

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

**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.gov](mailto:pbscommissions@mendocinocounty.gov)

## **MENDOCINO COUNTY PLANNING COMMISSION**

**ACTION MINUTES – September 5, 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 9:30 A.M.**

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

Absent: Commissioner Diana Wiedemann (by pre-arrangement)

Staff Present: Julia Krog, Director; Russ Ford, Senior Planner; Keith Gronendyke, Planner III; 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 informed the Commission of the Board of Supervisors meeting to be held on September 10, 2024 regarding the Zoning Code Ordinance that was approved by the Planning Commission on August 15, 2024. She also reminded the Commission of the change in Planning Commission meeting time from 9:30 a.m. to 10:00 a.m. beginning in October.

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

**Public Comment:** None

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

5a. Approval of August 15, 2024, Planning Commission Minutes.

Upon motion by Commissioner Pernell seconded by Commissioner Jones and carried by a roll call vote of (4-0), IT IS ORDERED that the Consent Calendar is approved with revisions.

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

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

6a. **Noticed Public Hearing**

**CASE#:** U\_2019-0006  
**DATE FILED:** 4/25/2019  
**OWNER/APPLICANT:** Redwood Coast Wellness Center  
**AGENT:** Debra Lennox  
**REQUEST:** Coastal Development Use Permit to construct an open pavilion with a commercial kitchen, storage facilities, restrooms, a septic system for effluent disposal, concrete sidewalk all around, accessible parking space, improved gravel driveway and gravel parking area, pump house with well, install two 5,000-gallon water storage tanks, electrical pole, and underground services. The project will establish a reduced riparian buffer as well.  
**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration  
**LOCATION:** In the Coastal Zone, 2.1± miles northeast of the Gualala town center, on the north side of Ocean Ridge Drive (CR 514), 0.1± miles west of its intersection with Old Stage Road (CR 502), located at 38381 Ocean Ridge Drive, Gualala. APN: 144-256-13.  
**SUPERVISORAL DISTRICT:** 5 (Williams)  
**STAFF PLANNER:** Keith Gronendyke

The public hearing was declared open.

**Staff Presentation:** Keith Gronendyke Planner III, Russ Ford, Senior Planner, Julia Krog, Director

**Applicant/Agent:** Debra Lennox

**Public Comment:** Dave Shpak

**Telecomments:** No telecomments requested.

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, the Planning Commission adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and grant Use Permit U\_2019-0006 for the Project based on the facts and findings and subject to the conditions of approval and mitigation measures contained in Exhibit A, with the proposed revisions as presented during the public meeting.

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

**6b. Noticed Public Hearing**

**CASE#:** U\_2023-0005

**DATE FILED:** 3/22/2023

**OWNER:** Baywoods LLC

**APPLICANT/AGENT:** Telespan Communications / Tim Cotter

**REQUEST:** Coastal Development Use Permit to construct a new 100 foot tall cellular antenna tower with a “Eucalyptus” tree type design. Install three arrays of antennas for three wireless carriers along with associated tower and ground equipment, including one emergency electricity generator per each co-locator/carrier. Additional work includes the installation of 400 feet of underground utilities. All equipment will be placed on concrete pads and located within a fenced 2,500 square foot lease area, which is located within a total Telespan lease area of 4,900 square feet at the base of the tower.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** In the Coastal Zone 2.4± miles north of Manchester, lying on the east side of State Route 1 (SR 1), 0.92± mile north of its intersection with Alder Creek Beach Road (CR 515), located at 16401 South Highway 1, Manchester; APN: 132-180-18.

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** Keith Gronendyke

The public hearing was declared open.

**Staff Presentation:** Keith Gronendyke Planner III, Russ Ford, Senior Planner, Julia Krog, Director

**Applicant/Agent:** Tim Cotter from Telespan Communications

**Public Comment:** Jared Kearsley from AT & T

**Telecomments:** No telecomments requested.

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, adopt a Negative Declaration, and grant Coastal Development Use Permit U\_2023-0005 for the Project based on the facts and findings and subject to the conditions of approval contained in the Resolution and Exhibit A with the proposed revisions as presented during the public meeting.

AYES: BABBINI, JONES, PERNELL, PAULIN

NOES: NONE

ABSENT: WIEDEMANN

**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 10:53 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: [Public Hearing Bodies | Mendocino County, CA](#)

**Thank you for your interest in the proceedings of the Mendocino County Planning Commission.**