

CALIFORNIA COASTAL COMMISSION

NORTH COAST AREA

45 FREMONT, SUITE 2000

SAN FRANCISCO, CA 94105-2219

(415) 904-5260

**Tu14a**

Filed: September 14, 1995
49th Day: December 2, 1995
180th Day: April 11, 1995
Staff: Jo Ginsberg
Staff Report: October 27, 1995
Hearing Date: November 14, 1995
Commission Action:

STAFF REPORT: PERMIT AMENDMENT

APPLICATION NO.: 1-93-03-A
APPLICANT: MENDOCINO PRESBYTERIAN CHURCH
AGENT: Rodric Lorimer
PROJECT LOCATION: 44831 Main Street, Town of Mendocino, Mendocino County,
APN 119-250-27, 38, and 40.

DESCRIPTION OF PROJECT PREVIOUSLY APPROVED: Improvement of the grounds of an existing church by: (1) Grading and expanding an existing unimproved parking area; (2) adding a 6" gravel and rock base to the parking area as surfacing; (3) adding a concrete and brick paved patio at the church entrance; (4) adding landscaping; and (5) demolishing a retaining wall and removing an underground oil tank.

DESCRIPTION OF AMENDMENT: Modify the originally proposed project and add additional improvements to the church grounds by: (1) providing extensive additional landscaping, including replanting with replacement willows planted at ten-foot intervals an approximately 80' X 35' area located below the toe of the slope of the existing parking area; (2) adding landscape lighting; (3) replacing existing walkways; (4) widening and paving Church Street; (5) recontouring the slope/landscaped area south of the church; and (6) other miscellaneous improvements (see Exhibit No. 4).

SUBSTANTIVE FILE DOCUMENTS: Mendocino Town Plan.

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1. PROCEDURAL AND BACKGROUND NOTE: Pursuant to Section 13166 of the California Code of Regulations, the Executive Director has determined that this amendment is material and therefore is bringing it to the Commission for its review. If the applicants or objector so request, the Commission shall make an independent determination as to whether the proposed amendment is material. 14 Cal. Code Reg. 13166.

Section 13166 of the Regulations also states that the Executive Director shall reject an amendment request if it lessens or avoids the intent of the approved permit unless the applicant presents newly discovered material information, which he or she could not, with reasonable diligence, have discovered and produced before the permit was granted.

Coastal Permit No. 1-93-03 was approved by the Commission on August 27, 1993 with no special conditions. This amendment request seeks to do additional improvements and landscaping to the existing church grounds. Since this amendment request would not result in a lessening or avoidance of the intent of the approved permit, the Executive Director accepted the amendment request for processing.

2. STANDARD OF REVIEW: The Mendocino Town Plan and the Town Segment Implementation Program have been certified by the Commission. However, the Implementation Program certification has not yet become effective, and the Commission thus retains permit jurisdiction over the Town for the time being. Therefore, the standard of review that the Executive Director is applying in its consideration of the amendment request is the Coastal Act.

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval of the amendment request as the proposed changes to the original permit will not result in any adverse impacts to coastal resources. To restore and protect environmentally sensitive habitat on the subject property, replacement willows will be replanted in an approximately 80' X 35' area located near the toe of the slope of the parking lot. The permit has been conditioned to ensure the timely and proper planting and maintenance of this riparian habitat.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

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I. Approval with Conditions:

The Commission hereby approves the amendment to the coastal development permit, subject to the conditions below, on the grounds that the development with the proposed amendment is consistent with the requirements of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of Mendocino County to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, is located between the sea and first public road nearest the shoreline and is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions: See attached.

III. Special Conditions:

1. Willow Planting Monitoring Plan:

PRIOR TO THE ISSUANCE of the Coastal Development Permit and within 60 days of Commission action on this permit application, the applicant shall submit for the Executive Director's review and approval a Willow Planting Monitoring Plan for the replacement willow trees that includes the following elements:

- a) A description of maintenance techniques (i.e., watering, fertilizing) that are designed to ensure the survival of the planted willows;
- b) Standards to determine a successful restoration of the willows, which incorporate a survival rate of at least 95% of the willows planted; any willows that do not survive during the monitoring period must be replanted at a one-to-one ratio until the willows have become established;
- c) A provision for the submittal to and the review and approval of the Executive Director of monitoring reports submitted annually for three years or until the success standards have been achieved, whichever is later. The reports shall contain an assessment of the condition of the replanted willow trees, and a discussion of the replanting of dead or failing trees on at a one-to-one ratio.

Failure to comply with the requirement to submit the Willow Planting Monitoring Plan within the time period specified, or within such additional time as may be granted by the Executive Director for good cause, will result in the nullification of this permit approval.

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2. Timing of Completion of Work:

The applicant shall complete the willow replanting within five months of approval of of this coastal permit. All replanting shall take place during the rainy season (mid-October through mid-April).

IV. Findings and Declarations.

The Commission finds and declares the following:

1. Project Description and Background.

Coastal Permit No. 1-93-03, which was approved by the Commission in August of 1993, authorized improvements to the grounds of the existing Mendocino Presbyterian Church located in the Town of Mendocino, including grading and expanding the unimproved parking lot, adding a patio, adding landscaping, demolishing a retaining wall, and removing an underground oil tank. The permit was issued in August of 1993 and work began, vesting the permit.

