

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
1385 EIGHTH STREET, SUITE 130
ARCATA, CALIFORNIA 95521-5967
(707) 826-8950 FAX (707) 826-8960
WWW.COASTAL.CA.GOV



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Prepared June 29, 2017 (for the July 13, 2017 Hearing)

To: Commissioners and Interested Parties
From: Alison Dettmer, North Coast District Deputy Director
Subject: North Coast District Deputy Director's Report for July 2017

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the North Coast District Office are being reported to the Commission on July 13, 2017. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's North Coast District Office in Arcata. Staff is asking for the Commission's concurrence on the items in the North Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on July 13th.

With respect to the July 13th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on July 13, 2017 (see attached)

Immaterial Amendments

- 1-84-087-A9, Smith – Redesign a Single Family Residence (Mendocino)

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **1-84-087-A9**

June 28, 2017

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Proposed Amendment to Coastal Development Permit (CDP) No. **1-84-087**
Applicant: Ernest Smith

Project Site: 44600 Forest Circle, Mendocino (APN: 119-530-25)

Original CDP Approval: Permit No. **1-84-087** authorized construction of a fifty-four unit cluster development consisting of twenty duplex sites and fourteen single-family residential sites, installation of underground utilities, water, sewer line, sewer pumping station, paved and rock roadways, and three one-hundred thousand gallon water storage tanks.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

The proposed amendment will change the design of the approved single family residence on Lot 49 from a 2-story, 2,397 square-foot house plus 583-square-foot garage (authorized by CDP Amendment 1-84-087-A7) to a one story wood frame, single-family residence. The total development square footage would decrease, resulting in a 1,600 square-foot residence with 400 square-foot 2 car garage.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) 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 Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The subject site is east of Highway One, is not visible from any public road, and is not within a designated highly scenic area. The changes to the designs of the previously approved single-family home proposed by CDP Amendment No. 1-84-087-A9 would result in a smaller

Notice of Proposed Immaterial Permit Amendment

1-84-087-A9

structure that would be consistent with the size and appearance of the homes in the neighborhood and the Town of Mendocino. The size, appearance, and general design of the proposed residence have been approved by the Hills Ranch Owners Association Architectural Committee. Therefore, the proposed modification of the residential project would not adversely affect visual resources or other coastal resources and is consistent with the policies of the certified LCP.

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

cc: Commissioners/File