



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
 120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

STEVE DUNNICLIFF, DIRECTOR
 TELEPHONE: 707-234-6650
 FAX: 707-463-5709
 FB PHONE: 707-964-5379
 FB FAX: 707-961-2427
 pbs@co.mendocino.ca.us
 www.co.mendocino.ca.us/planning

September 8, 2016 *DF*

Planning – Ukiah
 Planning – MHRB
 Department of Transportation
 Environmental Health - Fort Bragg
 Building Inspection - Fort Bragg

Assessor
 Coastal Commission
 Department of Parks & Recreation
 Redwood Valley Rancheria
 Cloverdale Rancheria

Sherwood Valley Rancheria
 * Mendocino Fire District
 * MCCSD

CASE#: U_2016-0009

DATE FILED: 7/28/2016

OWNER: BEAR FLAG MANAGEMENT LLC

APPLICANT: MIKE AND EULA LENIHAN

REQUEST: A Coastal Development Minor Use Permit to convert the use of the second floor of an existing building from a commercial personal services use to a Single Unit Rental.

ENVIRONMENTAL DETERMINATION: Class 3 Categorically Exempt

LOCATION: The site is within the Coastal Zone in the Town of Mendocino, between Lansing Street and Kasten Street; located at 45090 Main Street (APN 119-238-20).

STAFF PLANNER: ROBERT LAPORTE

RESPONSE DUE DATE: 09/23/2016

Attached to this form is information describing the above noted project(s). The County Planning and Building Services Department is soliciting your input, which will be used in staff analysis, and will be forwarded to the appropriate public hearing.

You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@co.mendocino.ca.us. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

**ENVIRONMENTAL DATA
(To be completed by Planner)**

COUNTY WIDE

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| | NO | 1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS _____ |
| | NO | 2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP _____ |
| | NO / NO | 3. Within/Adjacent to Agriculture Preserve / Timberland Production |
| | NO | 4. Within/Near Hazardous Waste Site |
| | NO | 5. Natural Diversity Data Base |
| | NO | 6. Airport CLUP Planning Area – ALUC# _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Adjacent to State Forest/Park/Recreation Area.
Mendocino Headlands State Park is across Main Street. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Adjacent to Equestrian/Hiking Trail. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Hazard/Landslides Map |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Require Water Efficient Landscape Plan. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Biological Resources/Natural Area Map.
Mendocino Headlands are across Main Street. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input type="checkbox"/> SRA-CDF#
Moderate |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Soil Type(s)/Pygmy Soils.
Perrygulch Series |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Wild and Scenic River. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 15. Specific Plan Area.
Mendocino Town Plan |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16. State Permitting Required/State Clearinghouse Review |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Oak Woodland Area |

COASTAL ZONE

- | Yes | No | |
|--------------------------|-------------------------------------|---|
| | NO | 16. Exclusion Map. |
| | NO | 17. Coastal Groundwater Study Zone. |
| | YES | 18. Highly Scenic Area/Special Communities.
Mendocino Historic District Special Community. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Land Capabilities/Natural Hazards Map. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Habitats/ESHA/Resources Map. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Appealable Area/Original Jurisdiction Map. |
| <input type="checkbox"/> | <input type="checkbox"/> | 22. Blayney-Dyett Map.
Map 17: Mendocino |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Ocean Front Parcel (Blufftop Geology).
Approximately 400 feet from bluff edge. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Adjacent to beach/tidelands/submerged land/Public Trust Land. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Noyo Harbor/Albion Harbor. |



Planning and Building Services

Case No:	
CalFire No:	
Date Filed:	
Fee:	
Receipt No:	
Received By:	
Office use only	

APPLICATION FORM

APPLICANT

Name: MIKE AND EULA LENIHAN Phone: 813 8259

Mailing Address: P.O. BOX 395

City: MENDOCINO State/Zip: CA email: eulalenihan@sbcglobal.net

PROPERTY OWNER

Name: BEAR FLAG MANAGEMENT LLC Phone: 813 8259

Mailing Address: P.O. BOX 396

City: MENDOCINO State/Zip: CA email: eulalenihan@sbcglobal.net

AGENT

Name: MIKE LENIHAN Phone: 813 8259

Mailing Address: P.O. BOX 395

City: MENDOCINO State/Zip: CA email: mikelenihan@sbcglobal.net

Parcel Size: 5.187 (±) Acres Address of Property: #6090 MAIN STREET, MENDOCINO

Assessor Parcel Number(s): 119-238-15

TYPE OF APPLICATION:

- | | | |
|--|--|--|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Use Permit-Cottage |
| <input type="checkbox"/> Airport Land Use | <input type="checkbox"/> Land Division-Minor | <input checked="" type="checkbox"/> Use Permit-Minor |
| <input type="checkbox"/> CDP-Admin | <input type="checkbox"/> Land Division-Major | <input type="checkbox"/> Use Permit-Major |
| <input type="checkbox"/> CDP-Standard | <input type="checkbox"/> Land Division-Parcel | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Land Division-Resubdivision | <input type="checkbox"/> Other |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification of Conditions | |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Reversion to Acreage | |

I certify that the information submitted with this application is true and accurate.

Eulalenihan
Signature of Applicant/Agent

07/16/2016
Date

[Signature]
Signature of Owner

07/16/2016
Date

3. If the project is commercial, industrial or institutional, complete the following:
 Estimated employees per shift: _____
 Estimated shifts per day: _____
 Type of loading facilities proposed: _____

4. Will the proposed project be phased? Yes No If yes, explain your plans for phasing.

5. Will vegetation be removed on areas other than the building sites and roads? Yes No Explain:

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	0	_____
Number of uncovered spaces	0	_____
Number of standard spaces	0	_____
Number of handicapped spaces	0	_____
Existing Number of Spaces	STREET PARKING	
Proposed Additional Spaces	0	_____
Total	0	_____

8. Is any road construction or grading planned? Yes No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

9. For grading or road construction, complete the following: **N/A**

A. Amount of cut _____ cubic yards
 B. Amount of fill _____ cubic yards
 C. Maximum height of fill slope _____ feet
 D. Maximum height of cut slope _____ feet
 E. Amount of import or export _____ cubic yards
 F. Location of borrow or disposal site _____

10. Does the project involve sand removal, mining or gravel extraction? Yes No
 If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?
 Yes No
 If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? Yes No
 If yes, explain below:

13. Is the proposed development visible from State Highway 1 or other scenic route?
 Yes No

14. Is the proposed development visible from a park, beach or other recreational area?
 Yes No

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking: Yes No
 Filling: Yes No
 Dredging: Yes No

Placement of structures in:
 open coastal waters
 wetlands
 estuaries
 lakes

If so, amount of material to be dredged or filled? _____ cubic yards.
 Location of dredged material disposal site? _____

