



PLANNING COMMISSION AGENDA

SEPTEMBER 21, 2023
9:30 A.M

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 Planning Commission September 21, 2023, 9:30 AM Pacific Time (US and Canada)

Please click the link below to join the webinar: <https://mendocinocounty.zoom.us/j/86370267032>

Or One tap mobile : +16694449171,86370267032# US+16699009128,86370267032# US (San Jose)

Webinar ID: 863 7026 7032

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.**
 - 5a. Approval of Planning Commission Minutes from August 3, 2023.
6. **Regular Calendar**
 - 6a. **CASE #:** A_2022-0003
DATE FILED: 4/25/2022
OWNER/APPLICANT: HEIDI WORDHOUSE-DYKEMA
REQUEST: Agricultural Preserve to establish a Williamson Act contract over 590± acres in the Laytonville area.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 9.3± miles north of Laytonville, on the east side of Simmerly Ranch Road (private), 1.4± miles northeast of its intersection with Simmerly Road (private), located at 6969 Simmerly Ranch Road, Laytonville. (APN's: 032-221-22; 032-222-18; 032-222-27; 032-222-29; 032-222-30; 032-223-17; 032-223-27)
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: DIRK LARSON



6b. CASE#: RE_2023-0001
DATE FILED: 1/10/2023
OWNER: MARK THEIS
APPLICANT: WOODY HECKEROTH
REQUEST: Cancellation of a portion of the existing Williamson Act contract on APN: 035-030-16 to match property boundaries recently adjusted by a Boundary Line Adjustment (B_2021-0038).
ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION
LOCATION: 1.6± miles southeast of Dos Rios town center, lying on the north side of State Route 162 (SR 162), 0.9± miles east of its intersection with Laytonville Dos Rios Road (CR 322), located at 51110 Covelo Road, Dos Rios; APN:035-030-16.
SUPERVISORIAL DISTRICT: 3 (Haschak)
STAFF PLANNER: MARK CLISER

6c. CASE#: U_2022-0011
DATE FILED: 12/01/2022
OWNER/APPLICANT: SCOTT AND APRIL SMITH
REQUEST: Major Use Permit to use an existing single-family residence as a short-term rental per Mendocino County Code Section 20.164.015 (L).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 1.75± miles northeast of the City of Fort Bragg, on the east side of State Route 1 (SR 1), 1,012± feet east of its intersection with Jane Lane (private); located at 32700 Jane Lane, Fort Bragg; APN: 069-251-17.
SUPERVISORIAL DISTRICT: 4 (Gjerde)
STAFF PLANNER: KEITH GRONENDYKE

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. 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>