



**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_2014-0006
DATE FILED: 2/28/2014
OWNER/APPLICANT: EDYTHE & ROBERT MICHEL
AGENT: WYNN COASTAL PLANNING
REQUEST: Coastal Development Use Permit for the construction of a single family dwelling unit and barn with included shop (music studio) and to convert an existing unpermitted single family residence to a Farm Employee Housing unit, and legalize existing unpermitted Guest Cottage, and accessory site improvements (sheds, solar panels, water tanks, septic).
ENVIRONMENTAL DETERMINATION: Class 3 Categorical Exemption
LOCATION: Within the Coastal Zone, 2± miles south of the City of Point Arena, off a private road, lying north of Iversen Road (CR 503), 1± mile east of its intersection with Highway 1, located at 56030 Iversen Road, Gualala; APN 027-511-28.
STAFF PLANNER: BILL M. KINSER
RECOMMENDED ACTION: Approve project as recommended.
 - 6b. **CASE#:** OA_2016-0001/R_2016-0002 (**Continued from 8/18/2016**)
DATE FILED: 5/9/2016
APPLICANT: COUNTY OF MENDOCINO
AGENT: PLANNING AND BUILDING SERVICES
REQUEST: Amend the Mendocino County Zoning Code – Division I, Title 20 (Inland) to add Chapter 20.147, Community Character (CC) Combining District and Rezone all the C-1 (Limited Commercial) and C-2 (General Commercial) zoning districts to apply the CC Combining Zoning in the County. The areas not included are, the city limits of Ukiah, Fort Bragg, Willits and Point Arena. Not applicable to those areas within the designated Coastal Zone Areas of the County. The proposed amendments will replace the formula business moratorium set by the Board of Supervisor's on September 22, 2015 and require a formula business use permit to establish a formula business by locating a new use either on a vacant lot or within a substantially renovated structure.
ENVIRONMENTAL DETERMINATION: Categorically Exempt per CEQA Guidelines Section 15308.



LOCATION: All unincorporated inland areas within Mendocino County. The areas not included are, the city limits of Ukiah, Fort Bragg, Willits and Point Arena. Not applicable to those areas within the designated Coastal Zone Areas of the County.

STAFF PLANNER: MARY LYNN HUNT

RECOMMENDED ACTION: Recommend the Board adopt the Ordinance.

7. **Matters from Staff.**
8. **Matters from Commission.**
9. **Adjournment.**

Meeting to be adjourned. Staff and Commission to meet at Slam Dunk Pizza for luncheon in recognition of Andy Gustavson.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at www.co.mendocino.ca.us/planning. 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.co.mendocino.ca.us/planning>