

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

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## **MENDOCINO COUNTY PLANNING COMMISSION**

### **ACTION MINUTES – August 4, 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 9:04 A.M.**

Present: Commissioner Clifford Paulin, Commissioner Marie Jones, Commissioner Elora Babbini, Vice Chair Diana Wiedemann, presiding.

Absent: Alison Pernell, by pre-arrangement

Staff Present: Nash Gonzalez, Interim Assistant Director; Brooke Larsen, Commission Services Supervisor; Marco Rodriguez, Administrative Assistant; Matthew Kiedrowski, Deputy County Counsel; Scott Spears, Information Technologies; Alex Sequeira, Department of Transportation.

#### **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.

Upon motion by Commissioner Paulin, seconded by Commissioner Jones, and carried by a roll call vote of (4-0), 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: JONES, PAULIN, BABBINI, WIEDEMANN  
NOES: NONE  
ABSENT: PERNELL

**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**

Interim Assistant Director Gonzalez told the Commission that the Planner Technician position was filled, and an offer would be provided to a prospective candidate for the Cartographer Planner position.

### **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#: MS\_2020-0006**

CASE#: MS\_2020-0006 (Continued from July 21, 2022)

DATE FILED: 12/3/2020

OWNER: JACK RAFTER LLC

APPLICANT: VANCE RICKS

AGENT: JIM RONCO

REQUEST: Minor Subdivision of one legal 6 acre parcel, comprised of APNs 167-190-08 and 167-230-03, creating two separate legal parcels of 2.1± acres and 3.9± acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 4.5± miles north of Ukiah City center, lying on the east side of North State Street (CR 104), 0.3± north of its intersection with Pomo Lane (CR 228A); located at 4681 and 4661 North State Street, Ukiah; APNs: 167-190-08 and 167-230-03.

SUPERVISORIAL DISTRICT: 1 (Mulheren)

STAFF PLANNER: MARK CLISER

Staff Presentation: Mr. Gonzalez stated that the applicant had requested a continuance to a date certain of September 1, 2022, to allow time for clarification on some of the conditions required, before bringing a revised resolution to the Planning Commission.

Commissioner Jones requested that the item be continued to a date uncertain.

Mr. Gonzalez stated that the applicant feels that they will be ready by September 1, 2022.

Commissioner Paulin expressed skepticism that the project would actually be ready by September 1, 2022.

Mr. Gonzalez acknowledged that the applicant felt the issues could be resolved by that date, however it was always possible that something could come up to delay the project further.

Deputy County Counsel Kiedrowski agreed with Mr. Gonzalez.

Commissioner Jones again recommended that the project be continued to a date uncertain. That the concern for the applicant to need to pay the fees associated with re-noticing the project could be offset by the fact that the County had costs associated with each continuance to a date certain, and that this was the third time.

Upon motion by Commissioner Jones, seconded by Commissioner Paulin, and carried by a roll call vote of (4-0), IT IS ORDERED, the Planning Commission agreed to a continuance to a date uncertain.

AYES: PAULIN, JONES, BABBINI, WIEDEMANN

NOES: NONE

ABSENT: PERNELL

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

7a. None.

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

8a. Commissioner Paulin stated that he had heard that there may be some regulations discussed regarding Hipcamp.

Mr. Gonzalez stated that any zoning regulations would be brought to the Planning Commission with the Zoning Code update.

Commissioner Jones commented that people who are in favor of Hipcamp appeared to lobbying heavily in favor of revised regulations, and that they are only one voice on that issue.

Chair Wiedemann asked about the new Zoning Code update, and when the preliminary draft would be presented to the Planning Commission.

Mr. Gonzalez stated that the consultant would be providing an Administrative Draft to the County within the next two weeks, after which the Planning Commission would be provided with a Draft of the Zoning Code. He hoped to be able to give the Commissioners several months for review of the Draft.

Chair Wiedemann expressed concern that if the entire Code were to be provided all at once, then it would take more time for the Planning Commission to review.

Mr. Gonzalez reminded the Commission that there would be deadlines to meet the Grant requirements.

Commissioner Jones requested that the process be done well instead of quickly, and that it would be too much to ask the Commission to review more than a couple of chapters per meeting.

Mr. Gonzalez agreed that would be taken into consideration, however, there would still be a deadline for the grant.

Commissioner Jones provided a status update on the Short-Term Rental presentation, and noted that discussion was still with County Counsel.

**AGENDA ITEM NO. 9 – MINUTES**

9a. July 21, 2022

Upon motion by Commissioner Babbini, seconded by Commissioner Paulin, and carried by a roll call vote of (4-0), IT IS ORDERED, the Planning Commission, County of Mendocino, State of California, Approved the July 21, 2022 minutes, with no edits.

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

**AGENDA ITEM NO. 10 – ADJOURNMENT**

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 10:20 A.M.

Attest: Brooke Larsen  
Commission Services Supervisor

*Diana Wiedemann*  
DIANA WIEDEMANN, CHAIR

*Brooke Larsen*

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- 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.**