

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

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

MENDOCINO COUNTY PLANNING COMMISSION

ACTION MINUTES – November 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 Marie Jones, Commissioner Diana Wiedemann, Commissioner Alison Pernell, Chair Clifford Paulin presiding.

Absent: Commissioner Elora Babbini – by prearrangement

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 Amnesty Program extension date to December 31, 2024.

She also reminded the Commission of the Coastal stakeholders meeting occurring on November 14, 2024. Virtual and in person participation will be available for the public.

AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC

None

Public Comment: None

AGENDA ITEM NO. 5 – CONSENT CALENDAR

5a. Approval of September 19, 2024, Planning Commission Minutes.

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

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

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: None

Telecomments: No telecomments requested.

The public hearing was declared closed.

Upon motion by Commissioner Jones, seconded by Commissioner Wiedemann, 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.

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

6b. Noticed Public Hearing

CASE#: UR_2024-0001

DATE FILED: 4/10/2024

OWNER: Melinda Walls

APPLICANT: Crown Castle GT Company LLC

AGENT: Virtual Site Walk LLC/Jacob Hamilton

REQUEST: Renewal of Use Permit UM 25-00/2013 to allow an existing cellular antenna facility to remain. The renewal would be granted for a ten-year period.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 1.5± miles southwest of Ukiah, lying at the terminus of Oak Knoll Road (private) at the summit of Cleland Mountain, located at 1876 Oak Knoll Road, Ukiah; APN: 157-130-06
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: Jacob Hamilton

Public Comment: None

Telecomments: No telecomments requested.

The public hearing was declared closed.

Upon motion by Commissioner Jones seconded by Commissioner Pernell, and carried by a roll call vote of (4-0), IT IS ORDERED By resolution, approve Use Permit Renewal (UR_2024-0001), as proposed by the applicant, based on the facts and findings and subject to the conditions of approval contained in Exhibit A.

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

6c. Discussion and Possible Direction to Staff Regarding Establishing a New Use Type of Transient Habitation: Low Intensity Camping, which would allow a limited number of short-term commercial campsites on properties within the Inland areas of the County.

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

Public Comment: Lyle Layton, Armondo Cuavero, Greg Nelson, John Haschak, Dan Shanley, Melissa Awesman, Theresa, Robert Van Burren, Jazzmynn Randall, Cosmo, Amy Wynn, Susan (SL)

Telecomments: No telecomments requested.

AGENDA ITEM NO. 7 – MATTERS FROM STAFF

7a. None

AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION

8a. Commissioner Jones informed the Commission of the two large housing projects in Fort Bragg, one at market rate and one listed as affordable housing.

AGENDA ITEM NO. 9 – ADJOURNMENT

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 12:10 PM.

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.