

CLIFFORD PAULIN  
1<sup>ST</sup> DISTRICT  
COMMISSIONER  
VICE-CHAIR

CAMERON RAMOS  
2<sup>ND</sup> DISTRICT  
COMMISSIONER

ALISON PERNELL  
3<sup>RD</sup> DISTRICT  
COMMISSIONER

MARIE JONES  
4<sup>TH</sup> DISTRICT  
COMMISSIONER

DIANA WIEDEMANN  
5<sup>TH</sup> DISTRICT  
COMMISSIONER  
CHAIR



JULIA KROG, DIRECTOR  
PLANNING AND BUILDING SERVICES

MATTHEW KIEDROWSKI  
DEPUTY COUNTY COUNSEL

COUNTY ADMINISTRATION CENTER  
501 Low Gap Road, Room 1070  
Ukiah, CA 95482  
(707) 234-6650 (t)  
(707) 463-5709 (f)

[pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org)

## MENDOCINO COUNTY PLANNING COMMISSION

### ACTION MINUTES – April 6, 2023

BEFORE THE PLANNING COMMISSION  
COUNTY OF MENDOCINO – STATE OF CALIFORNIA  
FAIR STATEMENT OF PROCEEDINGS  
(PURSUANT TO CALIFORNIA GOVERNMENT CODE §25150)

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#### AGENDA ITEM NO. 1 – OPEN SESSION AND ROLL CALL 9:02 A.M.

Present: Commissioner Marie Jones (arrived at 9:13 a.m.), Commissioner Cameron Ramos, Commissioner Alison Pernell, Chair Diana Wiedemann presiding.

Absent: Clifford Paulin, by pre-arrangement.

Staff Present: Julia Krog, Director; Nash Gonzalez, Interim Assistant Director; Russ Ford, Senior Planner; Steven Switzer, Planner II; Liam Crowley, Planner II; James Feenan, Commission Services Supervisor; Jocelyn Gonzalez-Thies, Staff Assistant III; Matthew Kiedrowski, Deputy County Counsel; Scott Spears, IT.

#### AGENDA ITEM NO. 2 - PLANNING COMMISSION ADMINISTRATION.

**2a. Determination of Legal Notice** – The Clerk advised the Commission that all items on the agenda had been properly noticed.

#### AGENDA ITEM NO. 3 – DIRECTOR AND ASSISTANT DIRECTOR REPORT

Director Krog advised the Commission regarding the BOS hearing for Bella Vista on April 11, 2023. She will give the Commission an update at the next meeting.

#### AGENDA ITEM NO. 4 – MATTERS FROM THE PUBLIC

**Public Comment:** None

**AGENDA ITEM NO. 5 – CONSENT CALENDAR**

No items were set for the consent calendar.

**AGENDA ITEM NO. 6 – REGULAR CALENDAR****6a. Noticed Public Hearing**

**CASE#:** MS\_2022-0001

**DATE FILED:** 3/1/2022

**OWNER:** OMRI ZADIK, SHAHAR KOREN, & MICHAEL ADMONI

**APPLICANT:** MICHAEL ADMONI

**AGENT:** POPE ENGINEERING

**REQUEST:** Minor Subdivision of an existing 30.30± acre parcel into three respective 10.10± acre parcels.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** 1.5± miles northwest of Covelo Town center, on the east side of Crawford Road (CR 337H), 0.25± miles north from its intersection with Biggar Lane (CR 337C); No Address Assigned; APN: 032-470-63.

**SUPERVISORIAL DISTRICT:** 3 (Haschak)

**STAFF PLANNER:** STEVEN SWITZER

The public hearing was declared open.

**Staff Presentation:** Steven Switzer, Planner II; Russ Ford, Senior Planner; Director Krog; Nash Gonzalez, Interim Assistant Director; Matthew Kiedrowski, Deputy County Counsel; Marlayna Duley, Environmental Health; Alexander Sequeira, Department of Transportation

Commissioner Jones arrived at 9:13 a.m.

**Agent:** Sam Pope

**Public Comment:** All correspondence received was uploaded to the public website under this item.

**Telecomments:** No telecomments requested

The public hearing was declared closed.

9:45 am. Matter has been moved to the end of the agenda.

10:22 a.m. The public hearing was re-opened.

**[Break 10:30 a.m. – 10:42 a.m.]**

Upon motion by Commissioner Pernell, seconded by Commissioner Ramos, and carried by a roll call vote of (4-0), IT IS ORDERED, By resolution, adopt a Negative Declaration and grant a Minor Subdivision for Project MS\_2022-0001, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval contained in Exhibit A of the Resolution with the proposed changes as presented during the public meeting.