The proposed amendment consists of modifying the original project design somewhat, and making additional improvements to the grounds of the church, including: (1) performing extensive additional landscaping, including replanting with replacement willows planted at ten-foot intervals an approximately 80' X 35' area located below the toe of the slope of the existing parking area; (2) adding landscape lighting; (3) replacing existing walkways and widening and paving Church Street; (4) recontouring the slope/landscaped area south of the church; and (5) other miscellaneous improvements (see Exhibit No. 4). The applicant has indicated that the purpose of many of the additional proposed improvements is to achieve a closer concurrence to the historical appearance of the grounds surrounding the church.

During the grading and paving of the parking lot, performed pursuant to the original permit (Coastal Permit No. 1-93-03), a number of willow trees (riparian habitat) within an approximately 80' X 35' area located below the toe of the slope of the parking lot were removed. The applicant now proposes to replace these willows as part of the amendment request.

2. Locating and Planning New Development:

Coastal Act Section 30250(a) states that new development shall be located within or near existing developed areas able to accommodate it and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. The intent of this policy is to channel development toward more urbanized areas where services are provided and potential impacts to resources are minimized.

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The proposed development is located within an existing urban area on a parcel designated "Public Facility," a designation applied to properties that are used for public purposes. The church facility is a use consistent with this designation. The proposed amendment will not result in a need for significant amounts of additional water or septic services, as the size of the church will not be expanded and much of the additional landscaping will be native and drought-tolerant, not requiring a large amount of irrigation water. Therefore, the amendment is consistent with Coastal Act Section 30250(a) to the extent that it is located in a developed area able to accommodate it, and where there will be no adverse impacts to coastal resources.

3. Visual Resources:

Coastal Act Section 30251 states that the scenic and visual qualities of coastal areas shall be protected and that development shall be sited and designed to protect views to and along the ocean and scenic coastal areas and to be visually compatible with the character of surrounding areas. In addition, Coastal Act Section 30240(b) states that development in areas adjacent to parks and recreation areas shall be sited and designed to prevent impacts that would significantly degrade such areas.

The subject property is located west of Highway One and adjacent to a portion of the Mendocino Headlands State Park. The proposed project, as amended, includes parking and landscaping improvements on the church property. The proposed landscaping consists primarily of low-growing trees and/or large shrubs which will not block any views of the church or the surrounding scenic area, and of replacement willows in the area from which they were inadvertently removed during grading and paving of the parking lot. The proposed amendment will therefore have no significant adverse impacts on visual resources, and will, in fact, make the property more attractive and consistent with its historical appearance. The Mendocino Historical Review Board has reviewed and approved the amended project, finding it consistent with the community character. The Commission therefore finds the proposed amended project to be consistent with Coastal Act Sections 30240(b) and 30251 as the scenic and visual qualities of the coast will be protected.

4. Environmentally Sensitive Habitat Areas:

Coastal Act Section 30240 states that environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and that development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts that would significantly degrade such areas.

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As noted above, during grading and paving of the parking lot, which was authorized pursuant to Coastal Permit No. 1-93-03, a number of willows were removed from an area of approximately 80' X 35', located below the toe of the slope of the parking lot. This area of willows, a riparian species, constitutes an environmentally sensitive habitat area which must be protected. The applicant has indicated a willingness to replant this area with new willow trees, and has incorporated the replanting of replacement willows into the project description. To ensure the timely and proper replanting of this area so that the riparian habitat values damaged by the unauthorized removal of the willows can be restored as soon as possible, the Commission attaches Special Conditions No. 1 and 2.

Special Condition No. 1 requires submittal of a Willow Planting Monitoring Plan that includes a description of maintenance techniques (i.e., watering, fertilizing); standards to determine a successful restoration of the willows, which incorporate a survival rate of at least 95% of the willows planted; a requirement that any willows that do not survive must be replanted at a one-to-one ratio until the willows have become established; a provision for the submittal of annual monitoring reports for three years or until the success standards have been achieved, whichever is later, which contain an assessment of the condition of the replanted willow trees, and a discussion of the replanting of dead or failing trees on at a one-to-one ratio; and a requirement that the Monitoring Plan be submitted within 60 days of Commission action on this permit application.

Special Condition No. 2 requires that the applicant complete the willow replanting within five months of approval of of this coastal permit during the rainy season (mid-October through mid-April).

The Commission finds, therefore, that the proposed project, as conditioned, is consistent with Coastal Act Section 30240 as the environmentally sensitive habitat on the subject property will be restored, protected, and maintained.

5. Mendocino Town Plan:

The proposed project is located on a parcel designated Public Facility (PF) in the Mendocino Town Plan. The proposed development, as amended, which includes improvements to the parking lot and landscaping outside of the church, is consistent with the PF designation.

Mendocino Town Plan Policy 4.13-23(1) states that construction of any structures upon the subject property shall be compatible with the character and use of Mendocino Headlands State Park. Any improvements made, including landscape screening, shall not obscure the visibility of any portion of the Church sanctuary from State Highway One or Brewery Gulch Drive. Any

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improvements made shall also be in conformance with all local ordinances pertaining to the Historic District. The project, as amended, has been approved by the Mendocino Historical Review Board. In addition, the improvements and landscaping proposed under the amendment request do not obscure the visibility of the Church sanctuary from Highway One or from Brewery Gulch Drive. The proposed amendment, therefore, is consistent with Mendocino Town Plan Policy 4.13-23(1).

