



MENDOCINO COUNTY PLANNING COMMISSION

MINUTES FOR THE MEETING HELD ON: February 18, 2021

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

COMMISSIONERS PRESENT: Jones, Wiedemann, Jacobszoon, Nelson, Paulin and Pernell

COMMISSIONERS ABSENT: None

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

OTHER COUNTY DEPARTMENTS PRESENT: Matthew Kiedrowski, Deputy County Counsel

1. **Roll Call.**

The meeting was called to order 9:02 a.m.

2. **Planning Commission Administration.**

2a. Election of Officers; Chair and Vice-Chair

Upon motion by Commissioner Nelson seconded by Commissioner Paulin and carried by a voice vote (6-0) IT IS ORDERED that: Commissioner Alison Pernell is nominated Chair, and Commissioner Diana Wiedemann is nominated as Vice Chair.

The Chair and Vice Chair accepted the nomination.

Commissioner Jones gave a brief background regarding her past experience.

Commissioner Paulin gave a brief background regarding her past experience.

2b. 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 advised the Commission he was re-appointed Interim Director the 19th of January.

Mr. Gonzalez discussed department reorganization, including the promotion of Julia Acker Krog, to the position of Assistant Director. He announced that Jesse Davis, Senior Planner, and the Cannabis Manager has resigned. Mr. Gonzalez noted that the Cannabis Manager would report directly to the Board of Supervisors. He also announced the Vandy Vanderwater has been appointed as Interim Senior Planner.

Ms. Acker Krog discussed the Phase III Cannabis process with the Planning Commission. She advised the Commission there would be a Special Hearing set for the Cannabis ordinance.

Mr. Gonzalez noted how the Oak Woodlands ordinance would proceed to the Board of Supervisors for discussion and potential direction on March 9, 2021. He also noted the change in the makeup of the Planning Commission, and noted that the 2nd reading of the ordinance would take place on February 23, 2021, which would not become permanent for 30 days. Mr. Gonzalez welcomed the new Commissioners to the Planning Commission, and also discussed his time away as Fire Recovery Director. He stated he would be bringing the revised Safety Element before the Planning Commission in the near future, than it would proceed to the Board of Supervisors. Mr. Gonzalez also explained that he has been working on securing grant funding for other types of projects that would make Planning & Building more resilient. He noted that one of those was a grant from the State to update the Zoning Codes ordinance as well as to implement the UVAP. Mr. Gonzalez stated that there would be special Planning Commission meetings added to address the UVAP and Zoning Code, changes later this year.

Mr. Kiedrowski suggested that since this director's report was lengthy, we should open public comment.

Ms. Aker Krog asked the public in the waiting room if they would raise their hand if they would like to make any comments regarding the director's report.

Public Comment: Annemarie Weibel

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.**

Commissioner Nelson and Commissioner Pernell recused themselves at 9:35 a.m.

Commissioner Pernell was placed in the waiting room and Commissioner Nelson said he would not be returning to the meeting.

6a.CASE#: UM 2020-0004

DATE FILED: 5/07/2020

OWNER: CROWN CASTLE

APPLICANT: BEACON DEVELOPMENT-JASON OSBORNE

REQUEST: To modify an existing Use Permit (UM 3-2009/2014), permitting AT&T Mobility to install new equipment in the existing compound area and increase the height of the existing tower by 20 ft. The request also includes installation of a 30 KW Generac Diesel Generator with a 190 gallon associated fuel storage tank, as well as various equipment and antenna additions to the tower itself.

LOCATION: 9± miles northeast of Laytonville, lying on the north side of Spyrock Road (CR 323), 4.4± miles northeast of its intersection with Highway 101, located at 3750 Spyrock Road, Laytonville; APN: 056-310-18.

ENVIRONMENTAL DETERMINATION: Subsequent Mitigated Negative Declaration to previously adopted Mitigated Negative Declaration

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: KEITH GRONENDYKE

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

Presenter/s: Keith Gronendyke, Staff Planner

Applicant/Agent: Jason Osborne

The public hearing was declared open.

Public Comment: Items from previous meeting already posted to the item on line.

Telecomments: Annemarie Weibel; Marcia Miller; Tim Henry

The public hearing was declared closed.

Commission Action: Upon motion by Commissioner Jones, seconded by Commissioner Paulin, IT IS ORDERED, that the matter be continued to the March 18, 2021 Planning Commission meeting with an Alternative Resolution for Denial of the project.

The motion passed by the following vote: (3-1)

Ayes: Wiedemann, Jones & Paulin
Noes: Jacobszoon
Absent: None
Recused: Nelson, Pernell

Commissioner Pernell rejoined the meeting.

7. Matters from Staff.

7a. Ms. Acker Krog stated there would be training in the future, from previous topics that were sent to her by the Commission.

8. Matters from Commission.

8a. Commissioner Wiedemann requested a copy of the Ground Water Study and a map of the cell tower locations.

9. Approval of Minutes.

9a. November 21, 2019 Minutes

Approval of the November 21, 2019 Planning Commission Minutes.

Upon motion by Commissioner Wiedemann, seconded by Commissioner Jones, and carried by a voice vote of (5-0), IT IS ORDERED that the Planning Commission minutes from November 21, 2019 are approved as amended.

AYES: Wiedemann, Jones, Paulin, Jacobszoon and Pernell
NOES: None
ABSENT: Nelson

9b. December 3, 2020 Minutes

Approval of the December 3, 2020 Planning Commission Minutes.

Upon motion by Commissioner Wiedemann, seconded by Commissioner Jones, and carried by a voice vote of (5-0), IT IS ORDERED that the Planning Commission minutes from December 3, 2020 are approved as amended.

AYES: Wiedemann, Jones, Paulin, Jacobszoon and Pernell
NOES: None
ABSENT: Nelson

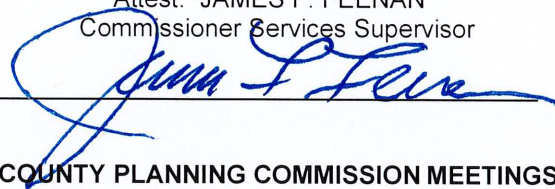
10. Adjournment.

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 10:57 a.m.



Alison Pernell, Chair

Attest: JAMES F. FEENAN
Commissioner 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.