

**CALIFORNIA COASTAL COMMISSION**

North Coast District Office  
1385 Eighth Street, Suite 130  
Arcata, CA 95521  
(707) 826-8950 FAX (707) 826-8960

**F7**Received at Commission  
Meeting

APR 17 REC'D

From: \_\_\_\_\_

**NORTH COAST DISTRICT  
DEPUTY DIRECTOR'S REPORT**

*For the  
April Meeting of the California Coastal Commission*

**MEMORANDUM**

Date: April 14, 2015

TO: Commissioners and Interested Parties  
FROM: Alison Dettmer, North Coast District Deputy Director  
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the North Coast District Office for the April 2015 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the North Coast District.

**DETAIL OF ATTACHED MATERIALS**

**REPORT OF IMMATERIAL AMENDMENTS**

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
A-1-MEN-07-028-A5 Jackson-Grube Family, Inc., Attn: Willard T. Jackson, President	Relocate two garage parking spaces to the courtyard of an existing compound of inn and ranch buildings and convert the garage parking spaces into an Inn Office, storage room and porch.	31502 N. Highway One APNs: 015-070-45, 015-070-47, 015-070-49, 015-070-51, 015-070-52, 015-308-02, 015-330-13, 015-330-19, 015-330-27, 015-330-28, 015-380-02, 015-380-03, 015-380-04, 015-380-05, 015-380-06

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**NOTICE OF PROPOSED PERMIT AMENDMENT (Immaterial)**

**DATE:** April 7, 2015

**TO:** All Interested Parties

**FROM:** Charles Lester, Executive Director

**SUBJECT:** Proposed Amendment to Coastal Development Permit (CDP) A-1-MEN-07-028-A5 Applicant: Jackson-Grube Family, Inc.

**PROJECT LOCATION**

31502 North Highway One (four miles south of Westport), Mendocino County (APN 015-380-05).

**ORIGINAL CDP APPROVAL**

CDP A-1-MEN-07-028 was approved by the Coastal Commission on August 11, 2010 authorizing the redevelopment of an existing complex of ranch buildings and development of a six-unit inn at the subject property. As originally approved, the inn contained 39 parking spaces, including five spaces within a 1,508-square-foot garage. Two immaterial amendments (CDPs A-1-MEN-07-028-A1 & A-1-MEN-07-028-A3) involving septic system improvements and changes in roofing materials were issued in March 2013 and August 2013, respectively. In May 2014, the Commission approved a material amendment (CDP A-1-MEN-07-028-A2) for a number of modifications to the approved ranch and inn design, including converting portions of the garage into an innkeeper's unit (662 sq. ft.) and an associated guest unit (318 sq. ft.), both to be used occasionally as visitor accommodations. Under this previous amendment, the number of parking spaces in the garage was reduced from five to two, with additional spaces added outside for a net gain of two spaces.

**PROPOSED CDP AMENDMENT**

Relocate the two remaining garage parking spaces to the courtyard of the compound and convert the 528-square foot garage space into an inn office (165 sq. ft.), storage room (135 sq. ft.), and porch.

**EXECUTIVE DIRECTOR'S IMMATERIALITY DETERMINATION**

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations (CCR), the Executive Director of the California Coastal Commission has determined that the proposed CDP amendment is IMMATERIAL for the following reasons:

No coastal resources would be adversely affected by the proposed amendment. The proposed office, storage room, and porch would be placed within the existing footprint of the approved garage structure and the relocated parking spaces would be located within the approved footprint of the ranch and inn compound. Thus the proposed amendment would require no increase in lot coverage, building footprint, or gross floor area or result in any encroachment towards onsite wetlands or the bluff edge. As there would be no plumbing in either the storage room or the office, the proposed amendment would not necessitate increased water or septic system capacity. The lack of any plumbing also precludes the use of the two rooms as



