



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FORT BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.gov/pbs

MEMORANDUM

DATE: September 8, 2023
TO: Honorable Board of Supervisors
FROM: Julia Krog, Director
SUBJECT: Direction to Staff Regarding Redwood Valley Community Action Plan & Design Guidelines

On May 3, 2016, the Board of Supervisors adopted Resolution No. 16-057 establishing the Redwood Valley Municipal Advisory Council. Listed in their adopted duties was "Review, revision and implementation of the Redwood Valley Community Plan".

The Redwood Valley Municipal Advisory Council ("MAC") initiated the update of the Community Action Plan in 2017. Through the update process the MAC determined that Design Guidelines are necessary to direct future commercial, multi-family residential and industrial development within Redwood Valley in a way that is consistent with the current and desired future "community character".

Planning & Building Services ("PBS") started reviewing drafts of the Community Action Plan and Design Guidelines beginning in August 2020. PBS has provided two rounds of comments on the draft documents in February 2022 and April 2023. As part of the comments in April 2023, PBS provided a letter to the MAC noting concerns regarding the proposed Design Guidelines as PBS believes it would create barriers to economic development and construction of multi-family housing within Redwood Valley. The comment letter provided in April 2023 also requested clarification on the envisioned design review process. A copy of this letter and the response from the MAC is provided in Attachment A to this memorandum.

The response from the MAC to the PBS comment letter from April 2023 indicates the vision is that all commercial, industrial and multi-family housing development would require design review. As part of this design review, the MAC desires to provide comments on the application and how it conforms to the Community Action Plan and Design Guidelines. It is important to note that any design review would add an additional requirement to these types of development beyond the typical building permit and subject these types of development to discretionary review. This will come at additional expense and time delay for establishing these types of uses in the Redwood Valley area.

PBS is seeking direction from the Board regarding the scope and prioritization of the required General Plan Amendment and Ordinance Amendment that would be necessary to adopt the draft Community Action Plan and Design Guidelines.

Attachments:

- A. PBS Letter to MAC and Associated Response from MAC
- B. Draft Community Action Plan
- C. Draft Design Guidelines