



**PLANNING COMMISSION
AGENDA**

**FEBRUARY 19, 2015
9:00 A.M.**

**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.**
 - 3a. Phased Moratorium on Subdivisions.
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.**
 - 5a. **Approval of the November 20, 2014 and December 18, 2014 Planning Commission Minutes.**
6. **Regular Calendar.**
 - 6a. **CASE#:** MS_2012-0003
DATE FILED: 12/3/2012
OWNER/ APPLICANT: SNOW MOUNTAIN TREE FARM INC.
AGENT: RON FRANZ
PROJECT COORDINATOR: DUSTY DULEY
REQUEST: Minor Subdivision to create four (4) parcels containing 4.1± acres, 5.1± acres, 5.7± acres, 6.5± acres and a remainder parcel containing 75.9± acres.
LOCATION: 3.9± miles north of Potter Valley town center, lying on the north side of Eel River Road (CR 240B) 0.1± miles east of its intersection with Van Arsdale Road (CR 242), located at 17200 Eel River Road; APN's 171-200-14 & 171-210-11.
RECOMMENDED ACTION: **Approve as Recommended by Staff.**
 - 6b. **CASE#:** R_2014-0005
DATE FILED: 11/7/2014
OWNER: PINOLEVILLE ECONOMIC DEVELOPMENT
APPLICANT: PLANNING & BUILDING SERVICES
PROJECT COORDINATOR: KEVIN THOMPSON
REQUEST: Approve Contract rezone on a 17.02 acre parcel from Agriculture (AG-40) to Single-Family (R-1) and Multiple-Family Residential (R-3).
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: Lying on the south side of Lovers Lane approximately 200 feet westerly of Despina Drive, located at 801 Lovers Lane, Ukiah; APN 170-060-01.
RECOMMENDED ACTION: **Recommend Approval to the Board of Supervisors.**



6c. CASE#: R_2014-0004 (Continued from 1/15/2015)

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.

6d. CASE#: UM_2014-0008 (Continued from 12/18/2014)

DATE FILED: 10/2/2014

OWNER: BARBARA & ROBERT GARIBALDI

APPLICANT: CA RURAL SERVICE AREA #1

AGENT: FAULK & FOSTER

PROJECT COORDINATOR: DUSTY DULEY

REQUEST: Use Permit Modification/Renewal to allow for the addition of three (3) new panel antennas and associated equipment at 55 feet on an existing 60 foot tall lattice tower.

LOCATION: In the Manchester area lying outside the Coastal Zone on the east side of Highway 1, approximately ½ mile north of the intersection of Mountain View Road (CR 510) and Highway 1, located at 20001 South Highway 1, Manchester; APN 133-110-27.

RECOMMENDED ACTION: Approve as Recommended by Staff.

6e. CASE#: A_2013-0004 (Continued from 12/18/2014)

DATE FILED: 8/2/2013

OWNER/APPLICANT: DAVID SCHNEIDER

AGENT: RYAN SCHNEIDER

PROJECT COORDINATOR: SCOTT PERKINS

REQUEST: Placement of 5,660± acres into Williamson Act (Agricultural Preserve).

LOCATION: Approximately 4± miles southeast of Covelo town center, lying 2.25 miles southeast of the intersection of Hill Road (CR 327B) and Dobie Lane (CR 329), and bordering the north bank of the Middle Fork Eel River, located at 71891 Judge Webber Lane, Covelo; APN's 034-141-02, 04, 05, 06, 09, 034-145-02, 03, 04, 05, 034-146-06, 26, 27, 28, 29, 30, 034-147-05, 07, 13, 14, 034-150-10, 035-090-01, 05, 12, 19, 37, 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, 035-100-02, 13, 14, 035-230-23, 24, 25, 035-240-23, 035-240-24.

RECOMMENDED ACTION: Continue to March 19, 2015.

7. Matters from Staff.

8. Matters from Commission.

9. 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>