



MENDOCINO COUNTY PLANNING COMMISSION

MINUTES FOR THE MEETING HELD ON: **March 4, 2021**

LOCATION: **Virtual Meeting**
Mendocino County PBS Conference Room
860 North Bush Street
Ukiah, California

COMMISSIONERS PRESENT: Jones (Arrived at 9:58 a.m.), Wiedemann, Nelson, Paulin and Pernell

COMMISSIONERS ABSENT: Jacobszoon

PLANNING & BLDG SVC STAFF PRESENT: Ignacio "Nash" Gonzalez, Interim Director
James Feenan, Commission Services Supervisor
Julia Acker Krog, Assistant Director
Mark Cliser, Planner II
Juliana Cherry, Planner III

OTHER COUNTY DEPARTMENTS PRESENT: Matthew Kiedrowski, Deputy County Counsel
Alexander Sequeira, Department of Transportation

1. **Roll Call.**

The meeting was called to order 9:04 a.m.

2. **Planning Commission Administration.**

2a. Determination of Legal Notice.

The Clerk advised the Commission that all items on the agenda had been properly noticed.

3. **Director's Report.**

Mr. Gonzalez advised the Commission that the County is currently in budget season. Mr. Gonzalez discussed the department reorganization. He explained to the Commission that long range planning has been missing for the last several years. The goal is to fully staff the long range planning division.

Mr. Gonzalez discuss the new safety element and the process. The safety element is under review and there is a 90 day deadline for final review. Once the review is returned the matter will be set for the Planning Commission and then set for the Board of Supervisors for final approval.

Mr. Gonzalez confirmed the March 19, 2021 for the Special Meeting for Cannabis Facilities and Ordinances.

4. **Matters from Public.**

No one was present from the public who indicated a desire to address the Commission.

5. **Consent Calendar.**

None.

6. **Regular Calendar.**

6a. CASE#: MS_2020-0002

DATE FILED: 4/3/2020

OWNER/APPLICANT: FELIZ CREEK BUSINESS PARK LLC

AGENT: RON FRANZ

REQUEST: Minor Subdivision of 54± acres into four parcels and a remainder. Parcel 1 would be 4.78± acres, Parcel 2 would be 3.12± acres, Parcel 3 would be 2.85± acres, Parcel 4 would be 3.26± acres, and 40± acres would remain.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: West of Hopland town center, lying 200± feet west of the intersection of Feliz Creek Road and Mountain House Road; located at 365 Feliz Creek Road, Hopland; APNs: 048-341-05, -07, -10, -12, -26; and 048-330-03.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

The staff report is located at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>

Presenter/s: Juliana Cherry, Staff Planner

Applicant/Agent: Gary Breen

The public hearing was declared open.

Public Comment: All written comments received have been uploaded to the public website.

Telecomments: None

The public hearing was declared closed.

As requested by the Planning Commission the following discussion occurred between the Commission and Mr. Breen (Applicant/Agent). The Commission would like to make a recommendation that the Applicant be in direct consultation with the Hopland MAC during his development of any parcels that are located within the named APN's within the staff report.

Commission Action: Upon motion by Commissioner Wiedemann, seconded by Commissioner Nelson, IT IS ORDERED, by resolution, adopt the Negative Declaration and grant a four lot subdivision based on the facts and findings and subject to the conditions of approval (Exhibit A).

The motion passed by the following vote: (4-0)

Ayes: Nelson, Wiedemann, Paulin and Pernell

Noes: None

Absent: Jones, Jacobszoon

6b. CASE#: UR_2020-0011

DATE FILED: 10/7/2020

OWNER: PATRICIA WATSON

APPLICANT/AGENT: ATC SEQUOIA / JOHN MERRITT

REQUEST: Use Permit Renewal for continued operation of an existing 72 ft. tall wireless communication tower with various antennas and ground based equipment located within a 2,900 sq. ft. leased area. No modifications are proposed.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 0.4± miles east of the town of Piercy, at the end of Road 442C (Private), 0.4± from its intersection with State Route 271 (SR 271), located at 80441 Road 442C, Piercy; APN: 053-120-08_

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: MARK CLISER

The staff report is located at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>

Presenter/s: Mark Cliser, Staff Planner

Mr. Cliser made an amendment to the resolution by adding an additional use permit finding to page 1.

Commissioner Jones joined the meeting at 9:58 a.m.

Mr. Kiedrowski stated in order for Commissioner Jones to vote on the matter, Mr. Cliser would have to repeat his presentation in full.

Mr. Cliser repeated his presentation so that Commissioner Jones would be able to vote on this matter.

Applicant/Agent: John Merritt

The public hearing was declared open.

Public Comment: None

Telecomments: None

The public hearing was declared closed.

Commission Action: Upon motion by Commissioner Jones, seconded by Commissioner Wiedemann, IT IS ORDERED, by resolution, grant Use Permit Renewal UR_2020-0011 for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval.

The motion passed by the following vote: (5-0)

Ayes: Wiedemann, Jones, Paulin, Nelson and Pernell

Noes:

Absent: Jacobszoon

7. **Matters from Staff.**

None.

8. **Matters from Commission.**

8a. Commissioner Paulin wanted to know the best way to contact County Counsel if there are any questions. Mr. Kiedrowski stated that if there are any questions from the Commission please direct them through Planning and Building staff.

Ms. Acker Krog stated that the second reading of the Ordinance regarding the make-up of the Planning Commission was on February 23, 2021. Mr. Kiedrowski stated that the Ordinance will be effective March 25, 2021. He also stated that there is a plan to update the Planning Commission bylaws at the April 1, 2021 meeting.

Ms. Acker Krog and the Commission discussed the process for the March 19, 2021 Special Meeting.

Commissioner Paulin asked if Supervisor Mulheren has made her appointment. Ms. Acker Krog stated that she will be checking the March 9, 2021 agenda and will advise the Commission if there is an appointment.

Commissioner Jones inquired when the Oak Woodlands Ordinance would be before the Planning Commission. Ms. Acker Krog stated that the Board of Supervisors will review the matter on their March 9, 2021 agenda. The department is asking for further direction in regards to previous comments received at the Planning Commission workshop, from constituents and various agencies within the County.

9. Approval of Minutes.

9a. December 17, 2020 Minutes

Approval of the December 17, 2020 Planning Commission Minutes.

Upon motion by Commissioner Jones, seconded by Commissioner Wiedemann, and carried by a voice vote of (5-0), IT IS ORDERED that the Planning Commission minutes from December 17, 2020 are approved as amended.

AYES:	Wiedemann, Jones, Paulin and Pernell
NOES:	None
ABSTAIN:	Nelson
ABSENT:	Jacobszoon

10. Adjournment.

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 10:29 a.m.

Attest: JAMES F. FEENAN
Commissioner Services Supervisor

Alison Pernell, Chair

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 The Mendocino County Planning & Building Office 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.