Policies 4.13-8 through 4.13-11 of the Town Plan address design requirements that must be met for new development. The Mendocino Historical Review Board, the primary agency responsible for design review in the Town of Mendocino, has approved the proposed amended project, and found it to be consistent with these Town Plan policies. The Executive Director concurs with this determination.

The Executive Director finds that the proposed amendment is consistent with the policies of the certified Mendocino Town Plan.

6. Alleged Violation:

The removal of willow trees within an approximately 80' X 35' area has taken place without benefit of a coastal development permit. Although unauthorized development has taken place prior to submission of this permit application, consideration of the application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Approval of the permit does not constitute a waiver of any legal action with regard to the alleged violation nor does it constitute an admission as to the legality of any development undertaken on the subject site without a coastal permit.

7. California Environmental Quality Act (CEQA).

Section 13096 of the California Code of Regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

The proposed revised project has been conditioned in order to be found consistent with the policies of the Coastal Act. All adverse impacts will be minimized by mitigation measures designed to ensure the restoration and protection of riparian habitat values, including requirements that (1) a Willow Planting Monitoring Plan be submitted and approved; (2) any willows

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that do not survive must be replanted at a one-to-one ratio until the willows have become established; and (3) the willow replanting must take place within five months of approval of this coastal permit during the rainy season (mid-October through mid-April).

As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act and to conform to CEQA.

ATTACHMENT A

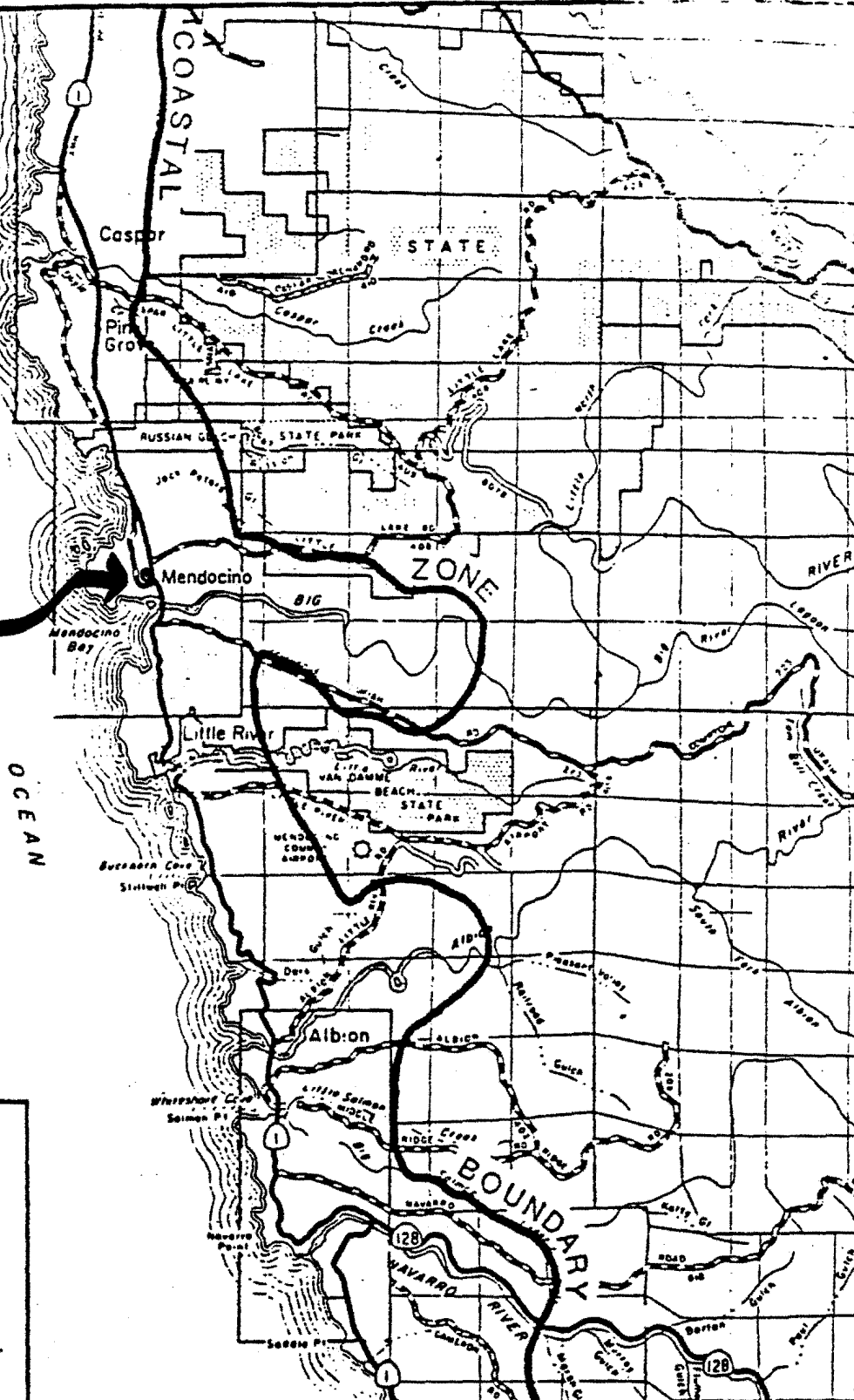
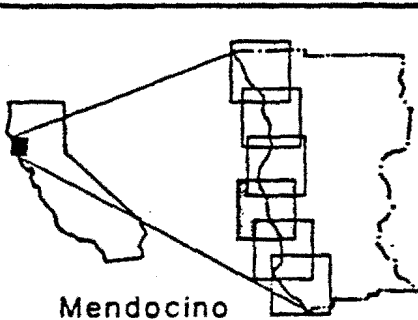
Standard Conditions

