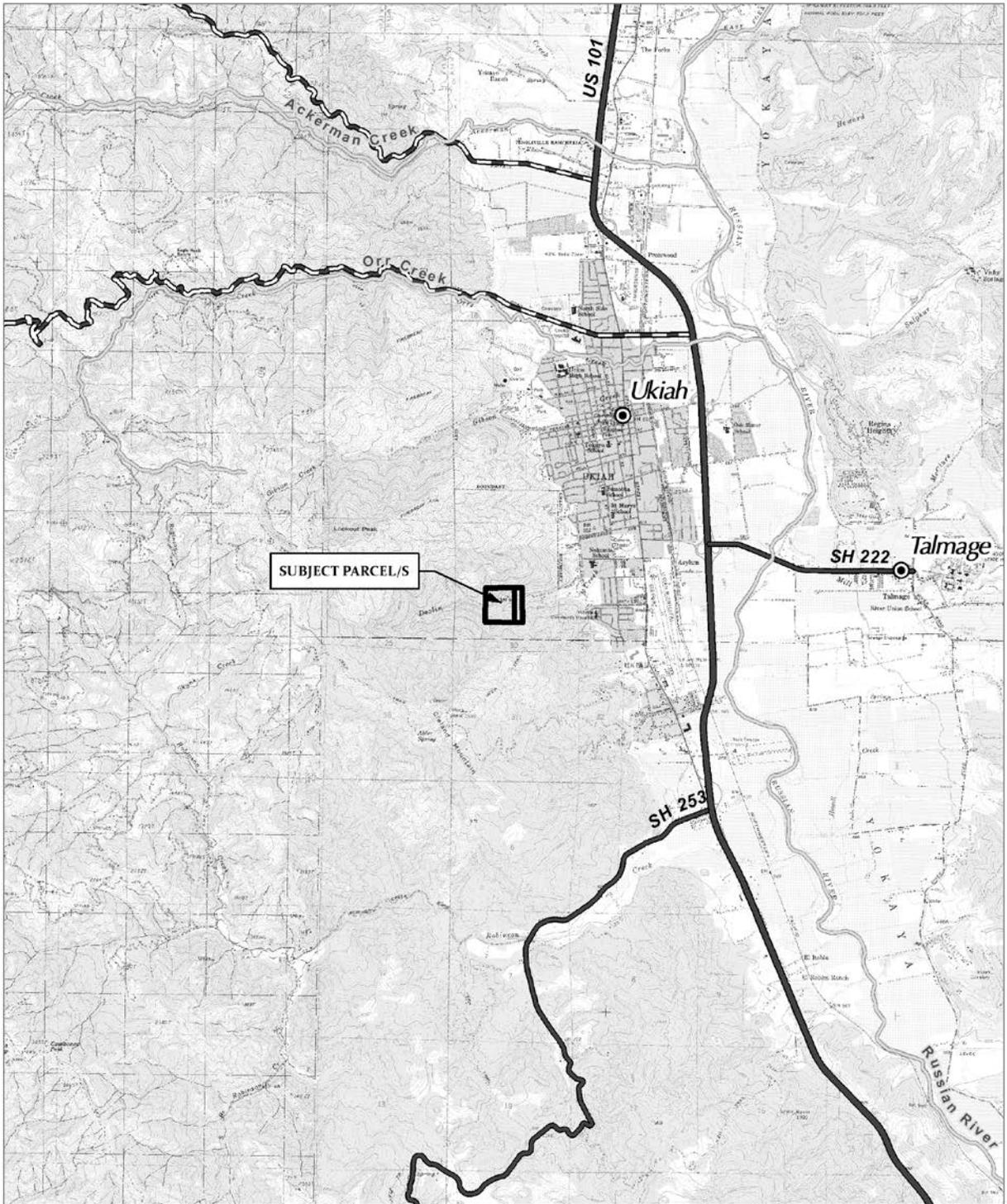
Signature on file

ADELE PHILLIPS
PLANNER II

Appeal Period: 10 Days
Appeal Fee: \$910.00

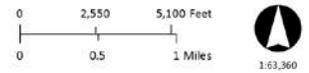
ATTACHMENTS:

- A. Location Map
- B. Aerial Map
- C. Tentative Map
- D. Adjacent Owner Map
- E. Zoning Map
- F. Fire Hazards Map
- G. Typical View of Doolan Canyon Rd.



