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**COASTAL DEVELOPMENT PERMITS  
AGENDA**

**AMENDED**

**SEPTEMBER 22, 2016  
10:00 A.M.**

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

**ORDER OF AGENDA**

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

3a. **CASE#:** CDP\_2015-0021

**DATE FILED:** 8/17/2015

**OWNER/APPLICANT:** SHIRLEY LADELLE

**REQUEST:** Standard Coastal Development Permit for after-the-fact conversion of a detached garage and storage structure to a Family Care Unit and associated improvements.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt, Class 1 - Existing facilities - Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

**LOCATION:** In the Coastal Zone, 3± miles south of the City of Fort Bragg, on the south side of Jefferson Way (CR 441), 0.25± miles west of its intersection with Highway 1. Located at 33051 Jefferson Way; APN 017-370-14.

**STAFF PLANNER:** JULIA ACKER

**RECOMMENDED ACTION:** Approve with Conditions.

3b. **CASE#:** CDP\_2015-0033

**DATE FILED:** 11/13/2015

**OWNER:** ELLIS PATRICK TTEE

**APPLICANT:** PATRICK ELLIS AND LISA LAUER

**AGENT:** CARL RITTIMAN

**REQUEST:** A Coastal Development Permit to repair and replace a leach field, pump tank, pump and control panel, and septic connecting lines. Minor trenching to bury the pump tank, connecting lines, and leach lines. Disturbed areas will be backfilled to original contours, seeded with native grasses, and or mulched.

**ENVIRONMENTAL DETERMINATION:** Pursuant with Section 15304(F), a class 4 categorical exemption from CEQA for minor alterations of land, including minor trenching and backfilling where the surface is restored.

**LOCATION:** The site is located on the west side of Highway 1 approximately 0.2 miles north of its intersection with Collins Landing Road or 2.5 miles north of Gualala.

**STAFF PLANNER:** JULIANA CHERRY

**RECOMMENDED ACTION:** Approve with Conditions.

3c. **CASE#:** CDP\_2016-0010

**DATE FILED:** 2/26/2016

**OWNER/APPLICANT:** CHARTER THOMAS E & PATRICIA

**AGENT:** BLAIR FOSTER, WYNN COASTAL PLANNING

**REQUEST:** A Coastal Development Standard Permit request for a 347-square-foot addition to an existing 1,764-square-foot residence; conversion of an existing 489-square-foot non-residential structure (studio) to a guest cottage and the addition of a 368-square-foot porch to the guest cottage; construction of a 768-square-foot garage; construction of a 400-linear-foot 42-inch tall fence; a replacement leach field; 95-square-foot addition to an existing 97-square-foot pump house; and installation of a second above-ground water-storage tank.



**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**LOCATION:** Located on Bay View Avenue approximately 800-feet west of its intersection with Pacific Drive. Located at 31450 Bay View Ave. APN 018-450-11.

**STAFF PLANNER:** JULIANA CHERRY

**RECOMMENDED ACTION:** Approve with Conditions.

**3d. CASE#:** CDP\_2016-0011

**DATE FILED:** 2/26/2016

**OWNER/APPLICANT:** KARA MORRIS AND MATTHEW STARKWEATHER

**AGENT:** MORRIS KARA

**REQUEST:** Standard Coastal Development Permit to (1) remove three existing structures (mobile home, barn, and outdoor kitchen) from the property, (2) relocate an existing office, (3) construct a new single-family residence, (4) construct a barn, and (5) conduct major vegetation removal consisting of a less than 3-acre timber conversion exemption. Associated development includes construction of an extension of the existing driveway and installation of a propane tank. The proposed development will utilize an existing septic system, well, underground power, and telephone service. Also requested is an Administrative Permit for temporary occupancy of a travel trailer during construction of the new residence.

**ENVIRONMENTAL DETERMINATION:** Class 1 (l) - Demolition and removal of individual small structures including a single-family home and accessory structures, and Class 3 (a) - Construction of a single-family residence and accessory structures.

**LOCATION:** In the Coastal Zone, on the south side of Comptche-Ukiah Rd 1.28± miles east of its intersection with Highway 1, located at 43775 Comptche-Ukiah Road; APN 119-410-18.

**STAFF PLANNER:** JULIA ACKER

**RECOMMENDED ACTION:** Approve with Conditions.

**3c. CASE#:** CDP\_2016-0018

**DATE FILED:** 4/22/2016

**OWNER/APPLICANT:** DANIEL STONE

**REQUEST:** Standard Coastal Development Permit to construct a 312 square-foot Family Care Unit.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt - 15303 Class 3(a) new construction of a second dwelling unit.

**LOCATION:** 32001 Mitchell Way, Fort Bragg (APN 017-220-31).

**STAFF PLANNER:** ROBERT LAPORTE

**RECOMMENDED ACTION:** Approve with Conditions.

- 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](http://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>