



**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#:** MS_2018-0001
DATE FILED: 1/4/2018
OWNER/APPLICANT: SCOTT BROWN
REQUEST: Subdivision of a 10.3± acre parcel into 3 parcels of 2±, 2±, and 6.3± acres
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
LOCATION: 2.5± southeast of Fort Bragg center, on the north side of Thomas Lane (private), 0.3± mile east of its intersection with Benson Lane (CR 415E). Located at 31120 Thomas Lane, Fort Bragg (APN 019-333-18)
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: SAM VANDEWATER
 - 6b. **CASE#:** OA_2018-0009/GP_2018-0003
DATE FILED: 12/31/2018
APPLICANT: COUNTY OF MENDOCINO
AGENT: PLANNING AND BUILDING SERVICES
REQUEST: Review and consider a recommendation to the Board of Supervisors on an amendment of the Mendocino County Local Coastal Program Land Use Plan (General Plan Coastal Element) and Implementation Program (Coastal Zoning Code) to regulate development of Accessory Dwelling Units (ADUs) in the Coastal Zone in compliance with recent State legislation as codified in Gov. Code Section 65852.2.
ENVIRONMENTAL DETERMINATION: Statutory Exemption pursuant to Public Resources Code section 21080.17
LOCATION: Within the unincorporated areas of Mendocino County located inside the Coastal Zone boundary (Mendocino County Code, Title 20, Division II), excluding the Town of Mendocino (Mendocino County Code, Title 20, Division III).
SUPERVISORIAL DISTRICT: 4 & 5
STAFF PLANNER: JULIA ACKER KROG



6c. CASE#: OA_2019-0001

DATE FILED: 01/02/2019

APPLICANT: COUNTY OF MENDOCINO

AGENT: PLANNING AND BUILDING SERVICES

REQUEST: Review and consider a recommendation to the Board of Supervisors on an amendment of the Mendocino County Local Coastal Program to add two new chapters to the Coastal Zoning Code regulating Coastal Cannabis Cultivation and Coastal Cannabis Facilities and corresponding changes to Chapter 10A.17 and Chapter 6.36 of Mendocino County Code to integrate the new Coastal Chapters into the County's existing permitting systems. The chapter regarding Coastal Cannabis Cultivation will govern activities related to the cultivation of cannabis and establish limitations on the location and intensity of cannabis cultivation in the unincorporated area of Mendocino County within the Coastal Zone Area. The chapter regarding Coastal Cannabis Facilities will regulate land use and zoning to ensure that the scale of processing, manufacturing, testing, retailing/dispensing and distribution of cannabis is compatible with the County's land use and environmental setting, establish permit requirements for cannabis businesses and require compliance with environmental and public health regulations. These chapters are intended to complement a variety of actions by the State of California to establish a legal framework for cannabis cultivation and businesses.

ENVIRONMENTAL DETERMINATION: Statutorily Exempt pursuant to California Code of Regulations section 15265

LOCATION: Within the unincorporated areas of Mendocino County located inside the Coastal Zone boundary (Mendocino County Code, Title 20, Division II), excluding the Town of Mendocino (Mendocino County Code, Title 20, Division III).

SUPERVISORIAL DISTRICT: 4 & 5

STAFF PLANNER: JULIA ACKER KROG

6d. CASE#: OA_2019-0002

DATE FILED: 01/02/2019

APPLICANT: COUNTY OF MENDOCINO

AGENT: PLANNING AND BUILDING SERVICES

REQUEST: Review and consider a recommendation to the Board of Supervisors on proposed amendments to Mendocino County Code Chapter 10A.17 – Mendocino Cannabis Cultivation Ordinance, and Chapter 20.242 – Cannabis Cultivation Sites. Multiple changes are proposed, including transferability of permits, reducing the minimum parcel size for nurseries from 10 to 5 acres, extending the phaseout of generators, providing for a limited extension of the Phase One Sunset Provision for Residential Districts, modifying the types of permits that may be applied for during Phase Two, and postponing the start of Phase Three until July 1, 2020.

ENVIRONMENTAL DETERMINATION: Addendum to adopted Mitigated Negative Declaration

LOCATION: Within the unincorporated areas of Mendocino County, not including the designated Coastal Zone areas of the County.

SUPERVISORIAL DISTRICT: All

STAFF PLANNER: JULIA ACKER KROG

7. Matters from Staff.

8. Matters from Commission.

9. Approval of Minutes.

9a. May 16, 2019 (Continued from July 3, 2019)

9b. February 21, 2019



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>