

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

ELORA BABBINI  
2<sup>ND</sup> DISTRICT  
COMMISSIONER

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

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

DIANA WIEDEMANN  
5<sup>TH</sup> DISTRICT  
COMMISSIONER  
VICE-CHAIR



JULIA KROG, DIRECTOR  
PLANNING AND BUILDING SERVICES

MATTHEW KIEDROWSKI  
DEPUTY COUNTY COUNSEL

**PLANNING AND BUILDING CONFERENCE ROOM**

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## **MENDOCINO COUNTY PLANNING COMMISSION**

### **ACTION MINUTES – July 21, 2022**

**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 9:01 A.M.**

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

Absent: Vice Chair Diana Wiedemann, by pre-arrangement.

Staff Present: Julia Krog, Director; Brooke Larsen, Commission Services Supervisor; Marco Rodriguez, Administrative Assistant; Matthew Kiedrowski, Deputy County Counsel; Scott Spears, Information Technologies.

#### **AGENDA ITEM NO. 2 - PLANNING COMMISSION ADMINISTRATION**

**2a.** Discussion and Possible Action Including Adoption of Resolution of the Mendocino County Planning Commission Finding that State or Local Officials Continue to Recommend Measures to Promote Social Distancing in Connection with Public Meetings.

Upon motion by Commissioner Paulin, seconded by Commissioner Babbini, and carried by a roll call vote of (4-0), IT IS ORDERED, that the Planning Commission adopts the Resolution of the Mendocino County finding that State or Local Officials Continue to Recommend Measures to Promote Social Distancing in Connection with Public Meetings.

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

**2b. 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 stated that she would be absent for the August 4, 2022 Planning Commission Meeting and that Nash Gonzalez and Russ Ford would be in attendance in her place. The Director then discussed the current recruitments in the Department of Planning and Building.

Commissioner Jones asked for follow-up regarding the meetings the Director had with Supervisor's Gjerde and Williams regarding concerns from coastal architects and contractors.

Director Krog replied that there would be a stakeholder meeting to address those issues.

Chair Pernell asked about a report for the Planning Commission on the Zoning Ordinance, and an updated timeline.

Director Krog stated that there was no update regarding a draft report at this time.

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

**Public Comment:** None.

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

No items were set for the consent calendar.

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

#### **6a. Noticed Public Hearing – CASE#: MS\_2020-0006**

CASE#: MS\_2020-0006 (Continued from June 16, 2022)

DATE FILED: 12/3/2020

OWNER: JACK RAFTER LLC

APPLICANT: VANCE RICKS

AGENT: JIM RONCO

REQUEST: Minor Subdivision of one legal 6 acre parcel, comprised of APNs 167-190-08 and 167-230-03, creating two separate legal parcels of 2.1± acres and 3.9± acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 4.5± miles north of Ukiah City center, lying on the east side of North State Street (CR 104), 0.3± north of its intersection with Pomo Lane (CR 228A); located at 4681 and 4661 North State Street, Ukiah; APNs: 167-190-08 and 167-230-03.

SUPERVISORIAL DISTRICT: 1 (Mulheren)

STAFF PLANNER: MARK CLISER

**Staff Presentation:** Director Krog stated that the applicant had requested a Continuance to a date certain of August 4, 2022, to allow time for clarification on some of the conditions required, before bringing a revised resolution to the Planning Commission.

Commissioner Babbini questioned whether or not it made sense to Continue to a Date Uncertain, as this project had been continued multiple times.

Director Krog clarified that the project was nearly completely ready for hearing, and that if Continued to a Date Uncertain, then the project would not be able to be heard on August 4, 2022, as there would not be enough time to meet the Noticing Requirements.

Upon motion by Commissioner Jones, seconded by Commissioner Paulin, and carried by a roll call vote of (4-0), IT IS ORDERED, the Planning Commission agreed to a continuance to a date certain of August 4, 2022.

AYES: PAULIN, JONES, BABBINI, PERNELL

NOES: NONE

ABSENT: WIEDEMANN

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

7a. None.

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

8a. Commissioner Jones asked about the Resolution regarding Short Term Rentals, and hoped that it would be on the August 4, 2022 agenda.

Director Krog stated that the review of the Resolution was nearly complete and ready for review by the Ad Hoc Committee, after which time it would be ready to be brought to the Planning Commission.

Chair Pernell explained that the Resolution was not a creation of a new ordinance, but a clarification and interpretation of the current ordinance.

Commissioner Jones stated that current ordinance was adopted in the 1980s, and that the Resolution was intended to address the current issues while working with the current ordinance.

**AGENDA ITEM NO. 9 – MINUTES****9a. June 16, 2022**

Upon motion by Commissioner Babbini, seconded by Commissioner Paulin, and carried by a roll call vote of (4-0), IT IS ORDERED, the Planning Commission, County of Mendocino, State of California, Approved the June 16, 2022 minutes, with no edits

AYES: PAULIN, BABBINI, JONES, PERNELL

NOES: NONE

ABSENT: WIEDEMANN

**AGENDA ITEM NO. 10 – ADJOURNMENT**

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 10:20 A.M.

Attest: Brooke Larsen  
Commission Services Supervisor

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ALISON PERNELL, 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: <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.