



# COASTAL PERMIT ADMINISTRATOR AGENDA

NOVEMBER 19, 2025  
10:00AM

## HYBRID MEETING

### ORDER OF AGENDA



The Mendocino County Coastal Permit Administrator meetings will be conducted **at 860 North Bush Street, Ukiah California** and virtual attendance will be available via Zoom. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

**Mendocino County Coastal Permit Administrator** November 19, 2025 @ 10:00 AM Pacific Time (US and Canada). Please click the link to join the webinar: <https://mendocinocounty.zoom.us/j/88975726924>

**One tap mobile** +16694449171,,88975726924# US+16699009128,,88975726924# US (San Jose)

**Webinar ID:** 889 7572 6924

The public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.gov](mailto:pbscommissions@mendocinocounty.gov) or orally via telecomment in lieu of personal attendance. All public comment will be made available to the Coastal Permit Administrator, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>. To submit public comments via telecomment, please use the telecomment form found at: <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies> under the Coastal Permit Administrator tab.

**1. Meeting Called to Order - 10:00 a.m.**

**2. Determination of Noticing.**

**3. Regular Calendar.**

**3a. CASE#:** CDP\_2024-0023

**DATE FILED:** 5/30/2024

**OWNER:** Megan Ayres & Jedediah Ayres

**APPLICANT:** Noah Sheppard

**AGENT:** Barbara Reed

**REQUEST:** Standard Coastal Development Permit request to add five (5) additional Visitor Serving Facilities (VSF) Combining District Lodging Units to the MacCallum House Suites (Reed Manor) for a total of ten (10) Visitor Serving Facility Units.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Town of Mendocino, on the south side of Palette Drive (CR 448), approximately 550 feet north of the intersection of Little Lake Road (CR 408) and Lansing Street (CR 500), 360 feet east of the intersection of Palette Drive and Lansing Street, located at 10691 Palette Drive, Mendocino; APN: 119-140-32.

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** Jessie Waldman

**4. Matters from Staff.**

**5. Matters from the Public.** The Coastal Permit Administrator welcomes participation in meetings. This item is limited to matters under the jurisdiction of the Coastal Permit Administrator which are not on the posted agenda and items which have not already been considered by the Coastal Permit Administrator. No action will be taken.

**6. Adjournment.**

**ADDITIONAL INFORMATION/REPORT AVAILABILITY.** The staff report and notice are available on the Department of Planning and Building Services website at <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>. Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at (707) 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Coastal Permit Administrator's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.



APPEAL PROCESS. Persons who are dissatisfied with a decision of the Coastal Permit Administrator may appeal the action to the Board of Supervisors. An appeal must be made in writing along with the applicable fee to the Clerk of the Board within 10 days of the Coastal Permit Administrator's decision. The appeal issue will be placed on the next available Board of Supervisor's agenda for consideration, and the appellant will be notified of the time and date. Appeals to the Board of Supervisors do not necessarily guarantee that the Coastal Permit Administrator's decision will be overturned. In some cases, the Board of Supervisors may not have the legal authority to overturn the decision of the Administrator

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

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[www.mendocinocounty.gov/pbs](http://www.mendocinocounty.gov/pbs)