



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

DATE: OCTOBER 4, 2016

TO: BOARD OF SUPERVISORS

FROM: ANDY GUSTAVSON, CHIEF PLANNER

SUBJECT: CALIFORNIA COASTAL COMMISSION STAFF'S SUGGESTED MODIFICATIONS TO THE MENDOCINO TOWN PLAN LOCAL COASTAL PROGRAM AMENDMENT

On September 23, 2016 Planning and Building Services (PBS) received California Coastal Commission (CCC) staff's preliminary recommended modifications to the Mendocino Town Plan Local Coastal Program Amendment (LCPA). This report is comprised of a Summary of Suggested Modifications, Proposed Land Use Plan (i.e., Town Plan) and Implementation Plan (i.e., Zoning Code) amendments, and appendices and exhibits. This report has been posted on the PBS website at:

<https://www.co.mendocino.ca.us/planning/mtpupdate.htm>

Commission staff notes that further coordination with PBS is needed before they can prepare a final recommendation for the Coastal Commission and that they need to complete their work on a few areas of the Implementation Plan.

The CCC's suggested modifications are into two groups: Areas of Controversy, and Non-Controversial, Substantial Suggested Modifications. The Areas of Controversy are: 1) Visitor Serving Facilities, 2) evidence of adequate water supply, 3) permitted, principally permitted and conditionally permitted uses, 4) land use and zoning district changes to the Mendocino Fire Protection District property, and 5) split zoning options. Non-Controversial Substantial Changes include provisions regarding: 1) environmentally sensitive habitat areas, 2) water quality, and 3) the Highway One zoning designation. In addition, there are suggested modifications to most sections of the Land Use Plan and Implementation Plan that are not considered by Commission staff to be substantial or controversial.

At the October 4, 2016 Board of Supervisors meeting, PBS will provide a broad overview of controversial and non-controversial substantial changes. PBS will then work with the Ad Hoc to prepare a recommended response to the Commission's LCPA suggested modifications for the Board's consideration at its December 6, 2016 public hearing.

On October 5, 2015, the Coastal Commission will meet in Ukiah to take public testimony on the LCPA. The public hearing for the LCPA is expected to begin no later than 10 am. Coastal Commission staff will make its presentation and then the County and the public will be given opportunity to comment. The Commission will not take action on the LCPA on October 5th; they will do so at a later hearing that will be scheduled after your Board has reviewed and acted on the CCC's suggested LCPA modifications on December 6th.

The staff report for the October 5th hearing on the suggested LCPA modifications is posted on-line at <http://www.coastal.ca.gov/mtgcurr.html>.