

CLIFFORD PAULIN  
1<sup>ST</sup> DISTRICT  
COMMISSIONER  
VICE-CHAIR

ELORA BABBINI  
2<sup>ND</sup> DISTRICT  
COMMISSIONER

ALISON PERNELL  
3<sup>RD</sup> DISTRICT  
COMMISSIONER

MARIE JONES  
4<sup>TH</sup> DISTRICT  
COMMISSIONER

DIANA WIEDEMANN  
5<sup>TH</sup> DISTRICT  
COMMISSIONER  
CHAIR



JULIA KROG, DIRECTOR  
PLANNING AND BUILDING SERVICES

MATTHEW KIEDROWSKI  
DEPUTY COUNTY COUNSEL

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## MENDOCINO COUNTY PLANNING COMMISSION

**ACTION MINUTES – January 4, 2024**

**BEFORE THE PLANNING COMMISSION  
COUNTY OF MENDOCINO – STATE OF CALIFORNIA  
FAIR STATEMENT OF PROCEEDINGS  
(PURSUANT TO CALIFORNIA GOVERNMENT CODE §25150)**

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### AGENDA ITEM NO. 1 – OPEN SESSION AND ROLL CALL 10:00 A.M.

Present: Commissioner Clifford Paulin, Commissioner Elora Babbini, Commissioner Alison Pernel, Commissioner Diana Wiedemann.

Absent: Commissioner Marie Jones – by prearrangement

Staff Present: Julia Krog, Director; Liam Crowley, Planner II; 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. Election of Officers, Chair and Vice-Chair

Upon motion by Commissioner Pernel, seconded by Commissioner Wiedemann

Public Comments: None

Then carried by a roll call vote of (4-0), IT IS ORDERED that Commissioner Paulin was elected as Chair to the Planning Commission.

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

Upon motion by Commissioner Paulin, seconded by Commissioner Pernell,

Public Comments: None

Then carried by a roll call vote of (4-0), IT IS ORDERED that Commissioner Babbini was elected as Vice Chair to the Planning Commission.

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

**2b. 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**

None

### **AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC**

**Public Comment:** David Aster

### **AGENDA ITEM NO. 5 – CONSENT CALENDAR**

**5a.** Approval of 12-21-23 Planning Commission Minutes.

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

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

### **AGENDA ITEM NO. 6 – REGULAR CALENDAR**

**6a. Noticed Public Hearing**

**CASE#:** U\_2021-0016 & V\_2021-0005 (Continued from 12/7/23)

**DATE FILED:** 10/28/2021

**OWNER/APPLICANT:** FAIZAN CORPORATION & 898 MAIN STREET LLC

**AGENT:** RICHARD RUFF & ASSOCIATES INC.

**REQUEST:** Minor Use Permit to establish and operate a gas station with ten (10) gas pumps, two (2) separate illuminated canopies, twenty-eight (28) new parking spaces, landscaping, and convert part of an existing structure to a convenience store. A concurrent Variance is requested for a sixty-five (65) foot tall business identification sign.

**ENVIRONMENTAL DETERMINATION:** MITIGATED NEGATIVE DECLARATION

**LOCATION:** 1.6± miles southwest of Redwood Valley center, on the north side of North State Street (CR 104), 600± feet east of its intersection with U.S. Route 101 (US 101), located at 9621 & 9601 North State St, Redwood Valley; APNs 162-100-58 & 162-100-59.

**SUPERVISORIAL DISTRICT:** 1 (McGourty)

**STAFF PLANNER:** LIAM CROWLEY

The public hearing was declared open.

**Staff Presentation:** Liam Crowley, Planner II; Matthew Kiedrowski, Deputy County Counsel

**Applicant/Owner/Agent:** None

**Public Comment:** Dolly Riley; Christine Boyd. Tom Rawles, Marcy Snyder, Don Hess, David Aster, Peter McNamee

**Telecomments:** No telecomments requested

The public hearing was declared closed.

Upon motion by Commissioner Pernell, seconded by Commissioner Wiedemann, and carried by a roll call vote of (4-0), IT IS ORDERED, By resolution, the Planning Commission, County of Mendocino, State of California, adopt the denial resolution for U\_2021-0016 and V\_2021-0005.

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

**AGENDA ITEM NO. 7 – MATTERS FROM STAFF**

7a. None

**AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION**

8a. Commissioner Pernell requested a brief report on how the vacation home rental workshops were received and attended.

**AGENDA ITEM NO. 9 – ADJOURNMENT**

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 11:03 A.M.

Attest: James Feenan  
Commission Services Supervisor

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CLIFFORD PAULIN, 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.**