Has a U.S. Army Corps of Engineers permit been applied for? Yes No

16. Will there be any exterior lighting? Yes No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

17. Utilities will be supplied to the site as follows:

A. Electricity:
 Utility Company (service exists to the parcel)
 Utility Company (requires extension of service to site: _____ feet _____ miles)
 On Site Generation - Specify: _____

B. Gas:
 Utility Company/Tank
 On Site Generation - Specify: _____
 None

C. Telephone Yes No

18. What will be the method of sewage disposal?
 Community sewage system - Specify supplier MCCSD
 Septic Tank
 Other - Specify: _____

19. What will be the domestic water source:
 Community water system - Specify supplier _____
 Well
 Spring
 Other - Specify: _____

20. Are there any associated projects and/or adjacent properties under your ownership?
 Yes No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):
119-238-19, 45070 MAIN STREET, MENDOCINO

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:
N/A

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
MAIN STREET MENDOCINO, BETWEEN LANSING AND KASTEN STREETS. DIRECTLY WEST OF THE MENDOCINO HOTEL

23. Are there existing structures on the property? Yes No
 If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.
TWO STORY BUILDING WITH RETAIL STORE ON FIRST FLOOR, SHORT TERM RENTAL ON SECOND FLOOR. SINGLE STORY BUILDING ON ALBION STREET CURRENTLY WITH MASSAGE STUDIO.

24. Will any existing structures be demolished or removed? Yes No
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. Project Height. Maximum height of existing structures 30 feet. Maximum height of proposed structures 30 feet.

26. Gross floor area of existing structures 1800 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 1800 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 5157 square feet acres.

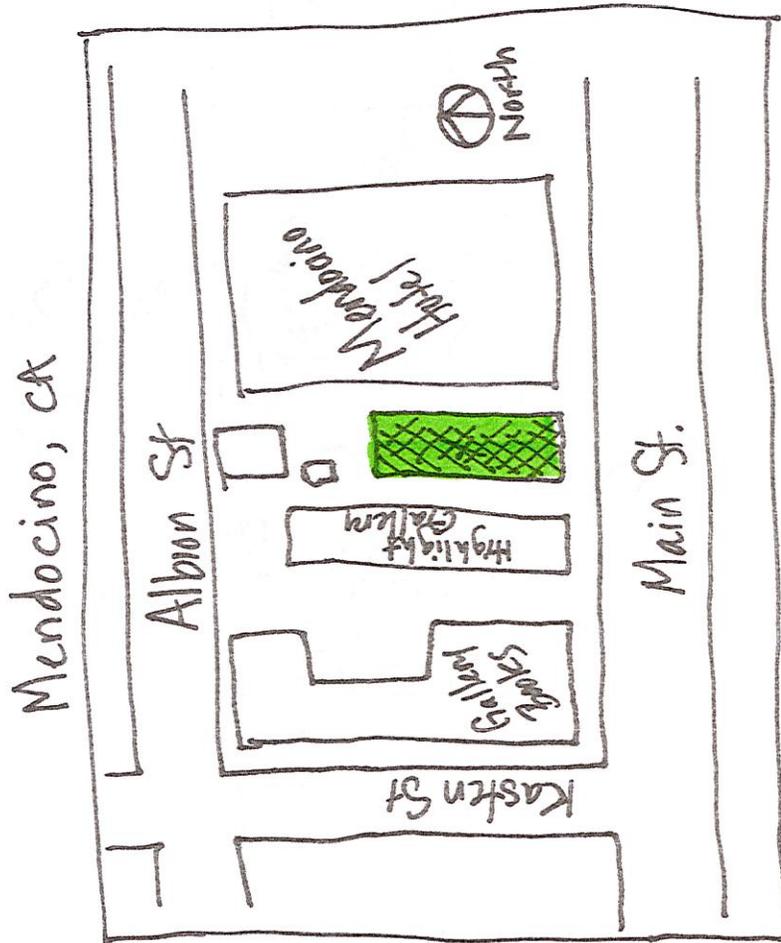
28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
TWO STORY BUILDING ON MAIN STREET. NO CHANGES PLANNED TO EXTERIOR.

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
PROPERTY IS FLANKED BY THE MENDOCINO HOTEL TO THE EAST AND THE NIGHTMARE GALLERY TO THE WEST

30. Indicate the surrounding land uses:

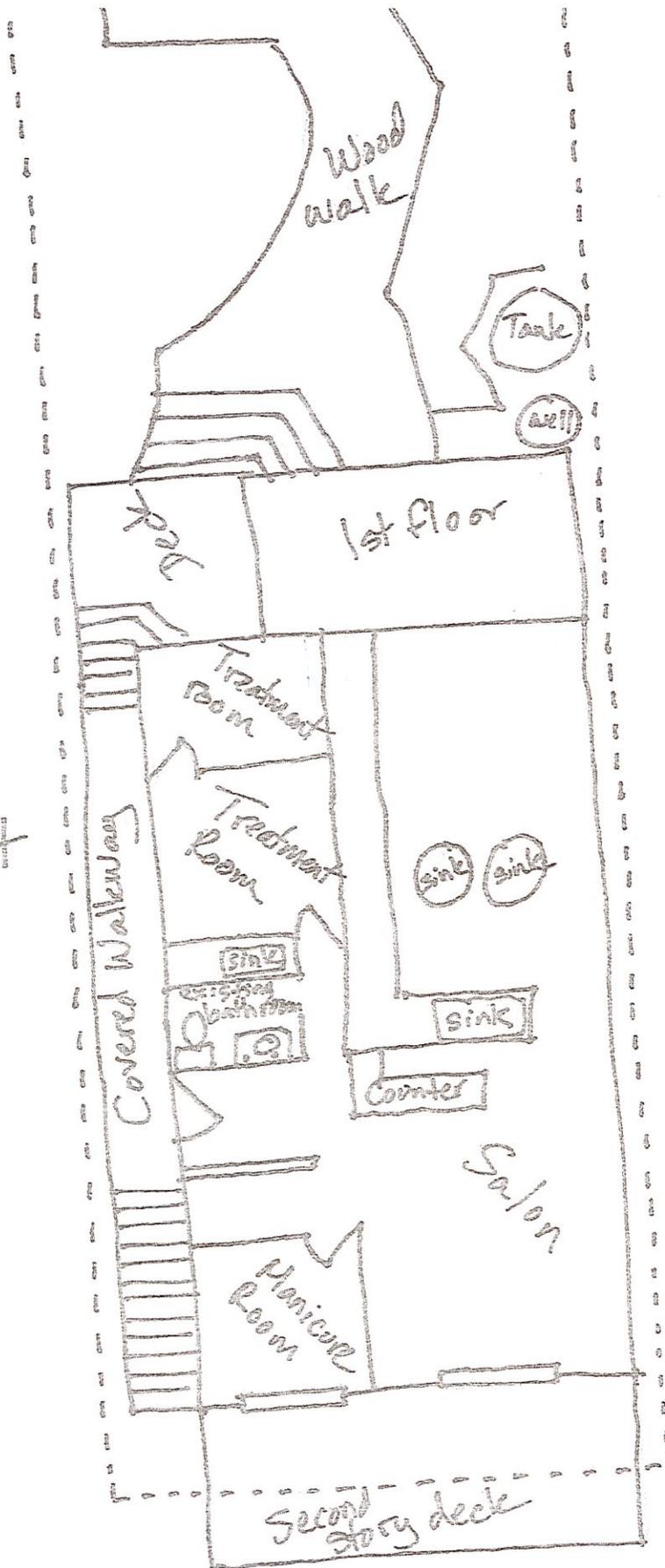
	North	East	South	West
Vacant				
Residential Agricultural				
Commercial Industrial				
Institutional Timberland				
Other	<u>NORTH, EAST AND WEST, COMMERCIAL MAIN STREET, MENDOCINO</u>			

