



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
752 SOUTH FRANKLIN STREET • FT. BRAGG • CALIFORNIA • 95437

JULIA KROG, DIRECTOR
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FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

December 05, 2025

Air Quality Management District
Assessor's Office
Building Division Fort Bragg
County Addresser
Department of Transportation (DOT)

Environmental Health (EH)
Mendocino Community Services District
Mendocino Fire District
Mendocino Water District
California Coastal Commission

Cloverdale Rancheria
Cahto tribe
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Round Valley Tribe

CASE#: U_2025-0004

DATE FILED: 6/26/2025

OWNER/APPLICANT: Ishvi Aum

AGENT: Sarah Bodnar

REQUEST: Major Coastal Development Use Permit to allow for onsite Eating and Drinking Establishment, use of courtyard for catered events, and conversion of existing commercial space to residential.

LOCATION: In the Coastal Zone, within the Town of Mendocino, located on the west side of Lansing Street (CR 500), between the intersections of Little Lake Street (CR 407A) and Calpella Street (CR 407B), located at 1550 Lansing Street, Mendocino; APN: 119-160-31.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: Mark F. Cliser

RESPONSE DUE DATE: December 19, 2025

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- ☐ No comment at this time.
- ☐ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: U_2025-0004

OWNER:	Ishvi Aum
APPLICANT:	Ishvi Aum
AGENT:	Sarah Bodnar
REQUEST:	Major Coastal Development Use Permit to allow for onsite Eating and Drinking Establishment, use of courtyard for catered events, and conversion of existing commercial space to residential.
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APN/S:	119-160-31-00
PARCEL SIZE:	0.4± Acres
GENERAL PLAN:	C:U (Commercial)
ZONING:	MC:12K (Mendocino Commercial)
EXISTING USES:	Retail / Commercial
DISTRICT:	5

RELATED CASES: CCC 1-98-85: Convert the first floor of a two-story residence to commercial use (office, demolish a 325 sq. ft. garage, and construct a new five-space parking area.

U 23-93: Minor Use Permit to change the use of the lower floor of a two-story residence from residential to commercial.

CDP_2015-0029: Standard Coastal Development Permit to convert an existing 340 sq. ft. storage building to retail and office uses; renovate the exterior of existing buildings on-site; construct two 180 sq ft. arbors, BBQ area with clay oven and sink, and conduct retail sales in an existing storage yard area.

REFERRAL AGENCIES

LOCAL		
☒ Air Quality Management District	☒ Mendocino Community Services District	TRIBAL
☒ Assessor’s Office	☒ Mendocino Fire District	☒ Cloverdale Rancheria
☒ Building Division Fort Bragg	☒ Mendocino Water District	☒ Cahto tribe
☒ County Addresser	STATE	☒ Redwood Valley Rancheria
☒ Department of Transportation (DOT)	☒ California Coastal Commission	☒ Sherwood Valley Band of Pomo Indians
☒ Environmental Health (EH)		☒ Round Valley Tribe

ADDITIONAL INFORMATION:

STAFF PLANNER: MARK CLISER

DATE: 12/5/2025

ENVIRONMENTAL DATA

1. MAC:

GIS

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

MODERATE

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

STATE

4. FARMLAND CLASSIFICATION:

GIS

Urban & Built-Up Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

CRITICAL

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

Urban Land

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

No

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NA

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

No

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

NA

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

Yes

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

Mendocino Town Plan

21. STATE CLEARINGHOUSE REQUIRED:

Policy

No

22. OAK WOODLAND AREA:

USDA

No

23. HARBOR DISTRICT:

Sec. 20.512

No

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

See attached LCP Land Use Map 17

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

See attached LCP Land Capabilities & Natural Hazards

26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

See attached Habitats & Resources

27. COASTAL COMMISSION APPEALABLE AREA:

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544

No

28. CDP EXCLUSION ZONE:

CDP Exclusion Zone maps/GIS

NO

29. HIGHLY SCENIC AREA:

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020

NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:

Biological Resources & Natural Area Map; GIS; General Plan 4-9

No

31. BLUFFTOP GEOLOGY:

GIS; 20.500.020



PLANNING & BUILDING
SERVICES

CASE NO:	
DATE FILED:	
FEE:	
RECEIPT NO:	
RECEIVED BY:	
Office Use Only	

APPLICATION FORM

APPLICANT:

Name: Ishvi Aum Phone: 707.813.7624
Mailing Address: 10550 Lansing St. #1033
City: Mendocino State/Zip: CA 95460 Email: aumconstruction@gmail.com

PROPERTY OWNER:

Name: Ishvi Aum Phone: 707.813.7624
Mailing Address: 10550 Lansing St. #1033
City: Mendocino State/Zip: CA 95460 Email: aumconstruction@gmail.com

AGENT:

Name: Sarah Bodnar Phone: 707-684-9431
Mailing Address: PO Box 729
City: Mendocino State/Zip: 95460 Email: sarah.bodnar@gmail.com

ASSESSOR'S PARCEL NUMBER/S: 119-160-31

PROPERTY ADDRESS: 10550 Lansing Street Mendocino, CA 95460

TYPE OF APPLICATION:

- | | | |
|---|---|--|
| ☐ Administrative Permit | ☐ General Plan Amendment | ☐ Use Permit – Cottage |
| ☐ Agricultural Preserve: New Contract | ☐ Land Division – Minor | ☐ Use Permit – Minor |
| ☐ Agricultural Preserve: Cancellation | ☐ Land Division – Major | ☒ Use Permit – Major |
| ☐ Agricultural Preserve: Rescind & ReEnter | ☐ Land Division – Parcel | ☐ Use Permit – Modification |
| ☐ Airport Land Use | ☐ Land Division – Re-Subdivision | ☐ Variance |
| ☐ Development Review | ☐ Modification of Conditions | ☐ Other |
| ☐ Exception | ☐ Reversion to Acreage | |
| ☐ Flood Hazard Development Permit | ☐ Rezoning | |

I certify that the information submitted with this application is true and accurate.

Ishvi Aum

06/26/2025

Ishvi Aum

06/26/2025

Signature of Applicant/Agent

Date

Signature of Owner

Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. If the proposal is for cancellation of a Williamson Act contract, please specify a proposed alternative use for the land.

This project is located in the Commercial Zone in the town of Mendocino. The proposed project includes the buildout of:

(1) A shared use commercial kitchen to be utilized by co-located tenants in 2 buildings on the property as well as caterers and event hosts.

(2) Eating and drinking establishments that feature ordering at the counter, and limited on site dining/cafe options.

No infrastructure upgrades or exterior remodel work will be required for any aspect of this project buildout.

The project will also include the conversion of existing office space into a Family Residential (Granny) Unit for a family member.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
☐ Single Family					
☐ Mobile Home					
☐ Duplex					
☐ Multifamily					
☒ Other: Mixed Use	1	1	1350 sq ft	1350 sq ft	1350 sq ft
☒ Other: Commercial	2	2	4480 sq ft	4480 sq ft	4480 sq ft
GRAND TOTAL (Equal to gross area of Parcel): 16000 - no change					

3. Is the project commercial, industrial, or institutional? If yes, complete item 3. If no, skip to item 4.

Estimated No. of Employees per shift: 5

Estimated No. of shifts per day: 1

Type of loading facilities proposed: n/a

4. Will the project be phased? (Work being done over separate periods of time)

☒ NO ☐ YES If yes, explain your plans for phasing:

The project will result in zero net increase in required parking. The adjustment for the conversion of 600 square feet of commercial office space to one

Family Residential unit will result in no additional demand on parking, based on the Town of Mendocino Parking Requirements.

5. Will vegetation be removed on areas other than the building sites and roads?

☒ NO ☐ YES If yes, explain:

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?

☒ NO ☐ YES If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
No. of covered spaces:	0	
No. of uncovered spaces:	0	
No. of standard spaces:	0	
No. of accessible spaces:	0	
Existing no. of spaces:	0	
Proposed additional spaces:	0	
Total:	0	

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

☒ NO ☐ YES Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

n/a

9. For grading or road construction, complete the following:

Amount of cut: cubic yards

Amount of fill: cubic yards

Max. height of fill slope: feet

Max. height of cut slope: feet

Amount of import/export: cubic yards

Location of borrow or disposal site:

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

☒ NO ☐ YES

11. Will the proposed development convert land currently or previously used for agriculture to another use?

☒ NO ☐ YES

12. Will the development provide public or private recreation opportunities?

☒ NO ☐ YES If yes, explain how:

13. Is the proposed development visible from State Route 1 or other scenic route?

☒ NO ☐ YES

14. Is the proposed development visible from a park, beach or other recreational area?

☒ NO ☐ YES

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking: ☐ NO ☐ YES

Filling: ☐ NO ☐ YES

Dredging: ☒ NO ☐ YES

Structures: ☐ Open Coastal Waters ☐ Wetlands ☐ Estuaries ☐ Lakes

If so, what is the amount of material to be dredged/filled?: _____ cubic yards

Location of dredged material disposal site?: _____

Has a U.S. Army Corps of Engineers permit been applied for? ☐ NO ☐ YES

16. Will there be any exterior lighting?

☒ NO ☐ YES If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

There will be no changes to existing lighting, which meets the current Town of Mendocino MHRB requirements for dark skies.

17. Utilities will be supplied to the site as follows:

Electricity: ☒ Utility Company (service exists to parcel)

☐ Utility Company (requires extension of service to site): _____ feet _____ miles

☐ On Site Generation – Specify:

Gas: ☒ Utility Company/Tank

☐ On Site Generation – Specify:

☐ None

Telephone: ☒ NO ☐ YES

18. What will be the method of sewage disposal?

☒ Community Sewage System (specify supplier): Mendocino City Community Services District

☐ Septic Tank

☐ Other (specify): _____

19. What will be the domestic water source:

☐ Community Water System (specify supplier): _____

☒ Well

☐ Spring

☐ Other (specify): _____

20. Are there any associated projects and/or adjacent properties under your ownership?

☒ NO

☐ YES

If yes, list below (Assessor's Parcel Number, address, etc.)

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, State and Federal agencies:

Environmental Health permits for food service and commercial kitchen.

MCCSD Groundwater Extraction Permit for water allocation and usage.

Mendocino County Building Permit for all commercial and residential buildouts.

MHRB approval for any additional signage, as needed.

22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)

The block on Lansing Street between Little Lake and Calpella Streets.

23. Are there existing structures on the property? If yes and the proposal is for a subdivision, describe below and identify the use of each structure on the plot plan or tentative map.

☐ NO

☒ YES

No subdivision of structures.

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

☒ NO

☐ YES

25. What is the maximum height of all structures?

Existing: _____ feet

Proposed: no change feet

26. What is the gross floor areas of all structures, including covered parking and accessory buildings?

Existing: 5360 square feet

Proposed: 5360 square feet

27. What is the total lot area within property lines?

Total Lot Area: 16,000 ☐ acres ☒ square feet

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful:

Existing mixed-use commercial and residential building which currently house offices, retail and a single family residence surrounding a courtyard.

All structures are historical and fairly well maintained. Property is in the heart of the commercial area of Mendocino

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.

Mixed use residential and commercial. The grocery store and pub are across the street.

30. Indicate the surrounding land uses:

	Vacant	Residential	Agriculture	Commercial	Industrial	Public Facility	Timberland	Other
North:	☐	☐	☐	☒	☐	☐	☐	☐
East:	☐	☐	☐	☒	☐	☐	☐	☐
South:	☐	☐	☐	☒	☐	☐	☐	☐
West:	☐	☒	☐	☒	☐	☐	☐	☐

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Ishvi Aum

Owner/Authorized Agent

06/26/2025

Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize Sarah Bodnar to act as my representative
and to bind me in all matters concerning this application.

Ishvi Aum

Owner

06/26/2025

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on 06/26/2025 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

Build Commercial Kitchen and convert retail space into Cafe/Service with limited Seating.

Convert small Streetside structure into a Food Service Kiosk. Convert One Office space into a Residential Granny Unit.

(Description of development)

Located at:

10550 Lansing St., Mendocino, CA 95460

APN# 119-160-31

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

10550 Lansing St., Mendocino, CA 95460 @ Main Fence/Gate

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

Ishvi Aum

Owner/Authorized Representative

06/26/2025

Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.



NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE COUNTY OF MENDOCINO.

PROPOSED DEVELOPMENT: Change of Use development.

1) Build Commercial Kitchen and convert retail space into
Cafe/Service with limited Seating.

