



**COASTAL DEVELOPMENT PERMITS
AGENDA**

AMENDED

**AUGUST 25, 2016
10:00 A.M.**

**FORT BRAGG PUBLIC LIBRARY
499 EAST LAUREL STREET, FORT BRAGG, CALIFORNIA**

REVISED ORDER OF AGENDA

1. Meeting Called to Order – 10:00 a.m.
2. Determination of Noticing.
3. Public Hearing Items.

3a. CASE#: CDP_2015-0029

DATE FILED: 10/19/2015

OWNER: ERNEST & CORINNE EGGER LIVING TRUST AND ISHVI BENZVI AUM AND NANCY SUSAN LEBRUN

APPLICANT/AGENT: ERNEST EGGER

REQUEST: A Coastal Development Standard Permit to convert an existing 340 square foot storage building to retail and office uses; renovate the exterior of existing buildings on-site; construct two 180 square foot arbors, BBQ area with clay oven and sink, and conduct retail sales in an existing storage yard area.

ENVIRONMENTAL DETERMINATION: Pursuant with Section 15331, a Class 31 categorical exemption from CEQA for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

LOCATION: The site is located on the west side of Lansing Street between the intersections of Little Lake Road and Calpella Street. 10550 Lansing Street, Mendocino (APN 119-160-31).

STAFF PLANNER: JULIANA CHERRY

RECOMMENDED ACTION: Approve with Conditions.

3b. CASE#: CDP_2015-0034

DATE FILED: 11/18/2015

OWNER: WILLIAM M JR & MONICA BENEDICT

APPLICANT: KENTON COCHRAN

AGENT: WYNN COASTAL PLANNING

REQUEST: Standard Coastal Development Permit to demolish an existing 1050± square foot legal non-conforming Second Residential Unit (SRU) and construct a new SRU positioned in the same location. New unit would be 880± square feet with an attached 108± square foot covered entry porch. Maximum height of the proposed structure would be 17.6 feet.

ENVIRONMENTAL DETERMINATION: Categorically Exempt (Class 2)

LOCATION: In the Coastal Zone, 1000± feet southwest of the Manchester village center, lying on the north side of Biaggi Road (private), 800± feet northwest of its intersection with Highway 1, located at 44120 Biaggi Road, Manchester; APN 133-100-03.

STAFF PLANNER: ROBERT DOSTALEK

RECOMMENDED ACTION: Approve with Conditions.

**3c. CASE#:** CDP_2016-0024**DATE FILED:** 6/7/2016**OWNER:** PRISCILLA HUNTER, CHAIRWOMAN, ISWC**APPLICANT:** INTERTRIBAL SINKYONE WILDERNESS COUNCIL**AGENT:** HAWK ROSALES, EXECUTIVE DIRECTOR, ISWC

REQUEST: Standard Coastal Development Permit to construct a 1,160 foot segment of the 5,155 foot South Trail, a public hiking trail located on private property owned by the Intertribal Sinkyone Wilderness Council (Council). The westernmost 1,160-foot portion of trail is situated within Coastal Zone; the eastern-most 3,995 feet of the trail is located outside the Coastal Zone. Width of finished trail will be four feet. Trail structures (i.e. armored drain swales, drain lenses, and retaining walls) will be installed to control erosion. Construction will be completed with hand tools and small-scale mechanized equipment. Public access over the private property on which trail will be situated shall be limited strictly to use of the trail for hiking, and subject to seasonal and other landowner restrictions. The trail will increase access to the Lost Coast Trail and Hotel Gulch Trail in the adjacent Sinkyone Wilderness State Park.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration**LOCATION:** 2.7± miles northwest of Usal Campgrounds, 4100± feet west of County Road 431; APN 012-490-21.**STAFF PLANNER:** ROBERT LAPORTE**RECOMMENDED ACTION:** Approve with Conditions.**3d. CASE#:** CDP_2013-0022 (**CONTINUED FROM 7-28-16**)**DATE FILED:** 11/19/2013**OWNER/APPLICANT:** CA DEPT OF TRANSPORTATION**AGENT:** LARRY CHIEA**PROJECT COORDINATOR:** JULIA ACKER

REQUEST: Standard Coastal Development Permit to allow Caltrans to install a Changeable Message Sign along Highway 1 south of the town of Fort Bragg, Mendocino County at mile marker R56.7. The project proposes to install a small model 520 Changeable Message System and traffic camera along the southbound lane at the northern end of Jughandle Creek Bridge, to alert southbound traffic of road conditions, such as closures along the highway due to flooding. The system requires trenching to a depth of 0.76 meters (2.50 feet) for the placement of 60.96 meters (200.00 feet) of conduit. All work activities will be confined to the existing Caltrans right-of-way.

ENVIRONMENTAL DETERMINATION:**LOCATION:** The project is located within the Caltrans right-of-way along the southbound lane of State Highway 1 at mile marker R56.7 near the northern end of Jughandle Creek Bridge.**RECOMMENDED ACTION:** Denial

- 4. 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.

5. Adjournment.

APPEAL PROCESS. Applicants or other 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 calendar days of the Administrator's decision. The appeal of the decision will be placed on the next available Board of Supervisors agenda for consideration and the appellant will be notified of the time, date and place. 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 Coastal Permit Administrator.



ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at www.co.mendocino.ca.us/planning. Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission 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.

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.

<http://www.co.mendocino.ca.us/planning>