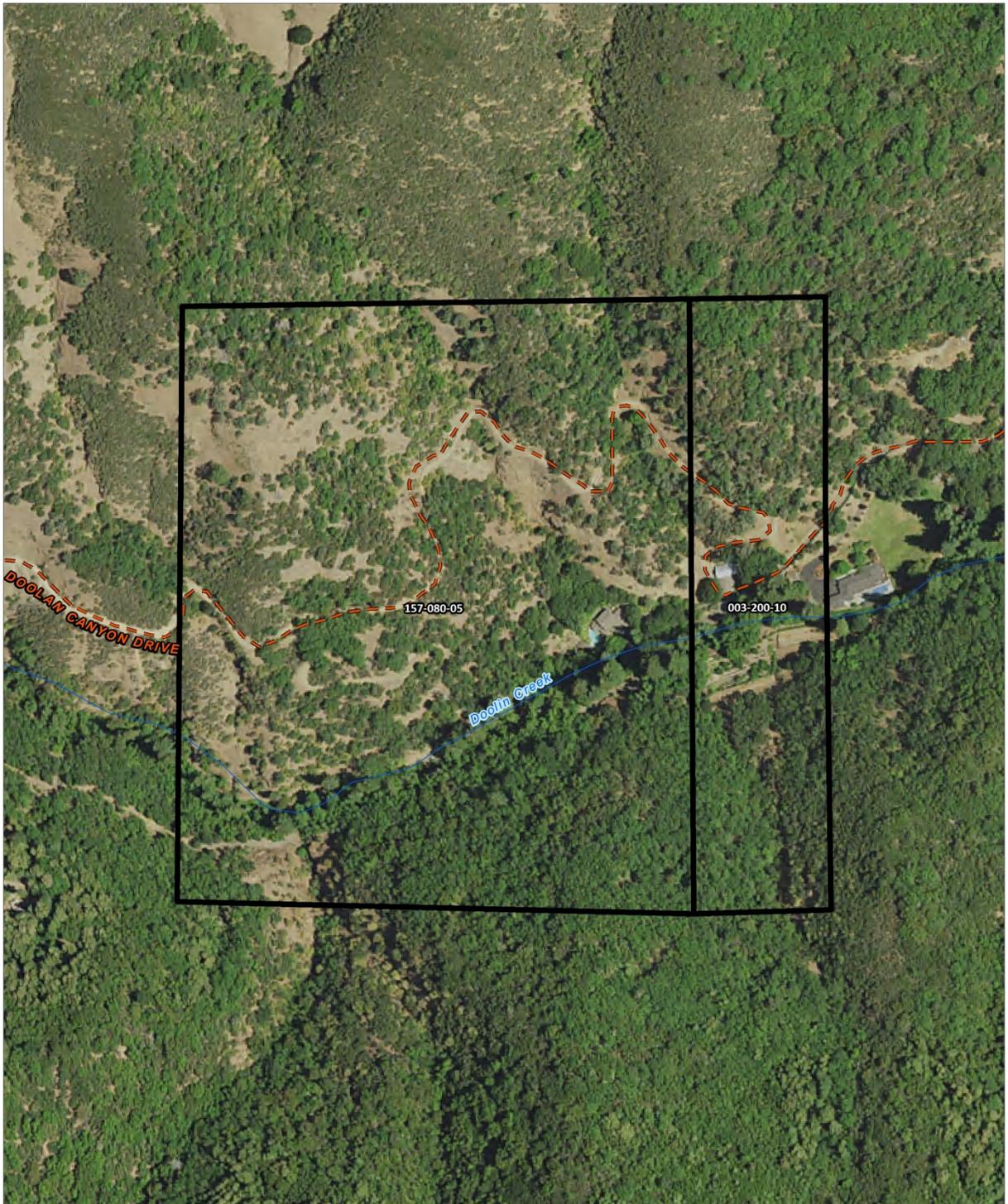
CASE: AP 2015-0025
 OWNER: GASKIN, John & Jennifer
 APN: 003-200-10, 157-080-05
 APLCT: John Gaskin
 ADDRESS: 900 Doolan Canyon Dr., UK

-  Major Towns & Places
-  Major Roads
-  Major Rivers
-  Highways



LOCATION MAP

Map produced by the Mendocino County Planning & Building Services, November, 2015
 All spatial data is approximate. Map provided without warranty of any kind.



