COUNTY OF MENDOCINO

The Mendocino Town Plan

Mendocino County General Plan

Chapter 4.13 of the Coastal Element

Board of Supervisors July 21, 2015

COUNTY OF MENDOCINO
MENDOCINO TOWN PLAN

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SECTION 1. INTRODUCTION

1.1 **Purpose of Town Plan**: The purpose of the Mendocino Town Plan is to recognize and protect the special historical character of the Town and to provide public policy direction and implementation actions that ensure the continuing preservation of the Town. As part of the County's Coastal Element of the General Plan and Local Coastal Program, the Town Plan is also intended to implement the objectives of the Coastal Act within the Mendocino Town Plan area. The Town Plan boundary is shown in Figure 4.13-1.

1.2 **Organization of the Plan**: As a policy plan that is part of the County's Coastal Element of the General Plan, the Town Plan provides a greater level of specificity for the Town of Mendocino. The Town Plan identifies planning issues specific to the Town, describes the various land use components within the Plan area, establishes policy direction to address planning issues, and sets specific actions to implement policy direction.

Following the introduction, Section 2 describes the planning context for the Town including community issues to be addressed in the Town Plan update. Section 3 describes the Town Plan in terms of land use. Section 4 establishes policies to address community issues and guide future development decisions. Section 5 defines land use classifications for the Town Plan, and Section 6 identifies the implementation tools to implement policy direction.

1.3 **Planning Process**: Rarely does a community invest as many hours in a plan as have the residents of Mendocino. Mendocino residents have been working on a Town Plan since 1973 due to the terms of the federal grant that built the sewage treatment system, which required a plan. In addition, the State's willingness to acquire the headlands was dependent on the County assuming responsibility to establish Mendocino as a "Historic District" with architectural guidelines and zoning requirements that would secure the historical character of the Town as directed by the 1970 Mendocino Headlands and Big River Beach Feasibility Study.

Beginning in 1981, the Mendocino members of the South Central Citizen Advisory Committee, convening as the Big River CAC, held many meetings prior to the original adoption of the Town Plan, working toward resolving differences. Before the Plan was written, two questionnaires were circulated to as many Town residents as could be reached in an effort to determine community values. Responses to the questionnaires[1] indicated strong support for maintaining the Town's residential character and for setting a ceiling on the population growth rate. The Town Plan was originally certified within the County's Local Coastal Program in 1985 along with the remaining balance of the County's coastal zone.

In 1989 the Board of Supervisors' formed a Citizens' Advisory Committee (CAC) to review the Town Plan and to review commercial and visitor serving development within the Town.

Concern over the balance between residential uses, commercial uses and visitor serving uses resulted in some policy changes being adopted in 1992 to further strengthen the preservation of the residential community.

Continuing community concern over maintenance of the Town character resulted in the formation of another Citizens' Advisory Committee in 1999 to identify specific policy recommendations on the following issues:

[1] Mendocino Land Trust questionnaire (1979) received responses from 288 residents and property owners in the Historic District and 193 responses to the Big River #1 and #2 questionnaire.

- The number of vacation home rentals and single unit rentals
- Incentives for second residential units
- Cottage industries and home occupations
- Parking and circulation
- Formation of a Municipal Advisory Council

In 2000, the CAC submitted their recommendations on each of the issues listed above to the Board of Supervisors, but no action was taken to implement any of the recommendations[2]. Following many years of Town Plan discussion about various community issues and the need to update the Plan, a programmed Town Plan update process was initiated by the County in 2011. The current update process reviewed the recommendations of the 2000 CAC report and included many of their recommendations in the community meeting discussions and within this update to the Town Plan.

Four community meetings were held throughout 2011-2012 to solicit community input on Town character and to identify current planning issues within the community. Not surprisingly many of the issues identified through the current community input process reflect past community concerns. The issues identified through this process are listed below in Section 2.4, Community Issues. This document is an update to the 1992 Town Plan and was not an attempt to re-write every section.

1.4 Definitions:

The following word definitions shall apply when they are used in the Mendocino Town Plan.

Bed and Breakfast Accommodations: Any building or portion thereof or group of buildings containing two, but no more than 4 guest rooms, each used, designed or intended to be used, let or hired out for occupancy by transient guests for compensation or profit, wherein breakfast may be provided for compensation or profit.

Community Garden: means an area of land managed by a group of individuals to grow and harvest food crops and/or non-food crops such as flowers, for personal or group use or consumption. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group.

Dwelling Unit: Dwelling unit means a single unit containing complete, independent living facilities for a family, including permanent provisions for living, sleeping, eating, cooking and sanitation and having only one kitchen.

Formula Lodging: Formula Lodging shall mean a motel, hotel, inn, or other lodging facility, regardless of location or ownership, that along with 10 or more other establishments maintains two or more of the following standardized features: business name, décor, color scheme, façade, architecture, uniforms, advertising, or similar standardized features.

[2] Town of Mendocino Citizens' Advisory Committee submitted their recommendations to the Board of Supervisors in a letter dated September 26, 2000. The recommendations were presented to the Board of Supervisors on October 26, 2001.

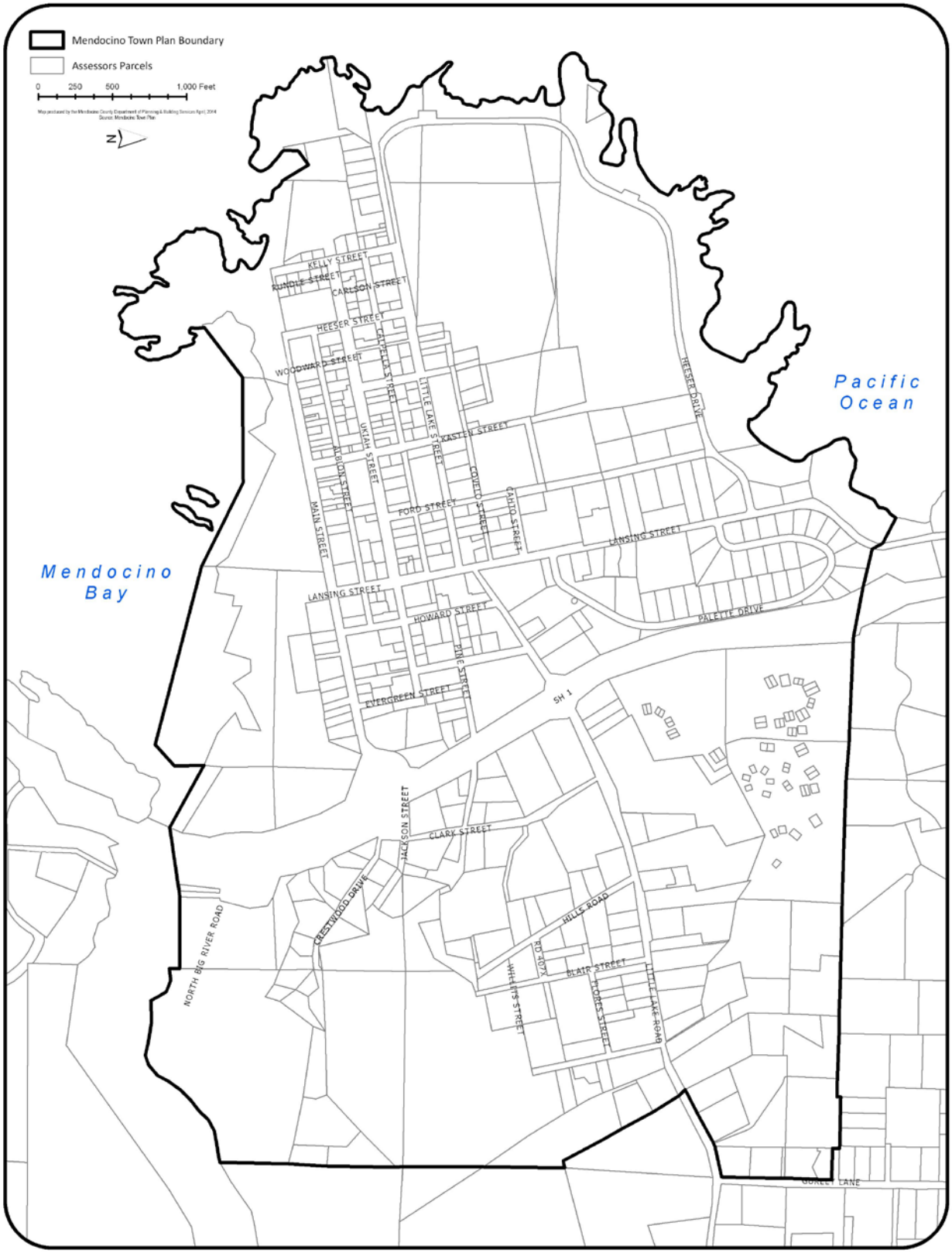

Figure 4.13-1: Mendocino Town Plan Boundary

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Formula Restaurant: Formula Restaurant shall mean a restaurant devoted to the preparation and offering of food and beverages for sale to the public, regardless of location or ownership, that along with 10 or more other establishments maintains two or more of the following standardized features: business name, menus, ingredients, décor, color scheme, façade, architecture, uniforms, advertising, or similar standardized features.

Formula Retail: Formula Retail shall mean a retail sales or rental activity or retail sales or rental establishment, regardless of location or ownership, that along with 10 or more other establishments maintains two or more of the following standardized features: business name, décor, color scheme, façade, architecture, uniforms, advertising, or similar standardized features.

Hostel: Any building or portion thereof or group of buildings containing five or more guest rooms or suites, or providing accommodations for five or more transient guests for the purpose of providing low cost public travel accommodations to recreational travelers. The hostel shall provide a kitchen and sanitary facilities for use by the transient guests.

Hotel: Any building or portion thereof containing five or more guest rooms each used, designed or intended to be used, let or hired out for occupancy by transient guests for compensation or profit wherein meals may be provided for compensation or profit.

Inn: Any building or portion thereof or group of buildings containing five or more guest rooms or suites each used, designed or intended to be used, let or hired out for occupancy by transient guests for compensation or profit, and where regular meals may be provided for compensation or profit.

Impervious Surface: A surface covering or pavement of a developed parcel of land that prevents the land's natural ability to absorb and infiltrate rainfall/storm water. Impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots, storage areas, impervious concrete and asphalt, and any other continuous watertight pavement or covering. Landscaped soil and pervious pavement, including pavers with pervious openings and seams, underlain with pervious soil or pervious storage material, such as a gravel layer sufficient to hold the specified volume of rainfall runoff are not impervious surfaces.

Light Agriculture:

(A) Land devoted to the hatching, raising, butchering or marketing on a small scale of chickens, turkeys or other fowl or poultry and eggs, rabbits, fish, frogs, mink, chinchilla or other small farm animals similar in nature, provided that not more than ten (10) mature animals per forty thousand (40,000) square feet, combined total; of all species, may be kept, fed or maintained. The permissible number of animals per acre shall be computed on the basis of the nearest equivalent ratio (i.e., five (5) animals on twenty thousand (20,000) square feet). For smaller parcels (under 20,000 square feet), located in R+, MU, and C districts shall be allowed four (4) hens (no roosters) maximum. Coops or pens shall be located only on the rear one-third (1/3) of the lot and shall be located no closer than five (5) feet from the side or rear property line.

(B) The grazing of cattle, horses, sheep, goats, hogs or other farm stock or animals, including the supplementary feeding thereof, provided not more than one (1) such animal per forty thousand (40,000) square feet shall be kept or maintained. The total number of all species shall not exceed four (4). In no event shall there be any limit to the permissible number of sheep or goats which may be grazed per acre when such grazing operation is conducted on fields for the purpose of cleaning up unharvested crops and, further where such grazing operation is not conducted for more than four (4) weeks in any six (6) month period.

(C) For parcels of forty thousand (40,000) square feet or larger, keeping of small and large animals shall be cumulative (i.e., eighty thousand (80,000): two (2) large animals and twenty (20) small animals).

(D) Apiaries, provided that no more than two (2) working hives may be kept on parcels of forty thousand (40,000) square feet or less.

(E) Sale of agricultural products grown, raised, or produced on the premises.

(F) 4-H, FFA or similar projects shall be permitted in all zoning districts (no roosters).

Lodging Combining District: This is a combining district intended to apply to those specific sites that have been reserved and deemed appropriate for larger overnight accommodations (hostels, hotels, inns and motels) and for Bed and Breakfast Accommodations, which are smaller overnight accommodations.

Low Impact Development: A sustainable practice that benefits water supply and contributes to water quality protection. Unlike traditional storm water management, which collects and conveys storm water runoff through storm drains, pipes, or other conveyances to a centralized storm water facility, Low Impact Development (LID) takes a different approach by using site design and storm water management to maintain the site's pre-development runoff rates and volumes. The goal of LID is to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to the source of rainfall. LID has been a proven approach in other parts of the country and is seen in California as an alternative to conventional storm water management.

Lot Coverage: Lot coverage means the percentage of gross lot area covered by all buildings and structures on a lot, including decks, porches and covered walkways; excluding uncovered required parking areas, landscaping, patios, and terracing. Rainwater, groundwater, or potable water storage tanks shall not count towards lot coverage.

Motel: Any building or portion thereof or group of buildings containing five or more guest rooms or suites where such rooms or suites are directly accessible from an outdoor parking area and where each is used, designed or intended to be used, let or hired out for occupancy by transient guests for compensation or profit.

Residential Use: Residential use means a residential dwelling unit occupied by the owner(s) as his/her principal place of residence; or, occupied by long term tenant(s) as his/her place of residence.

Sensitive Coastal Resource Areas (Section 30116 of CCA): means those identifiable and geographically bounded land and water areas within the coastal zone of vital interest and sensitivity. *"Sensitive coastal resource areas"* include the following:

(a) Special marine and land habitat areas, wetlands, lagoons, and estuaries as mapped and designated in Part 4 of the coastal plan.
(b) Areas possessing significant recreational value.
(c) Highly scenic areas.
(d) Archaeological sites referenced in the California Coastline and Recreation Plan or as designated by the State Historic Preservation Officer.
(e) Special communities or neighborhoods which are significant visitor destination areas
(f) Areas that provide existing coastal housing or recreational opportunities for low- and moderate income persons.
(g) Areas where divisions of land could substantially impair or restrict coastal access.

Single Unit Rental: Single unit rental means the use of an attached or detached structure operated in conjunction with a residential use or commercial use, as a short term rental for transient occupancy, for a fee charged, and subject to Chapter 520 (Uniform Transient Occupancy Tax) and Chapter 6.04 (Business License Tax) of the Mendocino County Code.

Standardized Feature: Standardized Feature shall not mean identical, but substantially the same.

Vacation Home Rental: Vacation home rental means a dwelling unit that is the only use on the property, which may be rented short term for transient occupancy, for a fee charged and subject to Chapter 520 (Uniform Transient Occupancy Tax) and Chapter 6.04 (Business License Tax) of the Mendocino County Code.

Visitor Serving Facility: See *Lodging Combining District*.