AYES: RAMOS, PERNELL, JONES, WIEDEMANN

NOES: NONE

ABSENT: PAULIN

**6b. Noticed Public Hearing**

**CASE#:** A\_2022-0002

**DATE FILED:** 3/11/2022

**OWNER:** SPENCER & AMANDA SAWYERS

**APPLICANT:** SPENCER SAWYERS

**REQUEST:** Agricultural Preserve application to re-establish a Williamson Act contract on a group of parcels under common ownership located in the western foothills of the Ukiah Valley.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 4.5± miles west of the Ukiah City Center, lying on the south side of Low Gap Rd (CR 212), 1.82± miles south of its intersection with Pine Ridge Rd. (CR 220), located at 468 Pine Ridge Rd, Ukiah; APNs: 156-200-02, 155-230-02, 155-240-01, and 156-210-02.  
**SUPERVISORIAL DISTRICT:** 5 (Williams)  
**STAFF PLANNER:** LIAM CROWLEY

**Staff Presentation:** Liam Crowley, Planner II; Director Krog; Russ Ford, Senior Planner; Matthew Kiedrowski, Deputy Counsel

The public hearing was declared open.

**Applicant:** Spencer Sawyers

**Public Comment:** No correspondence received.

**Telecomments:** No telecomments requested.

The public hearing was declared closed.

Upon motion by Commissioner Jones, seconded by Commissioner Pernell, and carried by a roll call vote of (4-0), IT IS ORDERED, by Resolution, of the Planning Commission, County of Mendocino, State of California, making its report and recommendation to the Mendocino County Board of Supervisors regarding establishment of an Agricultural Preserve for Project A\_2022-0002, the land of Spencer & Amanda Sawyers and Approving a Williamson Act Contract over said lands, based on the facts and findings and subject to the conditions of approval contained in Exhibit A of the Resolution.

AYES: PERNELL, JONES, RAMOS, WIEDEMANN  
NOES: NONE  
ABSENT: PAULIN

#### 6c. **Noticed Public Hearing**

**CASE#:** A\_2022-0007  
**DATE FILED:** 11/21/2022  
**OWNER:** ISLAND MOUNTAIN LP  
**APPLICANT/AGENT:** TOM WAGNER  
**REQUEST:** Request to re-establish a Williamson Act contract on a 156± acre parcel within an existing Agricultural Preserve used as grazing land.  
**ENVIRONMENTAL DETERMINATION:** Categorically Exempt  
**LOCATION:** On a private road 17± miles northwest of Covelo, 0.5± miles southwest of Island Mountain Road (private) and 1.5± miles southeast of its intersection with the Trinity County line, located at 73500 Island Mountain Road, Covelo; APN 011-670-20.  
**SUPERVISORIAL DISTRICT:** 4<sup>th</sup> (Gjerde)  
**STAFF PLANNER:** LIAM CROWLEY

**Staff Presentation:** Liam Crowley, Planner II; Russ Ford, Senior Planner; Director Krog; Matthew Kiedrowski, Deputy County Counsel.

The public hearing was declared open.

**Applicant:** Not Present

**Public Comment:** No correspondence received.

**Telecomments:** No telecomments requested.

The public hearing was declared closed.

Upon motion by Commissioner Jones, seconded by Commissioner Pernell, and carried by a roll call vote of (4-0), IT IS ORDERED, by Resolution, of the Planning Commission, County of Mendocino, State of California,

making its report and recommendation to the Mendocino County Board of Supervisors regarding establishment of an Agricultural Preserve for Project A\_2022-0007, the land of Island Mountain LP and Approving a Williamson Act Contract over said lands, based on the facts and findings and subject to the conditions of approval contained in Exhibit A of the Resolution

AYES: PERNELL, JONES, RAMOS, WIEDEMANN

NOES: NONE

ABSENT: PAULIN

#### **6d. Noticed Public Hearing**

**CASE#:** UM\_2019-0004

**DATE FILED:** 10/12/22

**OWNER:** WOODS COOPERATIVE ASSOCIATION, INC.

**APPLICANT:** JAMES KACHIK, PRESIDENT OF THE BOARD, WOODS COOPERATIVE ASSOCIATION, INC.

**REQUEST:** Modification of Minor Use Permit (#U 3-72) to convert an existing 24-bed Assisted Living Facility into affordable residential units for low- to moderate-income seniors, not to exceed 24 units, per Mendocino County Code Section 20.204.035(B)

**ENVIRONMENTAL DETERMINATION:** Addendum to previously adopted Negative Declaration

**LOCATION:** 2.3± miles southeast of Little River town center, 0.3± miles south on State Route 1 (SR 1), on the southeast side of Little River-Airport Road (CR 404), 1.8± miles east of its intersection with State Route 1 (SR 1), located at 43300 Little River-Airport Rd., Little River. (APN: 121-330-13)

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**STAFF PLANNER:** SUSAN SUMMERFORD

The public hearing was declared open.

