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2ND DISTRICT
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3RD DISTRICT
COMMISSIONER
CHAIR

MARIE JONES
4TH DISTRICT
COMMISSIONER

DIANA WIEDEMANN
5TH DISTRICT
COMMISSIONER
CO-CHAIR



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MENDOCINO COUNTY PLANNING COMMISSION

ACTION MINUTES – May 6, 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 9:02 A.M.

Present: Commissioner Clifford Paulin, Commissioner Macci Morse, Commissioner Alison Pernell, Commissioner Marie Jones and Commissioner Diana Wiedemann (Arrived at 9:44 a.m.) Chair Pernell presiding.

Staff Present: Ignacio Gonzalez, Interim Director; Julia Acker Krog, Assistant Director; James Feenan, Commission Services Supervisor; Juliana Cherry, Planner III; Vandy Vandewater, Interim Senior Planner; Kristin Nevedal, Cannabis Program Manager

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 presented information to the Commission.

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 Adoption of an Resolution (MS_2019-0003) - Coastal Minor Subdivision of a 4.67± acre parcel into two parcels of 2.67± acres and 2.0± acres. In the Coastal Zone, 0.5± mile west of the intersection of Caspar Road (CR 410B) and State Route 1 (SR 1), lying on the west side of Caspar Point Rd (private); located at 45380 Caspar Point Rd., Caspar; APN: 118-010-27.

Speaker/s: Juliana Cherry, Planner III, Amber Fiset, Mendocino County Department of Transportation; Julia Acker Krog, Assistant Director; Marlayne Bourbonnais, Environmental Health, Land Use Program Manager

Commissioner Wiedemann joined the meeting at 9:44 a.m.

After discussion with County Counsel, Commissioner Wiedemann decided to abstain from participation of item 6a. (MS_2019-0003).

Agents: Tara Jackson, Wynn Coastal Planning; Amy Wynn, Wynn Coastal Planning; Bonnie Lampley, Principal Hydrogeologist for David A. Lawrence, Inc. dba Lawrence & Associates.

Owner: Julia Carson

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

The public hearing was declared open.

Telecomments: Ray Duff

The public hearing was declared closed.

After discussion, the Commission decided to continue the matter to a June 17, 2021 Planning Commission meeting.

Upon motion by Commissioner Jones, seconded by Commissioner Paulin, and carried by a voice vote of (4-0), IT IS ORDERED; that the matter be continued to June 17, 2021 to allow Staff to have further discussion with Department of Transportation and CALFIRE regarding the width of the public roadways. The motion carried by the following vote:

AYES:	Paulin, Jones, Morse and Pernel
NOES:	None
ABSENT:	None
ABSTAIN:	Wiedemann

[Break: 11:11 a.m. – 11:17 a.m.]

6b. Noticed Public Hearing: Discussion and Possible Action Including Adoption of Resolution for Review and recommendation to the Board of Supervisors on proposed adoption of an Ordinance Amendment (OA_2021-0003) to Mendocino County Code Chapter 6.16 and Chapter 20.168 regarding outdoor festivals and special events. Within the unincorporated areas of Mendocino County, not including the designated Coastal Zone areas of the County.

Speaker/s: Vandy Vandewater, Interim Senior Planner

Action Taken: Staff requested a postponement to a future hearing date, noting the item would be renoticed for a future meeting date.

6c. Notice Public Hearing – Discussion and consideration of recommendation to the Board of Supervisors on proposed adoption of Mendocino County Code Chapter 22.18 – Commercial Cannabis Activity Land Use Development Ordinance and corresponding proposed amendments to Mendocino County Code Chapter 10A.17 (OA_2021-0002) – Mendocino Cannabis Cultivation Ordinance, and Chapter 20.242 – Cannabis Cultivation Sites. Chapter 22.18 establishes a discretionary permitting process for cannabis cultivation activities. Corresponding changes to Chapter 10A.17 and Chapter 20.242 are proposed as well to avoid conflicting and/or overlapping regulations. Within the unincorporated areas of Mendocino County, not including the designated Coastal Zone areas of the County.

Speaker/s: Julia Acker Krog, Assistant Director; Kristin Nevedal, Cannabis Program Manager

The public hearing was declared open.

Public Comments: All correspondence received have been uploaded to the public website under this item.

Telecomments: Derik Mentolingo; Michael Katz; Syracuse Goldenghost; Amanda Reiman; Ashley Bird; Blair AuClair (Comments cut off – Internet Connection Lost).

[Lunch Break 11:30 a.m. -1:30 p.m.]

Malila Gordon; Keith Shuster; Melissa Gribi; Monique Ramirez; Sarah Bodnar; Blair AuClair (finish her comments due to the fact she was cut off earlier in the meeting); Hannah Nelson.

[Break 1:55 p.m. – 1:57 p.m.]

The public hearing was declared closed.

Matter is back before the Commission.

[Break 4:10 p.m. – 4:14 p.m.]

Upon motion by Commissioner Jones, seconded by Commissioner Morse, and carried by a voice vote of (5-0), IT IS ORDERED; the Planning Commission recommends to the Board of Supervisors by resolution the proposed adoption of Mendocino County Code Chapter 22.18 – Commercial Cannabis Activity Land Use Development Ordinance and corresponding proposed amendments to Mendocino County Code Chapter 10A.17 (OA_2021-0002) – Mendocino Cannabis Cultivation Ordinance, and Chapter 20.242 – Cannabis Cultivation Sites. Chapter 22.18 establishes a discretionary permitting process for cannabis cultivation activities. Corresponding changes to Chapter 10A.17 and Chapter 20.242 are proposed as well to avoid conflicting and/or overlapping regulations. Within the unincorporated areas of Mendocino County, not including the designated Coastal Zone areas of the County. The motion carried by the following vote:

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

AGENDA ITEM NO. 7 – MATTERS FROM STAFF

None.

AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION

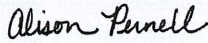
Commission submitted questions to staff.

AGENDA ITEM NO. 9 – MINUTES

No minutes were prepared for today's meeting.

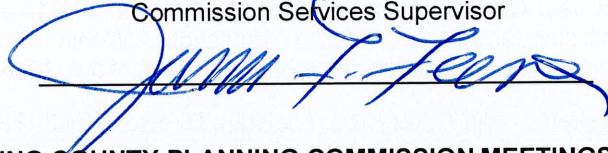
AGENDA ITEM NO. 10 – ADJOURNMENT

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 2:11 P.M.



Alison Pernell, 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.
- 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.