1.5 **Acronyms:**

ADA: Americans with Disabilities Act

CAC: Citizens' Advisory Committee

CCA: California Coastal Act

LID: Low Impact Development

MCCSD: Mendocino City Community Services District

PBS: Mendocino County Planning and Building Services

SCRA: Sensitive Coastal Resource Area

SUR: Single Unit Rental

VHR: Vacation Home Rental

VSF: Visitor Serving Facility

SECTION 2. TOWN PLAN FRAMEWORK

2.1 **Community Background**: The North Coast Pomo Indians lived along the Mendocino Coast for thousands of years prior to European settlement in 1850. Mendocino, founded in 1851, was the first lumber town on California's north coast. The New England and varied immigrant roots of its early residents, the economy of the lumber industry, isolation, and more recently, a population attracted by the Town's ambience fostered by the artistic community and historic preservation account for its character.

A significant portion of the Town Plan area is preserved as Mendocino Headlands State Park, established in 1974 and consisting of 347 acres that borders the Town on three sides, offering day hiking, whale watching, and scenic vistas. State acquisition of the headlands property was dependent on the County establishing a "Historic District" for Mendocino. Accordingly, the Mendocino and Headlands Historic District (a National Register Historic District) was established by Ordinance 1057A and incorporated into the Town of Mendocino Zoning Code in 1973. This Ordinance created the Mendocino Historical Review Board (MHRB) to ensure preservation of the architecture and design character of the Town. In addition, off-shore rocks adjacent to Town are included within the California Coastal National Monument.

Much of the integrity of the historic 19th century architecture in the commercial and residential buildings has been retained. The businesses and shops in Town are primarily owned or operated by local entrepreneurs, establishing a unique and interesting commercial district. These features enrich the quality of life for residents, but have also made the Town one of the most photographed and most visited coastal destinations north of San Francisco, creating a real concern regarding impacts from over-use and commercialization. The Town Plan recognizes the need to maintain a balance of residential, commercial, and lodging accommodations to preserve Town character. Elements that support the Town's unique and special character are listed below.

Elements of Town Character

- Connection to the natural environment
- Views & vistas
- Quiet & Peaceful
- Town Scale
- Uniqueness
- Walk-ability
- History
- Architecture
- Cultural Attractions
- Tourism
- Diversity

The special character of this residential coastal community is considered a unique asset that should be maintained as a resource both for local residents and for visitors. As such, the Town of Mendocino is a special community within the meaning of the Coastal Act Section 30253(e). Accordingly, new development shall protect its unique characteristics. Within the Town there is an existing balance of residential, commercial and lodging accommodations that is to be generally maintained.

Section 30253(e) of the Coastal Act states: new development shall minimize adverse impacts, and where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational users.

Of special consideration are the historic buildings and historic preservation district which capture the built character of Town. The Historic Preservation District for the Town of Mendocino, incorporated in the Mendocino County Zoning Ordinance in 1973, established the Mendocino Historical Review Board (MHRB) that must approve demolition, construction, remodeling, excavation, and painting within Zone A, comprising the 19th century Town west of Highway 1. The MHRB has less specific powers of approval in Zone B, the area east of Highway 1 visible from Zone A. See Figure 4.13-2: Town of Mendocino Historic Preservation Districts.

The Mendocino and Headlands Historic District, located within Zone A and bounded roughly by the Pacific Ocean on the west and south, Little Lake Street on the north and Highway 1 on the east is listed on the National Register of Historic Places, allowing building owners to qualify for federal grants and tax incentives for preservation and restoration.

2.2 **Relation to Coastal Element of General Plan**: The Coastal Element of the County's General Plan establishes land use designations and policy direction within the Coastal Zone area of the County. The Coastal Element divides the Coastal Zone area to which it applies to into 14 planning areas of which the Town of Mendocino is one. The Mendocino Town Plan is thus a sub-set of the Coastal Element Land Use Plan and, with the exception of the Gualala Town Plan, provides land use and policy direction at a greater level of specificity than the other 12 planning areas within the Coastal Element.

2.3 **Mendocino Town Plan Area**: The Town Plan Area is bounded on the north by Slaughterhouse Gulch, on the south by the waters of Big River and Mendocino Bay, and on the west by the Pacific Ocean. The eastern boundary is in line with Gurley Lane (north of Little Lake Road) and includes those parcels fronting on the west side of Gurley Lane, the eastern boundary then proceeds in a line directly south to Big River (excepting the Mendocino Elementary School property). The Town Boundary is coterminous with the Mendocino City Community Services District (MCCSD) boundary with several exceptions. On the west side of Highway 1 all of the MCCSD's boundary is included as part of the Town Plan Area except those properties on Lansing Street lying north of the Palette Drive subdivision. On the east side of Highway 1, the MCCSD has annexed several properties east of Gurley Lane. Newly (within the past 20 years) annexed properties of the district are not included in the Town Plan Boundary. Figure 4.13-1: Mendocino Town Plan Boundary depicts the Town Plan Area.

2.4 **1992 Town Plan Community Issues**: The Town Plan of 1992 identified the following issues, many of which are still relevant today. The issues below provides context for the policies established in this Plan.

Specificity of Plan: Because Mendocino's character results from diversity, it is difficult to establish a single "right" set of development standards for each parcel. Differences in uses, use mix, height, building materials, finish, yards, and landscaping are not easily correlated with a classification of buildings that support or detract from the Town's character. Traditional zoning, setting precise yards, heights, and use regulations for each lot is unlikely to conserve the Town because the very principle that similarly situated properties should have the same development potential could be destructive in Mendocino.

The 1992 adopted Plan was followed by an ordinance[3] that delegated broad discretionary power over site planning and design to the Mendocino Historical Review Board. Each proposal that meets the broad standards of the Plan should be considered on its merits in relation to the surrounding area. The advantages of this approach are greater flexibility and possibly a more spontaneous community design quality. Its disadvantage may be uncertainty for both the developer and the community.

[3] Ordinance Number 3915 (part), adopted 1995

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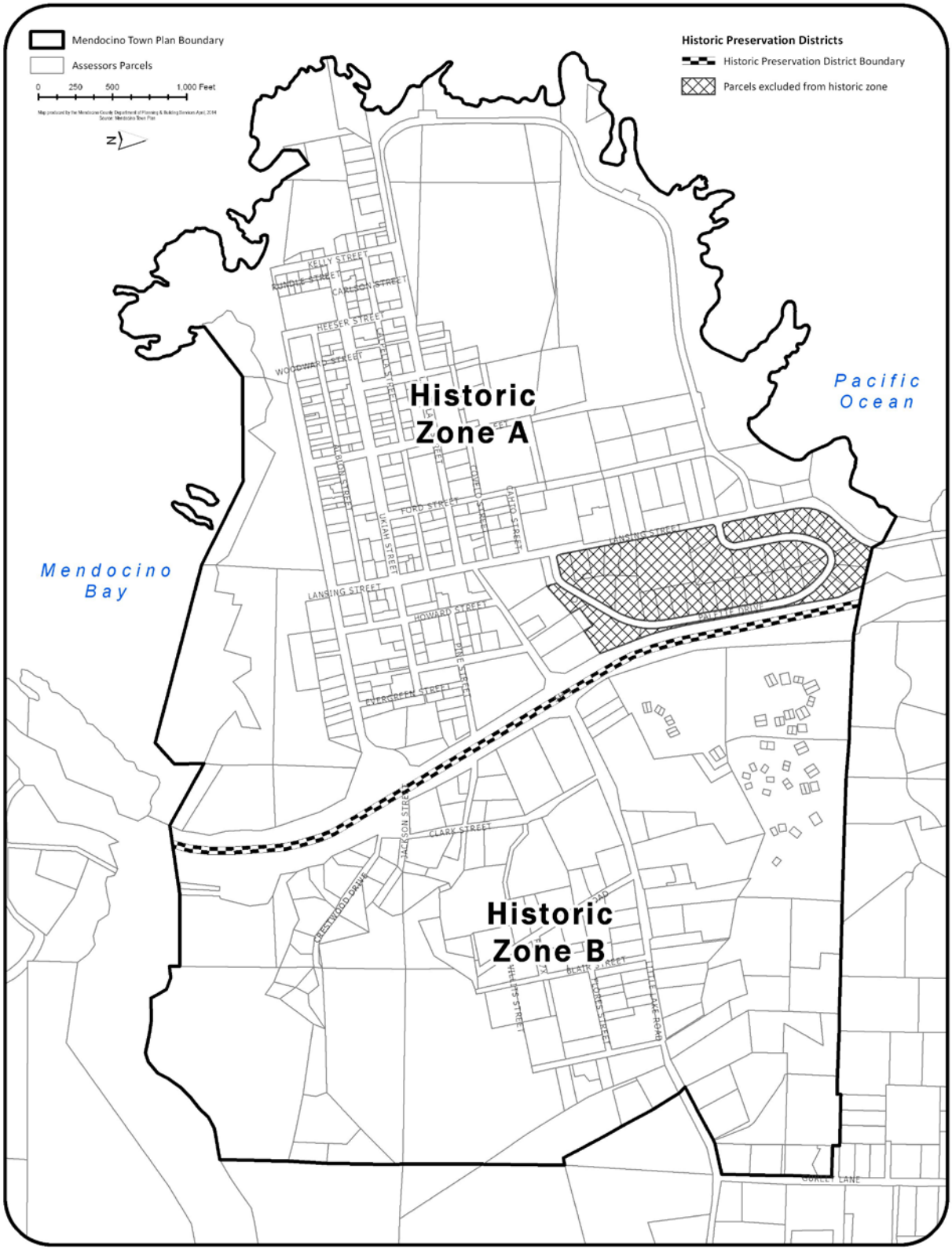

Figure 4.13-2: Town of Mendocino Historic Preservation Districts

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Growth: There is general agreement that growth in the Town must be limited, but disagreement as to how tight these limits should be. While additional residential development would help retain the sense of a residential community in relation to the number of visitors, retaining and supporting visitor serving facilities is also necessary to preserve the Town's character.

While response to the original 1979 Mendocino Land Trust survey called for "encouraging more resident-oriented businesses," many of the "residents" who shop in Mendocino live between Caspar and Albion. This area contains about 4,200 people and potentially 6,400 under the development intensities designated by the Coastal Element. An attempt to meet this population's commercial needs within the Town would be detrimental to Town character. The designated commercial area would likely have to be large enough to allow choice of sites for businesses that cannot pay rents competitive with visitor serving enterprises. The alternative is to limit commercial expansion in Mendocino with the knowledge that this may entail less choice for residents, higher prices, and more travel to Fort Bragg. Mendocino's status as an art and entertainment center need not be affected.

One approach to growth management would be to determine an acceptable annual and ultimate number of housing units or amount of commercial floor space and to enforce limits. The reverse would be to define acceptable physical change, and establish regulations that prevent undesirable effects, leaving the rate, sequence, and location (consistent with the Plan) to market determination. While the latter system is easier to administer, it risks too much on ability to foresee the effects of growth accurately.

Increases in visitor traffic unrelated to local residential growth will affect Mendocino. The amount and type of commercial development that attracts visitors can be regulated, but the popularity of Mendocino as a visitor destination will increase if its unique qualities are maintained. Currently, the highest room rates and occupancy in the Fort Bragg – Mendocino Town market area are found in Mendocino. A very effective step toward maintaining Mendocino as a residential community, rather than promoting the Town as a resort destination, would be to limit expansion of overnight accommodations.

Doing so may increase room rates in Town if the number of overnight accommodations is not allowed to expand as the Town grows as a visitor destination. If that is the case, lodging establishments and campgrounds located outside of town, in the Fort Bragg – Mendocino market area, will likely see increased visitor demand. A market study prepared by the City of Fort Bragg indicates that the existing supply of overnight accommodations in this area will continue to fulfill visitor demand for moderate and lower-cost price.[4] While visitor time may fall and parking demand may increase within the Town, these visitors will be able to experience the Town's unique coastal setting as well as support its restaurants and boutiques. Although the ability to regulate the impact and influx of visitors is limited, the number of accommodations and attractions can be managed to help achieve a balance between preservation of the Town as a historic resource, protection of local services and neighborhoods that support its residential community, and provision of maximum accessibility to and protection of coastal resources as called for by the Coastal Act (Public Resources Code Section 30007.5). Consequently, the issues surrounding Transient Use Types are complex, and are without simple resolve.

The 1992 Town Plan achieved a balance or compromise between "no-growth" and "free-market" partisans. The Plan's restrictions on development may have made developed property more valuable and may limit opportunities for profit by owners of undeveloped land. As is the case in any of California's highly desirable coastal communities, it is difficult to maintain an equitable balance between fulfilling the daily the needs of the Town's current residents and promoting visitor serving uses that are expected and needed by the Town's future visitors.

[4] (Economic Planning Systems, Mill Site Market Study/Land Use Program, December 2005)

This issue is further complicated by state and national interest in Mendocino's unique character as a historic resource, by development constraints imposed by limited ground water availability and parking capacity, and the Coastal Act mandate to preserve the Town as a "*special community*."

The intent of this Plan is to reasonably preserve the long-term housing inventory in the Town of Mendocino and to maintain the property rights of owners within the Historic District; thus, changes are added to relevant policy sections within this Plan.

Design Character:

Amount of Development. Some residents believe that vacant land within the Historic District should remain undeveloped, while others hold that well-designed new buildings at some locations will not harm, and may even improve the Town.

Historic Preservation. The County of Mendocino recognized, through the 1971 adoption of the Mendocino and Headlands Historic District for the Town of Mendocino, the importance of preserving the style of architecture that dominates the Town. Examples of early Northern California architecture and the character of the community resulting from development connected with the early redwood lumber industry along the Mendocino Coast in the last half of the 19th Century is evident throughout the community. Additionally, it is found that the preservation of the architecture and the community character is essential to maintaining the Town as a special community within the context of the Coastal Act and contributes to the economy of the Town and the County.

Design of New Buildings. Some find new development that closely follows the architectural style of the pre-1900 buildings most acceptable. Others want new buildings to be readily distinguishable as such but less prominent than historic buildings.

Intensity of Development. There is no one level of development intensity in Town that is typical. Some blocks have high building coverage; others are largely open. Two-story buildings are interspersed with one-story buildings, but most commercial buildings are two stories. Water towers and outbuildings, often crowded in back yards, contrast with a vacant lot adjoining or across the street. Most houses are modest cottages on lots 40 to 50 feet wide, but there are about a dozen mansions on larger lots with wide yards.

Views of the Town. Public acquisition of the headlands effectively conserves the view of the Historic District (Zone A) from Highway 1. Though each large tree and water tower is important, the main visual concern of the Plan is the character of the District as seen from within the Town and the view of the Town as seen from the southerly approaches. The asphalt expanse of the highway is the only significant element of discord seen from outside the Town. Commercial zoning along the east side Highway 1 frontage was removed in the 1992 Town Plan.

