



ZONING ADMINISTRATOR AGENDA

DECEMBER 11, 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, December 11, 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 pbcommissions@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_2025-0004 (Continued from 11.13.25)

DATE FILED: 3/19/2025

OWNER: Jeremy Donahoo

APPLICANT: Dylan McGinty

REQUEST: Administrative Permit to reduce the required setback for cannabis cultivation from 100 feet to 50 feet from the southern adjacent parcel under separate ownership. The request also includes approval for 2,500 square feet of indoor cannabis cultivation within the AG-40 zoning district, pursuant to Mendocino County Code §20.242

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 0.25± miles north of the Potter Valley town center, located at 12300 Powerhouse Road; APN: 174-070-11.

SUPERVISORIAL DISTRICT: 1

STAFF PLANNER: Jamie Henry

3b. CASE#: AP_2025-0024 (Continued from 11.13.25)

DATE FILED: 10/2/2025

OWNER: Amazon.com Services LLC

APPLICANT: Adrian Martinez

AGENT: CDP Development, Inc

REQUEST: Administrative Permit for temporary occupancy of a mobile office for use during construction of a new warehouse on site.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.45± miles north of Ukiah city center, lying on the east side of North State St (CR 104), just north of the junction of US 101 off ramp and North State St (CR 104), located at 1795 N. State St, Ukiah (APN 170-190-27x)

SUPERVISORIAL DISTRICT: 1 (Cline)

STAFF PLANNER: Dirk Larson



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>