



## CHAPTER 20.407 GUALALA PLANNED DEVELOPMENT "GPD"

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### **Sec. 20.407.005 Intent of the GPD District**

(A) To require comprehensive planning for development of the two large (40+ acre) commercial properties in the Town Plan area.

(B) To allow for substantial community review and comment on development proposals for GPD properties.

(C) To establish a flexible and streamlined permitting process for the phased development of multiple uses on these properties.

(D) To encourage imaginative development plans that provide for a mixture of residential, commercial, and community recreation/open space uses which are integrated with surrounding development.

(E) To ensure the provision of adequate infrastructure to serve future development on the GPD District parcels and to coordinate the expanded circulation network necessary to serve such development. (*Ord. No. 4083, adopted 2002*)

### **Sec. 20.407.010 Development Permitting Process for GPD Districts**

(A) A two-stage planning process, requiring a Master Development Plan and a Precise Development Plan, is established for the GPD Districts. The development plans will provide general and specific criteria regulating future development within the GPD Districts.

The Precise Development Plans for the GPD Districts can be considered a type of use permit which governs the establishment of multiple uses on these large sites. The processing of applications for Master Development Plans and Precise Development Plans shall proceed in accordance with the procedures established for Coastal Development Use Permits. Conditions may be incorporated into the approved plans, similar to the conditions attached to a use permit. The Precise Development Plan approval process incorporates the Coastal Development Permit approval process. Any person holding an approved master or Precise Development Plan may apply for an amendment, including



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modification of the terms of the plan, and waiver or alteration of the conditions imposed on the plan.

The Master/Precise Development Plan process represents a streamlining of the County's permit-processing requirements, since once a Precise Development Plan has been approved, no further discretionary approvals are necessary. In other words, property owners/developers will not be required to obtain individual Coastal Development Permits, use permits, variances, etc. for each proposed portion or phase of the development.

**(B) Master Development Plan.** The Master Development Plan shall provide a plan for development of GPD District properties and shall incorporate all contiguous land under one ownership within the GPD District. At a minimum, the Master Development Plan shall include the following elements:

- (1) Location, types and densities of all proposed land uses, including maximum number of residential units, commercial square footage and visitor-serving units.
- (2) General alignments for roadways and utilities.
- (3) Provisions for public access, open space and recreation facilities.
- (4) Determination of availability of water supply, sewer capacity and road capacity to serve development.
- (5) Provisions for protection of environmental resources.
- (6) Development phasing plan.
- (7) Environmental documentation.

**(C) Precise Development Plan.** After, or concurrent with, approval of a Master Development Plan, a Precise Development Plan is required for the specific phase(s) of development under consideration. The Precise Development Plan shall provide more detailed specifications for phases of development for which permits are sought and shall be consistent with an approved Master Development Plan and Coastal Element policies. No permits shall be issued except in accordance with an approved Precise Development Plan. A Precise Development Plan shall expire and become null and void at the time specified in such permit, or if no time is specified, at the expiration of two years after granting except where construction and/or use of the property in reliance on such permit has been initiated prior to its expiration. Individual Coastal Development Permits shall not be required for development in accordance with an approved Precise Development Plan.

At a minimum, the Precise Development Plan shall include the following elements:



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- (1) Lot coverage standards for residential uses.
- (2) Lot coverage and floor-area standards for commercial uses.
- (3) Lot size requirements.
- (4) Minimum front, rear and side yard standards.
- (5) Design standards for new development.
- (6) Parking standards for new development.
- (7) Pedestrian access facilities.
- (8) Lighting, signage and landscaping standards.
- (9) Additional environmental documentation (if required).
- (10) Coastal Element consistency determination. (*Ord. No. 4083, adopted 2002*)

**Sec. 20.407.015 Principal Uses in GPD Districts**

All residential, civic and commercial use types other than those listed below as Prohibited Uses shall be considered principal uses in the GPD District upon approval of a Precise Development Plan. Conditions restricting principal uses may be imposed in the Precise Development Plan. Once a Precise Development Plan has been approved, any change in use type or expansion of use shall require an amendment to the Precise Development Plan.

