



ZONING ADMINISTRATOR AGENDA

JUNE 11, 2020
10:00 A.M.

VIRTUAL MEETING

ORDER OF AGENDA

Effective March 27, 2020, the Mendocino County Planning Commission meetings will be conducted **virtually** and not available for in person public participation (pursuant to State Executive Order N-29-20). Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org or orally via telecomment in lieu of personal attendance. All public comment will be made immediately available to the Zoning Administrator, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/zoning-administrator>.

To submit public comments via telecomment, a request form must be received by 8:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

We thank you for your understanding during this difficult time, and thank you for your continued interest.

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

3a. **CASE#:** V_2019-0006

DATE FILED: 11/22/2019

OWNER: SCOTT DELBERT & MEL DEBISSCHOP

REQUEST: A variance to reduce the minimum property line setbacks from fifty (50) feet to twenty-five (25) feet to permit the after-the-fact construction of a single family residence (BU_2017-1449) originally submitted under the 2016 Mendocino County Building Amnesty Program.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 18 ± miles northeast of Willits City center, within the 'Sherwood Ranch Subdivision' at the terminus of an unnamed access easement, 0.2 ± miles west from its intersection with Upper Road (Private), located at 42001 Upper Rd., Willits (APN: 015-410-31).

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: DIRK LARSON

3b. **CASE#:** U_2019-0029

DATE FILED: 12/18/2019

OWNER: ANDERSON VINEYARDS INC

APPLICANT: ROBERT GIBSON

AGENT: JAMES R BARRETT

REQUEST: Use Permit to allow for the development of farm labor housing to be used in conjunction with Anderson Vineyards.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 3± miles southeast of Navarro town center, on the west side of State Route 128 (SR 128), 1,500± feet south of its intersection with Clark Road (CR 130B); located at 3750 Highway 128, Philo (APN: 026-280-08).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SAM VANDY VANDEWATER



3c. CASE#: UR_2020-0001

DATE FILED: 1/9/2020

OWNER/APPLICANT: TODD & JENNIFER SOLLER

AGENT: KELLY GRIMES

REQUEST: Use Permit Renewal for U_2016-0008 which allowed for a distillery within an existing structure. The request also includes the change to Condition #2 to extend the renewal period from every two (2) years to every ten (10) years.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 3± mi. northeast of Elk center, on the south side of Cameron Road (CR 516), 0.5± mi. west of its intersection with Philo-Greenwood Road (CR 132); located at 6100 Cameron Road, Elk (APN: 129-040-03)

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SAM 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.

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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