**NOTICE OF PROPOSED PERMIT AMENDMENT**  
**CDP A-1-MEN-07-028 (Jackson-Grube Family, Inc)**  
**Proposed Amendment A-1-MEN-07-028-A5**  
**Page 2 of 2**

additional individual permanent residences which would be inconsistent with the site's zoning designation and the special conditions of the original CDP as amended. The relocation of two parking spaces from within the garage to the courtyard near the west wall of the building would not adversely affect coastal views from Highway One, the nearby California Coastal Trail, or other public vantage points. The two relocated parking spaces would be located in an area depressed into the natural grade approximately three to four feet and shielded from public vantage points by the garage building to the east, the water tanks to the north, and landscaping and other structures to the south. Therefore the Executive Director finds that the amended project as conditioned is consistent with all applicable policies of the certified Mendocino County Local Coastal Program.

See Attachment A for site plans illustrating the proposed changes.

**COASTAL COMMISSION REVIEW PROCEDURE**

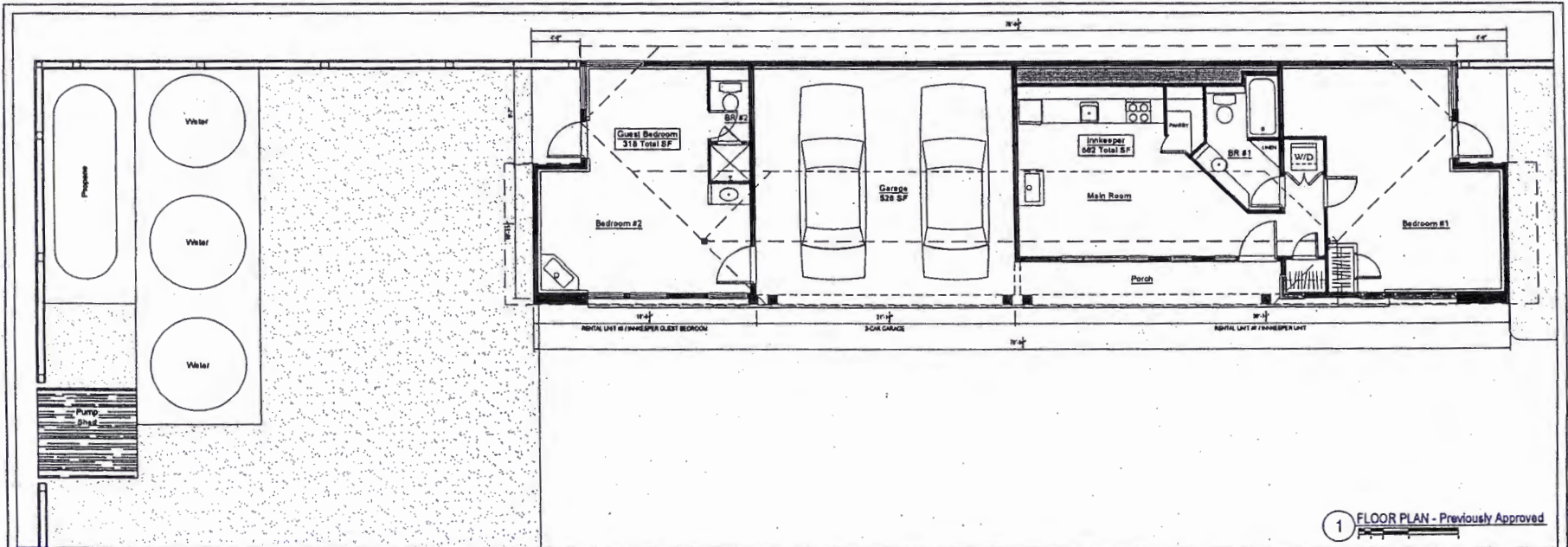
The permit will be amended as proposed if no written objections are received at the North Coast District Office within ten (10) working days of the date of this notice. If an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on April 17, 2015 in San Rafael. If three Commissioners object to the Executive Director's determination of immateriality at that time, the application shall be processed as a material CDP amendment at a subsequent Commission hearing.