West of Highway 1, Mendocino's gridiron street pattern and sloping site provide marine views from most streets and from many buildings over vacant lots or low buildings. Coastal Commission policy has been to protect views from the public right of way but to avoid restricting the use of private property to preserve private views. Some private views could be preserved by regulating the location of a new building on a lot in a view corridor, but in most instances, shifting the new building would block another existing or potential view. Limiting the height of new buildings to one story would preserve some views, but would adversely affect both Town character and equity. Limiting maximum height would help to preserve Town character.

Water Supply and Sewage Disposal. The Town of Mendocino was developed without a public wastewater collection system or public water system. Early wastewater facilities consisted of cesspools and septic tanks, which discharged untreated wastes over the bluffs directly into the ocean. The Town's water source continues to be groundwater, accessed from hundreds of privately owned wells.

Mendocino City Community Services District (MCCSD) was formed in 1971 to resolve wastewater and water problems in Town. A public wastewater treatment plant went online in 1975. In 1985, MCCSD took on the task of locating a community water source in the District. While this effort was largely abandoned, the District assumed groundwater management powers in 1990 and then developed a Groundwater Management Plan and adopted a Groundwater Extraction Permit ordinance to limit or manage groundwater extraction. The MCCSD sewage treatment plant has the current capacity to treat 300,000 gallons of wastewater a day. The average wastewater flow to the sewage treatment plant is approximately 75,000 gallons a day.

Lack of a community water system limits development, which is a source of satisfaction for some and frustration of others. Many wells are dry during droughts and some run low nearly every summer. A 1979 Mendocino Land Trust survey found that 56 percent of survey respondents favored a community water system. However, in the 1990s it was determined that the per -parcel assessment necessary to pay for the creation of a municipal Town water system would be prohibitively expensive, and the idea was abandoned.

Current residents are concerned that new development could deplete their water supply. The District adopted a groundwater ordinance after enabling legislation was approved by the California legislature. The adopted Groundwater Extraction Permit ordinance allows the District to regulate the amount of naturally occurring groundwater that can be withdrawn from the Town's underlying aquifer on a sustained basis to prevent depletion of the Town's groundwater by not exceeding the aquifer's safe yield.

The hydrogeology and geologic structure underlying the Town limit groundwater availability and make groundwater management extremely important for the Town. The Mendocino Headlands consist of thinly bedded marine terraces overlying Franciscan Complex bedrock, which typically has a very low porosity or ability to hold water in rock fractures. Typical groundwater basins contain alluvial sediments surrounded by low permeability bedrock that holds the water in the basin. The Mendocino Headlands aquifer is surrounded by cliffs that discharge the major portion of the aquifer inflow through springs to the ocean. The fractured Franciscan bedrock retains groundwater for a longer period and most of the Town's wells produce water from zones within the fractured bedrock. However, the pattern of fracturing is not consistent with some areas being more highly fractured and thus able to hold more water. This results in significant variability in well water production from lot-to-lot, with wells producing water in the range of 15 to 20 gallons per minute located less than 200 feet from wells, which are only capable of producing less than one gallon of water per minute. Because of these physical conditions, groundwater recharge of the aquifer is almost entirely dependent on precipitation and water availability is unique to each lot due to bedrock characteristics.

The current Groundwater Management Plan administered by the MCCSD has effectively managed groundwater extraction and help to prevent aquifer over-drafting. Applicants for new development are required to prove that there is adequate water from their property for new development and that additional extraction will not adversely affect wells on surrounding properties[5].

[5] This section was largely sourced from: Jackson, James. *Mendocino City Community Services District Groundwater Management Plan and Programs*. 9/1/1988, Amended 5/30/2012.

Affordable Housing. Affordable housing is scarce within the Mendocino Town Plan area. New affordable units are unlikely to be provided unless specifically addressed as a housing program within the scope of the housing element of the General Plan or accomplished through considerations of Mixed Use, RR-2 or R+ designations. Preservation of existing affordable units may be another effective measure available to protect affordable units. Allowing non-transient lodging houses and second units in predominantly single family areas and requiring construction of housing as a condition of development of commercial space would be additional ways of increasing the supply of relatively low-priced housing units.

The discussion of affordable housing within Section 3, Town Plan Description, recognizes student/instructor housing at the Mendocino Art Center as a form of affordable housing. The Mendocino Art Center provides 13 overnight units for students or instructors, staff, artists-in-residence, and other members of its art programs. Occasionally, these units are rented to the general public on a short-term, transient occupancy basis. These units are recognized by this Plan as a unique form of intermittent and temporary housing serving those affiliated with the Art Center. They are no longer counted towards the Town's supply of overnight accommodations, as they were in the 1992 Plan.

2.5 **Current Community Issues**: The Town Plan update commenced with a series of community meetings, during which the participants identified Town character elements (noted in Section 2.1) and the community issues that needed to be addressed by the Plan update. Written comments were also received suggesting revisions to the Town Plan text. Some of the current community-identified issues fell within the areas discussed in the 1992 Plan (see Table 4.13-1) and some were new issues. The new issues identified at the community meetings, which are listed below, represent a variety of viewpoints. The policies supplied in Section 4 are intended to address the identified community issues that are appropriate for the Town.

Table 4.13-1: Current Town Plan Issues Identified in 1992 Plan		
Issue		Comment
Growth	⇨	Maintain community balance Control of overnight accommodations Limit types of commercial uses Number and location of vacation home rentals
Design Character	⇨	Architectural preservation important
Views of and from the Town	⇨	Preservation of views and vistas
Water Supply	⇨	Potable water supply limited
Affordable housing	⇨	Additional need for affordable housing options

New issues identified include:

- Parking and traffic
- Economic revitalization
- Community amenity & community space
- Sustainability
- Local Control
- Sensitive Coastal Resource Area
- Vacation Home Rentals

The following discussions of the newly identified issues are summaries of the comments received at the community meetings:

Traffic Calming. Recommendations were provided to add stop signs at Lansing and Palette Drive or Heeser Drive, or Lansing and Ukiah or Little Lake Street. A rumble strip was another idea proposed for Lansing Street. The comments focused on speeding on Lansing Street in particular. A recommendation was also provided to make Albion Street one-way.

Pedestrian Safety. As Mendocino is largely a walking Town, many of the community comments related to pedestrian safety; for example, slowing traffic speeds on Lansing Street and providing for sidewalk safety. Participants requested adequate sidewalks to accommodate pedestrians. It was noted that sidewalk material should be consistent with the historical character of the Town, and that sidewalks should be accessible to disabled residents and visitors. Curb heights were also mentioned as a safety concern, particularly on Main Street.

Parking. Participants recommended that some organization and control be implemented to relieve parking congestion, including a plan to provide for overflow parking during special events and a means

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to deal with large vehicle parking.

Bicycles. Participants would like to see bicycle corridors as well as parking facilities for bicycles.

Economic Revitalization. Several comments related to improving economic development in Town while maintaining the Town's character and protecting the environment. Participants noted the number of closed storefronts in Town, and would like to see this improved along with the creation of local jobs. Some participants would like to see film production return to Town as a means to stimulate the local economy. Another idea that came out of the discussion was the creation of a business improvement district. Another working group discussed ways to increase support of the artist community, which is vital to the Town.

Comments received requested review of the home occupation and cottage industry standards to allow additional means for an owner to use his/her property. Tent events or special events were noted as a topic that warrants further discussion, such as perhaps limiting the amount or type of tent events that occur in Town as well as exploring ways to deal with the impacts of such an event on parking.

Community Amenity & Community Space. Creating and protecting community space was another issue raised by the community. Several comments related to exploring the creation of a cultural event venue that provides larger indoor and outdoor space than is currently available in Town. Some participants would like to see an additional public restroom provided in Town with Heider Field being mentioned as a potential location. The maintenance of local parks was highlighted as important, as well as community garden space and ADA accessibility to major vista points on the headlands.

The arts are a significant attraction and draw to the Town of Mendocino. Residents repeatedly noted their support and recognition of the Mendocino Art Center as an important cultural and civic institution. The Mendocino Art Center is an educational, exhibition, museum, and resource center for the visual and performing arts. The facilities at the Center include studios and classrooms for a variety of activities including, but not limited to, painting, drawing, jewelry, ceramics, sculpture and fiber art. It currently offers approximately 200 workshops annually that are attended by over 1,200 students. Galleries provide exhibition opportunities to emerging and established artists. The Center also has 13 apartment units that serve as intermittent and short-term residential accommodations for instructors, students, artists–in-residence, staff and art program members. Occasionally these units are rented to the general public on a transient occupancy basis. Students/instructors and others affiliated with the Art Center and its programs are given priority use of the housing units.

Sustainability. Community input on this topic supported exploration into ways to allow solar panels, rainwater harvesting and improved stormwater management. Others noted that economic viability and sustainability go hand in hand.

Local Control. Some members of the community expressed the need for incorporation of the Town in order to better manage and use its local resources, and to provide more local decision-making. The 1999 Citizen's Advisory Committee (CAC) also recommended that a Municipal Advisory Council be formed to review and advise on planning matters not specific to the Mendocino Historical Review Board.

Special Community and Sensitive Coastal Resource Area (SCRA). The potential designation of the Town as a "Sensitive Coastal Resource Area" or "SCRA" as defined in Coastal Act Section 30116(e) was a topic that continues to receive much attention; this update process has been no exception. In practical terms, the SCRA designation would result in more coastal development permit applications that are appealable to the Coastal Commission, rather than solely appealable to the Board of Supervisors.

In 2006, the Board of Supervisors referred the question of whether the Town should be designated as a SCRA to its Public Resources Committee for a recommendation. Records indicate the Public Resources Committee provided careful consideration to what were determined to be both the pros and cons of the SCRA designation. However, due to the complexity of the subject matter, the Public Resources Committee presented the topic to the Board of Supervisors to make a determination. On December 6, 2006, the Board of Supervisors directed staff to initiate and process an amendment to the Mendocino Town Plan and Zoning Code as necessary, to designate the Town of Mendocino as a SCRA. The Department of Planning & Building Services complied with that direction through the Town Plan update.

The six-year delay in processing the necessary paperwork to designate the Town as a SCRA enabled the community discussion to continue as to whether or not the Town should be designated as a SCRA. The merits and impacts of such a designation were discussed, and community opinion on the matter remained divided. Also notable after six years is that the individual Supervisors serving on the County Board in 2006 were no longer serving on the County Board in 2013.

After further discussion by the community and deliberations by the Planning Commission and the Board of Supervisors, it was determined that the SCRA designation should not be pursued and the Plan should continue to designate the Town as a "special community". The policies and implementation tools provided in the Town Plan have been deemed appropriate under this continued designation to comply with Section 30253 of the Coastal Act and to protect the special character of Town. Specifically (but not limited to): the design review guidelines and Historical Preservation Ordinance, the use of the Mendocino Historical Review Board, and limits established on commercial and visitor serving uses serve to provide protection of Town character. There was lack of a compelling reason to proceed with SCRA designation as the Town Plan policies and implementation measures have proven worthy of protecting Town character as evidenced by the relatively unchanged nature of Town in the areas that can be addressed by the Town Plan and County LCP. If for reasons unforeseen, the Town Plan may be reviewed again and updated to be appropriate for future context.

Vacation Home Rentals and Single Unit Rentals. Some members of the community expressed concern that Vacation Home Rentals (VHRs) are detrimental to the residential character of the community and detract from the desire to maintain the Town as a residential community. Some suggested reducing the allowed VHRs by eliminating them from the residential zoning districts and limiting them to commercial and mixed-use zoning districts. Others found no issue with the number of VHRs located in Town and encourage the use of VHRs as a unique experience for visitors as well as an opportunity to explore Town living. Single Unit Rentals (SURs), within the residentially zoned areas were accepted by the community because these VSF uses are operated by the residents living on the property and have had minimal impacts on surrounding residential uses.

The 1999 Citizens Advisory Committee recommended to the Board of Supervisors in 2001 that no more VHRs be approved in the residential zoning districts of Town and that the currently permitted VHRs within the residential zones be eliminated through attrition. The Board of Supervisors on October 2, 2001, through general consensus, accepted the report and recommendations with plans for future discussion regarding clarification of several elements of the recommendation.

In response to the community's desire to manage visitor impacts on residential neighborhoods, the Board of Supervisors set new policies to lower the total number of VHR and SUR units in Town to 30, compared to 53 that were allowed by the 1992 Plan, and to phase-out VHRs in residential zoning districts. Also, the Board adopted additional regulations to help ensure these VSF uses will not adversely affect residential areas within the Town. (See Action GM-4.3).

SECTION 3. TOWN PLAN DESCRIPTION AND SETTING

3.1 **Residential:** The Town Plan (see Section 5, Land Use Classifications) reduces the potential development of the former R-3 zoning. With a few exceptions as mapped, nearly all of the area west of Kasten Street north of Albion Street is designated for residential development consistent with the R+ Land Use Classification. Potential development to R+ standards would allow one unit on existing parcels smaller than 9,000 square feet with an allowance for an additional unit subordinate to the main residence on parcels greater than 9,000 square feet. The RM and MU land use classifications are the predominant residential land use classifications in the remaining portion of Historic Zone A between Kasten Street and Highway 1. The use of the MU land use classification provides an area of transition between residential and commercial uses by requiring a mix of both light commercial and moderately priced residential units. The RR-2 zone east of Highway 1 would also allow second family residential homes on parcels larger than 40,000 square feet.

North of Saint Anthony's Church along the west side of Lansing Street the Plan shows one unit per acre. In the Palette Drive area on the east side of Lansing Street a pattern of 20,000 square foot lots is established with the exception of the Hill House property which is RM. East of Highway 1 the Plan recognizes the Hills Ranch Planned Unit Development approved with 54 units on 40.6 acres and designates the remaining area east of Highway 1 as two acre minimum sites. Two large parcels totaling approximately 41 acres at the southeast boundary of the district are shown as planned unit development to ensure the preservation of the wooded hillside viewed from the south side of Big River and by north bound traffic on Highway 1.

3.2 **Commercial:** The Town Plan prescribes general commercial uses for the majority of Main Street frontage; Albion Street from Howard to Kasten Street and three parcels west of Kasten Street. Additional commercial use is allowed on the south side of Ukiah Street and three parcels west of Kasten Street; the remaining core commercial runs north from Main Street up both sides of Lansing Street as mapped. To maintain the scale of the Town and to avoid supermarket type merchandising, the land use classifications limit the size of a single store to 8,000 square feet, which was the approximate floor area of the Mendosa's food market at the time the Plan was originally approved.

3.3 **Mixed use:** Most of the area east and west of the Lansing Street frontage is designated mixed use. Arts and crafts studios and professional offices dot the area. The intent of the Plan is to continue this mix, while maintaining an environment that will encourage new residential development. To accomplish this, the Mixed Use classification limits non-residential floor area to 50 percent of building area and to 25 percent of lot area. Commercial uses are limited to those that do not attract much traffic, do not regularly operate at night, and do not handle large volumes of goods or bulky goods. The ideal use would be a business owner (e.g. architect, artist, etc.) living on the premises and selling from a shop or gallery, but there also will be space for low impact shops. Some will meet local needs; some will be primarily dependent on visitors.