2) Convert small Streetside structure into a Food Service Kiosk

3) Convert One Office space into a Residential Granny Unit

LOCATION: 10550 Lansing St., Mendocino, CA 95460

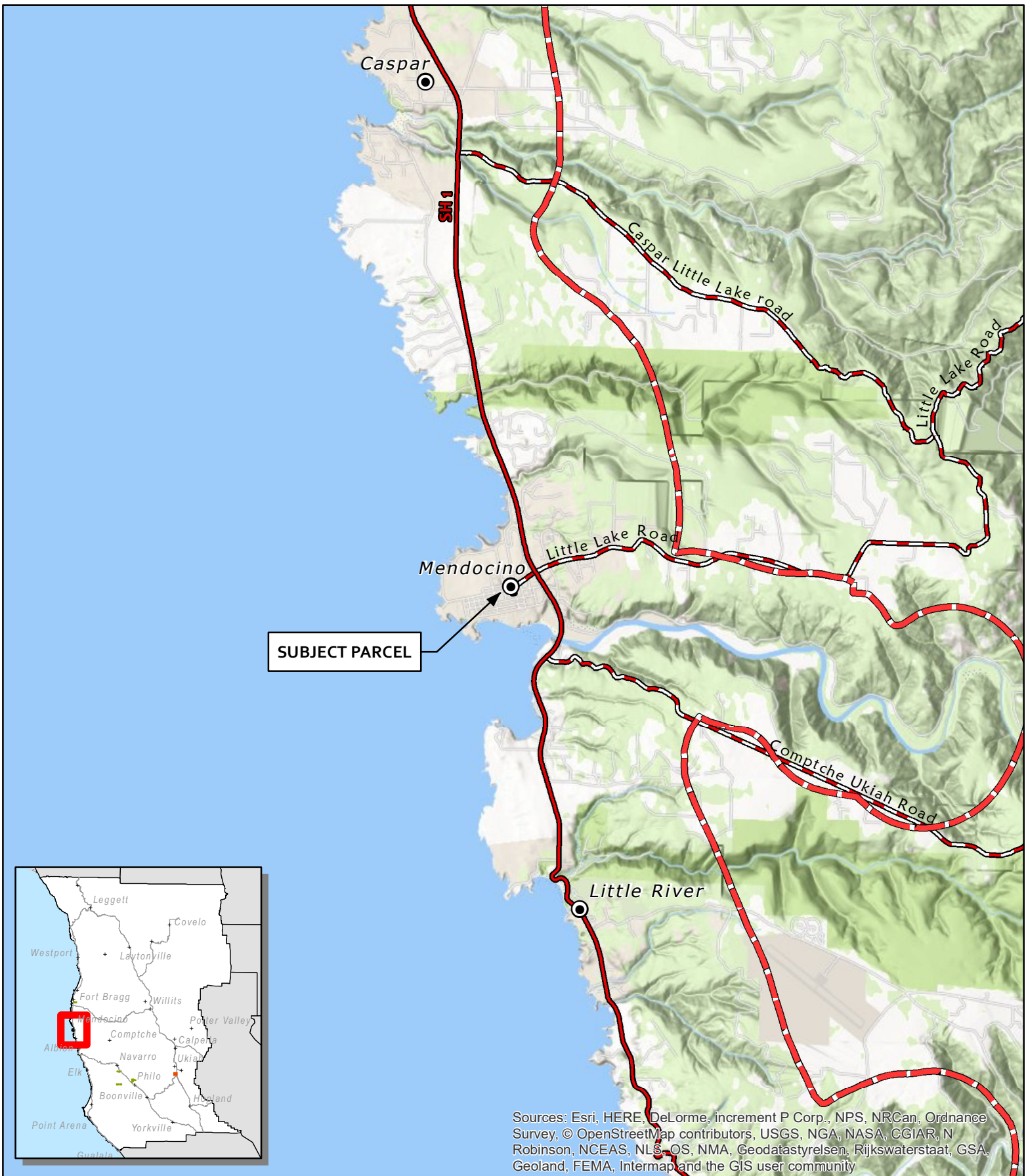
APPLICANT: Ishvi Aum

ASSESSOR'S PARCEL NUMBER: 119-160-31

DATE NOTICE POSTED: 06-25-2025

FURTHER INFORMATION IS AVAILABLE AT:

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SERVICES
pbs@mendocinocounty.gov
860 North Bush Street, Ukiah, CA 95482, 707-234-6650
120 West Fir Street, Fort Bragg, CA 95437, 707-964-5379
HOURS: 8:00 - 5:00



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CASE: U 2025-0004
OWNER: AUM, Ishvi
APN: 119-160-31
APLCT: Ishvi Aum
AGENT: Sarah Bodnar
ADDRESS: 10550 Lansing St. Mendocino

● Major Towns & Places
— Major Roads
— Coastal Zone Boundary
— Highways

0 2,750 5,500 Feet
0 0.5 1 Miles
1:63,360
N
W E
S

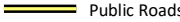
LOCATION

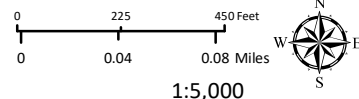
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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community,
Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

CASE: U 2025-0004
OWNER: AUM, Ishvi
APN: 119-160-31
APLCT: Ishvi Aum
AGENT: Sarah Bodnar
ADDRESS: 10550 Lansing St. Mendocino

-  Major Towns & Places
-  Private Roads
-  Highways (2017)
-  Public Roads



1:5,000
AERIAL IMAGERY

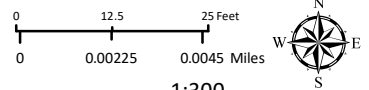
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Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

CASE: U 2025-0004
OWNER: AUM, Ishvi
APN: 119-160-31
APLCT: Ishvi Aum
AGENT: Sarah Bodnar
ADDRESS: 10550 Lansing St. Mendocino

 Public Roads



1:300

AERIAL IMAGERY

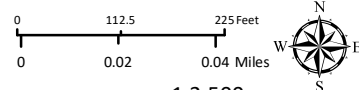
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 Assessors Parcels



1:2,500
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

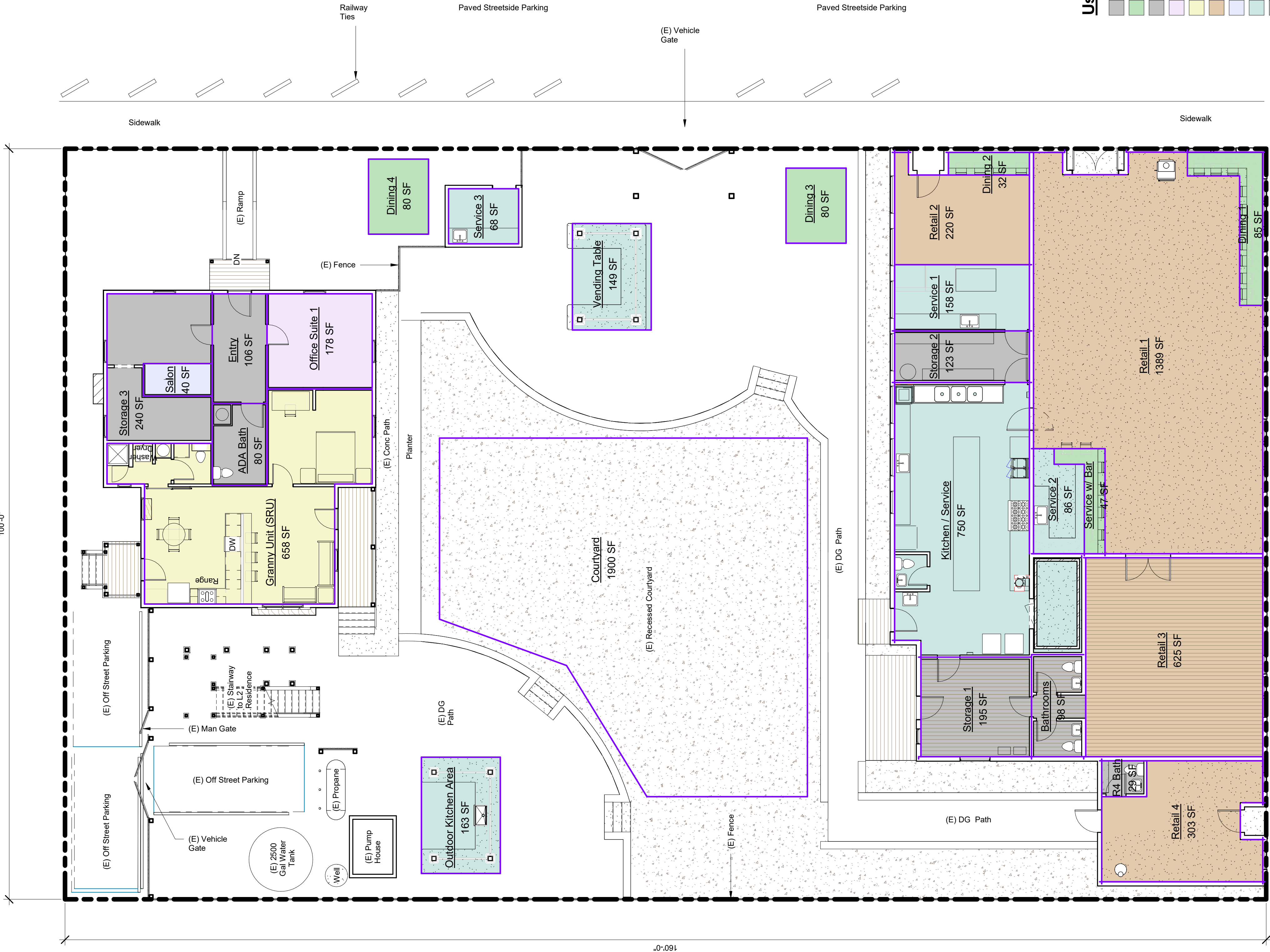
Little Lake Street

100'-0"

Lansing Street

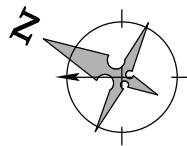
Calpella Street

160'-0"



Use Area Legend

- Bathroom
- Dining
- Mezzanine
- Office
- Residence
- Retail
- Salon
- Service
- Storage



1 Water Allotment Plan
1/8" = 1'-0"

Use Area Schedule (Water Allotment)			
Name	Area	Gal Per Unit	Water Allotment (Gal.)
Courtyard	1900 SF		0

Bathroom	ADA Bath	80 SF	N/A	0
	Bathrooms	98 SF	N/A	0
	R4 Bath	29 SF	N/A	0
		207 SF		0

Dining	Dining 1	85 SF	2.9	246.5
	Dining 2	32 SF	2.9	92.8
	Dining 3	80 SF	2.9	232
	Dining 4	80 SF	2.9	232
	Service w/ Bar	47 SF	3.4	159.8
		324 SF		963.1

Mezzanine	Entry	106 SF	N/A	0
		106 SF		0

Use Area Schedule (Water Allotment)			
Name	Area	Gal Per Unit	Water Allotment (Gal.)

Residence	Granny Unit (SRU)	658 SF	200 flat Rate	200
	L2 Residence	1300 SF	200 flat Rate	200
		1958 SF		400

Retail	Retail 1	1389 SF	.15	208.35
	Retail 2	220 SF	.15	33
	Retail 3	625 SF	.15	93.75
	Retail 4	303 SF	.15	45.45
		2537 SF		380.55

Salon	Salon	40 SF	1	40
		40 SF		40

Use Area Schedule (Water Allotment)			
Name	Area	Gal Per Unit	Water Allotment (Gal.)

Storage	Storage 1	195 SF	N/A	0
	Storage 2	123 SF	N/A	0
	Storage 3	240 SF	N/A	0
		559 SF		0
	Grand total	9183 SF		1810.35

Water Allotment Plan

SCALE :
1/8" = 1'-0"

G-001

DRAWN BY : SLLC

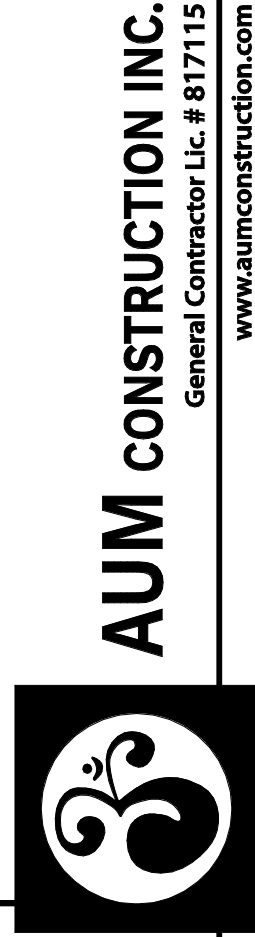
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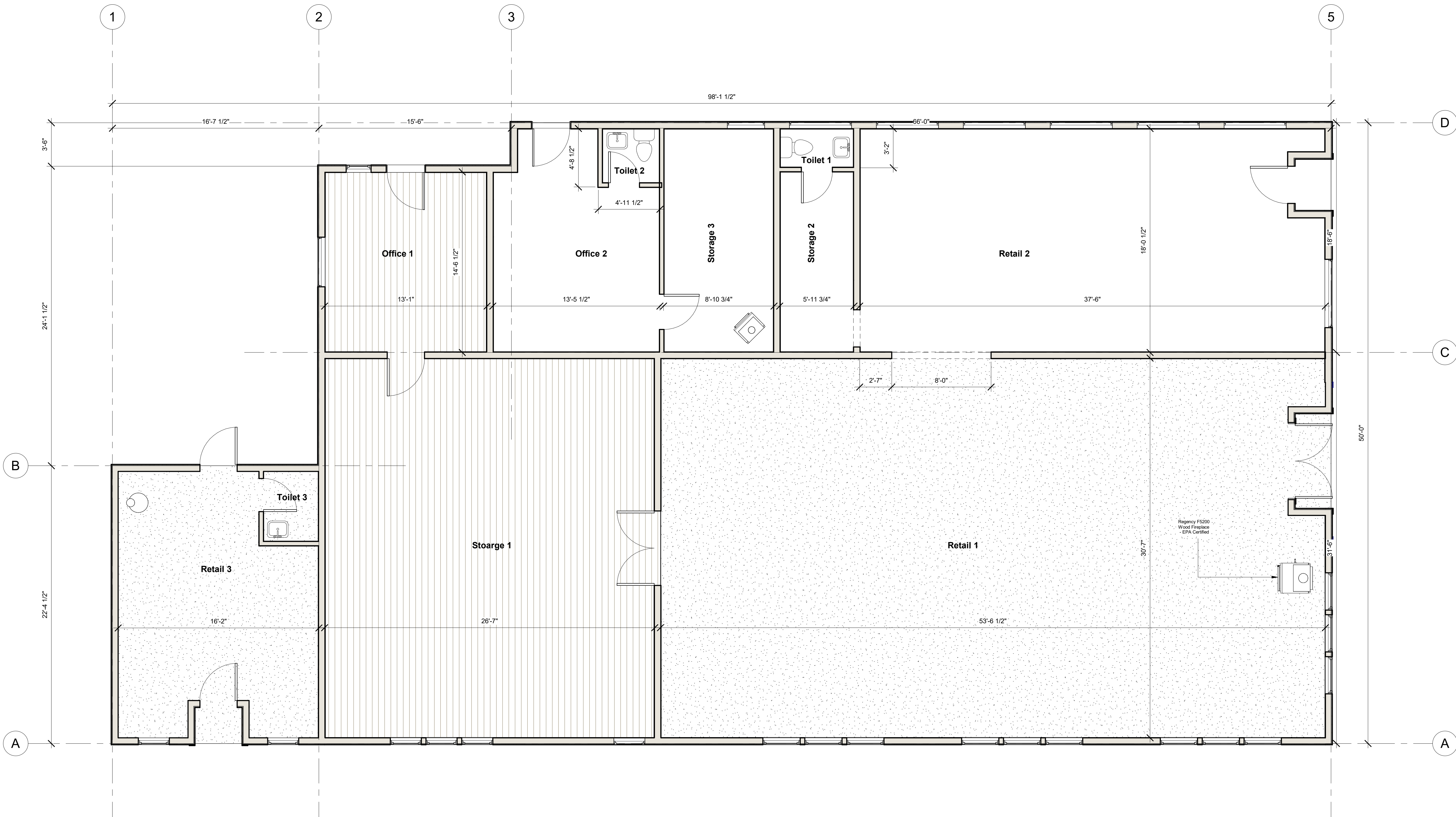
APN # : 119-160-31

