



PLANNING COMMISSION AGENDA

OCTOBER 18, 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#:** OA_2018-0008/R_2018-0005
DATE FILED: 9/7/2018
OWNER: NUMEROUS OWNERS
APPLICANT: COUNTY OF MENDOCINO
AGENT: PAUL JUNKER, MICHAEL BANKER INTERNATIONAL (CONSULTANT)
REQUEST: Mendocino County proposes to (1) Amend the Mendocino County Code -Chapter 10A.17-Cannabis Cultivation, (2) Amend Chapter 20.242-Cannabis Cultivation Site, of the Inland Zoning Ordinance (Mendocino County Code, Title 20, Division I), (3) Add Chapter 20.118 Cannabis Accommodation Combining District and Chapter 20.119 Commercial Cannabis Prohibition Combining District to the Inland Zoning Ordinance (Mendocino County Code, Title 20, Division), and (4) Rezone certain properties to apply the Cannabis Accommodation Combining District in areas within the Covelo Core and Covelo-Fairbanks Road, Laytonville, South Leggett, and the Mitchell Creek areas near Fort Bragg; and apply the Cannabis Prohibition Combining District to the Deerwood and Boonville Road-Woody Glen areas of Ukiah Valley.
SUMMARY: Amendments to County Code Chapters 10A.17 Mendocino Cannabis Cultivation Ordinance and 20.242 Cannabis Cultivation Sites would provide greater flexibility for setbacks and lot sizes in the review of cannabis cultivation permits. The new Chapter 20.118 Cannabis Accommodation (CA) Combining District is intended to support continued operation of existing cultivation sites and the new Chapter 20.119 Cannabis Prohibition (CP) Combining District is intended to prohibit new commercial cannabis uses and would sunset existing permitted commercial cannabis uses. Also proposed is the establishment of the first CA and CP Districts.
LOCATION: Unincorporated inland areas within Mendocino County in addition, specific areas as noted. Mitchell Creek Area, Fort Bragg; Covelo Core, Covelo Fairbanks Road, Covelo; Laytonville; South Leggett; Deerwood and Boonville Road-Woody Glen areas of Ukiah Valley. 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: Addendum to adopted Mitigated Negative Declaration
STAFF PLANNER: Mary Lynn Hunt



7. **Matters from Staff.**
8. **Matters from Commission.**
9. **Approval of the March 15, 2018, May 17, 2018, and September 20, 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>