

Mendocino Co - Draft

Nov 2019

Conv w/ Jesse Davis, Julia Acker & Nash Gonzales

- tribal consult? ^{yes}
- Dec 10 BOS
- GEN schedule? + ALUP review (airport) Dec 5 Approach? ^{posted on webpage 2 before}
draft circulated? ^{YES, PC} + ^{when?}
- can have 25? ^{SB 244} Public comments approach? ^{didn't receive & until recently}
P5 other elements: updating safety element concurrently - adaptation + EJ? ^{safety element}
- 23 Quant Obj. - Rehab + conservation ^{generally converting guest structures - smaller}
- 24 RHNA progress - mod? ^{yes how?} ADUs ADUs? ^{yes} ^{see 22}
- 38 Homelessness: estimated need for shelters in unincorporated county? ^{whole county}
- 51 occupied % from 87% to 82%? ^{seasonal? unsure - could be simplifying}
- 53/56 some park owners could be interested in selling - mixed bag
any estimates of MH Park conditions? ^{recent survey}
- 62 Non-gov - approval to permit time? ^{They have more data} ^{see P81}
built densities?
- 63 MU zone - 100% res. allowed? ^{They will get back to us}
- 81 Brook trails, mendo, Gualala - examples
mendo - historic site so has specific stnds - can provide more description or provide more Title info
- 85 site improvements - Subdivision stnds? ^{only PG&M areas (cypress woodland) is where they don't have permit authority}
- 88 any data on res stock and dens? ^{no coastal permit authority until 1990} ^{see 147}
not many demolished by choice - preserve
- 98% in the coastal zone? ^{just kicked off - will be marketing more}
- GEN any interest using arch plans (ADUs)
- GEN MH on foundation? ^{yes}
- GEN LBNC, 2162, 35 - will add ^{ok LBNC - P15}
- 100 RA - for zoning and land use ^{will check} ^{see 125}
- 105 ES - how many acres of inland C-1 + parcel sizes ^{see inventory}

- ADV ordinance

work
w/ Redwood
community
services too

pre-app
conferences

working proactively
around mend community foundation

144
145

any strategic marketing to developers
and property owners

assist - proactive outreach

157

any sense of whether w/s
districts have a procedure to
provide priority to housing for lower
income? ^{can do some} outreach

166

Family def - completed?

see P98
and 176

Housing Program

10

1.2a - be proactive - 1.5a too

17

4.2a and b - timing + proactive

GEN

AB 2162, SB 35, ADU, tiny homes

RA

How old

Next Steps?

- Re-review sites + Programs

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Things to Consider

- APP A - public comments and programs - re-review
- 36 - Framework + DD programs
- 53 - rehab / cons. programs
- 70 - MHP too (P50)?
- Coastal zone and RHNA - see P129
- 83 - LCP approach = HTS, density, etc.
- 144-145 - proactive?
- GEN - Infra analysis last time
- GEN - Site v InPr v RHNA
- GEN - Env const. ok?
- GEN - Coastal zone analysis - same as last time

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Public Outreach: Salient Issues

- short term rental
- increase densities + ADUs
- ADUs + tiny homes + MIT + SROs
- infra + \$
- permit streamlining
permit process improvements
- AB 2162
- RA + bldg code - p w/ dis