



# 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.org](mailto:pbs@mendocinocounty.org)  
[www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs)

April 21, 2023

Redwood Valley Municipal Advisory Council  
PO Box 243  
Redwood Valley, CA 95470  
[dollypriley@gmail.com](mailto:dollypriley@gmail.com)

### **Planning and Building Services Comments/Questions on Draft Redwood Valley Community Action Plan (August 2022) and associated Design Guidelines and Standards**

Dear Redwood Valley Municipal Advisory Council,

Thank you for sending the updated draft of the Redwood Valley Community Action Plan dated August 2022 and the updated Part II: Design Guidelines and Standards. I am apologetic that our office has taken nearly 8 months to respond to your draft and appreciate your patience while we juggled the numerous competing priorities for our Department.

Mendocino County Housing Element (2019-2027) Action item 1.4a states that annually Planning and Building Services shall support at least one (1) Municipal Advisory Council in developing and updating and community specific planning document. As such, Planning and Building Services is prepared to assist Redwood Valley Municipal Advisory Council (MAC) in the update of their Community Action Plan and provide reference to it within the County General Plan.

This letter will outline some of the broader concerns and comments that Planning and Building Services has with the draft Community Action Plan (including the Design Guidelines and Standards), includes a request for a formal written response, and suggests a course of action to move this item forward.

Planning and Building Services generally has no significant concerns with Part I of the Community Action Plan, our concerns lie with Part II the Design Guidelines and Standards. Planning and Building Services is concerned that the proposed Design Guidelines and Standards may create barriers to economic development and construction of multi-family housing within Redwood Valley.

#### Part I Community Action Plan comments:

Please see emailed track changes and comments on the draft Community Action Plan. The comments included in the margins request clarification on several subject areas to assist Planning and Building Services on understanding some of the included Action items. The comments also suggest some wording changes as well as recommended deletions.

#### Part II Design Guidelines and Standards comments:

Please see emailed track changes and comments on the draft Design Guidelines and Standards.

Please provide a formal written response regarding the following requested clarifications:

a) It remains unclear to Planning and Building Services if the intention is that the Redwood Valley

MAC would be acting as the design review body. If not, what is the envisioned body that would conduct the design review?

- b) It also remains unclear as to what the design review process is envisioned to look like. Please describe what the design review process is envisioned to look like from start to finish.
- c) Is the intention to review all Commercial, Industrial and Multi-family residential building permits for conformance with design standards? Or would the review be limited to discretionary permits (use permits, subdivisions, administrative permits, rezonings, etc.)?

Suggested Course of Action:

1. Redwood Valley MAC reviews comments from Planning and Building Services in both the Community Action Plan and Design Guidelines and Standards and determines if any revisions are to be made. If no revisions are to be made based upon Planning and Building Services comments, please notify our office of such in writing.
2. Redwood Valley MAC provides the requested formal written response as it relates to the Design Guidelines and Standards document.
3. After receiving any revisions to the Community Action Plan and Design Guidelines and Standards and the requested formal written response, Planning and Building Services will request a date for a Board of Supervisors agenda to receive direction from the full Board on the draft Community Action Plan and Design Guidelines and Standards. This will determine what the scope is of the Project that Planning and Building Services will begin work on.
4. After receiving direction from the Board on the scope of the General Plan Amendment and possible Zoning Ordinance Amendment, Planning and Building Services will begin processing the documents including referrals to agencies for comment, tribal consultation, and preparation of the required environmental document pursuant to the California Environmental Quality Act.
5. After processing of the Project as noted in item 4 above, Planning and Building Services will schedule the item for hearing with the Mendocino County Planning Commission. The Planning Commission will provide a report and recommendation to the Board of Supervisors.
6. After receiving a recommendation from the Planning Commission, the Project would be scheduled for final action with the Mendocino County Board of Supervisors.

Should you have any questions regarding this letter or the comments from Planning and Building Services and/or wish to schedule a meeting to discuss the comments please feel free to contact me at [krogi@mendocinocounty.org](mailto:krogi@mendocinocounty.org).

Thank you,



Julia Krog  
Director

Cc: Supervisor Glenn McGourty  
Nash Gonzalez, Interim Assistant Director