3.4 **Community Facilities:** Community Facilities is a new term replacing the 1992 Town Plan term: Public Facilities. Community Facilities will not replace the PF zoning designation. The term is used here to describe the facilities in a more accurate manner as they include public and quasi-public facilities. The Plan notes existing public and quasi-public facilities, such as schools, churches, cemeteries, community buildings, and utilities, and assumes that all will remain. Reuse of the historic Grammar School site (Pine Street) carries more potential for changing the character of Historic Zone A than does the use of any other parcel. Other community facilities within the Town include:

- Friendship Park & Little League Field
- Mendocino Art Center
- Heider Field
- Cemeteries
- Fire Station (Lansing Street and Little Lake Street locations)
- Temple of Kwan Tai
- Kelley House Museum
- Memorial Triangle (at the intersection of Lansing and Main Streets)
- Mendocino Headlands State Park
- Grindle Park
- Mendocino High School
- Mendocino City Community Services District (Kelly Street and Palette Drive locations)
- Ford House Visitor Center and Museum
- Mendocino Community Library
- Crown Hall

3.5 **Open space:** Acquisition of Mendocino Headlands State Park in 1975 preserved the Town's setting. Grindle Park on Little Lake Road, the only locally controlled public open space, was deeded to the Town in 1928 by Joshua Grindle and is now in the trusteeship of the Mendocino Fire Protection District. Heider Field, a parcel of approximately one acre in the center of Town was acquired by State Parks to remain as community open space under stewardship of the Mendocino Land Trust.

Mendocino's present charm is in part dependent on the many vacant or partially unused parcels within the Town. The Plan calls for three approaches to preservation of some of this open space.

- Dedication of scenic easements have been required in the past for large-scale developments and used as a tool intended to protect open space within the Town Plan Boundary. On the east side of Highway 1, the developers of the Hills Ranch planned unit development dedicated a 17-acre open space easement. When appropriate and justified, similar offers or other effective measures should be required when development is approved on other large parcels within the Mendocino Town Plan area.

- Special site planning standards written as part of the Plan's implementation tools will allow property owners reasonable flexibility in the use of their land while retaining the open space character. The process of mediating between the interests of the Town as a whole and the developer may not always result in preservation of the most important open space on each parcel, but it will go far to preserve the Town's essential character.

- Acquisition. The historic Grammar School building and property including Friendship Park, located on Pine Street, is owned by the Mendocino Unified School District and was leased for community use by the Mendocino Parks and Recreation District. The 1992 Plan suggested that the historic Grammar School Building, now known as the Mendocino Community Center, which provides after-school programs, a playground, community gardens, and other community amenities, to have a public or non-profit entity own and/or control the property to serve the community's best interest. In the past year the lease has been granted to a community non-profit organization, realizing the direction of the 1992 Town Plan.

3.6 **Affordable Housing:** The development of affordable housing is regulated and encouraged by the County Housing Element and five provisions of the Town Plan:

- Allowing a second dwelling unit in predominantly single family areas by use of the Town Residential (R+), and Rural Residential (RR-2) land use classifications, subject to proof of adequate water and sewer availability.
- Requiring dwelling units in the Mixed Use (MU) areas land use classification.

- Allow dwelling units to be intermixed with commercial uses potentially preserving the moderate income shopkeeper residence in the Commercial (C) and Mixed Use (MU) land use classifications.
- Limiting the conversion of dwelling units to non-residential uses (Policy Action GM-2.4).
- Allowing for intermittent and temporary housing in the Mendocino Art Center.

Although the 1992 Town Plan identified the Mendocino Art Center housing units as a transient (visitor serving) type use and as affordable housing, they are recognized by this Plan primarily as incidental affordable housing units primarily for students instructors, staff, artists-in-residence, and program members; and, secondarily, as a transient occupancy use when they are occasionally rented to the general public.

3.7 **Transient Use Types:** The Transient Use Types in Town consists of a mix of Inns, Hostels, Hotels, and Bed & Breakfast accommodations, Vacation Home Rentals, and Single Unit Rentals. These accommodations are interspersed throughout Town, with the majority of the facilities on the west side of Highway 1. The Town Plan establishes limits to the number of Transient Use Types in order to maintain the balance of land uses in Town and to preserve the residential character of Town. The limits associated with transient uses can be found in Table 4.13-2 - Allowed Number of Transient Use Types.

The 1992 *Town Plan Land Use Map* designated parcels developed with VSF overnight units with either a ***** or ***B**. In an effort to clarify what is a "Visitor Serving Facility or VSF," the 2015 Town Plan renames VSF sites as "Lodging Combining District" designated sites. The Zoning Ordinance, in turn, placed these same parcels within the *Lodging Combining District*. In 1992 SUR and VHR units were not included in the combining district sites. VHR uses are restricted to the current property-owner and cannot be transferred to a new owner. Under the 2015 Town Plan Update, however, the entitlement for Single Unit Rentals may run with the land and may be assigned to a new property owner, subject to the *Mendocino Town Zoning Code* permit assignment requirements. Under the 2015 Town Plan Update, VHR entitlements, however, cease when the property is sold or transferred to a new owner (except, subject to the *Mendocino Town Zoning Code* permit assignment requirements, the property owner may assign the entitlement to an immediate family member). VHR uses are subject to a use permit in the Town's Commercial or Mixed Use zoning districts. No new VHR uses are permitted within residential zoning districts.

3.8 **Circulation and Parking:** A traffic circulation and parking plan was prepared for the County of Mendocino by consultants RKH, Parsons Associates, and William Zion, dated March 8, 1988. The Board of Supervisors accepted the plan but never funded implementation. The seven member Mendocino Citizens Advisory Committee appointed by the Board of Supervisors to review the Mendocino Town Plan (Summer, 1989) proposed a new Phase I implementation plan to meet the most immediate needs in the Town.

The 1989 Citizens Advisory Committee (CAC) also proposed regulations for requiring off street parking and in-lieu fees where such off-street parking is not physically feasible. These fees were intended to be placed in an encumbered account to be used solely in the Town of Mendocino for street and parking improvements. An in-lieu fee program has not yet been enacted. Other solutions as well as the fee program should be explored to mitigate traffic and parking impacts from proposed projects. The recommendations by the 1989 CAC were largely re-affirmed by the 1999 CAC's recommendations, including recommendations for making Albion Street one-way and placing 4-way stop signage at the Lansing-Ukiah street intersection. As recommended by residents and warranted through a traffic study, additional stop signs were installed during the Town Plan update process, making the Lansing-Ukiah intersection a 4-way stop.

3.9 **Design Guidelines:** Guidelines are included in the list of policies and are implicit in the land use classifications.

Guidelines are included in the policy section leading to the appropriate implementation ordinances to protect and preserve the architecture and character of the Town of Mendocino. Policies are intended to respond to three broad, design concerns--building siting, architectural style, and scale in relationship to surrounding buildings. Similarly situated parcels should be entitled to the same lot coverage or ratio of floor area to site area and the Mendocino Historical Review Board (MHRB) or successor agency shall continue to review applications for development on a site-specific basis. This means that some buildings may be required to be sited close to the street or to a side property line and applicants who wish to build the maximum floor area may be required to design a taller and narrower structure thereby continuing the open residential character of the neighborhood.

Mendocino looks as it does because it was built before zoning regulations, some lots were never developed, and many buildings have been moved or demolished. The resulting small open spaces, large yards, and vacant lots that help to characterize the Town can be preserved by controlling the siting of buildings.

The architectural style of new buildings is a concern and compatibility of materials and colors with existing historic buildings in the community is one of the key areas of Mendocino Historical Review Board review.

Trees and landscaping, including the planting and removal of vegetation, must also be reviewed in the application process.

Special site planning standards have been written as part of the implementation phase to protect views to the sea and views of historic landmark buildings identified as landmarks by Mendocino Historical Research, Inc., and designated in Appendix: Inventory of Historic Buildings.

3.10 **Sustainability:** Sustainability is a widely recognized and important issue that must be addressed in community planning documents of all sorts and the Town Plan is no exception. Policies supporting sustainable practices are new additions to the Town Plan. This section covers issues such as green building techniques, water conservation, storm water management, alternative energy sources, and alternative modes of transportation.

Historic Preservation. Sustainability starts with preservation. Historic buildings and their preservation exemplify sustainability and reuse. Historic buildings were traditionally designed with many sustainable features that responded to climate and site. When effectively restored and reused, these features can bring about substantial energy savings. Historic preservation and sustainability goals sometimes conflict, but reconciling their differences is possible provided that the approach to both objectives strives to be creative and flexible.

Walkability. The small scale of the community and the central location of shops and amenities in the Historic District promote walking and help to minimize vehicle use in Town. The Town's grid street pattern, with numerous paths between buildings and streets, promotes walk-ability and is a part of community character. Trails within Mendocino Headlands State Park also provide opportunities to walk while enjoying breathtaking views. Local historians and guidebooks also promote walking by providing walking tours of historic buildings in Town. There are many benefits associated with walking including reducing vehicle travel and traffic congestion, air pollution, and greenhouse gas emissions. Walking improves health and may improve the economic viability of the local shops. Since the convenience of walking in Town is apparent, policy direction should focus on improving the walking environment to ensure safe and accommodating walking paths compatible with the Historic District.

Sea Level Rise. The Town of Mendocino sits on a headland that is bordered on three sides by bluffs overlooking the Pacific Ocean, Big River, and Mendocino Bay. This headland is a marine terrace that is elevated approximately 30-100 feet above sea level. As sea level rises, coastal bluffs will be subject to increased erosion rates. However, the extensive open space within the Mendocino Headlands State Park that lie between the Town and the ocean will provide a protective buffer from the effects of sea level rise and bluff retreat.

Water Conservation. Groundwater is the primary water supply for the Town of Mendocino, making groundwater recharge an important issue in the Town. Many wells go dry in summer months, even during normal water years. Mendocino residents and businesses rely on approximately 400 private wells.[6]

Well depths typically range between 40 to 200 feet in the fractured bedrock, with most new wells in the range of 100 to 150 feet. Flow rates are quite variable, but typically range from less than 1 to over 25 gallons per minute. Water storage is essential for properties with low water yield.

The MCCSD monitors groundwater use, and provides notice to users when conservation efforts should be increased. Studies prepared by the District have shown that the aquifer under the Town is not uniform and the amount of groundwater availability varies from lot to lot, making storm water management including on-site storm water retention and infiltration an important design objective.

Given the limited water supply within the Town, conservation in water use is an important sustainability objective. The Green Building Code requires water-saving plumbing fixtures within structures. In addition, landscape materials and irrigation design should maximize water conservation. This can be done through use of drought-tolerant plants, use of techniques such as drip irrigation, approved gray water systems, and use of collected rain water for irrigation.

Renewable Energy. Alternative energy sources are an important planning consideration as both the cost of conventional energy sources and evidence of use of petroleum-based energy's impact on greenhouse gases continues to rise. Two alternative energy sources that can be used on a parcel-by-parcel basis are solar energy (photovoltaic) and wind energy. Each of these alternative energy sources may have practical applications within the Town, but design considerations will be important due to the emphasis on historic preservation within the community.

[6] Jackson, James. *Mendocino City Community Services District Groundwater Management Plan and Programs*. 9/1/1988, Amended 5/30/2012.

SECTION 4. TOWN PLAN POLICIES

4.1 Growth Management Policies

GM-1 The Town of Mendocino shall be designated a special community and a significant coastal resource as defined in Coastal Act Section 30253. New development shall protect this special community that, because of its unique characteristics, is a popular visitor destination for recreational uses.

Action GM-1.1: Revise inconsistent policies and regulations to ensure clarity that the Town is not a designated Sensitive Coastal Resource Area.

Action GM-1.2: The Town Plan shall maintain a reasonable balance between the Coastal Act priority to maximize coastal access and the preservation of the Town's desired residential community character.

GM-2 Mendocino shall be recognized as a historic residential community with limited commercial services that are important to the daily life of the Mendocino Coast.

Action GM-2.1: Preserve Town balance by limiting commercial and Transient Use Types as defined in this Plan.

Action GM-2.2: "Balance" between residential uses, commercial uses, and Transient Use Types shall be maintained by regulating additional commercial uses through development limitations cited in the Mixed Use and Commercial Land Use Classifications and by limiting the number of transient accommodation units, guestrooms, and establishments.

Action GM-2.3: The total number of transient accommodation units, guestrooms, and establishments allowed in the Town, as listed in Table 4.13-2, Allowed Number of Transient Use Types, shall remain fixed until the Plan is further reviewed and a Plan amendment is approved and certified by the California Coastal Commission.

Action GM-2.4: Properties designated for Lodging Combining District (***** or ***B**) providing overnight accommodations, as shown on the *Town Plan Land Use Map* (Figure 4.13-3), shall not be preempted by conversion to other permanent uses excepting residential uses.

Action GM-2.5: Residential dwelling units in the Town shall not be converted to any non-residential use except in the Commercial "C" zone, unless permitted through Action GM-4.2.

GM-3 The controlling goal of the Town Plan shall be the preservation of the town's character. Preservation of the Town's character shall maintain the unique combination of Town scale, natural setting, rustic community appearance, and unique blend of cultural, educational, and commercial facilities.

Action GM-3.1: To maintain the Town's historic scale, no new Hostel, Hotel, Motel, Inn or Bed and Breakfast operated as one business entity shall exceed 25 overnight units per parcel or adjoining parcels.

Action GM-3.2: All Transient Use Types shall be designed in scale, architecture and materials to maintain existing character of the Town consistent with the special community designation.

GM-4 The Town Plan shall maintain a balance between the provision of visitor serving facilities and preservation of the Town's desired residential community character.

Action GM-4.1: Provide for a variety of types and price ranges for transient accommodation units and establishments such as inns, bed & breakfast accommodations, Vacation Home Rentals and Single Unit Rentals.

Action GM-4.2: The number of Single Unit Rentals and Vacation Home Rentals in the Town shall not exceed a total of 30 units as listed on Table 4.13-2, Allowed Number of Transient Use Types. Further, new and existing transient accommodation units and establishments are subject to the provisions of the Town Zoning Code and the following limitations:

1. A maximum of twenty (20) Single Unit Rentals shall be allowed to operate in the Town.
2. A maximum of ten (10) Vacation Home Rentals shall be allowed to operate within the Town. No new VHR shall be permitted in any residential zoning district; all permitted or legal-nonconforming VHRs located in residential zoning district shall be phased-out through attrition.

Action GM-4.3: Transient Use Types and temporary events 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.

GM-5 The Town Plan shall undergo periodic review to determine if the Plan's policies and Implementation Measures are successfully maintaining Town character.

Action GM-5.1: The Town Plan shall be reviewed every ten years after certification of this Plan update, unless circumstances warrant earlier review, to determine the effect of policy implementation on Town character. The Plan shall be revised, if necessary, to preserve Town character consistent with Policy GM-3.