For purposes of appeals to the California Coastal Commission, pursuant to Section 20.544.020(B)(4) of the Coastal Zoning Code and Section 30603(a)(4) of the Coastal Act, the Principal Permitted Use (PPU) is commercial use. (*Ord. No. 4083, adopted 2002*)

**Sec. 20.407.020 Prohibited Uses in GPD Districts**

The following use types are not permitted in GPD Districts:

**(A) Coastal Civic use types**

Alternative Energy Facilities-Offsite

**(B) Coastal Commercial use types**

Animal Sales and Services: Auctioning  
Animal Sales and Services: Horse Stables



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Animal Sales and Services: Kennels

Animal Sales and Services: Veterinary (Large animals)

Automotive and Equipment: Storage, Non-operating vehicles. (*Ord. No. 4083, adopted 2002*)

**Sec. 20.407.025 Requirements for Residential and Visitor-Serving Uses in GPD Districts**

At a minimum, fifty (50) percent of the total lot area within a GPD District must be dedicated to residential uses and the infrastructure and open space necessary to support such uses. In addition, at a minimum, ten (10) percent of the total lot area within a GPD District must be reserved for visitor-serving uses. Visitor-serving uses include, but are not limited to, bed and breakfast accommodations, inns, hotels, motels and restaurants. (*Ord. No. 4083, adopted 2002*)

**Sec. 20.407.030 Maximum Visitor Accommodations and Services Density in GPD Districts**

The maximum size and density of visitor accommodation facilities in the GPD Districts shall be established in the approved Master Development Plan. In no instance may the density of visitor accommodation facilities exceed twenty (20) units per acre. The established densities shall be consistent with the scale and character of the town of Gualala and in conformance with the intent of the GPD District. (*Ord. No. 4083, adopted 2002*)

**Sec. 20.407.035 Maximum Building Height in GPD Districts**

Structures shall be limited to twenty-eight (28) feet in height. Lesser heights may be required where it is found that building heights would have adverse impacts to community character, open space or public views. Height limits for various components of the planned development shall be prescribed in an approved Precise Development Plan.

Exceptions to the strict application of maximum building heights may be allowed for church steeples, flag poles, water towers, and other towers and architectural features not for human habitation, where such exceptions are consistent with the intent of the GPD District and a variance is obtained. (*Ord. No. 4083, adopted 2002*)

**Sec. 20.407.040 Minimum Usable Activity Space Requirements for Residential Uses in GPD Districts**

Usable activity space shall be provided for all residential uses in accordance with the approved Master Development Plan. At a minimum, ten (10) percent of the total lot area shall consist of usable activity space in each residential development. Flexibility in the provision of on-site usable activity space shall be granted to encourage developers of the



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GPD parcels to provide community open space/recreational facilities. (*Ord. No. 4083, adopted 2002*)

**Sec. 20.407.045 Development Fee Requirements in GPD Districts**

Ordinances requiring dedications or "in lieu" development fees may be adopted by the Board of Supervisors for the acquisition and development of open space, public facilities, pedestrian access facilities and streetscape improvements identified in the Gualala Town Plan. Development in the GPD Districts shall be required to participate once a fee schedule is adopted by the Board of Supervisors. (*Ord. No. 4083, adopted 2002*)

**Sec. 20.407.050 Protection of Sensitive Coastal Resources**

Sensitive coastal resources, including views from public areas such as Highway 1 and the Gualala Point Regional Park, and sensitive resources associated with the Gualala River, shall be protected using such means as establishing vegetative buffers between Highway 1 and developed areas, avoiding siting of structures on slopes adjacent to Highway 1, and avoiding siting development within sensitive habitat areas or buffer areas established for their protection. (*Ord. No. 4083, adopted 2002*)