



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 November 7, 2024 @ 10:00 AM Pacific Time (US and Canada)

Please click the link below to join the webinar: <https://mendocinocounty.zoom.us/j/86432148901>

Or One tap mobile: +16699009128, 86432148901# US (San Jose +16694449171, 86432148901# US

Webinar ID: 864 3214 8901

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 pbcommissions@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 19, 2024.

6. Regular Calendar

6a. CASE#: U_2019-0006

DATE FILED: 4/25/2019

OWNER/APPLICANT: Redwood Coast Wellness Center

AGENT: Debra Lennox

REQUEST: Coastal Development Use Permit to construct 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. The project will establish a reduced riparian buffer as well.

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.

SUPERVISORAL DISTRICT: 5 (Williams)

STAFF PLANNER: Keith Gronendyke



6b. CASE#: UR_2024-0001

DATE FILED: 4/10/2024

OWNER: Melinda Walls

APPLICANT: Crown Castle GT Company LLC

AGENT: Virtual Site Walk LLC/Jacob Hamilton

REQUEST: Renewal of Use Permit UM 25-00/2013 to allow an existing cellular antenna facility to remain. The renewal would be granted for a ten-year period.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.5± miles southwest of Ukiah, lying at the terminus of Oak Knoll Road (private) at the summit of Cleland Mountain, located at 1876 Oak Knoll Road, Ukiah; APN: 157-130-06

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: Keith Gronendyke

6c. Discussion and Possible Direction to Staff Regarding Establishing a New Use Type of Transient Habitation: Low Intensity Camping, which would allow a limited number of short-term commercial campsites on properties within the Inland areas of the County.

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>