



PLANNING COMMISSION AGENDA

APRIL 21, 2022
9:00 A.M

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 the provisions of 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>

ZOOM INFORMATION

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You are invited to a Zoom webinar.

Mendocino County Planning Commission April 21, 2022 09:00 AM Pacific Time (US and Canada)

Please click the link below to join the webinar:
<https://mendocinocounty.zoom.us/j/86784584056>

Or One tap mobile :

US: +16699009128,,86784584056# or +12532158782,,86784584056#

Or Telephone:

US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715 8592 or
+1 312 626 6799

Zoom Instructions:

- 1. Via Computer as an attendee: To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. If you encounter any issues, please use the call-in option below.**
- 2. Via phone call using cellphone or landline: When the Planning Commission meeting begins, and they begin to discuss the item you wish to comment on, Press *9 to raise your hand. When you are called upon to speak, you will be prompted to unmute your mic, press *6 to unmute.**

Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again.

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, please use the telecomment form found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

- 1. Roll Call.**



2. Planning Commission Administration.

2a. Discussion and Possible Action Including Adoption of Resolution of the Mendocino County Planning Commission Finding that State or Local Officials Continue to Recommend Measures to Promote Social Distancing in Connection with Public Meetings.

2b. Determination of Legal Notice.

3. Director’s Report.

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, or Zoom. 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_2021-0006 (Continued from 4/7/22)

DATE FILED: 5/7/2021

OWNER: ROBERT L ANDERSEN

APPLICANT: AT&T MOBILITY

AGENT: EPIC WIRELESS/ASHLEY SMITH

REQUEST: Use Permit to construct a new 120 foot tall cellular antenna tower with a lattice type design. Twelve panel antennas would be placed upon the tower along with one GPS unit, fifteen RRUs along with nine others for future tower loading and four surge suppressors. A 40’ x 45’ (1,800 sq. ft.) equipment lease area surrounded by a six foot tall chain link fence is also proposed at the base of the tower, which will include a pre-manufactured 8’ x 8’ equipment shelter with associated interior equipment and a 30 kw AC diesel standby generator attached to a 190 gallon capacity belly tank within a level ±2 acoustic enclosure. All equipment will be placed on concrete pads.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: In the Coastal Zone 2.27± miles northeast of Gualala, lying on the south side of Country Club Way (CR 514A), 990± feet southwest of its intersection with Ocean Ridge Drive, located at 45315 Country Club Way, Gualala (APN: 144-220-15).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KEITH GRONENDYKE

6b. CASE#: MS_2021-0002

DATE FILED: 6/17/2021

OWNER/APPLICANT: RURAL COMMUNITES HOUSING DEVELOPMENT CORPORATION

AGENT: CORT MUNSELLE, MUNSELLE CIVIL ENGINEERING

REQUEST: Two lot minor subdivision of a 4.10± acre parcel to create one parcel of 2.37± acres (Lot 1) and one parcel of 1.73± acres (Lot 2).

ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION

LOCATION: 0.60± miles northeast of the City of Ukiah, at the intersection of Brush Street (CR 217) and North Orchard Avenue (City of Ukiah), located at 365 Brush Street, Ukiah; APN: 002-101-31.

SUPERVISORIAL DISTRICT: 2

STAFF PLANNER: RUSSELL FORD



- 6c. CASE#:** MS_2021-0005
DATE FILED: 7/26/2021
OWNER/APPLICANT: RICK & JANE CUPPLES
AGENT: RON FRANZ
REQUEST: Minor Subdivision of a 4.5± acre parcel into two parcels of 3.6± and 0.9± acres in size.
ENVIRONMENTAL DETERMINATION: Negative Declaration
LOCATION: 0.5± southwest of Hopland center, at the terminus of St Mary's Avenue (CR 114C), 600± from its intersection with Mac Millan Drive (CR 114B), located at 501 St Mary's Avenue, Hopland; APN: 048-341-18.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: SAM VANDY VANDEWATER

7. Matters from Staff.

8. Matters from Commission.

9. Approval of Minutes.

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>