

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 19, 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 Marie Jones, Commissioner Diana Wiedemann, Commissioner Elora Babbini, Chair Clifford Paulin presiding.

Absent: Commissioner Alison Pernell-absent by prearrangement.

Staff Present: Julia Krog, Director; Russ Ford, Senior Planner; Keith Gronendyke, Planner III; Liam Crowley, Planner II; Rob Fitzsimmons, 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. 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 Planning Commission that the Board of Supervisors adopted the Inland Zoning Code Update on September 10, 2024, with the recommended changes from the Planning Commission, and did not adopt the regulations for low intensity camping. At the meeting the Board of Supervisors gave direction for the Department to come back before the Board in December 2024 for further direction from the Board. She noted her intention was to come before the Planning Commission before the Board date and have further discussions and workshops.

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

**Public Comment:** None

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

5a. Approval of September 5, 2024, Planning Commission Minutes.

Upon motion by Commissioner Wiedemann seconded by Commissioner Jones and carried by a roll call vote of (4-0), IT IS ORDERED that the Consent Calendar is approved without revisions.

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

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

**6a. Noticed Public Hearing**

**CASE#:** MS\_2023-0003  
**DATE FILED:** 10/30/2023  
**OWNER/APPLICANT:** Linda Rosetti  
**AGENT:** Ron Franz  
**REQUEST:** Minor Subdivision of an existing 1.26± acre parcel into two (2) parcels. Parcel 1 would be 0.72± acres and Parcel 2 would be 0.54± acres.  
**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration  
**LOCATION:** 1± mile east of Hopland, on the southwest side of McDowell Street (CR 115-E) 300± feet northwest of its intersection with State Route 175 (SR 175), located at 13012, 13014, 13016, and 13018 McDowell Street, Hopland; APN: 048-220-22.  
**SUPERVISORIAL DISTRICT:** 1(McGourty)  
**STAFF PLANNER:** Liam Crowley

The public hearing was declared open.

**Staff Presentation:** Liam Crowley Planner II, Russ Ford, Senior Planner, Julia Krog, Director

**Applicant/Agent:** None

**Public Comment:** None

**Telecomments:** No telecomments requested.

The public hearing was declared closed.

The gavel was passed to the ice-chair.

Upon motion by Commissioner Paulin, seconded by Commissioner Jones, and carried by a roll call vote of (4-0), IT IS ORDERED By resolution, the Planning Commission adopts a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project, and grants MS\_2023-0003 as proposed by the applicant, based on the facts and findings and subject to the conditions of approval contained in the attached resolution.

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

**6b. Noticed Public Hearing**

**CASE#:** UM\_2024-0003  
**DATE FILED:** 3/4/2024  
**OWNER/APPLICANT:** Lighthouse Pointe Vacation Owners Association  
**AGENT:** Jerry Sargent

**REQUEST:** Modification of Coastal Development Use Permit CDU 20-92 to legalize an existing fire suppression pump house, two (2) 10,000 gallon water storage tanks, and to authorize the installation of a fire alarm control panel within the existing pump house.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 1.75± miles northwest of Point Arena, on the west side of State Route 1 (SR 1) at its intersection with Lighthouse Road (CR 509), located at 22900 S. Highway 1, Point Arena APN: 027-011-12.

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** Liam Crowley

The public hearing was declared open.

**Staff Presentation:** Liam Crowley Planner II, Russ Ford, Senior Planner, Julia Krog, Director

**Applicant/Agent:** Jerry Sargent

**Public Comment:** None

**Telecomments:** No telecomments requested.

The public hearing was declared closed.

**[Break: 10:00 am – 10:05 am]**

Upon motion by Commissioner Wiedemann, seconded by Commissioner Jones, and carried by a roll call vote of (4-0), IT IS ORDERED By resolution, the Planning Commission determines that the project is Categorically Exempt from CEQA and grants UM\_2024-0003 as proposed by the applicant, based on the facts and findings and subject to the conditions of approval contained in the attached resolution.

AYES: JONES, WIEDEMANN, BABBINI, PAULIN

NOES: NONE

ABSENT: PERNELL

#### **6c. Noticed Public Hearing**

**CASE#:** U\_2023-0015

**DATE FILED:** 12/12/2023

**OWNER:** Tracy Wolfson

**APPLICANT:** Nathaniel Buttrick

**REQUEST:** Coastal Development Use Permit for commercial wholesaling, storage, packaging, and distribution of cannabis.

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption

**LOCATION:** In the Coastal Zone, 3.2± miles south of Fort Bragg city center, at the southeast corner of the intersection of State Route 1 (SR1) and Tregoning Drive (CR 412D), located at 17975 N. Hwy 1, Fort Bragg; APN: 017-171-01.

**SUPERVISORIAL DISTRICT:** 4 (Gjerde)

**STAFF PLANNER:** Rob Fitzsimmons

The public hearing was declared open.

**Staff Presentation:** Rob Fitzsimmons, Planner II, Russ Ford, Senior Planner, Julia Krog, Director

**Applicant/Agent:** Nathaniel Buttrick

**Public Comment:** Lyle Layton, Armondo Cuavero

**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 find the project to be Categorically Exempt from CEQA and grant Coastal Development Use Permit U\_2023-0015 for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval, with the proposed revisions as presented during the public meeting.

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

**6d. Noticed Public Hearing**

**CASE#:** U\_2019-0006  
**DATE FILED:** 4/25/2019  
**OWNER/APPLICANT:** Redwood Coast Wellness Center  
**AGENT:** Debra Lennox  
**REQUEST:** Vacation of Adoption of Resolution #PC\_2024-0010 for U\_2019-0006 - Redwood Coast Wellness Center, which Adopted a Mitigated Negative Declaration and Mitigation and Monitoring Program and Granted a Coastal Development Use Permit for 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.  
**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; Julia Krog, Director

**Applicant/Agent:** Debra Lennox

**Public Comment:** None

Upon motion by Commissioner Babbini, seconded by Commissioner Jones, and carried by a roll call vote of (4-0), IT IS ORDERED the Resolution PC\_2024-0001 for U\_2019-0006 be vacated and the matter be reset for a new public hearing. The item must be re-noticed for a new public hearing.

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

**AGENDA ITEM NO. 7 – MATTERS FROM STAFF**

7a. None

**AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION**

8a. Director Krog informed the Commission of future projects that would be schedule for discussions and workshops.

The Commission and the Director discussed possible Planning Commission meetings on the coast.

**AGENDA ITEM NO. 9 – ADJOURNMENT**

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 11:28 A.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.
- 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.**