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# SUBDIVISION COMMITTEE AGENDA

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JANUARY 11, 2018  
9:00 A.M.

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COUNTY ADMINISTRATION BUILDING  
501 LOW GAP ROAD, UKIAH - CONFERENCE ROOM C

## ORDER OF AGENDA

### 1. ROLL CALL

### 2. BOUNDARY LINE ADJUSTMENTS

#### 2a. CASE#: B\_2017-0038 (Continued from 9-14-17, 10-12-17, 11-9-17, & 12-14-17)

**DATE FILED:** 6/29/2017

**OWNER:** MARTINSON CLYDE R & MARIA

**APPLICANT:** RUSTY MARTINSON

**AGENT:** RON FRANZ

**REQUEST:** The applicant has three existing lots that contain two residences and a working vineyard. The project proposes to reconfigure the boundary between the three lots to put each residence on its own parcel, with the vineyard and pond making the balance. Lot 1 (APN: 162-110-04) will be increased by 5.9± acres and will contain both a residence and a portion of the vineyard. Lot 2 (APN: 162-110-05) will be increased by 12± acres, comprising the majority of the vineyard, and Lot 3 (APNs: 162-110-06, 162-140-42) will be reduced by 17.9± acres and will contain only the 2nd house. The final result of this adjustment will be three lots; Lot 1 (APN: 162-110-04) at 9.1± acres, Lot 2 (APN: 162-110-05) at 35.4± acres and Lot 3 (APNs: 162-110-06, 162-140-42) at 1.7± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** Parcels are on the south side of Road N (CR 238-A) .40± miles west of its intersection with West Road (CR 237), located at 501 Road N, Redwood Valley (APNs: 162-110-04, 05, 06, & 162-140-42).

**STAFF PLANNER:** Russell Ford

#### 2b. CASE#: B\_2017-0059

**DATE FILED:** 11/27/2017

**OWNER/APPLICANT:** KEARNEY KENNETH DUGALD & SANDR

**REQUEST:** Applicant proposes to transfer .29± acres of undeveloped open space from Lot 1 (APN: 119-070-03) to Lot 2 (APN: 119-070-05). The final result will be two lots. Lot 1 (APN 119-070-03) at .46± acres, and Lot 2 (APN 119-070-05) at .73± acres.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** Parcels are on the west side of Palette Dr. (CR 448), .30± miles northeast of the intersection of Little Lake Rd. (CR 408) and Lansing St., (500) within the Point of View Estates Subdivision. Located at 10840 Palette Dr., Mendocino (APN: 119-070-05).

**STAFF PLANNER:** Russell Ford

#### 2c. CASE#: B\_2017-0060

**DATE FILED:** 12/14/2017

**OWNER/APPLICANT:** NOGUERA ADONIS & SARAH M

**AGENT:** RON FRANZ

**REQUEST:** Applicant proposes to transfer .4.12± acres of undeveloped open space from Lot 1 (APN: 003-190-02) to Lot 2 (APN: 003-110-70). The final result will be two lots. Lot 1 (APN: 003-190-02) will remain undeveloped and be reduced to 11.08± acres, and Lot 2 (APN: 003-110-70) will contain an existing SFR and be increased to 5.03± acres. Additionally, the boundaries of Lot 2 will extend across the City of Ukiah limits.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** Parcels are on the north side of Redwood Ave. (City of Ukiah), 1.10± miles southwest of the intersection of State St. and Perkins St., located at 603 Redwood Avenue, Ukiah (APN: 003-110-70).

**STAFF PLANNER:** Russell Ford



**3. MINOR SUBDIVISIONS**

None

**4. PREAPPLICATION CONFERENCE**

**4a. CASE#: PAC\_2017-0025 (Continued from 12-14-17)**

**DATE FILED:** 10/17/2017

**OWNER:** FAWN KENN & CAROL J

**APPLICANT:** STOCKEL ANNA

**REQUEST:** Pre Application Conference for major use permit for four (4) dwelling units and short term rentals of two of the dwelling units (rented four times per month), one (1) aerobic facility with bathroom, four (4) guest tent spaces, one (1) guest RV space with utilities and separate restroom and shower structure, creation of pond and hiking trails for guest use, one (1) commercial kitchen with bathroom to be used for food and beverage preparation without consumption, and cultivation and sales of agricultural products: mushrooms and medicinal herbs (not cannabis) with roadside sales.

**LOCATION:** 3.8± miles northeast of Fort Bragg City center, lying on the east side of Hwy 1, 0.2± miles north of its intersection with Mill Creek Dr., located at 24535 N Hwy 1, Fort Bragg (APN: 069-310-03).

**STAFF PLANNER:** Monique Gil

**4b. CASE#: PAC\_2017-0026**

**DATE FILED:** 12/4/2017

**OWNER/APPLICANT:** ROWLAND MATHEW J

**REQUEST:** A Pre-Application Conference request to discuss changing the land use and zoning from RR to C; and discuss a possible Major Use Permit for "Construction Sales and Services" in the Mendocino Commercial District.

**ENVIRONMENTAL DETERMINATION:** Statutory Exemption

**LOCATION:** 44351 Little Lake Road, Mendocino (APN: 119-090-24).

**STAFF PLANNER:** Juliana Cherry

**5. MATTERS FROM STAFF**

**6. ADJOURNMENT**

ADJOURNMENT/APPEAL PROCESS FOR BOUNDARY LINE ADJUSTMENT

Applicants or other persons who are dissatisfied with a decision of the Subdivision Committee for a Boundary Line Adjustment may appeal the action to the Planning Commission. An appeal must be made in writing along with the applicable fee to the Department of Planning and Building Services within 10 days of the Committee's decision. The appeal issue will be placed on the next available Planning Commission agenda, and the appellant will be notified of the time and date. Appeals to the Commission do not necessarily guarantee that the Committee's decision will be overturned. In some cases, the Commission may not have the legal authority to overturn the decision of the Committee.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at [www.co.mendocino.ca.us/planning](http://www.co.mendocino.ca.us/planning). 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.

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>