Location Map



Parcel #
119-238-15

Existing
2nd Floor layout



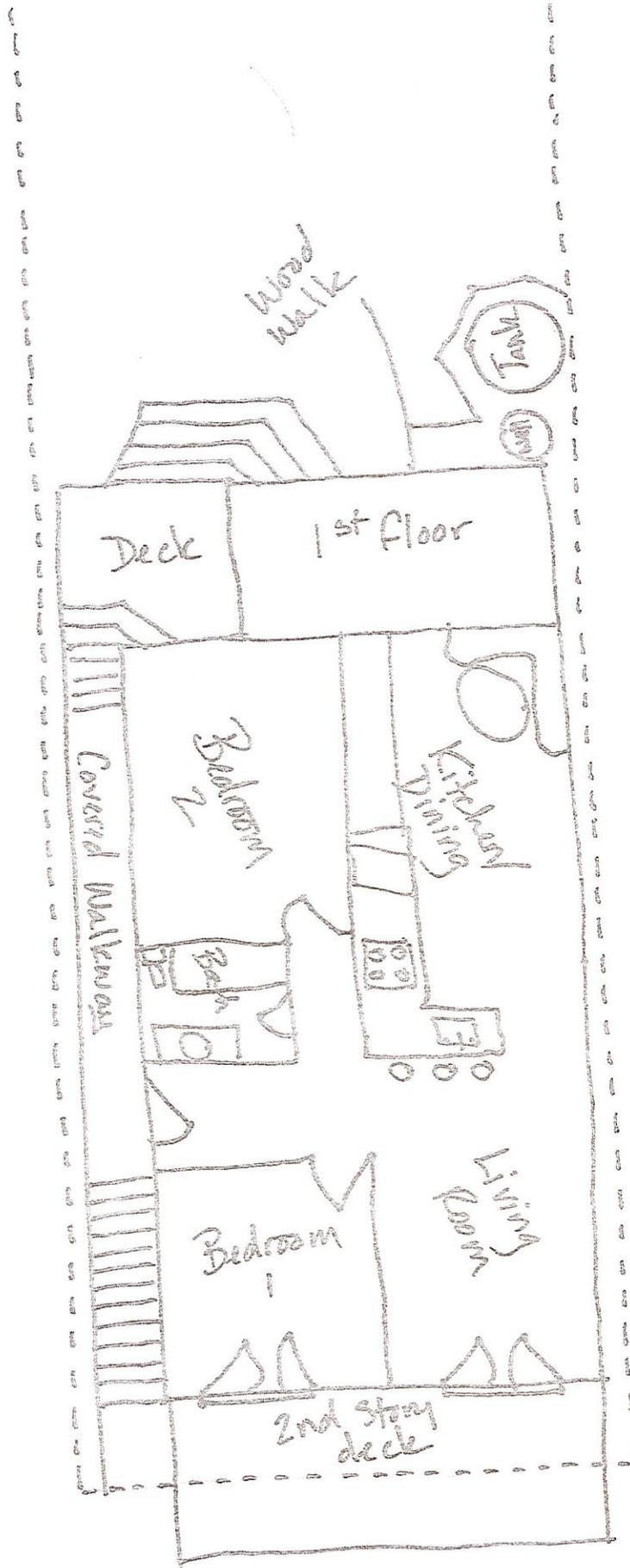
Parcel #
119-238-15

Proposed

2nd floor layout

Remove 2 hairwashing
sinks, 1 pedicure sink
and one prep sink.

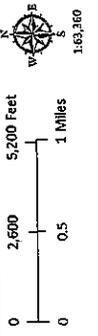
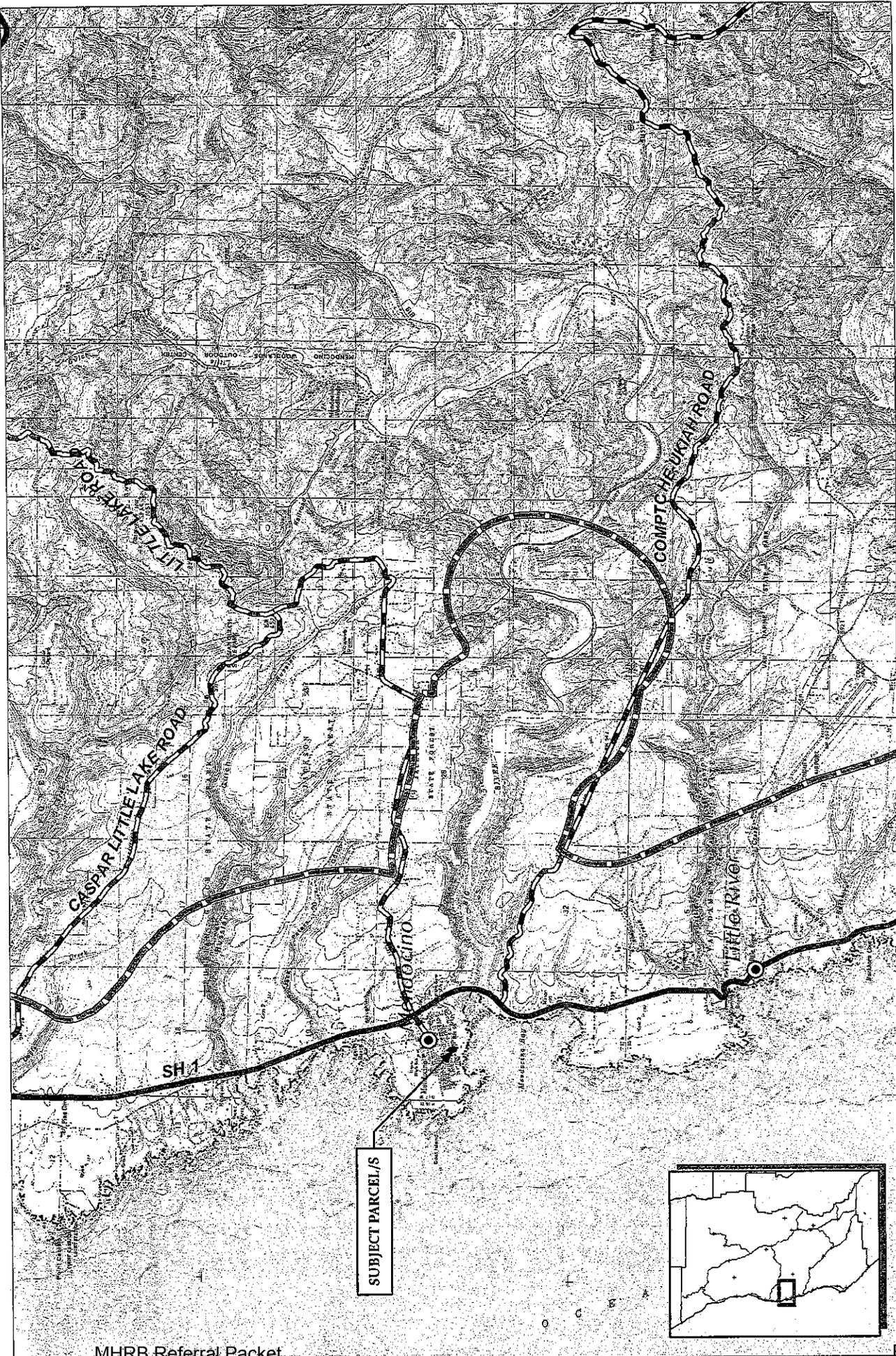
Add shower/tub combo



