



**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#:** UM_2014-0007
DATE FILED: 9/2/2014
OWNER: REDWOODS ABBEY
APPLICANT: DENNIS THOMPSON, DMTA ARCHITECTURE
REQUEST: Modification to Use Permit #U 7-2014 for the expansion of a 10,000 square foot Church complex known as "Redwood Abbey". The expansion will consist of a 1,270 square foot addition to the main church and dining hall to consist of an entry hall, book store/gift shop and restrooms.
ENVIRONMENTAL DETERMINATION: Categorically Exempt - 15301-Class 1(e).
LOCATION: 10± miles northwest of Piercy, lying on the west side of Briceland Rd (CR 435) straddling the Mendocino/Humboldt County line, located at 18300/18104 Briceland Rd, Whitethorn; APN 051-110-01.
STAFF PLANNER: MARY LYNN HUNT
RECOMMENDED ACTION: Approve project as recommended.
 - 6b. **CASE#:** MS_2014-0010/U_2015-0003
DATE FILED: 12/16/2014
OWNER/APPLICANT: MARIETTA HOPLAND LLC
AGENT: BEN KAISI
REQUEST: Minor Subdivision of a 269± acre parcel to create 4 parcels of 40±, 44±, 133± and 52± acres, respectively. A use permit is also requested to implement a Planned Development (PD) on the subject property.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
LOCATION: 3.9± miles northeast of Hopland, lying on the east side of Old River Road (CR 201), 3± miles north of its intersection with University Road (CR 116B), located at 9801, 10275 and 10501 Old River Road; APN 047-310-09, 047-310-05, and 047-37-011.
STAFF PLANNER: MARY LYNN HUNT
RECOMMENDED ACTION: Approve project as recommended.



6c. CASE#: U_2015-0009 AND V_2015-0001

DATE FILED: 3/20/2015

OWNER: FAIZAN CORPORATION

AGENT: L. S. MITCHEL ARCHITECT, INC.

REQUEST: (A) a Minor Use Permit to establish and operate a retail service station (“Automotive and Equipment-Gasoline Sales” per Mendocino County Code §20.024.025(D)), comprising: a 3,000 sf office and convenience store, 6 fueling pumps under a 4,000± sf fueling canopy, and a 30k gal. underground fuel storage tank; and, (B) a setback Variance for a fueling canopy, allowing a 2 ft. front yard setback where 20 ft. is required; and, (C) a parking Waiver to reduce the required 37 off-street parking spaces to 30 spaces.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration.

LOCATION: 2± miles northwest of Redwood Valley town center, lying on the northeast side of North State Street, (CR 104), 0.1 mile southeast of its intersection with Highway 101. Located at 9621 N. State Street, Ukiah; APN 162-100-58.

STAFF PLANNER: ADELE PHILLIPS

RECOMMENDED ACTION: Approve project as recommended.

6d. CASE#: U_2015-0015

DATE FILED: 8/5/2015

OWNER/APPLICANT: LORIN GEOFFRION/MARTHA BETZ

AGENT: TRANS TECH CONSULTANTS

REQUEST: Use Permit to establish and operate a retail service station (“Automotive and Equipment-Gasoline Sales” per MCC §20.024.025(D)) with 4 fueling pumps under a 2,200 sq. ft. canopy; two 12,000 gal. above-ground storage tanks; and the attendant lighting and signage, per MCC §20.092.015. Project also comprises a 4,480 sq. ft. combination retail store and restaurant, permissible by MCC §. 20.092.010. This is a single-phase project.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration.

LOCATION: 0.5± miles north of Laytonville town center, lying on the west side of Highway 101 and just north of its intersection with Branscomb Road (CR 429). Located at 4550 N Highway 101; APN 014-020-67.

STAFF PLANNER: ADELE PHILLIPS

RECOMMENDED ACTION: Approve project as recommended.

7. **Matters from Staff.**
8. **Matters from Commission.**
9. **Approval of July 21, 2016 Planning Commission 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.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>