Ishvi Aum
Change of Use
10550 Lansing St, Mendocino, CA 95460

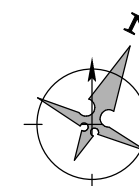
REVISIONS:		
No.	Description	Date

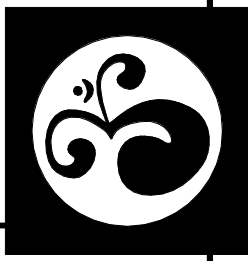
CONTRACTORS :





① Main - Existing
1/4" = 1'-0"





AUM CONSTRUCTION INC.
General Contractor Lic. # 817115
www.aumconstruction.com

CONTRACTORS	

REVISIONS:	
No.	Description
Date	

Ishvi Aum

Change of Use

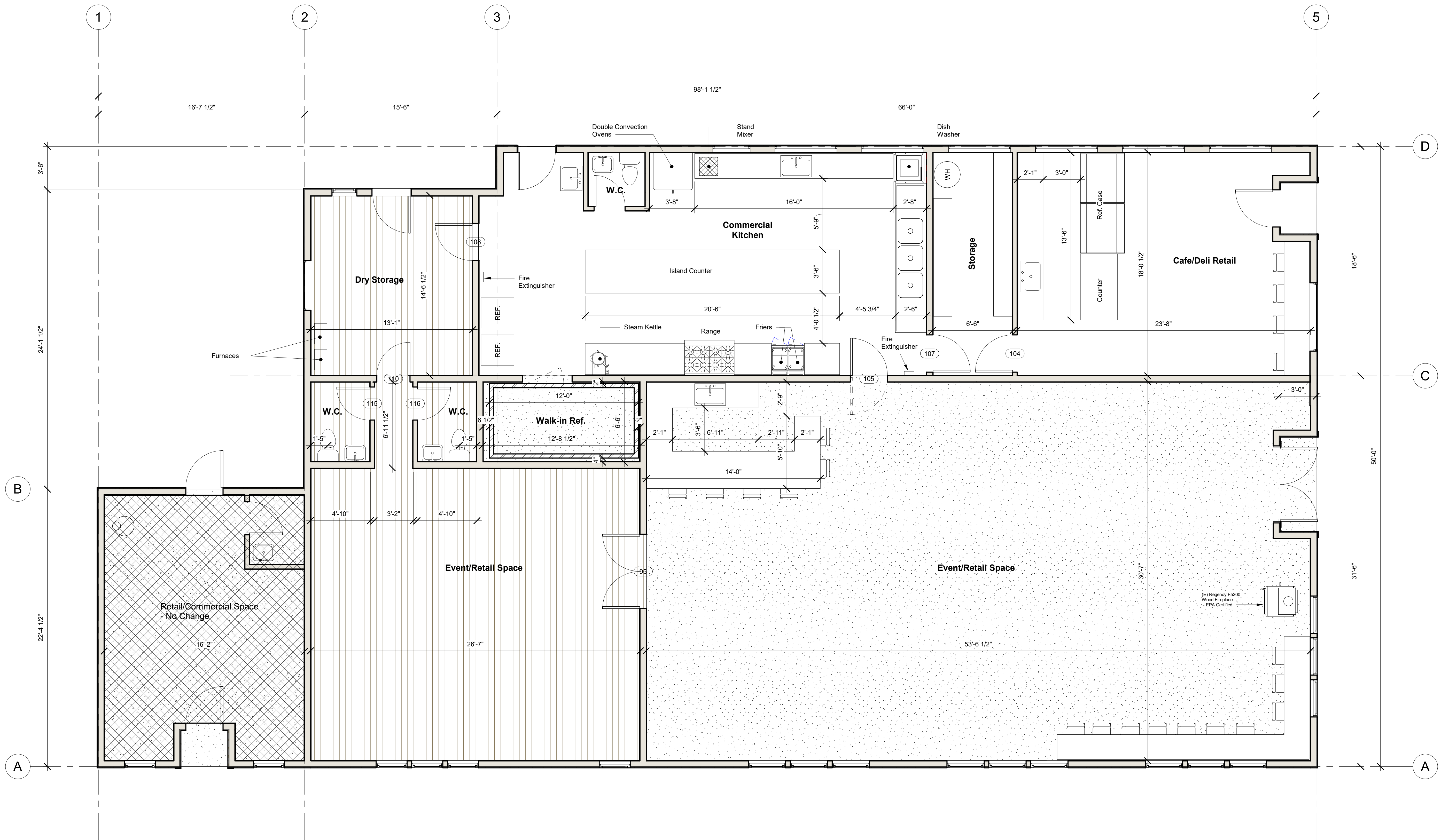
10550 Lansing St, Mendocino, CA 95460

APN # :	119-160-31
DATE :	12/04/2025
DRAWN BY :	SLLC

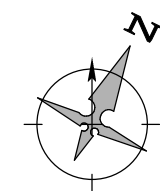
A-101

SCALE :
1/4" = 1'-0"

Existing Plan -
Lansing/Calpella



1 Main - Proposed
1/4" = 1'-0"



CONTRACTORS :

REVISIONS:

No.	Description	Date

Ishvi Aum

Change of Use

10550 Lansing St, Mendocino, CA 95460

APN # :
119-160-31

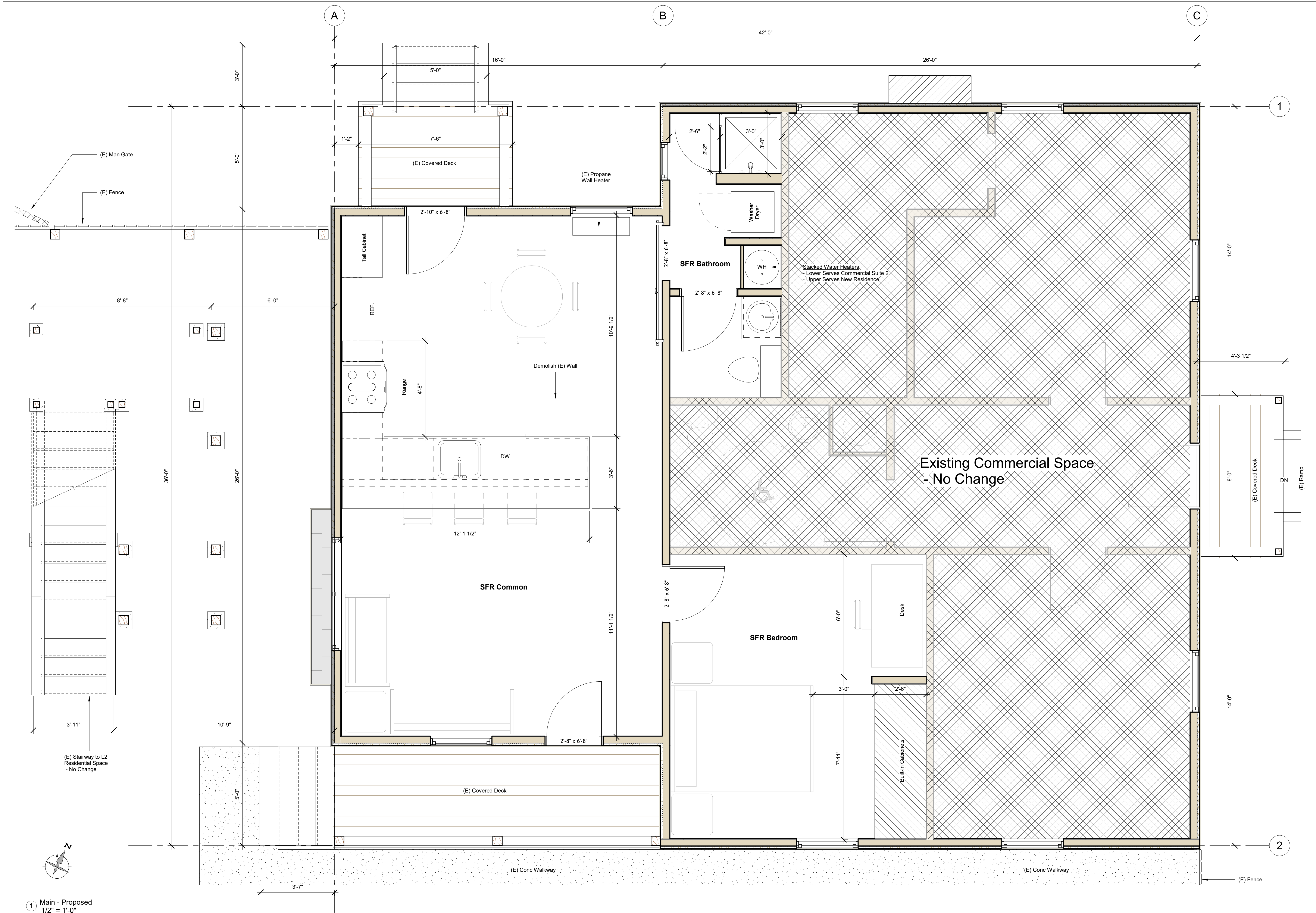
DATE : 12/04/2025

DRAWN BY : SLLC

A-102

SCALE :
1/4" = 1'-0"

Propsed Plan -
Lansing/Calpella



1 Main - Proposed
1/2" = 1'-0"



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General Contractor Lic. # 817115
www.aumconstruction.com

CONTRACTORS
:

REVISIONS:

No.	Description	Date

Ishvi Aum

Change of Use

10550 Lansing St., Mendocino, CA 95460

APN # :
119-160-31-00

DATE : 12/04/2025

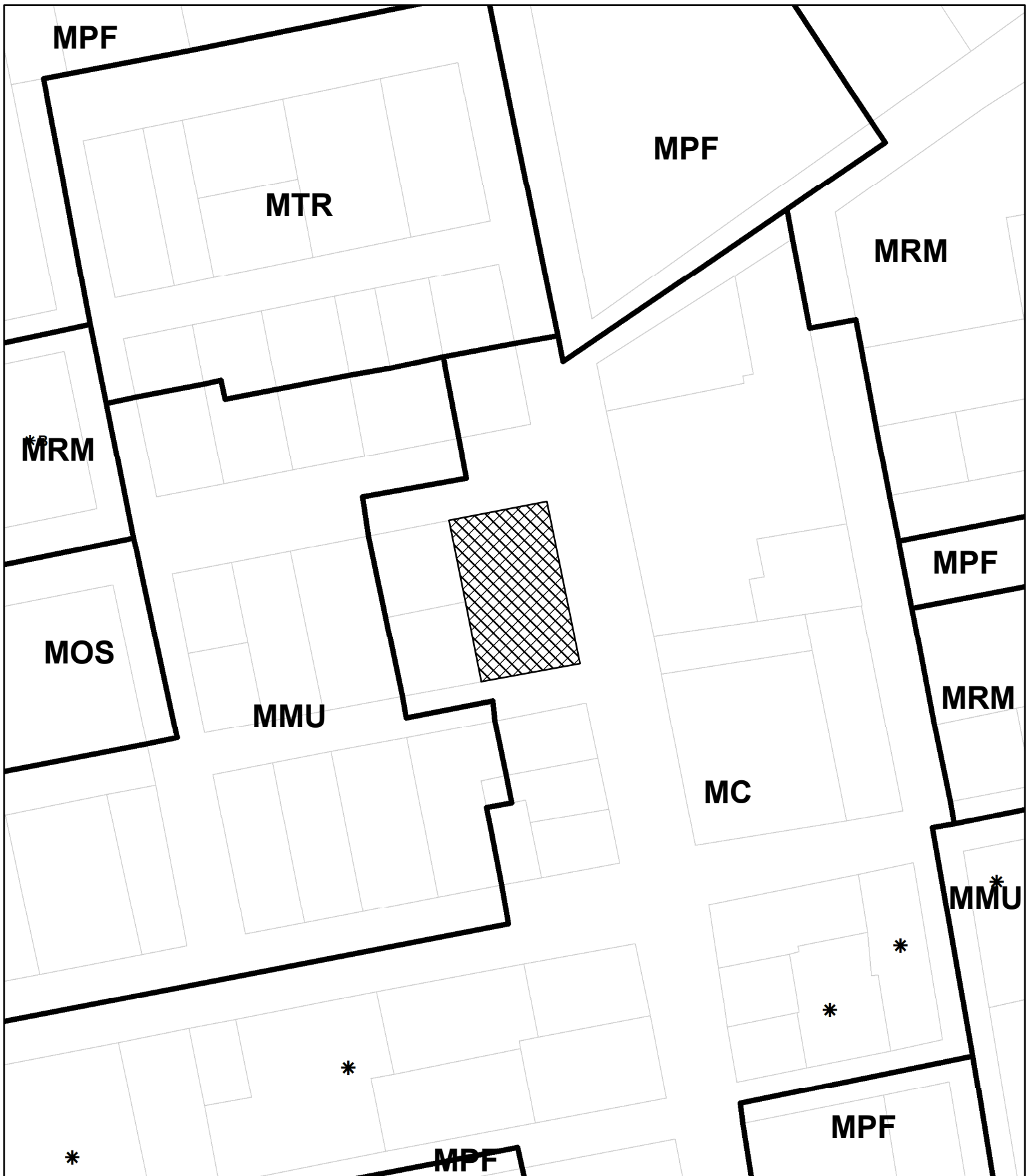
DRAWN BY : SLLC

A-104

SCALE :
1/2" = 1'-0"

