

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

MATTHEW KIEDROWSKI
DEPUTY COUNTY COUNSEL

PLANNING AND BUILDING CONFERENCE ROOM

860 North Bush Street

Ukiah, CA 95482

(707) 234-6650 (t)

(707) 463-5709 (f)

pbscommissions@mendocinocounty.org

MENDOCINO COUNTY PLANNING COMMISSION

ACTION MINUTES – May 5, 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 Diana Wiedemann, Commissioner Marie Jones, and Chair Alison Pernell.

Staff Present: Julia Krog, Director; Vandy Vandewater, Senior Planner; Adrienne Thompson, Administrative Services Manager; Marco Rodriguez, Administrative Assistant; Mark Cliser, Planner II; Matthew Kiedrowski, Deputy County Counsel;

Chair Pernell noted that upon request of Commissioner Wiedemann, who needed to leave the meeting by 10:30 am, the agenda would be ordered.

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.

The public hearing was declared open; seeing no hands raised for comment, the public hearing was closed.

Upon motion by Commissioner Paulin, seconded by Commissioner Babbini, and carried by a roll call vote of (5-0), IT IS ORDERED, that the Planning Commission adopts the 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.

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

Chair Pernell noted the Commission would proceed to Matters from staff.

AGENDA ITEM NO. 7 – MATTERS FROM STAFF

7a. Reappointment of Commissioner Wiedemann to the Airport Land Use Commission.

Upon motion by Commissioner Babbini, seconded by Commissioner Jones, and carried by a roll call vote of (5-0), IT IS ORDERED, to reappoint Commissioner Wiedemann to the Airport Land Use Commission.

AYES: Wiedemann, Paulin, Jones, Babbini, Pernell
 NOES: NONE
 ABSENT: NONE

7b. Appointment of one additional Planning Commissioner to the Airport Land Use Commission.

Commissioner Babbini noted her interest in participating in the Airport Land Use Commission.

No other Commissioner expressed a desire to be appointed.

Upon motion by Commissioner Wiedemann, seconded by Commissioner Paulin, and carried by a roll call vote of (5-0), IT IS ORDERED to appoint Commissioner Babbini to the Airport Land Use Commission.

AYES: Wiedemann, Paulin, Jones, Babbini, Pernell
 NOES: NONE
 ABSENT: NONE

AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION

8a. Discussion and Possible Action Regarding Presentation by Planning Commission Ad Hoc Committee on Short Term Rentals Including Possible Direction to Staff.

Commissioner Jones noted she had prepared a Resolution for the Commission, along with Commissioner Wiedemann, who made up the Ad Hoc. She discussed her main concerns with the lack of housing in Mendocino County.

Commissioner Wiedemann noted the comment letter she had just received, which was posted to the website. She agreed with the lack of affordable housing, compared to with wages in the County.

The Commission discussed the potential Resolution for Vacation Home Rentals and how to balance housing with transient occupancy.

Chair Pernell had several questions for the Ad Hoc related to the materials provided.

The public hearing was declared open.

Public comment: Annemarie Weibel

The public hearing was declared closed.

The Commission discussed when the item could return for action by the Commission and asked that County Counsel review the document before that date.

AGENDA ITEM NO. 3 – DIRECTOR AND ASSISTANT DIRECTOR REPORT

Ms. Krog did not have a Directors report but was available for questions.

AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC

Public comment: Annemarie Weibel

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_2021-0017

DATE FILED: 11/3/2021

OWNER: MENDOCINO FOREST PRODUCTS COMPANY

APPLICANT: AT&T MOBILITY

AGENT: EPIC WIRELESS

REQUEST: Coastal Development Use Permit to authorize construction and operation of a wireless communication facility consisting of a ~~sixty-seven (67)~~ seventy-two (72)foot tall monopine tower with various appurtenant equipment and ground equipment including a thirty (30) kw generator, 190 gallon fuel storage tank, and equipment cabinet. The proposed monopine will be located within a 1,800 square foot fenced compound.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: In the Coastal Zone, 4± miles south of Fort Bragg City center, on the south side of Holquist Lane (CR 402), 0.09± miles east of its intersection with Gibney Lane (CR 412E), addressed at 32601 Holquist Lane, Fort Bragg (APN: 017-261-04).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: MARK CLISER

(Commissioner Wiedemann left the meeting at 9:52 am)

Speaker/s: Mark Cliser, Planner II; Vandy Vandewater, Senior Planner; Julia Krog, Director; Matthew Kiedrowski, Deputy County Counsel.

The Commission had several questions for staff.

Applicant: AT&T MOBILITY- Donna Davis, Karen Lienert.

The public hearing was declared open.

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

Telecomments: Annemarie Weibel

The public hearing was declared closed.

Upon motion by Commissioner Babbini, seconded by Commissioner Paulin, and carried by a roll call vote of (3-0, with Commissioner Jones abstaining from the vote), IT IS ORDERED, By resolution, adopt a Mitigated Negative Declaration and grant Coastal Development Use Permit U_2021-0017 for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval, including the Revised Memo dated May 5, 2022 to correct the tower height to 72 feet.

AYES: Paulin, Babbini, Pernel
NOES: None
ABSENT: Wiedemann

ABSTAIN: Jones

AGENDA ITEM NO. 9 – MINUTES

No minutes were set for approval.

AGENDA ITEM NO. 10 – ADJOURNMENT

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 10:14 A.M.

Attest: Adrienne Thompson
Administrative Services Manager

Alison Pernelle

Alison Pernelle, Chair

Adrienne Thompson

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.