



MENDOCINO COUNTY PLANNING COMMISSION

MINUTES FOR THE MEETING HELD ON: July 6, 2017

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: Little

PLANNING & BLDG SVC STAFF PRESENT: Ignacio Gonzalez, Interim Director
Adrienne Thompson, Administrative Services Manager
Russell Ford, Cartographer Planner
Victoria Davis, Commission Services Supervisor

OTHER COUNTY DEPARTMENTS PRESENT: Christian Curtis, Deputy County Counsel

1. Roll Call.

The meeting was called to order at 9:00 a.m.

2. Planning Commission Administration

2a. Determination of Legal Notice.

The clerk advised that all items had been properly noticed.

3. Director's Report.

Interim Director Gonzalez presented a verbal report and noted that the Board of Supervisors had approved the Flood Plain Ordinance of June 5, 2017, FEMA had accepted the approved Ordinance, and the next step would be to have an LCP Amendment processed. He also noted that the Coastal Commission certified the Mendocino Town Plan on June 9, 2017; the final step for the Mendocino Town Plan would be approval by the Board of Supervisors, and that staff was currently working on an Ordinance Amendment to the Coastal Zoning Code regarding second residential/accessory residential units in the Coastal Zone.

Director Gonzalez discussed staff changes, inspections completed, and the number of applications accepted, processed and approved. He also noted that the Board of Supervisors was working on a proclamation for Commissioner Little.

Chair Holtkamp requested information about sea level rise.

Director Gonzalez noted that FEMA and the Flood Plain Ordinance directly dealt with sea level rise for the entire County and that he had no additional material at this time.

Commissioner Nelson asked whether CC&R's or the ordinance amendment regarding second units would take precedence.

Director Gonzalez noted that CC&R's are private restrictions and can be enforced regardless of the Ordinance.

Commissioner Ogle asked if the District 3 seat on the Planning Commission had been filled.

Adrienne Thompson noted that Alison Pernell from the Laytonville area would be appointed on July 11th and would be at the next Planning Commission meeting.

4. Matters from the 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#: A_2017-0001

DATE FILED: 3/1/2017

OWNER/APPLICANT: MARIETTA VINEYARDS LLC

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AGENT: BEN KAISI

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.60± miles north of Hopland on the East Side of Old River Road (CR 201), 2.70± miles north of its intersection with State Hwy 175 at 10501 Old River Road, Hopland. APN: 047-370-12

STAFF PLANNER: Russell Ford

Russell Ford, staff planner, presented the staff report. He noted the history of property including agricultural uses and previous use permits, and subdivision applications. He stated that this project met the criteria for the Williamson Act and that staff recommended approval.

The applicant was not present.

Upon motion by Commissioner Nelson, seconded by Commissioner Hall and carried by the following roll call vote (6-0), IT IS ORDERED: that the Planning Commission recommends that Board of Supervisors adopt a Resolution approving A_2017-0001 to create a new Williamson Act contract on the subject parcel, finding the request to be consistent with the General Plan, the revised Policies and Procedures for Agricultural Preserves and Williamson Act Contracts, and California Government Code Section 51230, and authorizing chair to sign same.

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

NOES: None

ABSENT: Little

6b. CASE#: MS_2017-0001

DATE FILED: 1/3/2017

OWNER: SLOTTE TIMOTHY E & CANDY M.

AGENT: RON FRANZ

REQUEST: Subdivision of 2.5± acres into one 1± ac. parcel and one 1.5± ac. parcel for residential use.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 0.5± mile southeast of Boonville center, on the northeast side of SH 128. 0.25± mile northwest from intersection of SH 128 and SH 253. 14701 HWY 128. APN 029-160-47.

STAFF PLANNER: Sam 'Vandy' Vandewater

Director Gonzalez advised the Commission that the item had been pulled from the agenda and would be heard by the Planning Commission sometime in August.

6c. CASE#: U_2016-0005

DATE FILED: 4/4/2016

OWNER: STATE OF CALIFORNIA AND CA DEPT OF PARKS AND RECREATION

APPLICANT/AGENT: CA DEPT OF TRANSPORTATION

REQUEST: Coastal Development Use Permit to attach antenna to an existing pole outside of the existing "oil house" structure at Point Cabrillo Light Station State Historic Park. Maximum height of the new antenna would be 25 feet. Install associated radio equipment within the existing "oil house" structure.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 3± miles north of the Town of Mendocino, lying at the terminus of Lighthouse Road at the Point Cabrillo Light Station State Historic Park, approximately 3/4 mi. west of its intersection with Point Cabrillo Drive (CR 564) at 13880 Point Cabrillo Drive, Mendocino (APN: 118-160-03)

STAFF PLANNER: Bill Kinser

Director Gonzalez stated that Bill Kinser was not available and that he would present the item. He noted that the current radio system at the site no longer met industry standards and that an upgrade to the system was necessary for safety reasons, to provide radio coverage across State Route 1. He also noted that all upgrades would be completed to the existing structures so no additional impact would be created to the surrounding area, and that staff recommended approval of the project.

Commissioner Warner stated that the project was thorough and overall supported approval, but noted concern with the visual impact to the area.

Commissioner Ogle asked if cell phone service was available in the area and if additional space should be allocated on the tower for future cell phone use.

Director Gonzalez noted that cell phone service was intermittent and that space on the tower appeared to be limited. He also noted that Caltrans utilized the tower to provide radio coverage for road issues, public safety concerns, and emergency communications.

Upon motion by Commissioner Warner, seconded by Commissioner Hall and carried by the following roll call vote (6-0), IT IS ORDERED that the Planning Commission, by resolution, grant the Coastal Development Use Permit, U_2016-0005 for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval in Exhibit A.

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

6d. CASE#: UR_2014-0003

DATE FILED: 6/12/2014

OWNER: MENDOCINO REDWOOD COMPANY LLC

AGENT: GEORGE RAU

REQUEST: Renewal of a Use Permit and Reclamation Plan to allow for continued extraction of up to 100,000 cy/yr (reduced avg. of 50,000 cy/yr) over a 30 year period.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 4 +/- miles northeast of Manchester, situated 1.5 +/- miles east of State Highway 1 via a private haul road, 1± mile north of its intersection with Kinney Rd (CR# 512).

STAFF PLANNER: Robert LaPorte

Director Gonzalez advised the Commission that the matter had been pulled from the agenda by the applicant's engineer and would be re-noticed for the Planning Commission at a later date.

7. Matters from Staff.

None.

8. Matters from Commission.

Director Gonzalez noted that the July 20, 2017, and August 3, 2017 Planning Commission meeting were cancelled.

Commissioner Warner noted she would not be available for the August 16, 2017 Planning Commission Meeting.

Commissioner Nelson asked that staff consider the agricultural impact of item 6b. if the subdivision was approved.

Chair Holtkamp asked if the right to farm ordinance was addressed by staff for item 6b.

Director Gonzalez stated that staff had addressed in the staff report for item 6b.

9. Approval of January 19, 2017 Planning Commission Minutes.

Commissioner Ogle submitted corrections by email and read more specific corrections into the record.

Commissioner Warner submitted typographical errors.

Upon motion by Commissioner Nelson, seconded by Commissioner Hall and carried by a voice vote of (6-0), the January 19, 2017, Planning Commission Minutes are approved as corrected.

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

10. Adjournment.

The Planning Commission hearing adjourned at 9:50 a.m.