



MENDOCINO COUNTY PLANNING COMMISSION

MINUTES FOR THE MEETING HELD ON: **March 5, 2020**

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

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

COMMISSIONERS ABSENT: Nelson, Pernell

PLANNING & BLDG SVC STAFF PRESENT: Brent Schultz, Director
James Feenan, Commission Services Supervisor
Adrienne Thompson, Administrative Services Manager
Julia Acker-Krog, Chief Planner
Jesse Davis, Senior Planner

OTHER COUNTY DEPARTMENTS PRESENT: Matthew Kiedrowski, Deputy County Counsel

1. Roll Call.

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

2. Planning Commission Administration.

2a. Election of Officers; Chair and Vice-Chair

Upon motion by Commissioner Holtkamp seconded by Commissioner Jacobszoon and carried unanimously by a voice vote (5-0), IT IS ORDERED that: Commissioner Ogle is nominated Chair, and Commissioner Pernell is nominated as Vice Chair.

The Chair accepted the nomination and noted that Commissioner Holtkamp had spoken to Commissioner Pernell about being the Vice Chair.

2b. Determination of Legal Notice.

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

3. Director's Report and Miscellaneous.

Mr. Schultz reserved his report until Matters from Staff.

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. Presentation from Local Housing Partners; Community Development Corporation (CDC) and Rural Communities Housing Development Corporation (RCHDC).

Todd Crabtree, CDC, presented to the Planning Commission. Mr. Crabtree explained the various programs in detail to the Planning Commission. He explained the voucher program and Grant Program, as it relates to housing assistance programs with CDC. He stated that CDC was allocated a special amount of vouchers, approximately 1,010 vouchers were issued per month. He stated he loses 5-10 households per month. Mr. Crabtree stated that most of his clients are on welfare and qualify as low income.

Ryan LaRue, RCHDC, presented to the Planning Commission. Mr. LaRue discussed how land is purchased and developed. He stated they compete at the local, state and federal level for funding to create housing for the three counties they serve (Mendocino, Lake and Humboldt). Mr. LaRue discussed the AMI (Area Medium Income) as it related to tax credits. Mr. LaRue stated they are working on four different projects here in Ukiah, Willits and on the Coast. Mr. LaRue stated it could take two to five years from conception to completion to finish a project.

6b. CASE#: U_2019-0017

DATE FILED: 7/17/2019

OWNER: CRAIG & KATHLEEN BRYSON

APPLICANT: TELESPAN COMMUNICATIONS LLC

AGENT: TELESPAN COMMUNICATIONS LLC, TIM COTTER

REQUEST: Coastal Development Use Permit to authorize construction and operation of a wireless communication facility consisting of a 199 ft. tall monopine with various appurtenant equipment and ground equipment including a generator and equipment cabinet. Associated improvements include a 20 ft. wide easement for access and utilities to the site location. The proposed monopine will be located within a 4,500 sq. ft. fenced compound.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 0.8± miles northwest of Gualala town center, on the north side of Big Gulch Road (CR 543), 0.4± miles east of its intersection with State Route 1 (SR 1), no address assigned, Gualala (APN: 145-070-01).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: MARK CLISER

Jesse Davis, Senior Planner, and Julia Acker Krog, Chief Planner presented the staff report to the Planning Commission.

Commissioner Wiedemann and Ms. Acker Krog, discussed information regarding the height of the mono-pine tower.

Ms. Acker Krog referred the Commission to the resolution, specifically item 10b.

Mr. Tim Cotter and Commissioner Wiedemann discussed the coverage area and how many clients will receive service.

Mr. Cotter stated that it was a joint project between A T & T and Verizon.

Ms. Acker Krog and Commissioner Jacobszoon discussed a possible waiver from having to get a future use permit and how the timber removal will be addressed. Commissioner Jacobszoon stated that it was ridiculous.

Ms. Acker Krog discussed the subject of an immaterial amendment to the coastal development use permit and coastal development permit. If an applicant requested an amendment the Planning and Building Department determines whether it will alter any conditions of approval for a project. The Planning and Building Department coordinates with the Director to determine if an immaterial change to underlying permit was made. Legal notice can then be given to adjacent land owners. The permit can then become permanent.

Mr. Davis stated that this project was brought before the Gualala Municipal Advisory Council and it was given full support. Letters were also submitted by several agencies within Mendocino County in full support of this project.

Public Hearing declared open.

Public Hearing declared closed.

Chair Ogle noted some edits on page 1, Item #2, second to last line, the letter "b" should read as "been".

Upon motion by Commissioner Wiedemann, seconded by Commissioner Jacobszoon and carried by the following roll call vote (5-0), IT IS ORDERED: By resolution, as amended, grant Use Permit U_2019-0017 for the project based on the approved project description and findings and subject to the conditions of approval in Exhibit A.

AYES: Perkins, Holtkamp, Jacobszoon, Wiedemann, Ogle
NOES: None
ABSENT: Nelson, Pernel

Enactment No: Resolution PC_2020-0001

7. Matters from Staff.

Mr. Schultz addressed the letter from Commissioner Wiedemann. He noted some of the items would need to be agenzized for a later discussion, and that the Department may prepare a written response on some of the items in the letter.

8. Matters from Commission.

8a. Commissioner Wiedemann discussed the Oak Woodlands Workshop, and asked when the items would be before the Commission.

Ms. Acker Krog stated that the workshop was scheduled for March 18, 2020 and the process will include a presentation to the Board of Supervisors.

8b. Commissioner Perkins asked about the ruling by the Board of Supervisor regarding the Lucchesi case.

Ms. Acker Krog stated that the board denied the General Plan and Rezone.

9. Approval of Minutes

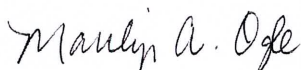
9a. Approval of the October 3, 2019 Planning Commission Minutes.

Upon motion by Commissioner Holtkamp, seconded by Commissioner Perkins and carried by a voice vote of (5-0), IT IS ORDERED that the Planning Commission minutes from October 3, 2019 are approved.

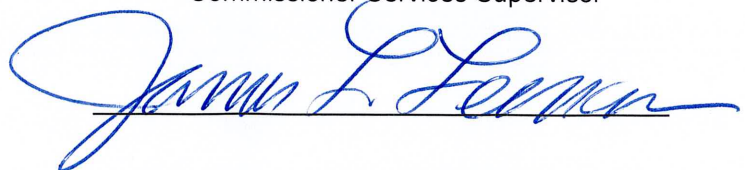
10. Adjournment.

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 10:14 A.M.

Attest: JAMES F. FEENAN
Commissioner Services Supervisor



MARILYN OGLE, Chair



NOTICE: PUBLISHED MINUTES OF THE MENDOCINO COUNTY PLANNING COMMISSION MEETINGS

- Effective March 5, 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.