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent of interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

APPROXIMATE
LOCATION

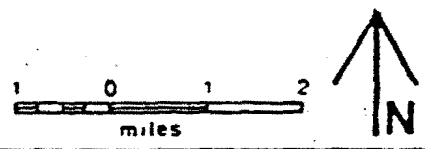
EXHIBIT NO. 1
APPLICATION NO.
1-93-03-A (MENDOCINO
PRESBYTERIAN CHURCH)

Location Map
California Coastal Commission

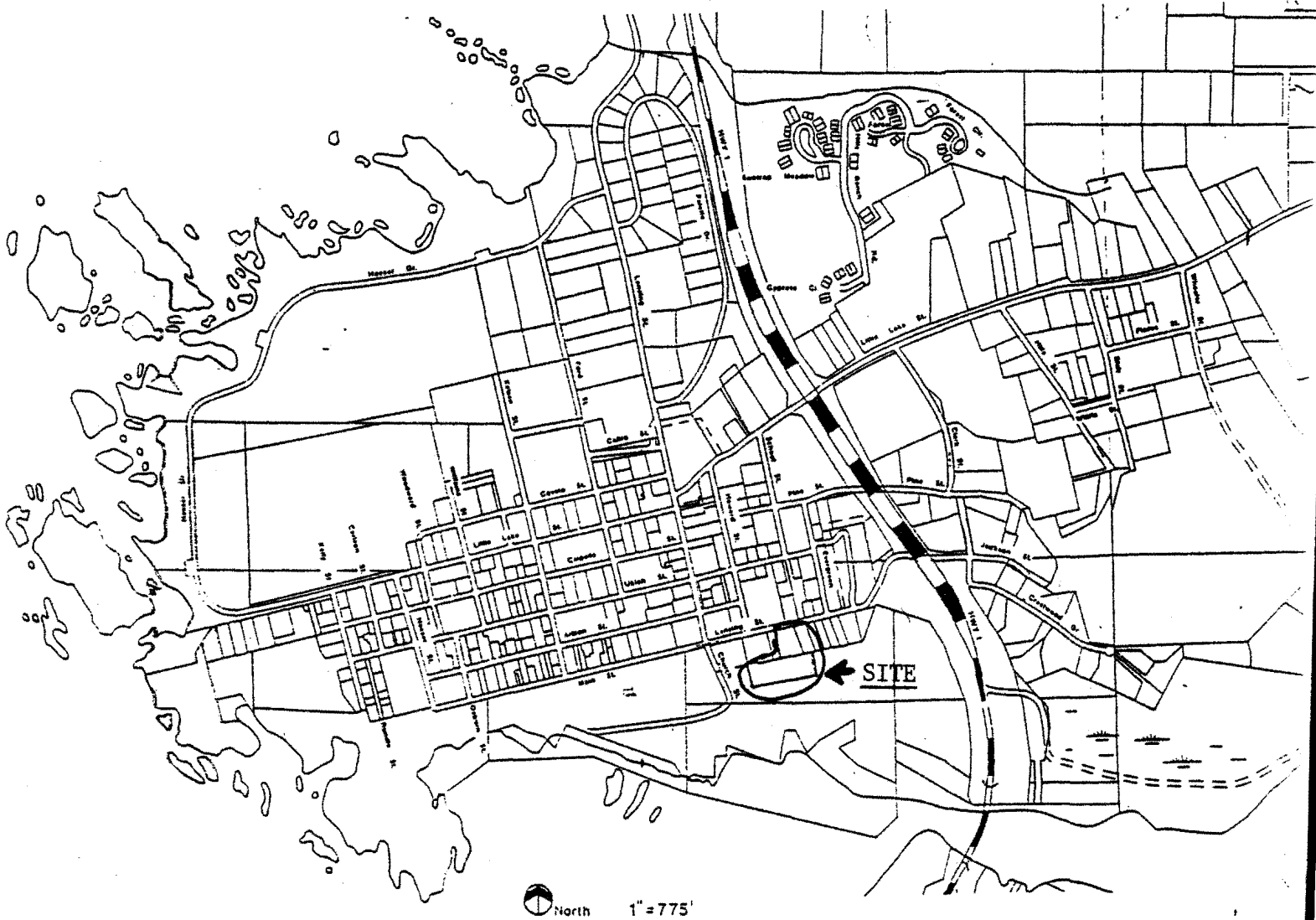


California Coastal Commission

LOCATION MAP



Town of Mendocino



North 1" = 775'

EXHIBIT NO. 2

APPLICATION NO.
1-93-03-A

Vicinity Map

"EXHIBIT A"

LCP 95-03 (Mendocino Presbyterian Church) project description.

