

CLIFFORD PAULIN
1ST DISTRICT
COMMISSIONER
VICE-CHAIR

CAMERON RAMOS
2ND DISTRICT
COMMISSIONER

ALISON PERNELL
3RD DISTRICT
COMMISSIONER

MARIE JONES
4TH DISTRICT
COMMISSIONER

DIANA WIEDEMANN
5TH DISTRICT
COMMISSIONER
CHAIR



JULIA KROG, DIRECTOR
PLANNING AND BUILDING SERVICES

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MENDOCINO COUNTY PLANNING COMMISSION

ACTION MINUTES – April 20, 2023

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 9:08 A.M.

Present: Commissioner Alison Pernell, Commissioner Cameron Ramos; Vice Chair Clifford Paulin, presiding.

Absent: Commissioner Marie Jones and Commissioner Diana Wiedemann – by pre-arrangement

Staff Present: Julia Krog, Director; James Feenan, Commission Services Supervisor; Jocelyn Gonzalez-Thies, Staff Assistant III, Marcos Rodriguez, Planning Technician II; 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 advised the Commission regarding the Board of Supervisor hearing for Bella Vista from April 11, 2023, she stated that the project was approved with some modifications to the landscaping plan and ensuring there were larger sidewalks, and the Notice of Determination has been filed. Director Krog also advised the Commission regarding the hearing before the Board of Supervisors on April 25, 2023, regarding the appeal of the Planning Commission Resolution regarding the vacation home or short-term rentals interpretation.

AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC

Public Comment: None

AGENDA ITEM NO. 5 – CONSENT CALENDAR**5a. Approval of March 9, 2023 Planning Commission Minutes.**

Upon motion by Commissioner Pernell, seconded by Commissioner Ramos, and carried by a roll call vote of (3-0), IT IS ORDERED that the Consent Calendar is approved without edits.

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

AGENDA ITEM NO. 6 – REGULAR CALENDAR

Vice Chair Paulin noted the Commission would be re-ordering the agenda and moved to item 6b.

Commissioner Ramos recused himself from item 6b.

6b. Noticed Public Hearing

CASE#: R_2021-0002

DATE FILED: SEPTEMBER 7, 2021

OWNER: VARIOUS

APPLICANT: EASTSIDE RESIDENTIAL REDWOOD VALLEY

AGENT: KATHLEEN GILLEY

REQUEST: Rezone request to establish a Cannabis Prohibition (CP) Combining District over 207 Assessor's Parcels in Redwood Valley.

ENVIRONMENTAL DETERMINATION: Exempt – CCR Section 15061(b)(3)

LOCATION: 0.1± miles north of the Redwood Valley town center, bound generally on the west by East Road (CR 230), on the north by Madrone Drive (private) and Road I (CR 234), on the east by Colony Drive (CR 232-A), and on the south by Road D (CR 232).

SUPERVISORIAL DISTRICT: 1 (McGourty)

STAFF PLANNER: RUSSELL FORD

Commissioner Pernell asked Mr. Kiedrowski where the Commission now stands with only have two members on the Commission.

Deputy County Counsel Kiedrowski stated that since there was no longer a quorum to hear the matter, the item would need to be rescheduled and re-noticed for a future hearing date. No discussion should occur on the matter.

Vice-Chair Paulin advised the public in chambers that the matter would not be going forward, and the item would be noticed in the future. He apologized to the public for the inconvenience.

6a. Noticed Public Hearing

CASE#: MS_2021-0006

DATE FILED: 9/22/2021

OWNER/APPLICANT: ROBERT & CINDY LENEAVE

AGENT: RON FRANZ

REQUEST: Minor Subdivision of a 4.34± acre parcel into two parcels. Parcel One would be 3.09± acres, while Parcel Two would be 1.25± acres.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 1.62± miles northwest of Calpella town center, lying east of Uva Drive (CR 239), 1,034± feet northwest of its intersection with Finne Road (private); located at 7825 Uva Drive, Redwood Valley; APN: 165-040-20.

SUPERVISORIAL DISTRICT: 1 (McGourty)

STAFF PLANNER: KEITH GRONENDYKE

The public hearing was declared open.

Staff Presentation: Keith Gronendyke, Planner III; Russell Ford, Senior Planner; Director Krog; Matthew Kiedrowski, County Counsel

Owner/Applicant: Robert Leneave

Public Comment: No Public Comment was received

Telecomments: No telecomments requested

The public hearing was declared closed.

Upon motion by Commissioner Ramos, seconded by Commissioner Pernell, and carried by a roll call vote of (3-0), IT IS ORDERED, by resolution, adopt a Negative Declaration and grant Minor Subdivision MS_2021-0006, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval contained in Exhibit A of the Resolution with the proposed revisions as presented during the public meeting.

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

AGENDA ITEM NO. 7 – MATTERS FROM STAFF

Commissioner Pernell requested an update on the Zoning Ordinance and a timeline.

Director Krog stated that staff should be receiving a second administrative draft in the first two weeks of May. If everything looked good, a forecasting Planning Commission meeting would be scheduled.

Commissioner Pernell asked if the Zoning Ordinance re-write was grant funded and was curious if there was a strict timeline to get a final product.

Director Krog stated it was grant funded and she would be checking the exact timelines. She noted she would report back to the Commission on the status at a future meeting, but believed staff was still within the grant timeline.

AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION

None

AGENDA ITEM NO. 9 – ADJOURNMENT

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 9:32 A.M.

Attest: James Feenan
Commission Services Supervisor

CLIFFORD PAULIN, VICE-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.

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- 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.

DRAFT