

CLIFFORD PAULIN  
1<sup>ST</sup> DISTRICT  
COMMISSIONER

ELORA BABBINI  
2<sup>ND</sup> DISTRICT  
COMMISSIONER

ALISON PERNELL  
3<sup>RD</sup> DISTRICT  
COMMISSIONER  
CHAIR

MARIE JONES  
4<sup>TH</sup> DISTRICT  
COMMISSIONER

DIANA WIEDEMANN  
5<sup>TH</sup> DISTRICT  
COMMISSIONER  
VICE-CHAIR



JULIA KROG, DIRECTOR  
PLANNING AND BUILDING SERVICES

MATTHEW KIEDROWSKI  
DEPUTY COUNTY COUNSEL

**PLANNING AND BUILDING CONFERENCE ROOM**

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## **MENDOCINO COUNTY PLANNING COMMISSION**

### **ACTION MINUTES – December 1, 2022**

**BEFORE THE PLANNING COMMISSION  
COUNTY OF MENDOCINO – STATE OF CALIFORNIA  
FAIR STATEMENT OF PROCEEDINGS  
(PURSUANT TO CALIFORNIA GOVERNMENT CODE §25150)**

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#### **AGENDA ITEM NO. 1 – OPEN SESSION AND ROLL CALL 9:00 A.M.**

Present: Commissioner Clifford Paulin, Commissioner Marie Jones, Commissioner Elora Babbini, Commissioner Diana Wiedemann, Chair Alison Pernell.

Absent: None

Staff Present: Julia Krog, Director; Brooke Larsen, Commission Services Supervisor; Christian Curtis, County Counsel; Mark Cliser, Planner II.

#### **AGENDA ITEM NO. 2 - PLANNING COMMISSION ADMINISTRATION**

**2a.** Discussion and Possible Action Including Adoption of Resolution of the Mendocino County Planning Commission Finding that State or Local Officials Continue to Recommend Measures to Promote Social Distancing in Connection with Public Meetings.

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

**Telecomments:** None

**Public Called Upon During Meeting:** None

Chair Pernell asked if in person meetings were on track to begin in January 2023.

Director Krog stated that the department had a goal for in person meetings beginning in January 2023.

Upon motion by Commissioner Jones, seconded by Commissioner Wiedemann, and carried by a roll call vote of (5-0), IT IS ORDERED, that the Planning Commission adopts the Resolution of the Mendocino County finding that State or Local Officials Continue to Recommend Measures to Promote Social Distancing in Connection with Public Meetings.

AYES: WIEDEMANN, JONES, BABBINI, PAULIN, PERNELL  
NOES: NONE  
ABSENT: NONE

**2b. Determination of Legal Notice** – The Clerk advised the Commission that all items on the agenda had been properly noticed.

### **AGENDA ITEM NO. 3 – DIRECTOR AND ASSISTANT DIRECTOR REPORT**

Director Krog stated that the resolution on Short Term Rentals that was adopted on November 17, 2022, had been appealed, and stated that the Commission would be notified when it would be heard by the Board of Supervisors.

### **AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC**

**Public Comment:** None

### **AGENDA ITEM NO. 5 – CONSENT CALENDAR**

No items were set for the consent calendar.

### **AGENDA ITEM NO. 6 – REGULAR CALENDAR**

#### **6a. Noticed Public Hearing – CASE#: U\_2022-0006**

CASE#: U\_2022-0006  
DATE FILED: 6/6/2022  
OWNER/APPLICANT: ABAN MARCOS  
REQUEST: Use of an existing single-family residence as a short-term rental per Mendocino County Code Section 20.164.015 (L): Room and Board.  
ENVIRONMENTAL DETERMINATION: Categorically Exempt  
LOCATION: 4± miles southeast of Fort Bragg City center, lying on the south side of Shangri-La Drive (Private), 0.1± miles west of its intersection with State Route 20 (SR 20), located at 29605 Shangri-La Drive, Fort Bragg; APN: 020-450-40.  
SUPERVISORIAL DISTRICT: 4 (Gjerde)  
STAFF PLANNER: MARK CLISER

**Staff Presentation:** Planner Cliser presented an overview of the project.

The public hearing was declared open.

**Public Comment:** No Public Comment was received

**Telecomments:** No telecomments requested

The public hearing was declared closed.

Upon motion by Commissioner Jones, seconded by Commissioner Wiedemann, and carried by a roll call vote of (5-0), IT IS ORDERED, By resolution, the Planning Commission, County of Mendocino, State of California, grants Major Use Permit U\_2022-0006 for the Project based on the approved project description and findings and subject to the conditions of approval in Exhibit A with the proposed changes as presented during the public meeting

AYES: JONES, WIEDEMANN, BABBINI, PAULIN, PERNELL  
NOES: NONE  
ABSENT: NONE

**AGENDA ITEM NO. 7 – MATTERS FROM STAFF**

7a. Director Krog stated that the next hearing date would be January 5, 2023.

Chair Pernell agreed that the January 5, 2023 meeting should be via Zoom, at which time there would be more discussion for in person meetings.

Commissioner Paulin asked about hybrid meetings.

County Counsel Curtis discussed how hybrid meetings would work.

Commissioner Jones offered the Jughandle Farms meeting rooms.

County Counsel Curtis responded to Commissioner Jones' statement.

Commissioner Babbini responded to the possibility of meeting in Fort Bragg.

Director Krog added that if the Commission had the option to have hybrid Meetings, all public had access to the meetings via zoom.

**AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION**

8a. Commissioner Jones discussed the Grant Application regarding the climate action plan.

Commissioner Babbini shared that the City of Ukiah just completed another section of their climate action plan.

**AGENDA ITEM NO. 9 – MINUTES**

9a. Approval of the September 15, 2022, Minutes.

Upon motion by Commissioner Babbini, seconded by Commissioner Wiedemann, and carried by a voice vote of (4-0), IT IS ORDERED that the Planning Commission minutes from September 15, 2022 are approved.

AYES:	WIEDEMANN, BABBINI, JONES, PAULIN
NOES:	NONE
ABSTAIN:	PERNELL

**AGENDA ITEM NO. 10 – ADJOURNMENT**

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 9:48 A.M.

Attest: Brooke Larsen  
Commissioner Services Supervisor

*Alison Pernell*  
ALISON PERNELL, CHAIR

*Brooke Larsen*

**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.**