



SUBDIVISION COMMITTEE AGENDA

OCTOBER 11, 2018
9:00 A.M.

PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET, UKIAH – MULTIPURPOSE ROOM

ORDER OF AGENDA

1. ROLL CALL

2. BOUNDARY LINE ADJUSTMENTS

2a. CASE#: B_2018-0020

DATE FILED: 4/3/2018

OWNER/ APPLICANT: SUSAN ELIZABETH BENNELL TTEE & BETTY J. O'NEIL

AGENT: SUSAN D RUSCHMEYER

REQUEST: Coastal Development Boundary Line Adjustment to reconfigure 5,716± sq. ft. between 2 separate owners across 3 parcels. Parcel 1 would gain & lose equal square footage. Parcel 2 would lose negligible square footage. Parcel 3 would gain negligible square footage.

LOCATION: In the Coastal Zone, 2± miles northwest of Gualala center, on the east side of Glennen Dr. (CR 534), 0.1 miles northeast of its intersection with State Hwy. 1 (SH 1), located at 37031 Glennen Dr., Gualala (APNs: 144-170-06, -09, & 144-160-22).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Sam 'Vandy' Vandewater

2b. CASE#: B_2018-0051

DATE FILED: 7/23/2018

OWNER: SUNDSTROM SHOPPING CENTER

APPLICANT: FRANCINE TEMPLE

REQUEST: Coastal Development Boundary Line Adjustment to reconfigure the boundary between 3 existing parcels. Parcel 1 will decrease to 0.43± acres. Parcel 2 will decrease to 0.71± acres & Parcel 3 will increase to 1.53± acres.

LOCATION: In the Coastal Zone, in the community of Gualala, on the east side of State Hwy 1 (SH 1), 0.18± miles north of its intersection with Old State Hwy. (CR 501-A), located at 39225 State Hwy 1, Gualala (APNs: 145-262-23, -37, -38, & -39x).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

2c. CASE#: B_2018-0061

DATE FILED: 9/20/2018

OWNER: DEVALL FAMILY HOLDINGS, LLC.

APPLICANT: JUDD DEVALL

REQUEST: Boundary Line Adjustment to transfer an even amount of acreage between Parcel 1 and Parcel 2. Both parcels will retain their current acreage.

LOCATION: 2.5± miles northeast of the community of Philo, on the east side of Clow Ridge Rd. (private), 8± miles east of its intersection with State Hwy. 128 (SH 128), located at 7215 Clow Ridge Rd., Philo (APNs: 046-010-61, & -62).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Russell Ford

3. MINOR SUBDIVISIONS

None.



4. PREAPPLICATION CONFERENCE

- 4a. **CASE#:** PAC_2018-0008
DATE FILED: 9/18/2018
OWNER/APPLICANT: AJPJ, LLC
AGENT: ALLAN M. BAIRD
REQUEST: Pre-Application Conference for the development of a transient habitation lodging general facility (principally permitted per the General Commercial zoning of the site).
LOCATION: 2.9± miles north of Ukiah City Center, on the east side of N. State St. (CR 104) 10± ft. north of intersection with Lake Mendocino Dr. (CR 227B), addressed at 3101 N. State St. (APN: 169-120-25).
STAFF PLANNER: Izzy Doughty

5. MATTERS FROM STAFF

None.

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. 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>