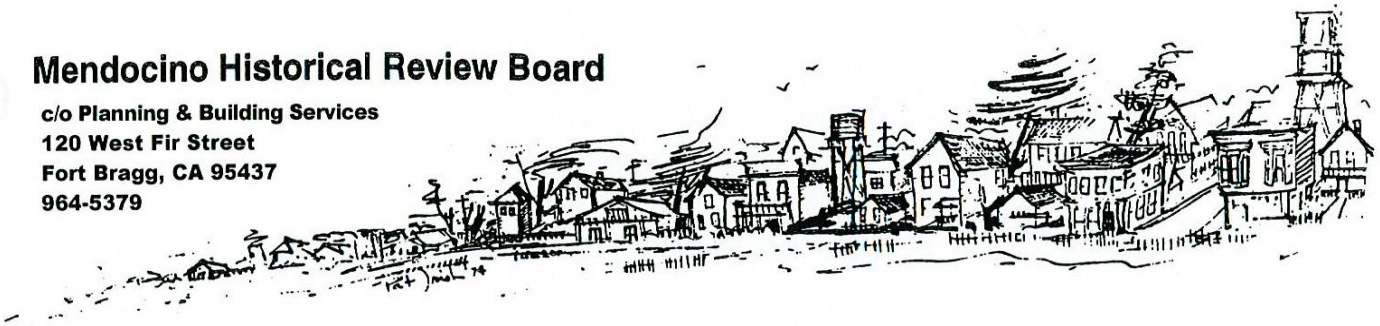


Mendocino Historical Review Board

c/o Planning & Building Services
120 West Fir Street
Fort Bragg, CA 95437
964-5379



REVISED AMENDED **NOTICE OF PUBLIC HEARING** **DECEMBER 2, 2019**

The Mendocino Historical Review Board will perform a **site view of item *9a. at 4:15pm and item *9b at 4:30 pm and *9c at 4:45 pm.** The Review Board will then reconvene at 7:00 PM at the Mendocino Community Center – Curry Community Room, located at the corner of School and Pine Streets, Mendocino for the public hearing.

ORDER OF AGENDA

1. Call to Order.
2. Roll Call.
3. Determination of Legal Notice.
4. Approval of Minutes.

None.

5. Correspondence.
6. Report from the Chair.
7. **Public Expression.** The Board welcomes participation in the Board meetings. Comments shall be limited so that everyone may be heard. Items of public expression are limited to matters under the jurisdiction of the Board which are not on the posted agenda, and items which have not already been considered by the Board. The Board limits testimony on matters not on the agenda to 3 minutes per person and not more than 10 minutes for a proposed item on a subsequent agenda.
8. Consent Calendar.

8a. **CASE#:** MHRB_2019-0012

DATE FILED: 10/11/2019

OWNER/APPLICANT: THOMAS J HEIM

REQUEST: Mendocino Historical Review Board request to install a new outdoor advertising sign. The proposed sign would be placed on the north elevation of the structure parallel to the building and would be 32 inches by 15 inches and 3 inches deep, constructed of painted wood, with the sign reading "HEIM by HAND" with "Clothing & Home Goods" below it.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 44801 Main St., Mendocino (APN 119-250-29).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA ACKER KROG



9. Public Hearing Items.

***9a. CASE#:** MHRB_2019-0010 (Continued from 11/4/2019)

DATE FILED: 9/4/2019

OWNER/APPLICANT: KELLY AND MICHAEL BARRETT

AGENT: KELLY GRIMES

REQUEST: Mendocino Historical Review Board Permit request to restore the west, north, and east redwood shiplap siding on the house, install a copper weathervane, and restore the barn by (a) adding 120 SF; (b) installing wood window frames and wood doors; (c) restoring and reusing the barn's redwood boards, battens, and trim; (d) installing composition shingles and solar shingles; and painting the barn doors and window frames the same color as the house trim. Note: The site is designated as a Category IIa (Noia House) Historic Resource, meaning the construction date is known, the architecture may have been previously modified, and additional research is forthcoming.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45141 Calpella St., Mendocino (APN: 119-232-03)

