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1<sup>ST</sup> DISTRICT  
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CAMERON RAMOS  
2<sup>ND</sup> DISTRICT  
COMMISSIONER

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

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

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



**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.org](mailto:pbscommissions@mendocinocounty.org)

## **MENDOCINO COUNTY PLANNING COMMISSION**

### **ACTION MINUTES – July 6, 2023**

**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 9:42 A.M.**

Present: Commissioner Marie Jones, Commissioner Cameron Ramos, Vice Chair Clifford Paulin, presiding

Absent: Commissioner Diana Wiedemann; Commissioner Alison Pernell – by pre-arrangement

Staff Present: Julia Krog, Director; Russ Ford, Senior Planner; James Feenan, Commission Services Supervisor; Jocelyn Gonzalez-Thies, Staff Assistant III; Matthew Kiedrowski, Deputy County Counsel; Ryan Cameron, 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 updated the Commission regarding the Zoning Code. She explained the second draft has been received and is under review by staff. She also advised the Commission that on June 20, 2023 the Board of Supervisors gave directions to the Planning and Building Department regarding double potential densities within Zoning Districts of the County. She noted funding would be needed to complete the research and there would need to be a General Plan Amendment and Zoning update before densities could be changed. She also discussed the Board of Supervisors desire to repeal the inclusionary housing ordinance. Once the amendments are completed with the help of County Counsel the item will be brought before the Planning Commission and ultimately to the Board of Supervisors.

**AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC****Correspondence:** Seldon Plan F**Public Comment:** None**AGENDA ITEM NO. 5 – CONSENT CALENDAR****5a.** Approval of June 15, 2023 Planning Commission Minutes.

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

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

**AGENDA ITEM NO. 6 – REGULAR CALENDAR****6a. Noticed Public Hearing****CASE#:** MS\_2022-0004**DATE FILED:** 9/28/2022**OWNER:** ERICKSON BROTHERS PROPERTIES LLC**APPLICANT:** ROBERT NEESE**AGENT:** RON FRANZ

**REQUEST:** Minor Subdivision of an existing 10± acre parcel into four (4) parcels and one (1) remainder parcel. Parcel 1 would be 0.74± acres, Parcel 2 would be 0.75± acres, Parcel 3 would be 4.39± acres, Parcel 4 would be 1.09± acres, and the Remainder Parcel would be 3.15± acres.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** In Ukiah, on the east side of North State Street (CR 104) 0.5± miles north of its intersection with Brush Street (CR 217), located at 1211 North State Street, Ukiah; APN 001-360-39.

**SUPERVISORIAL DISTRICT:** 1 (McGourty)**STAFF PLANNER:** LIAM CROWLEY

The public hearing was declared open.

Staff Presentation: Liam Crowley, Planner II

**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 Ramos, and carried by a roll call vote of (3-0), IT IS ORDERED, By resolution, the Planning Commission, County of Mendocino, State of California, adopt a Negative Declaration and grant Minor Subdivision MS\_2022-0004 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: JONES, RAMOS, PAULIN  
 NOES: NONE  
 ABSENT: WIEDEMANN, PERNELL

**6b. Noticed Public Hearing****CASE#:** U\_2022-0012**DATE FILED:** 12/6/2022**OWNER/APPLICANT:** MENDOCINO UNIFIED SCHOOL DISTRICT

**AGENT:** MATT KENNEDY, GHD

**REQUEST:** Coastal Development Major Use Permit to install new recycled water pipelines, irrigation systems, fire hydrants, and a new recycled water storage tank.

**ENVIRONMENTAL DETERMINATION:** The Lead Agency; Mendocino Unified School District has prepared a Mitigated Negative Declaration (SCH#2022020568) for the above project. The County, as a Responsible Agency, has reviewed the project to determine the adequacy of the environmental document.

**LOCATION:** In the Coastal Zone, throughout the Town of Mendocino and surrounding environs. Project will occur within County rights-of-way on Kelly St (CR 407F), Ukiah St (CR 407C), Kasten St (CR 407L), Little Lake St (CR 407A), Lansing St (CR 500), Little Lake Rd (CR 408), School St (CR 407O), within State right-of-way on State Route 1 (SR 1), and at Friendship Park, the Mendocino High School and K-8 campuses and a tank site; APNs: Tank & Well Site: 119-100-23, 119-100-03, 119-100-04; Mendocino K-8: 119-100-15, 119-100-16; Mendocino High School: 119-160-06, 119-160-35, 119-140-01, 119-160-41, 119-170-04; Friendship Park: 119-140-19.

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** ROB FITZSIMMONS

The public hearing was declared open.

**Staff Presentation:** Rob Fitzsimmons, Planner II; Julia Krog, Director; Matthew Kiedrowski, Deputy County Counsel

**Applicant:** Matt Kennedy

**Public Comment:** No correspondence received.

**Telecomments:** No telecomments requested.

The public hearing was declared closed.

[Break 10:26 a.m. – 10:30 a.m.]

Upon motion by Commissioner Jones, seconded by Commissioner Ramos, and carried by a roll call vote of (3-0), IT IS ORDERED, By resolution, the Planning Commission find the Mitigated Negative Declaration prepared by the Lead Agency to be adequate and grant Coastal Development Use Permit U\_2022-0012 for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval and mitigation measures with the proposed revisions as presented during the public meeting.

AYES: RAMOS, JONES, PAULIN

NOES: NONE

ABSENT: WIEDEMANN, PERNELL

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

7a. None

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

8a. None

**AGENDA ITEM NO. 9 – ADJOURNMENT**

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 10:42 A.M.

Attest: James Feenan  
Commission Services Supervisor

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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.
- 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.**