



PLANNING COMMISSION AGENDA (**AMENDED**)

APRIL 16, 2020
9:00 AM

VIRTUAL MEETING

ORDER OF AGENDA

Effective March 27, 2020, the Mendocino County Planning Commission meetings will be conducted **virtually** and not available for in person public participation (pursuant to State Executive Order N-29-20). Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org in lieu of personal attendance. All public comment will be made immediately available to the Commissioners, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>.

We thank you for your understanding during this difficult time, and thank you for your continued interest.

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.

Individuals wishing to address the Commission under Public Expression are welcome to do so via email, in lieu of personal attendance, at pbscommissions@mendocinocounty.org. All correspondence received will be made available under its respective item at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>.

5. **Consent Calendar.**

None.

6. **Regular Calendar**

6a. **CASE#:** U_2019-0027/R_2019-0010

DATE FILED: 10/25/2019

OWNER: JOSEPH PALLIVATHUCAL

APPLICANT: STEVE CHOU

REQUEST: Request for Rezoning of a property from Single Family Residential with Flood Plain and Airport Combining Districts (FPAZ:R-1) to a Zoning Designation consistent with the General Plan (Suburban Residential, SR) that would allow for a Major Impact Facility (Skilled Nursing Facility) upon granting of a Conditional Use Permit.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.8+/- miles south of Ukiah town center, on the west side of South State Street (CR 104A), at the intersection of South State Street and Whitmore Lane (CR 210C), located at 131 Whitmore Lane, Ukiah. (APN: 184-044-10).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SUSAN SUMMERFORD



6b. CASE#: U_2019-0011

DATE FILED: 7/3/2019

OWNER: BETTE NIXON

APPLICANT: AT&T MOBILITY

AGENT: EPIC WIRELESS LLC

REQUEST: Major Use Permit to authorize construction and operation of a wireless communication facility consisting of a 143 ft. tall lattice tower with 12 antennae, various appurtenant equipment, ground equipment, generator, and equipment cabinet. Associated improvements include a gravel and paved access route to the site. The proposed lattice tower will be located within a 1,800 sq. ft. fenced compound.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 5.1± miles southeast of City of Willits center, lying on the east side of Manzanita Drive (CR 304C), 0.5± miles east of its intersection with Ridgewood Road (CR 304A) located at 20201 Manzanita Dr., Willits (APN: 105-090-01).

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: MARK CLISER

6c. CASE#: R_2019-0014

OWNER: MULTIPLE

APPLICANT: FRACCHIA RD & BISBY AVE NEIGHBORHOODS

AGENT: COLEEN MACK

REQUEST: A Rezone to create a Commercial Cannabis Prohibition Combining District that includes twenty-nine (29) separate parcels to prohibit commercial cannabis operations per Mendocino County Code Chapter 20.119.

ENVIRONMENTAL DETERMINATION: Statutory Exemption 15260 General Rule

LOCATION: 3.5± miles south of the City of Ukiah center, lying on the west side of Burke Hill Road (CR 140), extending northwest from its intersection with Bisby Avenue (Private), Ukiah (APN's: 185-050-06, 185-050-07, 185-050-08, 185-090-07, 185-100-02, 185-100-06, 185-100-07, 185-100-08, 185-100-09, 185-100-11, 185-100-12, 185-100-13, 185-100-14, 185-100-19, 185-100-20, 185-100-25, 185-100-27, 185-100-28, 185-100-29, 185-100-31, 185-100-36, 185-100-37, 185-100-39, 185-100-40, 185-100-44, 185-100-47, 185-100-48, 185-100-49, 185-100-50).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: CHEVON HOLMES

6d. CASE#: UR_2019-0001 (Continued to May 7, 2020)

DATE FILED: 4/3/2019

OWNER: WILDWOOD CAMPGROUND LLC

APPLICANT: LEE EXUM

REQUEST: Extension of the expiration date for Use Permit U_30-72, which allows Campground Transient Habitation consisting of 73 campsites, 1 park manager's facility, office, and 2 restroom and shower facilities.

ENVIRONMENTAL DETERMINATION: Previously Adopted Negative Declaration

LOCATION: In the Noyo Hill area, 5.3± miles southeast of Fort Bragg City center, lying on the north side of State Route 20 (SR 20), 3.4± miles east from its intersection with State Route 1 (SR 1), located at 29700 Highway 20, Fort Bragg (APN: 020-421-11).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: JULIANA CHERRY

7. Matters from Staff.

8. Matters from Commission.

8a. Discussion of Possible Replacement of Commissioners for the Airport Landing Use Commission.

9. Approval of 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>