



**SUBDIVISION COMMITTEE  
AGENDA **AMENDED****

**APRIL 9, 2015  
9:00 A.M.**

**PUBLIC CONFERENCE ROOM**  
**MENDOCINO COUNTY DEPARTMENT OF PLANNING & BUILDING SERVICES**  
**860 NORTH BUSH STREET, UKIAH, CALIFORNIA**

**Order of Agenda**

**1. ROLL CALL**

**2. BOUNDARY LINE ADJUSTMENTS**

**2a. CASE#: CDB\_2014-0041**

**DATE FILED: 11/6/2014**

**OWNER/APPLICANT: JOHN WEBB**

**AGENT: JAMES LABIODA**

**PROJECT COORDINATOR: JULIA ACKER**

**REQUEST:** Coastal Boundary Line Adjustment for a voluntary lot merger combining APN 144-031-13 and APN 144-031-12 into one lot. Total acreage of the combined lots will be 0.32 acres (13,842 square-feet).

**ENVIRONMENTAL DETERMINATION:**

**LOCATION:** In the Coastal Zone, lying on the north side of Ocean View Drive, approximately 1,000 feet east of its intersection with Highway 1. Located at 46810 and 46820 Ocean View Drive, Anchor Bay; APN 144-031-12 and -13.

**RECOMMENDED ACTION: APPROVAL WITH STANDARD CONDITIONS**

**2b. CASE#: B\_2015-0011**

**DATE FILED: 2/23/2015**

**OWNER: EDWARD & FRANCES GRAZIANO AND LORENA TOURNOUR**

**APPLICANT/AGENT: VANCE RICKS**

**PROJECT COORDINATOR: FRED TARR**

**REQUEST:** Boundary Line Adjustment to reconfigure 2 legal parcels by adjusting 0.10± acre from APN 167-070-16 to APN 167-020-10 & -11 resulting in parcels of 1.30± acres and 1.21± acres.

**LOCATION:** In Calpella, lying west of North State Street (CR 104), east of Central Ave (CR 229), just north of the Central Ave and North State Street intersection. Located at 6000 Graziano Lane, Calpella; APN 167-020-10, -11, and 167-070-16.

**RECOMMENDED ACTION: APPROVAL WITH STANDARD CONDITIONS**

**2c. CASE#: B\_2015-0009**

**DATE FILED: 2/20/2015**

**OWNER/APPLICANT: MICHAEL & DONNA LEE**

**AGENT: RICHARD SEALE**

**PROJECT COORDINATOR: GRAHAM HANNAFORD**

**REQUEST:** Boundary Line Adjustment to adjust 0.6 acre from north side of parcel APN 020-200-62 to add to the south side of parcel APN 020-200-70. Final parcel sizes after boundary line adjustment; APN 020-200-62: 1.93± acre (currently 2.53± acre), APN 020-200-70: 5.71± acre (currently 5.11± acre).

**LOCATION:** 1.37± miles northeast of Fort Bragg, located at 30534 Pudding Creek Road; APN 020-200-62 and -70.

**RECOMMENDED ACTION: APPROVAL WITH STANDARD CONDITIONS**



**2d. CASE#: B\_2014-0049**

**DATE FILED:** 12/17/2014

**OWNER:** FREY VINEYARDS LTD AND DALE VAN LENT

**APPLICANT:** JONATHAN FREY

**AGENT:** JR BARRETT

**PROJECT COORDINATOR:** FRED TARR

**REQUEST:** Boundary Line Adjustment to adjust 13.0± acres from APN 160-011-05 (93.0± acres) into 160-011-35 (3.44± acres) resulting in parcels of 80.0± acres and 16.44± acres.

**LOCATION:** 4.5± miles north of Redwood Valley, lying on the west side of Tomki Road (CR 237D), 1.5± miles north of its intersection with West Road (CR 237). Located at 13040 Tomki Road, Redwood Valley; APN 160-11-05 and -35.

**RECOMMENDED ACTION: APPROVAL WITH STANDARD CONDITIONS**

**3. MINOR SUBDIVISIONS**

None.

**4. PRE-APPLICATION CONFERENCE**

**4a. CASE#: PAC 2015-0001**

**DATE FILED:** 2/3/2015

**OWNER:** MARK DILORENZO

**APPLICANT:** ASHLEY & JEFF KUHL

**AGENT:** SEAN GAYNOR-ROUSSEAU

**PROJECT COORDINATOR:** SCOTT M PERKINS

**REQUEST:** Pre-Application Conference to build a residential home with a septic system with removal trees and vegetation. Potentially construct driveway and patio.

**LOCATION:** 15170 Irish Beach Drive, Manchester; APN 132-050-03.

**4b. CASE#: PAC\_2015-0003**

**DATE FILED:** 3/12/2015

**OWNER/APPLICANT:** ISAAC FEHRENBACH

**PROJECT COORDINATOR:** GRAHAM HANNAFORD

**REQUEST:** Preapplication Conference for subdividing 2 parcels into 4 parcels and a remainder parcel. All land within Coastal Zone will remain as 1 parcel. Considering multiple options: perc test and well test on parcels, possible well and septic buildout. Clean up of roadway/vegetation. Gates on access.

**LOCATION:** In the Coastal Zone, 2.58± miles southwest of Fort Bragg, lying on the north side of Pearl Drive, 1.32± miles east of intersection with Highway 1. Located at 32395 Pearl Drive; APN 017-230-47 and 019-430-25.

**4c. CASE#: PAC\_2015-0004**

**DATE FILED:** 3/13/2015

**OWNER:** THOMAS & MARTHA KILKENNY

**APPLICANT:** ASHLEY & JEFF KUHL

**AGENT:** GREGORY MENKEN

**PROJECT COORDINATOR:** SCOTT M PERKINS

**REQUEST:** Preapplication Conference for building single family residence on site in Coastal Zone in Manchester/Irish Beach area.

**LOCATION:** In the Coastal Zone, in Manchester, lying west of Navarro Way 500+/- feet west of intersection with Highway 1. Located at 14770 Navarro Way; APN 132-010-05.

**5. MATTERS FROM STAFF**



## 6. ADJOURNMENT

### ADJOURNMENT APPEAL PROCESS FOR BOUNDARY LINE ADJUSTMENT

Applicants or other persons who are dissatisfied with a decision of the Subdivision Committee for a Boundary Line Adjustment may appeal the action to the Planning Commission. An appeal must be made in writing along with the applicable fee to the Department of Planning and Building Services within 10 days of the Committee's decision. The appeal issue will be placed on the next available Planning Commission agenda, and the appellant will be notified of the time and date. Appeals to the Commission do not necessarily guarantee that the Committee's decision will be overturned. In some cases, the Commission may not have the legal authority to overturn the decision of the Committee