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA ACKER KROG

***9b. CASE#:** MHRB_2019-0011

DATE FILED: 10/15/2019

OWNER: SAVINGS BANK OF MENDOCINO COUNTY

APPLICANT/AGENT: DANIELLE COMPA

REQUEST: Mendocino Historical Review Board request to (1) remove and replace approximately 150 feet of concrete sidewalk along the south side of the building to bring into ADA compliance which includes a concrete driveway approach to connect the sidewalk on the south side of the building with the existing sidewalk along the parcels to the west of the site, (2) remove the existing planters along the east side of the building and replace with 50 feet of ADA compliant concrete sidewalk with asphalt placed along the edge where it leads into the existing on-street parking, and (3) replace existing ATM with a new ADA compliant machine. Associated improvements include truncated domes at the southeastern corner of the parcel where the sidewalks meet the crosswalk. Concrete finish will be either exposed aggregate or brush finish, as determined by the Review Board.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 10500 Lansing Street, Mendocino (APN 119-234-07)

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA ACKER KROG

***9c. CASE#:** MHRB_2019-0004

DATE FILED: 5/8/2019

OWNER: WILLIAM & LYNETTE ZIMMER

APPLICANT: WILLIAM ZIMMER

REQUEST: Mendocino Historical Review Board request to (1) add a 55 inch by 72 inch "Bebe Lapin" sign to planted area fronting Ukiah Street and add redwood support structure for the relocated sign, (2) replace rotting door-frame and existing solid door with a wooden door to match all other doors on Ukiah Street side of building, (3) add exterior lighting to match existing lights on Ukiah Street side of building, (4) add an "eyebrow" of wood with black composition shingle and copper flashing above the door to match the two other entries on Ukiah Street, (5) add a display case facing north made of redwood, glass, metal, composition shingle and copper flashing, (6) add a new 9 inch by 36 inch plywood sign for "Bebe Lapin" above the entry door, (7) replace previous "Bebe Lapin" sign with a 36 inch by 19.5 inch "Barge North Company" sign, (8) add a new 9.5 inch by 36 inch plywood sign above entry saying "Barge North Company", (9) Add a 24 inch by 36 inch painted plywood sign saying "Forever Young Skin Care Boutique", (10) add a new redwood three-stair entry to the "Treasures" store on the south end of the entry patio with stanchions on each side of the staircase.

ENVIRONMENTAL DETERMINATION: Categorically Exempt



LOCATION: 10481 Lansing Street, Mendocino (APN 119-250-01).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA ACKER KROG

9d. CASE#: MHRB_2016-0018 (**Continued from October 7, 2019**)

DATE FILED: 6/15/2016

OWNER: PNP LLC

APPLICANT: COLLIN MAXWELL

REQUEST: A Mendocino Historical Review Board Permit request to demolish, reconstruct, and/or construct the Ferro House, garage, tower, fencing, driveway and other structures. Note: Mendocino Town Plan Appendix 1 lists the site as a Category IIa Historic Resource.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 45270 Albion Street, Mendocino (APN: 119-217-06)

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA ACKER KROG

10. Matters from the Board.

10a. Discussion and Possible Action on Exterior Color Memorandum

10b. Discussion of Expanded MHRB Membership.

11. Matters from the Staff.

None.

12. Adjourn

ADDITIONAL INFORMATION/REPORT AVAILABILITY. APPLICATIONS MAY BE REVIEWED AT THE MENDOCINO COMMUNITY CENTER AND AT THE MENDOCINO COMMUNITY LIBRARY. The staff report is available on the Department of Planning and Building Services website at www.mendocinocounty.org/pbs. Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 964-5379 or 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Mendocino Historical Review Boards 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.

