COASTAL PERMIT ADMINISTRATOR AGENDA

JANUARY 08, 2026 11:00AM

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 January 08, 2026 @ 11:00 AM Pacific Time (US and Canada). Please click the link to join the webinar: https://mendocinocounty.zoom.us/j/81420425512

One tap mobile +16694449171,,81420425512# US+16699009128,,81420425512# US (San Jose)

Webinar ID: 814 2042 5512

The public may participate digitally in meetings by sending comments to 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 - 11:00 a.m.**
2. **Determination of Noticing.**
3. **Regular Calendar.**

3a. CASE#: CDP_2023-0022
DATE FILED: 5/1/2023
OWNER/APPLICANT/AGENT: Scott Shadian
REQUEST: Standard Coastal Development Permit for after-the-fact authorization of the following:(1) reconstruct the Single-Family Residential (SFR), (2) legalize the on-site septic system to serve the SFR, and its associated grading, and (3) legalize or remove a shipping container. Included in the request is the conversion of an existing barn into an art studio.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 3.0± miles north of the town of Manchester center, 0.5± miles north of Owl Creek Road (private), on the east side of State Route 1 (SR 1), located at 16001 S Hwy 1, Manchester; APN: 132-210-43.
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.

www.mendocinocounty.gov/pbs