



## MENDOCINO COUNTY PLANNING COMMISSION

MINUTES FOR THE MEETING HELD ON:

July 6, 2017

**LOCATION:**

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

**COMMISSIONERS PRESENT:**

Krueger, Nelson, Warner, Holtkamp, Hall, Ogle

**COMMISSIONERS ABSENT:**

None

**PLANNING & BLDG SVC STAFF PRESENT:**

Ignacio Gonzalez, Interim Director  
Adrienne Thompson, Administrative Services Manager  
Russell Ford, Cartographer Planner  
Victoria Davis, Commission Services Supervisor

**OTHER COUNTY DEPARTMENTS PRESENT:**

Christian Curtis, Deputy County Counsel

**1. Roll Call.**

The meeting was called to order at 9:00 a.m.

**2. Planning Commission Administration**

**2a. Determination of Legal Notice.**

The clerk advised that all items had been properly noticed.

**3. Director's Report.**

Director Gonzalez presented a verbal Director's report and discussed that the BOS approved the Flood Plain Ordinance. It has now been referred to FEMA. The Coastal Commission is in the process of providing the County with the final documents so that the Mendocino Town plan can go before the BOS.

Staff is currently working on an ordinance amendment to Chapter 21.64 as it pertains to second residential/accessory residential units. Our accessory unit ordinance is relaxed compared to the rest of the state. We will be working with the Coastal Commission on second units in the Coastal Zone, and whether we will need to look at the Highway 1 impact study again.

Director Gonzalez discussed staffing changes. We have added 5 inspectors, 2 planners, 1 extra help planner, 2 new code enforcement officers, and lost one planner.

Director Gonzalez provided the Commission a breakdown of various applications, inspections complete, and business licenses, and that the Board of Supervisors are working on a proclamation for Commissioner Little.

BOS is working on proclamation for Commissioner Little.

Chair Holtkamp, Commissioner Nelson and director discuss various points from the director's report, specifically sea level rise.

Alison Pernell from the Laytonville area will be appointed on July 11<sup>th</sup> and will attend the next meeting, says Adrienne Thompson.

Commissioner Ogle and director discuss code enforcement officers and Fort Bragg being covered by Ukiah office.

**4. Matters from the Public.**

No one was present from the public who indicated a desire to address the Commission.

**5. Consent Calendar.**

None.

**6. Regular Calendar**

**6a. CASE#: A\_2017-0001**

**DATE FILED:** 3/1/2017

**OWNER:** MARIETTA VINEYARDS LLC

**APPLICANT:** MARIETTA VINEYARDS LLC

**AGENT:** BEN KAISI

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 2.60± miles north of Hopland on the East Side of Old River Road (CR 201), 2.70± miles north of its intersection with State Hwy 175 at 10501 Old River Road, Hopland.

**APN:** 047-370-12

**STAFF PLANNER:** Russell Ford

Russell Ford, Cartographer Planner, presents information, attachments, slides, explaining the project. Williamson act being applied for, department recommends approval.

Chair Holtkamp asks if Commissioners have any questions, then calls for a motion.

Upon motion by Commissioner Nelson, seconded by Commissioner Hall and carried by the following roll call vote (6-0), IT IS ORDERED:

AYES: Krueger, Nelson Warner, Holtkamp, Hall, Ogle

NOES: None

ABSENT: None

**6b. CASE#: MS\_2017-0001**

**DATE FILED:** 1/3/2017

**OWNER:** SLOTTE TIMOTHY E & CANDY M.

**AGENT:** RON FRANZ

**REQUEST:** Subdivision of 2.5± acres into one 1± ac. parcel and one 1.5± ac. parcel for residential use.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** 0.5± mile southeast of Boonville center, on the northeast side of SH 128. 0.25± mile northwest from intersection of SH 128 and SH 253. 14701 HWY 128. APN 029-160-47.

**STAFF PLANNER:** Sam Vandewater

Director Gonzalez advised the Commission that the matter had been pulled from the calendar and will be re-noticed in August.

**6c. CASE#: U\_2016-0005**

**DATE FILED:** 4/4/2016

**OWNER:** STATE OF CALIFORNIA AND CA DEPT OF PARKS AND RECREATION

**APPLICANT/AGENT:** CA DEPT OF TRANSPORTATION

**REQUEST:** Coastal Development Use Permit to attach antenna to an existing pole outside of the existing "oil house" structure at Point Cabrillo Light Station State Historic Park. Maximum height of the new antenna would be 25 feet. Install associated radio equipment within the existing "oil house" structure.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Coastal Zone, 3± miles north of the Town of Mendocino, lying at the terminus of Lighthouse Road at the Point Cabrillo Light Station State Historic Park,

approximately 3/4 mi. west of its intersection with Point Cabrillo Drive (CR 564) at 13880 Point Cabrillo Drive, Mendocino (APN: 118-160-03)

**STAFF PLANNER:** Bill Kinser

Director presents information, attachments, slides, explaining the project. The current radio system no longer meets industry standards. For safety reasons it is necessary to upgrade the system.

