



MENDOCINO COUNTY PLANNING COMMISSION

MINUTES FOR THE MEETING HELD ON: **April 16, 2020**

LOCATION: **Virtual Meeting**
Mendocino County PBS Conference Room
860 North Bush Street
Ukiah, California

COMMISSIONERS PRESENT: Perkins, Pernell, Nelson, Jacobszoon, Holtkamp, Wiedemann, Ogle

COMMISSIONERS ABSENT: None

PLANNING & BLDG SVC STAFF PRESENT: Brent Schultz, Director
James Feenan, Commission Services Supervisor
Julia Acker Krog, Chief Planner
Mark Cliser, Planner I
Chevon Holmes, Planner II
Susan Summerford, Planner III

OTHER COUNTY DEPARTMENTS PRESENT: Matthew Kiedrowski, Deputy County Counsel

1. Roll Call.

The meeting was called to order at 9:03 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. Schultz presented a verbal Director's Report. He welcomed the Commission to the first virtual meeting, and stated that he would work hard to get back to live meetings in the near future.

4. Matters from Public.

None.

5. Consent Calendar.

None.

6. Regular Calendar.

**Due to the continuances that are being requested by staff, it is noted that chair is authorizing a re-ordering of the agenda.

6a. CASE#: U_2019-0011

DATE FILED: 7/3/2019

OWNER: BETTE NIXON

APPLICANT: AT&T MOBILITY

AGENT: EPIC WIRELESS LLC

REQUEST: Major Use Permit to authorize construction and operation of a wireless communication facility consisting of a 143 ft. tall lattice tower with 12 antennae, various appurtenant equipment, ground equipment, generator, and equipment cabinet. Associated improvements include a gravel and paved access route to the site. The proposed lattice tower will be located within a 1,800 sq. ft. fenced compound.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 5.1± miles southeast of City of Willits center, lying on the east side of Manzanita Drive (CR 304C), 0.5± miles east of its intersection with Ridgewood Road (CR 304A) located at 20201 Manzanita Dr., Willits (APN: 105-090-01).

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: MARK CLISER

The staff report is located at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>

Ms. Acker Krog noted that this matter would be pulled from the agenda, and re-scheduled for May 21, 2020. She noted that a new legal notice would be sent.

Mr. Schultz advised the Commissioners to retain their hearing packet for the next hearing.

6b. CASE#: UR_2019-0001

DATE FILED: 4/3/2019

OWNER: WILDWOOD CAMPGROUND LLC

APPLICANT: LEE EXUM

REQUEST: Extension of the expiration date for Use Permit U_30-72, which allows Campground Transient Habitation consisting of 73 campsites, 1 park manager's facility, office, and 2 restroom and shower facilities.

ENVIRONMENTAL DETERMINATION: Previously Adopted Negative Declaration

LOCATION: In the Noyo Hill area, 5.3± miles southeast of Fort Bragg City center, lying on the north side of State Route 20 (SR 20), 3.4± miles east from its intersection with State Route 1 (SR 1), located at 29700 Highway 20, Fort Bragg (APN: 020-421-11).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: JULIANA CHERRY

The staff report is located at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>

Ms. Acker Krog requested a continuance of the item until May 7, 2020. She noted that no new legal notice would be provided since the matter was continued to a date certain.

6c. CASE#: R_2019-0014

OWNER: MULTIPLE

APPLICANT: FRACCHIA RD & BISBY AVE NEIGHBORHOODS

AGENT: COLEEN MACK

REQUEST: A Rezone to create a Commercial Cannabis Prohibition Combining District that includes twenty-nine (29) separate parcels to prohibit commercial cannabis operations per Mendocino County Code Chapter 20.119.

ENVIRONMENTAL DETERMINATION: Statutory Exemption 15260 General Rule

LOCATION: 3.5± miles south of the City of Ukiah center, lying on the west side of Burke Hill Road (CR 140), extending northwest from its intersection with Bisby Avenue (Private), Ukiah (APN's: 185-050-06, 185-050-07, 185-050-08, 185-090-07, 185-100-02, 185-100-06, 185-100-07, 185-100-08, 185-100-09, 185-100-11, 185-100-12, 185-100-13, 185-100-14, 185-100-19, 185-100-20, 185-100-25, 185-100-27, 185-100-28, 185-100-29, 185-100-31, 185-100-36, 185-100-37, 185-100-39, 185-100-40, 185-100-44, 185-100-47, 185-100-48, 185-100-49, 185-100-50).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: CHEVON HOLMES

The staff report is located at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>

Presenter/s: Ms. Chevon Holmes, Planner II; Ms. Julia Acker Krog, Chief Planner; Mr. Brent Schultz, Director of Planning and Building.

