



PLANNING COMMISSION AGENDA

FEBRUARY 21, 2019
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_2016-0003
OWNER/APPLICANT: RURAL COMMUNITIES HOUSING DEVELOPMENT CORP. (RCHDC)
AGENT: RYAN LARUE
REQUEST: Modification of the Conditions of Approval of U_2016-0003 to allow for project phasing at the discretion of the Planning and Building Services Director. U_2016-0003 authorized the implementation of a Planned Development to construct an 80 unit Senior Housing Project "Orr Creek Commons", community building and linear park along Orr Creek.
LOCATION: Bordering the Ukiah City limits, lying on the south side of Brush St (CR 217) at the eastern intersection of Orr St (CR 216), approximately 250 feet from the intersection of Orchard Ave (City Limits) to the west. The property is bounded on the south by approximately 1,000 feet of Orr Creek, which defines the limits between the City and County.
ENVIRONMENTAL DETERMINATION: Addendum to Mitigated Negative Declaration
STAFF PLANNER: JULIA ACKER
 - 6b. Discussion and Possible Action Regarding Nomination of Three (3) Planning Commission Representatives to the Mendocino County Airport Land Use Commission.
7. **Matters from Staff.**
 - 7a. Discussion and Update Regarding the PBS Priorities List.
 - 7b. Discussion regarding Municipal Advisory Councils.
 - 7c. Cancellation of the March 7, 2019 Planning Commission Meeting.
8. **Matters from Commission.**

None.



9. Approval of Minutes.

- 9a. March 15, 2018 (Continued from February 7, 2019)
- 9b. May 17, 2018 (Continued from February 7, 2019)
- 9c. September 20, 2018 (Continued from February 7, 2019)
- 9d. November 27, 2018 (Continued from February 7, 2019)
- 9e. December 6, 2018

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>