

CALIFORNIA COASTAL COMMISSION

NORTH COAST AREA

1500 FREMONT, SUITE 2000

SAN FRANCISCO, CA 94105-2219

(415) 904-5260

Th 12b



February 21, 1997

TO: COASTAL COMMISSIONERS AND INTERESTED PARTIES

FROM: Peter M. Douglas, Executive Director
Steven F. Scholl, District Director
Jo Ginsberg, Coastal PlannerSUBJECT: **MENDOCINO COUNTY LCP AMENDMENT NO. 1-96
(MAJOR: Site A, Flanagan) CERTIFICATION REVIEW:
Concurrence with the Executive Director's determination that
the action of Mendocino County accepting the Commission's
certification of Mendocino County Amendment No. 1-96
(Major): Site A is legally adequate. (For Commission review of
the meeting of March 13, 1997 in Carmel.)**A. BACKGROUND:

In May of 1996, the County of Mendocino submitted to the Commission an LCP amendment request consisting of two parts. Because the submittal for Site A (Flanagan) was complete, while the submittal for Site B (Mendocino Coast Properties) was not complete, Commission staff separated the submittal into two parts: (1) Mendocino County LCP Amendment No. 1-96 (Major): Site A, Flanagan, which is the subject of this certification review, and (2) Mendocino County LCP Amendment No. 1-96 (Major): Site B, Mendocino Coast Properties, which will be considered separately by the Commission once the County submittal is complete.

**MENDOCINO COUNTY LCP
AMENDMENT NO. 1-96 (Major)
Site A, Flanagan
Certification Review
Page Two**

B. AMENDMENT DESCRIPTION:

The changes approved by Amendment No. 1-96, Site A, are as follows:

1. SITE A (GP 13-95/R 15-95, FLANAGAN). APN 144-012-07. Change the Coastal Plan land use designation of a .86-acre parcel from Rural Residential-5 acre minimum [Rural Residential-2 acre minimum] *4 (RR-5[RR-2] *4) to Rural Residential-5 acre minimum [Rural Residential-2 acre minimum] *1C (RR-5[RR-2] *1C) with a note placed on the LUP and Zoning maps associated with the *1C which establishes a cap of 6 visitor-serving units on this site, and to rezone the parcel from RR:L-5[RR:L-2] *4 to RR:L-5[RR:L-2] *1C. The *4 will be deleted from the LUP and Zoning maps. The site is located at 34591 South Highway One, adjacent to the north side of Highway One at its intersection with Fish Rock Road, approximately a half-mile northwest of Anchor Bay.

The Commission completed its action on Mendocino County LCP Amendment No. 1-96 (Major): Site A at its July 10, 1996 public hearing. The Commissioners voted unanimously to certify LCP Amendment No. 1-96 (Site A) as submitted.

B. Effective Certification.

The County has acknowledged receipt of the Commission's resolution of certification of the LCP Amendment as shown in the Board of Supervisors' Resolution No. 96-179 and Ordinance No. 3951 (see Attachment B), adopted by the Mendocino County Board of Supervisors on September 23, 1996.

As provided in Sections 13544 and 13544.5 of the Commission's Code of Regulations, for the amendment to become effective, the Executive Director must determine that Mendocino County's action is legally adequate and report that determination to the Commission. Unless the Commission objects to the determination, the certification of Mendocino County LCP Amendment No. 1-96 (Major): Site A shall become effective upon the filing of a notice of certification for the LCP Amendment with the Secretary for Resources, as provided in the Public Resources Code Section 21080.5(d)(2)(V).

STAFF RECOMMENDATION:

Staff recommends that the Commission concur with the determination of the Executive Director that the action of the County of Mendocino accepting the Commission's certification of the Mendocino County LCP Amendment No. 1-96 (Major): Site A is legally adequate, as noted in the attached letter, Attachment A (to be sent after Commission concurrence).