The applicants propose to:

- 1) add a new 30" wide, 66' long concrete walk along the north elevation of the church. Walkway to be 6" above asphalt;
- 2) add 3' long wood wheel bumpers to all parking spaces;
- 3) replace existing sidewalk along west side of the church with a new 4' wide, 84' long colored concrete walkway to be flush with asphalt. Walkway to have an acid etched finish, expansion joints every 20 feet and score joints at four foot intervals;
- 4) replace existing sidewalk along east side of the church with a new 4' wide, 84' long colored concrete walkway to be flush with asphalt. Walkway to have an acid etched finish, expansion joints every 20 feet and score joints at four foot intervals;
- 5) add three planting beds with 6" x 6" concrete curbs. One curb to be located west of church, remaining two beds to be located east of the church. Two planting beds to have 3' high landscaped mounds;
- 6) add fifteen (15), 2' high, 6" circumference wood ballards used as guard rails to existing parking area north of Preston Hall, and remove 4 ballards from church grounds;
- 7) remove approximately 41% of existing asphalt paving of existing parking/courtyard area south of church and replace with a gray colored exposed aggregate concrete courtyard. Removal of asphalt will result in an increase in the landscaped area in front of the church;
- 8) widen Church Street to 17' to accomodate two-way traffic, repave with asphalt and add a rain catch basin with culverts at the foot of Church Street and gravel parking lot area. Extend existing catch basin drainage culverts to create three separate drainage areas to drain below toe of slop of gravel parking lot;
- 9) add a 3' wide, 86' long concrete walkway along east side of Church Street. Walkway to have expansion joints every 20 feet and score joints at four foot intervals;
- 10) place a new 21" high concrete retaining wall at base of gravel parking lot and slope of landscape area;

EXHIBIT NO. 4

APPLICATION NO.
1-93-03-A

Complete Project

Description

LCP 95-03 (Mendocino Presbyterian Church) Exhibit A continued:

- 11) recontour slope/landscape area in front of church. Recontouring of slope area to include an addition of +- 20 cubic yards of fill and associated drip irrigation system and drainage system;
- 12) widen stairway and walkway from church entrance to the gravel parking area to 12'. Walkway and walkway landing to consist of slate pavers and stairs to consist of concrete. Base of stairs to have two 8' high end posts to be painted white. Stairs to have four handrails to be painted white;
- 13) placement of five redwood benches of varying length to be placed in courtyard. Benches to be painted white;
- 14) paint brick wall in front of Eidsath House white;
- 15) extensive landscape design of slope with north coast native drought resistant trees and shrubs and ground cover. Replace existing plantings along east and west sides of church with biblical varieties. Add additional landscaping below gravel parking lot to screen edge of parking lot. Landscaping to include shore pines, bushes, westringa (3'-6' high) and restore blackberry bushes on parking lot slope area;
- 16) existing path to Big River Beach area to be improved with new wood steps and handicapped access ramp;
- 17) add 32 new lights consisting of 11 path lights; 6 bench lights; 9 tree lights and 6 fence lights (see application for light fixture design and details). Situated on the southerly side of Main Street, easterly of Lansing Street at 44831 Main Street, (APN's 119-250-27, 28 and 40).


EXHIBIT NO. 4
APPLICATION NO. 1-93-03-A
Complete Project Description
 California Coastal Commission

