

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

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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)**

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 Pernel,

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 Pernel, 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

Clifford Paulin
CLIFFORD PAULIN, 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.