



**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 21, 2024 @ 10:00 AM Pacific Time (US and Canada)**

Please click the link below to join the webinar: <https://mendocinocounty.zoom.us/j/81738924200>

Or One tap mobile: +16694449171, 81738924200# US+16699009128, 81738924200# US (San Jose)

Webinar ID: 817 3892 4200

**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](mailto: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 November 7, 2024.**
- 6. Regular Calendar**
  - 6a. CASE#: UM\_2024-0005**

**DATE FILED:** 3/8/2024  
**OWNER:** Point Arena Lighthouse Keepers Inc.  
**APPLICANT/AGENT:** Mark Hancock, Executive Director  
**REQUEST:** Modification of Coastal Development Use Permit CDU 5-2002, which would involve remodeling an existing innkeeper's house into three (3) separate rental units. This would increase the total number of rental units from seven (7) to nine (9). The remodel would expand the footprint of the innkeeper's house and add a new walkway, patio, parking pad, septic transmission lines, windows, lighting, and doors.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** In the Coastal Zone, 4± miles northwest of Point Arena, at the terminus of Lighthouse Road (CR 509) 2.5± miles west of its intersection with State Route 1 (SR 1), located at 45500 Lighthouse Road, Point Arena; APN: 133-030-01.  
**SUPERVISORIAL DISTRICT:** 5 (Williams)  
**STAFF PLANNER:** Liam Crowley



**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.

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<http://www.mendocinocounty.gov/pbs>