



PLANNING COMMISSION AGENDA

MARCH 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.
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#:** UM_2017-0002
DATE FILED: 4/11/2017
OWNER/APPLICANT: MENDOCINO INN & SPA LLC
REQUEST: Use Permit Modification request to modify the conditions of Coastal Development Use Permit CDU 8-86 to allow for public access to the existing restaurant and proposed wine bar associated with the existing 10 unit Mendocino Inn and
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 0.5± miles north of the community of Little River, on the east side of Hwy. 1, located at 8211 S. Hwy. 1, Little River (APN: 121-010-13).
PROJECT COORDINATOR: Debra Bieber
 - 6b. **CASE#:** U_2017-0014
DATE FILED: 6/28/2017
OWNER/APPLICANT: NORRIS MICHAEL H TTEES
REQUEST: Use Permit to formalize an existing short term rental in a private guest room within the existing house. The short term rental is defined under Mendocino County Code: Sec. 20.164.015 (L) Room and Board.
ENVIRONMENTAL DETERMINATION: Categorically Exempt, Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures)
Categorically Exempt
LOCATION: ±8.0 miles southwest of the Willits city center, approximately 500 ft. east of Williams Ranch Rd. The subject parcel is addressed at 3381 Williams Ranch Rd., Willits, CA, 95490 (APN: 147-065-11).
PROJECT COORDINATOR: Jesse Davis



6c. CASE#: OA_2018-0003

DATE FILED: 2/12/2018

APPLICANT: COUNTY OF MENDOCINO

AGENT: DEPARTMENT OF PLANNING AND BUILDING SERVICES

REQUEST: The Mendocino County Board of Supervisors proposes to amend Mendocino County Code Section 20.243.070- Exceptions, Cannabis Facilities, of the Inland Zoning Ordinance (Mendocino County Code, Title 20, Division I). Also amending the Mendocino County Agricultural Presereve and Williamson Act Policies and Procedures.

ENVIRONMENTAL DETERMINATION: Section 15061(b)(3)- General Rule Exemption

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.

STAFF PLANNER: Mary Lynn Hunt

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>