



Mendocino County Administration Center
Board of Supervisors Chambers / 501 Low Gap Road, Ukiah, California

ORDER OF AGENDA

1. Roll Call. **Commissioner Ogle absent.**

2. Planning Commission Administration.

2a. Election of the 2015 Chair and Vice Chair.

Commissioner Warner, Chair. Commissioner Holtkamp, Vice Chair.

2b. Determination of Legal Notice. **Approved.**

2c. Calendar for the 2015 Meetings. **Accepted.**

3. Director's Report.

4. Matters from the Public. **None.**

5. Consent Calendar.

6. Regular Calendar.

6a. CASE#: R 4-2014 (Continued from 12/18/2014)

DATE FILED: 10/23/2014

OWNER: JACK COX, et al AND CVH INVESTMENTS, LLC

APPLICANT: PLANNING AND BUILDING SERVICES

PROJECT COORDINATOR: FRED TARR

REQUEST: Rezoning of 4.13± acres (APN 002-050-16 and -17) from I-1 (Limited Industrial) to R-3:CR (Multi-Family Residential-Contract Rezone) and rezoning of 20± acres (APN 002-010-10, 002-020-05, 002-040-40, -41, 002-050-14 and -15) from I-1 (Limited Industrial) to C-2:CR (General Commercial-Contract Rezone).

ENVIRONMENTAL DETERMINATION: No additional environmental evaluation is required, or necessary pursuant to Section 15162 (a), California Code of Regulations, Title 14, Chapter 14, Guidelines for the California Environmental Quality Act, since the environmental impacts have already been evaluated by the Environmental Impact Report (EIR) prepared for the Ukiah Valley Area Plan.

LOCATION: North of the Ukiah City Limits, lying on the north side of Brush Street (CR 217) 200± feet east of its intersection with Orr Street (CR 216), located at 915 Orr Street, Ukiah; APN's 002-050-14, -15, -16, -17, 002-010-10, 002-020-05, 002-040-40, and -41.

RECOMMENDED ACTION: Recommend Approval to the Board of Supervisors.

PLANNING COMMISSION ACTION: Continued to February 19, 2015.



6b. CASE#: MS 9-2014
DATE FILED: 7/31/2014
OWNER/APPLICANT: JACK A & PATRICIA ROSSETTI
AGENT: MARK D. VOGEL
PROJECT COORDINATOR: FRED TARR
REQUEST: Minor Subdivision creating 2 parcels of 26,844 and 24,183 square feet in size.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
LOCATION: Within the "Old" Hopland community, on the west side of McDowell Street (CR 115E), 400± feet north of its intersection with Sanel Street (CR 115B). Located at 13000 McDowell Street, Hopland; APN 048-220-23.
RECOMMENDED ACTION: Approve as Recommended by Staff.
PLANNING COMMISSION ACTION: Approved as recommended.

7. **Matters from Staff.** Staff provided an update on the Mendocino Town Plan LCPA. It was also reported that on December 18, 2014, the Superior Court of Mendocino County ordered a phased moratorium, effective December 1, 2014, to compel the fulfillment of the 24 acre Housing Element rezone requirement. Initially, this will prohibit the approval of subdivisions within the unincorporated Ukiah Valley Planning area.
8. **Matters from Commission.** Chair Warner absent in February.
9. **Adjournment.** 10:21 am.

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.