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 Named Rivers
 Private Roads

0 150 300 Feet
0 0.025 0.05 Miles



2014 NAIP IMAGERY

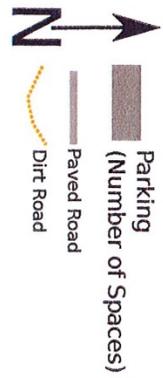
Map produced by the Mendocino County Planning & Building Services, November, 2015
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39°07'50.1"N
123°13'39.3"W

1457.65'

Plot Plan for 900 Doodan Canyon Drive, Ukiah, CA 95482
APN 157-080-05 and 003-200-10
Owner: John Gaskin

1 inch = 163 feet



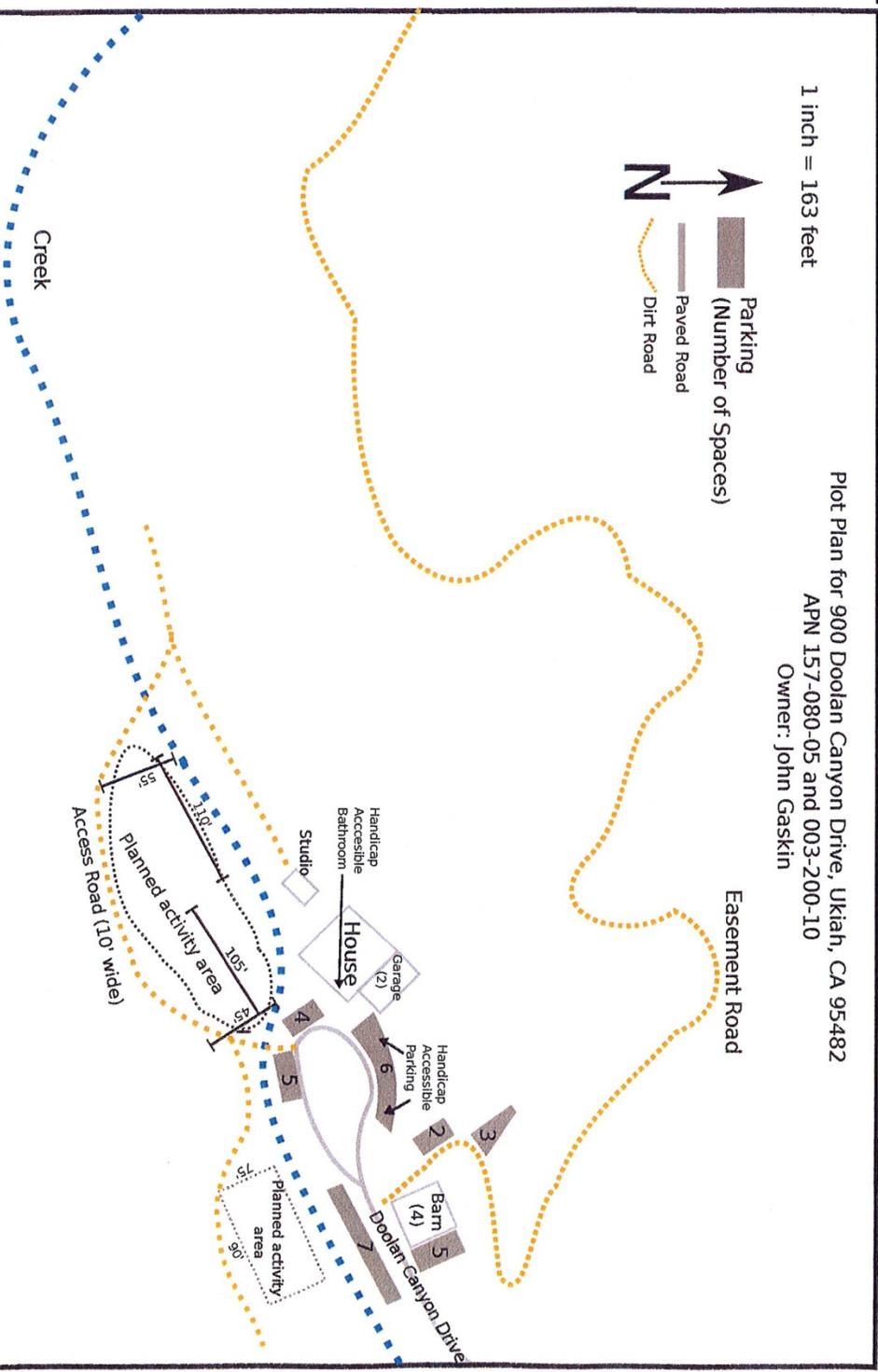
1279.07'

