



MENDOCINO COUNTY PLANNING COMMISSION

MINUTES FOR THE MEETING HELD ON: **May 3, 2018**

LOCATION: Mendocino County Board of Supervisors Chambers
501 Low Gap Road, Room 1070
Ukiah, California

COMMISSIONERS PRESENT: Krueger, Nelson, Warner, Holtkamp, Hall, Ogle

COMMISSIONERS ABSENT: Pernell

PLANNING & BLDG SVC STAFF PRESENT: Ignacio Gonzalez, Interim Director
Julia Acker, Senior Planner
Sam 'Vandy' Vandewater, Planner II
Victoria Davis, Commission Services Supervisor

OTHER COUNTY DEPARTMENTS PRESENT: Christian Curtis, Deputy County Counsel

1. **Roll Call.**

The meeting was called to order at 9:02 a.m.

2. **Planning Commission Administration.**

2a. Determination of Legal Notice.

The Clerk advised the Commission that all items had been properly noticed.

3. **Director's Report and Miscellaneous.**

Mr. Gonzalez presented a verbal Director's Report and noted the number of building and administrative permits that had been issued in the Redwood Valley fire area.

Chair Holtkamp asked what caused the difference between the number of cannabis applications received and the number of cannabis permits issued.

Mr. Gonzalez stated that he would research the question and report back to the Commission.

4. **Matters from Public.**

No one was present from the public who indicated a desire to address the Commission.

5. **Consent Calendar.**

None.

6. **Regular Calendar.**

6a. **CASE#: U_2017-0025**

DATE FILED: 10/26/2017

OWNER/APPLICANT: LAURENS CHRISTOPHER GARLINGTON

REQUEST: Use permit for the use of an existing Single Family Residence as a Room & Board rental of up to eight (8) guests, per MCC Section 20.164.015(L).

LOCATION: 4± mi. north of Boonville center, on the southeast side of Vista Ranch Road (private), 1± mi. north of its intersection with State Highway 128. 6721 Vista Ranch Road, Boonville; (APN 046-031-38).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

STAFF PLANNER: Sam 'Vandy' Vandewater

Mr. Vandewater, staff planner, reviewed the staff report and noted that County Counsel had requested revisions be made to the resolution prior to the hearing. He discussed the memo distributed to the Commission outlining the revisions, which were the removal of Finding 2, and the removal of all references to Categorical Exemption in the resolution. He apologized that a revised resolution had not been distributed to the Commission.

Commissioner Ogle suggested grammatical edits.

Mr. Vandewater agreed with the revisions and stated he would update the staff report.

The public hearing was declared open, seeing no one come forward the public hearing was declared closed.

Mr. Curtis suggested the Commission break to allow staff to obtain copies of the revised resolution prior to the Commission voting.

Chair Holtkamp noted that the Commissioners agreed and called a break.

[Break 9:14 AM – 9:20 AM]

Mr. Vandewater provided the clerk with copies of the revised resolution which were distributed to the Commission.

Ms. Acker reviewed the revised resolution and read into the record for the Commissioners.

Mrs. Davis read the modified motion into the record.

Upon motion by Commissioner Hall, seconded by Commissioner Nelson and carried by the following roll call vote (6-0), IT IS ORDERED: By resolution as amended at the hearing, the Planning Commission adopt the grant Use Permit U_2017-0025 for the project based on the approved project description and findings and subject to the Conditions of Approval in Exhibit A as Revised during the hearing.

AYES: Krueger, Nelson, Warner, Holtkamp, Hall, Ogle

NOES: None

ABSENT: Pernell

6b. CASE#: UR_2013-0002 (Continued from February 15, 2018)

DATE FILED: 6/25/2013

OWNER: WILDWOOD CAMPGROUND, LLC

APPLICANT: LEE EXUM

REQUEST: Renewal of Use Permit U 1972-30 for a Campground Transient Habitation land use, approved in 1973 and renewed in 1993, and allowing staggered implementation. Phase I includes 73 developed campsites, manager's quarters, office, and two restroom and shower facilities and, yet to be implemented, Phase II would include 101 primitive campsites.

LOCATION: Located 3.5 miles east of the intersection of Highways 1 and 20. 29700 West Highway 20, Fort Bragg (APN: 020-421-11).

ENVIRONMENTAL DETERMINATION: Categorically Exempt Previously adopted Negative Declaration

STAFF PLANNER: JULIANA CHERRY

Mrs. Hunt requested the project be continued to the June 21, 2018 Planning Commission meeting to allow staff more time complete a thorough evaluation of the project.

The public hearing was declared open, seeing no one come forward the public hearing was declared closed.

Upon motion by Commissioner Warner, seconded by Commissioner Hall and carried by the following voice vote (6-0), IT IS ORDERED: To continue this matter to the June 21, 2018 Planning Commission meeting.

AYES: Krueger, Nelson, Warner, Holtkamp, Hall, Ogle
NOES: None
ABSENT: Pernell

7. Matters from Staff.

Mrs. Hunt addressed the question Chair Holtkamp asked during the Director's Report. She noted that the Agriculture Department and amendments to the Ordinance were factors in the difference between applications received and permits issued. She also noted that the Facilities Amendment to the Ordinance would be on the May 22, 2018 Board of Supervisors agenda.

8. Matters from Commission.

Commissioner Nelson distributed a report from, The Community Foundation of Mendocino County, to the Commission and members of the public. Copies of the report would be available to the public at the following website:

www.thefoundationofmendocinocounty.com

9. Adjournment.

Upon motion by Commissioner Nelson, seconded by Commissioner Hall, and unanimously carried (6-0), IT IS ORDERED that the Planning Commission hearing adjourn at 9:32 a.m.