COASTAL ZONE DEVELOPMENT
 COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. This form must be typed.

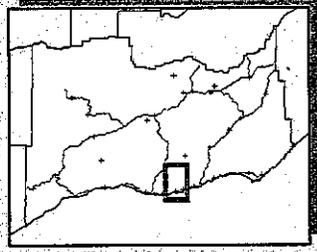
APN 000-000-00 LASTNAME, FIRSTNAME STREET ADDRESS CITY, STATE ZIP		
119-238-14 LAND BANK PROPERTIES 567 PICHAO LANE SANTA BARBARA, CA 93108		
119-238-16, 119-238-17 MENDOCINO HOTEL 45080 MAIN STREET MENDOCINO, CA 95460		
OLD GOLD P.O. BOX 320 MENDOCINO, CA 95460		
MENDOCINO MASSAGE 45080 ALBION STREET MENDOCINO, CA 95460		
HIGHLIGHT GALLERY P.O. BOX 1515 MENDOCINO, CA 95460		



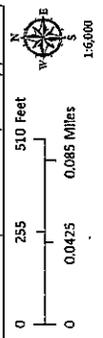
- Coastal Zone Boundary
- Major Roads
- Major Towns & Places
- Highways

LOCATION MAP

CASE: U 2016-0009
 OWNER: Bear Flag Management, LLC
 APN: 119-238-20
 APLT: Mike & Eula Lenihan
 AGENT: Mike Lenihan
 ADDRESS: 45090 Main Street, Mendocino



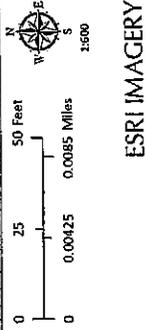
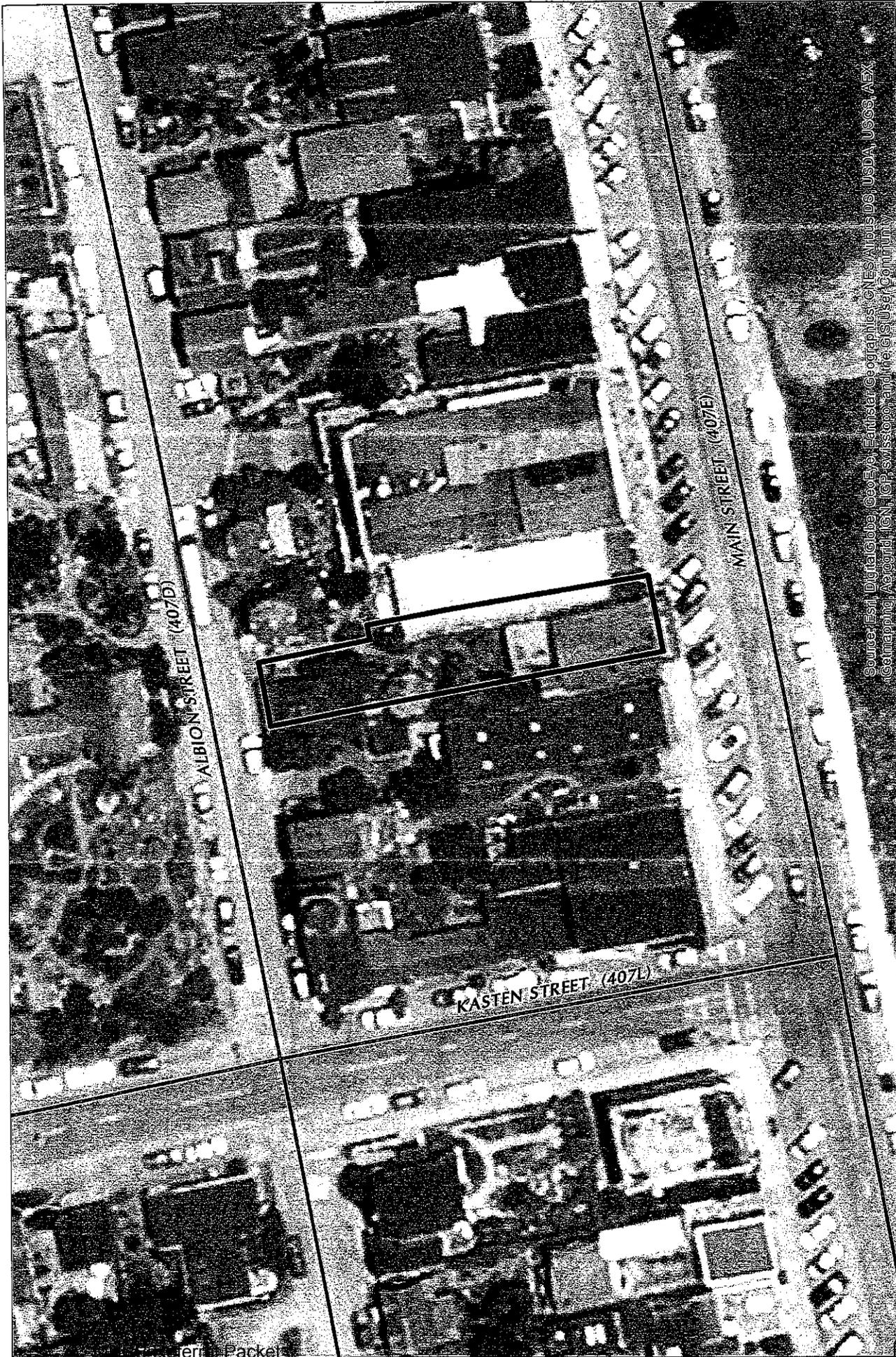
Map produced by the Mendocino County Planning & Building Services, September, 2016
All spatial data is approximate. Map provided without warranty of any kind.



