

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 – July 20, 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 9:32 A.M.

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

Absent: Commissioner Cameron Ramos; Commissioner Alison Pernell – by prearrangement

Staff Present: Julia Krog, Director; James Feenan, Commission Services Supervisor; Jocelyn Gonzalez-Thies, Staff Assistant III; 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 advised the Commission that on July 25, 2023, the Board of Supervisors would hear the Colony Drive Rezone. Director Krog updated the Commission regarding the Zoning Code. She explained the first draft revision had been received and was under review by staff. She noted they would also be requesting an extension of the grant funding for up to one year for the Zoning Code update, to finalize the review and bring a quality product to the Commission and Board of Supervisor for review and finalization. Ms. Krog and the Commission discussed how the public would be notified regarding the public hearings for the Zoning Code update.

AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC**Public Comment:** None**AGENDA ITEM NO. 5 – CONSENT CALENDAR****5a.** Approval of July 6, 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: RAMOS, PERNELL

AGENDA ITEM NO. 6 – REGULAR CALENDAR**6a. Noticed Public Hearing****CASE#:** R_2021-0003**DATE FILED:** 10/7/2021**OWNER:** VARIOUS**APPLICANT:** ROBERT CRONIN**AGENT:** BRUCE JACKSON**REQUEST:** Rezone to establish a Cannabis Prohibition (CP) Combining District to prohibit commercial cannabis operations per Mendocino County Code Chapter 20.119 that includes 25 Assessor's Parcel Numbers (APNs) comprising 18 legal parcels.**ENVIRONMENTAL DETERMINATION:** Exempt [CCR Section 15061(b)(3)]**LOCATION:** 3.5± miles northeast of Willits City center, at the intersection of Hearst Willits Road (CR 306) and String Creek Road (private), and 1± miles west of Hearst Willits Road (CR 306) intersection with Tomki Road (CR 237D), Assessor's Parcels: 03722158; 03731053; 03731054; 03731067; 03731073; 03722151; 03722152; 03722142; 03731062; 03722150; 03722147; 03731064; 03731068; 03722159; 03731074; 03722143; 03731061; 03722153; 03722154; 10809010; 10809024; 03722155; 03722157; 03722148; 03722149**SUPERVISORIAL DISTRICT:** 3 (Haschak)**STAFF PLANNER:** STEVEN SWITZER

The public hearing was declared open.

Staff Presentation: Steven Switzer, Planner II.**Applicant:** Bruce Jackson**Public Comment:** Henry Shavitz; Dale Briggs; Ellen Drell**Telecomments:** No telecomments requested

The public hearing was declared closed.

Commissioner Paulin made a motion to recommend the Board of Supervisors deny the rezone, which failed for lack of a second – NO VOTE TAKEN, NO SECOND ON THE MOTION.

Commissioner Jones made another motion, seconded by Commissioner Wiedemann, recommend 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, which failed by a roll call vote of (2-1)

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

TENTATIVE MOTION

Upon motion by Commissioner Jones seconded by Commissioner Wiedemann and carried by a roll call vote of (3-0), IT IS ORDERED By Resolution, the Planning Commission recommends modification of the boundaries of the proposed CP District to the Board of Supervisors, based on the facts and findings contained in the Resolution. with the proposed revisions as presented during the public meeting.

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

[Break 10:53 a.m. – 11:08 a.m.]

FINAL MOTION

Upon motion by Commissioner Jones seconded by Commissioner Wiedemann and carried by a roll call vote of (3-0), IT IS ORDERED By Resolution, the Planning Commission recommends modification of the boundaries of the proposed CP District to the Board of Supervisors, based on the facts and findings contained in the Resolution. with the proposed revisions as presented during the public meeting.

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

6b. Noticed Public Hearing

CASE#: R_2022-0001
DATE FILED: 2/17/2022
OWNER/ APPLICANT: HAPPINESS IS MANUFACTURED HSNG COMM LLC
REQUEST: Rezone subject parcel from Agricultural (AG:40) to Limited Commercial (C1).
ENVIRONMENTAL DETERMINATION: Exempt pursuant to CCR Section 15183
LOCATION: 2.9± miles north of Ukiah city center, on the south side of Lake Mendocino Drive (CR227B), 0.17± miles east from its intersection with North State Street (CR104); located at 311 Lake Mendocino Dr., ; APN 169-130-77.
SUPERVISORIAL DISTRICT: 1 (McGourty)
STAFF PLANNER: RUSS FORD

The public hearing was declared open.

Staff Presentation: Russ Ford, Senior Planner; Julia Krog, Director;

Applicant/Owner/Agent: Matt Davies

Public Comment: None

Telecomments: No telecomments requested.

The public hearing was declared closed.

Upon motion by Commissioner Paulin, seconded by Commissioner Wiedemann, and carried by a roll call vote of (3-0), IT IS ORDERED, By resolution, the Planning Commission recommends the Board of Supervisors find the project exempt from CEQA under Section 15183 of the CEQA Guidelines and grant by ordinance Rezone R_2022-0001 to rezone APN 169-130-77 from Agricultural (AG:40) to Limited Commercial (C1) as proposed by the applicant and based on the facts and findings.

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

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 11:33 A.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.