

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 – 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
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: [Public Hearing Bodies | Mendocino County, CA](#)

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