



## MENDOCINO COUNTY PLANNING COMMISSION

**MINUTES FOR THE MEETING HELD ON:** June 2, 2016

**LOCATION:** Mendocino County Board of Supervisors Chambers  
501 Low Gap Road, Room 1070  
Ukiah, California

**COMMISSIONERS PRESENT:** Little, Krueger, Nelson, Warner, Holtkamp, Hall, Ogle

**COMMISSIONERS ABSENT:** None

**PLANNING & BLDG SVC STAFF PRESENT:** Steve Dunncliff, Director  
Mary Lynn Hunt, Senior Planner  
John Speka, Planner III  
Adrienne Thompson, Commission Services Supervisor  
Danielle Fitts, Staff Assistant III

**OTHER COUNTY DEPARTMENTS PRESENT:** Matthew Kiedrowski, Deputy County Counsel  
Howard Dashiell, Director - Department of Transportation

1. **Roll Call.**

The meeting was called to order at 9:04 a.m.

2. **Planning Commission Administration.**

2a. Determination of Legal Notice.

The Clerk advised the Commission that all items had been properly noticed.

3. **Director's Report and Miscellaneous.**

Mr. Dunncliff presented a verbal Director's Report and noted the Board had adopted an urgency ordinance regarding Marijuana cultivation, which did not impact Planning and Building. He discussed the ongoing work on a permanent ordinance regarding cultivation and sales. He noted staff would be presenting the formula business ordinance at the June 16<sup>th</sup> Planning Commission meeting, which could garner additional public interest.

Commissioner Little asked if structures subject to the urgency ordinance would meet current building code standards.

Mr. Dunncliff commented that he did not believe any codes were waived, but further review could be done if the Commission would like additional information.

4. **Matters from Public.**

No one was present from the public who indicated a desire to address the Commission.

5. Consent Calendar.

5a. **Approval of the April 21, 2016 Planning Commission Minutes.**

Commissioner Nelson pulled the minutes from the consent calendar and discussed his statement on page 4 in the last paragraph. He asked that the last sentence be changed to delete the portion at the end of the line.

Upon motion by Commissioner Holtkamp, seconded by Commissioner Nelson and carried by a voice vote of (7-0), the April 21, 2016 Planning Commission Minutes are approved as corrected.

6. Regular Calendar.

6a. **CASE#: U\_2016-0003**

DATE FILED: 3/15/2016

OWNER: RURAL COMMUNITIES HOUSING DEVELOPMENT CORPORATION

APPLICANT: RCHDC

AGENT: RYAN LARUE

PROJECT COORDINATOR: JOHN SPEKA

REQUEST: Use permit implementing a Planned Development to construct an 80 unit Senior Housing Project "Orr Creek Commons," consisting of 72 one bedroom and 8 two bedroom units, including one for a manager. Sixteen of the units will be on a second floor. In addition to the residential units, project would include a 2,000 square foot community building containing tenant laundry facilities, management office space, disability equipped bathrooms, kitchen and a meeting/recreation room. A 1,000 foot Class I bike and walking trail with picnic tables and benches will also be included creating a linear park along Orr Creek.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: Bordering the Ukiah City limits, lying on the south side of Brush Street (CR 217) at the eastern intersection of Orr Street (CR 216), 250± feet from the intersection of Orchard Avenue (City Limits) to the west. The property is bounded on the south by 1,000 feet± of Orr Creek, which defines the limits between the City and County; APN's 002-101-26 & 27.

RECOMMENDED ACTION: Approve project as recommended.

John Speka, Project Coordinator, reviewed the staff report and discussed the request, location and presented a slide show of the property's various features. He noted the proposed location of a bike/walking trail as a separator from the development and riparian area and discussed the project history dating back to an originally proposed General Plan Amendment and Rezone in 2004. Mr. Speka noted the conclusion of the Ukiah Valley Area Plan (UVAP) in 2011 resulted in further changes to the subject parcel and the Planned Development (PD) designation had been added to require greater oversight to development. He discussed key issues with the project, noting the development of affordable senior housing would satisfy several General Plan and UVAP policies as well as some Housing Element Action items and the only request for reduced standards involved the parking requirements on site. He noted that the location of the parcels near shopping, public services, etc. and the fact that the applicant was providing bikes for use by the residents, as well as an electric car/van for mass transportation, allowed staff to make the findings for a reduced parking requirement. He discussed the mitigated negative declaration that was prepared for the project and noted that the applicant had asked to apply additional conditions to the project for infrastructure/road improvements to curb, gutter and sidewalk. Mr. Speka noted the only impediment might be that the surrounding properties were not owned by the same individual and compliance with road improvements along Orchard Avenue and Orr Street could be an issue. He also noted that the applicant might need to work with the City of Ukiah to complete the conditions.

