



PLANNING COMMISSION AGENDA (SPECIAL MEETING)

JULY 25, 2024
9:30 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 July 25, 2024 @ 9:30 AM Pacific Time (US and Canada)

Please click the link below to join the webinar: <https://mendocinocounty.zoom.us/j/82697024077>

Or One tap mobile +16699009128, 82697024077# US (San Jose)+16694449171, 82697024077# US

Webinar ID: 826 9702 4077

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 Planning Commission, staff, and the general public as they are received and processed by staff, and can be viewed under the Planning Commission tab.

To submit public comments via telecomment, please use the telecomment form found at the bottom of the Public Hearing Bodies page.

- 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/departments/planning-building-services/public-hearing-bodies>. Correspondence will be available to the Planning Commission staff, and the general public as they are received and processed by staff, and can be viewed under the Planning Commission tab.
- 5. Consent Calendar.**
 - 5a. Approval of Planning Commission Minutes from July 3, 2024.**
- 6. Regular Calendar**
 - 6a. CASE#: OA_2023-0001**
DATE FILED: 1/1/2023
OWNER: COUNTY OF MENDOCINO
REQUEST: Review and consider a recommendation to the Board of Supervisors on proposed adoption of amendments to Division I of Title 20 of Mendocino County Code.

Proposed amendments include the repeal of the following Chapters: 20.112 "A-H" Airport Height Combining Districts; 20.128 "AV" Airport Districts; 20.140 "SH" Special Hazards Combining District; 20.148 Supplemental Limitations on Uses; 20.206 Extension of Time for Qualifying Clean Slate/BLUR II Applicants; 20.220 General Plan—Zoning Compatibility; 20.224 Interim Urgency Ordinance Prohibiting New or Expanded Industrial Uses on Pinoleville Rancher; 20.228 Interim Urgency Ordinance Prohibiting Subdivision of Land Within the North Fort Bragg/Pudding Creek Planned Development Area; and 20.238 Inclusionary Housing.

Proposed amendments include the addition of several new Chapters, as follows: 20.086 "MUNS"



Mixed Use North State Street District; 20.087 "MUBST" Mixed Use Brush Street Triangle District; 20.166 Accessory Dwelling Units and Junior Accessory Dwelling Units; 20.170 Moveable Tiny Homes; 20.190 Administration; and 20.234 Affordable Housing and Density Bonuses.

Proposed amendments include amendments to allowable uses in all zoning districts to (1) eliminate Minor Use Permits by moving all uses previously subject to a Minor Use Permit to subject to an Administrative Permit; and (2) achieve consistency with State Law surrounding Day Care Facilities, Assisted Living Residential Care Facilities, Employee Housing, Low Barrier Navigation Centers, Supportive Housing and Transitional Housing. In addition, a new Commercial Use Type is proposed which would allow Transient Habitation—Low Intensity Camping in certain zoning districts provided there is a primary residential or agricultural use of the property.

Proposed amendments include clean ups to numerous other Chapters within Division I of Title 20 to (1) implement the changes noted above; (2) reorganize portions to make the Division more user friendly, including additional guidance and graphics related to height, setbacks, signage and parking requirements; and (3) to remove unnecessary or redundant sections. Proposed amendments also include revisions to provisions related to administration of the zoning code, including general plan amendment, zoning amendment, administrative permit, use permit and variance procedures and processes.

A list of chapters proposed for amendment, in addition to chapters revising zoning districts as stated above, is as follows:

- Chapter 20.008 – Definitions
- Chapter 20.016 – Residential Use Types
- Chapter 20.020 – Civic Use Types
- Chapter 20.024 – Commercial Use Types
- Chapter 20.036 – Mining and Processing
- Chapter 20.152 – General Provisions and Exceptions to Districts
- Chapter 20.164 – Accessory Use Regulations
- Chapter 20.168 – Temporary Use Regulations
- Chapter 20.172 – Mobile Homes and Mobile Home Parks
- Chapter 20.176 – Recreational Vehicle Parks and Campgrounds
- Chapter 20.180 – Off-Street Parking
- Chapter 20.184 – Sign Regulations
- Chapter 20.192 – Administrative Permits
- Chapter 20.196 – Use Permits
- Chapter 20.200 – Variances
- Chapter 20.204 – Nonconforming Uses and Structures
- Chapter 20.208 – Appeals
- Chapter 20.212 – Amendments, Alterations and Changes in Districts
- Chapter 20.216 – Enforcement
- Chapter 20.236 – Towers and Antennas

ENVIRONMENTAL DETERMINATION: Addendum to Previously Adopted Environmental Impact Reports for the Mendocino County General Plan and Ukiah Valley Area Plan.

LOCATION: Within the unincorporated areas of Mendocino County, not including the designated Coastal Zone areas of the County.

SUPERVISORIAL DISTRICT: All

STAFF PLANNER: JULIA KROG

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: <https://www.mendocinocounty.gov/departments/planning-building-services/public-hearing-bodies>. 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>