



PLANNING COMMISSION AGENDA

JULY 19, 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_2017-0019 (Continued from June 21, 2018)**

DATE FILED: 6/30/2017
OWNER/ APPLICANT: JOHN J SCHNAUBELT
REQUEST: A Coastal Development Use Permit request to repurpose the Ice House located in Noyo Harbor. Proposed land uses are Coastal Dependent Industrial (producing Salmon-infused vodka, brine-aged whisky, and smoked fish); Coastal Related Industrial (warehousing fish emulsion and fertilizer); Food and Beverage Retail Sales; and Coastal Related Support Services (boat charter office and ticket window). A deck and painting off-street parking spaces are proposed.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In Coastal Zone, in Noyo Harbor, 0.5± mile south of the intersection of Hwy. 1 (SH 1) and North Harbor Dr. (CR 415A), located at 32425 N Harbor Dr., Fort Bragg (APN: 018-140-48).
STAFF PLANNER: Juliana Cherry
 - 6b. **CASE#: CDMS_2014-0001/CDP_2014-0002**

DATE FILED: 1/13/2014
OWNER: MICHAEL BUTLER/ AGNES LI
APPLICANT: MICHAEL BUTLER
REQUEST: Coastal Development Minor Subdivision to create two parcels of 1.84± and 2.67± acres from an existing 4.8± acre parcel, an Exception to MCC Sec. 17-48.5(A)(1)(e)(i) is requested to reduce the required easement width to twenty-five (25) feet where a forty (40) foot easement is required; and a Coastal Development Permit for conversion of an existing storage structure to a single-family residence, and relocation of a variety of existing buildings and road improvements.
LOCATION: In the Coastal Zone, 2.5± miles south of the City of Fort Bragg, lying north of Boice Lane (CR 413) and 200± feet west of its intersection with Highway 1 (SH 1), located at 33110 Boice Lane, Fort Bragg (APN: 017-080-30).
ENVIRONMENTAL DETERMINATION: Negative Declaration
STAFF PLANNER: Julia Acker



6c. CASE#: MS_2016-0004

DATE FILED: 7/20/2016

OWNER: DON DOOLEY AND PAULINE WRIGHT

APPLICANT: ZACHARY A. KUCHERA and RANI L. WEITALA

AGENT: GEORGE C. RAU

REQUEST: Subdivision of an 12± acre parcel creating two (2) parcels, each 6± acres in size.

LOCATION: In Redwood Valley, 1.3± miles southwest of town center, west of Hwy 101 (US 101), located at 8100 Vineyard Oaks Drive, Redwood Valley (APN: 162-210-47).

ENVIRONMENTAL DETERMINATION: Negative Declaration

STAFF PLANNER: Eduardo Hernandez

6d. CASE#: MS_2017-0011

DATE FILED: 8/31/2017

OWNER: ADEL PARK LLC

APPLICANT: TOMMY LEE

AGENT: RICHARD RUFF

REQUEST: Subdivision of a 6.13± acre parcel into 4 parcels of 0.78±, 0.79±, 1.13±, and 2.64± acres and a 0.79± acre remainder parcel.

LOCATION: 4± mi. north of Ukiah center, on the west side of N. State St. (CR 104), 0.2 mi. south of its intersection with Parducci Road (CR 224). Located at 4260 N State St, Ukiah (APN: 167-260-12).

ENVIRONMENTAL DETERMINATION: Negative Declaration

STAFF PLANNER: Sam 'Vandy' Vandewater

6e. CASE#: GP_2014-0002/R_2014-0003

DATE FILED: 9/19/2014

OWNER: BRIAN ADKINSON

APPLICANT: BRIAN ADKINSON & JIM ROBERTS

REQUEST: General Plan Amendment to change 8.33± acres (portion of APN: 046-070-14) from RR 5 (Rural Residential-5 acre minimum) to RC (Rural Community) and Rezone 12.01± acres (APN: 046-070-14) from RR-5 (Rural Residential-5 acre minimum) and RC (Rural Community) to C-2: CR (General Commercial Contract).

LOCATION: 1.0± mile southeast of Philo, lying on the southwest side of Highway 128, 1000± feet north of its intersection with Indian Creek Road (CR 129). Located at 8800 Highway 128, Philo, (APN: 046-070-14).

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

STAFF PLANNER: Ignacio Gonzalez

6f. CASE#: OA_2018-0006

DATE FILED: 6/14/2018

OWNER: COUNTY OF MENDOCINO

APPLICANT: DEPARTMENT OF PLANNING AND BUILDING SERVICES

REQUEST: The Mendocino County Board of Supervisors proposes to amend Mendocino County Code Chapter 20.164 - Accessory Use Regulations with regard to 'Second Residential Units/Accessory Dwelling Units' of the Inland Mendocino County Code. Making multiple changes to serve as a local complement to actions recently undertaken by the State of California via Senate Bill 1069 (SB1069), Assembly Bill 2299 (AB2299), and Assembly Bill 2406 (AB2406).

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

ENVIRONMENTAL DETERMINATION: Statutory Exemption

STAFF PLANNER: Jesse Davis



7. **Matters from Staff.**
8. **Matters from Commission.**
9. **Approval of December 7, 2017 and May 3, 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>