



**ZONING ADMINISTRATOR
AGENDA**

**JANUARY 9, 2020
10:00 A.M.**

**PLANNING AND BUILDING SERVICES
860 N. BUSH STREET, UKIAH, CALIFORNIA
PUBLIC CONFERENCE ROOM**

1. Meeting Called to Order - 10:00 a.m.

2. Determination of Noticing.

3. Regular Calendar.

3a. **CASE#:** U_2018-0022 (Continued from December 12, 2019)

DATE FILED: 9/19/2018

OWNER/APPLICANT/AGENT: SAYRE AND AMY STATHAM

REQUEST: Use Permit to conduct 'Automotive and equipment—repairs, heavy' as a 'Cottage Industry—General' in an existing structure.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 3.6± miles east of Mendocino town center, lying north of Prairie Flower Road (Private), 0.2± miles west of its intersection with Powers Road (Private), located at 24190 Prairie Flower Rd., Mendocino (APN: 118-560-02).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KEITH GRONENDYKE

3b. **CASE#:** U_2019-0026

DATE FILED: 10/18/2019

OWNER/APPLICANT: HANNA NADIEM & AMAL KHOURY

REQUEST: Minor Use Permit for installation and operation of a 50 gallon batch distillation still within an existing winery structure to facilitate the production of alcoholic spirits per Mendocino County Code Section 20.032.040(C).

ENVIRONMENTAL DETERMINATION: Categorically Exempt Class 1, Section 15301 (Existing Facilities): (a) Interior alterations involving the installation of an apparatus used to distill liquid mixtures by heating to selectively boil and then cooling to condense the vapor. No exterior modifications are required.

LOCATION: 8.1± miles east of Calpella town center, lying on the south side of State Highway 20 (SH 20), 2 miles southeast of its intersection with RD 260 (CR 260), located at 7801 Hwy 20, Potter Valley (APN: 177-250-13).

SUPERVISORIAL DISTRICT: 1

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**

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