Page five of the staff report, the director points out specifics heights and area's and what is necessary for the antenna. CEQA calls for this project to be categorically exempt.

Bill Kinser is out ill today, so Director Gonzalez is filling in.

Commissioner Warner states project well done, and has concern for the visual and seeks approval.

Commissioner Ogle expresses and asks re: public safety and questions if cell phone service is available. Director Gonzalez offers that cell phone service is intermittent. Caltrans utilizes radio coverage for the publics own good addressing any road issues, public safety, and/or emergency communications.

Commissioner Ogle wanted to know if additional space on the antenna should be allocated for cell phone coverage use. Director Gonzalez explains it doesn't seem possible at this site at this time. Commissioner Warner shares and agrees with Director Gonzalez.

Upon motion by Commissioner Warner, seconded by Commissioner Hall and carried by the following roll call vote (6-0), IT IS ORDERED:

AYES: Krueger, Nelson Warner, Holtkamp, Hall, Ogle

NOES: None

ABSENT: None

Motion: Commissioner Warner

Second: Commissioner Hall

Approved: (6-0)

**6d. CASE#: UR\_2014-0003**

**DATE FILED:** 6/12/2014

**OWNER:** MENDOCINO REDWOOD COMPANY LLC

**AGENT:** GEORGE RAU

**REQUEST:** Renewal of a Use Permit and Reclamation Plan to allow for continued extraction of up to 100,000 cy/yr (reduced avg. of 50,000 cy/yr) over a 30 year period.

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**LOCATION:** 4 +/- miles northeast of Manchester, situated 1.5 +/- miles east of State Highway 1 via a private haul road, 1± mile north of its intersection with Kinney Rd (CR# 512).

**STAFF PLANNER:** Robert LaPorte

Director Gonzalez advised the Commission that the matter had been pulled from the calendar and will be re-noticed in August.

**7. Matters from Staff.**

None.

**8. Matters from Commission.**

Commissioner Warner will not be available for second meeting in August. Director Gonzalez tells commission item 6b from this agenda will be ready for the Planning Commission to hear at the second meeting in August, and that he believes there will not be a first meeting.

Commissioner Nelson addresses item 6c and urges staff to address the agricultural impact on the surrounding areas and potential conflicts that could arise if the subdivision is approved .

Chair Holtkamp asked if the right to farm ordinance was noted or addressed by staff. Director Gonzalez assures staff addresses it in their report. Commissioner Ogle comments and converses with Director Gonzalez.

July 20<sup>th</sup> meeting cancelled. August meeting are up in the air. Item 6b from this agenda is already on Director Gonzalez's desk for review and to come.

**9. Approval of January 19, 2017 Planning Commission Minutes.**

Commissioner Ogle submitted corrections by email and reviewed more specific corrections.

Page 15 we're striking

Page 2 met with applicant at the site.

Page 5 1st paragraph. Location noted to be on south side, when it is actually south west, as stated by Robert Dolstalek.

Page 6, 3rd paragraph from bottom, it is not in Fort Bragg but in the area near Fort Bragg.

Page 11, 3rd paragraph if the neighborhoods could conduct

Page 11, take d off

Page 11, 5<sup>th</sup> paragraph, there not their

Page 15, last sent before making motion. All residential? Yes all fives but not the tens. We need to listen to the tapes for clarifications.

Chair Holtkamp wants to look into mixed use zoning of some sort in area like Laytonville.

Director Gonzalez states consultants are addressing exceptions zones and overlays within the districts like Laytonville and the BOS is addressing this issue.

Page 14, creating new zoning, Chief Planner Mary Lynn Hunt said yes. We seem to be recreating work that has already been done, other areas have already addresses this issues before Mendocino County, ie Colorado. Director Gonzalez explains issues that staff and consultants are addressing.

Planning and Building Services average tenure, not including, Director Gonzalez and Chief Planner Mary Lynn Hunt is 6 months. New staff is enthusiastic and go getters. We have to rely on outside consultants.

Page 15: Sunset Clause include restricted with the word all.

Upon motion by Commissioner Nelson, seconded by Commissioner Hall and carried by a voice voted of (6-0), the January 19, 2017, Planning Commission minutes are approved as corrected.

AYES: Krueger, Nelson Warner, Holtkamp, Hall, Ogle

NOES: None

ABSENT: None

**10. Adjournment.**

Chair Holtkamp calls for a vote to adjourn. With all Commissioners in favor (6-0), IT IS ORDERED that the Planning Commission hearing adjourn at 9:50 a.m.