VICINITY MAP

CASE: U 2016-0009
 OWNER: Bear Flag Management, LLC
 APN: 119-238-20
 APLC: Mike & Eula Lenihan
 AGENT: Mike Lenihan
 ADDRESS: 45090 Main Street, Mendocino

Map produced by the Mendocino County Planning & Building Services, September, 2016
 All spatial data is approximate. Map provided without warranty of any kind.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, iGP, Swisstopo, and the GIS User Community

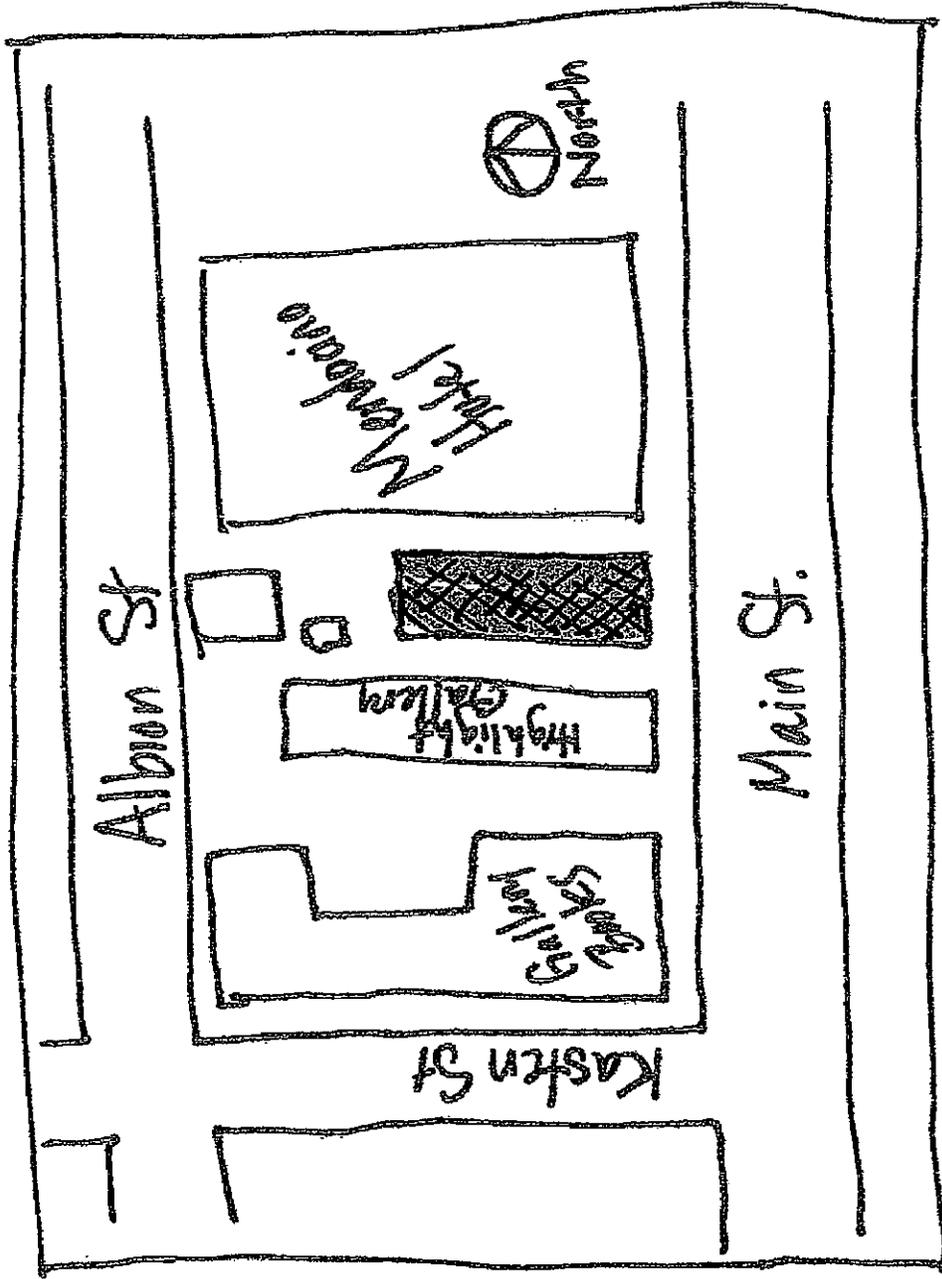
CASE: U 2016-0009
 OWNER: Bear Flag Management, LLC
 APN: 119-238-20
 APPLICANT: Mike & Eula Lenihan
 AGENT: Mike Lenihan
 ADDRESS: 45090 Main Street, Mendocino

Public Roads

15
 ESRI IMAGERY

Map produced by the Mendocino County Planning & Building Services, September, 2016. All spatial data is approximate. Map provided without warranty of any kind.

Mendocino, CA



NO SCALE

LOCATION MAP

CASE: U 2016-0009
 OWNER: Bear Flag Management, LLC
 APN: 119-238-20
 APLCT: Mike & Eula Lenihan
 AGENT: Mike Lenihan
 ADDRESS: 45090 Main Street, Mendocino