Proposed Plan
- Lansing / Little Lake

12/4/2025 11:54:45 AM



CASE: U 2025-0004
OWNER: AUM, Ishvi
APN: 119-160-31
APLCT: Ishvi Aum
AGENT: Sarah Bodnar
ADDRESS: 10550 Lansing St. Mendocino

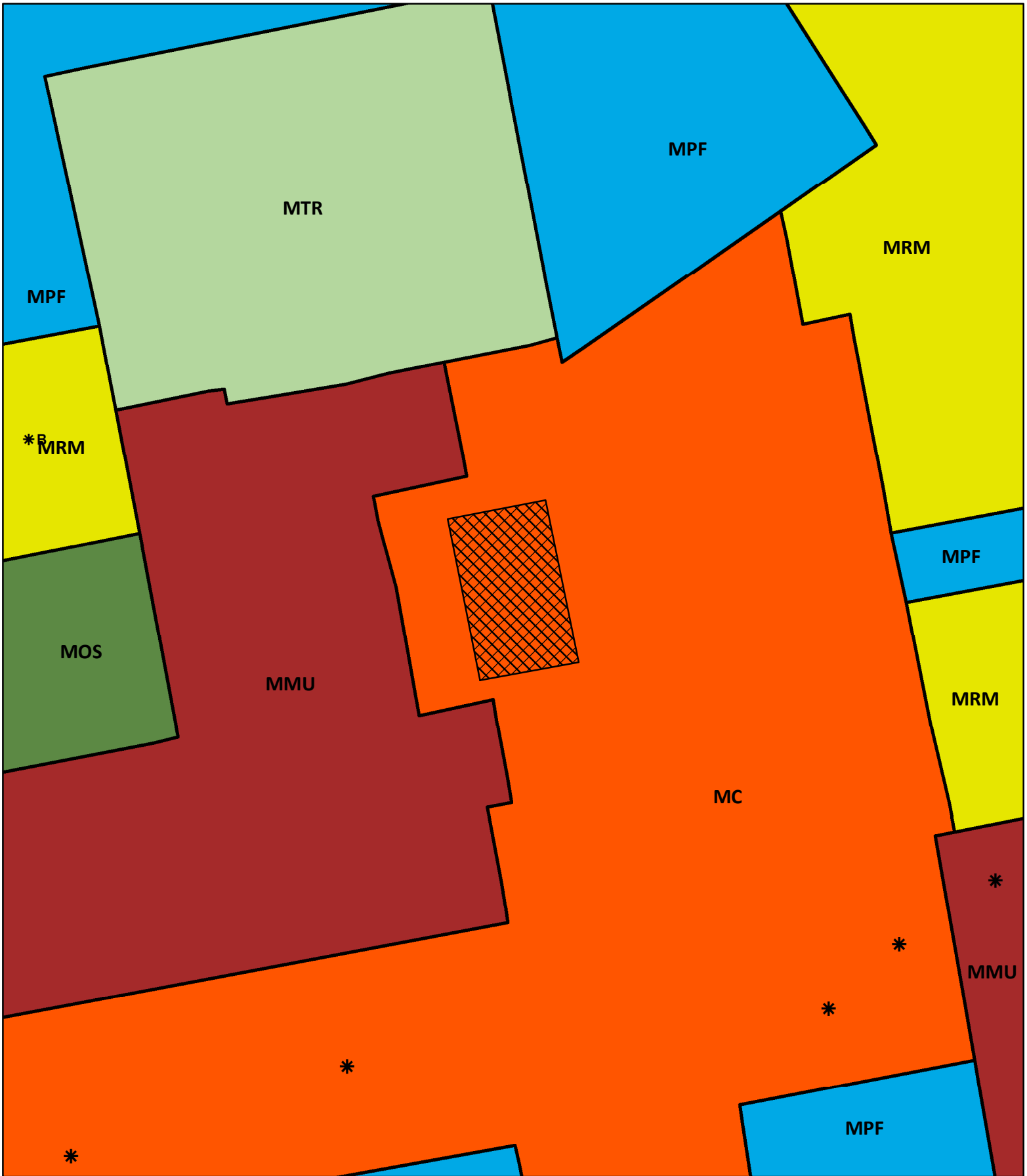
* Visitor Accommodation & Services
* B Mendo Town B&Bs
Assessors Parcels
Zoning Districts

0 65 130 Feet
0 0.01 0.02 Miles
1:1,500



ZONING

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CASE: U 2025-0004
OWNER: AUM, Ishvi
APN: 119-160-31
APLCT: Ishvi Aum
AGENT: Sarah Bodnar
ADDRESS: 10550 Lansing St. Mendocino

* Visitor_Accommodation_&_Services Mendocino Town Zoning 020521
*B Mendo Town B&Bs
ZONEDISP
MC

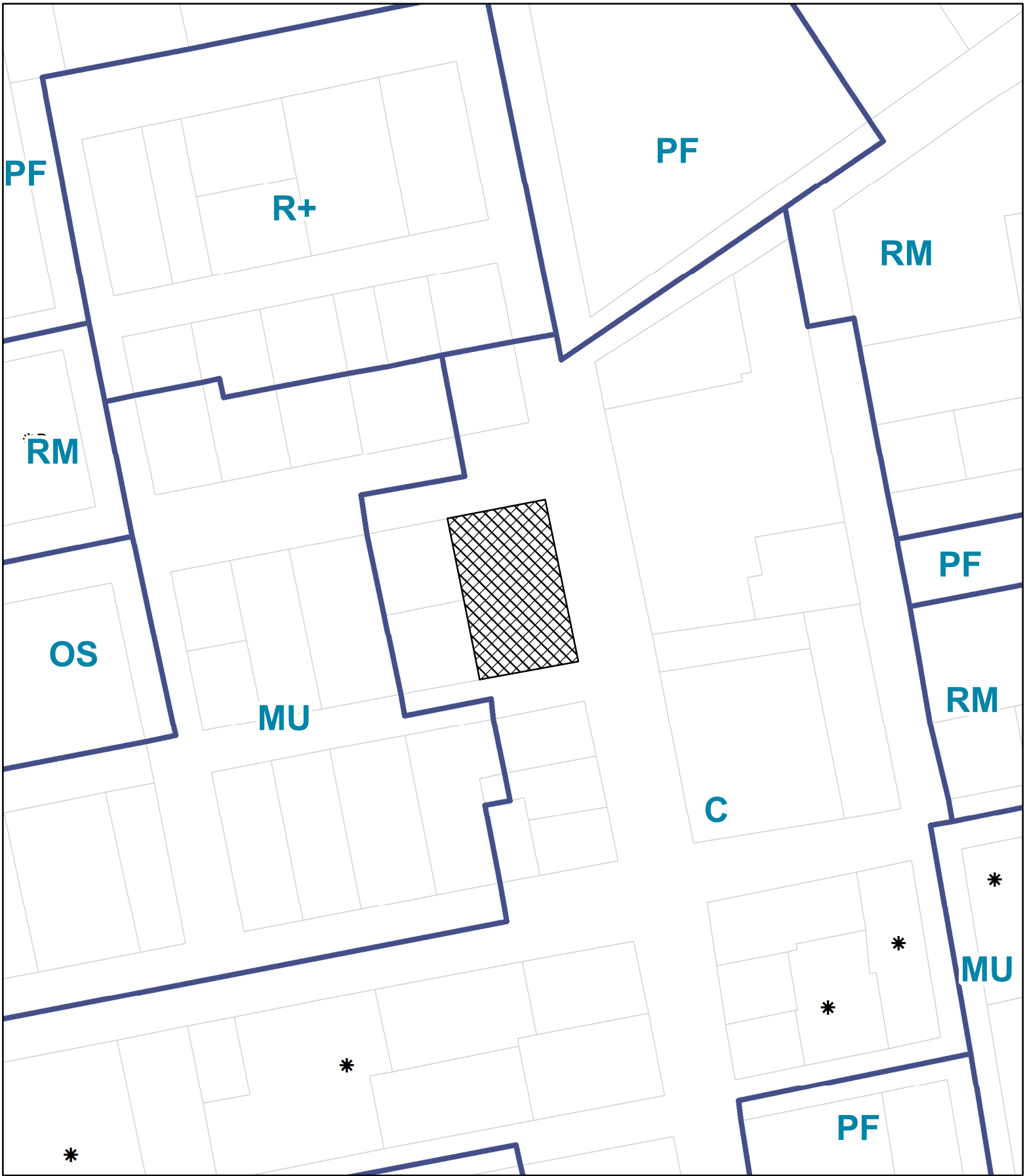
MMU
MOS
MPF
MRM
MTR

0 65 130 Feet
0 0.01 0.02 Miles
1:1,500



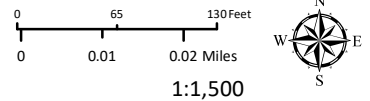
MENDOCINO TOWN ZONING

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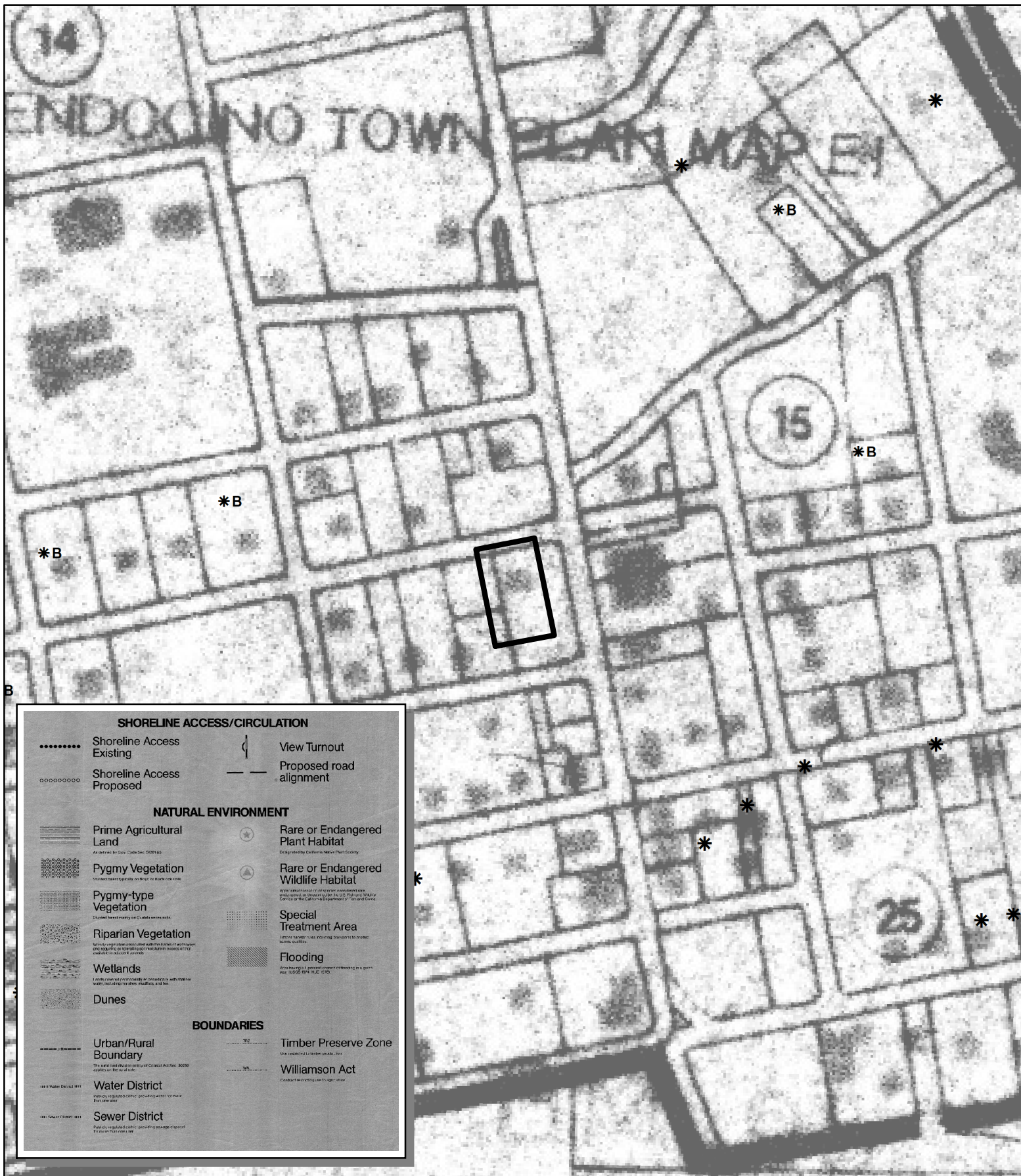
CASE: U 2025-0004
OWNER: AUM, Ishvi
APN: 119-160-31
APLCT: Ishvi Aum
AGENT: Sarah Bodnar
ADDRESS: 10550 Lansing St. Mendocino