GM-6 Provide for sufficient local review and approval of development and redevelopment proposals to ensure maintenance of Town character.

Action GM-6.1: All development of Transient Use Types shall require Mendocino Historical Review Board review and approval to ensure they are designed in scale, architecture, and materials to maintain existing character of the Town consistent with its special community designation.

Action GM-6.2: All existing properties approved for Hostel, Hotel, Motel, Inn and Bed and Breakfast rooms shall be specifically designated on the Town Plan Land Use Map (Figure 4.13-3) and shall also be designated on the Town Zoning Map.

Action GM-6.3: Expansion of a Hostel, Hotel, Motel, Inn and Bed and Breakfast establishment located on properties designated for such use on the Town Plan Map may be permitted, so long as the addition of units does not exceed the total unit cap for Hostel, Hotel, Motel, Inn and Bed and Breakfast establishments, as shown on Table 4.13-2, and shall require an approved Coastal Development Use Permit.

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Table 4.13-2: Allowed Number of Transient Use Types		
TRANSIENT USE TYPE	1992 LIMIT	2014 LIMIT
SUR and VHR establishments	53 [1.]	SUR: 20 [2.] VHR: 10 [53-23=20+10]
Hostel, Hotel, Motel, Inn, and Bed & Breakfast units	215	238 [3.] [215+23=238]
Total [4.]	268	268

Notes:

1. The 46 SUR and VHR establishments referenced in the 1992 Town Plan (pages 250-251) were lower than the quantity verified by County staff at the request of the Coastal Commission in their certification of the Mendocino LCP Implementation Plan in 1995. Since 1995, the LCP has recognized 53, rather than 46, as the approved number of SUR and VHR establishments in Town.

2. The 30 SUR\VHR limit conforms to the 1992 adopted 13:1 ratio of residential units to SUR\VHR establishments. The limit of 20 SUR and 10 VHR establishments is based on 402 residential units in Town in 2013. These 402 dwelling units are either served by MCCSD or by private septic systems.

3. The Hostel, Hotel, Motel, Inn and Bed and Breakfast Accommodation unit (i.e. guestrooms) increase between 1992 and 2014 corresponds to the reduction of 23 SUR\VHR establishments and their reassignment to ***** or ***B** designated sites. See Action GM-4.2.

4. The 268 Transient Lodging Use Type limit is established in the 1992 Plan and remains the cumulative total number transient lodging units allowed in Town (1992 *Town Plan*, page 249). The 1992 Plan established the 268 limit based on (a) 215 allowed units (guestrooms) in operation on designated ***** or ***B** sites, as shown on the Town Plan Land Use Map, and (b) on the 53 SUR and VHR establishments allowed by the 1992 Plan.

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Action GM-6.4: With the exception of Vacation Home Rentals and Single Unit Rentals, all new Transient Use Types providing overnight accommodations, on properties not specifically designated on the Town Plan Land Use Map, shall only be allowed with a Town Plan amendment.

Action GM-6.5: The 215 Hostel, Hotel, Motel, Inn and Bed and Breakfast VSF units or guestrooms allowed by the 1992 Plan are recognized as either permitted or legal, non-conforming units. VSF establishments that are operating below their allowed 1992 Town Plan unit count shall be given priority opportunity to resume and maintain operation of these units. The remaining VSF units shall be made available to permitted VSF establishments, with an approved Coastal Development Use Permit, according to the Transient Unit Allocation Procedure in Section 6.7 of the Town Plan.

Action GM-6.6: All new Vacation Home Rentals and Single Unit Rentals shall require a Coastal Minor Use Permit. Single Unit Rental approvals may run with the land, subject to appropriate permit requirements and non-conforming use standards. Vacation Home Rental approvals shall not be transferable in any way except that the property owner may assign the entitlement to their spouse/domestic partner, child, or parent, in accordance with the Town Zoning Code. Approval shall be limited to two (2) years, and can be renewed for additional four (4) year periods. Renewals shall require evidence of business license, annual payments of transient occupancy tax (TOT) demonstrating that the VHR or SUR is being actively used, and compliance with permit conditions.

Action GM-6.7: The implementing Town Zoning Code shall define allowable visitor serving uses, such as Transient Use Types, within the Plan to include Hostel, Hotel, Motel, Inn and Bed and Breakfast accommodations, Vacation Home Rentals, and Single Unit Rentals.

GM-7 Maintain existing legal non-conforming uses and lots which contribute to the Town's unique historical character.

Action GM-7.1: The Town Plan implementing zoning code shall provide regulations for maintenance, alteration and continuance of legal non-conforming uses, structures, and lots.

Action GM-7.2: All existing legal uses at the time of the 1992 adoption of the Town Plan shall be deemed consistent with the Town Plan.

GM-8 Provide for a scale and combination of commercial development that is consistent with the Town's architectural character, complements existing commercial uses, and can be supported by public services and road capacity.

Action GM-8.1: The following types of business establishments or activities, as defined herein, are prohibited within the Town of Mendocino:

1. Formula Restaurants.
2. Formula Lodging.
3. Formula Retail, except for vehicle (fueling) stations, which are allowed, provided they are otherwise compatible with the Town's design character.

Action GM-8.2: Any Formula Restaurant, Retail or Lodging establishment substantially identical to fewer than ten (10) establishments, regardless of ownership or location, shall modify its design, if necessary, to fit within the scale and design and character of the Town.

Action GM-8.3: All drive-thru facilities associated with commercial uses, where motorist can obtain services while their vehicle continues to operate, are prohibited in any zoning district with the exception of vehicle fueling stations.

GM-9 Promote heritage tourism by highlighting the Town of Mendocino's cultural resources through support for programs emphasizing the recognition and/or use of cultural resources for the enjoyment, education and recreational use of residents and visitors to the Town.

Action GM-9.1: The County should work with partners to promote the Town's heritage and maintain its special community status. Create and maintain a geographic inventory of historic structures to include all areas inventoried, all individual parcels known to include cultural resources and existing view corridors based on seascape, natural landscape, historic maps, and oral histories.

4.2 **Design Guidelines Policies**

DG-1 Ensure that development and redevelopment within the Town is designed in a manner compatible with the historical design character of the community.

Action DG-1.1: The Historic Preservation District Zoning Ordinance[7], as amended, shall be made a part of the implementing ordinances of the Mendocino Town Plan and the Mendocino Historical Review Board shall continue to exercise those duties as specified by the ordinance.

Action DG-1.2: The Mendocino Historical Review Board Design Guidelines shall set criteria that will be applied to ensure preservation, protection, rehabilitation, reconstruction and restoration of existing structures of historic significance in a manner compatible with the design character of the Town.

Action DG-1.3: The Mendocino Historical Review Board shall make a recommendation to the Board of Supervisors regarding the adoption of all or portions of the Secretary of the Interior's *Standards for Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* which the MHRB can use to provide greater specificity while also providing consistency on a broader level when it evaluates development proposals involving restoration, alteration of**,** and additions to existing historic structures.

Action DG-1.4: New buildings, rehabilitations and renovations to existing structures will be compatible with the architectural character of the Town, the setting of buildings of landmark stature (as described in the Inventory of Historic Buildings, Appendix, Historic Buildings) and shall be subordinate to the character of the site's setting. Regulations shall be consistent with the historical ordinance and guidelines as accepted by the County Board of Supervisors. Such criteria shall include, but not be limited to architectural design, size, height, dormers, windows, structures, appurtenances, proportion and placement of improvements on the parcel, landscaping, including landscaping infrastructure or planting or removal of trees, and must be reviewed in the application process.

DG-2 Ensure that development does not adversely impact scenic views and resources as seen from within the Town and along Highway One.

Action DG-2.1: New development shall be sited using clustering of structures and/or exceptions to yard setbacks if appropriate, in order to maintain the character of the setting and scenic views to the extent feasible. Retention of public views shall be considered as part of all new development proposals.

Action DG 2.2: Review of applications for all new development shall consider preserving scenic views from Highway One as well as public views to the sea and landmark structures as described in the Inventory of Historic Buildings (Appendix).

[7] Ordinance number 3915 (part), adopted 1995

Action DG-2.3: In addition to any design review related to protection of the character of the Town, all development shall conform to Section 30253(e) of the Coastal Act, and any specifically designated scenic and view areas as adopted in the Town Plan or on the Town Plan map. Provisions of open space and location of structures to retain public views shall be considered as part of all new development proposals.

DG-3 Encourage predominantly native and drought-tolerant landscaping in residential and commercial developments that reflects the relatively unstructured landscape character of the community.

Action DG-3.1: Incorporate landscape guidelines addressing plant materials, hardscape design and irrigation within the Historical Review Board Design Guidelines.

DG-4 Ensure that exterior lighting in new development and redevelopment reflects the historical character of the community and that night lighting for any purpose considers the impact of light intrusion upon adjoining properties and natural areas.

Action DG-4.1: Where possible, all lights, whether installed for security, safety or landscape design purposes, shall be shielded or shall be positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the parcel on which it is placed.

Action DG-4.2: Incorporate exterior lighting guidelines addressing, location, shielding, materials, and light source within the Historical Review Board Design Guidelines.

Action DG-4.3: Lighting design guidelines should encourage warmer incandescent-like lighting as more consistent with historical design rather than bright white halogen, fluorescent, or high-intensity discharge lighting.

4.3 **Circulation and Parking Policies**

CP-1 The County shall support the use of effective measures to maximize traffic safety within the community consistent with the objectives of historic preservation, where appropriate.

Action CP-1.1: The County shall investigate the installation of additional stop signs and/or reduced speed limit signs within the Town if accident history, warrant analysis, and prudent traffic control practices, as determined by the County Department of Transportation, justify such actions.

Action CP-1.2: The County, as determined by the Department of Transportation, shall investigate sight distance for drivers at intersections along Lansing Street to determine if parking restrictions are warranted at the intersections.

CP-2 The County shall support the use of effective measures to maintain walk-ability and pedestrian safety within the community consistent with the objectives of historic preservation, where appropriate.

Action CP-2.1: Maintenance and repair of existing sidewalks is the implementation responsibility of the adjacent property owner, unless constructed by the County and to County standards.

Action CP-2.2: Development approvals for new development and redevelopment along streets with high levels of pedestrian activity shall require renovation of existing sidewalks, if needed, and where no sidewalks exist, provision of wheel-stops to protect existing walking paths or creation of new public walking paths where feasible and where the property has frontage on two streets.

Action CP-2.3: The County shall investigate the installation of painted cross walks at busy intersections if traffic control practices, as determined by the Department of Transportation, justify such action.

CP-3 The County shall encourage private development design and public improvement design that facilitates access within the community consistent with the objectives of the Americans with Disabilities Act and historic preservation of the Town.

Action CP-3.1: Design guidelines for new commercial development or redevelopment shall require handicap accessibility provisions in compliance with the State Historical Building Code.

Action CP-3.2: County and/or private improvements to sidewalks shall provide for handicap access consistent with Americans with Disabilities Act provisions and historic preservation of the Town.

CP-4 While recognizing the need for adequate off-street and on-street parking, the County should provide for flexibility in parking design to maximize parking availability and preservation of the historical character of the Town.

Action CP-4.1: The County shall implement a requirement for off-street parking on all new development and Use Permit approvals consistent with requirements of the applicable zoning district. Where no off-street parking is feasible, the County shall require design limitations, alternative parking agreements and/or improvements. The County should also consider developing an in-lieu fees program, such fees to be placed in an encumbered account to be used solely in the Town of Mendocino for street, pedestrian, bicycling, and parking improvements.

Action CP-4.2: Satisfaction of off-street parking requirements may be met by use of shared parking agreements and/or off-site parking agreements On-site parking egress shall not unduly impact the historical character of the community, including unnecessarily eliminating on-street parking spaces, consistent with Action CP-5.4.

Action CP-4.3: Off-street parking shall be designed to minimize visibility from public areas either by locating parking behind buildings or by providing adequate landscape screening. Where preferred measures are deemed infeasible, comparable and appropriate screening shall be required.

Action CP-4.4: The County shall revise the Mendocino Town Zoning Code to address bicycle parking design and location.

CP-5 Recognizing that the existing unstructured street parking within the Town is part of the Town's historical character, the County shall investigate ways to increase parking efficiency while at the same time enhancing pedestrian and traffic safety.

Action CP-5.1: Where street width is sufficient (as on Ukiah Street), the County, as determined by the County Department of Transportation, shall investigate the designation of diagonal parking on both sides of the street to increase available on-street parking.

Action CP-5.2: The County, as determined by the Department of Transportation, shall investigate funding opportunities to maintain the existing parking areas within street rights-of-way. Maintenance may include, but not be limited to, striping of parking stalls and/or providing wheel stops to protect existing walking paths.

Action CP-5.3: The County shall contact State Parks and the Mendocino Unified School District to discuss the potential for allowing overflow event parking on designated School District and/or State Parks property.

Action CP-5.4: Maintain the supply of on-street parking spaces by limiting, to the extent practical, the number and width of access points to private off-street parking and by discouraging exclusive use of on-street parking spaces by adjoining private property owners.

4.4 **Affordable Housing Policies**

AH-1 Second residential units shall be encouraged as a means to provide more affordable long-term housing opportunities within the Town.

Action AH-1.1: Review the Mendocino Town Zoning Code to determine if Town zoning districts provide adequate opportunities for second residential units.

AH-2 Maximize opportunities to create and retain affordable housing units over time.

Action AH-2.1: Consistent with Growth Management Action GM-2.5, maintain the residential stock of the Town by prohibiting residential units from being converted to non-residential use except in the commercial zones.

Action AH-2.2: Require a deed restriction be recorded on properties with approved second residential units to ensure their continued use for non-transient habitation.

Action AH-2.3: Revise the Town Zoning Code to recognize the Mendocino Art Center's existing housing as a form of affordable housing associated with the Art Center use type.

AH-3 Ensure that second residential units are sited and designed in a manner that integrates with the historical character of the Town and minimizes potential negative neighborhood impacts.

Action AH-3.1: Review the Town Zoning Code to ensure it contains the following second residential unit development standards:

- The parcel contains an existing single family dwelling unit.
- The second dwelling unit does not exceed 900 square feet.
- An adequate water system as approved by the County Division of Environmental Health and the Mendocino City Community Services District is available to serve the second dwelling unit.
- The second dwelling unit shall conform to height, setback, lot coverage, architectural review, site plan review, off street parking and other zoning district requirements applicable to the zone in which the second dwelling unit is located.
- Second dwelling units are intended for long term occupancy, by family members or tenants, and are not intended for sale.
- Second dwelling units shall not be permitted in Planned Unit Development Combining Districts.

4.5 **Sustainability Policies**

Water Conservation/Storm Water Management

S-1 Promote sustainable management of the Town of Mendocino's water supply.

Action S-1.1: All new development shall be contingent upon proof of an adequate water supply during dry summer months which will accommodate the proposed development and will not deplete the ground water table of contiguous or surrounding uses. Development shall comply with the Mendocino City Community Services District regulations and standards and County Environmental Health where appropriate.

