



PLANNING COMMISSION AGENDA

FEBRUARY 1, 2018
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.
 - 2a. Acceptance of the 2018 Planning Commission Calendar.
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_2017-0008
DATE FILED: 6/1/2017
OWNER: MORRIS RANDOLPH LEE 1/2
APPLICANT/AGENT: JAMIE KNOWLTON, BETTER PLACE FORESTS
REQUEST: Coastal Development Use Permit to establish a cemetery. The proposed cemetery would allow people to spread the ashes of a loved one who has been cremated around a dedicated family tree. The proposed project includes the site office which will contain a meeting room, restroom and storage area, a windmill, steel vine arbor, memorial ring, septic system, parking area, trails, entry gate, grading to improve the existing entry road, various bench/seating areas, and signage. Existing development includes a well and water storage tank, a driveway, and clearing at the top of the site where the proposed development is located.
ENVIRONMENTAL DETERMINATION: Negative Declaration
LOCATION: In the Coastal Zone, 3± miles southeast of the City of Point Arena, on the west side of Ten Mile Rd. (CR 506), 1± mile south of its intersection with Eureka Hill Rd., (CR 505). Located at 25284 Ten Mile Rd., Point Arena (APN: 027-306-31).
STAFF PLANNER: Julia Acker
 - 6b. **CASE#:** U_2017-0013
DATE FILED: 6/23/2017
OWNER/APPLICANT: CALONICO JOY ANN TTEE
REQUEST: Major Use Permit to establish accessory room and board in two (2) dwelling units. Bedroom 1 would comprise the entirety of the adjacent dwelling unit (commonly referred to as a Vacation Home Rental). Bedroom 2 would be a partitioned guest bedroom within the owner occupied primary dwelling unit.
ENVIRONMENTAL DETERMINATION: Categorically Exempt, Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures)
LOCATION: 8.0± miles northwest of the Willits city center, on the west side of Metzler Ridge Rd. (private). Adjacent to Sherwood Rd., (CR 311), located at 30250 Metzler Ridge Rd., Willits (APN: 037-630-02).
STAFF PLANNER: Jesse Davis



6c. CASE#: OA_2018-0001

DATE FILED: 1/9/18

APPLICANT: COUNTY OF MENDOCINO

AGENT: DEPARTMENT OF PLANNING AND BUILDING SERVICES

REQUEST: The Mendocino County Board of Supervisors proposes to amend Mendocino County Code Chapter 20.242.040 Table 1, Medical Cannabis Cultivation Site, to the Inland Zoning Ordinance (Mendocino County Code, Title 20, Division I), which is administered by the Department of Planning and Building Services.

STAFF PLANNER: Mary Lynn Hunt

LOCATION: All unincorporated inland areas within Mendocino County. The areas not included are, the city limits of Ukiah, Fort Bragg, Willits and Point Arena. Not applicable to those areas within the designated Coastal Zone Areas of the County.

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>