



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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MEMORANDUM

DATE: JULY 10, 2023
TO: MENDOCINO HISTORICAL REVIEW BOARD
FROM: JESSIE WALDMAN, PLANNER II
SUBJECT: BACKGROUND INFORMATION ON TEMPORARY EVENT TENTS WITHIN THE TOWN OF MENDOCINO

PURPOSE AND BACKGROUND: Consistent with Mendocino County Code (MCC) Section 20.760.045, provide background information for department approval of temporary event tents located within the Town of Mendocino.

GOALS, OBJECTIVES, AND AUTHORITY: Coastal Element Chapter 4.13, Mendocino Town Plan, Subsection 4.3, Policy DG-1 which states, "All new development shall be designed to be compatible with the historical design character of the Town;" and Policy CNS-11 and CNS-12. Coastal Element Chapter 4.13, Mendocino Town Plan, Subsection 4.9, includes Policy CNS-11 which states, "*Art, music, and other temporary events in the Town constitute part of its special community character, and therefore shall be conducted consistent with the temporary use regulations of Mendocino Town Zoning Code Chapter 20.708.*"

Coastal Element Chapter 4.13, Mendocino Town Plan, Subsection 4.9, also includes Policy CNS-12 which states, "*Visitor Serving Facilities and temporary events in all Town land use and zoning districts shall follow the exterior noise limit standards set forth in the County's General Plan Development Element, Table 3-J, Exterior Noise Level Standards (Levels not to be Exceeded More Than 30 Minutes in an Hour) and Table 3-L, Maximum Acceptable Interior Noise Levels Created by Exterior Noise Sources.*"

Coastal Element Chapter 4.13 Appendix 7, Section VII, provides structural guidelines specific for *Building Design*, which states, "*forms, materials, textures and colors shall be in general accord with the appearance of structures built in Mendocino prior to 1900.*"

Coastal Element Chapter 4.13 Appendix 7, Section VII, provides structural guidelines specific for *Other Structures*, where tents may be considered as other structures; however, the terms tent or temporary use are not specified within the Coastal Element Chapter 4.13.

The authority for this procedure is contained in MCC Chapter 20.708. MCC Section 20.708.005 states the intent of temporary use regulations is to "*establish standards and conditions for regulating temporary uses and temporary outdoor gatherings.*"

MCC Section 20.708.015(A) states "*Temporary uses shall be subject to all regulations that apply to any use located in the same Zoning District, except as otherwise provided by these regulations. All temporary uses shall comply with Mendocino Town Zoning Code Chapter 20.760.*" MCC Section 20.708.020 *et seq* lists criteria where a temporary use may or may not be excluded from Coastal Development requirements.

MCC Section 20.760.045 states "*No mobile home, trailer, camper home, tents, teepees, utility trucks, inoperable cars, satellite dishes, solar collecting devices, metal wind devices and other mechanical equipment shall be constructed, installed, kept or stationed on a regular basis in an uncovered, visible area in any portion of the Historic Preservation District after the effective date of this Ordinance without the prior approval of the Review Board.*"

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MCC Section 20.760.045 *et seq* lists when work in the Historic District requires prior approval from the Review Board; for example, an MHRB Permit is required for construction or installation of a tent (except as exempted in Section 20.760.040). MCC Section 20.760.040 does not include or establish an exemption specific to temporary uses, events or tents.