

CALIFORNIA COASTAL COMMISSION

1385 8TH STREET, SUITE 130
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**NORTH COAST DISTRICT
 DEPUTY DIRECTOR'S REPORT**

FOR THE

AUGUST 2013 MEETING OF THE CALIFORNIA COASTAL COMMISSION

TO: Commissioners and Interested Parties

**FROM: Alison Dettmer
 North Coast District Deputy Director**

IMMATERIAL AMENDMENTS

APPLICANT	PROJECT	LOCATION
A-1-MEN-07-028-A3 Jackson-Grube Family, Inc.	Change the approved roofing material for the main building and cottage of the approved inn from asphalt shingle to standing seam copper.	31502 North Highway One (four miles south of Westport), Mendocino County



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NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties
FROM: Charles Lester, Executive Director
DATE: August 13, 2013
SUBJECT: **Permit No. A-1-MEN-07-028-A3**
Granted to Jackson-Grube Family, Inc., Attn: Willard T. Jackson, President

Original Description:

For **Redevelop an existing complex of ranch buildings and develop a six unit inn by: (1) demolishing five existing ranch buildings; (2) renovating and expanding the approximately 2,049-square-foot existing main building (former Orca Inn) into an inn containing three rental units of 412 square feet, 249 square feet and 240 square feet and accessory common and service areas of 3,236 square feet; (3) constructing a cottage with three rental units of 915 square feet, 837 square feet and 526 square feet; (4) constructing a ranch manager's unit of 1,737 square feet; (5) constructing an equipment barn of 1,121 square feet; (6) installing a generator/pump shed of 240 square feet; and (7) constructing a garage of 1,508 square feet. The project will reuse the existing septic system, improve the existing driveway, bury existing overhead utilities and provide for dedications of public access.**

at: **31502 North Highway One (four miles south of Westport), Mendocino County**

The Executive Director of the Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes:

Change the approved roofing material for the main building and cottage of the approved inn from asphalt shingle to standing seam copper.

FINDINGS

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled meeting. This amendment has been considered IMMATERIAL for the following reason(s):

The change of the roofing material of the two buildings will not adversely affect coastal views through the site from Highway One and other public vantage points. The copper roofs will have a dark earth tone appearance that will blend with the surroundings in a manner similar to the approved dark asphalt shingle roofs. The proposed copper roofs will utilize the same roofing material as the applicant's approximately ten-year-old house on an adjoining parcel. The applicant proposes as part of the project that in the unlikely event a green patina effect develops on the copper roofs, the applicant will restore the copper to its original condition using copper cleaning products and techniques specified in the application and recommended by the Copper Development Association. No coastal resources would be adversely affected by the proposed amended development and the amended project as conditioned is consistent with all applicable policies of the certified Mendocino County Local Coastal Program.

If you have any questions about the proposal or wish to register an objection, please contact Robert Merrill at the North Coastal District office.

Cc: Mendocino County Planning Dept.
Sellers & Company Architects, Attn: Scott Baker
Alan Block