Revised Map

39°07'37.5"N
123°13'39.6"W

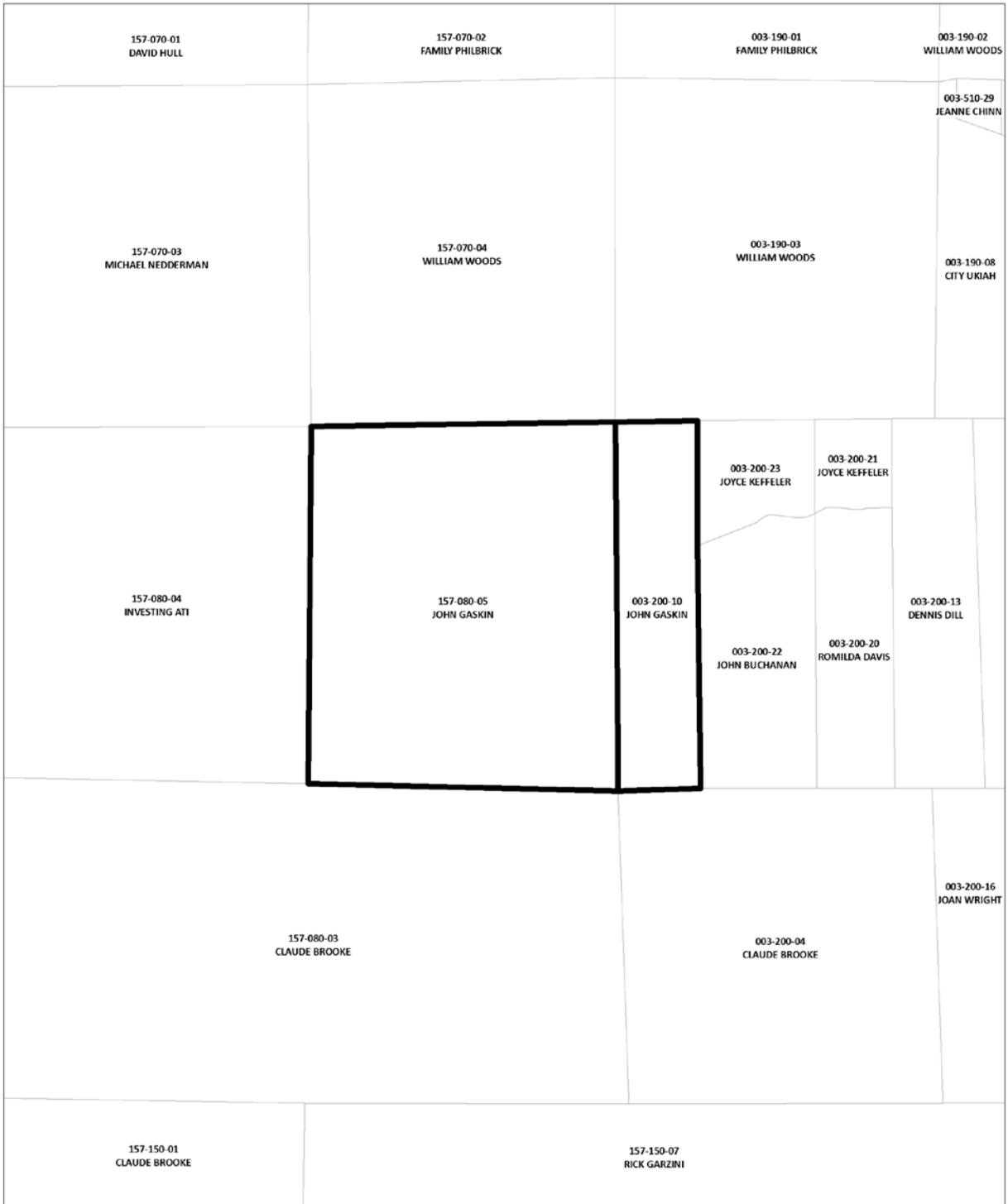
1466.54'

