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# PLANNING COMMISSION AGENDA

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APRIL 6, 2023  
9:00 A.M.

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## HYBRID MEETING

### 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** April 6, 2023 09:00 AM Pacific Time (US and Canada)

**Please click the link below to join the webinar:** <https://mendocinocounty.zoom.us/j/85167523335>

### Or One tap mobile :

US: +16699009128,,85167523335# or +16694449171,,85167523335#

**Web ID:** 851 6752 3335

**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](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. 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#:** MS\_2022-0001

**DATE FILED:** 3/1/2022

**OWNER:** OMRI ZADIK, SHAHAR KOREN, & MICHAEL ADMONI

**APPLICANT:** MICHAEL ADMONI

**AGENT:** POPE ENGINEERING

**REQUEST:** Minor Subdivision of an existing 30.30± acre parcel into three respective 10.10± acre parcels.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** 1.5± miles northwest of Covelo Town center, on the east side of Crawford Road (CR 337H), 0.25± miles north from its intersection with Biggar Lane (CR 337C); No Address Assigned; APN: 032-470-63.

**SUPERVISORIAL DISTRICT:** 3 (Haschak)

**STAFF PLANNER:** STEVEN SWITZER



**6b. CASE#: A\_2022-0002**

**DATE FILED:** 3/11/2022

**OWNER:** SPENCER & AMANDA SAWYERS

**APPLICANT:** SPENCER SAWYERS

**REQUEST:** Agricultural Preserve application to re-establish a Williamson Act contract on a group of parcels under common ownership located in the western foothills of the Ukiah Valley.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 4.5± miles west of the Ukiah City Center, lying on the south side of Low Gap Rd (CR 212), 1.82± miles south of its intersection with Pine Ridge Rd. (CR 220), located at 468 Pine Ridge Rd, Ukiah; APNs: 156-200-02, 155-230-02, 155-240-01, and 156-210-02.

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** LIAM CROWLEY

**6c. CASE#: A\_2022-0007**

**DATE FILED:** 11/21/2022

**OWNER:** ISLAND MOUNTAIN LP

**APPLICANT/AGENT:** TOM WAGNER

**REQUEST:** Request to re-establish a Williamson Act contract on a 156± acre parcel within an existing Agricultural Preserve used as grazing land.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** On a private road 17± miles northwest of Covelo, 0.5± miles southwest of Island Mountain Road (private) and 1.5± miles southeast of its intersection with the Trinity County line, located at 73500 Island Mountain Road, Covelo; APN 011-670-20.

**SUPERVISORIAL DISTRICT:** 4 (Gjerde)

**STAFF PLANNER:** LIAM CROWLEY

**6d. CASE#: UM\_2019-0004**

**DATE FILED:** 10/12/22

**OWNER:** WOODS COOPERATIVE ASSOCIATION, INC.

**APPLICANT:** JAMES KACHIK, PRESIDENT OF THE BOARD, WOODS COOPERATIVE ASSOCIATION, INC.

**REQUEST:** Modification of Minor Use Permit (#U 3-72) to convert an existing 24-bed Assisted Living Facility into affordable residential units for low- to moderate-income seniors, not to exceed 24 units, per Mendocino County Code Section 20.204.035(B)

**ENVIRONMENTAL DETERMINATION:** Addendum to previously adopted Negative Declaration

**LOCATION:** 2.3± miles southeast of Little River town center, 0.3± miles south on State Route 1 (SR 1), on the southeast side of Little River-Airport Road (CR 404), 1.8± miles east of its intersection with State Route 1 (SR 1), located at 43300 Little River-Airport Rd., Little River. (APN: 121-330-13)

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** SUSAN SUMMERFORD

**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](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>