EXHIBIT NO. 5

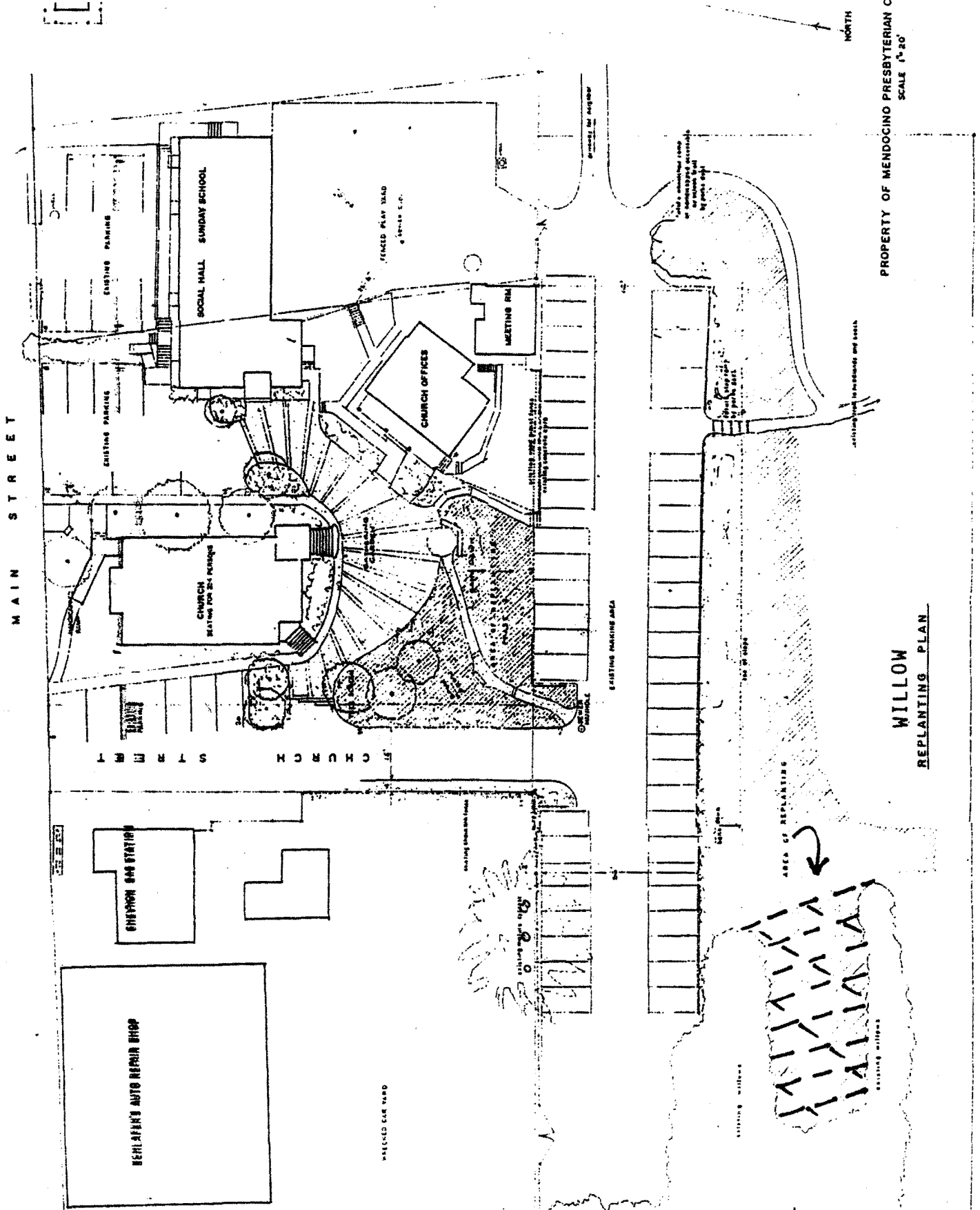
APPLICATION NO.
1-93-03-A

Willow Replanting
Area

California Coastal Commission

EXHIBIT B

LCP 95-03



PROPERTY OF MENDOCINO PRESBYTERIAN CHURCH
SCALE 1"=20'

WILLOW
REPLANTING PLAN

CALIFORNIA COASTAL COMMISSION
 NORTH COAST AREA
 45 FREMONT, SUITE 2000
 SAN FRANCISCO, CA 94105-2219
 (415) 904-3260

W/36

Page 1 of 4
 Permit Application No. 1-93-03
 Date 8/27/93



ADMINISTRATIVE PERMIT

APPLICANT: **MENDOCINO PRESBYTERIAN CHURCH**

PROJECT DESCRIPTION: Improve the grounds of an existing church by:
 (1) Grading and expanding an existing unimproved parking area; (2) adding a 6" gravel and rock base to the parking area as surfacing; (3) adding a concrete and brick paved patio at the church entrance; (4) adding landscaping; and (5) demolishing a retaining wall and removing an underground oil tank.

PROJECT LOCATION: 44831 Main Street, Town of Mendocino, Mendocino County, APN 119-250-27, 28, and 40.

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

Date: Wednesday, September 15, 1993 Tel.No. (415) 776-8200
 Time: 10:00 a.m., Item No. 13b
 Place: Cathedral Hill Hotel
 Van Ness and Geary, San Francisco

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

PETER DOUGLAS
 Executive Director

P. Douglas

By: Jo Ginsberg
 Title: Coastal Planner

EXHIBIT NO. 6

APPLICATION NO.
 1-93-03-A

Staff Report for

1-93-03

California Coastal Commission

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The Executive Director hereby determines that the proposed development is a category of development which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an administrative permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

EXHIBIT NO.

6

APPLICATION NO.

1-93-03-A

Staff Report for

1-93-03

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:1. Locating and Planning New Development:

Coastal Act Section 30250(a) states that new development shall be located within or near existing developed areas able to accommodate it and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. The intent of this policy is to channel development toward more urbanized areas where services are provided and potential impacts to resources are minimized.

The proposed project, which is located in the Town of Mendocino, consists of improving the grounds of an existing church by: (1) grading and expanding an existing unimproved parking area; (2) adding a 6" gravel and rock base to the parking area as surfacing; (3) adding a concrete and brick paved patio at the church entrance; (4) adding landscaping; and (5) demolishing a retaining wall and removing an underground oil tank.

The proposed development is located within an existing urban area on a parcel designated "Public Facility," a designation applied to properties that are used for public purposes. The church facility is a use consistent with this designation. The proposed project will not result in a need for significant amounts of additional water or septic services, as the size of the church will not be expanded and the small amount of landscaping to be added will not require a large amount of irrigation water. Therefore, the project is consistent with Coastal Act Section 30250(a) to the extent that it is located in a developed area able to accommodate it, and where there will be no adverse impacts to coastal resources.

2. Visual Resources:

Coastal Act Section 30251 states that the scenic and visual qualities of coastal areas shall be protected and that development shall be sited and designed to protect views to and along the ocean and scenic coastal areas and to be visually compatible with the character of surrounding areas. In addition, Coastal Act Section 30240(b) states that development in areas adjacent to parks and recreation areas shall be sited and designed to prevent impacts that would significantly degrade such areas.

The subject property is located west of Highway One and adjacent to a portion of the Mendocino Headlands State Park. The proposed project includes parking and landscaping improvements on the church property. The proposed landscaping consists of low-growing trees and/or large shrubs which will not block any views of the church or the surrounding scenic area. The proposed development will therefore have no significant adverse impacts on visual resources, and will, in fact, make the property more attractive. The proposed project is found to be consistent with Coastal Act Sections 30240(b) and 30251 as the scenic and visual qualities of the coast will be protected.

