



**MENDOCINO COUNTY PLANNING COMMISSION**

**MINUTES FOR THE MEETING HELD ON:** **April 15, 2021**

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

**COMMISSIONERS PRESENT:** Jones, Wiedemann, Paulin, Morse and Pernell

**COMMISSIONERS ABSENT:** None

**PLANNING & BLDG SVC STAFF PRESENT:** Ignacio "Nash" Gonzalez, Interim Director  
Julia Acker Krog, Assistant Director  
James Feenan, Commission Services Supervisor

**OTHER COUNTY DEPARTMENTS PRESENT:** Matthew Kiedrowski, Deputy County Counsel

**1. Roll Call.**

The meeting was called to order 9:04 a.m.

**2. Planning Commission Administration.**

**2a. Determination of Legal Notice.**

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

**3. Director's Report.**

Mr. Gonzalez noted that Planning & Building is actively recruiting for the vacant Chief Planner & Senior Planner positions for both the Fort Bragg and Ukiah offices. He also noted that the Cannabis Facilities & Cannabis Phase III items would be heard at the April 19 2021 Board of Supervisors meeting.

Ms. Acker Krog notified the Commission that an Ad Hoc Committee, comprised of Supervisors: McGouty & Haschak, had been formed by the Board of Supervisors to address the Oak Woodlands Ordinance.

**4. Matters from Public.**

**Public Comment:** Annemarie Weibel

**Telecomment:** Annemarie Weibel had submitted a telecomment for, but did not answer when called upon to speak.

**5. Consent Calendar.**

None.

6. **Regular Calendar.**

6a. **CASE#:** U\_2020-0002 (Continued from February 18, 2021)

DATE FILED: 1/31/2020

OWNER: BRUTOCAO VINEYARDS INC

APPLICANT: GETAWAY HOUSE, INC.

AGENT: REBECCA DALSKELACO ASSOCIATES

REQUEST: Major Use Permit to facilitate development of a micro-cabin recreational vehicle (RV) facility featuring up to 45 operator-owned micro-cabin RVs for transient-habitation as a 'Resort and Recreational Facility'.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: 3.1 ± miles east of Hopland town center, lying on the east side of Old Toll Road (CR 108), .02 miles southwest of its intersection with State Highway 175 (SH 175), and identified by the following Assessor Parcel Numbers (APNs: 048-270-23, -24, & a portion of -22).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SUSAN SUMMERFORD

Speaker/s: Nash Gonzalez, Interim Director Planning & Building.

The Mendocino County Planning Commission continued U\_2020-0002 from its March 18, 2021 agenda, to April 15, 2021, with direction to staff to prepare an alternate resolution for denial. On April 2, 2021, the applicant submitted a memo withdrawing the application from further processing. The memo is posted at the website as noted below:

<https://www.mendocinocounty.org/home/showpublisheddocument?id=41983>

As such, no additional action was necessary by the Planning Commission during the meeting.

6b. **CASE#:** GP\_2021-0001

DATE FILED: 01/02/2021

APPLICANT: COUNTY OF MENDOCINO

AGENT: PLANNING AND BUILDING SERVICES

REQUEST: General Plan Amendment to update the Safety Element of the General Plan for the County of Mendocino, as required by State law (Section 65302(g) of the California Government Code) and SB1241 (2012) and SB379 (2015), by amending and updating the Development and Resource Management Elements of the General Plan, and incorporating the recently adopted Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) and Climate Adaption Vulnerability Assessment prepared as part of the General Plan Safety Element Update, which applies to the entire County.

ENVIRONMENTAL DETERMINATION: Addendum to the previously adopted County of Mendocino General Plan Environmental Impact Report (EIR) (State Clearinghouse Number 2008062074).

LOCATION: All unincorporated areas within Mendocino County.

SUPERVISORIAL DISTRICT: All

STAFF PLANNER: IGNACIO GONZALEZ

Speaker/s: Nash Gonzalez, Interim Director Planning & Building; Aaron Pfannenstiel, Consultant Atlas

The public hearing was declared open.

**Public Comment:** None

**Telecomments:** None

The public hearing was declared closed.

**[Break: 10:37 a.m. – 10:47 a.m.]**

Mr. Pfannenstiel reviewed the red line changes with the Commission regarding the Development Element, Chapter 3 of the M.C. General Plan.

[Break: 12:46 p.m. – 12:55 p.m.]

Mr. Pfannenstiel reviewed the red line changes with the Commission regarding the Rescue Element Chapter 4, of the M.C. General Plan.

Upon motion by Commissioner Paulin, seconded by Commissioner Morse, and carried by a voice vote of (5-0), IT IS ORDERED; The Planning Commission recommends adoption of the updated Development and Resource Management Elements of the General Plan to the Board of Supervisors, which incorporates the recently adopted Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), and Climate Adaptation Vulnerability Assessment, prepared as part of this comprehensive project and adopts the attached amended resolution.

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

**Matters from Public. (Re-Visited as requested by the Chair)**

**Telecomment:** Annemarie Weibel

7. **Matters from Staff**

7a. None.

8. **Matters from Commission.**


8a. Commissioner Wiedemann requested a list of topics to be discussed at future Planning Commission meetings to allow the Commissioners time for research.

9. **Approval of Minutes.**

9a. None.

10. **Adjournment.**

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 1:22 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 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.**