Commissioner Nelson asked if there was enough parking for guests.

Mr. Speka commented that a typical development of this size would require 80+ parking spaces and the proposed project had room for 64 spaces; however the applicant had provided a survey of their senior living facilities in Mendocino and Lake Counties and found that at peak hours the parking lots were approximately 60% full and residents and guests were able to share the spaces.

Commissioner Little noted an incorrect box was checked on Page 4 of MND, regarding cultural resources, which should state less than significant.

Chair Warner discussed page 3 of the resolution noting the 2 public electric vehicle charging stations.

Mr. Speka noted the request was from the Air Quality Management District (AQMD) that a second public charging station be required.

Commissioner Hall asked about the road block at the Orr Street bridge.

Mr. Speka noted the bridge had been closed for several years and was unsure of its state of repairs. He noted it was within the City Limits and only used for walking or biking currently.

**Mike Pallesen**, Director of Development for Rural Communities Housing Development Corporation (RCHDC), discussed the grant applicant they had been working on for the project and noted his concern with the source of funds. He discussed how previous grant applicants had been awarded and stated there was a strong emphasis on Greenhouse Gas reduction, which was difficult in Mendocino County. He hoped RCHDC had better than a 50% chance of being awarded the grant and noted the tremendous benefit to the community from affordable senior housing. He stated that the inclusion of more road improvement conditions would be a benefit to the grant application and felt it was important to have continuous sidewalks and bike lanes along the street for greater access by the tenants of the proposed development. He noted that he had discussed the road improvements with the various property owners along the roads and they seemed willing to allow RCHDC to complete the improvements. He asked that the condition be changed regarding the electric cars to require 2 vans and 2 cars to allow for larger groups to be chauffeured to appointments, etc.

Commissioner Nelson asked if AQMD request for an additional electric vehicle charging station was for general public use.

Mr. Pallesen stated it was for general use.

Chair Warner asked if there was an elevator for second story access as well as stairs.

Mr. Pallesen stated there was an elevator in the community building and stairways on the east and west access points.

The public hearing was declared open.

**Diana Clarke**, Executive Director for the Ukiah Senior Center, was strongly in favor of the project and stated affordable senior housing was desperately needed by the community. She asked the Commission to approve the project.

**Tom Mon Pere**, Board member at RCHDC, noted his work on affordable housing projects and stated the proposed project had an exceptional design. He stated the project was resident and community friendly, provided extra road improvements, and also provides transportation for seniors, which is desperately needed in the County.

**John Mayfield** spoke representing his Brush Street properties and noted he had tried to develop a similar project, but did not have access to City water and had lost funding. He recognized the need for such a development and encouraged the Commission to approve the project, stating it would be a great addition to the County.

**Phil Dow**, Mendocino Council of Governments, discussed the difficulty with fulfilling grant applications in rural counties and stated that MTA and Mendocino College had been the only successful groups to receive such funds. He stated the project made sense and was in a good location and hoped the project would be successful at the State level. He also commented that he would be writing a letter of support for the project.

The public hearing was declared closed.

Commissioner Little discussed several findings in the UVAP EIR and asked if anything needed to be added to the report regarding mitigation and impact fees. He noted the Nexus Study specifically identified Brush Street as needing improvements.

Howard Dashiell, Director of the Department of Transportation (DOT), discussed AB1600 and thought Commissioner Little might be on the right track; stating it made sense to connect all the improvements and create "complete streets". He stated DOT was in support of the additional conditions and urged the Commission to add the necessary language.

Mr. Speka asked if the Commission would like to take a break to allow staff to modify condition language.

[Break 9:56 AM – 10:19 AM]

Chair Warner stated the Commission was back in session.

