



**ZONING ADMINISTRATOR
AGENDA (AMENDED)**

**SEPT 14, 2023
1:30 P.M.**

**HYBRID MEETING
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, September 14, 2023, 1:30 PM Pacific Time (US and Canada) Mendocino County.

Please click the link to join the webinar: <https://mendocinocounty.zoom.us/j/81862692038>

One tap mobile :+16694449171,81862692038# US+16699009128,81862692038# US (San Jose)

Webinar ID: 818 6269 2038

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 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#: AP_2022-0041 (Continued from July 13, 2023)

DATE FILED: 9/19/2022

OWNER/APPLICANT: YAZMIN MENDOZA-LOPEZ

REQUEST: Administrative Permit to host events and weddings for between 150 and 400 people. An existing horse arena would be utilized as an event venue. Event hours are scheduled to be from 8:00 a.m. to 11:00 p.m. Per Section 20.168.020(B) of the Mendocino County Zoning Code, the total number of events cannot exceed five (5) days in any six (6) month period.

LOCATION: 2.64± miles south of the City of Ukiah, on the west side of Burke Hill Drive (CR 140), 786± feet north of its intersection with Romers Dairy Road (CR 107A); located at 4800 Burke Hill Drive, Ukiah; APN: 186-010-08.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: KEITH GRONENDYKE

3b. CASE#: U_2017-0007 (Continued from June 8, 2023)

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 Condition #18, 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.

4a. Correction to Administrative Permit AP_2019-0001 regarding the referenced cannabis license number.

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. 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>