



**MENDOCINO COUNTY PLANNING COMMISSION**

**MINUTES FOR THE MEETING HELD ON:** **September 20, 2018**

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

**COMMISSIONERS PRESENT:** Pernell, Howell, Warner, Holtkamp, Hall

**COMMISSIONERS ABSENT:** Ogle, Nelson

**PLANNING & BLDG SVC STAFF PRESENT:** Brent Schultz, Director  
Mary Lynn Hunt, Chief Planner  
Eduardo Hernandez, Planner II  
Victoria Davis, Commission Services Supervisor

**OTHER COUNTY DEPARTMENTS PRESENT:** Matthew Kiedrowski, Deputy County Counsel  
Amber Munoz, Department of Transportation

**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 the Commission that the minutes were improperly agendized and could not be discussed, but all other items had been properly noticed.

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

Mr. Schultz presented a verbal Director's Report and noted that he was happy to be the Director of Planning and Building Services (PBS) and looked forward to working with the Planning 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#: R\_2017-0004/MS\_2017-0005**

DATE FILED: 6/21/2017

OWNER: SHASTA BOARDMAN

APPLICANT: JOHN BOARDMAN

REQUEST: Rezone of a 1.74± acre parcel from Rural Residential (RR-1) to Suburban Residential (SR) and subdivide into two parcels of 1.01± and 0.73± acres.

LOCATION: 3.2± miles north of Ukiah town center, between Tollini Ln. (CR 228) and Hwy. 101 (SH 101), located at 3571 Tollini Ln., Ukiah (APN: 169-071-23).

ENVIRONMENTAL DETERMINATION: Negative Declaration  
STAFF PLANNER: Eduardo Hernandez

Eduardo Hernandez, staff planner, reviewed the staff report and noted that the project was a combined rezone and minor subdivision. He also noted that after the subdivision, each parcel would contain an established single-family residence and a septic system. He also noted that the project was in compliance with the Division of Land Regulations and stated that staff was recommending approval.

Commissioner Pernell asked what the “end result” would be from approval of the project.

**Toni Paoli-Bates**, local real estate developer, spoke on the owners behalf and stated that the subdivision and rezone would allow the property to be split so that the owner’s children could inherit separate legal parcels with existing development.

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

Upon motion by Commissioner Hall, seconded by Commissioner Warner and carried by the following roll call vote (5-0), IT IS ORDERED: By resolution, that the Planning Commission recommends that the Board of Supervisors adopt a Negative Declaration, grant the Rezone R\_2017-0004, and approve the Minor Subdivision MS\_2017-0005 for the Project, as proposed by the applicant, based on the facts and evidence contained in the record and subject to Conditions of Approval.

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

**7. Matters from Staff.**

Ms. Mary Lynn Hunt, Chief Planner, noted that the Cannabis Overlay project would be coming before the Planning Commission on October 18, 2018.

Commissioner Pernell asked where the mitigation funds had been directed in the County from the previous mining and reclamation project heard by the Commission.

Ms. Hunt noted that she would check with the Conservation District and report back to the Commission at a later date.

Chair Holtkamp asked staff to prepare a presentation for the Commission about the preliminary work that had been completed related to an inland ground water study.

Ms. Hunt noted that staff would research and report back to the Commission.

**8. Matters from Commission.**

**9. Approval of the March 15, 2018 and May 17, 2018 Planning Commission Minutes.**

The minutes were improperly agendized, and removed from the agenda.

**10. Adjournment.**

Upon motion by Commissioner Hall, seconded by Commissioner Warner, and carried by a voice vote of (5-0), IT IS ORDERED that the Planning Commission hearing adjourn at 9:18 a.m.