APPEAL PROCESS. Persons who are dissatisfied with a decision of the MHRB 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 MHRB'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 MHRB's decision will be overturned. In some cases, the Board may not have the legal authority to overturn the decision.



ARCHAEOLOGICAL COMMISSION AGENDA

DECEMBER 11, 2019
2:00 PM

Department of Planning and Building Services
860 North Bush Street, Ukiah, California
Public Conference Room

ORDER OF AGENDA

1. ROLL CALL

2. **ARCHAEOLOGICAL COMMISSION ADMINISTRATION:** The applications listed below will be reviewed by the Archaeological Commission. You are invited to attend and provide any information pertinent to these applications. If you have photographs of the site, you are encouraged to bring them.

3. SURVEY REQUIRED

3a. **CASE#:** AP_2019-0073 (Continued from November 13, 2019)

DATE FILED: 8/5/2019

OWNER: PB & J RANCH MANAGEMENT

APPLICANT: BRETT TODOROFF

AGENT: PETER HUSON

REQUEST: Administrative Permit request for a large mixed light (Type 2B-10,000 sq. ft.; AG_2018-0228) cannabis cultivation of no more than 10,000 sq. ft. on a parcel in Forest Land District.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 4.1± miles northeast of Piercy town center, lying on the east side of Highway 101 (US 101), at its intersection with Road 442D (CR 442D), located at 3595 Highway 101, Piercy (APN: 011-400-20)

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: MARK CLISER

3b. **CASE#:** AP_2019-0035 (Continued from November 13, 2019)

DATE FILED: 4/17/2019

OWNER/APPLICANT: OTIS SODERLIND

AGENT: JAVIER RAU

REQUEST: Administrative Permit for a large outdoor cannabis cultivation site (Type 2-10,000 sq. ft.); AG_2017-0533) of no more than 10,000 sq. ft. of canopy.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 6.4± miles southeast of Comptche town center, lying on the south side of Mattila Rd (Private), 1.1± miles west of its intersection with Comptche-Ukiah Rd. (CR 223), located at 26030 Comptche-Ukiah Road, Comptche (APN: 125-280-69).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

3c. **CASE#:** CDP_2018-0031

DATE FILED: 11/21/2018

OWNER: CASEY ELIZABETH MOORES

APPLICANT: CASEY DYSON AND TONA MOORES

REQUEST: Administrative Coastal Development Permit to construct a single family residence, including a driveway, propane tank, fencing, septic system and connection to water district.

ENVIRONMENTAL DETERMINATION: Categorically Exempt.

LOCATION: In the Coastal Zone, within the community of Irish Beach, on the west side of Mallo Pass Drive (CR 547), 860± feet north of its intersection with Pomo Lake Drive (CR 551), located at 14920 Mallo Pass Dr., Manchester (APN: 132-110-09).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JESSIE WALDMAN



- 3d. **CASE#:** AP_2019-0068
DATE FILED: 7/15/2019
OWNER: JOSHUA SHARON
APPLICANT: JASLYNN LUPER
REQUEST: An Administrative Permit to expand an existing cultivation site from a Type CB [2,500 sq. ft.] to a Type 1B [5,000 sq. ft.] (AG_2018-0039) per Mendocino County Code Section 20.242.040(B)(2).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 2.2± miles northeast of Covelo town center, lying on the east site of Logan Lane (Private), 0.4± miles south of its intersection with State Route 162 (SH 162), located at 77551 Logan Lane, Covelo (APN: 032-410-38)
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: MARK CLISER
- 3e. **CASE#:** AP_2019-0079
DATE FILED: 8/30/2019
OWNER/APPLICANT: SOREN STROM GREGSON
REQUEST: Administrative Permit for a large outdoor (Type 2-10,000 sq. ft.; AG_2017-0707) permit for cannabis cultivation of no more than 10,000 sq. ft. on a Timber Production Zoning parcel.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 5.2± miles west of Redwood Valley town center, lying on the south side of Radical Ridge Road (Private), 2± miles west of its intersection with Bel Arbres Rd. (Private), located at 3915 Radical Ridge Rd., Redwood Valley (APN: 151-070-06).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: MARK CLISER
- 3f. **CASE#:** U_2019-0011
DATE FILED: 7/3/2019
OWNER: ROBERT NIXON JR & BETTE NIXON
APPLICANT: AT&T MOBILITY
AGENT: EPIC WIRELESS LLC
REQUEST: Major Use Permit to authorize construction and operation of a wireless communication facility consisting of a 143 ft. tall lattice tower with 12 antennae, various appurtenant equipment, ground equipment, generator, and equipment cabinet. Associated improvements include a gravel and paved access route to site. The proposed lattice tower will be located within a 1,800 sq. ft. fenced compound.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
LOCATION: 5.1± miles southeast of City of Willits center, lying on the east side of Manzanita Drive (CR 304C), 0.5± miles east of its intersection with Ridgewood Road (304A) located at 20201 Manzanita Dr., Willits (APN: 105-090-01).
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: MARK CLISER

