

James Feenan

From: Adrienne Thompson
Sent: Friday, April 7, 2023 12:13 PM
To: James Feenan; Jocelyn Gonzalez-Thies; Nash Gonzalez
Subject: Fwd: V_2021-0003 (Crane) - April 19, 2023

Mendocino County

APR 07 2023

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From: Jesse Davis <jdavis@cityofukiah.com>
Sent: Friday, April 7, 2023 9:28:54 AM
To: Matt Goines <goinesm@mendocinocounty.org>
Cc: pbs <pbs@mendocinocounty.org>; Adrienne Thompson <thompsa@mendocinocounty.org>
Subject: V_2021-0003 (Crane) - April 19, 2023

Good Morning Matt,

Please accept these comments and questions for review and discussion at the upcoming Zoning Administrator Hearing on April 19, 2023:

What is a vertical setback, and how is it applicable to this Variance for a billboard? Please define this term, as it is not contained within Mendocino County Code (MCC). Per MCC 20.008.052(3), "'Setback" means a required, specified distance between a building or structure and a lot line or lines, measured perpendicularly to the lot line in a horizontal plane extending across the complete length of said lot line or lines."

- City Staff concurs with the Applicant (Attachment S) that the selected Categorical Exemption "...isn't the best fit for this project."

Why is no mention of the Ukiah Valley Area Plan made with regard to General Plan conformance and the required Variance Findings?

- City Staff has previously provided language that conveys concerns about the proliferation of signs and billboards within the Ukiah valley.
- As a whole, City Staff disagrees with the Staff Report's interpretation of General Plan policies with regard to signage and billboards.

City Staff concurs that the identification of Disadvantaged Unincorporated Communities (DUCs) is particular to annexation as indicated by the Applicant (Attachment S). That being said, it is obvious that residential properties along Norgard Lane have been historically disadvantaged by inappropriate zoning, highway construction, and the lack of maintained road and stormwater infrastructure. Given the discretionary nature of this request, this consideration should not be discounted when reviewing the proposed Variance.

Thank you for your review and consideration of these questions and comments.

Best Regards,
Jesse Davis



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