



SUBDIVISION COMMITTEE AGENDA

JULY 9, 2015
9:00 A.M.

Mendocino County Administration Center
501 Low Gap Road, Ukiah, California
Conference Room C

Order of Agenda

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. **CASE#:** CDB_2014-0045

DATE FILED: 12/1/2014

OWNER: VIRGINIA SHARKEY AND TONI CERVANTES

APPLICANT: VIRGINIA SHARKEY

PROJECT COORDINATOR: JULIA ACKER

REQUEST: Coastal Development Boundary Line Adjustment to transfer equivalent areas totaling 122.8± square feet between APN 123-150-29 and APN 123-150-30 to resolve an easement dispute between these adjacent properties.

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA- Class 5 (a) Minor Alterations in Land Use Limitations.

LOCATION: Located in the Coastal Zone, 0.25± miles northeast of the intersection of Albion Street and Albion Ridge Road, located at 33810 and 33820 Albion Street, Albion; APN's 125-150-30 and 125-150-29.

RECOMMENDED ACTION: RECOMMEND APPROVAL TO CPA

2b. **CASE#:** B_2015-0025

DATE FILED: 5/18/2015

OWNER: HEATHER LITTON AND MICHAEL LITTON

APPLICANT: MICHAEL LITTON

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Boundary Line Adjustment to transfer 150± square feet from APN 119-231-06 into APN 119-231-04 to allow an existing garage to be entirely on APN 119-231-04; resulting in parcels of 11,200± square feet and 5300± square feet.

LOCATION: In the Town of Mendocino, on Calpella Street (CR 407B), 0.45± miles west of Highway 1, located at 45120 and 45130 Calpella Street; APN'S 119-231-04 and -06.

RECOMMENDED ACTION: APPROVE WITH STANDARD CONDITIONS

2c. **CASE#:** B_2015-0027

DATE FILED: 6/15/2015

OWNER: ERICKSON BROTHERS PROPERTIES AND SPRINGFIELD PROPERTIES LLC

APPLICANT: SPRINGFIELD PROPERTIES/ KATHRYN CLARK

AGENT: RAY CARLSON & ASSOCIATES

PROJECT COORDINATOR: RUSSELL FORD

REQUEST: Transfer 0.18± acres from APN 170-190-10 into APN 170-190-11, resulting in a parcel of 1.35± acres and 2.03± acres, respectively.

LOCATION: In Ukiah; both parcels located at the northwest corner of the Crossroads Shopping Center, at the intersection of North State Street (CR 104) and the south-bound on-ramp to Highway 101; APN's 170-190-10 and -11.

RECOMMENDED ACTION: APPROVE WITH STANDARD CONDITIONS



3. MINOR SUBDIVISIONS

3a. CASE#: MS_2015-0002

DATE FILED: 3/26/2015

OWNER: DONALD SUNDSTROM AND EMANI SEEFELDT AND DAVID & DIANA HILLMER

APPLICANT: EMANI SEEFELDT

AGENT: RICHARD SEALE

PROJECT COORDINATOR: SCOTT M PERKINS

REQUEST: Minor Subdivision of a 23.9± acre parcel into four (4) parcels of 5.0±, 5.0±, 6.9± and 7.0± acres in size.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: Approximately 2± miles north east of Gualala, lying on the east side of Old Stage Road (CR 502) just north of its intersection with Pacific Woods Road (private), 38701 Old Stage Road, Gualala; APN 145-011-01.

RECOMMENDED ACTION: APPROVAL WITH STANDARD CONDITIONS

4. PREAPPLICATION CONFERENCE

4a. CASE#: PAC_2015-0002 (Continued from 6/11/2015)

DATE FILED: 2/24/2015

OWNER/APPLICANT: KARL & MARLISS WAIDHOFER

PROJECT COORDINATOR: JULIA ACKER

REQUEST: Preapplication Conference to demolish existing structures on all parcels, construct new fire house for Elk Volunteer Fire Department on APN 127-231-04 (Coastal Development Use Permit), join or combine Louisa Street with Parcel 1 (Boundary Line Adjustment) reconstruct the homes currently existing on Parcel 1, and subdivide APN 127-231-05 into eight (8) parcels (Coastal Development Major Subdivision).

LOCATION: 6125 and 6127 S Highway 1, ELK; APN 127-231-04 and 127-231-05.

4b. CASE#: PAC_2015-0007

DATE FILED: 4/17/2015

OWNER/APPLICANT: RICK AND JANE CUPPLES

PROJECT COORDINATOR: GRAHAM HANNAFORD

REQUEST: Preapplication Conference to subdivide existing parcel into 3 parcels with a remainder for a total of 4 parcels.

LOCATION: 221 Olive Avenue, Ukiah APN 169-242-04.

4c. CASE#: PAC_2015-0008

DATE FILED: 4/17/2015

OWNER/APPLICANT: RICK AND JANE CUPPLES

PROJECT COORDINATOR: GRAHAM HANNAFORD

REQUEST: Preapplication Conference to explore Subdivision possibilities on APN 048-341-18.

LOCATION: 501 St. Mary's Avenue, Hopland APN 048-341-18.

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.

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.

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.