



PLANNING COMMISSION AGENDA

JUNE 7, 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#:** U_2016-0004
DATE FILED: 4/4/2016
OWNER: POINT ARENA LIGHTHOUSE KEEPERS
APPLICANT: CA DEPT OF TRANSPORTATION
REQUEST: Coastal Development Use Permit to install upgraded radio equipment within an existing building and attach a new antenna and mast to the existing concrete pad located outside of the structure. Maximum height of the proposed development would be 16 feet.
LOCATION: In the Coastal Zone, 4± miles northwest of the City of Point Arena, lying at the terminus of Lighthouse Road (CR 509) at the Point Arena Lighthouse and Museum, approximately 2.3 miles northwest of its intersection with Highway 1, located at 45500 Lighthouse Road, Point Arena (APN: 133-030-01).
ENVIRONMENTAL DETERMINATION: Categorically Exempt, Class 1 (Existing Facilities)
STAFF PLANNER: Bill Kinser
 - 6b. **CASE#:** U_2016-0013
DATE FILED: 11/17/2016
OWNER: WALTER R & DONNA K T STORNETTA
APPLICANT: WALT STORNETTA RANCH & DEL MAR FARMS
REQUEST: Coastal Development Use Permit to construct a duplex for use as Farm Labor Housing. The existing 400± square-foot mobile home, existing travel trailer and sheds would be demolished/removed from the parcel. Associated development includes connection of the duplex to existing septic, well, gas, and electric utilities.
LOCATION: In the Coastal Zone, 1± miles south of Manchester on the west side of Highway 1, 200± ft. south of its intersection with Stoneboro Road (CR 570), located at 20800 S Highway 1, Manchester (APNs: 133-040-11, 133-040-13, & 133-040-14).
ENVIRONMENTAL DETERMINATION: Categorically Exempt Class 3(b)
STAFF PLANNER: Julia Acker



6c. CASE#: MS_2017-0002

DATE FILED: 1/30/2017

OWNER: FRANCISCO & ISABEL ALVAREZ

APPLICANT: POPE ENGINEERING

AGENT: SAM POPE

REQUEST: Minor subdivision of a 3.4± acre lot into a 0.61± acre lot and a 1.14± acre lot with a remainder parcel of 1.66± acres. Also requested is an Exception per MCC §17-48.5(A)(1)(i) to reduce the required 60 foot access easement width to 55 feet.

LOCATION: 2.3± miles south of Ukiah town center, lying on the south and west side of Crestview Drive (CR 210A), 300± feet west of its intersection with South Dora Street (CR 209), located at 315 Crestview Drive, Ukiah (APN: 180-220-21).

ENVIRONMENTAL DETERMINATION: Negative Declaration

STAFF PLANNER: Robert Dostalek

7. Matters from Staff.

8. Matters from Commission.

9. Approval of February 15, 2018 and April 5, 2018 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. 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>