



MENDOCINO COUNTY PLANNING COMMISSION

MINUTES FOR THE MEETING HELD ON:

March 2, 2017

LOCATION:

Mendocino County Board of Supervisors Chambers
501 Low Gap Road, Room 1070
Ukiah, California

COMMISSIONERS PRESENT:

Krueger, Nelson, Warner, Holtkamp, Hall

COMMISSIONERS ABSENT:

Little, Ogle

PLANNING & BLDG SVC STAFF PRESENT:

Adrienne Thompson, Administrative Services Manager
Nash Gonzales, Consultant
Mary Lynn Hunt, Chief Planner
Julianna Cherry, Planner III
Danielle Fitts, Staff Assistant III

OTHER COUNTY DEPARTMENTS PRESENT:

Matthew Kiedrowski, Deputy County Counsel
Geoff Brunet, Department of Transportation

1. Roll Call.

The meeting was called to order at 9:03 a.m.

2. Planning Commission Administration.

2a. Determination of Legal Notice.

The Clerk advised the Commission that all items had been properly noticed.

3. Director's Report and Miscellaneous.

None at this time.

4. Matters from Public.

David Gow spoke to the Commission regarding a project that has not yet been presented to the Commission which would create a new dispensary in Redwood Valley on Bel Arbres Rd. He is against the project and feels the whole neighborhood would be negatively affected. Some of his concerns are traffic, increase in crime, the smell, and decrease of property values surrounding the dispensary. All items of concern are expressed in a letter presented to the Planning Commission prior to the meeting.

5. Consent Calendar.

None.

6. Regular Calendar.

6a. **CASE#: U_2016-0007**

DATE FILED: 6/21/2016

OWNER/APPLICANT: STATE OF CALIFORNIA PARK

AGENT: SCHLOSSER NEWBERGER ARCHITECTS

REQUEST: A Coastal Development Use Permit request to establish a Sheriff Substation in an

existing Carriage House associated with the Ford House, a local historic resource, and a request to construct a concrete slab foundation to support the Carriage House building, reconstruct the Carriage House exterior, and grade a gravel pathway to the building.

ENVIRONMENTAL DETERMINATION: 15303 - Class 3 Categorically Exempt

LOCATION: In the Coastal Zone, located on the south side of Main Street approximately 500 feet west of its intersection with Lansing Street. Located at 45035 Main St., Mendocino; APN 119-240-01.

STAFF PLANNER: JULIANA CHERRY

RECOMMENDED ACTION: Approve project as recommended.

Mary Lynn Hunt, Chief Planner, introduces Planner III, Juliana Cherry.

Juliana Cherry reviewed the staff report with the Commission stating that the request is for a Coastal Use Permit to establish a Sheriff's Substation in an existing Carriage House, associated with the Ford House, in the Town of Mendocino. This will also increase parking, and change in the entrance of the building. The intended use of the substation would minimal and used mostly for staff to have a place to work on paperwork. Currently the Sheriff's Department is utilizing the firehouse and this location would provide their own space. Ms. Cherry informed the Commission that there would only be 1-2 staff members on site at a time; however, when the amount of tourists increased in the area the amount of staff on site would also increase. Ms. Cherry's impression is that the community is in support of this project; therefore, based on the findings and community response, staff is recommending approval but with a special condition regarding parking and an egress.

Chair Holtkamp questioned the square footage and the amount of water that will be needed.

Ms. Cherry informed the Commission that there is no plumbing details on the on plans however there may be some existing plumbing. She stated that there is no intent to run additional plumbing. This 440 square feet building has been used for storage in past therefore it never required plumbing.

After reviewing the plans, Commissioner Hall, stated that parking is a hassle and it may be easier to park on the street.

Ms. Cherry informs the Commission that parking is requirement of building's lease agreement. The applicant is trying to avoid impacting the educational experience at Ford House and should not be on site very frequently.