4. REVIEW OF SURVEY

- 4a. **CASE#:** U_2019-0006
DATE FILED: 4/25/2019
OWNER/APPLICANT: REDWOOD COAST WELLNESS CENTER
AGENT: MATTHIAS OPPLIGER, ARCHITECT
REQUEST: Phased-construction of a multi-use recreational facility that includes the development of numerous passive and active recreational improvements including construction of an 18 hole disc golf course, horseshoe pits, petanque terrain and a four (4) lane outdoor lap pool, a children's splash pool, locker rooms, an indoor therapy pool, a covered multi-use pavilion, parking, utilities, and bathrooms.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration



LOCATION: In the Coastal Zone, 2.1± miles northeast of the Gualala town center, on the north side of Ocean Ridge Drive (CR 514), 0.1± miles west of its intersection with Old Stage Road (CR 502), located at 38381 Ocean Ridge Drive, Gualala (APN: 144-256-13).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MIO MENDEZ

5. MATTERS FROM COMMISSION

None

6. MATTERS FROM THE PUBLIC

7. ADJOURNMENT

APPEAL PROCESS FOR ARCHAEOLOGICAL COMMISSION

Applicants or other persons who are dissatisfied with a decision of the Commission may appeal the action to the Board of Supervisors. An appeal must be made in writing along with the applicable fee to the Clerk of the Board within 10 days of the Commission's decision. The appeal issue will be placed on the next available Board of Supervisors' agenda for consideration and the appellant will be notified of the time and date. Appeals to the Board of Supervisors do not necessarily guarantee that the Commission's decision will be overturned.

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. www.mendocinocounty.org/pbs



ZONING ADMINISTRATOR AGENDA

DECEMBER 12, 2019
10:00 A.M.

**PLANNING AND BUILDING SERVICES
860 N. BUSH STREET, UKIAH, CALIFORNIA
PUBLIC CONFERENCE ROOM**

1. Meeting Called to Order - 10:00 a.m.
2. Determination of Noticing.
3. Regular Calendar.
 - 3a. **CASE#:** U_2018-0022 (Continued from November 14, 2019)
DATE FILED: 9/19/2018
OWNER/APPLICANT/AGENT: SAYRE AND AMY STATHAM
REQUEST: Use Permit to conduct 'Automotive and equipment—repairs, heavy' as a 'Cottage Industry—General' in an existing structure.
ENVIRONMENTAL DETERMINATION: Negative Declaration
LOCATION: 3.6± miles east of Mendocino town center, lying north of Prairie Flower Road (Private), 0.2± miles west of its intersection with Powers Road (Private), located at 24190 Prairie Flower Rd., Mendocino (APN: 118-560-02).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: KEITH GRONENDYKE
 - 3b. **CASE#:** U_2019-0015
DATE FILED: 7/3/2019
OWNER: LEAH BRADLE
APPLICANT: TRI-COUNTY DEVELOPMENT INC
AGENT: ANNJE DODD
REQUEST: Use Permit to allow for cannabis distribution and non-volatile (level 1) manufacturing within existing structures.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 2± miles west of Redwood Valley center, on the north side of North State Street (CR 104), at its intersection with U.S. Highway 101 (US 101), located at 9651 N. State St., Redwood Valley (APN: 162-100-55).
SUPERVISORIAL DISTRICT: 1
STAFF PLANNER: SAM VANDEWATER
4. Matters from Staff.
5. **Matters from the Public.** The Zoning Administrator welcomes participation in meetings. This item is limited to matters under the jurisdiction of the Zoning Administrator that are not on the posted agenda and items that have not already been considered by the Zoning Administrator. No action will be taken.

