



## PLANNING COMMISSION AGENDA

OCTOBER 19, 2017  
9:00 AM

### MENDOCINO COUNTY ADMINISTRATION CENTER BOARD OF SUPERVISORS CHAMBERS 501 LOW GAP ROAD, UKIAH, CALIFORNIA

#### ORDER OF AGENDA

1. **Roll Call.**
2. **Planning Commission Administration**
  - 2a. Determination of Legal Notice.
3. **Director's Report.**
4. **Matters from the Public.** The Planning Commission welcomes participation in Commission meetings. This item is limited to matters under the jurisdiction of the Commission that are not on the posted agenda and items which have not already been considered by the Commission. No action will be taken.
5. **Consent Calendar.**

None.
6. **Regular Calendar**
  - 6a. **CASE#:** U\_2017-0002  
**DATE FILED:** 3/3/2017  
**OWNER:** LONG VALLEY HEALTH CENTER INC  
**APPLICANT:** THE HARWOOD MEMORIAL PARK, INC  
**REQUEST:** Use permit to develop a skate park. Phase I consists of bowls and ramps constructed of reinforced concrete, enclosed in a wire fence with metal fence art, a small parking lot and water fountain. Phase II will see the addition of more bowls and ramps. A bathroom will be constructed within first 2 years of project.  
**ENVIRONMENTAL DETERMINATION:** Negative Declaration  
**LOCATION:** 0.5± mi. southwest of Laytonville center, on the south side of Harwood Road (CR 319), 0.3± mi. west of its intersection with HWY 101. 351 Harwood Road, Laytonville (APN: 014-160-12).  
**STAFF PLANNER:** Sam 'Vandy' Vandewater
  - 6b. **CASE#:** U\_2017-0010  
**DATE FILED:** 6/9/2017  
**OWNER/APPLICANT:** CUSHNER ALEX & ERIS O TTEES  
**REQUEST:** Use permit for vacation home rental.  
**ENVIRONMENTAL DETERMINATION:** Negative Declaration  
**LOCATION:** 1.5± mi. northwest of Philo center, on the northwest side of Whipple Ridge Road, 0.5± mi. north of its intersection with Hwy 128. Located at 7349 Hwy 128, Philo (APN: 014-160-12).  
**STAFF PLANNER:** Sam 'Vandy' Vandewater



**6c. CASE#: U\_2016-0012**

**DATE FILED:** 11/16/2016

**OWNER/APPLICANT:** TOLL HOUSE & BELL VALLEY FARM

**AGENT:** AMY WYNN, WYNN COASTAL PLANNING

**REQUEST:** Major Use Permit to expand an existing inn from 6 to 11 units; expand farm labor housing from 1 to 3 units; build an owner's residence, a caretaker's residence, 12 glamping units, and 8 tent camping spaces; host 10 private events and/or weddings per year with up to 100 guests per event and 5 private events and/or weddings per year with up to 150 guests per event; provide a temporary tent village with 20 camping spaces to support the 5 private events and/or weddings.

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**LOCATION:** 6.0± miles east of the Boonville town center, lying on the north side of Highway 253, 5± miles east of its intersection with Highway 128 at 12378 Highway 253 (a.k.a. Boonville Road), Boonville, (APNs: 046-250-12, 046-250-94, and 046-250-95).

**STAFF PLANNER:** Robert Dostalek

**6d. CASE#: MS\_2007-0023**

**DATE FILED:** 1/1/2011

**OWNER:** TRUSTEES OF PINOLEVILLE

**APPLICANT:** MICHAEL KINNEY ESQ

**AGENT:** JIM RONCO

**REQUEST:** "Modification of Conditions of Approval"

**LOCATION:** In Ukiah, 2± miles northwest of the town center, lying on the north side of Orr Springs Road (CR 223), just west with its intersection with Pinoleville Drive (CR 225), 0.5± miles west from the intersection of Orr Springs Road and North State Street (CR 104), Ukiah (APNs: 156-110-21 & 169-170-04).

**STAFF PLANNER:** Mary Lynn Hunt

**6e. CASE#: MS\_2016-0008**

**DATE FILED:** 12/7/2016

**OWNER/APPLICANT:** GREEN WALLACE

**AGENT:** SAMUEL G. POPE

**REQUEST:** Minor subdivision of a 4.98± Acres lot into 3 parcels (.31± A, .37± A, .78± A) and a remainder parcel of 3.52± A. Parcel number 1 is proposed for residential use and currently has no improvements. Parcel number 2 is proposed for residential use and currently has no improvements. Parcel number 3 is proposed for residential use and currently has a barn and a shed located in the northeast and southwest portions of the lot respectively. The remainder parcel is proposed for residential use and has a SFR located on the northeast side of the lot. Remainder parcel water supplied by Millview County Water District with reserve fees paid to Millview County Water District for Lots 1, 2, and 3. Perk Tests were conducted for all lots by Pope Engineering of Willits, Ca. The remainder parcel currently has a satisfactory septic system. Also requested is an exception to Mendocino County Code Section 17-48.5 (A)(1)(e)(i), reducing the private access easement width from the required 40 ft. to 25 ft.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** 3± miles north of Ukiah, lying just northeast of Eastside Capella Rd. (CR 227), 0.4± miles north of its intersection with Lake Mendocino Dr. (CR 227B). Located at 3801 Eastside Calpella Rd., Ukiah (APN: 168-210-07).

**STAFF PLANNER:** Thomas Matican

**7. Matters from Staff.**

**8. Matters from Commission.**

**9. Approval of April 20, 2017 Planning Commission Minutes**



**10. Adjournment.**

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at [www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs). Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission 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 Commission may appeal the decision to the Board of Supervisors. An appeal must be made in writing along with a fee to the Clerk of the Board within 10 days of the Commission's decision. The appeal will be placed on the next available Board agenda and the appellant will be notified of the time and date. Appeals to the Board do not guarantee that the Commission's decision will be overturned. In some cases, the Board may not have the legal authority to overturn the decision.

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.

<http://www.mendocinocounty.org/pbs>