- * Visitor Accommodation & Services
- *B Mendo Town B&Bs
- Assessors Parcels



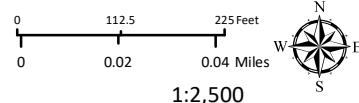
1:1,500
GENERAL PLAN

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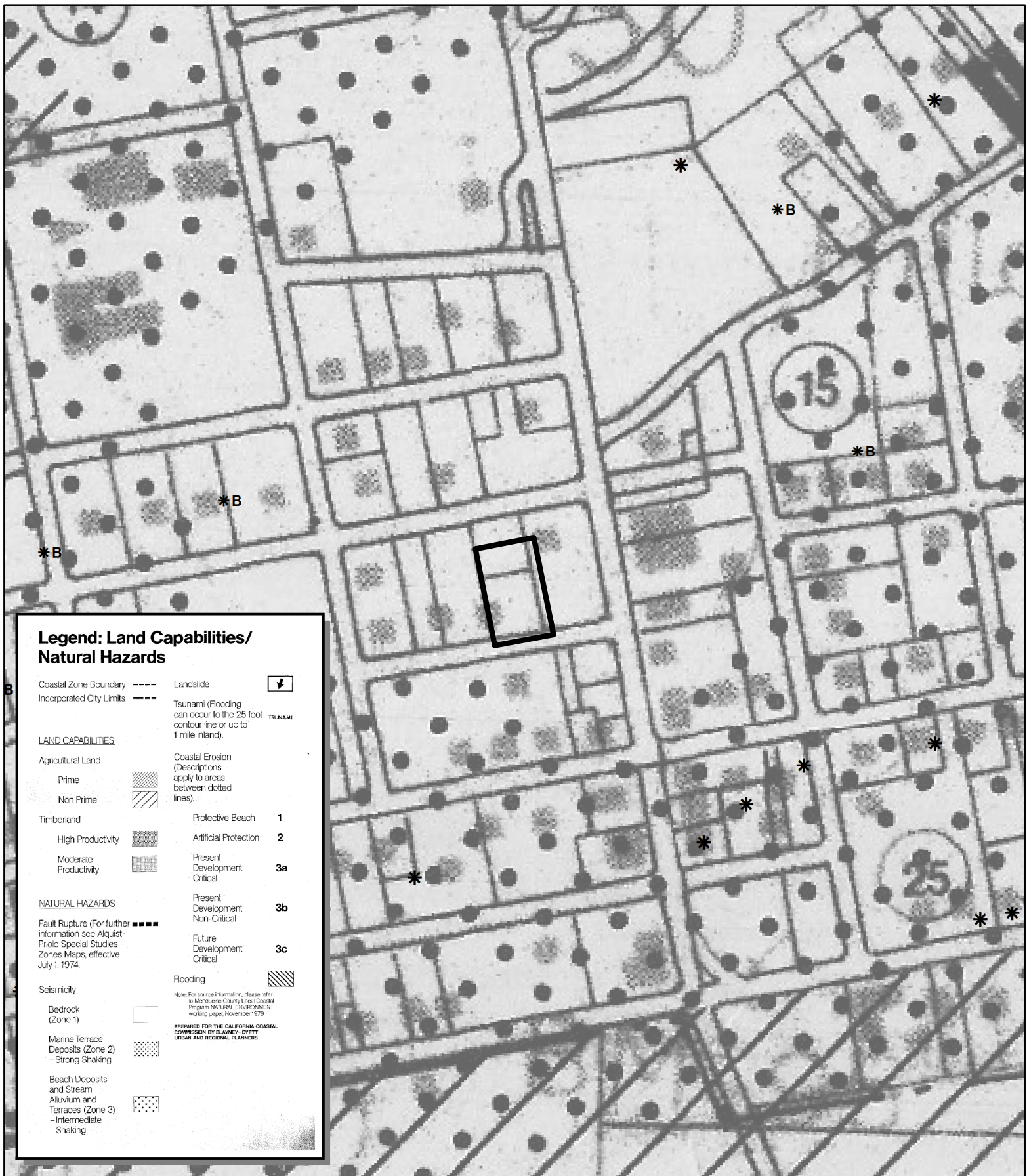
CASE: U 2025-0004
OWNER: AUM, Ishvi
APN: 119-160-31
APLCT: Ishvi Aum
AGENT: Sarah Bodnar
ADDRESS: 10550 Lansing St. Mendocino

* Visitor_Acomodation_ & Services
 *B Mendo Town B&Bs

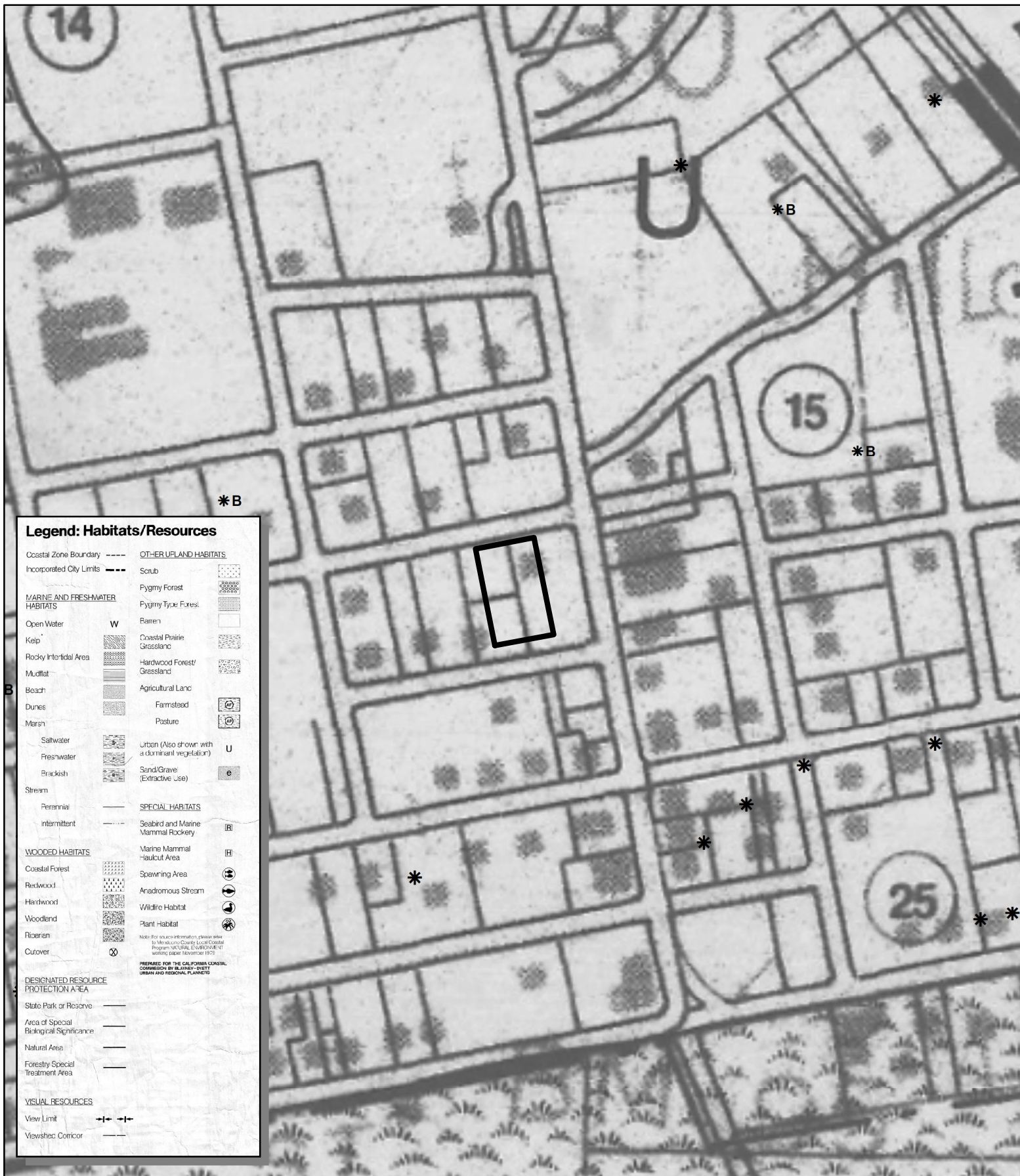


LCP LAND USE MAP 17: MENDOCINO

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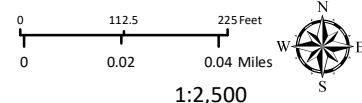


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CASE: U 2025-0004
OWNER: AUM, Ishvi
APN: 119-160-31
APLCT: Ishvi Aum
AGENT: Sarah Bodnar
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* Visitor_Accommodation_&_Services
 *B Mendo Town B&Bs



LCP HABITATS & RESOURCES

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Permit Jurisdiction

Appeal Jurisdiction

This area includes only lands below the mean high tide line and lands where the public trust may exist.

This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of coastal bluffs.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30051(b), and §30602(b)(1) and (b)(2). In addition, developments may also be appealable pursuant to P.R.C. §30602(b)(3), (b)(4), and (b)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This data may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

California Coastal Commission

0100030005000

FEET

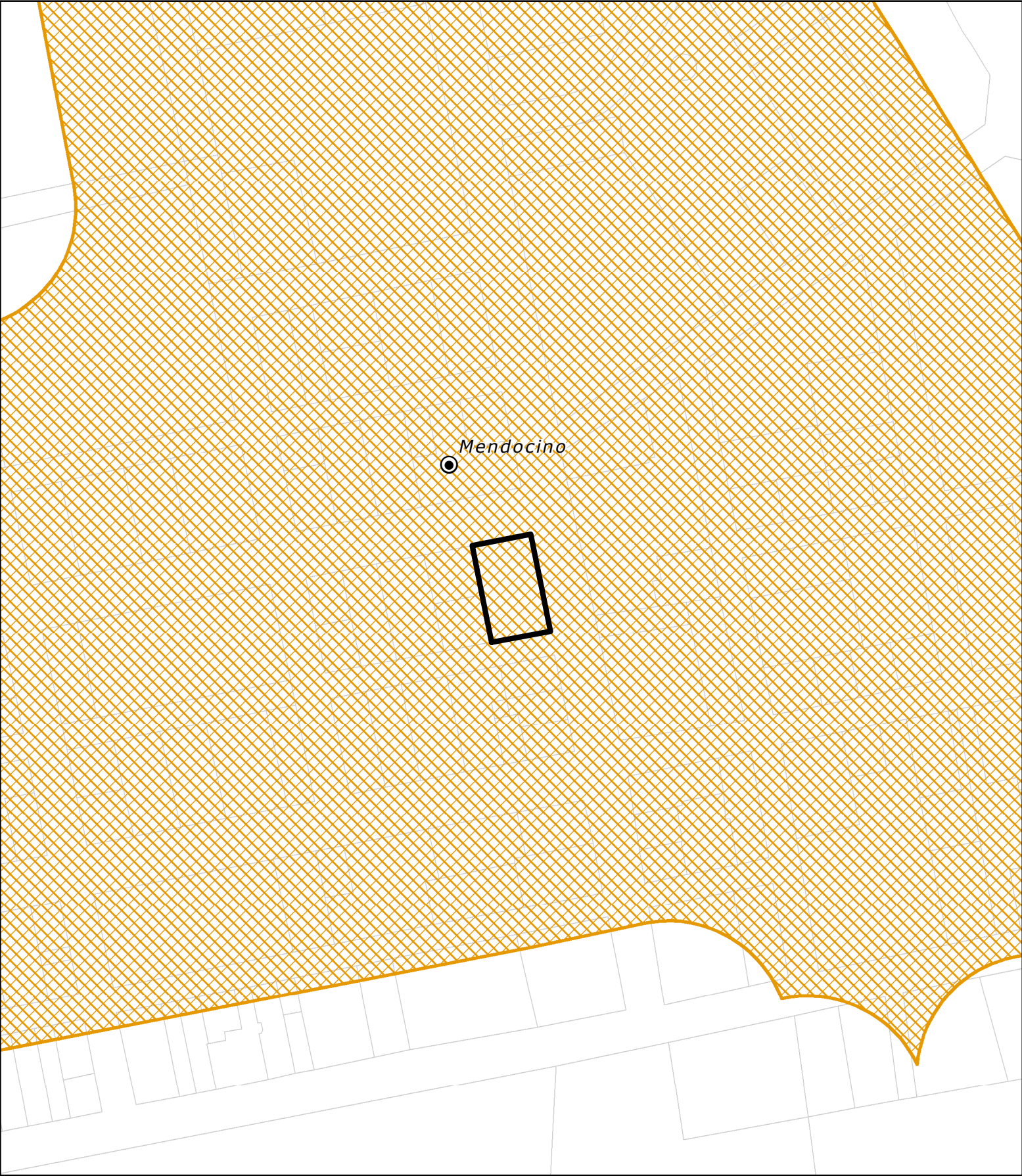
0112.5225

00.020.04 Miles

CASE: U 2025-0004
OWNER: AUM, Ishvi
APN: 119-160-31 * Visitor_Accommodation_&_Services
APLCT: Ishvi Aum
AGENT: Sarah Bodnar * B Mendo Town B&Bs
ADDRESS: 10550 Lansing St. Mendocino

