



**PLANNING COMMISSION
AGENDA**

**JUNE 18, 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.**
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#:** MS_2011-0003
DATE FILED: 6/16/2011
OWNER: BETTY S. DELANEY TRUSTEE
APPLICANT: BETTY DELANEY
AGENT: JIM RONCO
PROJECT COORDINATOR: JOHN SPEKA
REQUEST: Minor Subdivision of a 30± acre parcel into two (2) parcels of 17.20± and 13.2± acres.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
LOCATION: Approximately 4± miles east of Old Hopland, lying on both sides of State Highway 175; 6201 State Highway 175; APN 50-090-07 and 50-090-08.
RECOMMENDED ACTION: Approve as Recommended by Staff.
 - 6b. **CASE#:** P_2014-0001
DATE FILED: 5/9/2014
OWNER: H W C & ASSOCIATES LLC
APPLICANT/AGENT: RANDY WESTON
PROJECT COORDINATOR: FRED TARR
REQUEST: Parcel Subdivision of a 287+/- acres parcel into four (4) parcels of 47+/-, 47+/-, 74+/-, and 119+/- acres. The private road name "Pear Ranch Road" is proposed to serve the parcels.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration.
LOCATION: In Covelo, approximately 1.5+/- miles south of town center, lying north of Fairbanks Road (CR# 327) just east of its intersection with State Highway 162 (Covelo Road). APN's 034-121-63, 66, 71, and 72.
RECOMMENDED ACTION: Approve as Recommended by Staff.



6c. CASE#: GP_2014-0001
DATE FILED: 9/12/2014
OWNER: NUMEROUS
APPLICANT: COUNTY OF MENDOCINO
AGENT: PLANNING AND BUILDING SERVICES
PROJECT COORDINATOR: GRAHAM HANNAFORD
REQUEST: Mendocino County Housing Element Update, incorporating edits and amendments to the Introduction, Housing Needs Assessment, Housing Constraints and Opportunities, Housing Resources, and Housing Accomplishments sections. This Draft Housing Element Update is for the 2014-2019 cycle.
ENVIRONMENTAL DETERMINATION: Negative Declaration
LOCATION: All unincorporated areas within Mendocino County, excluding areas within the city limits of Ukiah, Fort Bragg, Willits and Point Arena.
RECOMMENDED ACTION: Recommend the Board of Supervisors amend the County of Mendocino General Plan to incorporate the 2014 Housing Element Update.

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>