6. Adjournment

APPEAL PROCESS. Persons who are dissatisfied with a decision of the Zoning Administrator 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 Zoning Administrator'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 Zoning Administrator's decision will be overturned. In some cases, the Board may not have the legal authority to overturn the decision.

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.

www.mendocinocounty.org/pbs



SUBDIVISION COMMITTEE AGENDA

**DECEMBER 12, 2019
9:00 A.M.**

**PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET, UKIAH – MULTIPURPOSE ROOM**

ORDER OF AGENDA

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. CASE#: B_2019-0049

DATE FILED: 10/3/2019

OWNER: WARREN & LINDA WARE

APPLICANT/AGENT: W. VANCE RICKS

REQUEST: Reconfigure the boundaries between two (2) existing lots. Lot 1 (APN: 171-230-11) will increase to 35± acres, Lot 2 (APN: 171-230-26) will decrease to 14± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 4.4± miles north of Potter Valley town center, lying on the north side of Eel River Rd.(CR 240B), .37± miles east of its intersection with Oat Gap Rd (CR 241), located at 11500 Oat Gap Rd, Potter Valley.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: DIRK LARSON

2b. CASE#: B_2019-0050

DATE FILED: 11/4/2019

OWNER/APPLICANT: THOMAS & KAREN ANTONI

AGENT: JIM RONCO

REQUEST: Boundary Line Adjustment to adjust property between three existing lots. Lot 1 (APN: 168-201-30x) will increase to 10.4± acres. Lot 2 (APN: 168-201-30x) will increase to 1.76± acres. Lot 3 (APN: 168-201-05) will decrease to 2.01± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 3.6± miles northeast of Ukiah at the western end of Antoni Lane (CR 227-E) .11± miles west of its intersection with East Side Calpella Road (CR 227) located at 225 Antoni Lane, Ukiah. APN's: 168-201-05, 30.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: RUSSELL FORD

2c. CASE#: B_2019-0052

DATE FILED: 11/14/2019

OWNER: BRUTOCAO VINEYARDS INC.

APPLICANT: GETAWAY HOUSE INC.

AGENT: REBECCA DALSKÉ

REQUEST: Boundary Line Adjustment to transfer 4.3± acres from Lot 1 (APN: 048-270-22) to Lot 2 (APN: 048-270-23). Lot 1 will decrease to 6.04± acres, and Lot 2 will increase to 14.21± acres.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.5± miles east of Hopland on the south side of State Route 175 (SR 175) located at the intersection with Old Toll Road (CR 108).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: RUSSELL FORD

3. MINOR SUBDIVISION

None



4. PREAPPLICATIONS

4a. **CASE#:** PAC_2019-0009

DATE FILED: 10/22/2019

OWNER: BRANSCOMB ROAD LLC

APPLICANT/AGENT: MACKENZIE O'DONNELL

REQUEST: "Rebuild original logging cabins from [1950's] master camp."

LOCATION: 3.8 ± miles southwest of the Laytonville town center, lying north of Road 429 B (CR 429 B), directly adjacent to its intersection with Branscomb Road (CR 429), located at 3000 Branscomb Road, Laytonville, CA, 94920; APN's (014-400-59; 014-250-50; 014-411-25; 014-411-28; 014-411-26; 014-411-27)

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: JESSE DAVIS

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.