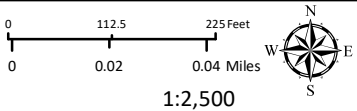
1:2,500
POST LCP CERTIFICATION & APPEAL JURISDICTION

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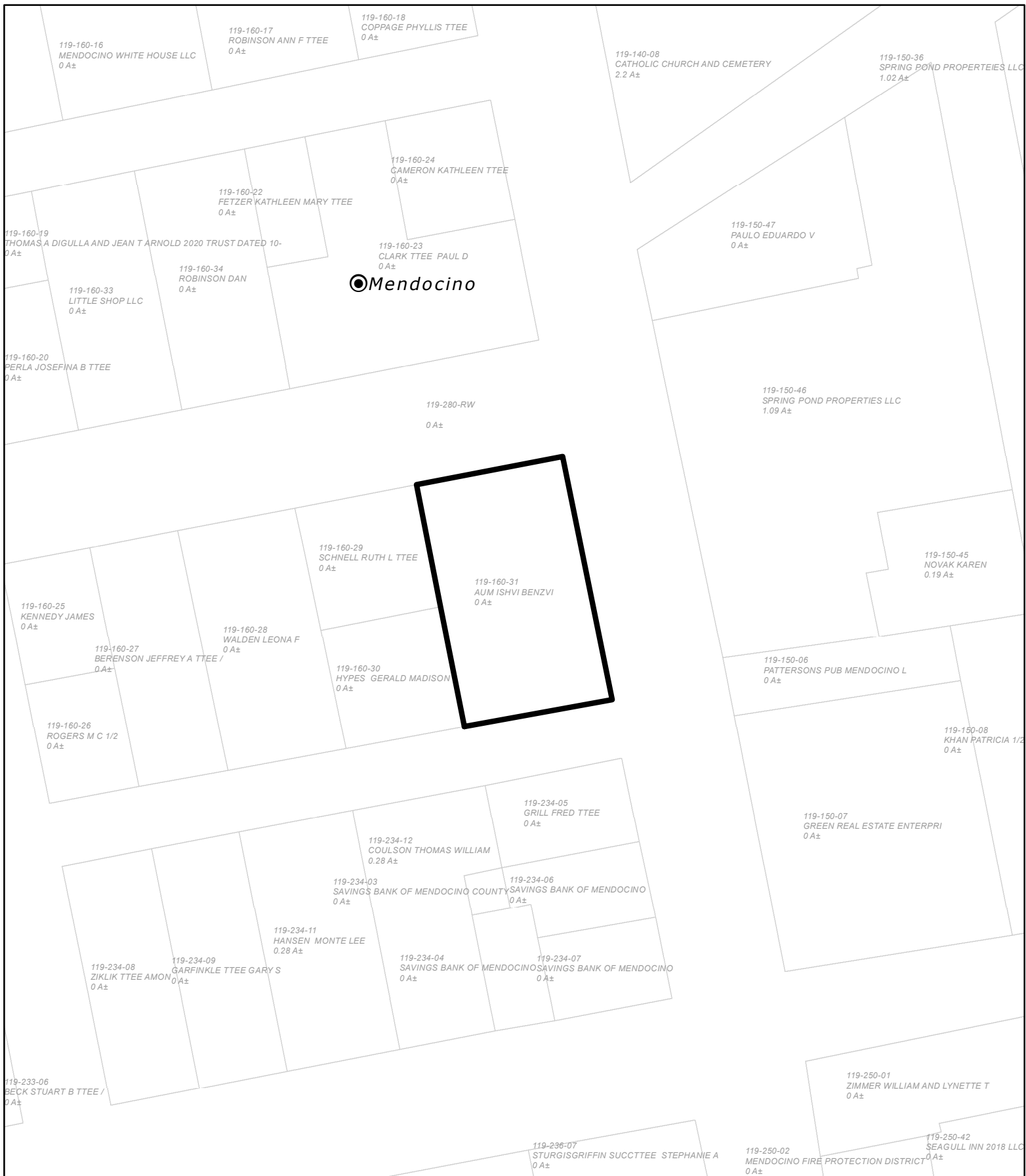
CASE: U 2025-0004
OWNER: AUM, Ishvi
APN: 119-160-31
APLCT: Ishvi Aum
AGENT: Sarah Bodnar
ADDRESS: 10550 Lansing St. Mendocino

-  Major Towns & Places
-  CDP Exclusion Areas
-  Assessors Parcels



1:2,500
CDP EXCLUSION AREAS

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● Mendocino

CASE: U 2025-0004
OWNER: AUM, Ishvi
APN: 119-160-31
APLCT: Ishvi Aum
AGENT: Sarah Bodnar
ADDRESS: 10550 Lansing St. Mendocino

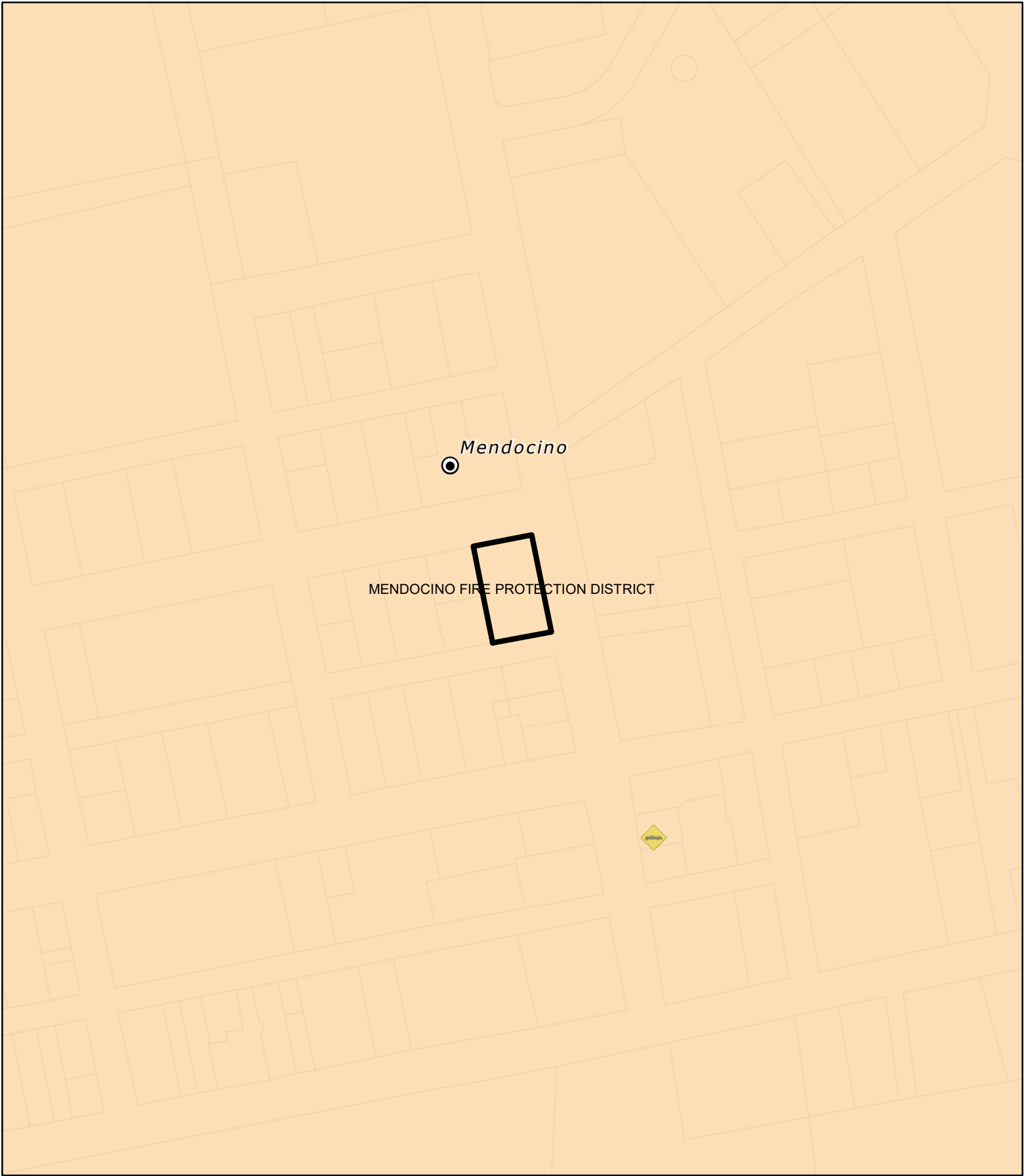
● Major Towns & Places
▭ Assessors Parcels

0 45 90 Feet
0 0.0075 0.015 Miles
1:1,000



ADJACENT PARCELS

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CASE: U 2025-0004
OWNER: AUM, Ishvi
APN: 119-160-31
APLCT: Ishvi Aum
AGENT: Sarah Bodnar
ADDRESS: 10550 Lansing St. Mendocino



Major Towns & Places



County Fire Districts



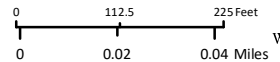
Moderate Fire Hazard



Assessors Parcels



Fire Stations



1:2,500

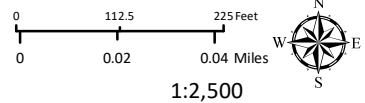
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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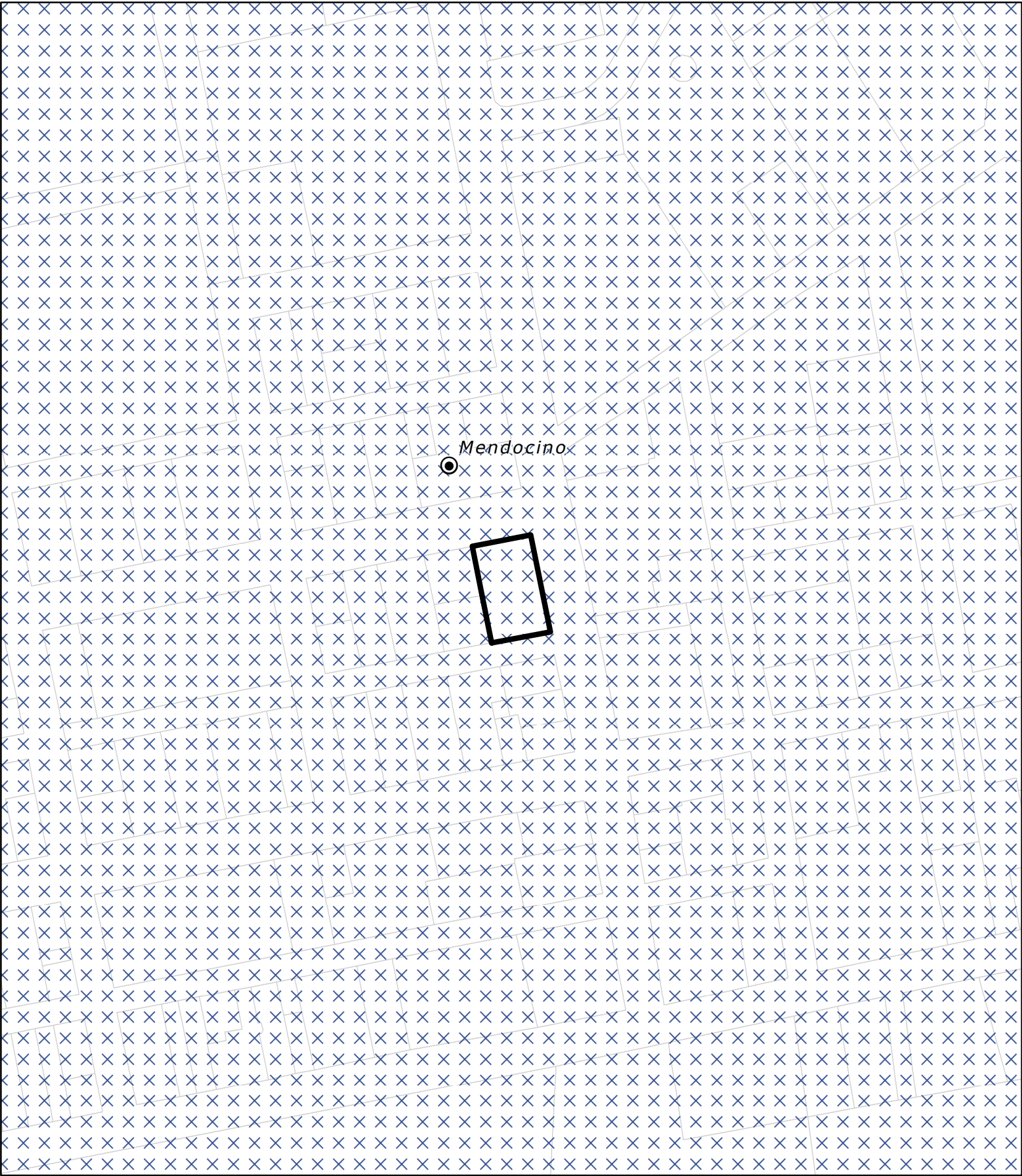
CASE: U 2025-0004
OWNER: AUM, Ishvi
APN: 119-160-31
APLCT: Ishvi Aum
AGENT: Sarah Bodnar
ADDRESS: 10550 Lansing St. Mendocino

