



PLANNING COMMISSION AGENDA

MARCH 7, 2024
10:00 AM

HYBRID MEETING

ORDER OF AGENDA

The Mendocino County Planning Commission meeting will take place in the **Board of Supervisors Chambers, at 501 Low Gap Road, Ukiah, California**, and virtual attendance will be available via Zoom. Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

ZOOM INFORMATION

Mendocino County Planning Commission Planning Commission March 7, 2024 @ 10:00 AM Pacific Time (US and Canada)

Please click the link below to join the webinar: <https://mendocinocounty.zoom.us/j/84378081381>

One tap mobile : +16699009128, 84378081381# US (San Jose)+16694449171, 84378081381# US

Webinar ID: 843 7808 1381

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.gov or orally via telecomment in lieu of personal attendance. All public comment will be made available to the Commissioners, staff, and the general public after processing by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.gov/government/planning-building-services/meeting-agendas/planning-commission>. To submit public comments via telecomment, please use the telecomment form found at: <https://www.mendocinocounty.gov/government/planning-building-services/meeting-agendas>

1. **Roll Call.**
2. **Planning Commission Administration.**
 - 2a. Determination of Legal Notice.
3. **Director's Report.**
4. **Matters from the Public.** Members of the public are welcome to address the Planning Commission on items not listed on the agenda, but within the jurisdiction of the Planning Commission. The Planning Commission is prohibited by law from taking action on matters not on the agenda. Individuals wishing to address the Planning Commission under Matters from the Public are welcome to do so in person, via email, or Zoom. For information on each of these methods call the Planning & Building Department at (707) 234-6650 or visit <https://www.mendocinocounty.gov/government/planning-building-services/meeting-agendas>. All correspondence will be attached to the item and made available online at <https://www.mendocinocounty.gov/government/planning-building-services/meeting-agendas>.
5. **Consent Calendar.**
 - 5a. Approval of Planning Commission Minutes from January 4, 2024.
6. **Regular Calendar**
 - 6a. **CASE#:** UR_2023-0007
DATE FILED: 9/19/2023
OWNER: MELISSA & SCOTT ROSENTHAL
APPLICANT: T-MOBILE WEST LLC
AGENT: NETWORK CONNEX
REQUEST: Renewal of Use Permit U_2010-0010 to allow an existing cellular antenna facility to remain. The renewal would be granted for a ten-year period.
ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT
LOCATION: 1± mile south of Leggett town center, lying on the west side of State Highway 271, 0.3± miles north of its intersection with State Route 101, located at 66250 Highway 271, Leggett; APN: 053-400-43.
SUPERVISORIAL DISTRICT: 4 (Gjerde)
STAFF PLANNER: STEVEN SWITZER



6b. CASE#: U_2023-0004

DATE FILED: 3/15/2023

OWNER/APPLICANT: MENDOCINO UNIFIED SCHOOL DISTRICT

AGENT: MATT KENNEDY, GHD

REQUEST: Coastal Development Use Permit for the demolition and replacement of two existing water tanks, chlorination and control building, and related infrastructure. Improvement of three existing wells and installation of up to 10 new wells.

ENVIRONMENTAL DETERMINATION: The Lead Agency; Mendocino Unified School District has prepared a Mitigated Negative Declaration (SCH#2020080439) for the above project. The County, as a Responsible Agency, has reviewed the project to determine the adequacy of the environmental document.

LOCATION: In the Coastal Zone, 1± miles east-southeast of Mendocino Town center, on the north side of Little Lake Rd (CR 408), east of its intersection with Gurley Ln (CR 407Z), located at 44100 Little Lake Rd, Mendocino; APNs 119-100-23, 119-100-03, 119-100-04.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: ROB FITZSIMMONS

6c. CASE#: U_2023-0011

DATE FILED: 10/10/2023

OWNER/ APPLICANT: REUBEN CHILDS

REQUEST: Major Use Permit to use an existing single-family residence as a short-term rental per MCC 20.164.015 (L) Room and Board.

ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT

LOCATION: 3.5± miles northeast of Fort Bragg City center, lying on the south side of O'Bayley Drive (private), 0.7± miles west of its intersection with State Route 1 (SR 1) via Mill Creek Drive (CR 425), located at 32151 O'Bayley Drive, Fort Bragg; APN: 069-190-06.

SUPERVISORIAL DISTRICT: 4 (Gjerde)

STAFF PLANNER: SHELBY MILLER

7. Matters from Staff.

8. Matters from Commission.

9. Adjournment.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at www.mendocinocounty.gov/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 Planning Commission 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 Commission 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 Commission'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 Commission'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.gov/pbs>