<http://www.mendocinocounty.org/pbs>

MENDOCINO COUNTY LODGING BUSINESS IMPROVEMENT DISTRICT ADVISORY BOARD AGENDA

DECEMBER 13, 2019 – 1:00 P.M.

**PLANNING AND BUILDING SERVICES
120 W FIR STREET, FORT BRAGG, CA 95437
TELECONFERENCE AT 860 N BUSH STREET, UKIAH, CA 95482**

- 1) CALL TO ORDER**
- 2) ROLL CALL**
- 3) ELECTION OF CHAIR OF THE ADVISORY BOARD**
- 4) ELECTION OF VICE-CHAIR OF THE ADVISORY BOARD**
- 5) PLANNING AND BUILDING SERVICES**
 - 5A. DISTRIBUTION OF BYLAWS
 - 5B. DISTRIBUTION OF PRIOR YEAR REPORT
- 6) COMMUNICATIONS RECEIVED AND FILED**
- 7) MATTERS FROM THE PUBLIC:** *MEMBERS OF THE PUBLIC ARE WELCOME TO ADDRESS THE ADVISORY BOARD ON ITEMS NOT LISTED ON THE AGENDA AND WITHIN THE JURISDICTION OF THE ADVISORY BOARD. THE ADVISORY BOARD IS PROHIBITED BY LAW FROM TAKING ACTION ON MATTERS NOT ON THE AGENDA, BUT MAY ASK QUESTIONS TO CLARIFY THE SPEAKER'S COMMENT AND/OR BRIEFLY ANSWER QUESTIONS. THE ADVISORY BOARD LIMITS TESTIMONY ON MATTERS NOT ON THE AGENDA TO 3 MINUTES PER PERSON AND NOT MORE THAN 10 MINUTES FOR A PARTICULAR SUBJECT AT THE DISCRETION OF THE BOARD CHAIR.*

IF YOU WISH TO SUBMIT WRITTEN COMMENTS, PLEASE PROVIDE 10 COPIES IN ADVANCE TO THE COUNTY DEPARTMENT OF PLANNING & BUILDING SERVICES COMMISSION STAFF, LOCATED IN THE ADMINISTRATION CENTER AT 860 N. BUSH ST, UKIAH, CA 95482.
- 8) REGULAR CALENDAR**
 - 9A. DISCUSSION AND POSSIBLE ACTION TO ESTABLISH THE ADVISORY BOARD'S MEETING CALENDAR FOR FISCAL YEAR 2019/2020.
 - 9B. DISCUSSION AND DIRECTION CONCERNING THE PREPARATION OF THE ANNUAL REPORT FOR FY 19/20.
- 9) MATTERS FROM THE ADVISORY BOARD**
- 10) ADJOURNMENT**



**COASTAL DEVELOPMENT PERMITS
AGENDA**

WEDNESDAY

**DECEMBER 18, 2019
2:30 P.M.**

AMENDED (TIME CHANGE)

SPECIAL MEETING

**FORT BRAGG PUBLIC LIBRARY
499 EAST LAUREL STREET, FORT BRAGG, CALIFORNIA**

1. **Meeting Called to Order – 2:30 PM.**
2. **Determination of Noticing.**
3. **Regular Calendar.**
 - 3a. **CASE#:** U_2019-0018
DATE FILED: 7/19/2019
OWNER: JEFFREY & JUSTINE CORBETT
APPLICANT: FRANCES KANE
REQUEST: Use Permit to allow for retail sales of merchandise, art, alcohol and non-alcoholic beverages on the first floor. The second floor will be used as office and storage space for the proposed retail use.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, within the Town of Mendocino, 0.06± miles east of Kasten Street (CR 407L) and Albion Street (CR 407D), located at 45055 Albion St., Mendocino (APN: 119-238-07).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: TIA SAR
4. **Matters from Staff.**
5. **Matters from the Public.** The Coastal Permit Administrator welcomes participation in meetings. This item is limited to matters under the jurisdiction of the Administrator that are not on the posted agenda and item
6. **Adjournment.**

