



COASTAL PERMIT ADMINISTRATOR AGENDA

MARCH 26, 2026
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 March 26, 2026 @ 10:00 AM Pacific Time (US and Canada). Please click the link to join the webinar: <https://mendocinocounty.zoom.us/j/81298334411>

One tap mobile +16699009128,,81298334411# US (San Jose)+16694449171,,81298334411# US

Webinar ID: 812 9833 4411

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/boards-and-commissions/public-hearing-bodies/public-hearing-bodies>. To submit public comments via telecomment, please use the telecomment form found at: <https://www.mendocinocounty.gov/departments/planning-building-services/boards-and-commissions/public-hearing-bodies/public-hearing-bodies> the Coastal Permit Administrator tab.

1. Meeting Called to Order - 10:00 a.m.
2. Determination of Noticing.
3. Regular Calendar.

3a. CASE#: CDP_2022-0017

DATE FILED: 5/18/2022

OWNER: Vicki Sanderson

APPLICANT: Vicki Sanderson and Steve Regen

REQUEST: Standard Coastal Development Permit for after-the-fact major vegetation removal of seven trees and replacement of existing fence.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.01± miles northwest of Gualala town center, on the southwest side of Old Coast Highway (CR 513), 0.33 miles southeast of its intersection with State Route 1 (SR 1), located at 38000 Old Coast Highway, Gualala; APN: 145-121-07.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: Rob Fitzsimmons

3b. CASE#: CDP_2025-0014

DATE FILED: 6/19/2025

OWNER/APPLICANT: Ken Richter

AGENT: Matthias Oppliger

REQUEST: Standard Coastal Development Permit for a remodel of an existing Single Family Dwelling, including internal changes, a 152 square foot addition, walled seating area, solar panels, liquid petroleum gas tank with infrastructure and fenced enclosure, and new exterior siding, roofing, windows, and doors.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 2.3± miles northwest of Gualala town center, 450± feet southwest of the intersection of State Route 1 (SR 1) and Pirate's Drive (CR 562), accessed off Pirate's Drive, located at 47081 Pirates Dr, Gualala; APN: 144-290-04.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: Rob Fitzsimmons



3c. CASE#: CDP_2025-0016
DATE FILED: 7/14/2025
OWNER: The Harrell Pitters Family Trust
APPLICANT: Eric Harrell and Lys Pitters
REQUEST: Coastal Development Permit to construct a 303 square foot addition, interior improvements, remove and replace a deck with a larger deck, exterior lighting, replace siding, windows, and doors, and add windows to an existing single-family residence. Siding would also be replaced on an existing detached shed.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, on the west side of Hilma Circle (CR 558) 500± feet south of its intersection with South Caspar Drive (CR 540), located at 14140 Hilma Circle, Mendocino; APN: 118-350-07.
SUPERVISORIAL DISTRICT: 4 (Norvell)
STAFF PLANNER: Liam Crowley

TIMED ITEMS TO BEGIN AT 11:00 AM, OR AS SOON THEREAFTER AS IT MAY BE HEARD.

3d. CASE#: CDP_2025-0007
DATE FILED: 3/3/2025
OWNER: Nancy Williams TTEE ½ and deLaveaga-Stoops Family Revocable Trust ½
APPLICANT: Navarro River Partners LLC
AGENT: John Paul Stoops
REQUEST: Standard Coastal Development Permit to construct a 2,375 square foot, three-bedroom single family dwelling including an additional 368 square foot suite connected by a breezeway, a wooden deck with hot tub and fire pit, a 136 square foot shed, propane tank, water tank, septic system, generator, second well, road extension with retaining wall, and staircase.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 2.2± miles south of Albion town center, 0.9 miles south-southeast of the intersection of State Route 1 (SR 1) and Navarro Ridge Road (CR 518), accessed via a private driveway off the south side of State Route 1, located at 980 N Highway 1, Albion; APN: 126-040-08.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: Rob Fitzsimmons

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/boards-and-commissions/public-hearing-bodies/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