



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 Gonzalez, 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 had not yet been presented to the Commission which would create a new dispensary in Redwood Valley on Bel Arbres Rd. He was against the project and felt the neighborhood would be negatively affected. Some of his concerns were traffic, an increase in crime, smell, and decrease of property values surrounding the dispensary. He also presented a letter 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, introduced Planner III, Juliana Cherry.

Juliana Cherry reviewed the staff report and discussed the request for a Coastal Use Permit to establish a Sheriff's Substation in an existing Carriage House, associated with the Ford House, within the Town of Mendocino. She noted there would be an increase in parking, change to the building entrance and noted the intended use of the substation. She noted the Sheriff's Department was currently utilizing the firehouse. Ms. Cherry informed the Commission that there would 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 felt there was community support for the project; therefore, staff recommended approval with a special condition regarding parking and egress.

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

Ms. Cherry informed the Commission that there were no plumbing details on the on plans however there may be existing plumbing. She stated that there was no intent to add additional plumbing to the 440 square feet building that had been previously used for storage.

Commissioner Hall thought parking could be a hassle and it may be easier to park on the street.

Ms. Cherry informed the Commission that parking was a requirement of building's lease agreement. The applicant was trying to avoid impact to the Ford House.

Sheriff Allman stated that they had hired an architect, to revamp the building while preserving the historical significance. He felt this is the opportunity for State Parks and County to put the building back to where it was. He continued by stating that parking was a big deal, and parking at night, for security reasons, would need to be as close as possible to the building. He stated that a visible patrol car reduced crime which is why one would sometimes be parked on site during the day. Sheriff Allman assured the Commission that the building would be ADA compliant and that there was no plumbing.

Commissioner Warner stated that she loved the idea of reusing the building and questioned if there was special funding.

Sheriff Allman informed the Commission that there was no special funding, but the substation would have the best view in the County.

Commissioner Warner stated that the parking was worrisome but felt it was a good use of the building.

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

Matthew Kiedrowski, County Council, stated that staff would update all meeting dates.

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.

Mary Lynn Hunt stated that she attended a State Planners Directors Conference with Director Steve Dunncliff and past Director Ignacio Gonzalez, one of the topics of discussion is how the cannabis industry was picking up in all Counties. She discussed current openings for Staff Planners I, II, III, and a Senior Planner for when Cannabis Ordinance comes into effective. She learned from the conference that there is a lot of Planning Department employee turnover throughout the state, not just Mendocino County. She concluded that there was a tentative meeting for the Board of Supervisors regarding cannabis in March.

Ignacio Gonzalez informed the Commission that staff was currently working on merging the two flood plain ordinances, Inland and Coastal. He stated that the two ordinances would assist with any changes made, as it would apply to both regions simultaneously.

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

Mr. Gonzalez stated that there was not.

Commissioner Nelson questioned if this would change FEMA flood zones?

Mr. Gonzalez stated that the ordinances would not result in new map changes, but FEMA would have new maps by July.

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

Chair Holtkamp asked if staff felt the first Thursday of the month would be a consistent meeting date.

Ms. Hunt discussed meeting dates and noted it would depend on the current work load. She noted upcoming agendas would include two major subdivisions: 10 acre parcel in Covelo, and a 122 lot Major Subdivision just north of Lovers Lane.

8. Matters from Commission.

Commissioner Nelson commented on the shortage of housing and felt every community was seeing that as a major problem.

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

Mr. Kiedrowski requested 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.