APPEAL PROCESS. Persons who are dissatisfied with a decision of the Coastal Permit Administrator may appeal the action to the Board of Supervisors. An appeal must be made in writing along with the applicable fee to the Clerk of the Board within 10 days of the Coastal Permit Administrator's decision. The appeal issue will be placed on the next available Board of Supervisor's agenda for consideration, and the appellant will be notified of the time and date. Appeals to the Board of Supervisors do not necessarily guarantee that the Coastal Permit Administrator's decision will be overturned. In some cases, the Board of Supervisors may not have the legal authority to overturn the decision of the Administrator.

www.mendocinocounty.org/pbs



PLANNING COMMISSION AGENDA

DECEMBER 19, 2019
9:00 AM

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.

The Planning Commission limits public testimony on matters to 3 minutes per person, at the discretion of the Chair. If you wish to submit written comments, please provide 10 copies to the Commission staff.

5. **Consent Calendar.**

None.

6. **Regular Calendar**

6a. **CASE#:** GP_2019-0005/ R_2019-0006/ U_2019-0009

DATE FILED: 5/23/2019

OWNER: GOLD WEST LAND COMPANY LLC

APPLICANT: GILLIAN HAYES

REQUEST: The proposed project consists of three request components. 1) A general plan amendment to change a portion of the subject parcel from a Remote Residential (RMR) designation to a Rural Community (RC) designation; 2) a rezone to change a portion of the subject parcel from the Upland Residential (UR) zoning district to the Rural Community zoning district, with a contract rezone combining district to limit uses (RC:CR); and 3) a use permit to allow for retail, manufacturing (volatile and non-volatile), and distribution.

ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION

LOCATION: 1.5± mi. south of the Laytonville center, on the east side of US Hwy. 101 (US 101), 0.2± mi. north of its intersection with Vincent Ln. (private), located at 43045 Hwy 101, Laytonville (APN: 035-150-25).

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: SAM VANDEWATER

7. **Matters from Staff.**
8. **Matters from Commission.**
9. **Approval of Minutes.**
 - 9a. September 19, 2019
10. **Adjournment.**



ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at www.mendocinocounty.org/pbs. 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.mendocinocounty.org/pbs>



AIRPORT LAND USE COMMISSION AGENDA

DECEMBER 19, 2019
2:00 P.M.

**Mendocino County Administration Center
Board of Supervisors Chambers
501 Low Gap Road, Ukiah, California**

ORDER OF AGENDA

1. **Roll Call**
2. **Determination of Legal Notice**
3. **Matters from the Public.** The Airport Land Use 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.
4. **Regular Calendar**
 - 4a. **CASE#:** ALUC_2019-0003
DATE FILED: 11/14/2019
OWNER: STEVE REDDING
APPLICANT/AGENT: CHANDRA MARTINEZ
REQUEST: Mendocino County Airport Comprehensive Land Use Plan Consistency Determination for a proposed cannabis microbusiness that would include indoor cultivation, distribution, dispensary/retail, manufacturing and processing of adult use and medicinal products within two existing buildings totaling 7,000 sq. ft. No expansion of the buildings is proposed. On-site parking for twenty-nine dedicated parking spaces on the 27,442 sq. ft. lot also is included along with outdoor lighting for the buildings and parking lot along with separate signage.
LOCATION: In the City of Ukiah, lying on the east side of South State Street (City), 288± feet north of the intersection with Hastings Avenue (City), located at 1125 South State Street, Ukiah (APN: 003-140-39).
STAFF PLANNER: KEITH GRONENDYKE
5. **Matters from Staff**
6. **Matters from Commission**
7. **Approval of Minutes**
8. **Adjournment**

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at:

www.mendocinocounty.org/government/planning-building-services/meeting-agendas/airport-land-use-commission

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.

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