

CLIFFORD PAULIN
1ST DISTRICT
COMMISSIONER
VICE-CHAIR

CAMERON RAMOS
2ND DISTRICT
COMMISSIONER

ALISON PERNELL
3RD DISTRICT
COMMISSIONER

MARIE JONES
4TH DISTRICT
COMMISSIONER

DIANA WIEDEMANN
5TH DISTRICT
COMMISSIONER
CHAIR



JULIA KROG, DIRECTOR
PLANNING AND BUILDING SERVICES

MATTHEW KIEDROWSKI
DEPUTY COUNTY COUNSEL

COUNTY ADMINISTRATION CENTER
501 Low Gap Road, Room 1070
Ukiah, CA 95482
(707) 234-6650 (t)
(707) 463-5709 (f)

pbscommissions@mendocinocounty.org

MENDOCINO COUNTY PLANNING COMMISSION

ACTION MINUTES – May 18, 2023

**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, Chair Diana Wiedemann presiding.

Absent: Commissioner Cameron Ramos, Commissioner Alison Pernell,

Quorum has been established.

Staff Present: Julia Krog, Director; Russell Ford, Senior Planner; James Feenan, Commission Services Supervisor; Jocelyn Gonzalez-Thies. Staff Assistant III; Adrienne Thompson, Administrative Services Manager II; Matthew Kiedrowski, Deputy County Counsel; Scott Spears, IT;

AGENDA ITEM NO. 2 - PLANNING COMMISSION ADMINISTRATION.

2a. 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 informed the Commission regarding staff changes within the Planning and Building Department.

AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC

Public Comment: Annemarie Weibel

AGENDA ITEM NO. 5 – CONSENT CALENDAR

5a. Approval of April 20, 2023 and May 4, 2023 Planning Commission Minutes.

Upon motion by Commissioner Paulin, seconded by Commissioner Jones and carried by a roll call vote of (3-0), IT IS ORDERED that the Consent Calendar is approved without edits.

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

AGENDA ITEM NO. 6 – REGULAR CALENDAR**6a. Noticed Public Hearing**

CASE#: R_2021-0002

DATE FILED: September 7, 2021

OWNER: VARIOUS

APPLICANT: EASTSIDE RESIDENTIAL REDWOOD VALLEY

AGENT: KATHLEEN GILLEY

REQUEST: Rezone request to establish a Cannabis Prohibition (CP) Combining District over 207 Assessor's Parcels in Redwood Valley.

ENVIRONMENTAL DETERMINATION: Exempt – CCR Section 15061(b)(3)

LOCATION: 0.1± miles north of the Redwood Valley town center, bound generally on the west by East Road (CR 230), on the north by Madrone Drive (private) and Road I (CR 234), on the east by Colony Drive (CR 232-A), and on the south by Road D (CR 232).

SUPERVISORIAL DISTRICT: 1 (McGourty)

STAFF PLANNER: RUSSELL FORD\

The public hearing was declared open.

Staff Presentation: Russell Ford, Senior Planner; Julia Krog, Director; Matthew Kiedrowski, Deputy County Counsel

Applicant: Kathleen Gilley, Francis Owen, Andy Mattern

Public Comment: Christine Boyd, Cyndi Barra Woskow, Arthur J. Munoz, Judy Maddox, Leah Simmons-Davis, Harold Bainbridge, Jean-Luc Szach, Lois Goforth, Kali Perkins, Jim Owen, Gary Maddox, Frances Owen, Michael Katz, Andy Mattern, Cynthia Grant, Sally Tollini (Salina),

[Break 10:48 a.m. – 10:55 a.m.]

Public Comment (Continued): Drea Braverman, Richard V. Sagon, William Self, E.D. Lerman, Lois Pitman, Juan Gamino, Cynthia Huhn

Telecomments: None

The public hearing was declared closed.

Chair Wiedemann passed the gavel to Vice Chair Paulin to second the motion.

Upon motion by Commissioner Jones seconded by Commissioner Wiedemann, IT IS ORDERED, By Resolution, the Planning Commission recommends that the Board of Supervisors find the project Exempt from CEQA and approve the requested Rezone, as proposed by the applicant, based on the facts and findings contained in the Resolution.

The motion failed by the following vote: (2-1)

AYES: WIEDEMANN, JONES
 NOES: PAULIN
 ABSENT: PERNELL, RAMOS

Vice Chair Paulin passed the gavel back to Chair Wiedemann.

[Break: 11:54 a.m. – 12:00 p.m.]

Upon motion by Commissioner Jones seconded by Commissioner Paulin and carried by the following roll call vote (3-0), IT IS ORDERED: The Planning Commission recommends this project R_2021-0002, (Colony), be **moved to the Board of Supervisors without a recommendation from the Planning Commission** and directs Staff to provide a summary of the proceedings in the staff report to the Board of Supervisors.

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

6b. Noticed Public Hearing

CASE#: UM_2022-0002

DATE FILED: 4/21/2022

OWNER: BERIT BOYSEN CATTOLICO AND BARRACUDA TOWER, LLC

APPLICANT/AGENT: THE CBR GROUP

REQUEST: Modification and renewal of Coastal Development Use Permit of an existing communications facility to remove three existing cellular antennas and replace with three new, but slightly larger antennas along with adding equipment to the existing cabinet located within the lease area at the base of the tower. The requested renewal is being processed concurrently with this modification to add another ten (10) year time period to the existing entitlement.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 3± miles southeast of the City of Point Arena on the west side of Ten Mile Road (CR 506), 1± mile south of its intersection with Eureka Hill Road (CR 505), located at 25470 Ten Mile Rd., Point Arena (APN: 027-306-13).

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: KEITH GRONENDYKE

The public hearing was declared open.

Staff Presentation: Director Krog.

Public Comment: Annmarie Weibel.

Telecomments: No telecomments requested.

The public hearing was declared closed.

Upon motion by Commissioner Jones, seconded by Commissioner Paulin, and carried by roll call vote of (3-0), IT IS ORDERED, By resolution, the Planning Commission, County of Mendocino, State of California, grant Use Permit Modification/Renewal as proposed by the applicant, based on the facts and findings and subject to the conditions of approval contained in Exhibit A of the Resolution,

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

6c. Discussion and Possible Action to Amend Section 7 of the Planning Commission Bylaws to have meetings commence at 10 am.

[Break: 12:23 p.m. – 12:28 p.m.]

Upon motion by Commissioner Jones, seconded by Commissioner Paulin, and carried by a roll call vote of (3-0), IT IS ORDERED, that Planning Commission by-laws, (Section 7), read as follows: "Regular meetings of the Planning Commission shall be held the first and third Thursday of each month. The meetings shall commence at 9:30 a.m. between April 1st and September 30th and at 10 a.m. between October 1st and March 31st in the Board of Supervisors Chambers in Ukiah, California, unless otherwise noticed for a different location or time on the agenda" effective July 1, 2023.

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

AGENDA ITEM NO. 7 – MATTERS FROM STAFF

7a. None

AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION

8a. None

AGENDA ITEM NO. 9 – ADJOURNMENT

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 12:32 P.M.

Attest: James Feenan
Commission Services Supervisor

Diana Wiedemann

DIANA WIEDEMANN, CHAIR

James Feenan

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.