



VIRTUAL MEETING

ORDER OF AGENDA

Effective March 27, 2020, the Mendocino County Planning Commission meetings will be conducted **virtually** and not available for in person public participation (pursuant to State Executive Order N-29-20). Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org or orally via telecomment in lieu of personal attendance. All public comment will be made available to the Commissioners, staff, and the general public after processing by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>.

To submit public comments via telecomment, a request form must be received by 7:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

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#: UM_2019-0003 / V_2019-0005

DATE FILED: 10/28/2019

OWNER: DHARMA REALM BUDDHIST ASSOCIATION

APPLICANT/AGENT: JOHN CHU

REQUEST: This project involves past entitlements and has two (2) components: (1) Modification of previously approved Use Permit (U 11-99/2009) and Variance (V 7-99/2009) to modify and remove a portion of Condition B1, which included a limitation that the "Maximum heights of structures [be] limited to the height limits provided for within the applicable Zoning Districts"; and (2) A Variance to Mendocino County Code Chapter 20.052.055 (Agricultural Zoning District - Building Height Limit) to increase the height of the proposed Assembly Hall from the present maximum of 50 to 65 feet.

ENVIRONMENTAL DETERMINATION: Addendum to EIR (SCH#: 1996062086); U 11-99/2009 & V 7-99/2009

LOCATION: 3.9± miles southeast of the City of Ukiah, in the community of Talmage, lying east of the intersection of State Route 222 (SR 222/Talmage Road), and Old River Road (CR 201); located at 4951 Bohdi Way, Talmage; APN: 181-190-05.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: SUSAN SUMMERFORD



6b. CASE#: MS_2019-0001

OWNER: GARY & VIRGINIA ISLAND

APPLICANT: GARY ISLAND

AGENT: RON FRANZ

REQUEST: Subdivision of a 325± acre property into (2) two parcels of 160± & 165 ± acres. No new development is proposed, as both parcels maintain existing septic systems, domestic wells, utilities, and access encroachments onto State Highway (SR 253).

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 7.8 ± miles east of Boonville town center, lying on south side of State Route 253 (CA-253 E), 6.9± miles east of its intersection with State Route 128 (CA-128E); located at 12101 Boonville Rd. & 11501 Boonville Rd., Boonville; APN: 046-260-84.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: DIRK LARSON

7. Matters from Staff.

8. Matters from Commission.

9. Approval of Minutes.

None.

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>