

One of the requirements of the state program, “the extent to which the county can demonstrate the project’s favorable community impact.”

I think this is the point we hammer the community, e.g. all of us not just the homeless advocates have a voice to be heard.

Loss of lodging for Mendocino’s growing tourism industry and loss of \$200,000 of TOT.

Concerns Summarized:

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1. **City of Ukiah has limited properties in the C-1 zoning district; loss of C-1 zoning district may disrupt economic growth** in the area (including Planned Development Zones).
2. Proposed use of hotel **will require a Use Permit, not fully utilizing areas already designated in the “Homeless Shelter Overlay District” or creating new areas for the Overlay District.**
3. Proposed location has **limited “walkability” or transportation options** for planned population increase.
4. **Lack of economic assessment for project or comparison of other locations** that may be more suitable (proximity to services, increased walkability, increased grant funding) and would **more effectively disperse services in the community.**
5. Gobbi Street is 1 of Ukiah’s 6 “Gateways” (General Plan) – **Planned project location may have long-term economic impacts on the “Gobbi St Gateway”** (undermining General Plan Community Design Element).
6. Loss of lodging, potentially damaging to Ukiah’s tourism industry.
7. Loss of TOT of \$200,000.00
8. Lack of community input, by key stakeholders, may undermine the timeline goals set forth in the Strategic Plan to Address Homelessness in Mendocino County (*adopted April 27, 2020, pg 26*)

References in relation to Concerns above:

1. **City of Ukiah zoning map (ArcGIS):**
<https://www.arcgis.com/home/item.html?id=17bf07206a01467f86e3a3a910391bb4>
2. **Ukiah City Code, Division 9, Chapter 2, §9082 PERMITTED USES.**

a. City of Ukiah 2019-2027 Housing Element, pg 22-23.

3. AARP Livability Index (555 S Orchard Ave)Transportation Category:
<https://livabilityindex.aarp.org/search#555+S+Orchard+Ave+Ukiah+CA+95482+USA>

4. Strategic Plan to Address Homelessness in Mendocino County

**5. City of Ukiah General Plan,Community Design Element,2.03 The “Gateways”,
2.03.01 Summary of major findings (pg 6**

**a. City of Ukiah General Plan, Economic Development Element, 3.02 The
Community’s needs: Continued economic growth, 3.02.01 Summary of major
findings (pg 5).**

b. Mendocino County 2018-2019 Economic Assessment, Tourism (pg 20).

**c. City of Ukiah General Plan – 16. Economic Development Element, 3.02
The Community's needs: Continued economic growth, 3.02.01 Summary of
major findings**

**8. Strategic Plan to Address Homelessness in Mendocino County (adopted April 27,
2020, pg 26)**

Richard Selzer