



# ZONING ADMINISTRATOR AGENDA

OCTOBER 09, 2025  
1:30 P.M.

## HYBRID MEETING

### ORDER OF AGENDA



The Mendocino County Zoning Administrator meetings will be conducted in person at 860 North Bush St. Ukiah, CA 95482. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

**ZONING ADMINISTRATOR MEETING** Thursday, October 09, 2025 @ 1:30 PM Pacific Time (US and Canada) Mendocino County.

Please click the link to join the webinar: <https://mendocinocounty.zoom.us/j/84692964105>

One tap mobile : +16699009128, 84692964105# US (San Jose)+16694449171, 84692964105# US

Webinar ID: 846 9296 4105

The public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.gov](mailto:pbscommissions@mendocinocounty.gov) or orally via telecomment in lieu of personal attendance. All public comment will be made available to the Zoning Administrator, staff, and the general public after processing by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>. To submit public comments via telecomment, please use the telecomment form found at: <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies> under the Zoning Administrator tab.

**1. Meeting Called to Order – 1:30 P.M.**

**2. Determination of Noticing.**

**3. Regular Calendar.**

**3a. CASE#: AP\_2025-0014**

**DATE FILED:** 6/4/2025

**OWNER/APPLICANT:** Christopher and Shoshana Dutton

**REQUEST:** Administrative Permit for temporary occupancy of a trailer coach during the conversion of a garage into a single-family residence.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 4.35± miles northwest of Hopland, on the southwest side of Feliz Creek Road (Private), 0.66± miles west of its intersection with Eagle Rock Road (Private), located at 4627 Feliz Creek Road, Hopland; APN: 047-040-32.

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** Marco Rodriguez

**4. Matters from Staff.**

**5. Matters from the Public.** The Zoning Administrator welcomes participation in meetings. This item is limited to matters under the jurisdiction of the Zoning Administrator that are not on the posted agenda and items that have not already been considered by the Zoning Administrator. No action will be taken.

**6. Adjournment**

**ADDITIONAL INFORMATION/REPORT AVAILABILITY.** The staff report and notice are available on the Department of Planning and Building Services website: <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>. 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 Zoning Administrator's 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 Zoning Administrator 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 Zoning Administrator'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 Zoning Administrator'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.gov/pbs>