



MEMORANDUM

DATE: October 7, 2011
TO: Planning Commission
FROM: Roger Mobley, Chief Planner
SUBJECT: Draft Mixed-Use Ordinance Update

Subsequent to the August 18th Planning Commission discussion on the draft ordinance, the following actions have occurred:

1. Meeting with Brush Street Triangle Property Owners

- A meeting was held with Mr. Cox, Mr. Mayfield and Mr. Thomas. Supervisor McCowan also sat in on a portion of the meeting.
- We reviewed the mix of land uses that were originally incorporated in the UVAP Mixed-use designations.
- The percentage mix of uses was removed in the finally adopted UVAP on the understanding that the mix would be implemented through the Mixed-Use zoning.
- A revised 2-step approach to the draft Mixed-Use ordinance Comprehensive Development Plan requirement was presented as one of the proposed revisions to the draft ordinance.
- An example of a conceptual development “bubble” plan was presented as an example of what a conceptual development would entail.
- Annexation of the property was discussed and it was agreed that a meeting with City Planning Director Charley Stump should be held to determine what would be required through the City review and approval process for the property if annexed.

2. Meeting with City Planning Director Charley Stump

- I met with Charley Stump who advised me that City was working on a conceptual development plan for the Triangle area.
- Mr. Stump advised me that the City would use a Planned Development (PD) zoning approach for the properties that requires a similar 2-step Conceptual Plan/Precise Plan approval process.

- The PD approval would incorporate development standards and design guidelines, similar to our proposed Mixed-Use ordinance.
- Mr. Stump also advised me that the City would likely require some form of park/open space in the Triangle area as this part of the City lacked such an amenity. This would also be a requirement of our proposed Mixed-Use ordinance.

3. Draft Mixed-Use Ordinance Revisions

As a result of Commission comment and input from the August 18th hearing, and meetings with the Triangle property owners and the City Planning Director, a summary of the key revisions to the draft ordinance follows:

- The Comprehensive Development Plan requirement has been broken into a 2-step process requiring first a Conceptual Development Plan addressing an entire area designated Mixed-Use in a schematic format, and then a Precise Development Plan addressing site-specific or property-specific development. (Section 20.086.040)
- Reduced the Mixed-Use designations from three to one. (Section 20.086.015.B/C)
- Stipulate that in a Mixed-Use development where two or more uses are required, one of the uses needs to be a residential use. (Section 20.086.015.B)
- Where single-use development is allowed it does not require a Comprehensive development Plan approval but will require a Design Review approval. (Section 20.086.020.A.5)
- Building height increased to 60 feet. (Section 20.086.030.C.2)
- A-frame and Window sign provisions added. (Section 20.086.020.E.4.g&f)

Recommended Planning Commission action is to review the draft Ordinance revisions, ask for further public comment, ask for additional clarifications from staff as necessary, and determine if the Commission is ready to make a recommendation to the Board of Supervisor on adoption of the proposed Mixed-Use Zoning Ordinance.

The suggested motion is as follows:

The Planning Commission recommends that the Board of Supervisors find that the project has been adequately analyzed in terms of CEQA requirements within the EIRs prepared for both the 2009 General Plan update and the 2011 UVAP and approve Ordinance Amendment #OA 2-2011 which will modify the inland zoning ordinance (Division I of Chapter 20 of the Mendocino County Code) making the following findings:

Environmental Findings: No significant adverse environmental impacts will result from adoption of the proposed amendment.

General Plan Consistency Finding: The proposed amendment is consistent with the applicable goals and policies of the General Plan and the Ukiah Valley Area Plan.

DATE

ROGER MOBLEY
CHIEF PLANNER