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, Hollkamp, 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 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.


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.