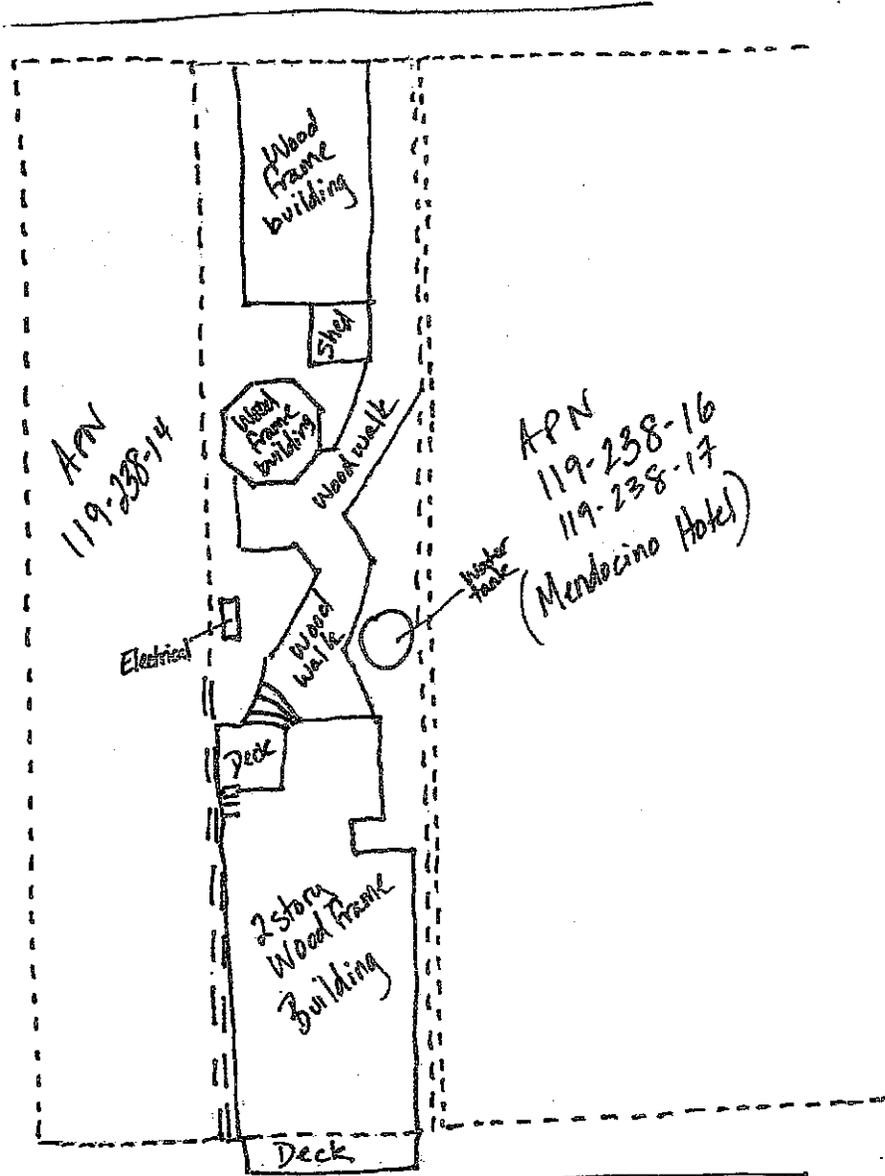
Map produced by the Mendocino County Planning & Building Services, September, 2016
 All spatial data is approximate. Map provided without warranty of any kind.

PLOT PLAN

Albion Street

NO SCALE

PLOT PLAN



No change in exterior or

Main Street

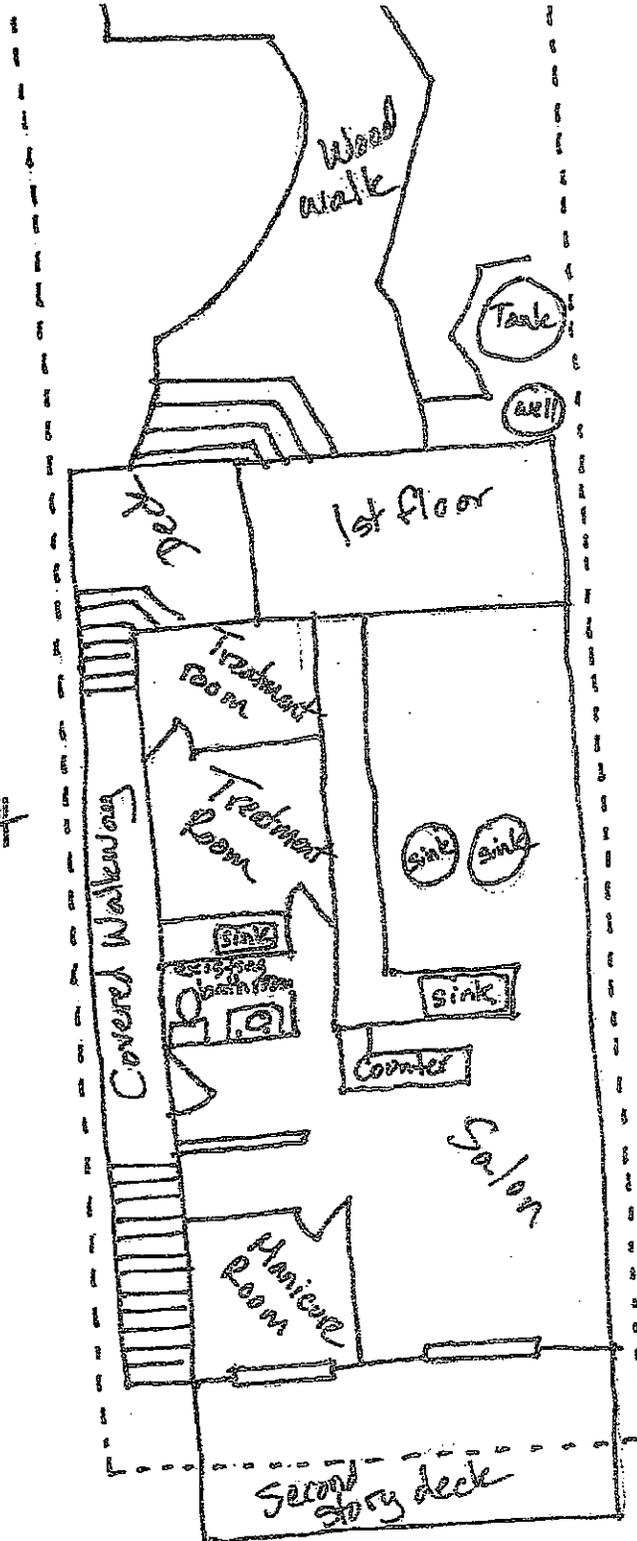


CASE: U 2016-0009
 OWNER: Bear Flag Management, LLC
 APN: 119-238-20
 APLCT: Mike & Eula Lenihan
 AGENT: Mike Lenihan
 ADDRESS: 45090 Main Street, Mendocino

Map produced by the Mendocino County Planning & Building Services, September, 2016
 All spatial data is approximate. Map provided without warranty of any kind.

Parcel #
119-238-15

~~Existing~~
2nd Floor layout



NO SCALE

EXISTING FLOOR PLAN

CASE: U 2016-0009
OWNER: Bear Flag Management, LLC
APN: 119-238-20
APLCT: Mike & Eula Lenihan
AGENT: Mike Lenihan
ADDRESS: 45090 Main Street, Mendocino