If you have any questions about the proposal or wish to register an objection, please contact Cristin Kenyon at the phone number provided above.

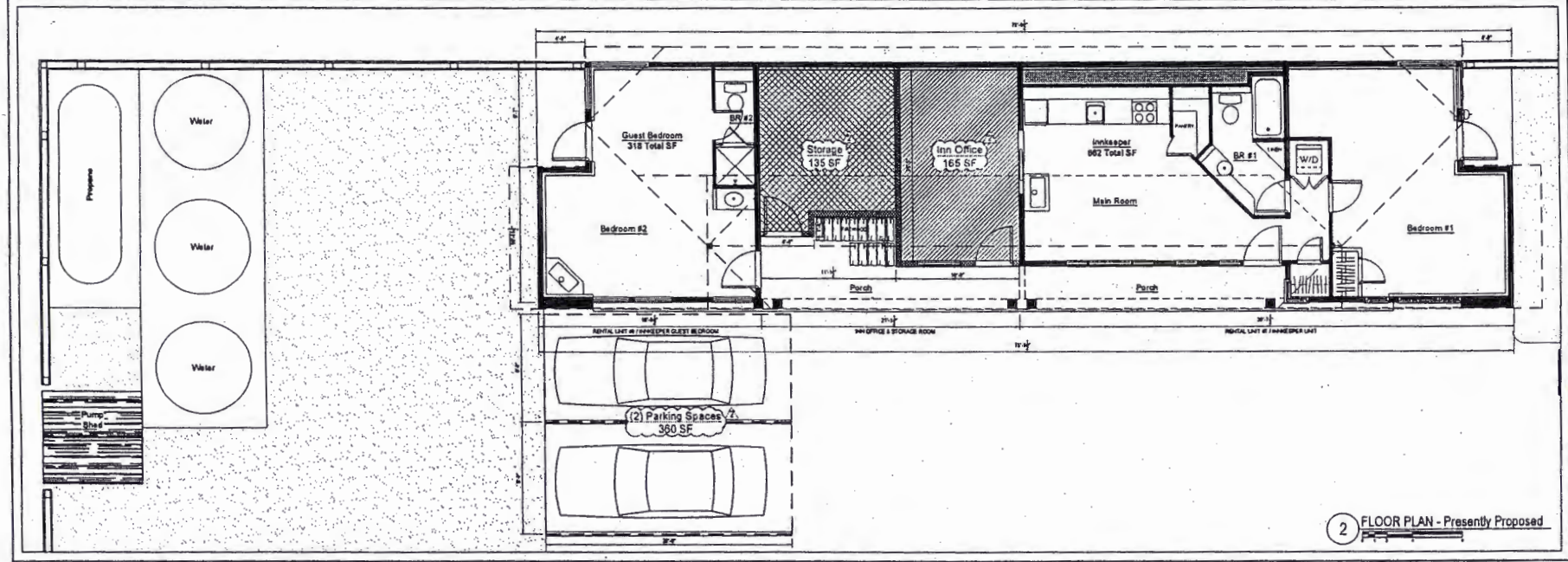
**Attachment A: Proposed Site Plans**







1 FLOOR PLAN - Previously Approved



2 FLOOR PLAN - Presently Proposed

NOTE:  
 ALL DIMENSIONS SHALL BE TAKEN FROM THE EXTERIOR FACE OF WALLS UNLESS OTHERWISE NOTED.  
 ALL FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.  
 ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE.  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.  
 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.  
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**INN AT NEWPORT RANCH**  
 Fort Bragg, California  
 SELLERS & COMPANY ARCHITECTS  
 SANFORD STRAINS ARCHITECTS

DATE  
 09.20.10  
 REVISIONS  
 Δ 03.28.14  
 Δ 01.29.15

TITLE  
**INNKEEPER:  
 OFFICE &  
 STORAGE**

SHEET NO.  
**IK-02**