S-2 Ensure that site planning and development design promotes the preservation, infiltration, treatment, and retention functions of natural drainage systems that exist on the site to protect and, where feasible, restore coastal waters.

Action S-2.2: New development shall limit disturbance of natural drainage features and vegetation by considering site design measures and conducting a site assessment at the earliest stage in the project planning process.

S-3 Minimize construction and post-construction polluted runoff from new and redevelopment projects.

Action S-3.1: Require stormwater management and erosion control plans for all discretionary planning approvals. Construction activities shall limit land disturbance such as clearing and grading, and cut-and-fill to reduce erosion and sediment loss. New development shall also limit disturbance of natural drainage features and vegetation.

Action S-3.2: All new and redevelopment projects shall include, to the maximum extent possible, source control measures designed to minimize the introduction of pollutants into coastal water.

Action S-3.3: All new and redevelopment projects in areas adjacent to an Environmentally Sensitive Habitat shall prevent adverse impact to the area from stormwater runoff.

Action S-3.4: All new and redevelopment projects requiring treatment BMPs shall give precedence to Low Impact Development (LID) BMPs, where appropriate, using bioretention design criteria found in the Mendocino County LID Manual designed to infiltrate, evapotranspire, harvest, treat, detain, or retain stormwater runoff from the 85th percentile 24-hour storm event.

Action S-3.5: All post-construction BMPs shall be operated and maintained for the life of the project. Operation and Maintenance activities shall include ongoing operation, maintenance, inspection, and operator training for the BMPs.

S-4 Minimize post-construction hydromodification.

Action S-4.1: All new and redevelopment projects shall consider site design measures and site planning techniques designed to infiltrate, use, harvest, and retain stormwater to minimize hydromodification changes.

Action S-4.2: All new and redevelopment projects shall minimize impervious surfaces in new development, where feasible, direct runoff from impervious to pervious areas capable of retaining and infiltrating the stormwater runoff, thus minimizing changes to runoff volumes, flow rates, timing, and

duration of runoff. All redevelopment shall increase the area of pervious surfaces to the extent possible.

Action S-4.3: Require paved areas within new development or redevelopment to use pervious paving materials or natural pervious materials to the extent consistent with ADA accessibility.

Action S-4.4: New and redevelopment projects greater than 2,500 square feet, or any project that poses a threat to water quality, shall be required to use treatment control BMPs and hydromodification BMPs to treat polluted runoff and minimize changes in stormwater runoff volume, flow rate, timing, and duration not treated by site design measures. The Mendocino County LID Manual, Methodology for Regulated Projects, shall be used for siting and sizing criteria for treatment/hydromodification control BMPs.

Action S-4.5: Construction of new stormwater outfalls shall be avoided to the extent possible.

S-5 Rain water harvesting shall be encouraged for both stormwater management and water conservation.

Action S-5.1: Water storage tanks located behind existing buildings and effectively screened from public view, or clad in unpainted wood materials shall be exempt from Mendocino Historical Review Board review procedures.

Action S-5.2: Revise the Town Zoning Code to provide that rain water, groundwater and/or potable water storage tanks shall not count against lot coverage. Where lot coverage on the site exceeds 50% water storage tanks shall require Mendocino Historical Review Board review and approval.

S-6 Give precedence to landscape-based stormwater management and water conservation techniques, such as rain gardens (bioretention) or vegetative swales to facilitate groundwater recharge.

Action S-6.1: New and redevelopment projects that create or replace 2,500 square feet or more of impervious area shall implement site design measures to reduce stormwater runoff and increase groundwater recharge, where feasible.

Action S-6.2: New and redevelopment projects shall include drought tolerant and preferably native plants in any area being landscaped as part of the development.

Action S-6.3: Landscape irrigation shall use water efficiency techniques and shall consider using collected rain water and/or graywater system.

Action S-6.4: Graywater systems shall be designed in compliance with state and local health and safety regulations.

<u>Renewable Energy/Green House Gas Emission Reduction</u>

S-7 Use of locally produced and/or recycled building materials is strongly encouraged.

Action S-7.1: The County shall work with partners to create, maintain, and distribute a list of local vendors which produce or provide recycled building materials.

S-8 Encourage development and use of alternative sources of energy, such as wind and solar where appropriate within the Historic District.

Action S-8.1: Update the Mendocino Historical Review Board Design Guidelines to incorporate, as appropriate, the Secretary of Interior Standards for Sustainable Development.

S-9 Continue to require development to meet and/or exceed State energy conservation standards.

Action S-9.1: Revise the Mendocino Historical Review Board Design Guidelines to identify energy-efficient design elements such as use of materials, landscaping, and retrofitting energy-saving features.

4.6 **Community Facilities Policies**

CF-1 Significant open spaces within the Town and key views and vistas shall be identified and preserved as part of the Town's unique character.

Action CF-1.1: The Historical Review Board Design Guidelines shall be amended to incorporate open space features, views and vistas as identified within an open space features exhibit in their design review process.

Action CF-1.2: The County shall prepare an open space features exhibit to be incorporated into the Historical Review Board Design Guidelines as an appendix identifying significant community open spaces, views and vistas.

Action CF-1.3: Dedication of scenic easements may be used as a condition of project approval to preserve significant public views and vistas.

CF-2 Opportunities for locally grown food shall be provided for within the Town, recognizing this as an important community amenity.

Action CF-2.1: The County shall revise the Mendocino Town Zoning Code to provide for community gardens as a permitted use in any zoning district.

CF-3 Ensure that art, music, and other periodic events within the Town do not adversely affect the community.

Action CF-3.1: Review the Town Zoning Code to determine if the Temporary Use Regulations (Section 20.708) need to be revised to address control of noise, number of events, etc.

CF-4 Encourage arts education offerings in the community and the schools to include art and artists from many cultures.

Action CF-4.1: Revise the Town Zoning Code to classify the Mendocino Art Center as an Art Center within the civic use type classification.

Action CF-4.2: Revise the Town Zoning Code Ch. 20.668 to allow Art Center as a conditional use within the Public Facilities zoning district.

CF-5 Support future development of a civic use type on 10705 Palette Drive (APN: 119-140-31) by the Mendocino City Community Services District as use of this property by the District provides community-wide benefits.

Action CF-5.1: Re-zone APN: 119-140-31, owned by the Mendocino City Community Services District, to Public Facility zoning consistent with the Public Facilities land use classification.

CF-6 Develop a program to improve and standardize the County's street addressing system in order to reduce emergency service response times.

Action CF-6.1: Assign street addresses in a manner that improves identification of structures, including addressing for structures that may be accessed by an alternative street than the main address for the lot.

CF-7 Development shall facilitate and integrate the ability for fire protection agencies to access and maintain fuel and firebreaks, water supplies, and emergency access routes.

Action CF-7.1: Work with Mendocino Fire Protection District to ensure development is compatible with fire protection capabilities.

Action CF-7.2: Support a future rezone of 44700 Little Lake Road (fire station property, assessor's parcel number 119-090-07) from OS to PF.

SECTION 5. TOWN LAND USE CLASSIFICATIONS

Land Use classifications include several categories applicable only to the Town of Mendocino, as well as some common to the entire Coastal Element. In addition to minimum new parcel sizes, some Mendocino Town classifications specify both site coverage (the proportion of the site covered by buildings) and floor area ratio (total floor area in relation to lot area). The Town's land use classifications are shown in Figure 4.13-3: Town of Mendocino Land Use Map.

In each land use classification, permitted and conditional uses are listed. Uses listed as conditional uses are those requiring some form of review, such as a conditional use permit or site specific review to assure compliance with specific Coastal Element and zoning ordinance criteria. Permits for permitted uses will be subject to appeal to the Coastal Commission only in appealable areas; conditional uses will be subject to appeal anywhere. The plan's intent statements describe the way use classifications are applied on the Land Use Maps and guide preparation of specific zoning regulations and the zoning map.

Legal parcels existing on the date of initial adoption of the Plan by the County that are smaller than minimum size will be developable for permitted and conditional uses, subject to the same limitations as parcels meeting size standards. Existing legal uses where all state and local permits have been approved similarly will be considered to be legal nonconforming uses; the zoning regulations will assure their right to continuance and expansion consistent with Town Plan policies and will also assure their right to replacement if destroyed.

5.1 Open Space - Map Code: OS

Intent: This land use classification is intended to be applied to lands held in public ownership for recreational use and to lands most valuable in their undeveloped natural state such as those lands which contain rare and endangered species and habitat, riparian vegetation zones, sites of historic or archaeological significance, or scenic areas; or which, because of their value have been dedicated under Government Code Section 51050 or 51080 as privately owned open space to a public or nonprofit organization which qualifies under Internal Revenue Code Section 501(c)(3) or an easement which ensures the retention of land in open space.

Permitted Uses: Passive recreation, landscape preservation, grazing.

Conditional Uses: Recreation; increase in intensity of existing uses; public facilities or utilities necessary or appropriate in open space; memorial monuments; agricultural uses; forestry; conservation of resource lands.

Development Limitations: All conditional uses shall be subject to the public hearing process by public agencies for general comment by the public and full environmental review by the approving agency and shall be consistent with the Mendocino Town Plan and zoning constraints of contiguous and/or adjacent parcels.

5.2 Rural Residential – Map Code: RR-1, RR-2

Intent: The Rural Residential classification is intended to be a low density residential growth area.

Permitted Uses: Single family dwelling unit and its associated utilities, light agriculture, home occupation, community gardens. Residential Use Types are the principally permitted use type for the purposes of appeal to the Coastal Commission.

Conditional Uses: Cottage Industry; public utilities determined to be necessary on Rural Residential lands; second dwelling units, limited in size to 900 square feet, detached from main dwelling; Single Unit Rentals.

Parcel Sizes: RR-1: (40,000 sq. ft.); RR-2: 2 acres.

Density: One dwelling per legally created parcel and one second dwelling unit on parcels larger than 40,000 square feet that are designated RR-2.

5.3 **Suburban Residential – Map Code: SR – 20,000 Square Feet**

Intent: This classification is intended to recognize the existing Point of View Estates Subdivision.

Permitted Use: One dwelling unit per parcel with associated utilities and home occupations; Community Gardens. Residential Use Types are the principally permitted use type for the purposes of appeal to the Coastal Commission.

Conditional Uses: Cottage Industries, utility installations, electrical transmission and distribution lines, natural gas pipeline, Single Unit Rentals.

Minimum Parcel Size: 20,000 square feet

Density: One dwelling unit per 20,000 square feet.

5.4 **Residential Planned Unit Development – Map Code: RR-2:PD**

Intent: Planned Unit Development shall be a conditional use in RR-2 (Rural Residential: 2 acres) to allow residential development of more than one dwelling unit on an existing parcel with site area per unit specified and the site plan for the parcel reviewed to ensure maximum preservation of open space and to reduce costs of development.

Permitted Uses: Light agriculture, open space, home occupations.

Conditional Uses: Dwelling units, subject to the density applicable to the site, with units sited for maximum open space preservation, public and semi-public facilities and utilities, cottage industries.

Parcel Size: No specified minimum.

5.5 **Town Residential – Map Code: R+**

Intent: To maintain existing predominantly single family character while allowing a second dwelling unit on larger parcels, not to exceed 900 square feet, and in keeping with an existing pattern of development.

Permitted Uses: One or two dwellings on a parcel, home occupations, light agriculture. Residential Use Types are the principal permitted use type for the purposes of appeal to the Coastal Commission.

Conditional Uses: Cottage Industries, Public and semi-public uses, Single Unit Rentals.

Development Requirements: Minimum new parcel size of 12,000 square feet. One dwelling unit allowed per existing parcel under 9,000 square feet and two units on parcels of 9,000 square feet or larger.

5.6 **Multiple Family Residential – Map Code: RM**

Intent: To provide areas for multifamily residential development with the density and the number of units per parcel limited to maintain the present scale of the Town.

Permitted Uses: Multiple long term dwelling units, home occupations, light agriculture. Residential Use Types are the principal permitted use type for the purposes of appeal to the Coastal Commission.

Conditional Uses: Cottage Industries, Public and semi-public uses, Single Unit Rentals.

Development Requirements: Minimum new parcel size of 12,000 square feet. One dwelling unit allowed on any new or existing parcel, and multiple family units allowed subject to minimum site area and limitations as follows:

- Parcels 12,000 square feet or less: 6,000 sq. ft. for 1st unit; and 3,000 sq. ft. for each additional unit.

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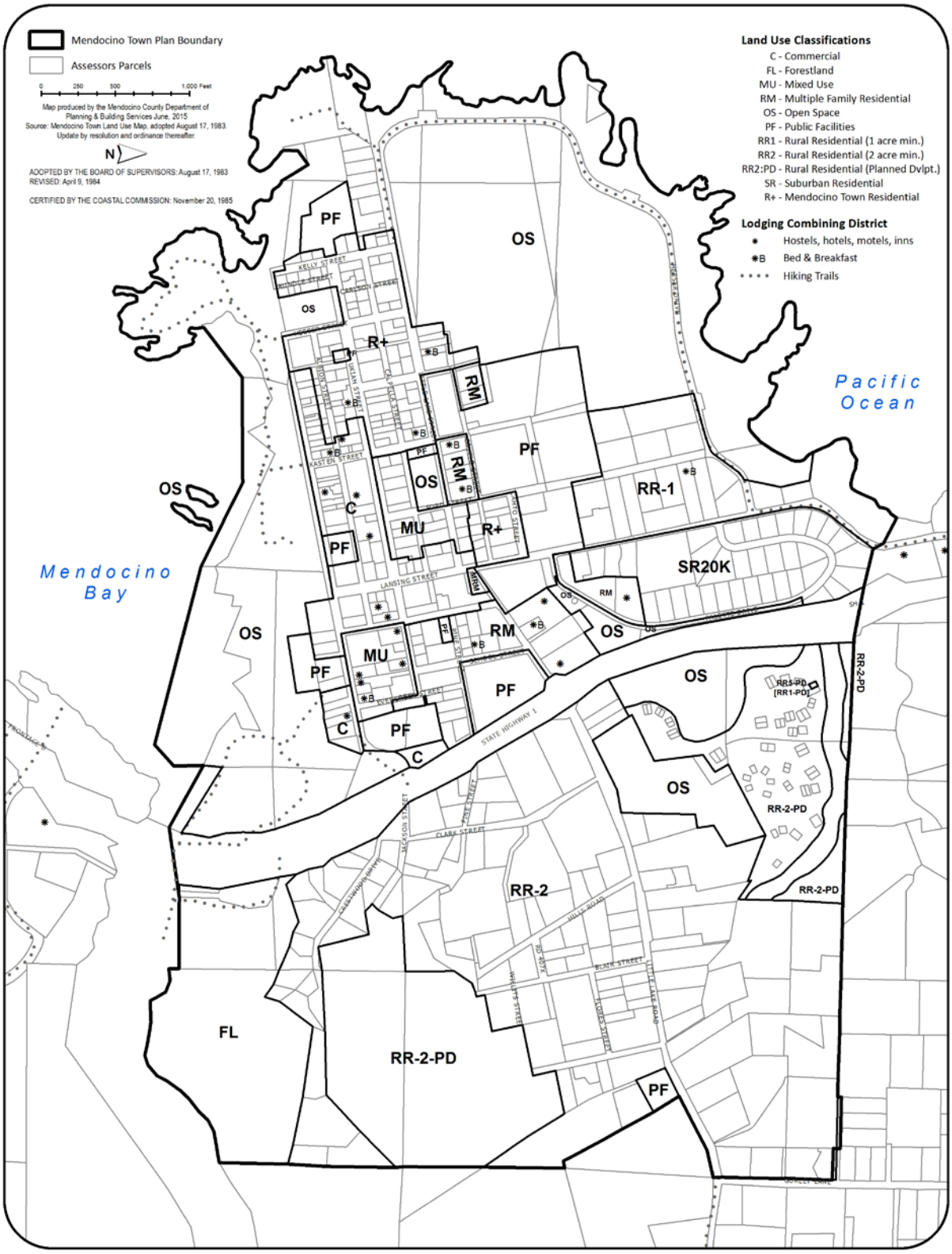

Figure 4.13-3: Mendocino Town Plan Land Use Map

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- Parcels greater than 12,000 square feet: 6,000 sq. ft. for 1st unit; 3,000 sq. ft. each for units 2-5; and 6,000 sq. ft. for each additional unit.

