



REVISED LOCATION
Mendocino County Administration Center
Board of Supervisors Chambers / 501 Low Gap Road, Ukiah, California

ORDER OF AGENDA

1. **Roll Call.**
 2. **Determination of Legal Notice.**
 3. **Director's Report and Miscellaneous.**
 4. **Consent Calendar.**
 - 4a. **CASE#:** UM 1-2001/2011
DATE FILED: 7/27/2011
OWNER: NEAL & JENNIFER NELSON TRUSTEE AND GREG NELSON
APPLICANT: RYAN JOHNSON C/O AT&T WIRELESS
AGENT: RYAN JOHNSON C/O AT&T WIRELESS
REQUEST: Use Permit Modification to attach six (6) panel antennas to an existing 72 foot tall wood pole using T-arms.
LOCATION: 6.3+/- miles south of the City of Ukiah town center, lying 0.2+/- miles east of State Highway 101, 1+/- mile north of its intersection with McNab Ranch Road (private), located at 7381 South Highway 101; AP# 186-240-01.
PROJECT COORDINATOR: DUSTY DULEY
- Regular Calendar.**
- 5a. **CASE#:** CDMS 9-2004 (**Continued from 3/17/2011**)
DATE FILED: 4/23/2004
OWNER: THOMAS & PENNY HONER
AGENT: AMY WYNN
REQUEST: Coastal Development Minor Subdivision of a 52.31 acre parcel to create two parcels containing 20.28 acres and a Remainder Parcel containing 32.02 acres.
LOCATION: Within the Coastal Zone, approximately 1.5 miles southeast of the Town of Mendocino, at the easterly terminus of Gordon Lane (CR# 404A), located at 44250 Gordon Lane; AP# 119-420-60.
PROJECT COORDINATOR: FRED TARR
 - 5b. **CASE#:** OA 2-2011 (**Continued from 8/18/2011**)
OWNER: VARIOUS
APPLICANT: DEPARTMENT OF PLANNING AND BUILDING SERVICES
REQUEST: Amend the Mendocino County Zoning Code to add the Mixed-Use District as Chapter 20.086, Division I, Title 20 of the Mendocino County Code.
LOCATION: All unincorporated areas within Mendocino County excluding the Coastal Zone.
PROJECT COORDINATOR: ROGER MOBLEY



5c. CASE#: UR 51-78/2009 AND UM 11-99/2009 AND V 7-99/2009

DATE FILED: 4/14/2009

OWNER: DHARMA REALM BUDDHIST ASSOCIATION

APPLICANT: JOHN CHU/DHARMA REALM BUDDHIST ASSOCIATION

AGENT: JOHN CHU

REQUEST: Renewal and modification of the original entitlement (U 51-78) to permit the existing City of Ten Thousand Buddhas (CTTB). This facility is used as an education and cultural center, religious training facility, retreat, bookstore, restaurant, as well as for residential occupancies. The modification of the conditionally approved "International Institute for Philosophy and Ethics" (IPE) granted under a separate use permit (U 11-99) and variance (V 7-99), but which has not yet been developed. This facility which would house a religious educational training facility on lands to the east of the existing CTTB campus is proposed to be modified by reducing the size and scope of the facility. However development potential reduced within the IPE would be added to the CTTB (approximately 83,000 square feet of new building potential and 275 of the potential resident population would be added to the CTTB from the IPE's granted project). The maximum total square footage of both projects would be 1,010,807 (already existing is 678,807) with a total maximum facility population of 1300. Overall, there would be no increase in square footage or population above what has been previously approved. The IPE project would be developed in phases over a 30 year period, and would include a 24,000 square foot addition to the existing Buddha Hall, a new 6,000 square foot Book Depository, upgraded and new wastewater treatment systems, and 53,000 square feet of unspecified future "contingency" growth area to be identified in the future. The requested variance to parking standards (V 7-99) would remain as granted.

LOCATION: Southeast of Ukiah, in the community of Talmage, lying east of the intersection of State Highway 222 (Talmage Road) and East Side Road, located at 4951 Bodhi Way (formerly 2001 Talmage Road); AP#'s 181-150-02, 181-160-26, 181-160-27, 182-240-15, 182-240-16, 182-250-02 and 182-250-03.

PROJECT COORDINATOR: NASH GONZALEZ

6. Matters from Staff.

6a. Review, Discussion and Schedule Hearing of a Revocation Hearing for U 15-92 (Laytonville Rock Quarry).

7. Matters from Commission.

8. Approval of Minutes.

9. Matters from the Public. The Planning Commission welcomes participation in Commission meetings. This item is limited to matters under the jurisdiction of the Commission that are not on the posted agenda and items which have not already been considered by the Commission. No action will be taken.

10. Adjournment.

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) 463-4281 at least five days prior to the meeting.

<http://www.co.mendocino.ca.us/planning>