



## MENDOCINO COUNTY PLANNING COMMISSION

### MINUTES FOR THE MEETING HELD ON:

**September 20, 2018**

### LOCATION:

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

### COMMISSIONERS PRESENT:

Pernell, Howell, Warner, Holtkamp, Hall

### COMMISSIONERS ABSENT:

Ogle, Nelson

### PLANNING & BLDG SVC STAFF PRESENT:

Brent Schultz, Director  
Mary Lynn Hunt, Chief Planner  
Eduardo Hernandez, Planner II  
Victoria Davis, Commission Services Supervisor

### OTHER COUNTY DEPARTMENTS PRESENT:

Matthew Kiedrowski, Deputy County Counsel  
Amber Munoz, Department of Transportation

#### 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 the Commission that the minutes were improperly agendized and that all other items had been properly noticed.

#### 3. **Director's Report and Miscellaneous.**

Mr. Schultz presented a verbal Director's Report and noted that he was happy to be the Director of Planning and Building Services (PBS) and looked forward to working with the Planning Commission.

#### 4. **Matters from 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#: R\_2017-0004/MS\_2017-0005

DATE FILED: 6/21/2017

OWNER: SHASTA BOARDMAN

APPLICANT: JOHN BOARDMAN

REQUEST: Rezone of a 1.74± acre parcel from Rural Residential (RR-1) to Suburban Residential (SR) and subdivide into two parcels of 1.01± and 0.73± acres.

**LOCATION:** 3.2± miles north of Ukiah town center, between Tollini Ln. (CR 228) and Hwy. 101 (SH 101), located at 3571 Tollini Ln., Ukiah (APN: 169-071-23).

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**STAFF PLANNER:** Eduardo Hernandez

**Eduardo Hernandez**, staff planner, reviewed the staff report and noted that the project was a combined rezone and minor subdivision. He also noted that after the subdivision each parcel would contain an already established single-family residences and a septic system. He also noted that the project was in compliance with the Division of Land Regulations

**Commissioner Pernell** asked what end result the applicant who seeking from approval of this project.

**Toni Paoli-Bates**, local real estate developer, noted that the subdivision and rezone would allow the owner's to leave separate parcels to their children when they passed.

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

Upon motion by **Commissioner Hall**, seconded by **Commissioner Warner** and carried by the following roll call vote (5-0), IT IS ORDERED: By resolution, the Planning Commission recommends that the Board of Supervisors adopt a Negative Declaration, grant the Rezone R\_2017-0004, and approve the Minor Subdivision MS\_2017-0005 for the Project, as proposed by the applicant, based on the facts and evidence contained in the record and subject to Conditions of Approval.

AYES: Pernell, Howell, Warner, Holtkamp, Hall

NOES: None

ABSENT: Ogle, Nelson

7. **Matters from Staff.**

**Mrs. Hunt** noted that the Cannabis Overlay project would be coming before the Planning Commission on October 18, 2018.

**Commissioner Pernell** asked where the mitigation funds had been directed that were required in the mining and reclamation project that had previously been heard by the Commission.

**Mrs. Hunt** noted that she would check with the Conservation District and report back to the Commission at a future date.

**Chair Holtkamp** asked staff to prepare a presentation for the Commission about the preliminary work that had been completed related to an inland ground water study.

**Mrs. Hunt** noted that staff would research and report back to the Commission at a later date.

8. **Matters from Commission.**

9. **Approval of the March 15, 2018 and May 17, 2018 Planning Commission Minutes.**

The minutes were improperly agendized, and removed from the agenda.

10. **Adjournment.**

Upon motion by **Commissioner Hall**, seconded by **Commissioner Warner**, and by a voice vote unanimously carried (5-0), IT IS ORDERED that the Planning Commission hearing adjourn at 9:18 a.m.