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# ZONING ADMINISTRATOR AGENDA

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NOVEMBER 8, 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#:** U\_2018-0015

**DATE FILED:** 6/15/2018

**OWNER:** LOCATION SERVICES OF SOUTHERN

**APPLICANT:** JAY BROWN

**REQUEST:** Use Permit to allow for a cannabis microbusiness. Components include manufacturing (level 1, non-volatile), distribution, and retail (non-storefront) of cannabis materials from an existing 2000sqft structure. The microbusiness will also utilize an existing, permitted cultivation site (2B Large Mixed-light; AG\_2017-0050).

**LOCATION:** 8± miles northwest of Willits center, on the south side of Third Gate Rd. (private), 0.4± miles east of its intersection with Sherwood Rd. (CR 311), located at 7801 Third Gate Rd., Willits (APN: 037-620-07).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

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

3b. **CASE#:** V\_2017-0003

**DATE FILED:** 6/30/2017

**OWNER:** SHANE & RONEISHA ROBERTS

**APPLICANT:** SHANE ROBERTS

**REQUEST:** Variance for reduction of front yard setback on Cromwell Drive (private road) from 45-ft of the center of the road to 20 ft. of the property line, and the placement of a eight (8) foot view obscuring fence on the northwestern property line fronting on East Side Calpella Rd (CR 227) within approximately 20-ft from centerline of the roadway.

**LOCATION:** In Ukiah, 3.4± miles north of the city center, off Lake Mendocino Drive (CR 227B), lying east of East Side Calpella Road (CR 227) at its intersection with Cromwell Dr (private road). Street address: 800 Cromwell Drive; APN: 168-223-01.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Eduardo Hernandez

3c. **CASE#:** V\_2018-0001

**DATE FILED:** 4/3/2018

**OWNER:** DINA D & BRUCE B HUTTON TTEES

**APPLICANT:** DINA HUTTON

**REQUEST:** Variance to allow a 320 sq. ft. single story accessory building for storage to remain as partially built within the required side yard setback. The required setback from the side property line is 20 ft., while the applicant requests a setback of 10 ft. from the property line. Existing on the site is a 1,600 sq. ft. single family residence, a 792 sq. ft. pump house/garage, and a 100 sq. ft. tack room. (CR 309A), and Valley Rd. (CR 309), located at 2040 Valley Rd., Willits (APN: 103-190-05).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Keith Gronendyke



3d. **CASE#:** V\_2018-0006

**DATE FILED:** 7/9/2018

**OWNER:** REBECCA LYNN CRISPIN

**APPLICANT:** CURTIS M. PFAHLER

**REQUEST:** A Variance requesting the elimination of the corridor preservation setback along Hearst Willits Road (CR 306), allowing for the placement of a wildlife exclusionary fence 50 ft. from edge of the roadway that contains mixed-light facilities for cannabis cultivation.

**LOCATION:** 9± miles northwest of Willits city center, lying on the south side of Hearst Willits Rd. (CR 306), 5.4± miles southeast of its intersection with Reynolds Hwy. (CR 310), located at 8800 Hearst Willits Rd., Willits (APN: 037-310-66).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**STAFF PLANNER:** Jesse Davis

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.

<https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/zoning-administrator>