EXHIBIT NO. 6

APPLICATION NO.

1-93-03-A

Staff Report for

1-93-03

3. Mendocino Town Plan:

The proposed project is located on a parcel designated Public Facility (PF) in the Mendocino Town Plan. The proposed development, which includes improvements to the parking lot and landscaping outside of the church, is consistent with the PF designation.

Mendocino Town Plan Policy 4.13-23(1) states that construction of any structures upon the subject property shall be compatible with the character and use of Mendocino Headlands State Park in consultation with the State Historic Preservation Officer. Any improvements made, including landscape screening, shall not obscure the visibility of any portion of the Church sanctuary from State Highway One or Brewery Gulch Drive. Any improvements made shall also be in conformance with all local ordinances pertaining to the Historic District. According to the County, the project was referred to the State Historic Preservation office and no response was received. The project has also been approved by the Mendocino Historical Review Board. In addition, the proposed improvements and landscaping do not obscure the visibility of the Church sanctuary from Highway One or from Brewery Gulch Drive. The proposed project, therefore, is consistent with Mendocino Town Plan Policy 4.13-23(1).

Policies 4.13-8 through 4.13-11 of the Town Plan address design requirements that must be met for new development. The Mendocino Historical Review Board, the primary agency responsible for design review in the Town of Mendocino, has approved the proposed project, and found it to be consistent with these Town Plan policies. The Executive Director concurs with this determination.

The Executive Director finds that the proposed development is consistent with the policies of the certified Mendocino Town Plan.

SPECIAL CONDITIONS:

None.

ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing

5777p

EXHIBIT NO. 6

APPLICATION NO.

