



**COUNTY OF MENDOCINO**  
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**MEMORANDUM**

**DATE:** June 14, 2022  
**TO:** Airport Land Use Commission  
**FROM:** Steven Switzer, Planner I  
**SUBJECT:** ALUC\_2022-0002 -Addressing, Surrounding Land Use and Zoning

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Staff was reviewing the staff report posted online for the June 16, 2022 Airport Land Use Commission agenda for ALUC\_2022-0002 and noticed that the zoning classification to the south of the subject parcel is Planned Development Residential (PDR) rather than Single Family Residential -Hillside (R1H) as previously noted. It is important to also note that the subject parcel had previously no assigned address and has since been assigned the following address: 701 South Orchard Avenue. Staff has prepared this memorandum to ensure that accurate information is provided and available for review by the Airport Land Use Commission, the Applicant, and general public.

Attached below are the updated sections.

**SURROUNDING LAND USE AND ZONING:** Adjacent land uses to the site include residential, commercial, and public uses. North of the parcel and separated by East Gobbi Street is a 0.7± acre commercial property. US 101 and the southbound Gobbi street off ramp exit is located to the east of the parcel. To the south of parcel is a residential subdivision of approximately 40 parcels sharing Planned Development Residential (PDR) zoning classification. Two parcels are located to the west of the parcel, separated by South Orchard Avenue. The northern most of the two parcels is currently zoned Community Commercial (C1) while the southernmost parcel is zoned Public Facility (PF) housing the substation that replaced the previous one located on the subject parcel.

**SURROUNDING LAND USE TABLE:**

	<b>ZONING</b>	<b>LOT SIZES</b>	<b>USES</b>
<b>NNORT H</b>	Community Commercial (C1)	0.7± Acres	Commercial
<b>EAST</b>	US 101	N/A	Highway
<b>SOUTH</b>	Planned Development Residential (PDR)	0.1± Acres, 0.3± Acres	Residential
<b>WEST</b>	Community Commercial (C1), Public Facility (PF)	0.9± Acres, 1.26± Acres	Commercial, Public Facility