 Major Towns & Places
 Assessors Parcels



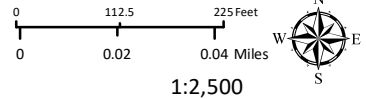
WILDLAND-URBAN INTERFACE

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CASE: U 2025-0004
OWNER: AUM, Ishvi
APN: 119-160-31
APLCT: Ishvi Aum
AGENT: Sarah Bodnar
ADDRESS: 10550 Lansing St. Mendocino

● Major Towns & Places
X Critical Water Resources
Assessors Parcels



1:2,500

COASTAL GROUND WATER RESOURCES

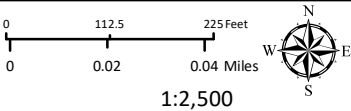
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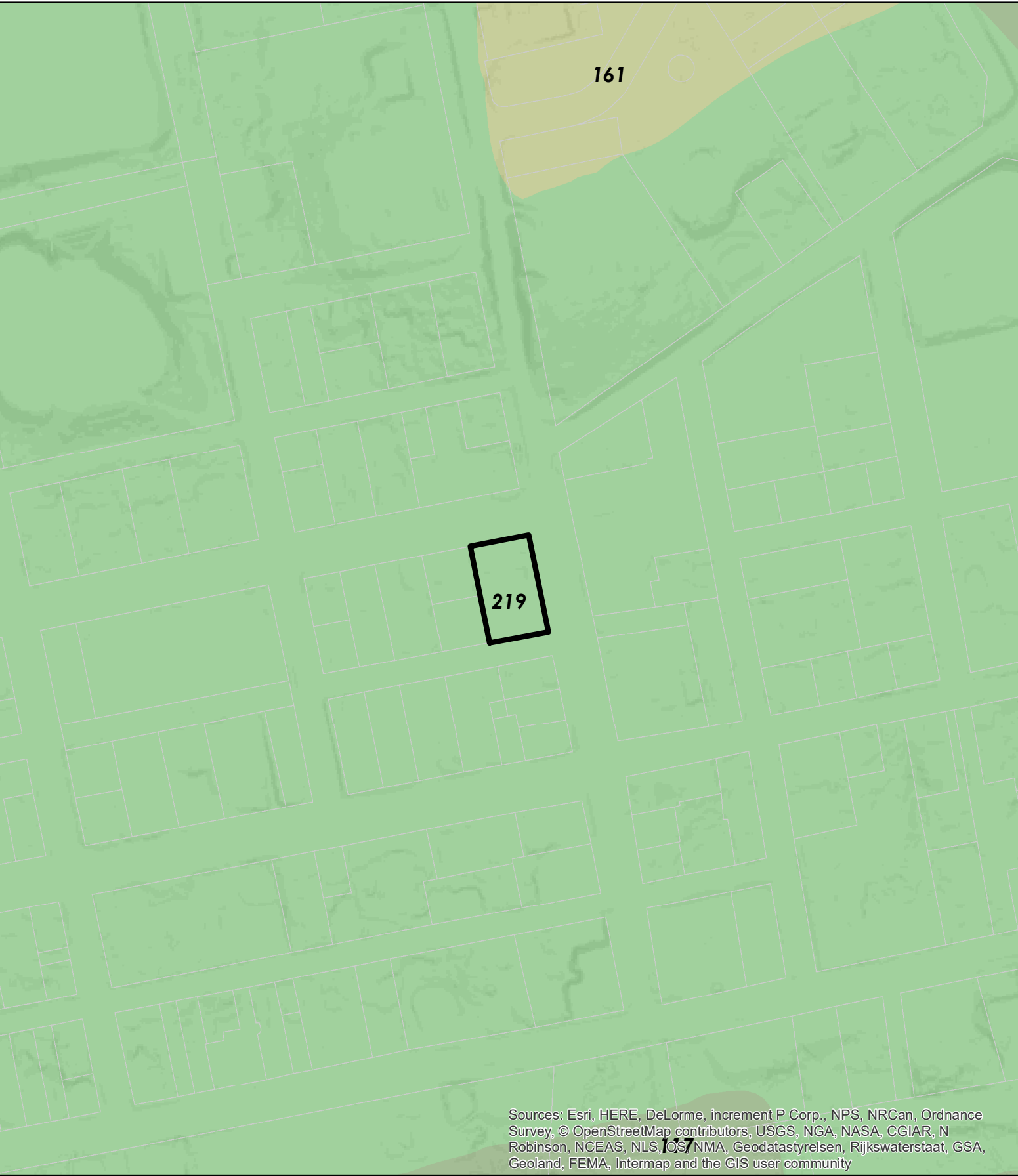
CASE: U 2025-0004
OWNER: AUM, Ishvi
APN: 119-160-31
APLCT: Ishvi Aum
AGENT: Sarah Bodnar
ADDRESS: 10550 Lansing St. Mendocino

	0 - 10%		30% - 40%
	10% - 20%		40% - 50%
	20% - 30%		Assessors Parcels



1:2,500
ESTIMATED SLOPE

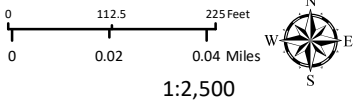
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CASE: U 2025-0004
OWNER: AUM, Ishvi
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APLCT: Ishvi Aum
AGENT: Sarah Bodnar
ADDRESS: 10550 Lansing St. Mendocino

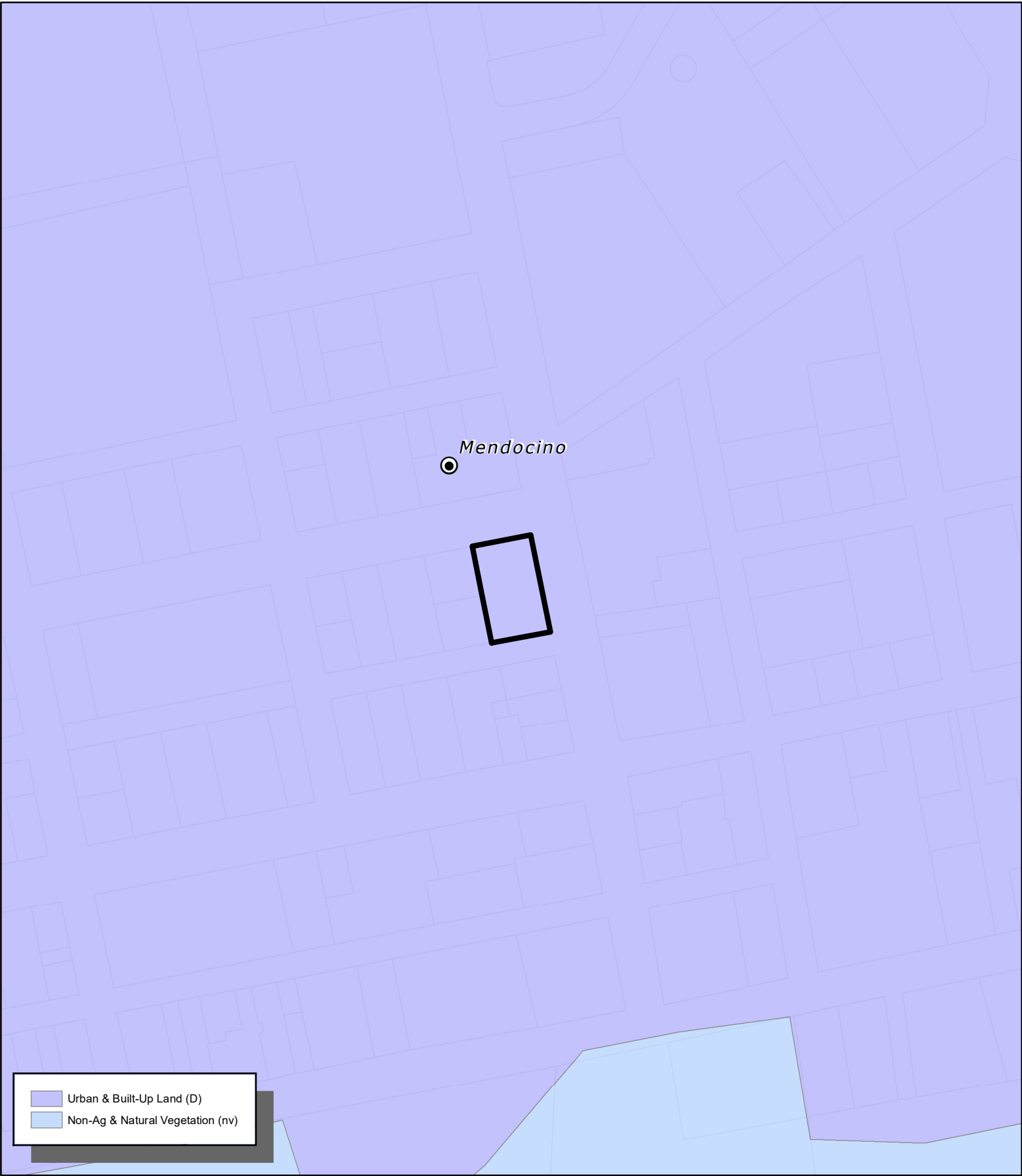
 Assessors Parcels



1:2,500

WESTERN SOIL CLASSIFICATIONS

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Urban & Built-Up Land (D)

Non-Ag & Natural Vegetation (nv)

CASE: U 2025-0004
OWNER: AUM, Ishvi
APN: 119-160-31
APLCT: Ishvi Aum
AGENT: Sarah Bodnar
ADDRESS: 10550 Lansing St. Mendocino

Major Towns & Places

Assessors Parcels

0112.5225Feet

00.020.04Miles

N

W

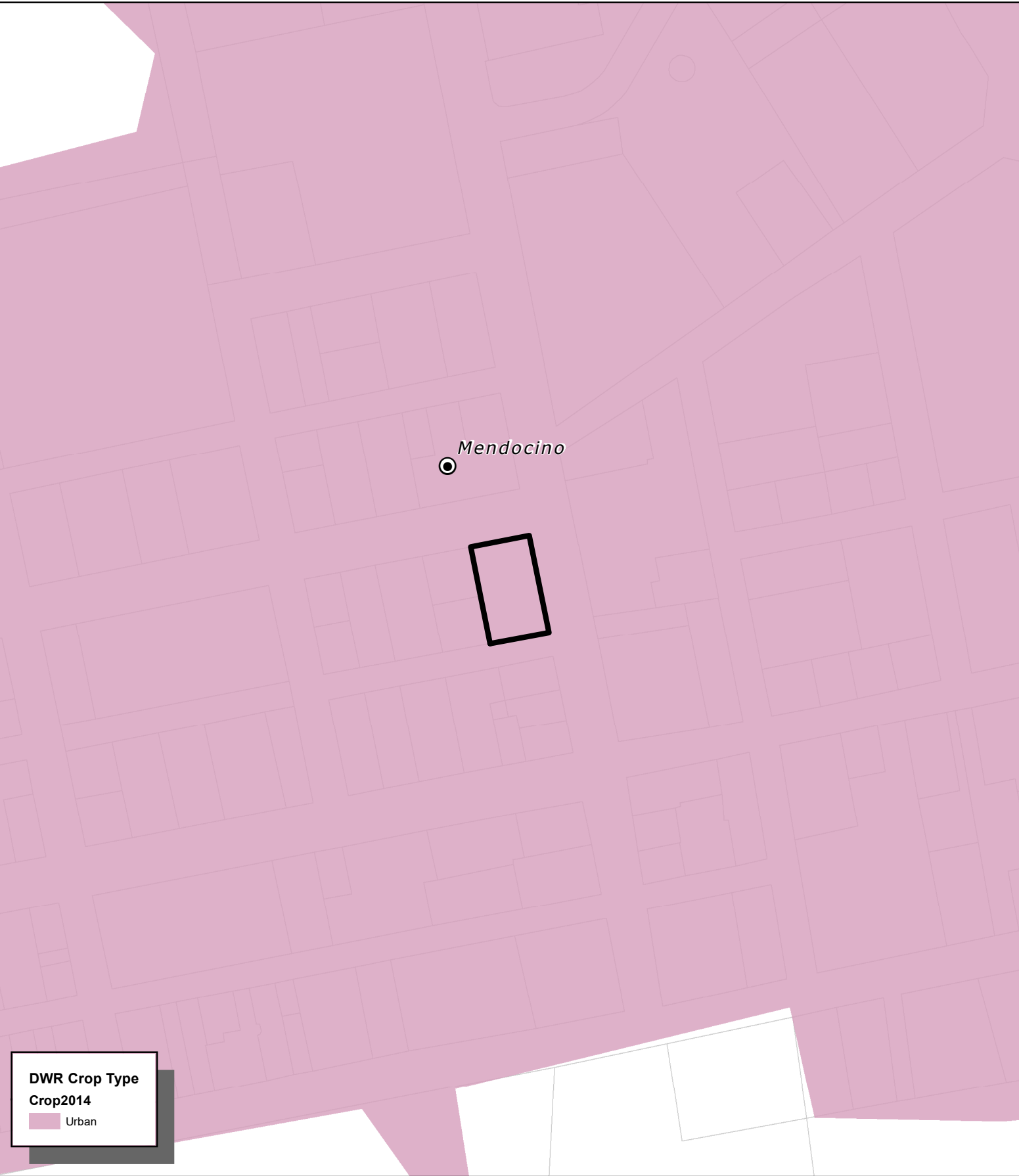
S

E

1:2,500

IMPORTANT FARMLANDS

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DWR Crop Type
Crop2014
Urban

