



**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.**
 - 5a. **Approval of June 16, 2016 Planning Commission Minutes.**
6. **Regular Calendar.**
 - 6a. **CASE#: AA_2016-0002 (Continued from 6/16/2016)**

DATE FILED: 4/14/2016
OWNER: GARD & WHITNEY COOKSON
REQUEST: Administrative Appeal of the Planning Staff's interpretation of Section 20.168.020 (E) of the Mendocino County Inland Zoning Ordinance: "Exclusions. The provisions of this Section are not intended to include or regulate private gatherings such as weddings, housewarmings, family gatherings, barbeque, etc"; and Section 20.168.020 (B): "Duration. The period of operation of the circus, carnival, concert, rodeo, community festival, lecture, art or antique show, religious assembly or other similar activities shall not exceed five (5) days in any six (6) month period" also applies to temporary gatherings of fewer than 99 people.
ENVIRONMENTAL DETERMINATION: Categorically Exempt.
LOCATION: 6± miles northwest of Cloverdale, lying on the south side of Highway 128, 1000± feet west of its intersection with Mountain House Road (CR 111), located at 33430 Highway 128, Yorkville; APN 049-380-38.
STAFF PLANNER: ANDY GUSTAVSON
RECOMMENDED ACTION: Uphold Staff's Determination of the Zoning Code.
 - 6b. **CASE#: OA_2016-0001/R_2016-0002 (Continued from 6/16/2016)**

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.

6c. CASE#: MS_2015-0004

DATE FILED: 12/16/2015

OWNER: MARTIN & STASI CARR

AGENT: RON FRANZ

REQUEST: Minor subdivision of a 1.0± acre lot into 2, 0.5± acre lots.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 4± miles north of Ukiah, lying on the south side of Antoni Lane (CR 227E), 500± feet east of its intersection with East Side Calpella Road (CR 227), located at 231 Antoni Lane; APN 168-201-29.

STAFF PLANNER: ADELE PHILLIPS

RECOMMENDED ACTION: Approve project as recommended.

6d. CASE#: U_2015-0010

DATE FILED: 3/27/2015

OWNER: GARMAN FAMILY LAND COMPANY LLC

APPLICANT: CELLCO PARTNERSHIP, VERIZON

AGENT: NSA WIRELESS, PAMELA NOBEL

REQUEST: Use permit to authorize construction and operation of a wireless communication facility consisting of a 135 foot tall "monopine," nine (9) panel antennas with auxiliary equipment, ground equipment including a 30 kw diesel generator, 132 gallon fuel tank and a 194 square foot equipment shelter all to be located within a fenced 30x30 foot leased area.

LOCATION: 7.5± miles north of the City of Willits, lying on the west side of Highway 101 at its intersection with Shimmins Ridge Road (CR 310B). Located at 30710 No Highway 101; APN 037-080-16, -19, 037-530-13 and 037-050-54.

STAFF PLANNER: JOHN SPEKA

RECOMMENDED ACTION: Approve project as recommended.

7. Matters from Staff.

7a. Cancellation of the September 1, 2016 Planning Commission Meeting.

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>