39°07'37.8"N
123°13'19.1"W



681.18'

549.99'

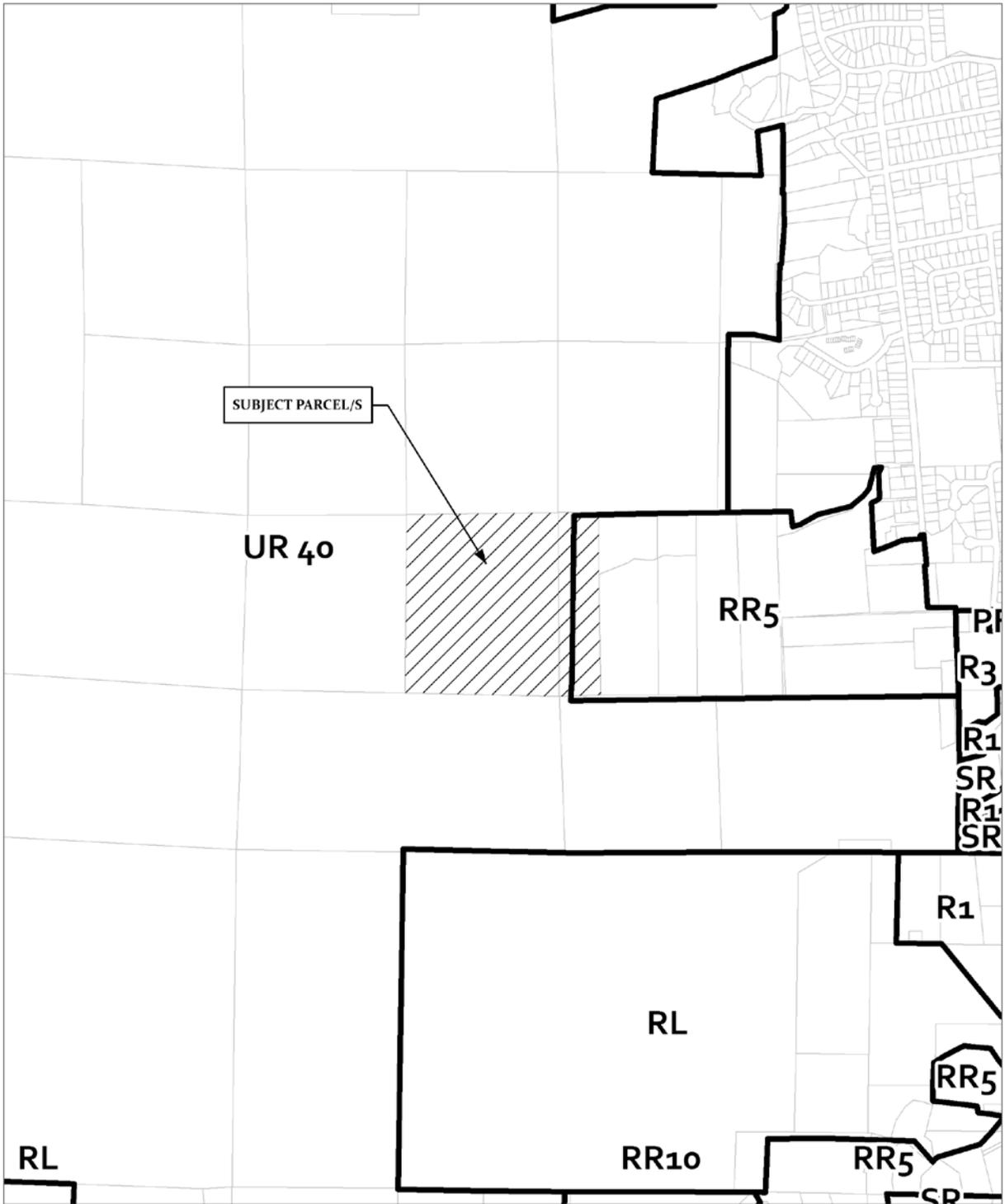


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ADJACENT PARCELS

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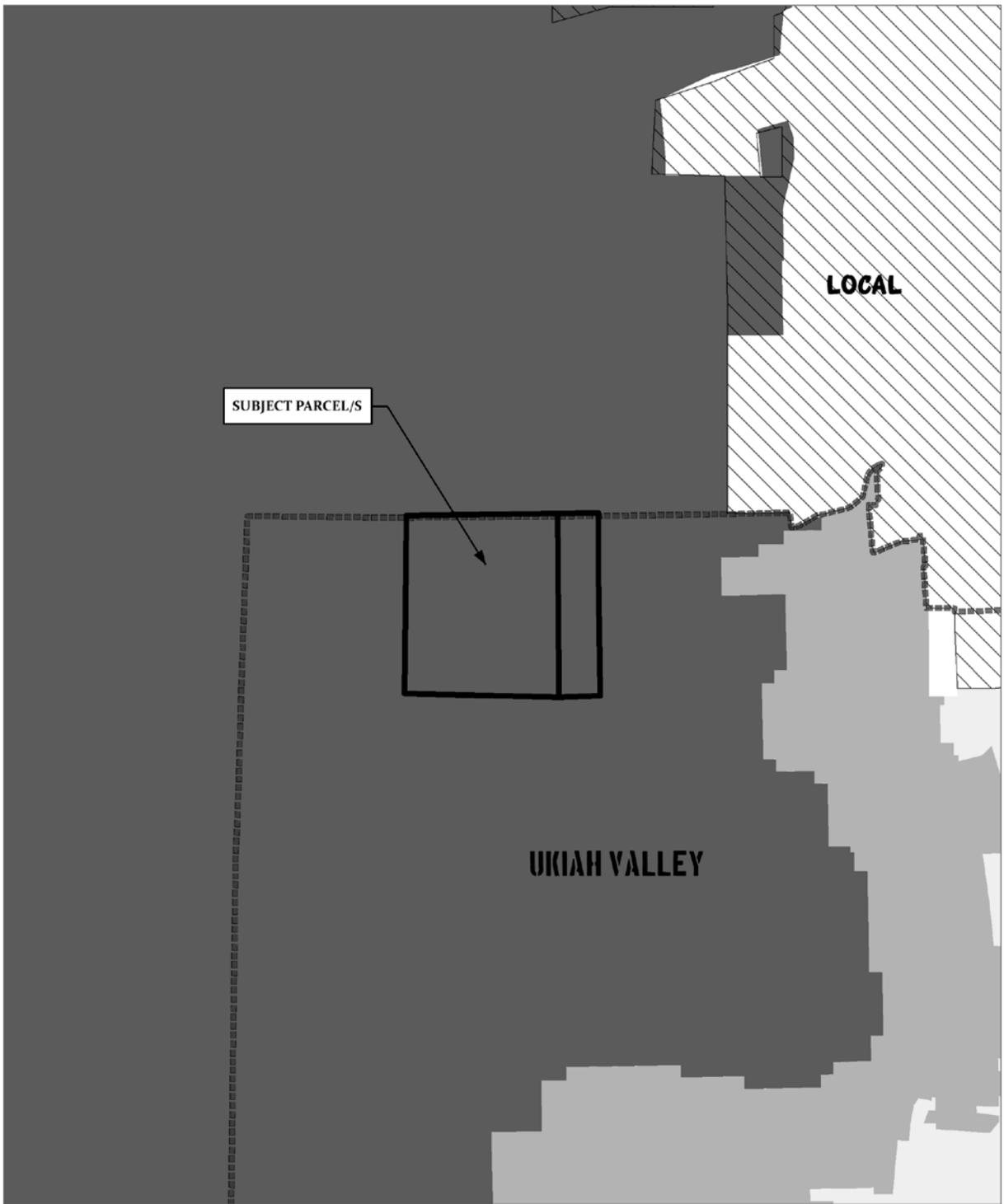
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 Zoning Master



ZONING DISPLAY MAP

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-  County Fire Districts
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

Map produced by the Mendocino County Planning & Building Services, November, 2015
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DOOLAN CANYON RD: Looking East at 0.25 mi

