

CLIFFORD PAULIN
1ST DISTRICT
COMMISSIONER

ELORA BABBINI
2ND DISTRICT
COMMISSIONER

ALISON PERNELL
3RD DISTRICT
COMMISSIONER
CHAIR

MARIE JONES
4TH DISTRICT
COMMISSIONER

DIANA WIEDEMANN
5TH DISTRICT
COMMISSIONER
VICE-CHAIR



JULIA KROG, DIRECTOR
PLANNING AND BUILDING SERVICES

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MENDOCINO COUNTY PLANNING COMMISSION

ACTION MINUTES – December 1, 2022

**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 9:00 A.M.

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

Absent: None

Staff Present: Julia Krog, Director; Brooke Larsen, Commission Services Supervisor; Christian Curtis, County Counsel; Mark Cliser, Planner II.

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.

Public Comment: All correspondence received was uploaded to the public website under this item.

Telecomments: None

Public Called Upon During Meeting: None

Chair Pernell asked if in person meetings were on track to begin in January 2023.

Director Krog stated that the department had a goal for in person meetings beginning in January 2023.

Upon motion by Commissioner Jones, seconded by Commissioner Wiedemann, and carried by a roll call vote of (5-0), 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: WIEDEMANN, JONES, BABBINI, PAULIN, PERNELL
NOES: NONE
ABSENT: NONE

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 the resolution on Short Term Rentals that was adopted on November 17, 2022, had been appealed, and stated that the Commission would be notified when it would be heard by the Board of Supervisors.

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#: U_2022-0006

CASE#: U_2022-0006
DATE FILED: 6/6/2022
OWNER/APPLICANT: ABAN MARCOS
REQUEST: Use of an existing single-family residence as a short-term rental per Mendocino County Code Section 20.164.015 (L): Room and Board.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 4± miles southeast of Fort Bragg City center, lying on the south side of Shangri-La Drive (Private), 0.1± miles west of its intersection with State Route 20 (SR 20), located at 29605 Shangri-La Drive, Fort Bragg; APN: 020-450-40.
SUPERVISORIAL DISTRICT: 4 (Gjerde)
STAFF PLANNER: MARK CLISER

Staff Presentation: Planner Cliser presented an overview of the project.

The public hearing was declared open.

Public Comment: No Public Comment was received

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 (5-0), IT IS ORDERED, By resolution, the Planning Commission, County of Mendocino, State of California, grants Major Use Permit U_2022-0006 for the Project based on the approved project description and findings and subject to the conditions of approval in Exhibit A with the proposed changes as presented during the public meeting

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

AGENDA ITEM NO. 7 – MATTERS FROM STAFF

7a. Director Krog stated that the next hearing date would be January 5, 2023.

Chair Pernell agreed that the January 5, 2023 meeting should be via Zoom, at which time there would be more discussion for in person meetings.

Commissioner Paulin asked about hybrid meetings.

County Counsel Curtis discussed how hybrid meetings would work.

Commissioner Jones offered the Jughandle Farms meeting rooms.

County Counsel Curtis responded to Commissioner Jones’ statement.

Commissioner Babbini responded to the possibility of meeting in Fort Bragg.

Director Krog added that if the Commission had the option to have hybrid Meetings, all public had access to the meetings via zoom.

AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION

8a. Commissioner Jones discussed the Grant Application regarding the climate action plan.

Commissioner Babbini shared that the City of Ukiah just completed another section of their climate action plan.

AGENDA ITEM NO. 9 – MINUTES

9a. Approval of the September 15, 2022, Minutes.

Upon motion by Commissioner Babbini, seconded by Commissioner Wiedemann, and carried by a voice vote of (4-0), IT IS ORDERED that the Planning Commission minutes from September 15, 2022 are approved.

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

AGENDA ITEM NO. 10 – ADJOURNMENT

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 9:48 A.M.

Attest: Brooke Larsen
Commissioner Services Supervisor

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>.

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- 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.