**Staff Presentation:** Susan Summerford Planner III; Director Krog; Matthew Kiedrowski, Deputy County Counsel.

**Applicant:** James Kachik

**Public Comment:** No correspondence received.

**Telecomments:** No telecomments requested.

The public hearing was declared closed.

Upon motion by Commissioner Pernell, seconded by Commissioner Ramos, and carried by a roll call vote of (4-0), IT IS ORDERED, By resolution, adopt the addendum to the previously adopted Negative Declaration and grant the Use Permit Modification request UM\_2019-0004, as proposed by the Applicant, based on the facts and evidence contained in the record and subject to the Conditions of Approval contained in Exhibit A with the proposed changes as presented during the public meeting.

AYES: RAMOS, PERNELL, JONES, WIEDEMANN

NOES: NONE

ABSENT: PAULIN

#### **6e. Nomination of one additional member of the Planning Commission to sit on the Airport Land Use Commission.**

Upon motion by Commissioner Ramos, seconded by Commissioner Pernell, and carried by a voice vote of (4-0), IT IS ORDERED: that Commissioner Ramos is recommended to the Board of Supervisors for appointment to the Airport Land Use Commission.

AYES: PERNELL, RAMOS, JONES, WIEDEMANN

NOES: NONE

ABSENT: PAULIN

County Counsel advised Commissioner Ramos he will still have to submit an application to the Board of Supervisors.

**AGENDA ITEM NO. 7 – MATTERS FROM STAFF**

None

**AGENDA ITEM NO. 8 – MATTERS FROM COMMISSION**

Commissioner Jones and Commissioner Pernell requested an update regarding the timeline for the Zoning Ordinance.

Ms. Krog stated that she would give an update of the timeline for the Zoning Ordinance at the May 4, 2023, meeting.

Commissioner Jones stated she would not be attending the April 20, 2023, meeting.

Chair Wiedemann request an agenda item for discussion regarding venue use and permits, be added to the May 4, 2023, agenda.

**AGENDA ITEM NO. 9 – MINUTES**

**9a.** Upon motion by Commissioner Jones, seconded by Commissioner Pernell, and carried by a roll call vote of (4-0), IT IS ORDERED, the Planning Commission, County of Mendocino, State of California, Approved the February 3, 2022 minutes, with no edits

AYES:           PERNELL, JONES, RAMOS, WIEDEMANN  
NOES:           NONE  
ABSENT:       PAULIN

**9b.** Upon motion by Commissioner Pernell, seconded by Commissioner Jones, and carried by a roll call vote of (4-0), IT IS ORDERED, the Planning Commission, County of Mendocino, State of California, Approved the March 3, 2022 (Amended) minutes, with no edits

AYES:           JONES, PERNELL, RAMOS, WIEDEMANN  
NOES:           NONE  
ABSENT:       PAULIN

**9c.** Upon motion by Commissioner Ramos, seconded by Commissioner Jones and carried by a roll call vote of (4-0), IT IS ORDERED, the Planning Commission, County of Mendocino, State of California, Approved the November 17, 2022 minutes, with no edits

AYES:           JONES, RAMOS, PERNELL, WIEDEMANN  
NOES:           NONE  
ABSENT:       PAULIN

**9d.** Upon motion by Commissioner Jones, seconded by Commissioner Ramos, and carried by a roll call vote of (4-0), IT IS ORDERED, the Planning Commission, County of Mendocino, State of California, Approved the December 1, 2022 minutes, with no edits

AYES:           RAMOS, JONES, PERNELL, WIEDEMANN  
NOES:           NONE  
ABSENT:       PAULIN

**AGENDA ITEM NO. 10 – ADJOURNMENT**

THERE BEING NOTHING FURTHER TO COME BEFORE THE PLANNING COMMISSION, THE MENDOCINO COUNTY PLANNING COMMISSION ADJOURNED AT 11:01 A.M.

*Diana Wiedemann*  
DIANA WIEDEMANN, CHAIR

Attest: James Feenan  
Commission Services Supervisor

*James Feenan*

**NOTICE: PUBLISHED MINUTES OF THE MENDOCINO COUNTY PLANNING COMMISSION MEETINGS.**

- Effective March 1, 2020, Planning Commission minutes will be produced in “action only” format. As an alternative service, public access to recorded Commission proceedings will be available on the Planning and Building website.
- LIVE WEB STREAMING OF COMMISSION MEETINGS is now available via the County’s YouTube Channel. If technical assistance is needed, please contact Mendocino County Planning & Building Services at (707) 234-6650.
- Minutes are considered draft until adopted/approved by the Planning Commission.
- The Planning Commission action minutes are also posted on the County of Mendocino website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>.
- To request an official record of a meeting contact the Mendocino County Planning and Building Department at (707) 234-6650.
- Please reference the departmental website to obtain additional resource information for the Planning Commission at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>.

**Thank you for your interest in the proceedings of the Mendocino County Planning Commission.**