



VIRTUAL MEETING

ORDER OF AGENDA

The Mendocino County Planning Commission meetings will be conducted **virtually** and not available for in person public participation pursuant to Government Code section 54953 and the recommendation of the Mendocino County Health Officer. 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.

3a. Status of Projects under the Jurisdiction of the Planning Commission.

4. Matters from the Public. Members of the public are welcome to address the Planning Commission on items not listed on the agenda, but within the jurisdiction of the Planning Commission. The Planning Commission is prohibited by law from taking action on matters not on the agenda. Individuals wishing to address the Planning Commission under Matters from the Public are welcome to do so via email, telephone, Zoom, or via voicemail message. For information on each of these methods call the Planning & Building Department at (707) 234-6650 or visit <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>. All correspondence will be attached to the item and made available online at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

5. Consent Calendar.

None.

6. Regular Calendar

6a. CASE#: U_2021-0001 (Continued from September 2, 2021)

DATE FILED: 1/13/2021

OWNER: CINDY KUNG

APPLICANT: FRANK MA & CINDY KUNG

REQUEST: Major Use Permit to operate a vacation home rental in an existing single family residence.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.7± miles east of Albion town center, lying on the west side of Albion Ridge "G" Road (Private), 300± feet south of its intersection with Albion Ridge Road (CR 402); located at 32125 Albion Ridge "G" Road, Albion; APN: 123-232-03.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JESSIE WALDMAN



6b. CASE#: MS_2020-0007

OWNER /APPLICANT/AGENT: BODHI MARK

REQUEST: Minor Subdivision of a 144.78± acre parcel into two parcels of sixty (60±) acres and eighty-four (84±) acres, exceptions to MCC Sec. 17-48.5(A)(1)(e)(i) are requested to increase the maximum grade of the subdivision's road from sixteen (16) percent to twenty (20) percent where the topography of the land makes grading to sixteen percent prohibitive and to reduce the required minimum width of the required twenty-two (22) foot wide road to a twenty (20) foot wide road, where twenty-two feet in width cannot be achieved due to steep topography. Upgrading the driveway encroachment to Highway 128 also is proposed.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 3.78+/- miles southeast of Yorkville, lying north of Highway 128, 0.75+/- miles northeast of its intersection with Mountain House Road (CR 111), located at 17950 Highlands Ridge Road, Yorkville; APN 049-370-63.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KEITH GRONENDYKE

6c. Review and Discussion of the Planning Commission Bylaws and Rules of Procedure.

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>