



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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MEMORANDUM

DATE: NOVEMBER 21, 2019

TO: PLANNING COMMISSION

FROM: PLANNING AND BUILDING SERVICES, JESSE DAVIS, AICP

SUBJECT: RE: U 2017-0032 CONDITIONS OF APPROVAL - MODIFICATION

The Mendocino County Department of Planning & Building Services (PBS) has reviewed the public correspondence and information submitted to the Mendocino County Planning Commission as it relates to U_2017-0032 (Squire). Based on a review of these submitted public comments, staff recommends that the following Condition of Approval be modified:

11. Excessive noise, as identified in Appendix C - Exterior Noise Limits shall be limited to the hours of 10:00 p.m. through 7:00 a.m. **Outdoor amplified sound is prohibited.** Air horns, and any similar noise creating devices, are prohibited.

PBS recommends that the following Conditions of Approval* be added:

13. A Certificate of Occupancy shall be required and an inspection conducted for the 'Workshop/Office' to affirm conformance with the Maximum Dwelling Density for the Timberland Production Zoning (TPZ) District per Mendocino County Code Section 20.068.040.
14. Fire extinguishers, smoke detectors, and carbon monoxide detectors shall be installed and maintained in working order within the subject structure. Applicable community evacuation information and maps shall be posted in a prominent interior location within six (6) feet of the front door.
15. At the permit holder's expense, the Mendocino County Department of Planning & Building Services shall provide a mailed notice at the time of permit issuance to property owners within 300 feet of the subject parcel, and all property owners located on any non-county maintained private road serving the short-term rental. The notice shall include all applicable standards and limitations placed upon the short-term rental, the contact information for the Mendocino County Code Enforcement Division, as well as the property manager's name, phone number, and email.
16. 'Transient Guests' shall be limited to the 'Subject Property' for the duration of their short-term rental. Use of the easement shall serve only to facilitate vehicular access or departure from the 'Subject Property'. It is the responsibility of the 'Applicant' to ensure that 'Transient Guests' are aware of these restrictions.

**Inclusion of these conditions will alter previously numbered Conditions of Approval*

Enclosed: U_2017-0032 Resolution & Conditions of Approval - Modified