



PLANNING COMMISSION AGENDA

**JUNE 16, 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

You are invited to a Zoom webinar.

Mendocino County Planning Commission June 16, 2022 09:00 AM Pacific Time (US and Canada)

Please click the link below to join the webinar:

<https://mendocinocounty.zoom.us/j/82780246897>

Or One tap mobile :

US: +16699009128,,82780246897# or +13462487799,,82780246897#

Or Telephone:

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

Web ID:

827 8024 6897

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>



<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_2017-0036 (Continued from 5/19/22)

DATE FILED: 12/22/2017

OWNER: AT&T CORP

APPLICANT: AT&T MOBILITY

AGENT: EPIC WIRELESS GROUP, LLC

REQUEST: Coastal Development Use Permit to authorize construction and operation of a wireless communication facility consisting of a 76 foot tall faux water tank with various appurtenant equipment and ground equipment including a generator and equipment cabinet. Associated improvements include establishment of access to the site via a gravel road and trenching of power and fiber to the site location. The proposed faux water tank will be located within a 1,800 square-foot fenced compound. Fencing is proposed to be 6 foot tall redwood fencing.

ENVIRONMENTAL DETERMINATION: MITIGATED NEGATIVE DECLARATION

LOCATION: In the Coastal Zone, 1± miles north of the community of Manchester, on the north side of Kinney Road (CR 512), 1± miles west of its intersection with Highway 1, at 44601 Kinney Road (APN 133-010-04).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA KROG

6b. CASE#: MS_2020-0006 (Continued from 5/19/22)

OWNER: JACK RAFTER LLC

APPLICANT: VANCE RICKS

AGENT: JIM RONCO

REQUEST: Minor Subdivision of one legal 6 acre parcel, comprised of APNs 167-190-08 and 167-230-03, creating two separate legal parcels of 2.1± acres and 3.9± acres.

ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION

LOCATION: 4.5± miles north of Ukiah City center, lying on the east side of North State Street (CR 104), 0.3± north of its intersection with Pomo Lane (CR 228A); located at 4681 and 4661 North State Street, Ukiah; APNs: 167-190-08 and 167-230-03.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: MARK CLISER

6c. CASE#: MS_2021-0003

DATE FILED: 6/18/2021

OWNER APPLICANT: BARBARA GENE WILLENS

AGENT: SAM POPE

REQUEST: Two lot minor subdivision of a 40.28± acre parcel to create one parcel of 20.14± acres (Lot 1) and one parcel of 20.14± acres (Lot 2).

ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION

LOCATION: 5± miles northwest of the City of Willits, between Sherwood Road (CR 311) and Timberline Road (private), located at 29301 Timberline Rd, Willits; APN: 037-680-38.

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: TIA SAR

6d. CASE#: U_2021-0007

DATE FILED: 5/24/2021

OWNER/APPLICANT: ALBERT DUNNE

REQUEST: Major Use Permit to use an existing single-family residence as a short-term rental per Mendocino County Code Section 20.164.015 (L): Room and Board.

ENVIRONMENTAL DETERMINATION: Statutory Exemption

LOCATION: 2.25± miles northwest of Fort Bragg City center, Thomas Ln (private) runs through the middle of the property, 525± feet east of its intersection with Bush Creek Road (private), located at 31201 Thomas Ln, Fort Bragg; APN: 019-700-18.

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: MATT GOINES



6e. CASE#: U_2021-0013
DATE FILED: 9/16/2021
OWNER/APPLICANT: FELICIA RICE
AGENT: KELLY GRIMES
REQUEST: Coastal Development Use Permit to remove an existing 135 square foot shed and construct a new 360 square foot shed for use as a Cottage Industry.
ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT
LOCATION: In the Coastal Zone, in the Town of Mendocino, lying on the east side of Heeser Street (CR 4071) at its intersection with Calpella Street (CR 407B), located at 45320 Calpella Street, Mendocino, APN: 119-213-11.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: STEVEN SWITZER

7. Matters from Staff.

8. Matters from Commission.

8a. Discussion and Possible Action Regarding Presentation by Planning Commission Ad Hoc Committee on Short Term Rentals Including Possible Direction to Staff.

9. Approval of Minutes.

9a. April 21, 2022

9b. May 19, 2022

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>