CASE: U 2025-0004
OWNER: AUM, Ishvi
APN: 119-160-31
APLCT: Ishvi Aum
AGENT: Sarah Bodnar
ADDRESS: 10550 Lansing St. Mendocino

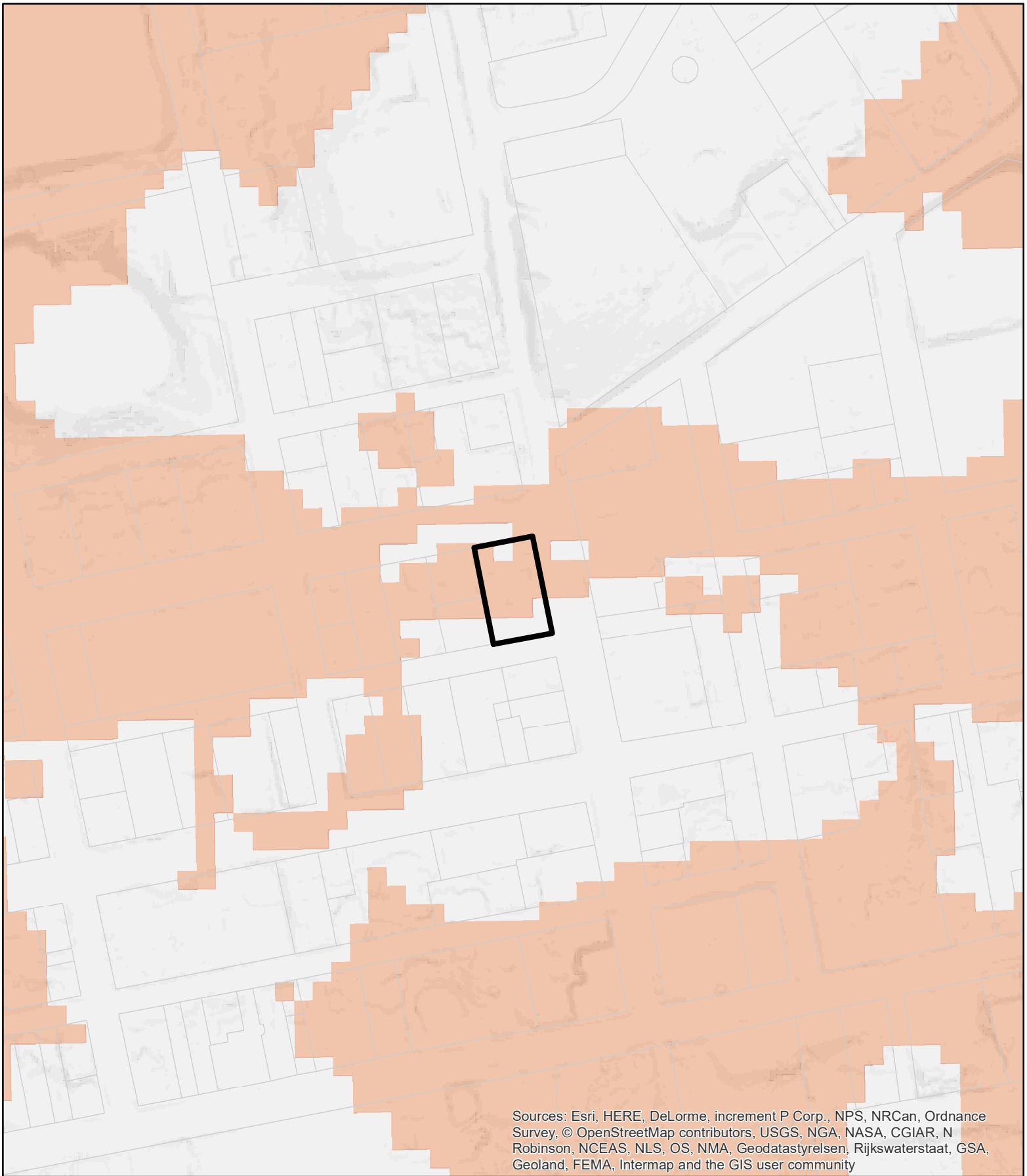
Major Towns & Places
Assessors Parcels

0 112.5 225 Feet
0 0.02 0.04 Miles



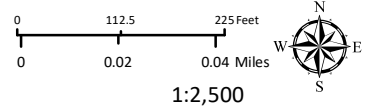
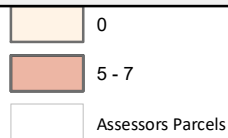
1:2,500
CROP TYPES

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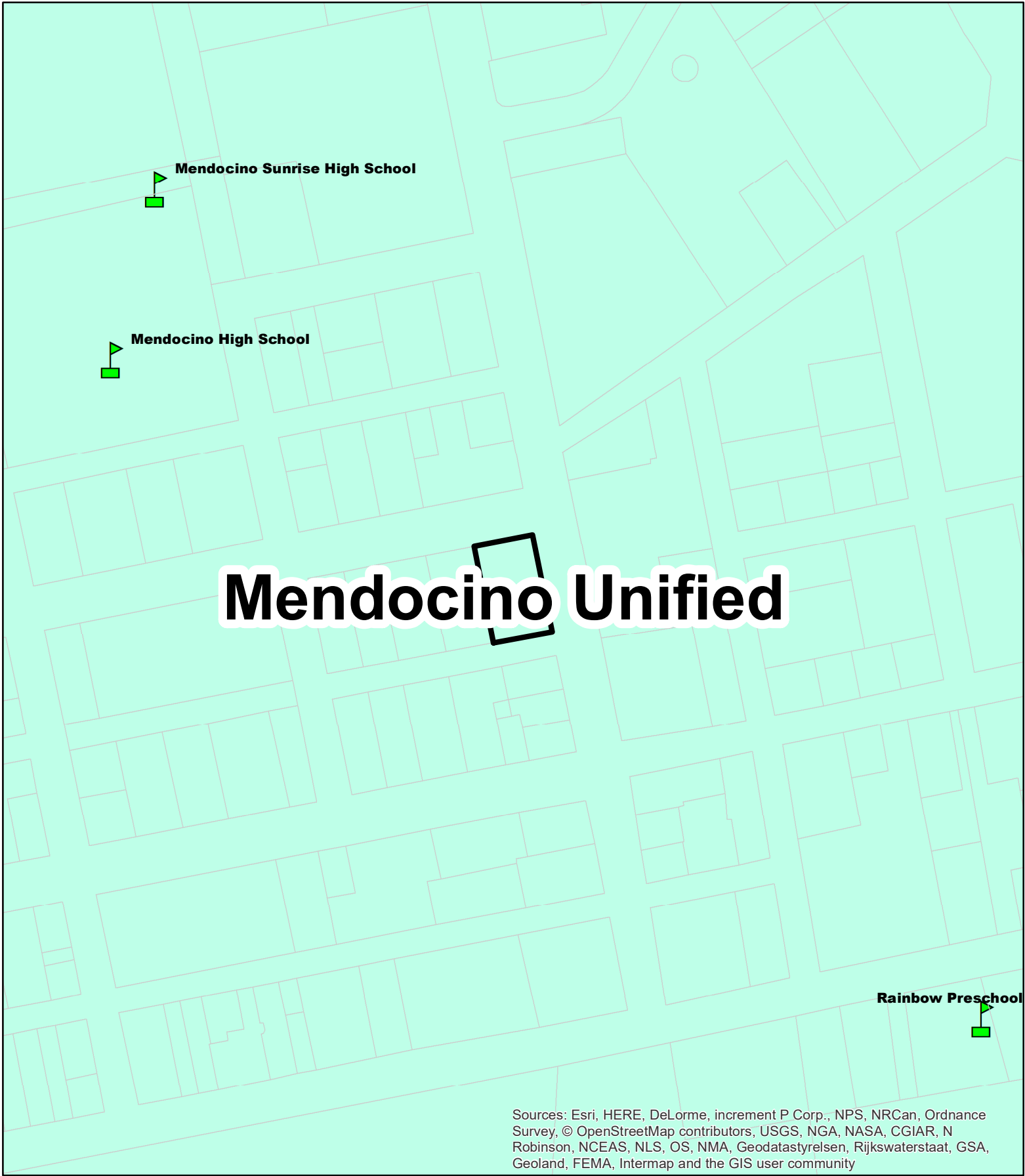
CASE: U 2025-0004
OWNER: AUM, Ishvi
APN: 119-160-31
APLCT: Ishvi Aum
AGENT: Sarah Bodnar
ADDRESS: 10550 Lansing St. Mendocino



1:2,500

LANDSLIDE HAZARDS

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CASE: U 2025-0004

OWNER: AUM, Ishvi

APN: 119-160-31

APLCT: Ishvi Aum

AGENT: Sarah Bodnar

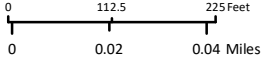
ADDRESS: 10550 Lansing St. Mendocino



School Buildings



Assessors Parcels

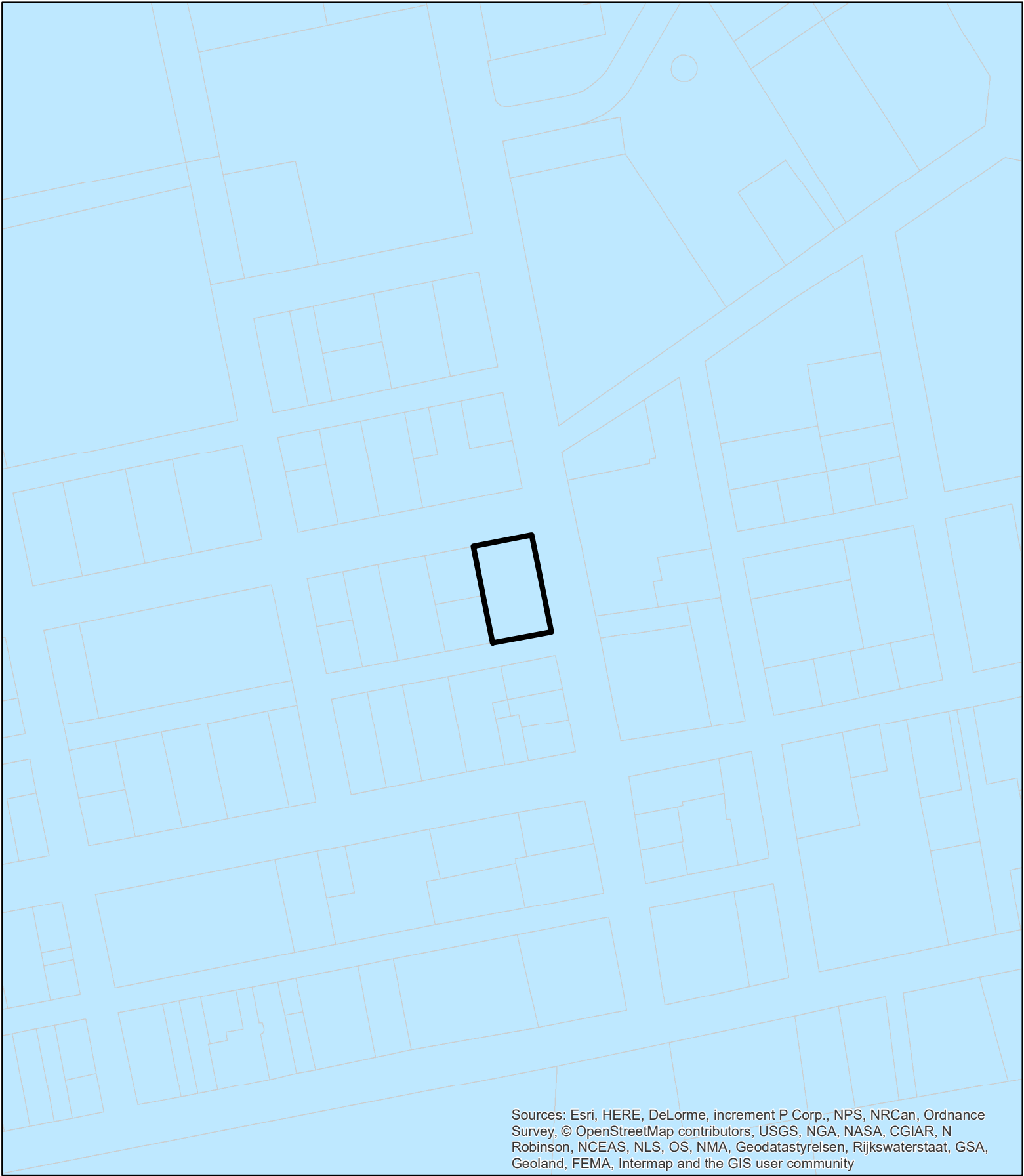


1:2,500



SCHOOL DISTRICT

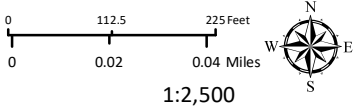
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CASE: U 2025-0004
OWNER: AUM, Ishvi
APN: 119-160-31
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ADDRESS: 10550 Lansing St. Mendocino

 County Water Districts
 Assessors Parcels



1:2,500
WATER DISTRICT

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