5.7 **Mixed Use – Map Code: MU**

Intent: To provide a transition between the commercial development on Lansing and Main Streets and residential areas; to provide space for offices and retail uses that do not generate heavy automobile traffic or operate outside of normal business hours; and to encourage preservation and construction of moderately priced dwelling units.

Permitted Uses:

- Residential: Single family, two family and multifamily dwelling units, home occupations. Residential Use Types are the principal permitted use type for the purposes of appeal to the Coastal Commission.
- Commercial: (Limited to 1,000 square feet of floor area per parcel) Administrative and business offices, medical and personal services, specialty retail shops, ambulance services, fire and police protection services.
- Civic: Community Gardens

Conditional Uses:

- Minor Use Permit (Over 1,000 square feet of floor area per parcel) (Subject to Environmental Review and Public Hearing by Coastal Zoning Administrator), Offices, Personal Services, Specialty Shops, Clinic services, Libraries, Cultural exhibits, Lodge, fraternal and civic assembly, Religious assembly, Minor impact services and utilities, Cottage industry, Single Unit Rentals, Vacation Home Rentals.
- Major Use Permit (Public hearing by County Planning Commission), Food and beverage retail sales, Small schools, Day care facilities, Major impact services and utilities, Financial Institutions.

Development Requirements: Minimum new parcel size of 12,000 square feet. In no case shall floor area under one roof exceed 8,000 square feet. Fifty percent or more of development must be devoted to residential dwelling units. Multifamily dwelling units allowed subject to limitations as follows:

- Parcels 12,000 square feet or less: 6,000 sq. ft. for 1st unit; and 3,000 sq. ft. for each additional unit.
- Parcels greater than 12,000 square feet: 6,000 sq. ft. for 1st unit; 3,000 sq. ft. each for units 2-5; and 6,000 sq. ft. for each additional unit.

5.8 **Commercial – Map Code: C**

Intent: To provide an area within the Town suitable for commercial development compatible with existing commercial uses.

Permitted Uses:

- Residential: Single family, two family and multifamily dwelling units, subject to density requirements.
- Civic Uses: Clinic services, libraries, cultural facilities, lodge, fraternal and civic assembly, religious assembly, minor impact services and utilities, Community Gardens.
- Commercial Uses: Administrative and business offices, specialty shops, personal services, retail stores (all of which are under 1,000 square feet of floor area per parcel). For the purposes of appeal to the Coastal Commission, Commercial Use Types are principal permitted use types.

Conditional Uses:

- Minor Use Permit (Over 1,000 square feet of floor area per parcel) (Subject to Environmental Review and public hearing by Coastal Zoning Administrator), Retail stores Food and beverage preparation without consumption, Consumer repair services (not automotive), Small schools and day care centers, Small business equipment sales and services, Single Unit Rentals, Vacation Home Rentals.

- Major Use Permit (Public hearing by County Planning Commission), Building maintenance services, Financial institutions, Construction sales and services, Service stations, automotive repair services, Eating and drinking establishments, Commercial recreation (indoor sports, entertainment and recreation), Education facilities, Major impact services and utilities, Agricultural sales and services, Communication Services, Custom manufacturing, Animal sales and services (small animals and household pets).

Development Requirements: Minimum new parcel size of 12,000 square feet. In no case shall floor area under one roof exceed 8,000 square feet.

Density Requirements: One dwelling unit allowed on any new or existing parcel. Multiple family units allowed subject to minimum site area and limitations as follows:

- Parcels 12,000 square feet or less: 6,000 sq. ft. for 1st unit; and 3,000 sq. ft. for each additional unit.
- Parcels greater than 12,000 square feet: 6,000 sq. ft. for 1st unit; 3,000 sq. ft. each for units 2-5; and 6,000 sq. ft. for each additional unit.

5.9 Public Facilities – Map Code: PF

Intent: To designate existing major public and community serving uses that should only be converted to another use following approval of a Plan amendment. This classification is to be applied to properties that are properly used for or are proposed to be used for public purposes or for specified public utility purposes.

Permitted Uses: None (All require conditional use permit.)

Conditional Uses: Public and semi-public facilities and utilities, i.e. schools, art centers, fire stations, churches, cemeteries, sewage treatment plants, electrical transmission and distribution lines (see Policy 3.11-9 Coastal Element), natural gas pipelines (see Policy 3.11-5 Coastal Element), Community Gardens, Single Unit Rentals.

Development Requirements: Minimum new parcel size of 12,000 square feet. In no case shall floor area under one roof exceed 8,000 square feet.

5.10 Forest Lands – Map Code: FL

Intent: This district is intended to encompass lands within the Town of Mendocino which are held in a resource preserve and are appropriately retained for the growing, harvesting and production of timber and timber-related products.

Permitted Use: Conservation and development of natural resources; forest production; light agriculture; passive recreation.

Conditional Uses: Employee caretaker housing; horticulture; active recreation; minor impact utilities; major impact services and utilities, Community Gardens.

Parcel Size: One-hundred and sixty (160) acres.

5.11 **Development Limitations – Map Code: DL**

Intent: This special combining district is intended to be used only in conjunction with another land use classification on parcels or portions of parcels that according to available data have serious constraints that may prevent or severely limit development including slope over 30 percent, erosion, or landslide. Many parcels with this designation have suffered severe bluff erosion and currently may have no feasible building site remaining. In each case on-site inspection and tests will be necessary to determine whether a building site exists. Wetlands, riparian vegetation, dunes, plant or animal habitats, pygmy soils, and areas subject to flooding are shown separately on the Plan maps and are not designated DL.

Permitted Use: As permitted in the classification combined with the DL designation, provided a building site, capable of safely accommodating the development, without significant adverse effects, as set forth in Chapter 3.4 of the Coastal Element, exists.

Conditional Uses: As allowed in the combining classification, provided a feasible building site exists.

Parcel Size: As required by the classification combined with the DL designation. No new parcels lying entirely within a DL classification shall be created inconsistent with policies of Chapter 3.4 of the Coastal Element.

5.12 **Exceptions**

Height Limitation: Exceptions may be granted to height limitations in all zoning districts for church steeples, flag poles, water towers, and utility poles where such exceptions are consistent with the intent of the zoning district and consistent with design guidelines.

Parking Requirements: Where the requirements for off street parking cannot be feasibly met, an in lieu fee program, if developed by the County, or other alternative solution shall be substituted consistent with Policy Implementation Action CP-4.1 and Action CP-4.5.

SECTION 6. TOWN PLAN IMPLEMENTATION

6.1 **Mendocino Town Plan Implementation Program**: The timing to implement these items shall be reviewed by staff annually and modified or updated, as necessary, to reflect the priorities of the Board of Supervisors.

6.2 **Zoning:** The Town of Mendocino Zoning Code (Title 20 – Division III) is the principal Town Plan implementation tool. The Zoning Code sets out definitions of use types, lists the zoning districts that implement the land use designations within the Town Plan, establish development regulations for each of the zoning districts, establish the Mendocino Historical Review Board along with its duties and responsibilities, and establish administrative procedures for development review and approval.

6.3 **Mendocino Historical Review Board:** The Mendocino Historical Review Board serves as a second Town Plan implementation tool. The Historical Review Board's function is to review applications for development, as defined in the Town Zoning Code (Section 20.760), in order to ensure preservation of the architecture and design character of the Historic District. The Review Board consists of five members who shall be residents of the Historic Districts, and are intended to represent a cross section of the community.

6.4 **Historical Review Board Design Guidelines:** The Mendocino Historical Review Board Design Guidelines serve to direct and limit the actions of the Mendocino Historical Review Board, and also to provide guidance to development applicants on the desired character within the Historic District. The Guidelines set out a range of design choices that will encourage development that is compatible with the existing and desired character of the Town and which will discourage the introduction of incompatible elements of design or building style. Design Guidelines may change and adapt overtime, and these changes shall not require an amendment to this Plan.

6.5 **Categorical Exclusion Order:** On November 14, 1996 the California Coastal Commission certified a Categorical Exclusion Order (E-96-1) to exempt certain categories of development from the requirements of coastal development permits. The granting of the Categorical Exclusion Order is based on the finding that *"there is no potential for any significant adverse effect, either individually or cumulatively, on coastal resources or on public access to, or along the coast*[8]*."* The Categorical Exclusion Order exempts categories of development within a specifically mapped area, following certain terms and conditions. The categories of development that are excluded include construction of single-family residences, water wells, septic systems, and boundary line adjustments. See Figure 4.13-4.

6.6 **Code Enforcement:** The Department of Planning and Building Services for the County of Mendocino, shall enforce the provisions of this chapter consistent with the County-wide policies and procedures developed by the County. Consistent enforcement of the Town Plan and Zoning regulations is required in order to achieve the goals of the Town Plan.

6.7 **Transient Unit Allocation Procedure:** Subsequent to the certification of the *Town Plan*, the available (unallocated) Transient Use Type units or guestrooms, as specified in Table 4.13-2, shall be allocated by the following process:

1. Five (5) units or guestrooms are reserved for one (1) year after the certification of Town of Mendocino 2015 LCPA to allow the operators of the transient uses listed below to maintain the number of units or guestrooms allotted in the 1992 Town. This is subject to the approval of any required building permit.

[8] California Coastal Commission. Proposed Categorical Exclusion Order No. E-96-1 for County of Mendocino, Town Segment. Staff Report dated: October 25, 1996. Public Hearing date: November 14, 1996 in San Diego.

Table 4.13-3 List of Five Reserved Guestrooms

APN	Transient Use	Address	1992 Plan Unit	2012 Unit Count	Reserved Units
119-236-10 119-236-12	MacCallum House Inn	45020 & 45065 Albion	21	19	2
119-250-37	Didgeradoo Inn	44860 Main St	13	12	1
119-235-13	Reeves	45141 Ukiah St	2	1	1
119-237-09	Blue Heron	390 Kasten St	4	3	1

2. Six (6) units or guestrooms are reserved for the Nicholson House Inn, located at 44861 Ukiah Street (APN 119-250-12), for one (1) year after the adoption of this Plan, provided further the Coastal Commission certifies GP 6-2005 with the Town Plan. During this time period, an approved Coastal Development Use Permit (CDU) shall be obtained to entitle the existing six (6) unit inn. (This inn has been operating without the required entitlement since 2006 when the Board conditionally approved GP 6-2005, the VSF designation on the property.)

   The Board's approval is subject to certification by the Coastal Commission. However, the Commission stayed its action on this amendment until the 1992 Town Plan Update is certified. The application for the required CDU will be subject to a code enforcement penalty.

3. PBS shall issue a public notice when permit applications (i.e., CDU) for available unreserved and unallocated transient unit accommodations, guestrooms, or establishments will be accepted by PBS. This notice will be issued when: (a) the Board adopts the certified Town Plan; (b) permits (i.e., CDU) are denied, expired, or revoked; or (c) permitted or legal, non-conforming units are abandoned or discontinued.

   The notice shall state number of available transient unit accommodations, guestrooms, or establishments and the date on which a 60-day permit application period will commence. PBS will accept and hold, but not process, completed applications during this period. Proof of MCCSD water availability shall be submitted with each permit application.

   Upon completion of the 60-day application period, PBS will determine the quantity of transient unit accommodations, guestrooms, or establishments requested. If this number is less than or equal to the quantity available, PBS will schedule the applications, in the order they are deemed complete, for a public hearing pursuant with Chapters 20.720 and 20.760 of the Mendocino Town Zoning Code. If this number exceeds the quantity available, then PBS will hold a random lottery to determine the order that each complete application will be scheduled for a public hearing.

4. If the CDU is approved, the property owner must fulfill the permit conditions of approval and commence operation of the approved transient unit accommodation, guestroom or establishment within two (2) years of the permit approval.