March , 1997

Charles Peterson, Chairman
Mendocino County Board of Supervisors
Courthouse
Ukiah, CA 95482

SUBJECT: **MENDOCINO COUNTY LCP AMENDMENT NO. 1-96
(MAJOR: Site A, Flanagan): CERTIFICATION REVIEW**

Dear Chairman Peterson:

I have reviewed County Board of Supervisors' Resolution No. 96-179 and Ordinance No. 3951 for effective certification of Mendocino County LCP Amendment No. 1-96 (Major): Site A. The amendment involved changing the LUP and zoning designations pertaining to visitor-serving units at a parcel located at 34591 South Highway One, northwest of Anchor Bay. The Commission previously certified the amendment at its meeting of July 10, 1996.

The Board's resolution fulfills the requirements of Section 13544.5 of the Commission's Code of Regulations. In accordance with Section 13544(b) of those regulations, I have determined that the County's action is legally adequate.

The Coastal Commission concurred with this determination at its meeting of March 13, 1997. If you have any questions, please contact Jo Ginsberg in our San Francisco office.

Sincerely,

PETER M. DOUGLAS
Executive Director

cc: Ray Hall
Gary Pedroni
Jo Ginsberg

ATTACHMENT A

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
MENDOCINO AMENDING THE COASTAL ELEMENT OF THE
MENDOCINO COUNTY GENERAL PLAN (GP 13-95 - FLANAGAN)

WHEREAS, in response to amendment application GP 13-95 - Flanagan, the Board of Supervisors of the County of Mendocino declared it to be the Board's intent to amend the Coastal Element of the County General Plan as set forth in Resolution 96-057.

WHEREAS, the proposed amendment has been submitted to the California Coastal Commission for certification, and

WHEREAS, the Coastal Commission on July 10, 1996, at a public hearing certified the proposed amendment of the Land Use Maps, and

WHEREAS, the Executive Director of the Coastal Commission has transmitted to the County of Mendocino a copy of the Resolution of Certification and Findings, and

WHEREAS, the County acknowledges receipt of, accepts and agrees with the Resolution of Certification,

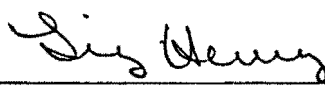
NOW, THEREFORE, BE IT RESOLVED, that the Mendocino County Board of Supervisors hereby amends the Land Use map of the Coastal Element of the Mendocino County General Plan as follows and as illustrated in Exhibit A, showing the affected portion of the Land Use map as amended:

1. Amend the Coastal Element Land Use Map Number _____ as shown on Exhibit "A" for GP 13-95 changing the land use classification on Assessor's Parcel Number 144-012-07 from RR-5[RR-2]*4 to RR-5[RR-2]*1C, stipulating that a note be placed on the Land Use Map establishing a cap of 6 visitor serving units on this site.

The foregoing Resolution was introduced by Supervisor McMichael, seconded by Supervisor Peterson, and carried this 23rd day of September, 1996, by the following roll call vote:

AYES: Supervisors Sugawara, McMichael, Pinches, Peterson, Henry
NOES: None
ABSENT: None

WHEREUPON, the Chairman declared said Resolution passed and adopted and SO ORDERED.


