



PLANNING COMMISSION AGENDA

APRIL 5, 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. **Information Item.**
 - 5a. Presentation by Little Lake Fire District Chief, Chris Wilkes, regarding the cannabis extraction process. No action will be taken on this matter, this is merely an informational item only.
6. **Consent Calendar.**

None.
7. **Regular Calendar**
 - 7a. **CASE#:** U_2017-0020
DATE FILED: 6/30/2017
OWNER/APPLICANT: WANDA ARDEN A CHANNEL
REQUEST: Coastal Development Use Permit to legalize Sprouts Montessori Children's House, a Daycare Facility/Small School pursuant to Section 20.376.015 (B).
LOCATION: 1.9 + miles southwest of Fort Bragg City Center, lying on on the east side of Del Mar Drive (CR 56), 131+ ft. north of its intersection with Ocean View Drive (CR 439), located at 19201 Del Mar Drive (CR 440d), (APN: 018-440-47).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: Susan Summerford
 - 7b. **CASE#:** MS_2017-0003
DATE FILED: 2/14/2017
OWNER/APPLICANT: CLARK J MCGEHEE
AGENT: MATT HERMAN
REQUEST: Subdivision of a 9.34± acre parcel into two new parcels and a remainder parcel. The new parcels would be 3.10± acres and 0.91± acres, with the remainder parcel being 5.33± acres.
LOCATION: 3.5± miles north of Ukiah center, on the east side of N State Street (CR 104). Immediately southeast of the intersection of N State Street and Parducci Road (CR 224). Located at 3401 N State Street. (APN: 169-080-01).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
STAFF PLANNER: Sam 'Vandy' Vandewater



7c. CASE#: MS_2017-0008

DATE FILED: 6/29/2017

OWNER/APPLICANT: JIM & VALEND A APPERSON

AGENT: RON FRANZ

REQUEST: Minor subdivision of a 5.81± acre lot into 2 parcels (2.15± A, and 3.65± A.).

LOCATION: South of the Redwood Valley town center, lying directly east of East Side Rd. (CR 230) 1± mile north of its intersection with Hwy 20, located 930 Lone Pine Rd. (APN: 166-020-23).

ENVIRONMENTAL DETERMINATION: Negative Declaration

STAFF PLANNER: Jesse Davis

7d. CASE#: OA_2018-0005

DATE FILED: 2/26/2018

APPLICANT: COUNTY OF MENDOCINO

AGENT: DEPARTMENT OF PLANNING AND BUILDING SERVICES

REQUEST: The Mendocino County Board of Supervisors proposes to amend Mendocino County Code Chapter 20.243 Cannabis Facilities and Chapter 6.36 Cannabis Facilities Businesses of the Inland Mendocino County Code. Making multiple changes to the ordinances including but not limited to both Medical and Adult Use Cannabis Businesses.

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.

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

STAFF PLANNER: Mary Lynn Hunt

8. Matters from Staff.

9. Matters from Commission.

10. Approval of October 19, 2017 and March 1, 2018 Planning Commission Minutes

11. 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>