



**PLANNING COMMISSION
AGENDA** **SPECIAL MEETING**

**MARCH 23, 2023
9:00 A.M.**

HYBRID MEETING

AMENDED - ORDER OF AGENDA

The Mendocino County Planning Commission meeting will take place in the **Board of Supervisors Chambers, at 501 Low Gap Road, Ukiah, California**, and virtual attendance will be available 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 23, 2023 09:00 AM Pacific Time (US and Canada)

Please click the link below to join the webinar:
<https://mendocinocounty.zoom.us/j/87946729263>

Or One tap mobile :

US: +16699009128,,87946729263# or +16694449171,,87946729263#

Web ID: 879 4672 9263

Please note that each Zoom meeting has a unique meeting ID. Any item on this agenda that is continued to a future date will use the meeting ID 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/planning-commission>.
- 5. Consent Calendar.**

None.
- 6. Regular Calendar**
 - 6a. CASE#: MS_2019-0004**
DATE FILED: 9/11/2019
OWNER: ANNA SOMMERS & RUTH SLOCUM & ROBIN MADISON
APPLICANT: ANNA SOMMERS
REQUEST: Subdivision of a 44.08± acre lot into two (2) lots, each 22.04± acres in size. This proposed subdivision is to accommodate a previously constructed residential dwelling unit that presently exceeds the maximum dwelling density for its zoning district. This proposed subdivision will bring the property into conformance with regard to the number of residential structures per lot. No further development is proposed.
ENVIRONMENTAL DETERMINATION: Negative Declaration



LOCATION: 7.5 ± miles southeast of the City of Willits center, lying on the west side of Westview Road (private), 1.1± miles west of its intersection with Williams Ranch Road (private), located at 5600 Westview Rd., Willits; APN: 147-061-13.

SUPERVISORIAL DISTRICT: 4 (Gjerde)

STAFF PLANNER: MARK CLISER

6b. CASE#: MS_2020-0005

DATE FILED: 10/14/2020

OWNER: HUNTER TRAVIS AND KELSEY BROWN

APPLICANT/ AGENT: BRAD THOMAS - LACO ASSOCIATES

REQUEST: Minor Subdivision of a 34.92± acre parcel creating four (4) parcels, ranging in size from 5.08± to 8.05± acres with a Remainder Parcel of 11.59± acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 6.2± miles northeast of Ukiah City center, lying on the west side of Lake Ridge Drive (private), 1.5± miles north of its intersection with Lake Mendocino Drive (CR 227B); located at 5370 Lake Ridge Road; APN: 168-080-09.

SUPERVISORIAL DISTRICT: 1 (McGourty)

STAFF PLANNER: KEITH GRONENDYKE

6c. CASE#: MS_2022-0003

DATE FILED: 6/20/2022

OWNER: ROXANNE CLEMENT-RORICK

APPLICANT/AGENT: MUNSELLE CIVIL ENGINEERING, INC

REQUEST: Minor Subdivision of an existing 214± acre parcel into two (2) parcels and one (1) remainder parcel. Parcel 1 would be 56.77± acres, Parcel 2 would be 40± acres, and the Remainder Parcel would be 118.44± acres.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 6.5± miles north of Redwood Valley, on the west side of Tomki Road (CR 237D) 4.5± miles north of its intersection with East Road (CR 230) and West Road (CR 237); located at 16250 and 17000 Tomki Road, Redwood Valley; APN's: 107-056-04, 107-040-21, 105-290-16.

SUPERVISORIAL DISTRICT: 1 (McGourty)

STAFF PLANNER: LIAM CROWLEY

6d. CASE#: R_2021-0002

DATE FILED: SEPTEMBER 7, 2021

OWNER: VARIOUS

APPLICANT: EASTSIDE RESIDENTIAL REDWOOD VALLEY

AGENT: KATHLEEN GILLEY

REQUEST: Rezone request to establish a Cannabis Prohibition (CP) Combining District over 207 Assessor's Parcels in Redwood Valley. See attached map.

ENVIRONMENTAL DETERMINATION: Exempt – CCR Section 15061(b)(3)

LOCATION: 0.1± miles north of the Redwood Valley town center, bound generally on the west by East Road (CR 230), on the north by Madrone Drive (private) and Road I (CR 234), on the east by Colony Drive (CR 232-A), and on the south by Road D (CR 232).

SUPERVISORIAL DISTRICT: 1 (McGourty)

STAFF PLANNER: RUSSELL FORD

6e. 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. February 3, 2022, Draft Planning Commission Minutes
- 9b. March 3, 2022 (Amended), Draft Planning Commission Minutes
- 9c. November 17, 2022, Draft Planning Commission Minutes
- 9d. December 1, 2022, 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>



CASE#: R_2021-0002

