



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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MEMORANDUM

DATE: SEPTEMBER 14, 2023
TO: ZONING ADMINISTRATOR
FROM: SAM VANDY VANDEWATER, SENIOR PLANNER
SUBJECT: REVOCATION OF USE PERMIT U_2017-0007

On April 26, 2023, MCDOT Staff Alexander Sequeira contacted senior planning staff regarding the status of the outstanding conditions (#27, #28, and #29). MCDOT Staff stated that the applicant had not completed said conditions and requested the Planning Division take appropriate action towards the applicant and project. MCPBS Senior Planner Sam Vandy Vandewater contacted the applicant and stated that a resolution between them and MCDOT Staff must be determined, or the project would be scheduled for public hearing for revocation. A brief discussion between the applicant and MCDOT staff occurred to remedy the situation, but on May 17, 2023, MCDOT staff informed MCPBS Staff that any agreement had stalled and to proceed with any appropriate remedial action.

On June 8, 2023, the proposed permit revocation was heard by the Zoning Administrator. Prior to the meeting MCDOT Staff reached out to Senior Planner Vandewater regarding communications with the applicant. It was stated by MCDOT staff that they had come to an agreement with the applicant on a timeline by which the applicant would complete their outstanding conditions. This was communicated back to the Zoning Administrator during the public hearing. The Zoning Administrator made the motion to continue the project until September 14, 2023, by which time the outstanding Conditions of Approval (at the time of hearing were all MCDOT conditions) must be complete or the Use Permit would be revoked.

On September 8, 2023, Senior Planner Vandewater received communication from MCDOT Staff Alex Sequeira that all outstanding Conditions of Approval subject to his Department for Use Permit U_2017-0007 had been completed.

Therefore, Planning Staff is recommending the Zoning Administrator no longer take action regarding revocation for Use Permit U_2017-0007, as the project Conditions of Approval can be considered complete.