



MENDOCINO COUNTY PLANNING COMMISSION (SPECIAL MEETING)

MINUTES FOR THE MEETING HELD ON: March 19, 2021

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

COMMISSIONERS PRESENT: Jones, Wiedemann, Nelson, Paulin and Pernel

COMMISSIONERS ABSENT: Jacobszoon

PLANNING & BLDG SVC STAFF PRESENT: Ignacio "Nash" Gonzalez, Interim Director
James Feenan, Commission Services Supervisor
Julia Acker Krog, Assistant Director
Sam "Vandy" Vandewater
Kristin Nevedal, Cannabis Program Manager

OTHER COUNTY DEPARTMENTS PRESENT: Matthew Kiedrowski, Deputy County Counsel

1. **Roll Call.**
The meeting was called to order 9:13 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.**
None.
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. **CASE#:** OA_2021-0001
DATE FILED: 1/7/2021
OWNER/APPLICANT: COUNTY OF MENDOCINO
REQUEST: Review and consider a recommendation to the Board of Supervisors on proposed adoption of an Ordinance Amendment to Mendocino County Code Chapter 6.16, Chapter 6.36, Chapter 20.168, and Chapter 20.243 regarding cannabis facilities and special events.
ENVIRONMENTAL DETERMINATION: General Rule Exemption, California Code of Regulations (CCR) 15061.3(b)(3)
LOCATION: Within the unincorporated areas of Mendocino County, not including the designated Coastal Zone areas of the County.

SUPERVISORIAL DISTRICT: ALL
STAFF PLANNER: SAM VANDY VANDEWATER

The staff report is located at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>

Presenter/s: Mr. Sam "Vandy" Vandewater, Staff Planner, Ms. Julia Acker Krog, Ms. Kristin Nevedal, Mr. Matthew Kiedrowski

The public hearing was declared open.

Public Comment: All correspondence have been posted to this item on line.

Telecomments: Ms. Toni Gomez; Ms. Susan Tibbon; Mr. Paul Hansbury; Mr. Jerry Munn; Ms. Amy Wynn; Mr. Jacob Patterson; Mr. Michael Katz; Ms. Amanda Reiman; Ms. Monique Ramirez; Ms. Blair AuClair; Mr. Joe Rogoway; Ms. Sarah Bodnar; Ms. Corinne Powell; Ms. Jude Thilman; Mr. Ron Edwards

The public hearing was declared closed.

[Break 10:45 a.m. – 10:56 a.m.]

[Lunch Break 12:15 p.m. – 1:00 p.m.]

After discussion and deliberation the Planning Commission agrees to the Draft Resolution located at: <https://www.mendocinocounty.org/home/showpublisheddocument?id=41640>

Commission Action: Upon motion by Commissioner Paulin, seconded by Commissioner Nelson, IT IS ORDERED, that the Planning Commission adopt a resolution and make a recommendation to the Mendocino County Board of Supervisors and find that the project is exempt from CEQA under the General Rule and approve Ordinance Amendment OA_2021-0001 which will modify Chapters 6.18 (Outdoor Festivals), 6.36 (Cannabis Facility Businesses), 20.168 (Temporary Uses), and 20.243 (Cannabis Facilities), as amended during the meeting.

The motion passed by the following vote: (5-0)

Ayes: Nelson, Paulin, Wiedemann, Jones and Chair Pernel.
Noes: None
Absent: Jacobszoon

6b. CASE#: OA_2021-0002

DATE FILED: 01/02/2021

APPLICANT: COUNTY OF MENDOCINO

AGENT: PLANNING AND BUILDING SERVICES

REQUEST: Review and consider a 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 – 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. Standards and requirements for cultivation exempt from permit requirements are also proposed to be relocated to Chapter 22.18.

ENVIRONMENTAL DETERMINATION: Statutory Exemption

LOCATION: Within the unincorporated areas of Mendocino County, not including the designated Coastal Zone areas of the County.

SUPERVISORIAL DISTRICT: All

STAFF PLANNER: JULIA KROG

The staff report is located at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>

Presenter/s: Ms. Julia Acker Krog, Mr. Nash Gonzalez, Ms. Kristin Nevedal and Mr. Matthew Kiedrowski

The public hearing was declared open.

Public Comment: All correspondence have been posted to this item on line.

Telecomments: Ms. Toni Gomez; Ms. Susan Tibbon; Mr. Paul Hansbury; Mr. Bryan Kanthack, Mr. Greg Grande, Ms. Marnie Birger, Mr. Jerry Munn; Ms. Sandra Berman; Mr. Ron Edwards; Ms. Michele Penaloza; Mr. Joshua Keats; Mr. Michael Katz; Ms. Amanda Reiman; Ms. Jessica Harness; Ms. Ellen Drell; Ms. Laura Clein; Ms. Sheila Jenkins; Ms. Patricia Vargas; Ms. Lynn Zachreson; Mr. Alex Cummings; Mr. Dennis Hunter; Mr. Dennis Slota; Ms. Kelly Mayhugh; Mr. Mark Glomb; Mr. Jonathan Wentzel; Ms. Jamie Warm; Mr. Devon Jones; Ms. Shane Osborne; Ms. Micah Flause; Mr. Colin Harris; Ms. Ashley Oldham and Mr. Gus Stout;

[Break 3:30 p.m. – 3:47 p.m.]

Telecomments: Mr. Chance Frank; Ms. Blair AuClair; Ms. Sarah Bodnar; Mr. John McCowen; Mr. Lincoln Fish; Mr. Keith Shuster; Ms. Kahlo Stout; Ms. Malia Gordon; Mr. Charles Sarenti; Mr. Patrick Sellers; Ms. Jennifer Procacci; Mr. Joey Gothelf; Sheriff Matthew Kendall; Ms. Syracuse Goldenghost; Ms. Ingrid Tsong; Mr. Josh Khankhanian; Mr. Michele Birger and Ms. Jessica Stoletto

[Break 4:45 p.m. – 5:45 p.m.]

The public hearing was declared closed.

After discussion and deliberation the Planning Commission agrees to the Draft Resolution located at:
<https://www.mendocinocounty.org/home/showpublisheddocument?id=41642>

Commission Action: Upon motion by Commissioner Paulin seconded by Commissioner Wiedemann, IT IS ORDERED, the Planning Commission adopt a resolution recommending that the Board of Supervisors approve Ordinance Amendment No. OA_2021-0002 which will establish Chapter 22.18 – Commercial Cannabis Activity Land Use Development Ordinance and modify Chapter 10A.17 - Mendocino Cannabis Cultivation Ordinance and Chapter 20.242 – Cannabis Cultivation Sites of the Mendocino County Code based on the fact and findings and subject to the conditions of approval as amended during the meeting.

The motion passed by the following vote: (5-0)

Ayes: Wiedemann, Paulin, Jones, Nelson and Chair Pernell.
Noes: None
Absent: Jacobszoon

7. Matters from Staff.

7a. Mr. Gonzalez addressed the Commission and thanked Commissioner Nelson for his years of service.

8. Matters from Commission.

8a. Chair Pernell and Wiedemann thanked Commissioner Nelson for all his years of service on the Planning Commission and for all his years of wisdom he has brought to the Planning Commission.

9. Approval of Minutes.

None

10. Adjournment.

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 8:37 p.m.

Alison Pennell

Alison Pennell, 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 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.