



ZONING ADMINISTRATOR AGENDA

APRIL 11, 2019
10:00 A.M.

**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#: AP_2018-0061

DATE FILED: 7/20/2018

OWNER: THATCHER BUTTE LLC

APPLICANT: TOLABUS STEIN

REQUEST: Administrative Permit request for a large mixed light cannabis cultivation site (Type 2B (10000 ft²); AG_2017-0779) of no more than 10,000 ft² of canopy.

LOCATION: Within the Mendocino National Forest, 14.6 ± miles southeast of Covelo town center, lying on the east side of Forest Rte. 21 No8, 6.7 miles west of its intersection Forest Road No. M1. Addressed at 34450 Etsel Ridge Road, Covelo, CA (APNs: 035-400-03 & 035-400-04).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: JESSE DAVIS

3b. CASE#: U_2018-0013

DATE FILED: 5/17/2018

OWNER/APPLICANT: RONALD RICE

REQUEST: Minor Use Permit to establish a cottage industry. The cottage industry would involve the storage and selling of olive oil from on-site olive trees that are then processed off-site in Hopland. A new 2 story structure, as described below, would be utilized for the storage and retail sale of the olive oil. Also requested is a variance to allow the placement of a new 2 story 1,000± sq. ft. accessory structure consisting of an olive oil storage vault, tasting room, and ADA accessible bathroom on the 1st floor and office/living space along with 1 or 2 bathrooms on the 2nd floor. The new structure would be located partially within the existing garage footprint (i.e. located the same distance from the front property line), but would have a larger floor area. The garage is shown to be 15 ft. from the front property line, which is within the 50 ft. required front setback area as measured from the property line.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 0.35± miles, northwest of the unincorporated town of Yorkville, directly across from the intersection of Hibbard Rd. (CR 121) and State Hwy. 128 (SH 128), located at 23401 State Hwy. 128, Yorkville (APNs: 049-120-31, 049-130-14 & 049-080-59).

STAFF PLANNER: KEITH GRONENDYKE

3c. CASE#: U_2018-0016

DATE FILED: 7/20/2018

OWNER: ANDERSON VINEYARDS INC.

APPLICANT: ROBERT GIBSON

AGENT: JIM R BARRETT

REQUEST: Use Permit to allow for the construction of 3 duplexes to be used as Farm Labor Housing.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 4.4± miles north of Philo center, on the east side of Hwy. 128 (SH 128), 1.6± miles north of its intersection with Philo Greenwood Rd. (CR 132), located at 4501 Hwy. 128, Philo (APN: 026-330-45).

STAFF PLANNER: MIO MENDEZ



3d. **CASE#:** U_2018-0025

DATE FILED: 10/19/2018

OWNER/APPLICANT: ELENA SAVITCHEVA

REQUEST: Use Permit to allow for a cannabis cultivation permit (Type C-A: Indoor) of no more than 2,500 ft² of mature canopy within three (3) structures per Mendocino County Code Section 20.242.040 (C)(1)(c). This property is subject to the 'Sunset Clause'.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 4.9 ± miles southwest of Fort Bragg City center, lying on the south side of Digger Creek Drive (Private), 0.1± miles southwest of its intersection with Simpson Lane (CR 414), located at 30717 Digger Creek Dr., Fort Bragg (APN: 019-420-42).

STAFF PLANNER: MARK CLISER

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.**

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. 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.

www.mendocinocounty.org/pbs