Mr. Speka read the modified conditions into the record and displayed them on the projector, noting Condition #3 and #15 had been revised and a new Condition #18 had been added to address the raised bus platform. He stated that staff felt adding findings regarding the Nexus Study would not be appropriate for this project.

Commissioner Ogle noted the Supervisors District should be changed from 4 to 2 in the draft resolution.

Upon motion by Commissioner Holtkamp, seconded by Commissioner Hall and carried by the following roll call vote (7-0), IT IS ORDERED approve U\_2016-0003 by resolution; adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval as modified in Exhibit A of the Resolution during the public hearing.

AYES: Little, Krueger, Nelson Warner, Holtkamp, Hall, Ogle  
NOES: None  
ABSENT: None

**6b. CASE#: OA\_2015-0001**

DATE FILED: 2/20/2015

APPLICANT: COUNTY OF MENDOCINO

PROJECT COORDINATOR: JOHN SPEKA

REQUEST: Amend Division I (Inland) and Division II (Coastal) of the Zoning Code Ordinance to modify the definitions of "family," "supportive housing," transitional housing," "emergency shelter;" and the "group care" use type; to allow supportive and transitional housing the same rights as other residential units of the same type; and allow emergency shelters in C-1 and C-2 Inland Zoning Districts by right, consistent with the 2014 Housing Element Update and State law.

ENVIRONMENTAL DETERMINATION: Categorical Exemption, 15061(b)(3)

LOCATION: All unincorporated areas of Mendocino County including the Coastal Zone.

RECOMMENDED ACTION: Recommend approval to the Board.

John Speka, Project Coordinator, reviewed the staff report and discussed changes to the definitions in the Housing Element to coincide with new State regulations. He noted there were 5 total changes being made to the definitions in Division I and Division II of the Zoning Code and discussed the 2 major changes related to supportive/transitional housing, emergency shelters and the definition of family.

Chair Warner clarified that the change in Division II was limited to the definitions and did not include the change to emergency shelters.

Mr. Speka stated Chair Warner was correct and noted that housing was treated differently inland and in the coastal zone. He stated inland supportive/transitional housing was allowed by right, but development in the coastal zone would require a coastal development permit to ensure the standards for development were met.

Commissioner Nelson asked what zoning allowed group care and supportive/transitional housing.

Mr. Speka noted that anywhere a single family residence was allowed could potentially host a group care facility or supportive/transitional housing; however R3 zones were discouraged for this use.

The public hearing was declared open, seeing no one come forward, the public hearing was declared closed.

The Commission and staff discussed the location of emergency shelters in Ukiah, noting there had been a shelter opening during the winter on Ford Street, but it did not appear to be open any more.

Ms. Hunt noted the City of Ukiah had an emergency shelter on Mazzoni Street.

Mr. Speka noted the only comments received had been via email from a Fort Bragg resident asking that a use permit be required to address the impacts associated with development.

Upon motion by Commissioner Hall, seconded by Commissioner Nelson and carried by the following roll call vote (7-0), IT IS ORDERED to recommend the Board adopt OA\_2015-0001 for both Division I and Division II of the Mendocino County Zoning Code to:

- 1) Revise the definition of "Family" and "Supportive Housing"
- 2) Add the definition of "Transitional Housing"
- 3) Ensure equal treatment of "Supportive" and "Transitional" housing
- 4) Amend the Group Care use type
- 5) Allow Group Care facilities by right in C-1 and C-2 zoning districts (Inland only)
- 6) Revise the definition of "Emergency Shelter"

AYES: Little, Krueger, Nelson Warner, Holtkamp, Hall, Ogle  
NOES: None  
ABSENT: None

**7. Matters from Staff.**

Ms. Hunt noted the Planning Commission Bylaws and Procedures would be before the Commission on June 16, 2016.

**8. Matters from Commission.**

Chair Warner noted she would be absent from the June 16, 2016 and July 21, 2016 meetings; however Commissioner Holtkamp would be present to chair the meetings.

Commissioner Little noted he would also be absent for the June 16, 2016.

**9. Adjournment.**

Upon motion by Commissioner Holtkamp, seconded by Commissioner Hall, and unanimously carried (7-0), IT IS ORDERED that the Planning Commission hearing adjourn at 10:43 a.m.