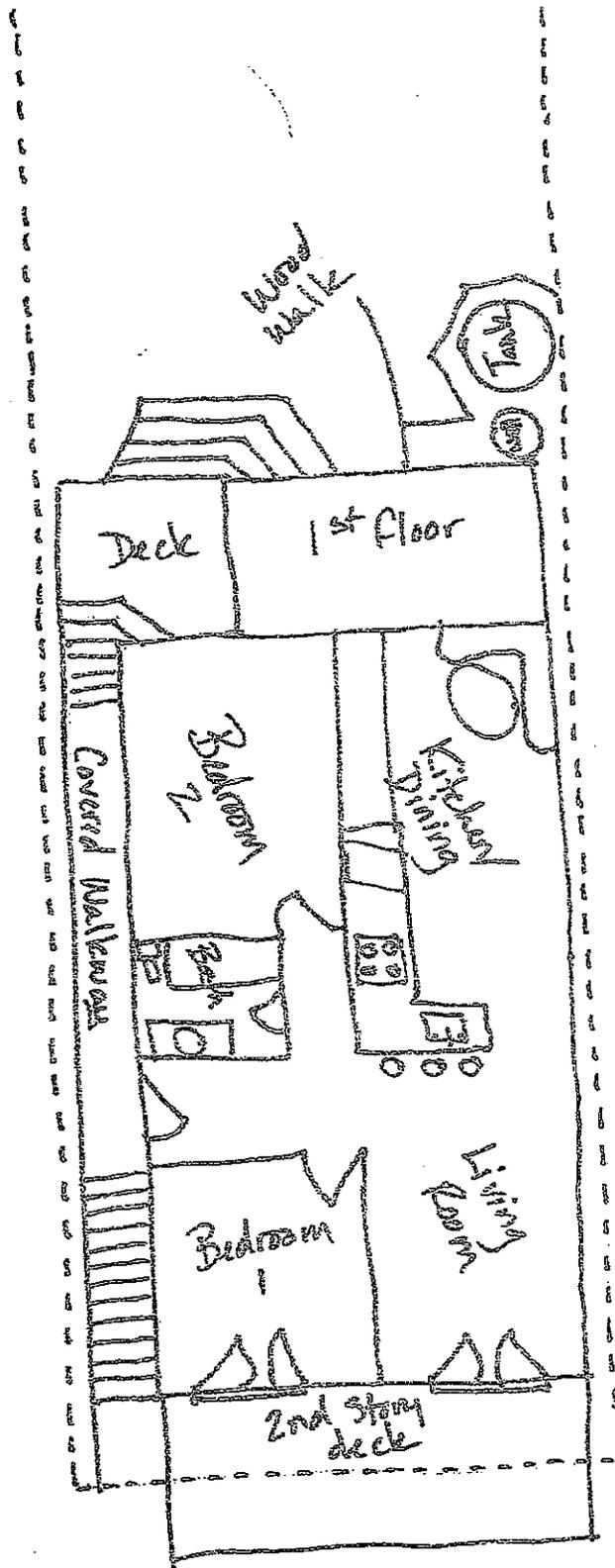
Map produced by the Mendocino County Planning & Building Services, September, 2016
All spatial data is approximate. Map provided without warranty of any kind.

Parcel #
119-238-15

~~Proposed~~
2nd Floor layout

Remove 2 hairwashing
sinks, 1 pedicure sink
and one prep sink.

Add shower/tub combo



NO SCALE

PROPOSED FLOOR PLAN

CASE: U 2016-0009
OWNER: Bear Flag Management, LLC
APN: 119-238-20
APLT: Mike & Eula Lenihan
AGENT: Mike Lenihan
ADDRESS: 45090 Main Street, Mendocino

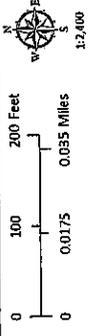
Map produced by the Mendocino County Planning & Building Services, September, 2016.
All spatial data is approximate. Map provided without warranty of any kind.



ZONING DISPLAY MAP

CASE: U 2016-0009
 OWNER: Bear Flag Management, LLC
 APN: 119-238-20
 APLCT: Mike & Eula Lenihan
 AGENT: Mike Lenihan
 ADDRESS: 45090 Main Street, Mendocino

Map produced by the Mendocino County Planning & Building Services, September, 2016
 All spatial data is approximate. Map provided without warranty of any kind.

