

CLIFFORD PAULIN
1ST DISTRICT
COMMISSIONER
CHAIR

ELORA BABBINI
2ND DISTRICT
COMMISSIONER
VICE-CHAIR

ALISON PERNELL
3RD DISTRICT
COMMISSIONER

MARIE JONES
4TH DISTRICT
COMMISSIONER

DIANA WIEDEMANN
5TH DISTRICT
COMMISSIONER



JULIA KROG, DIRECTOR
PLANNING AND BUILDING SERVICES

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MENDOCINO COUNTY PLANNING COMMISSION

ACTION MINUTES – March 7, 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 Elora Babbini, Commissioner Diana Wiedemann, Commissioner Marie Jones, Chair Clifford Paulin presiding

Absent: Commissioner Alison Pernell (by pre-arrangement)

Staff Present: Julia Krog, Director; Russ Ford, Senior Planner; Shelby Miller, Planner I; Steven Switzer, Planner II; James Feenan, Commission Services Supervisor; Jocelyn Gonzalez-Thies, Administrative Assistant; Marco Rodriguez; 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 two of the items on the agenda had been properly noticed except Item 6b (U_2023-0004 (MUSD).

AGENDA ITEM NO. 3 – DIRECTOR AND ASSISTANT DIRECTOR REPORT

Director Krog updated the Commission regarding the Local Coastal Program update, which was related to the comprehensive grant received from the Coastal Commission. The County Board of Supervisors approved three different contracts to begin the technical studies, including the State Route 1 Traffic Highway Capacity Study, Visual Resources and Archaeological Resources Study and the Coastal Groundwater Study. She stated the next contract that would be released was the Biological Resources and Natural Resources.

Commissioner Jones asked if Director Krog could do a small presentation to the Planning Commission regarding Local Coastal Program Grant.

Director Krog stated she would add the presentation to the next agenda.

Commissioner Wiedemann wanted to know who received the Coastal Highway 1 Capacity Study.

Director Krog stated that TJKM received the contract and noted to the Commission that the same contractor had completed several studies for the County and has historical knowledge.

AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC

Public Comment: David A.

AGENDA ITEM NO. 5 – CONSENT CALENDAR

5a. Approval of 1-4-24 Planning Commission Minutes.

Upon motion by Commissioner Wiedemann, 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, WIEDEMANN, JONES, PAULIN
NOES: NONE
ABSENT: PERNELL

AGENDA ITEM NO. 6 – REGULAR CALENDAR

6a. **Noticed Public Hearing**

CASE#: UR_2023-0007

DATE FILED: 9/19/2023

OWNER: MELISSA & SCOTT ROSENTHAL

APPLICANT: T-MOBILE WEST LLC

AGENT: NETWORK CONNEX

REQUEST: Renewal of Use Permit U_2010-0010 to allow an existing cellular antenna facility to remain. The renewal would be granted for a ten-year period.

ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT

LOCATION: 1± mile south of Leggett town center, lying on the west side of State Highway 271, 0.3± miles north of its intersection with State Route 101, located at 66250 Highway 271, Leggett; APN: 053-400-43.

SUPERVISORIAL DISTRICT: 4 (Gjerde)

STAFF PLANNER: STEVEN SWITZER

The public hearing was declared open.

Staff Presentation: Steven Switzer, Planner II

Applicant/Owner/Agent: Ruth Segura from T-Mobile West LLC

Public Comment: None

Telecomments: No telecomments requested

The public hearing was declared closed.

Upon motion by Commissioner Wiedemann seconded by Commissioner Jones, and carried by a roll call vote of (4-0), IT IS ORDERED, that the Planning Commission, County of Mendocino, State of California, By resolution, approve Use Permit Renewal (UR_2023-0007), as proposed by the applicant, based on the facts and findings and subject to the conditions of approval contained in Exhibit A of the Resolution with the proposed revisions as presented during the public meeting.

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

6b. Noticed Public Hearing

CASE#: U_2023-0004
DATE FILED: 3/15/2023
OWNER/APPLICANT: MENDOCINO UNIFIED SCHOOL DISTRICT
AGENT: MATT KENNEDY, GHD
REQUEST: Coastal Development Use Permit for the demolition and replacement of two existing water tanks, chlorination and control building, and related infrastructure. Improvement of three existing wells and installation of up to 10 new wells.
ENVIRONMENTAL DETERMINATION: The Lead Agency; Mendocino Unified School District has prepared a Mitigated Negative Declaration (SCH#2020080439) for the above project. The County, as a Responsible Agency, has reviewed the project to determine the adequacy of the environmental document.
LOCATION: In the Coastal Zone, 1± miles east-southeast of Mendocino Town center, on the north side of Little Lake Rd (CR 408), east of its intersection with Gurley Ln (CR 407Z), located at 44100 Little Lake Rd, Mendocino; APNs 119-100-23, 119-100-03, 119-100-04.
SUPERVISORIAL DISTRICT: 5 (Williams)
STAFF PLANNER: ROB FITZSIMMONS

The matter was improperly noticed and will be noticed for a hearing future hearing date.

6c. Noticed Public Hearing

CASE#: U_2023-0011
DATE FILED: 10/10/2023
OWNER/ APPLICANT: REUBEN CHILDS
REQUEST: Major Use Permit to use an existing single-family residence as a short-term rental per MCC 20.164.015 (L) Room and Board.
ENVIRONMENTAL DETERMINATION: CATEGORICALLY EXEMPT
LOCATION: 3.5± miles northeast of Fort Bragg City center, lying on the south side of O'Bayley Drive (private), 0.7± miles west of its intersection with State Route 1 (SR 1) via Mill Creek Drive (CR 425), located at 32151 O'Bayley Drive, Fort Bragg; APN: 069-190-06.
SUPERVISORIAL DISTRICT: 4 (Gjerde)
STAFF PLANNER: SHELBY MILLER

The public hearing was declared open.

Staff Presentation: Shelby Miller, Planner I; Matthew Kiedrowski, Deputy County Counsel; Russ Ford, Senior Planner; Julia Krog, Director

Applicant/Owner/Agent: Reuben Childs

Public Comment: None

Telecomments: Reuben Childs

[Break: 10:42 a.m. – 10:52 a.m.]

The public hearing was declared closed.

Upon motion by Commissioner Jones, seconded by Commissioner Babbini, 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, approves the requested Use Permit, U_2023-0011, as proposed by the applicant, based on the approved 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: BABBINI, JONES, WIEDEMANN, PAULIN
NOES: NONE
ABSENT: PERNELL

AGENDA ITEM NO. 7 – MATTERS FROM STAFF

7a. None

AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION

8a. Commissioner Jones stated that if Bernie Norvell is elected, she would remain the Commissioner for District 4.

AGENDA ITEM NO. 9 – ADJOURNMENT

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 11:06 A.M.

Attest: James Feenan
Commission Services Supervisor

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.