

CLIFFORD PAULIN
1ST DISTRICT
COMMISSIONER
VICE-CHAIR

ELORA BABBINI
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 – November 2, 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 10:00 A.M.

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

Absent: Commissioner Marie Jones, Commissioner Diana Wiedemann – by prearrangement

Staff Present: Russ Ford, Senior Planner; 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

None

AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC

Public Comment: None

AGENDA ITEM NO. 5 – CONSENT CALENDAR

5a. Approval of October 5, 2023 Planning Commission Minutes.

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

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

AGENDA ITEM NO. 6 – REGULAR CALENDAR

6a. Noticed Public Hearing

CASE#: U_2023-0007 (Continued from 10/5/23)

DATE FILED: 5/18/2023

OWNER/APPLICANT: CHESTER COLLINS

REQUEST: Major Use Permit for the short-term rental (provision of room and board) of two guest rooms in an existing single-family dwelling accessed via a private drive.

ENVIRONMENTAL DETERMINATION: Categorical Exemption

LOCATION: 5.7± miles north of Redwood Valley town center, on a private easement east off the south branch of Rancheria Road (CR 237A), southwest of its (Rancheria Road's) intersection with West Road (CR 237), located at 2304 Rancheria Rd, Redwood Valley; APN 161-110-32.

SUPERVISORIAL DISTRICT: 1 (McGourty)

STAFF PLANNER: ROB FITZSIMMONS

The public hearing was declared open.

Staff Presentation: Russ Ford, Senior Planner

Applicant/Owner/Agent: Chester Collins

Public Comment: Sean Nunnemaker, Dennis McClain, Marshall Wind

Telecomments: No telecomments requested

The public hearing was declared closed.

Upon motion by Commissioner Babbini, seconded by Commissioner Pernel, and carried by a roll call vote of (3-0), IT IS ORDERED, By resolution, the Planning Commission, County of Mendocino, State of California., and finds the Project to be Categorically Exempt from CEQA and grants the Major Use Permit U_2023-0007 for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval in Exhibit A of the Resolution with the proposed revisions as presented during the public meeting.

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

AGENDA ITEM NO. 7 – MATTERS FROM STAFF

None

AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION

Commissioner Babbini stated she was happy to be back on the Planning Commission. The Commissioners welcomed her back on the Commission.

AGENDA ITEM NO. 9 – ADJOURNMENT

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 10:22 A.M.

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: <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.