Chairman, Board of Supervisors

ATTEST: JOYCE A. BEARD
Clerk of the Board

By: 
DEPUTY

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

JOYCE A. BEARD
Clerk of the Board

ATTACHMENT B

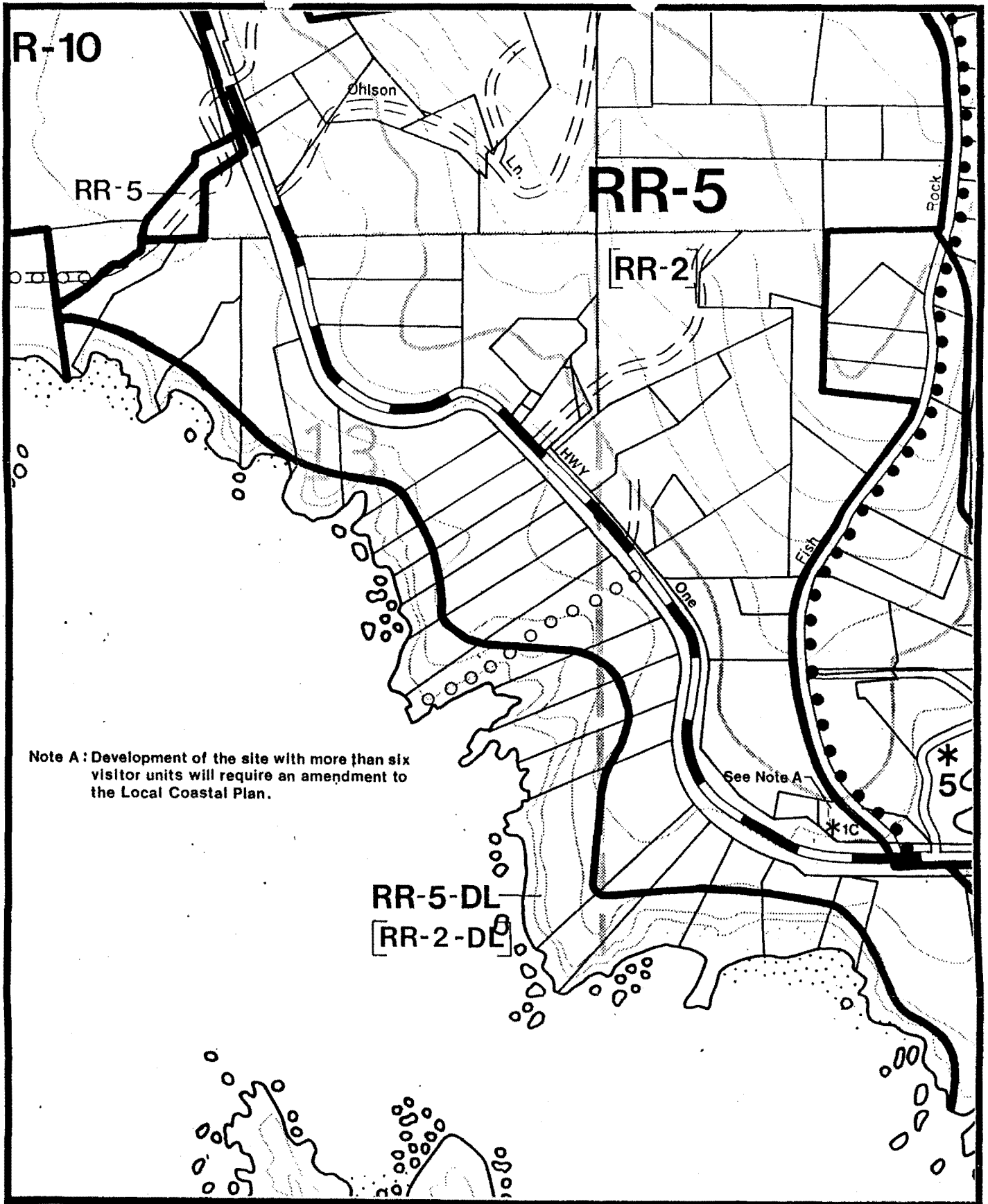


Exhibit A

GP 13-95

Portion of Land Use Map 30 as Amended

ATTACHMENT B

▲ North 100 300 Ft.

AN ORDINANCE CHANGING THE ZONING OF REAL
PROPERTY WITHIN MENDOCINO COUNTY

The Board of Supervisors of the County of Mendocino, State of California, ordains as
follows:

The change of zoning of real property within Mendocino County pursuant to Division II
of Title 20, Chapter 20.548 of the Mendocino County Code.

Said zoning change encompasses the property described by Assessor's Parcel Number
144-012-07 which is reclassified from RR:L-5[RR:L-2]*4 to RR:L-5[RR:L-2]*1C, more particularly
shown on the attached Exhibit "A".

Passed and adopted by the Board of Supervisors of the County of Mendocino, State of
California, on this 23rd day of September, 1996, by the following vote:

AYES: Supervisors Sugawara, McMichael, Pinches, Peterson, Henry
NOES: None
ABSENT: None

WHEREUPON, the Chairman declared said Ordinance passed and adopted and SO
ORDERED.

Sig Henry

Chairman of said Board of Supervisors

ATTEST: JOYCE A. BEARD
Clerk of said Board

By *Kristen VanBuren*
DEPUTY

CASE#: R 15-95
OWNER: FLANAGAN

I hereby certify that according to the
provisions of Government Code
Section 25103, delivery of this
document has been made.