The applicant, Sheriff Allman states that they have hired the best architect they could, to revamp the building while preserving the historical significance. He feels this is opportunity for State Parks and County to put the building back to where it was. He continues by stating that parking is a big deal, and parking at night, for security reasons, will need to be as close as possible to the building. He states that a visible patrol car reduces crime which is why it would sometimes be parked on site during the day. Sheriff Allman assures the Commission that the building will be ADA compliant and that there is no plumbing.

Commissioner Warner states that she loves the idea of reusing the building and questioned if there is special funding.

Sheriff Allman informs the Commission that there is no special funding, but the substation will have the best view in the County.

Commissioner Warner states that the parking is worrisome but seems like good usage of the building.

Commissioner Krueger requests that the date of February 2, 2017 be updated on the resolution.

Deputy County Council, Matthew Kiedrowski states that staff will update all meeting dates to present day.

The public hearing was declared open, seeing no one come forward, the public hearing was declared closed.

Upon motion by Commissioner Nelson, seconded by Commissioner Hall and carried by the following roll call vote (5-0), IT IS ORDERED: The Planning Commission by resolution, adopt a Class 31 Categorical Exemption from CEQA and grant a Coastal Development use permit for MCC section 20.620.050 defined use, *Fire and Police Protection Services*, with the recommended conditions and based on the facts, findings, and subject to the conditions of approval.

AYES: Krueger, Warner, Nelson, Hall, Holtkamp
NOES: None
ABSENT: Little, Ogle

7. Matters from Staff.

Chief Planner Mary Lynn Hunt states that she attended a State Planners Directors Conference last week with Director Steve Dunicliff and past Director Ignacio Gonzalez, one of the topics of discussion is how the cannabis industry is picking up in all Counties. She informs the Commission that they have current openings for Staff Planners 1, 2, 3 and a Senior Planner to plan in advance for when Cannabis Ordinance becomes effective. She learned that there is a lot of Planning Department employee turnover. everywhere in California, not just Mendocino County. She concludes that at this time the tentative meeting for the Board of Supervisors regarding cannabis is in March.

Past Director Ignacio Gonzalez informs the Commission that staff is currently working on merging the two flood plain ordinances, Inland and Coastal. Merging the two ordinances will assist with any changes made, as it will apply to both regions simultaneously.

Commissioner Nelson questioned if there were large differences between the two ordinances.

Mr. Gonzalez states that they do not.

Commissioner Nelson questioned if this will change FEMA flood zones?

Mr. Gonzalez states that until Mendocino County adopts the ordinance, scheduled sometime in July, FEMA should not produce new maps.

7a. Cancellation of the March 16, 2017 Meeting.

Chair Holtkamp questions staff if the first Thursday of the month meeting dates were going to be consistent.

Chief Planner Mary Lynn Hunt informs the Commission that meeting dates depend on the current work load. Upcoming agendas will include two major subdivisions: 10 acre parcel in Covelo, and a 122 acre parcel subdivision just north of Lovers Lane.

8. Matters from Commission.

Commissioner Nelson stats that he has been listening to the community to hear what they are interested in; one topic was shortage of housing. At this time, however, he feels that every community is seeing that as a major problem.

9. Approval of the December 1, 2016 Planning Commission Minutes.

County Counsel Matthew Kiedrowski requests the revision of one sentence, on page six of the December 1, 2016 meeting minutes, striking the current sentence, and replacing with "He also noted that while agricultural ordinances might not normally come before the Planning Commission, the ordinance in this case is linked to the overall approval of the complete cultivation regulation."

AYES: Little, Krueger, Nelson, Warner, Holtkamp, Hall
NOES: None
ABSENT: Little, Ogle

10. Adjournment.

Upon motion by Commissioner Nelson, seconded by Commissioner Hall, and unanimously carried (6-0), IT IS ORDERED that the Planning Commission hearing adjourn at 9:33 a.m.

DRAFT