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# ZONING ADMINISTRATOR AGENDA

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OCTOBER 19, 2018  
10:00 A.M.

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## Mendocino County Administration Center 501 Low Gap Road, Ukiah, California Planning and Building Services – Public Conference Room

1. Meeting Called to Order - 10:00 a.m.
2. Determination of Noticing.
3. Regular Calendar.

3a. **CASE#:** V\_2018-0003

**DATE FILED:** 5/11/2018

**OWNER:** WILLIS TEX & LYNNE SUZA SAWYER

**APPLICANT:** STEVEN WOOD

**REQUEST:** Variance to allow a 466 sq. ft. single story accessory building consisting of a workout room, a bathroom and a garage to be built within the required front yard setback. The required setback from the center of the existing private road (Whipple Ridge Rd.) is 45 ft., while the applicant requests a setback of thirty feet from the center of Whipple Ridge Road. Existing on the site is a 1,480 sq. ft. single-family residence. A variance is requested due to the rear half of the lot sloping steeply downhill towards Indian Creek.

**LOCATION:** .40± miles southeast of the town of Philo, 700± ft. east of State Hwy. 128 (SH 128), located at 8821 Whipple Ridge Rd. (Private), Philo (APN:046-080-21).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Keith Gronendyke

3b. **CASE#:** V\_2018-0007

**DATE FILED:** 8/27/2018

**OWNER/APPLICANT:** CHARLES & PERI DEFAY

**REQUEST:** Variance request to reduce side setback requirement from 50' to 30' to allow permitting of existing residence.

**LOCATION:** 4.5± miles east of Manchester, 0.3± miles north of its intersection with Mountain View Rd. (CR 510), on the east side of Miller Ct. (Private), located at 19851 Miller Ct., Manchester (APN: 133-220-12).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Sam 'Vandy' Vandewater

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.**

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**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.



**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>