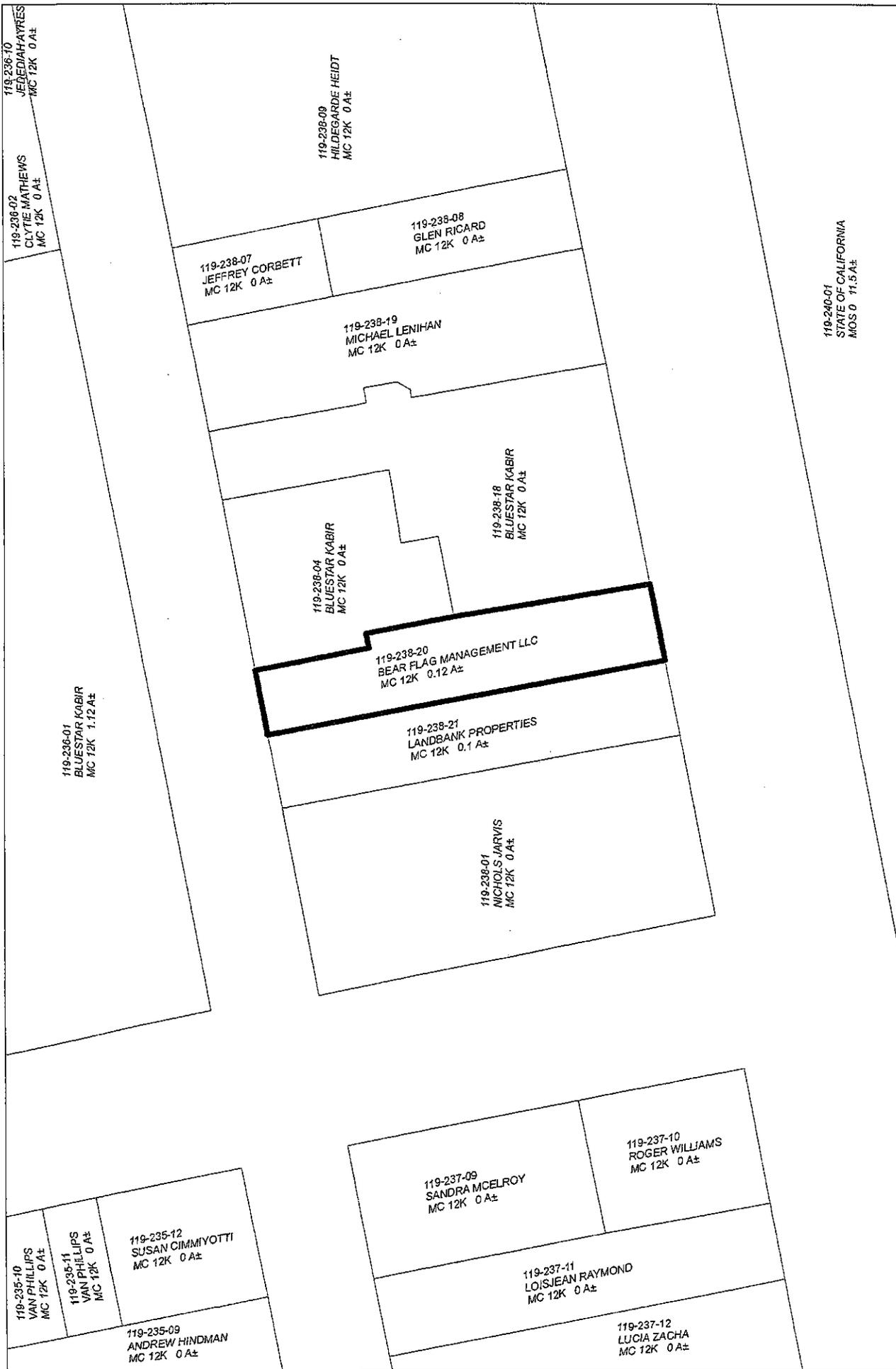


GENERAL PLAN CLASSIFICATIONS

General Plan Classes

CASE: U 2016-0009
 OWNER: Bear Flag Management, LLC
 APN: 19-238-20
 APLC: Mike & Eula Lenihan
 AGENT: Mike Lenihan
 ADDRESS: 45090 Main Street, Mendocino

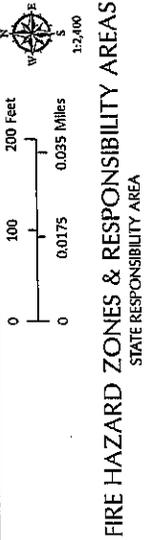
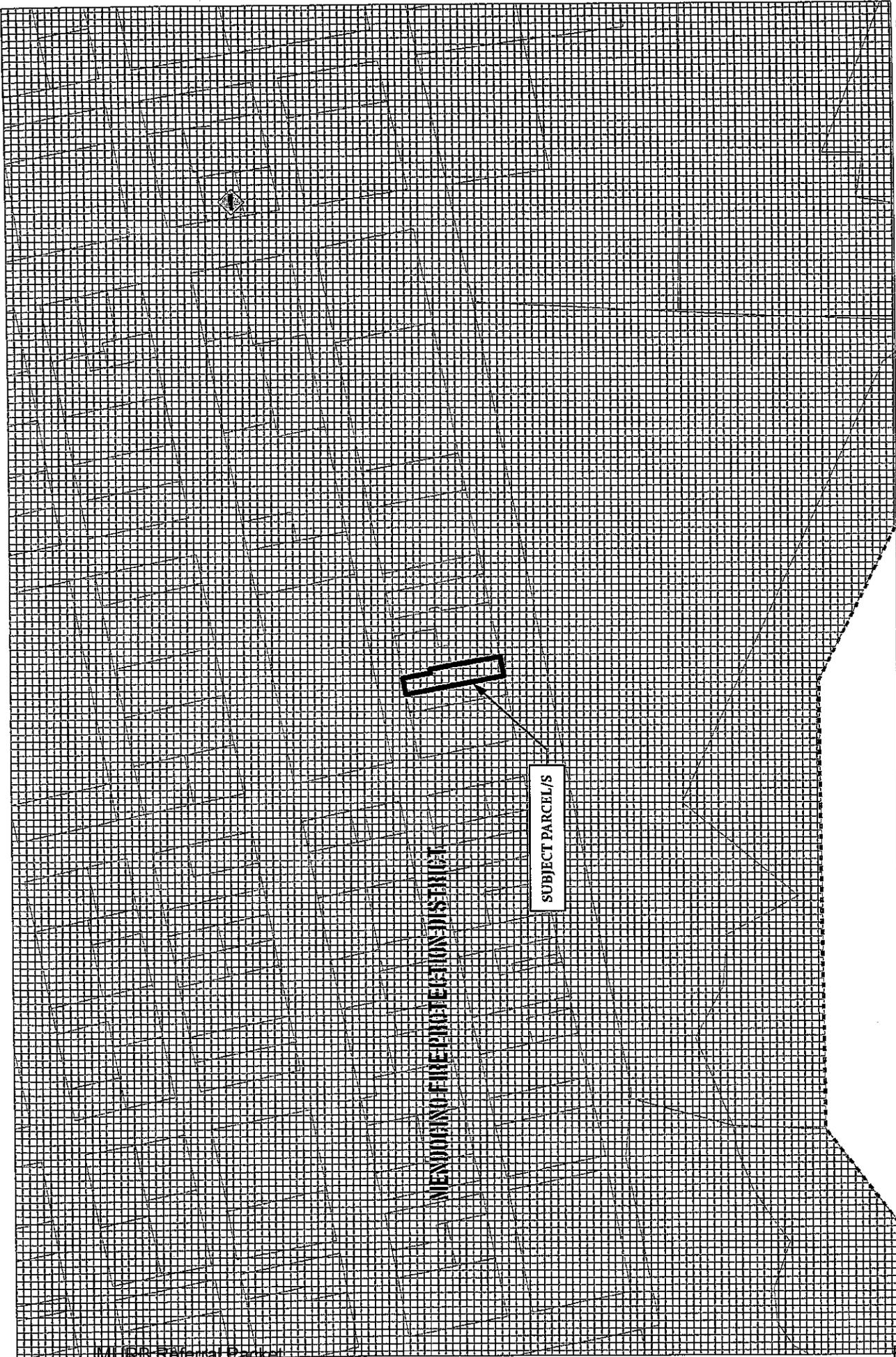
Map produced by the Mendocino County Planning & Building Services, September, 2016
 All spatial data is approximate. Map provided without warranty of any kind.



ADJACENT PARCELS

CASE: U 2016-0009
 OWNER: Bear Flag Management, LLC
 APN: 119-238-20
 APLCT: Mike & Eula Lenihan
 AGENT: Mike Lenihan
 ADDRESS: 45090 Main Street, Mendocino

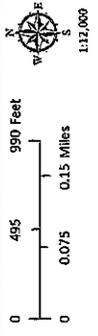
Map produced by the Mendocino County Planning & Building Services, September, 2016
 All spatial data is approximate. Map provided without warranty of any kind.



-  Fire Stations
-  County Fire Districts
-  Moderate Fire Hazard

CASE: U 2016-0009
 OWNER: Bear Flag Management, LLC
 APN: 119-238-20
 APLT: Mike & Eula Lenihan
 AGENT: Mike Lenihan
 ADDRESS: 45090 Main Street, Mendocino

Map produced by the Mendocino County Planning & Building Services, September, 2016
 All spatial data is approximate. Map provided without warranty of any kind.



GROUND WATER RESOURCES

- X X : Critical Water Areas
- Sufficient Water Resources
- Marginal Water Resources

CASE: U 2016-0009
 OWNER: Bear Flag Management, LLC
 APN: 119-238-20
 APLT: Mike & Eula Lenihan
 AGENT: Mike Lenihan
 ADDRESS: 45090 Main Street, Mendocino

Map produced by the Mendocino County Planning & Building Services, September, 2016
 All spatial data is approximate. Map provided without warranty of any kind.