

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

ELORA BABBINI  
2<sup>ND</sup> DISTRICT  
COMMISSIONER  
VICE-CHAIR

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

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

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



JULIA KROG, DIRECTOR  
PLANNING AND BUILDING SERVICES

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# MENDOCINO COUNTY PLANNING COMMISSION

## (SPECIAL MEETING)

**ACTION MINUTES – July 25, 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 9:30 A.M.

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

**Public Comment:** None

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

**Public Comment:** None

**AGENDA ITEM NO. 5 – CONSENT CALENDAR****5a.** Approval of July 3, 2024, Planning Commission Minutes.

Upon motion by Commissioner Pernell, seconded by Commissioner Babbini and carried by a roll call vote of (5-0), IT IS ORDERED that the Consent Calendar is approved without edits.

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

**AGENDA ITEM NO. 6 – REGULAR CALENDAR****6a. Noticed Public Hearing**

**6a. CASE#:** OA\_2023-0001

**DATE FILED:** 1/1/2023.

**OWNER:** COUNTY OF MENDOCINO

**REQUEST:** Review and consider a recommendation to the Board of Supervisors on proposed adoption of amendments to Division I of Title 20 of Mendocino County Code.

Proposed amendments include the repeal of the following Chapters: 20.112 "A-H" Airport Height Combining Districts; 20.128 "AV" Airport Districts; 20.140 "SH" Special Hazards Combining District; 20.148 Supplemental Limitations on Uses; 20.206 Extension of Time for Qualifying Clean Slate/BLUR II Applicants; 20.220 General Plan—Zoning Compatibility; 20.224 Interim Urgency Ordinance Prohibiting New or Expanded Industrial Uses on Pinoleville Rancher; 20.228 Interim Urgency Ordinance Prohibiting Subdivision of Land Within the North Fort Bragg/Pudding Creek Planned Development Area; and 20.238 Inclusionary Housing.

Proposed amendments include the addition of several new Chapters, as follows: 20.086 "MUNS" Mixed Use North State Street District; 20.087 "MUBST" Mixed Use Brush Street Triangle District; 20.166 Accessory Dwelling Units and Junior Accessory Dwelling Units; 20.170 Moveable Tiny Homes; 20.190 Administration; and 20.234 Affordable Housing and Density Bonuses.

Proposed amendments include amendments to allowable uses in all zoning districts to (1) eliminate Minor Use Permits by moving all uses previously subject to a Minor Use Permit to subject to an Administrative Permit; and (2) achieve consistency with State Law surrounding Day Care Facilities, Assisted Living Residential Care Facilities, Employee Housing, Low Barrier Navigation Centers, Supportive Housing and Transitional Housing. In addition, a new Commercial Use Type is proposed which would allow Transient Habitation—Low Intensity Camping in certain zoning districts provided there is a primary residential or agricultural use of the property.

Proposed amendments include clean ups to numerous other Chapters within Division I of Title 20 to (1) implement the changes noted above; (2) reorganize portions to make the Division more user friendly, including additional guidance and graphics related to height, setbacks, signage and parking requirements; and (3) to remove unnecessary or redundant sections. Proposed amendments also include revisions to provisions related to administration of the zoning code, including general plan amendment, zoning amendment, administrative permit, use permit and variance procedures and processes.

A list of chapters proposed for amendment, in addition to chapters revising zoning districts as stated above, is as follows:

Chapter 20.008 – Definitions  
 Chapter 20.016 – Residential Use Types  
 Chapter 20.020 – Civic Use Types  
 Chapter 20.024 – Commercial Use Types  
 Chapter 20.036 – Mining and Processing  
 Chapter 20.152 – General Provisions and Exceptions to Districts  
 Chapter 20.164 – Accessory Use Regulations  
 Chapter 20.168 – Temporary Use Regulations  
 Chapter 20.172 – Mobile Homes and Mobile Home Parks  
 Chapter 20.176 – Recreational Vehicle Parks and Campgrounds  
 Chapter 20.180 – Off-Street Parking  
 Chapter 20.184 – Sign Regulations  
 Chapter 20.192 – Administrative Permits  
 Chapter 20.196 – Use Permits  
 Chapter 20.200 – Variances  
 Chapter 20.204 – Nonconforming Uses and Structures  
 Chapter 20.208 – Appeals  
 Chapter 20.212 – Amendments, Alterations and Changes in Districts  
 Chapter 20.216 – Enforcement  
 Chapter 20.236 – Towers and Antennas

**ENVIRONMENTAL DETERMINATION:** Addendum to Previously Adopted Environmental Impact Reports for the Mendocino County General Plan and Ukiah Valley Area Plan.

**LOCATION:** Within the unincorporated areas of Mendocino County, not including the designated Coastal Zone areas of the County.

SUPERVISORIAL DISTRICT: All  
STAFF PLANNER: JULIA KROG

The public hearing was declared open.

**Staff Presentation:** Julia Krog, Director; Matthew Kiedrowski, County Counsel

**Public Comment:** Amy Wynn, Lindsey Wood

**[Break: 10:41 am – 10:53 am]**

**Public Comments:** Greg Nelson, Supervisor Haschak, Amy Wynn, Jazzmyrn Randal (Mendocino County Farm Bureau, Cassandra Prenn-Vasilakis, Cathy Brown, Nathaniel Buttrick,

**Telecomments:** No telecomments requested.

Upon motion by Commissioner Jones, seconded by Commissioner Wiedemann, and carried by a roll call vote of (5-0), IT IS ORDERED, the matter has been continued to August 1, 2024.

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. None

**AGENDA ITEM NO. 9 – ADJOURNMENT**

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 1:01 P.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.

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- 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.**

DRAFT