



PLANNING COMMISSION
AGENDA **SPECIAL MEETING**

MARCH 9, 2023
10:00 A.M

HYBRID MEETING

ORDER OF AGENDA

The Mendocino County Planning Commission meetings will be conducted in person as well as hybrid, via Zoom. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

ZOOM INFORMATION

Mendocino County Planning Commission March 9, 2023 10:00 AM Pacific Time (US and Canada)

Please click the link below to join the webinar:

<https://mendocinocounty.zoom.us/j/89103744788>

Or One tap mobile :

US: +16694449171,,89103744788# or +16699009128,,89103744788#

Web ID: 891 0374 4788

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.

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. 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 in person, via email, 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#: S_2020-0001/DEV_2020-0001/AP_2022-0034**
DATE FILED: 07/23/2020
OWNER: RANCHO YOKAYO, L.P.
APPLICANT: GUILLON, INC.
REQUEST: Modifications to previously approved Garden's Gate Subdivision Vesting Tentative Map (S_3-2005) and its associated Development Agreement. The Subdivision Modification (S_2020-0001) consists of an Amended Vesting Tentative Map to subdivide 48.8± acres into 171 single-family residential parcels with parks, streets and utilities. The renamed "Bella Vista Subdivision" would include a 39-unit age-restricted Senior Neighborhood and a 132-unit Traditional Neighborhood. In accordance with a modified Inclusionary Housing Plan, 10% of the residences in the Traditional Neighborhood would be restricted for sale to qualifying moderate-income households. The Subdivision Modifications include a Phasing Plan, Design Guidelines and a Preliminary Landscape Site Plan. In accordance with State Density Bonus Law, exceptions to



the Division of Land Regulations and County Zoning Ordinance are requested for minimum lot sizes, setbacks, double frontage lots, private road easements, and fence standards. An Administrative Permit (AP_2022-0034) is requested to authorize single-family residential uses within the portions of the site that are in the Multiple Family Residential ("R-3") District. The Restated Development Agreement (DEV_2020-0001) would amend the Garden's Gate Development Agreement to reflect the Subdivision Modification, to establish a new 10-year term for the Restated Development Agreement, and to modify the Inclusionary Housing Agreement. The Planning Commission will provide a recommendation to the Board of Supervisors regarding approval of the following items:

- Restated Development Agreement
- Amended Vesting Tentative Map
- Modified Phasing Plan
- Modified Design Guidelines
- Preliminary Landscape Site Plan & Planting Plan
- Reductions in Development Standards per State Density Bonus Law
- Administrative Permit
- Inclusionary Housing Plan
- Inclusionary Housing Agreement
- Addendum to the Environmental Impact Report for the Garden's Gate Subdivision
- Amended Mitigation Monitoring and Reporting Program

ENVIRONMENTAL DETERMINATION: Garden's Gate Final Environmental Impact Report (SCH No. 2007052006) was certified by the Board of Supervisors on October 6, 2009. An EIR Addendum was prepared for the Modified Project, including an Amended Mitigation Monitoring & Reporting Program.

LOCATION: 1± miles south of the City of Ukiah, lying on the west side of South State Street (CR# 104A), immediately south of its intersection with Gobalet Lane (Private) addressed at 3000 South State Street; APNs 184-110-28, 184-110-29, 184-120-21 & 184-120-01.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIA KROG

6b. Nomination of one additional member of the Planning Commission to sit on the Airport Land Use Commission

7. **Matters from Staff.**

8. **Matters from Commission.**

9. **Approval of Minutes.**

9a. September 1, 2022, Draft Planning Commission Minutes

9b. November 3, 2022, Draft Planning Commission Minutes

9c. January 19, 2023, Draft Planning Commission 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>