Agent: Colleen Mack

The public hearing was declared open.

[Break 9:31 a.m. – 9:36 a.m.]

Public Comment: None received

Mr. Kiedrowski stated that there was a revised Resolution posted to the website, and read the changes into the record.

The public hearing was declared closed.

Commission Action: Upon motion by Commissioner Wiedemann, seconded by Commissioner Nelson, IT IS ORDERED that the Planning Commission recommends that the Board of Supervisors approve the requested Rezone, as proposed by the applicant, based on the facts and findings, as presented in the revised Resolution.

The motion carried by the following vote: (7-0)

Ayes: Jacobszoon, Holtkamp, Pernell, Perkins, Nelson, Wiedemann, and Ogle

Noes: None

Absent: None

Enactment No: Resolution PC_2020-0003

6d. CASE#: U_2019-0027/R_2019-0010

DATE FILED: 10/25/2019

OWNER: JOSEPH PALLIVATHUCAL

APPLICANT: STEVE CHOU

REQUEST: Request for Rezoning of a property from Single Family Residential with Flood Plain and Airport Combining Districts (FPAZ:R-1) to a Zoning Designation consistent with the General Plan (Suburban Residential, SR) that would allow for a Major Impact Facility (Skilled Nursing Facility) upon granting of a Conditional Use Permit.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.8+/- miles south of Ukiah town center, on the west side of South State Street (CR 104A), at the intersection of South State Street and Whitmore Lane (CR 210C), located at 131 Whitmore Lane, Ukiah. (APN: 184-044-10).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SUSAN SUMMERFORD

The staff report is located at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>

Presenter/s: Ms. Susan Summerford, Planner III; Ms. Julia Acker Krog, Chief Planner; Mr. Brent Schultz, Director of Planning and Building.

Applicant: Steve Chou

The public hearing was declared open.

Mr. Kiedrowski noted that there was an updated resolution uploaded to the website, and read the changes into the record.

[Break 10:34 a.m. – 10:40 a.m.]

Ms. Acker Krog presented an additional change to the resolution regarding parking regulations.

The public hearing was declared closed.

Commission Action: Upon motion by Commissioner Wiedemann, seconded by Commissioner Holtkamp, IT IS ORDERED that the Planning Commission recommends that the Board of Supervisors grant the Rezone request and approve the Use Permit for the project, as proposed by the Applicant, based on the facts and evidence contained in the record and subject to the Conditions of Approval contained in the Resolution and as amended during the meeting.

The motion carried by the following vote: (7-0)

Ayes: Jacobszoon, Pernell, Nelson, Perkins, Wiedemann, Holtkamp and Ogle
Noes: None
Absent: None

Enactment No: Resolution PC_2020-0002

7. **Matters from Staff.**

7a. None

8. **Matters from Commission.**

8a. Chair Ogle requested that staff find a location where the Planning Commission can meet for the May 21, 2020 meeting.

Commissioner Jacobszoon stated he does not have the time to dedicate to the Airport Land Use Commission and noted that Commissioner Holtkamp would be willing to take over his seat on that Commission.

Mr. Kiedrowski stated that the item was only placed of the agenda for discussion and would have to appear on a future agenda for Commission action for replacement of Commissioner Jacobszoon on the ALUC.

Ms. Acker Krog stated it would be agenized for a vote on the May 7, 2020 agenda.

9. **Minutes**

9a. None.

10. **Adjournment.**

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 10:58 A.M.

Attest: JAMES F. FEENAN
Commissioner Services Supervisor

Marilyn A. Ogle

MARILYN OGLE, Chair

James F. Feenan

NOTICE: PUBLISHED MINUTES OF THE MENDOCINO COUNTY PLANNING COMMISSION MEETINGS

- Effective March 1, 2020, Planning Commission minutes will be produced in "action only" format. As an alternative service, public access to recorded Commission proceedings will be available on the Planning and Building website.
- LIVE WEB STREAMING OF COMMISSION MEETINGS is now available via the County's YouTube Channel. If technical assistance is needed, please contact The Mendocino County Planning & Building Office at (707) 234-6650.
- Minutes are considered draft until adopted/approved by the Planning Commission.
- The Planning Commission action minutes are also posted on the County of Mendocino website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>.

- To request an official record of a meeting contact the Mendocino County Planning and Building Department at 707) 234-6650.
- Please reference the departmental website to obtain additional resource information for the Planning Commission at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>.

Thank you for your interest in the proceedings of the Mendocino County Planning Commission.