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# ZONING ADMINISTRATOR AGENDA

JUNE 8, 2023  
1:30 P.M.

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## HYBRID MEETING **REVISED**

### ORDER OF AGENDA

The Mendocino County Zoning Administrator meetings will be conducted in person at 860 North Bush St. Ukiah, CA 95482. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

**ZONING ADMINISTRATOR MEETING** Thursday, June 8, 2023, 1:30 PM Pacific Time (US and Canada) Mendocino County. Please click the link to join the webinar: <https://mendocinocounty.zoom.us/j/85474695230>

**Or One tap mobile:** +16694449171,85474695230# US +16699009128,,85474695230# US (San Jose)

**Webinar ID:** 854 7469 5230

**Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again.**

The public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) or orally via telecomment in lieu of personal attendance. All public comment will be made available to the Zoning Administrator, staff, and the general public after processing 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, please use the telecomment form found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

**1. Meeting Called to Order – 1:30 P.M.**

**2. Determination of Noticing.**

**3. Regular Calendar.**

**3a. CASE#: U\_2022-0013**

**DATE FILED:** 12/22/2022

**OWNER:** BROADDUS LLC

**APPLICANT:** BEAU MILNER

**REQUEST:** Minor Use Permit for a Retail/Dispensary Cannabis Facility in a General Industrial Zoning District.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 1.5± miles west of the City of Willits, 0.7± miles west of the intersection of State Route (SR) 20 and Pepperwood Way (Private), located at 1800 W Hwy 20, Willits; APN: 038-180-06

**SUPERVISORIAL DISTRICT:** 3 (Haschak)

**STAFF PLANNER:** STEVEN SWITZER

**3b. CASE#: AP\_2022-0004**

**DATE FILED:** 2/16/2022

**OWNER:** DOUGLAS RAFANELLI

**APPLICANT:** IAN LAIDLAW

**AGENT:** PATRICK SELLERS

**REQUEST:** Administrative permit to allow an existing, permitted 5,000 square foot mixed light cannabis cultivation operation to increase to 10,000 square feet (changing from Permit Type 1B to 2B) on a parcel less than 10 acres in size.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 1.9± miles east of Redwood Valley town center; on the west side of Webb Ranch Rd, 0.5± miles northeast of its intersection with Colony Drive (CR 232A), located at 2900 Webb Ranch Rd, Redwood Valley; APN: 161-280-05.

**SUPERVISORIAL DISTRICT:** 1 (McGourty)

**STAFF PLANNER:** ROB FITZSIMMONS



- 3c. **CASE#:** U\_2017-0007  
**DATE FILED:** 5/30/2017  
**OWNER:** GHULAM MURTAZA ANSARI  
**APPLICANT:** SUHAIL AHMAD  
**AGENT:** LAWRENCE MITCHELL, AIA  
**REQUEST:** Use Permit revocation request pursuant to MCC 20.196.055(A)(2). Applicant has failed to complete Conditions #27, #28, and #29, and Mendocino County Department of Transportation will no longer provide extensions to complete the required work, thus the project is in violation of said condition.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** Outside of Ukiah city limits, 1.75± miles south of city center, lying west of South State Street and north of Jefferson Lane. 1550 S. State St. APN: 003-430-55 & 003-430-60.  
**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.

6. **Adjournment**

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at [www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs). 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 Zoning Administrator's 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.

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.

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.

<http://www.mendocinocounty.org/pbs>