

CLIFFORD PAULIN
1ST DISTRICT
COMMISSIONER
VICE-CHAIR

ELORA BABBINI
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 – December 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 10:00 A.M.

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

Absent: None

Staff Present: Julia Krog, Director; James Feenan, Commission Services Supervisor; Jocelyn Gonzalez-Thies, Administrative Assistant; 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 introduced John Burkes, Assistant Director of Planning & Building. Mr. Burkes gave a small synopsis of his career with Planning & Building.

AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC

Public Comment: None

AGENDA ITEM NO. 5 – CONSENT CALENDAR

5a. Approval of 12-7-23 Planning Commission Minutes.

Upon motion by Commissioner Paulin seconded by Commissioner Babbini, and carried by a roll call vote of (5-0), IT IS ORDERED that the Consent Calendar is approved with edits.

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

AGENDA ITEM NO. 6 – REGULAR CALENDAR

6a. Noticed Public Hearing

The public hearing was declared open.

CASE#: GP_2021-0002/R_2021-0005
DATE FILED: 10/29/2021
OWNER/APPLICANT: CALLY DYM
AGENT: WYNN COASTAL PLANNING & BIOLOGY, INC.
REQUEST: Amendment to Coastal Land Use Map No. 17 (Mendocino) and Coastal Zoning Map to establish a Visitor Accommodations and Services (VAS) Inn/Bed and Breakfast Accommodation (*1C) combining district to the existing subject parcel zoned Rural Residential (RR5).
ENVIRONMENTAL DETERMINATION: Statutory Exemption
LOCATION: In the Coastal Zone, in the town of Little River, lying on the west side of State Route 1 (SR 1), 700± feet northwest of its intersection with Little River Airport Road (CR 404), located at 7720 N Highway 1, Little River; APN: 121-280-15.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: STEVEN SWITZER

Staff Presentation: Steven Switzer, Planner II; Director Krog; Matthew Kiedrowski, Deputy County Counsel.

Applicant/Owner/Agent: Meghan Durbin, Wynn Coastal Planning & Biology;

[Break: 11:20 a.m. – 11:30 a.m.]

Public Comment: No Public Comment was received

Telecomments: No telecomments requested

The public hearing was declared closed.

Upon motion by Commissioner Jones, seconded by Chair Wiedemann, and carried by a roll call vote of (5-0), IT IS ORDERED, to continue the item to allow staff to clarify the procedure, either bring this item back to a future date to determine the current procedure is accurate or adjust and process the application according to the appropriate procedure moving forward.

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

AGENDA ITEM NO. 7 – MATTERS FROM STAFF

7a. None

AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION

8a. Commissioner Pernell wanted some more information regarding the Inland Zoning Ordinance. She wanted to make sure that it would not come before the Commission during June 2024 since she was not available that month. Ms. Krog stated it would be before the Commission well before that date.

AGENDA ITEM NO. 9 – ADJOURNMENT

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 12:03 P.M.

Attest: James Feenan
Commission Services Supervisor

DIANA WIEDEMANN, 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 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.