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# PLANNING COMMISSION AGENDA

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NOVEMBER 17, 2022  
9:00 A.M

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## 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** November 17, 2022 09:00 AM Pacific Time (US and Canada)

**Please click the link below to join the webinar:**  
<https://mendocinocounty.zoom.us/j/82538598174>

### Or One tap mobile:

US: +16694449171,,82538598174# or +16699009128,,82538598174#

### Or Telephone:

US: +1 669 444 9171 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 719 359 4580 or +1 386 347 5053 or +1 564 217 2000 or +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799

### Web ID:

825 3859 8174

### 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](mailto: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\_2021-0011**

**DATE FILED:** 8/5/2021

**OWNER:** BPF POINT ARENA CONSERVATION LANDS LLC

**APPLICANT/AGENT:** SCOTT ROYCRAFT

**REQUEST:** Modification of Coastal Development Use Permit U\_2017-0008 to reclassify use to Cremated Remains Disposer and expand use to the adjoining 20-acre parcel located at 25204 Ten Mile Road (APN: 027-306-32). Proposed improvements include establishment of low impact trails, maintenance of the existing trails, skid roads, landing areas and driveways, and on-going forest and vegetation management. All-terrain vehicles will be used to transport mobility limited customers throughout the property as required.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** In the Coastal Zone, 3± miles southeast of the City of Point Arena, on the west side of Ten Mile Road (CR 506), 1± mile south of its intersection with Eureka Hill Road (CR 505); located at 25204 Ten Mile Road, Point Arena; APN 027-306-32.

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** MARK CLISER

**6b. (Continued From November 3, 2022)** Discussion and Possible Action including Presentation by Planning Commission Ad Hoc Committee on Short Term Rentals and Possible Adoption of a Resolution providing clarification regarding interpretation of the applicability of Mendocino County Code section 20.164.015(L) and 20.024.135 as they relate to occupancy of a single-family residence as transient habitation.

**7. Matters from Staff.**

**8. Matters from Commission.**

**8a.** None.

**9. Approval of Minutes.**

**9a.** 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](http://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>