

From: [Nicole West](#)
To: [McDougall, Paul@HCD](#); [Saldana, Irvin@HCD](#)
Cc: [Jesse Davis](#); [Julia Acker](#); [Nash Gonzalez](#); [Jennifer Gastelum](#)
Subject: Mendocino list of needed revisions
Date: Thursday, November 14, 2019 10:15:17 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)

Hi Paul and Irvin,

Thank you for the review call this week. Could you kindly review the list of needed revisions below and let me know if I've missed anything?

Much appreciated!

Mendocino County Housing Element Review with HCD
November 12, 2019

Send draft revisions to HCD by 11/19

ALUC 12/5

Adoption 12/10

1. Page 195 – Public Input
 - a. Add summary of input and response, including reference to how/where the input is addressed in the HE - **County**
 - i. Legal Services of Northern California
 - ii. Jacob Patterson
2. Page 23 - Quantified Objectives
 - a. Rehabilitation: Include expected programs such as rehab for mobile home parks, section 8, weatherization. Add numbers of assisted units by income level and note with brief program description- **County**
3. Page 24 - ADUs
 - a. Note that the 11 permitted units are ADU with typical sizes of 600-700 sq ft - **PW**
4. Page 38 - Estimate on homeless people
 - a. Include the cities estimate for the unincorporated County - **PW**
5. Page 80-81 – Permit Processing Times
 - a. Add summary of how long it takes to pull permits tier 1, tier 2, how long from final approval to building permit. Describe influencing factors, coastal commission, army corps of engineers, owners that lag, quick, long and medium - **County**
6. Page 77 (before Parking Standards) - Built Densities
 - a. Add general description of typical built projects - **County**
 - i. Is what each zone is intended for the typical built result? If no, describe
 - ii. Add typical built densities by zone, if data available
 - iii. Describe any factors that limited the density
7. Page 63 – MU zoning

- a. Specify – **PW**
 - i. Are 100% residential projects allowed in the mixed-use zone?
 - ii. Is there a performance standard for % residential?
- 8. Page 81- Design Review
 - a. Add examples of the design standards/residential character/any additional review boards, as related to whether or not they are a constraint to housing, for brooktrails, woodlake, town of Mendocino, Gualala, any other examples - **County**
- 9. Page 85
 - a. Add information about subdivision standards and street widths- title 17 of county code - **PW**
- 10. Pages 9-22 Programs
 - a. Incorporate 3 laws: AB 2162 (Supportive Housing), AB 101– low barrier navigation center and SB 35 Streamlining - **PW**
- 11. Page x - Reasonable Accommodations
 - a. Check 20.239 zoning code to see if ordinance pertains to exceptions to zoning and land use decisions (not just physical improvements) and include references – **County**
- 12. Page 144, Action 1.5b
 - a. Add info RE County proactively working with Community Foundation – pre-application calls with planning staff and other City departments (especially helpful with housing agencies), Redwood community services- multi- preapplication processes? Disseminates free ADU plans - **PW**
- 13. Page 155, Action 3.4b
 - a. Add text RE: Procedures to get water/sewer priority, especially for lower incomes- County to commit to outreach to see if that procedures have been adopted. Jesse to ask Ukiah and Fort Bragg. - **County**
- 14. Pages 98, 166 and 176 - Definition of Family
 - a. Make cohesive, all mentions should be updated definition - **PW**
- 15. Table 5-3-21, Pages 115-117
 - a. Add info at the community plan/community services district level. Add column for available capacity and another for description of limitation – **County**

Thanks!

NICOLE WEST
Associate

1625 Shattuck Avenue, Suite 300 | Berkeley, California 94709

[Office] 510.848.3815 [Cell] 510-833-0112 nwest@placeworks.com | placeworks.com
[\[placeworks.com\]](http://placeworks.com)