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# PLANNING COMMISSION AGENDA

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**MAY 4, 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** May 4, 2023, 9:00 AM Pacific Time (US and Canada)

**Please click the link to join the webinar:** <https://mendocinocounty.zoom.us/j/85010184131>

**Or One tap mobile :** **US: +16699009128,.85010184131# or +16694449171,.85010184131#**

**Webinar ID: 850 1018 4131**

**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.

5a. Approval of Planning Commission Minutes from April 7, 2022; April 6, 2023.

#### 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<sup>st</sup> (McGourty)  
**STAFF PLANNER:** LIAM CROWLEY

7. **Matters from Staff.**

8. **Matters from Commission.**

9. **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>