

CLIFFORD PAULIN
1ST DISTRICT
COMMISSIONER
VICE-CHAIR

VACANT
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

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MENDOCINO COUNTY PLANNING COMMISSION

ACTION MINUTES – September 21, 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 9:31 A.M.

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

Absent: None

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 updated the Commission regarding the request for extension of the Leap Grant Funding for the Inland Zoning Code update which she believed would be granted. The extension would be for a one-year, and the process would be completed by September 2024. She note staff was finishing the administrative draft currently.

On August 31, 2023, the Department was notified by the California Coastal Commission that they were granted an award for Sea Level Rise Resilience Strategy, a grant for \$345,000. A Request for Proposal (RFP) was sent out to hire a consultant to preform the evaluation. She noted there would be coordination with the two cities on the coast.

On September 12, 2023, the department release three RFPs for the local coastal update grant. The areas that would be studied include visual and archaeological resources, State Route 1 traffic and highway capacity and the Coastal groundwater study.

AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC

Public Comment: None

AGENDA ITEM NO. 5 – CONSENT CALENDAR

5a. Approval of August 3, 2023, Planning Commission Minutes.

Upon motion by Commissioner Paulin, seconded by Commissioner Jones, and carried by a roll call vote of (4-0), IT IS ORDERED that the Consent Calendar is approved without edits.

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

AGENDA ITEM NO. 6 – REGULAR CALENDAR

6a. Noticed Public Hearing

CASE #: A_2022-0003
DATE FILED: 4/25/2022
OWNER/APPLICANT: HEIDI WORDHOUSE-DYKEMA
REQUEST: Agricultural Preserve to establish a Williamson Act contract over 590± acres in the Laytonville area.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 9.3± miles north of Laytonville, on the east side of Simmerly Ranch Road (private), 1.4± miles northeast of its intersection with Simmerly Road (private), located at 6969 Simmerly Ranch Road, Laytonville. (APN's: 032-221-22; 032-222-18; 032-222-27; 032-222-29; 032-222-30; 032-223-17; 032-223-27)
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: DIRK LARSON

The public hearing was declared open.

Staff Presentation: Dirk Larson, Planner III; Russ Ford, Senior Planner

Applicant/Owner/Agent: Heidi Wordhouse-Dykema

Public Comment: No Public Comment was received

Telecomments: No telecomments requested

The public hearing was declared closed.

Upon motion by Commissioner Pernell, seconded by Commissioner Jones, and carried by a roll call vote of (4-0), IT IS ORDERED, By resolution, that the Planning Commission, County of Mendocino, State of California, recommends approval of A_2022-0003 to the Board of Supervisors subject to the findings contained in the Resolution and attached Exhibit A.

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

6b. Noticed Public Hearing

CASE#: RE_2023-0001
DATE FILED: 1/10/2023
OWNER: MARK THEIS
APPLICANT: WOODY HECKEROTH
REQUEST: Cancellation of a portion of the existing Williamson Act contract on APN: 035-030-16 to match property boundaries recently adjusted by a Boundary Line Adjustment (B_2021-0038).
ENVIRONMENTAL DETERMINATION: NEGATIVE DECLARATION
LOCATION: 1.6± miles southeast of Dos Rios town center, lying on the north side of State Route 162 (SR 162), 0.9± miles east of its intersection with Laytonville Dos Rios Road (CR 322), located at 51110 Covelo Road, Dos Rios; APN:035-030-16.
SUPERVISORIAL DISTRICT: 3 (Haschak)
STAFF PLANNER: MARK CLISER

Director Krog informed the Commission that the matter was pulled from the agenda.

6c. Noticed Public Hearing

CASE#: U_2022-0011
DATE FILED: 12/01/2022
OWNER/APPLICANT: SCOTT AND APRIL SMITH
REQUEST: Major Use Permit to use an existing single-family residence as a short-term rental per Mendocino County Code Section 20.164.015 (L).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 1.75± miles northeast of the City of Fort Bragg, on the east side of State Route 1 (SR 1), 1,012± feet east of its intersection with Jane Lane (private); located at 32700 Jane Lane, Fort Bragg; APN: 069-251-17.
SUPERVISORIAL DISTRICT: 4 (Gjerde)
STAFF PLANNER: KEITH GRONENDYKE

The public hearing was declared open.

Staff Presentation: Keith Gronendyke, Planner III; Director Krog

Applicant/Owner/Agent: April Smith

Public Comment: No correspondence received.

Telecomments: No telecomments requested.

The public hearing was declared closed.

Upon motion by Commissioner Jones, seconded by Commissioner Pernell, and carried by a roll call vote of (4-0), IT IS ORDERED, By resolution, the Planning Commission, County of Mendocino, State of California, approve the requested Use Permit, U_2022-0011, as proposed by the applicant, based on the approved the facts and findings and subject to the conditions of approval in Exhibit A of the Resolution with the proposed revisions as presented during the public meeting.

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

AGENDA ITEM NO. 7 – MATTERS FROM STAFF

7a. None

AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION

8a. Commissioner Pernell requested a brief demonstration regarding VMT analysis.

AGENDA ITEM NO. 9 – ADJOURNMENT

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 10:20 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.