



# Mendocino County

## Legislation Text

---

File #: 24-0200, Version: 1

---

**To: BOARD OF SUPERVISORS**

**From:** Planning and Building Services

**Meeting Date:** February 6, 2024

**Department Contact:** Julia Krog

**Phone:** 707-234-6650

**Department Contact:** John Burkes

**Phone:** 707-234-6650

**Item Type:** Regular Agenda

**Time Allocated for Item:** 1 Hour

**Agenda Title:**

Discussion and Possible Action Including Direction to Planning & Building Services Staff Regarding Prioritization and Scope for the Redwood Valley Municipal Advisory Council Draft Community Action Plan and Design Guidelines Adoption Process  
(Sponsor: Planning and Building Services)

**Recommended Action/Motion:**

Direct Planning and Building Services staff to initiate adoption process for the Redwood Valley Municipal Advisory Council Draft Community Action Plan and Design Guidelines in FY 24/25.

**Previous Board/Board Committee Actions:**

In August 2009, the Board of Supervisors adopted the Mendocino County General Plan, including Chapter 6: Community-Specific Policies which contains goals and policies specific to the Redwood Valley Community Planning Area.

On May 3, 2016, the Board of Supervisors adopted Resolution No. 16-057 establishing the Redwood Valley Municipal Advisory Council. Listed in their adopted duties was "Review, revision and implementation of the Redwood Valley Community Plan".

On September 26, 2023, the Board of Supervisors was requested to provide direction to Planning and Building Services regarding the prioritization and scope of the Redwood Valley MAC's draft Community Action Plan and Design Guidelines. At that time, the Board requested Planning and Building Services and the MAC work together to find a pathway forward regarding the Design Guidelines that addressed some of Planning and Building's concerns.

**Summary of Request:**

The Redwood Valley Municipal Advisory Council ("MAC") initiated the update of the Community Action Plan in 2017. Through the update process the MAC determined that Design Guidelines are desired to improve the appearance of future commercial, multi-family residential and industrial development within Redwood Valley in a way that is consistent with the current and desired future "community character".

Planning & Building Services ("PBS") started reviewing drafts of the Community Action Plan and Design Guidelines beginning in August 2020. PBS has provided two rounds of comments on the draft documents in

February 2022 and April 2023. As part of the comments in April 2023, PBS provided a letter to the MAC noting concerns regarding the proposed Design Guidelines as PBS believed the draft at that time would create barriers to economic development and construction of multi-family housing within Redwood Valley. During the September 26, 2023, Board meeting, the Board requested the MAC and Planning & Building work together to find a solution to move the project forward addressing these concerns.

On November 28, 2023, Planning & Building staff met with representatives of the MAC to review revisions they had made to the Design Guidelines to change them from mandatory to voluntary. This alleviates the original concern expressed by Planning & Building Services that the Design Guidelines could present barriers to economic development and construction of multi-family housing in Redwood Valley, as the Design Guidelines are now guidance for how the community would like to see development occur within Redwood Valley but are not binding to any property owners nor would it slow down the permitting process for typical building permit applications.

If the Board moves the recommended action, Planning & Building Services will work with County Counsel to determine the most appropriate method for the County to adopt the Community Action Plan and Design Guidelines. Planning & Building Services seeks support from the Board today to initiate work on the adoption process in FY 24/25 and will include this work as part of our work plan for that fiscal year.

The current drafts of the Community Action Plan and Design Guidelines are attached to this agenda item.

**Alternative Action/Motion:**

Provide alternate direction to staff.

**Strategic Plan Priority Designation:** A Thriving Economy

**Supervisory District:** District 1

**Vote Requirement:** Majority

**Supplemental Information Available Online At:** N/A

**Fiscal Details:**

**source of funding:** BU 2851

**current f/y cost:** None if recommended action is taken.

**budget clarification:** FY 24/25 will incur an estimated \$30,000 in staff time if recommended action is taken. Any alternative action taken by the Board may result in different fiscal estimates.

**annual recurring cost:** N/A

**budgeted in current f/y:** No

**if no, please describe:** Not included as part of FY 23/24 workplan/adopted budget. Will include in workplan/budget for FY 24/25. **revenue agreement:** N/A

**AGREEMENT/RESOLUTION/ORDINANCE APPROVED BY COUNTY COUNSEL:** N/A

**CEO Liaison:** Steve Dunncliff, Deputy CEO

**CEO Review:** Yes

**CEO Comments:**

**FOR COB USE ONLY**

---

Executed By: Atlas Pearson, Senior Deputy Clerk

Final Status: **Approved with Modification**

Date: February 6, 2024

