



PLANNING COMMISSION AGENDA

NOVEMBER 16, 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_2017-0010 (Continued from October 19, 2017)**

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
 - 6b. **CASE#: MS_2007-0023 (Continued from October 19, 2017)**

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



6c. 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

6d. CASE#: R_2017-0003

DATE FILED: 5/12/2017

OWNER/APPLICANT: BAYNHAM WAYNE

AGENT: JIM RONCO

REQUEST: Rezone privately owned parcel from PF (Public Facilities) to FL (Forest Land) to be consistent with the General Plan designation.

ENVIRONMENTAL DETERMINATION: Categorically Exempt. Article 12: Special Situations. Section 15183: Projects Consistent with a Community Plan, General Plan, or Zoning Categorically Exempt

LOCATION: 6.0± miles east of the U.S. 101 and Spyrock Road (CR 323) intersection, at the terminus of Fitzhugh Road (private), 6,000± ft. southeast of its intersection with Iron Creek Road (private), located at 6820 Fitzhugh Road, Laytonville (APNs: 033-040-48 & 033-040-49)).

STAFF PLANNER: Julia Acker

7. Matters from Staff.

8. Matters from Commission.

9. 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. 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>