



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 September 19, 2024 @ 9:30 AM Pacific Time (US and Canada)

Please click the link below to join the webinar: <https://mendocinocounty.zoom.us/j/87187732799>

Or One tap mobile: +16699009128, 87187732799# US (San Jose),+16694449171, 87187732799# US

Webinar ID: 871 8773 2799

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 September 5, 2024.

6. Regular Calendar

6a. CASE#: MS_2023-0003

DATE FILED: 10/30/2023

OWNER/APPLICANT: Linda Rosetti

AGENT: Ron Franz

REQUEST: Minor Subdivision of an existing 1.26± acre parcel into two (2) parcels. Parcel 1 would be 0.72± acres and Parcel 2 would be 0.54± acres.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 1± mile east of Hopland, on the southwest side of McDowell Street (CR 115-E) 300± feet northwest of its intersection with State Route 175 (SR 175), located at 13012, 13014, 13016, and 13018 McDowell Street, Hopland; APN: 048-220-22.

SUPERVISORIAL DISTRICT: 1(McGourty)

STAFF PLANNER: Liam Crowley



- 6b. CASE#:** UM_2024-0003
DATE FILED: 3/4/2024
OWNER/APPLICANT: Lighthouse Pointe Vacation Owners Association
AGENT: Jerry Sargent
REQUEST: Modification of Coastal Development Use Permit CDU 20-92 to legalize an existing fire suppression pump house, two (2) 10,000 gallon water storage tanks, and to authorize the installation of a fire alarm control panel within the existing pump house.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: In the Coastal Zone, 1.75± miles northwest of Point Arena, on the west side of State Route 1 (SR 1) at its intersection with Lighthouse Road (CR 509), located at 22900 S. Highway 1, Point Arena APN: 027-011-12.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: Liam Crowley
- 6c. CASE#:** U_2023-0015
DATE FILED: 12/12/2023
OWNER: Tracy Wolfson
APPLICANT: Nathaniel Buttrick
REQUEST: Coastal Development Use Permit for commercial wholesaling, storage, packaging, and distribution of cannabis.
ENVIRONMENTAL DETERMINATION: Categorical Exemption
LOCATION: In the Coastal Zone, 3.2± miles south of Fort Bragg city center, at the southeast corner of the intersection of State Route 1 (SR1) and Tregoning Drive (CR 412D), located at 17975 N. Hwy 1, Fort Bragg; APN: 017-171-01.
SUPERVISORIAL DISTRICT: 4 (Gjerde)
STAFF PLANNER: Rob Fitzsimmons
- 6d. CASE#:** U_2019-0006
DATE FILED: 4/25/2019
OWNER/APPLICANT: Redwood Coast Wellness Center
AGENT: Debra Lennox
REQUEST: Vacation of Adoption of Resolution #PC_2024-0010 for U_2019-0006 - Redwood Coast Wellness Center, which Adopted a Mitigated Negative Declaration and Mitigation and Monitoring Program and Granted a Coastal Development Use Permit for an Open Pavilion with a commercial kitchen, storage facilities, restrooms, a septic system for effluent disposal, concrete sidewalk all around, accessible parking space, improved gravel driveway and gravel parking area, pump house with well, install two 5,000-gallon water storage tanks, electrical pole, and underground services.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
LOCATION: In the Coastal Zone, 2.1± miles northeast of the Gualala town center, on the north side of Ocean Ridge Drive (CR 514), 0.1± miles west of its intersection with Old Stage Road (CR 502), located at 38381 Ocean Ridge Drive, Gualala. APN: 144-256-13.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: Keith Gronendyke

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>