



## PLANNING COMMISSION AGENDA

NOVEMBER 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.

*The Planning Commission limits public testimony on matters to 3 minutes per person, at the discretion of the Chair. If you wish to submit written comments, please provide 10 copies to the Commission staff.*

5. **Consent Calendar.**

None.

6. **Regular Calendar**

**6a. CASE#: U\_2017-0032**

**DATE FILED:** 12/13/2017

**OWNER:** KYLE RAND & STACY SQUIRE

**APPLICANT:** STACY SQUIRE

**REQUEST:** Use Permit to formalize an existing short-term rental in an accessory residential structure. The short-term rental is processed under Mendocino County Code Section 20.164.015 (L): Room and Board.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt, Section 15301 (Existing Facilities).Categorically Exempt

**LOCATION:** 1.5± miles east of the Navarro town center, lying at the end of a private unnamed access easement, 1.4± miles east of its intersection with Wendling Soda Creek Road (CR134), located at 973 and 975 Highway 128, Philo, CA 95466 (APN: 026-030-40).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JESSE DAVIS

**6b. CASE#: MS\_2018-0004**

**DATE FILED:** 6/19/2018

**OWNER/APPLICANT:** KENNETH & ROSWIHTA SCHAFFER

**AGENT:** AMY WYNN, WYNN COASTAL PLANNING

**REQUEST:** Parcel division modification to amend a specific condition of approval of a subdivision approved in 1972. The modification of the condition of approval would allow flexibility to move the existing approved encroachment from State Route 1, and on a sharp curve, to a location approximately 150 feet to the south along a straight section of State Route 1. This application is being processed concurrently with Coastal Development Permit CDP\_2018-0018 to construct a single-family residence.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt



**LOCATION:** In the Coastal Zone, 0.8± mile north of the town of Albion, 0.3± miles northwest of the intersection of State Route 1 (SR1) and Albion Little River Road (CR 403), lying on the west side of SR 1, located at 3980 N. Highway 1, Albion (APN: 123-030-09).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** KEITH GRONENDYKE

**6c. CASE#:** U\_2019-0001

**DATE FILED:** 1/8/2019

**OWNER/APPLICANT:** MENDOCINO ROTARY FOUNDATION

**AGENT:** JEROLD KARABENSH

**REQUEST:** Coastal Development Use Permit to establish a park, classified as MCC Section 20.620.030, and to allow for annual events on Easter Sunday, Independence Day, and the second Friday in December.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Town of Mendocino, one block bounded by Albion Street (CR 407D), Howard Street (CR 407N), Main Street (CR 407E), and Lansing Street (CR 500), located at 44960 and 44920 Main St. (CR 407E), Mendocino (APN's: 119-250-07, -08).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIANA CHERRY

**6d. CASE#:** U\_2019-0007

**DATE FILED:** 4/30/2019

**OWNER/APPLICANT:** REDWOOD COAST MEDICAL SERVICES

**AGENT:** DIANE AGEE, CEO RCMS

**REQUEST:** A request to legalize an existing emergency medical services helipad that operates in conjunction with the Redwood Coast Medical Services health center.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** In the Coastal Zone, within the town of Gualala, at the terminus of Ocean Drive (CR 523), 0.15± miles east of its intersection with State Route 1 (SR 1), located at 46900 Ocean Dr., Gualala (APN: 145-200-67).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** SUSAN SUMMERFORD

**7. Matters from Staff.**

**7a.** Presentation by Code Enforcement Interim Manager, Trent Taylor.

**8. Matters from Commission.**

**9. Approval of Minutes.**

**9a.** Approval of the February 21, 2019 Minutes.

**9b.** Approval of the July 3, 2019 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](http://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>