JOYCE A. BEARD
Clerk of the Board
By: *Kristen VanBuren*
DEPUTY

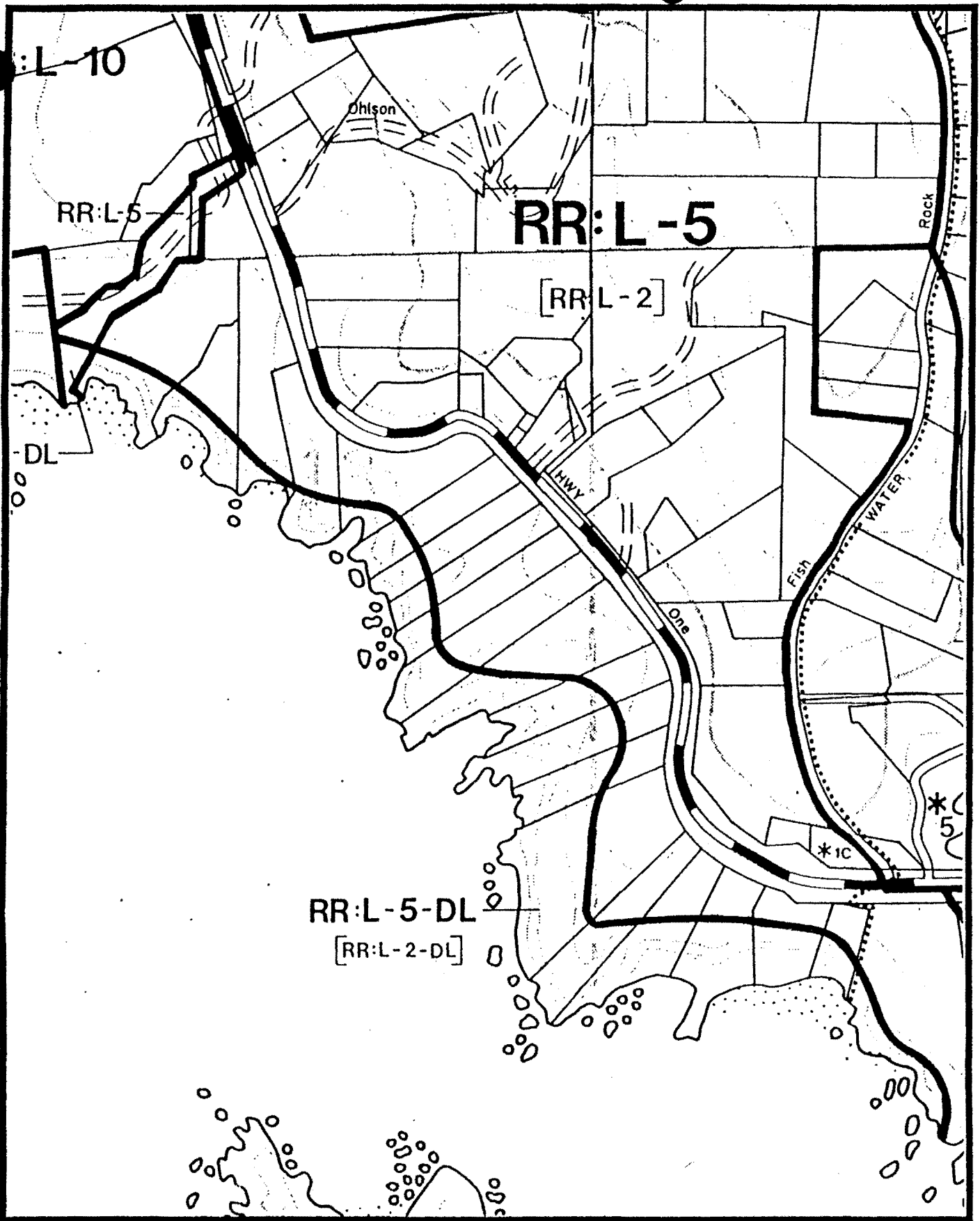


Exhibit A
R 15-95

Portion of Zoning Map 70D as Amended
ATTACHMENT B



100 300 Ft.