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4TH DISTRICT
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DIANA WIEDEMANN
5TH DISTRICT
COMMISSIONER
VICE- CHAIR



IGNACIO GONZALEZ, INTERIM DIRECTOR
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MENDOCINO COUNTY PLANNING COMMISSION

ACTION MINUTES – October 21, 2021

**BEFORE THE PLANNING COMMISSION
COUNTY OF MENDOCINO – STATE OF CALIFORNIA
FAIR STATEMENT OF PROCEEDINGS
(PURSUANT TO CALIFORNIA GOVERNMENT CODE §25150)**

AGENDA ITEM NO. 1 – OPEN SESSION AND ROLL CALL 9:01 A.M.

Present: Commissioner Marie Jones, Commissioner Clifford Paulin, Commissioner Diana Wiedemann, and Chair Alison Pernel, presiding.

Commissioner Morse was absent by prearrangement.

Staff Present: Julia Krog, Assistant Director; James Feenan, Commission Services Supervisor; Brooke Larsen, Administrative Assistant; Ignacio Gonzalez, Interim Director; Matthew Kiedrowski, Deputy County Counsel

AGENDA ITEM NO. 2 - PLANNING COMMISSION ADMINISTRATION

Determination of Legal Notice – The Clerk advised the Commission that all items on the agenda had been properly noticed.

AGENDA ITEM NO. 3 – DIRECTORS AND ASSISTANT DIRECTOR REPORT

Mr. Gonzalez advised the Commission that meetings have begun with the Zoning Code consultant. He also advised the Commission that the consultant would be making a presentation during a workshop that would be held at a future Commission meeting. The consultant would be working on a set of questions to be presented to the Commission.

All Commission members would like to participate.

Ms. Krog presented a spreadsheet of upcoming projects that were under the jurisdiction of the Planning Commission. She asked the Commission if they would like a status report on a quarterly basis.

The Commission agreed to a quarterly report, and thanked staff for preparing the spreadsheet. The Commission requested, if possible, on future spreadsheets that project be placed in the estimated hearing date order.

AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC

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

AGENDA ITEM NO. 5 – CONSENT CALENDAR

No items were set for the consent calendar.

AGENDA ITEM NO. 6 – REGULAR CALENDAR

6a. Noticed Public Hearing – CASE#: U_2021-0001 (Kung) (Continued from September 2, 2021).

Discussion and Possible Action including a Major Use Permit to operate a vacation home rental in an existing single family residence. 1.7± miles east of Albion town center, lying on the west side of Albion Ridge “G” Road (Private), 300± feet south of its intersection with Albion Ridge Road (CR 402); located at 32125 Albion Ridge “G” Road, Albion; APN: 123-232-03.

Speaker/s: Jessie Waldman, Planner II; Julia Krog, Assistant Director; Matthew Kiedrowski, Deputy County Counsel.

Owner/Applicant: Cindy Kung

The public hearing was declared open.

Public Comment: All correspondence received was uploaded to the public website under this item.

Telecomments: Roberta Belson, Sydelle Lapidus, Annemarie Weibel, Terry Gross

Tentative Motion: Upon motion by Commissioner Wiedemann, seconded by Commissioner Jones, and carried by a roll call vote of (4-0). IT IS ORDERED, that the Planning Commission deny Major Use Permit U_2021-0001 for the Project, and directs staff to prepare a Reso for denial to be brought forward at the November 18, 2021 Planning Commission meeting.

AYES: Jones, Wiedemann, Paulin and Pernel

NOES: None

ABSENT: Morse

6b. Noticed Public Hearing - CASE#: MS_2020-0007 (Mark)

Minor Subdivision of a 144.78± acre parcel into two parcels of sixty (60±) acres and eighty-four (84±) acres, exceptions to MCC Sec. 17-48.5(A)(1)(e)(i) are requested to increase the maximum grade of the subdivision's road from sixteen (16) percent to twenty (20) percent where the topography of the land makes grading to sixteen percent prohibitive and to reduce the required minimum width of the required twenty-two (22) foot wide road to a twenty (20) foot wide road, where twenty-two feet in width cannot be achieved due to steep topography. Upgrading the driveway encroachment to Highway 128 also is proposed 3.78+/- miles southeast of Yorkville, lying north of Highway 128, 0.75+/- miles northeast of its intersection with Mountain House Road (CR 111), located at 17950 Highlands Ridge Road, Yorkville; APN 049-370-63.

Speaker/s: Keith Gronendyke, Staff Planner; Julia Krog, Assistant Director; Matthew Kiedrowski, Deputy County Counsel.

Applicant: Bodhi Mark

The public hearing was declared open.

Public Comment: All correspondence received was uploaded to the public website under this item.

Telecomments: Jim Clark

The public hearing was declared closed.

Upon motion by Commissioner Paulin seconded by Commissioner Wiedemann, and carried by a roll call vote of (4-0), IT IS ORDERED, that the matter be continued to a date uncertain.

AYES: Jones, Wiedemann, Paulin and Pernel
NOES: None
ABSENT: Morris

6c. Review and Discussion of the Planning Commission Bylaws and Rules of Procedures.

Speaker/s: Julia Krog, Mendocino County Planning & Building, Assistant Director; Matthew Kiedrowski, Deputy County Counsel.

The Commission discussed revision of Planning Commission Bylaws and how they would be compiled by Ms. Krog and brought back to a future Planning Commission meeting for discussion.

AGENDA ITEM NO. 7 – MATTERS FROM STAFF

7a. None.

AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION

8a. Commissioner Jones requested Ad Hoc Committee be established for vacation home rentals.

Mr. Kiedrowski requested the matter be properly agendized for a future Planning Commission meeting.

AGENDA ITEM NO. 9 – MINUTES

9a. None.

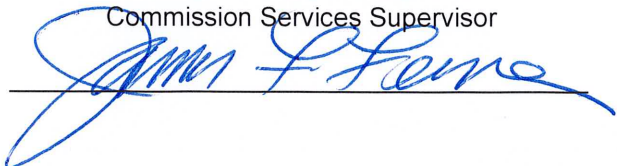
AGENDA ITEM NO. 10 – ADJOURNMENT

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 10:45 A.M.



Alison Pernel, Chair

Attest: JAMES F. FEENAN
Commission Services Supervisor



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.

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- LIVE WEB STREAMING OF COMMISSION MEETINGS is now available via the County's YouTube Channel. If technical assistance is needed, please contact Mendocino County Planning & Building Services 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.