1-93-03-A

Staff Report for

1-93-03

EXHIBIT NO. 6

APPLICATION NO.
1-93-03-A

Staff Report for

1-93-03



APPROXIMATE
LOCATION

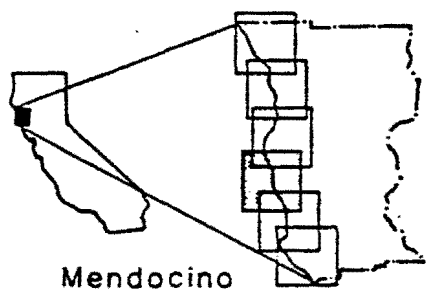
EXHIBIT NO. 1

APPLICATION NO.
1-93-04

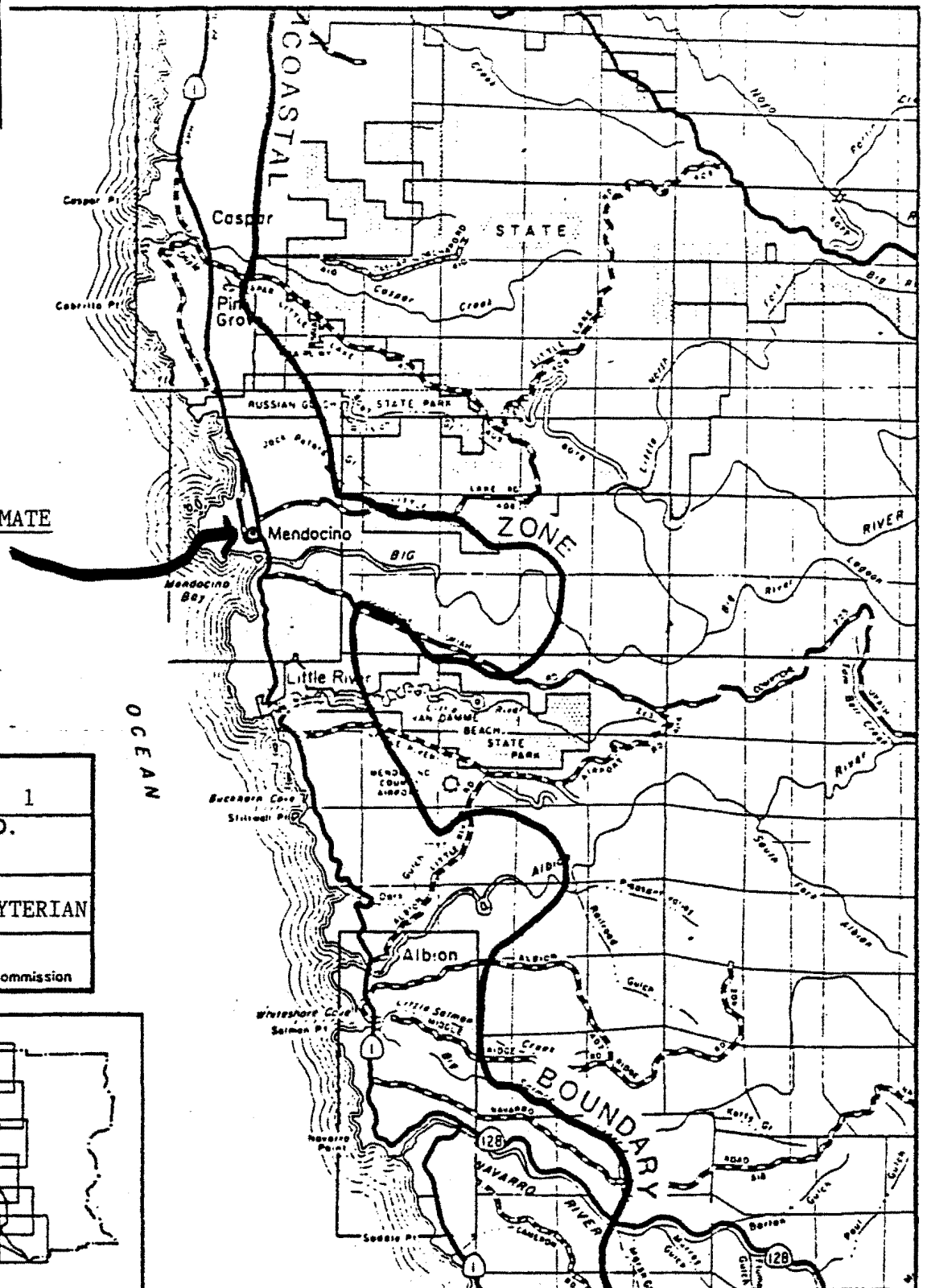
MENDOCINO PRESBYTERIAN



CHURCH
California Coastal Commission



Mendocino



LOCATION MAP



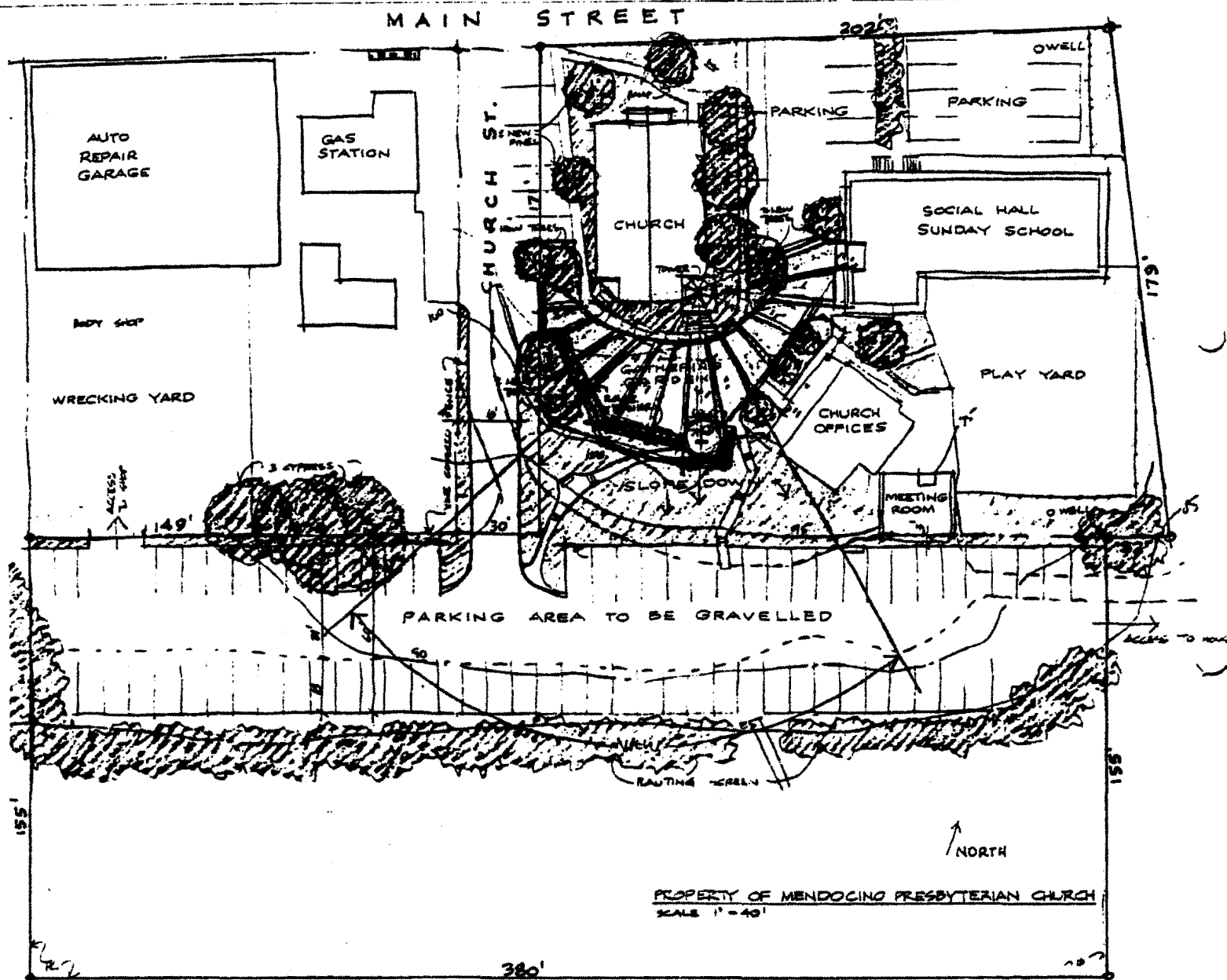


EXHIBIT NO. 2
APPLICATION NO.
 1-93-04
 Site Plan
 California Coastal Commission

EXHIBIT NO. 6
APPLICATION NO.
 1-93-03-A
 Staff Report for
 1-93-03
 California Coastal Commission