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IGNACIO GONZALEZ, INTERIM DIRECTOR
PLANNING AND BUILDING SERVICES

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MENDOCINO COUNTY PLANNING COMMISSION

ACTION MINUTES – July 1, 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 9:00 A.M.

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

Staff Present: Ignacio Gonzalez, Interim Director; Julia Acker Krog, Assistant Director; James Feenan, Commission Services Supervisor; Susan Summerford, Planner III; Dirk Larson, Planner II

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 REPORT

Mr. Gonzalez advised the Commission of the changes that will occur in Planning & Building with recruitments for staff.

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 - Discussion and Possible Action Including past entitlements with two (2) components: (1) Modification of previously approved Use Permit (U 11-99/2009) and Variance (V 7-99/2009) to modify and remove a portion of Condition B1, which included a limitation that the "Maximum heights of structures [be] limited to the height limits provided for within the applicable Zoning Districts"; and (2) A Variance to Mendocino County Code Chapter 20.052.055 (Agricultural Zoning District - Building Height Limit) to increase the height of the proposed Assembly Hall from the present maximum of 50 to 65 feet. Located 3.9± miles southeast of the City of Ukiah, in the community of Talmage, lying east of the intersection of State Route 222 (SR 222/Talmage Road), and Old River Road (CR 201); located at 4951 Bohdi Way, Talmage; APN: 181-190-05

Speaker/s: Susan Summerford, Planner III, Julia Acker Krog, Assistant Director

Applicant/Owner: Ms. Amy Chan Chien, Dharma Realm Buddhist Association; Brian Momsen, Attorney at Law

Architect: Mr. Sy-Cheng Tsai

The public hearing was declared open.

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

Telecomments: Stacie Carr; Alan Nicholson; Daniel Yan; Ron Epstein; Terri Nicholson; Yenfu Li

The public hearing was declared closed.

Upon motion by Commissioner Jones, seconded by Commissioner Paulin, and carried by a voice vote of (3-0), IT IS ORDERED; that the Planning Commission adopt an Addendum to the EIR (SCH# 1996062086) and grant the Use Permit Modification and Variance for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval and existing Mitigation Monitoring and Reporting Program with amendments as amended during the meeting.

AYES:	Paulin, Jones and Wiedemann
NOES:	None
ABSENT:	Pernell, Morse

[Break: 10:05 a.m. – 10:12 a.m.]

AGENDA ITEM NO. 6 – REGULAR CALENDAR

6b. Noticed Public Hearing - Discussion and Possible Action including adoption of Resolution for Subdivision of a 325± acre property into (2) two parcels of 160± & 165 ± acres. No new development is proposed, as both parcels maintain existing septic systems, domestic wells, utilities, and access encroachments onto State Highway (SR 253). Located at 7.8 ± miles east of Boonville town center, lying on south side of State Route 253 (CA-253 E), 6.9± miles east of its intersection with State Route 128 (CA-128E); located at 12101 Boonville Rd. & 11501 Boonville Rd., Boonville; APN: 046-260-84.

Speaker/s: Dirk Larson, Planner II, Julia Acker Krog, Assistant Director

Agents: None

Owner: None

The public hearing was declared open.

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

Telecomments: None

The public hearing was declared closed.

Upon motion by Commissioner Paulin, seconded by Commissioner Jones, and carried by a voice vote of (3-0), IT IS ORDERED; that the Planning Commission adopt the Resolution and adopt a Negative Declaration and grant Minor Subdivision MS_2019-0001, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval as amended during the meeting.

AYES: Paulin, Jones and Wiedemann
 NOES: None
 ABSENT: Pernell, Morse

AGENDA ITEM NO. 7 – MATTERS FROM STAFF

Ms. Acker Krog updated the Commission on the list of trainings that were submitted and noted that she and the Director are working to set up some of the trainings in the near future.

AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION

Commissioner Jones requested a list of proposed projects that are pending and could possibly be before the Planning Commission.

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 10:26 A.M.

Diana Wiedemann

 Diana Wiedemann, Vice-Chair

Attest: JAMES F. FEENAN
 Commission Services Supervisor

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 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.