



MENDOCINO COUNTY PLANNING COMMISSION

MINUTES FOR THE MEETING HELD ON:

April 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:

Little

PLANNING & BLDG SVC STAFF PRESENT:

Nash Gonzalez, Interim Director
Mary Lynn Hunt, Chief Planner
Bill Kinser, Senior Planner
Adrienne Thompson, Administrative Services Manager
Victoria Davis, Commission Services Supervisor
Danielle Fitts, Staff Assistant III

OTHER COUNTY DEPARTMENTS PRESENT:

Matthew Kiedrowski, Deputy County Counsel

1. Roll Call.

The meeting was called to order at 9:01 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.

Mr. Gonzalez noted that on Tuesday the Board of Supervisors adopted the Cultivation Ordinance. He noted the Blackbird project was placed on hold, which would cancel the site view for that hearing date having the Planning Commission meeting on April 20, 2017 in the Board Chambers. He also noted that the Flood Plain Ordinance must be adopted prior to FEMAs map changes in July, 2017. He stated he would advise the Planning Commission on the budget process at a future meeting, and noted that Planning and Building Services had received a Development Review application for a pellet manufacturing facility.

Chair Holtkamp asked if Mr. Gonzalez could tell her more about the Sonoma Clean Power.

Mr. Gonzalez stated that he was not familiar enough with Sonoma Clean Power to explain in detail, and would do some research and revisit the questions at a later meeting.

4. Matters from Public.

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

5. Consent Calendar.

None.

6. Regular Calendar.

6a. **CASE#:** GP_2006-0008/R_2006-0012

DATE FILED: 1/1/2011

OWNER/APPLICANT: WILLIAM & TONA MOORES

REQUEST: Amendment to the Coastal Land Use map for a variety of parcels which would include: Coastal Zone: Amend GP from: RL160 to RR5:PD [RR1:PD]; RR5:PD [RR1:PD] to RR5:PD [RR2:PD]; RL160 to FL160. Rezone from: RL160:FP*2C to RR5:PD:FP [RR1:PD:FP]; RR5:PD [RR1:PD] to RR5:PD [RR2:PD]; FL160 to TP160; RL160 to TP160; RL160 to RL160:*2C. Inland: Rezone from RL 160 to TP 160.

ENVIRONMENTAL DETERMINATION: Statutory Exemption

STAFF PLANNER: BILL KINSER

LOCATION: Within the Coastal Zone, between 4± miles north of Manchester, consisting of property on either side of Highway 1, within the general region of the Irish Beach Subdivision; Multiple Addresses assigned.

RECOMMENDED ACTION: DENIAL

Bill Kinser, Staff Planner, reviewed the Staff Report.

William Moores, provided four (4) handouts to the Commission and staff and made a verbal presentation in response to the staff report.

Chair Holtkamp called for a short break at 10:21 a.m.

Chair Holtkamp called the meeting back in session at 10:27 a.m.

Chair Holtkamp requested that Mr. Moores speak only to the items addressed in the Staff Report, and noted that the Commission could only vote on the matter before them, in its entirety, pro or con. They could not consider or vote on a revised application of the project or segment the project and vote only on a portion.

Mr. Gonzalez agreed with Chair Holtkamp's statement. He also informed the Commission that this project was never fully evaluated for compliance with the California Environmental Quality Act (CEQA) as staff had recommended denial and that there were a number of reasons that the project was inconsistent with Local Coastal Plan (LCP). He stated the Land Use changes and the Zoning changes must be addressed as a whole package and not segmented, and noted the information provided today by Mr. Moores would need to be evaluated in relation to CEQA and the LCP, responded to, and re-noticed before the Commission could consider it.

Mr. Gonzalez outlined the options of possible actions that could be taken by the Commission. Option One: the applicant could withdraw the application and resubmit at a later date with more explanation and clarity. Option Two: the Commission could continue the matter. Option Three: the Commission could vote/take action on the project today as it sits before them.

Mr. Moores provided an additional handout and stated he did not want to resubmit this project and start all over again. He asked the Planning Commission to continue the matter, review the new information, and vote at a later date.

Chair Holtkamp noted the Commission needed to vote pro or con on what was before them, and that staff was offering the alternative to withdraw and resubmit the project so that it could reflect what was currently happening; Only Mr. Moores could withdraw the application.

Mr. Moores asked if there was an option that would allow for modifications without having to restart the process.

Chair Holtkamp asked that staff address Mr. Moore's question.

Mr. Gonzalez referred to the options previously outlined and noted. Staff's recommendation was to withdraw and resubmit again at a later date. If the project was continued, the applicant would need to pay a deposit fee to move the application forward and sign a cost recovery agreement.

Chair Holtkamp directed Mr. Moores to complete his presentation and to address only to the materials submitted prior to the hearing.

Mr. Moores concluded his presentation.

Commissioner Ogle addressed Mr. Moores and stated the application was too segmented and requested more analysis and detail several issues.

Mr. Moores provided additional information on the subjects requested.

Chair Holtkamp opened the hearing for any member of the public to speak.

Gordon Moores was against the approval of the project.

Patricia Wolf was against the approval of the project.

Kaycee Dison was in favor of approving the project.

Chair Holtkamp closed the public hearing to public comment.

Upon motion by **Commissioner Ogle**, seconded by **Commissioner Hall** and carried by the following roll call vote (6-0), IT IS ORDERED: to Deny the request to amend the Coastal Zone Map classifications and the request to Rezone districts as listed, without prejudice, based on the facts and findings contained in the Resolution.

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

7. **Matters from Staff.**

None.

8. **Matters from Commission.**

At the request of the Commission, **Ms. Hunt** explained which positions were being recruited for, within Planning and Building Services Department.

Ms. Thompson informed the Commission of her promotion to Administrative Services Manager and introduced Victoria Davis, recently hired as the Commission Services Supervisor.

9. **Approval of December 15, 2016 Planning Commission Minutes.**

Commissioner Ogle sat with Staff prior to the Hearing and made all necessary corrections to the minutes.

Upon motion by **Commissioner Ogle**, seconded by **Commissioner Hall** and carried by the following roll call vote (6-0), IT IS ORDERED: The minutes are approved as corrected.

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

10. **Adjournment.**

Upon motion by **Commissioner Ogle**, seconded by **Commissioner Warner**, and unanimously carried (6-0), IT IS ORDERED that the Planning Commission hearing adjourn at 10:58 a.m.

DRAFT