

CLIFFORD PAULIN
1ST DISTRICT
COMMISSIONER

ELORA BABBINI
2ND DISTRICT
COMMISSIONER

ALISON PERNELL
3RD DISTRICT
COMMISSIONER
CHAIR

MARIE JONES
4TH DISTRICT
COMMISSIONER

DIANA WIEDEMANN
5TH DISTRICT
COMMISSIONER
VICE-CHAIR



JULIA KROG, DIRECTOR
PLANNING AND BUILDING SERVICES

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MENDOCINO COUNTY PLANNING COMMISSION

ACTION MINUTES – July 21, 2022

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

AGENDA ITEM NO. 1 – OPEN SESSION AND ROLL CALL 9:01 A.M.

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

Absent: Vice Chair Diana Wiedemann, by pre-arrangement.

Staff Present: Julia Krog, Director; Brooke Larsen, Commission Services Supervisor; Marco Rodriguez, Administrative Assistant; Matthew Kiedrowski, Deputy County Counsel; Scott Spears, Information Technologies.

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

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 she would be absent for the August 4, 2022 Planning Commission Meeting and that Nash Gonzalez and Russ Ford would be in attendance in her place. The Director then discussed the current recruitments in the Department of Planning and Building.

Commissioner Jones asked for follow-up regarding the meetings the Director had with Supervisor's Gjerde and Williams regarding concerns from coastal architects and contractors.

Director Krog replied that there would be a stakeholder meeting to address those issues.

Chair Pernell asked about a report for the Planning Commission on the Zoning Ordinance, and an updated timeline.

Director Krog stated that there was no update regarding a draft report at this time.

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 June 16, 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: Director Krog stated that the applicant had requested a Continuance to a date certain of August 4, 2022, to allow time for clarification on some of the conditions required, before bringing a revised resolution to the Planning Commission.

Commissioner Babbini questioned whether or not it made sense to Continue to a Date Uncertain, as this project had been continued multiple times.

Director Krog clarified that the project was nearly completely ready for hearing, and that if Continued to a Date Uncertain, then the project would not be able to be heard on August 4, 2022, as there would not be enough time to meet the Noticing Requirements.

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 certain of August 4, 2022.

AYES: PAULIN, JONES, BABBINI, PERNELL

NOES: NONE

ABSENT: WIEDEMANN

AGENDA ITEM NO. 7 – MATTERS FROM STAFF

7a. None.

AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION

8a. Commissioner Jones asked about the Resolution regarding Short Term Rentals, and hoped that it would be on the August 4, 2022 agenda.

Director Krog stated that the review of the Resolution was nearly complete and ready for review by the Ad Hoc Committee, after which time it would be ready to be brought to the Planning Commission.

Chair Pernell explained that the Resolution was not a creation of a new ordinance, but a clarification and interpretation of the current ordinance.

Commissioner Jones stated that current ordinance was adopted in the 1980s, and that the Resolution was intended to address the current issues while working with the current ordinance.

AGENDA ITEM NO. 9 – MINUTES

9a. June 16, 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 June 16, 2022 minutes, with no edits

AYES: PAULIN, BABBINI, JONES, PERNELL

NOES: NONE

ABSENT: WIEDEMANN

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

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.