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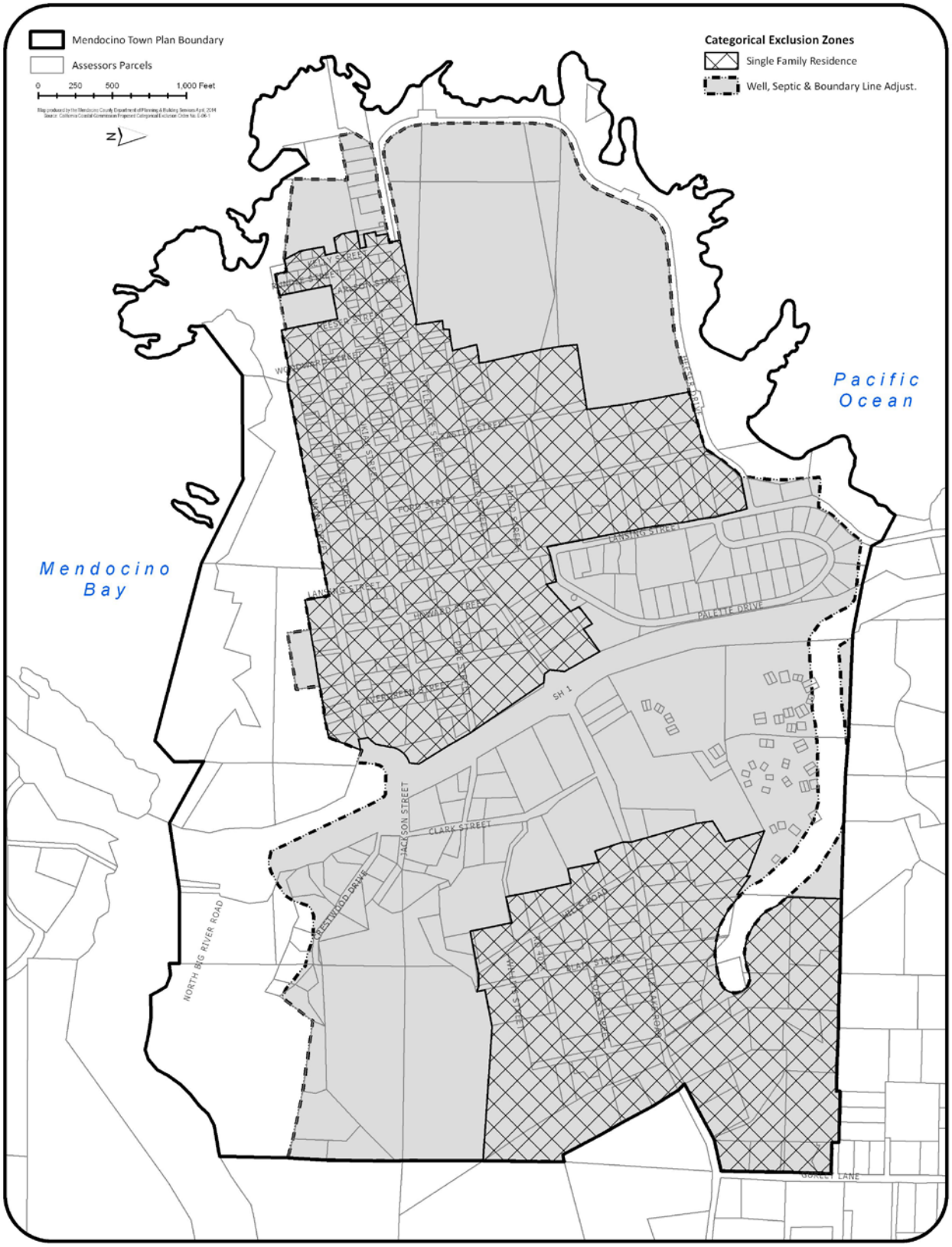

Figure 4.13-4: Town of Mendocino Categorical Exclusion Zones

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APPENDIX

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APPENDIX: Inventory of Historic Buildings

The following inventory of buildings and sites, historic and non-historic, in the Mendocino Historic Preservation District, Zone A was included in the 1992 Town Plan.

It represents research into the history of Mendocino at the time of the original Town Plan adoption and was at that time considered incomplete. However, in the interests of planning for the future it is believed that the County and MHRB or successor organizations may find the survey helpful in establishing guidelines for planning Mendocino's future. Few communities could include all buildings in a survey.

When working on the inventory it was noticeable that there are quite a number of sites not included here. Whether they are important only to historians or of interest to planners is a question not answered thus far.

At one time it was considered sufficient to use two categories for the Inventory: Historic and Non-Historic, but as research continued it became apparent this simplistic approach would not suffice. The Categories now number four with Categories II and IV having two parts. Category IIa has been established as sort of a holding category until further research is made regarding the historical significance of the building. Several questions need to be asked: Is the building historically important, does it deserve Landmark status or will it fall into Category III or Category IVa.

CATEGORIES

I. Landmark: Construction dated, history substantiated, only minor alterations in character with original architecture.

II. Historically Important:

   a. Construction date known or closely estimated, research in progress, architecture modified.

   b. There were a number of semi-bungalows built at about the same time, not Maine architecture but historic by age and design in Mendocino.

III. Architecture ostensibly altered but basic structure is still discernible.

IV. Non-Historic:

   a. Reproductions or buildings constructed to resemble historic buildings.

   b. Buildings erected between 1930 and 1979, and not copies of historic buildings.

Map numbers refer to the locations of the buildings. Numbers without the letter E locate buildings west of Lansing Street, by far the largest section of Zone A, and numbers followed by E locate buildings east of Lansing Street. Another fact noticed is the discrepancy in house numbers where the old numbering system is still used and people did not change over to the County's numbering system.

Source: Research provided by Mendocino Historical Research, Inc., 7-24-79.

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MENDOCINO HISTORICAL RESEARCH, INC INVENTORY OF HISTORIC BUILDINGS - ZONE A - HISTORIC PRESERVATION DISTRICT WEST OF LANSING STREET								
1992 APN	2015 APN	Category	Map #	Historic Name	Date Built	1992 Address	2015 Assessor Reported Address	1992 Use
119-240-01		I	1	Ford House	1854	Main St		State Park Interpretive Center
119-210-08	119-217-08	I	2	Carlson Hotel Site and Water Tower	1857	10401 Main St	45300 Main St	Dwelling where Heeser's Store was and vacant land where hotel was
119-210-13	119-217-13		3	N/H		Main St	45280 Main St	Store building-rental
119-210-13	11-217-13	III	4	Neto's Hotel		450 Main St	45280 Main St	Offices and apartment upstairs
119-210-10	119-217-10	S	5	Site of Gus' Saloon	1870's	Main St	45270 Main St	Open Lot
119-237-01		IVb	6	N/H		480 Main St	45180 Main St	Medical building & dwelling upstairs
119-237-02	119-237-14 119-237-15	I	7	Lemos' Saloon	1870's	Main St	45170 Main St	Store and offices
119-237-03		IVa	8	Ramus Boarding House	c1875	45160 Main St	45160 Main St	Rebuilt into shops and offices
119-237-13		IVa	9	Tank Alley Site	1978	Main St	45156 Main St	Store
119-237-04		I	10	Ramus Saloon	c1875	Main St	45150 Main St	Vacant and deteriorated
119-237-05		I	11	Bank of Commerce	1905	522 Main St	45140 Main St	Stores
119-237-06		III	12	Barn-Store	c1875	530 Main St	45130 Main St	Stores
119-237-07		I	13	Eugene Brown House	1878	Main St	45120 Main St	Dwelling
119-237-12		IVb	14	N/H		Main St	45110 Main St	Art Gallery, Bay Window
119-237-11		III	15	Eagle Saloon		Main St	45104 Main St	Dwelling-Duplex
119-237-10		I	16	Bank of Commerce	1908	45100 Main St	45100 Main St	Bank of America

119-238-01		I	17	Jarvis-Nichols Bldg	c1871	45080 Main St	45098 Main St	Stores and offices
119-238-14		IIa	18	Drug Store - Toggery		Main St	45094 Main St	Arcade-Shops
119-238-15		IVa	19	N/H		Main & Albion Sts	45090 Main St	Ice Cream Parlor and Le Voyage
119-238-05 119-238-04	119-238-04	I	20	Mendocino Hotel	1878	Main St	45060 Main St	Hotel
119-238-06	119-238-19	I	21	Dr. Milliken's Office	1880's	Main St	45070 Main St	Dwelling
119-238-06	11-238-19	I	22	H	1880's	45070 Main St	45070 Main St	Saloon
119-238-08		IIa	23	H		690 Main St	45052 Main St	Ragtime Clothing Store
119-238-09		S/IIb	24	Site of Alhambra Hotel		710 Main St	45050 Main St	Dwelling and dentist's office
119-238-10		IVb	25	N/H		45040 Main St	45040 Main St	Deli and restaurant, dwelling on Albion Street
119-238-10		I	25a	Kelley Rental	1870's	Main St	45040 Main St	Media building on Kelley Pond
119-238-10		I	25b	H		Main St		Kelley Pond
119-238-17		I	26	Kelley House	1861	Main St	45007 Albion St	Historical library and Museum
119-238-16		I	27	Kelley Water Tower	1920's	Main St	45000 Main St	On property of Kelley Store building
119-238-16		IVa	27a	N/H	1979	45000 Main St	45000 Main St	Reproduction of Kelley Store
119-236-05		S	28	Site of Boyd and Switzer Livery		Lansing St	10450 Lansing St	Demolished 1923 for present building
119-236-05		I	28a	Shell Garage	1923	Lansing St	10450 Lansing St	Service station and rentals
119-236-12		S	?	Site of Kelley Barn	1800's	Albion St	45020 Albion St	Demolished in 1978 - Barn
119-236-12		IVa	?	Reconstructed using material	1978	Albion St	45020 Albion St	Apartments rented by MacCallum House

				and design of barn				
119-236-10		I	29	MacCallum House	1882/1908	45020 Albion St	45040 Albion St	Inn - 1908 rear half was added
119-238-07		IVb	30	N/H		Albion St	45055 Albion St	Dwelling
119-236-01		I	31	Heeser House	1852	620 Albion St	45080 Albion St	Expected to be Hotel Annex
119-237-09		I	32	Bank House	1908	390 Kasten St	10390 Kasten St	Coffee House and gifts
119-235-12		IVb	33	N/H		Kasten St	10420 Kasten St	Wildlife Gallery
119-235-15		IIa	34	?		Albion St	45130 Albion St	Dwelling-rental
119-235-05		IV	35	N/H	1935	540 Albion St	45140 Albion St	Dwelling
119-235-02		I	36	Joss House	c1867	Albion St	45160 Albion St	Joss House
119-235-02		IVa	36a	N/H	1940's|	45160 Albion St	45160 Albion St	Dwelling - (Hee)
119-235-14		IVa	37	N/H		500 Albion St	45170 AlbsionSt	Dwelling - Rental
119-217-07		IVa	38	N/H		470 Albion St	45260 Albion St	Dwelling - Studio
119-217-06		IIa	39	H		460 Albion St	45270 Albion St	Dwelling
~~119-217-02~~	119-217-16 119-217-17	IVb	40	N/H		45301 Albion St	45300 Albion St	Dwelling
119-217-01			41	N/H		Albion St	45321 Ukiah St	Open Lot
119-217-03		I	42	Crown Hall	1901	Ukiah St	45285 Ukiah St	Rental for large functions
119-217-04		I	43	Marcellino House		45281 Ukiah St	45281 Ukiah St	Dwelling and Jewelry Studio
119-217-05		I	44	Pimentel House	c1866	45271 Ukiah St	45271 Ukiah St	Dwelling
119-235-13		I	45	Golgert House	c1890	Ukiah St	45141 Ukiah St	Dwelling - Rental
119-235-13		IVb	46	N/H	c1960's	| 511 Ukiah St	45141 Ukiah St	Dwelling
119-235-04		IVb	47	N/H	c1960's	Ukiah St	45131 Ukiah St	Dwelling
119-235-07		I	48	Lisbon-Paoli Hotel	1881	Ukiah St	45121 Ukiah St	Shop and partially vacant
119-235-09		I	49	Dougherty	1870's	571 Ukiah St	45111 Ukiah St	Dwelling and shop on

				House				rear
119-235-10		I	50	Odd Fellows Hall	1878	Ukiah St	10480 Kasten St	Art gallery
119-236-02		III	51	Seavey House	c1900	45061 Ukiah St	45061 Ukiah St	Dwelling
119-236-03		III	52	A Kelley Rental House	1860/ 1870's	620 Ukiah St	45051 Ukiah St	Store
119-236-11		I	53	Red Baptist Church	1894	45015 Ukiah St	45015 Ukiah St	Food Store
119-236-12		IIa	54	Apple Shed	1860's	Albion St	45020 Albion St	Office for MacCallum Inn
119-236-11		I	55	Shultz House	1880's	Ukiah St	45015 Ukiah St	Store
119-236-07		IIa	56	Kellieowen Hall	1887	10470 Ukiah St	10470 Lansing St	Stores
119-234-07		I	57	Masonic Hall	1866-72	Lansing St	10470 Lansing St	Masonic Lodge and Bank downstairs
119-234-01	117-234-12	I	58	Warren-Hegenmeyer House	c1864	45010 Ukiah St	45010 Ukiah St	Store, Women's Clothing
119-234-01	119-234-09	IIa	59	Rego House		Ukiah St	45081 Capella St	Dwelling and Wood Studio
119-233-06		IVb	60	N/H		Ford St	10500 Ford St	Post Office
119-233-05			61	N/H		Ukiah St	45060 Ukiah St	Open Lot (Thompson Estate)
119-233-08		I	62	Beacon Building	1872	45064 Ukiah St	45064 Ukiah St	Antique Store, Gallery and Newspaper Office
119-233-09		IVb	60	N/H		Ford St	45064 Ukiah St	Post Office
119-233-02			63			Ukiah St	45070 Ukiah St	Open Lot (Quattrocchi)
119-232-10		I	64	Frank Brown House	1868	Ukiah St	45100 Ukiah St	Dwelling
119-232-08		IIa	65	Madeira House		45116 Ukiah St	45116 Ukiah St	Dwelling
119-232-07		IIa	66	Well's Shoe Shop	c1875	45124 Ukiah St	45124 Ukiah St	Dwelling
119-232-06		I	67	Gregory House	1875	Ukiah St	45132 Ukiah St	Dwelling - Rental

119-232-02		IIa	68		1800's	510 Ukiah St	45150 Ukiah St	Dwelling - Rental
119-232-01		IIa	69	Vieira House	c1902	45140 Ukiah St	45190 Ukiah St	Dwelling - Rental
119-215-03	119-215-04 119-215-05	I	70	Denslow-Hayden House	c1875	Ukiah St	10400 William St	Dwelling
119-215-02		IIa	71	Lazarus House		Ukiah St	45300 Ukiah St	Dwelling
119-215-01		III	72	Bettencourt House	c1887	45320 Ukiah St	45320 Ukiah St	Dwelling
119-215-01		I	72a	Bettencourt Water Tower	1905	45320 Ukiah St	45320 Ukiah St	Water Tower and Outbuilding
119-214-11		IVb	73	N/H		Ukiah St	45340 Ukiah St	Dwelling
119-214-10	119214-23	I	74	Joseph Lawrence Dias		Ukiah St	45342 Ukiah St	Dwelling
119-214-08		I	75	Antonio D. Freitas House		45350 Ukiah St	45350 Ukiah St	Dwelling
119-214-21			76			45370 Ukiah St	45370 Ukiah St	Rental Dwelling
119-214-12		IIa	77	Costa House		Kelly St	10531 Kelly St	Dwelling - Rental
119-216-06		I	78	Valador House	1881	Ukiah St	45375 Ukiah St	Dwelling
119-216-07		III	79	Quaill (Coelho) House		Rundle St	10451 Rundle St	Dwelling with rental
119-216-08 119-216-09		III	80			Rundle St	10431 Rundle St	Dwelling
119-216-10		III	81			Rundle St	10401 Rundle St	Dwelling
119-216-05	119-216-12		82					Open Lot
119-216-04	119-216-13		83					Open Lot
119-216-03	119-216-14	III	84			Kelly St	10431 Kelly St	Dwelling
119-216-02		III	85	Casmero Silvia House	c1890	10451 Kelly St	10451 Kelly St	Dwelling and Chiropractic Office
119-216-01		IIa	86			311 Ukiah St	45391 Ukiah St	Dwelling
119-211-10	119-211-18 119-211-19	I	87	Annie Silveria Barn		Kelly St	10450 Kelly St	Barn, Outbuildings
119-211-09		I	88	Annie Silveria House		Kelly St	10470 Kelly St	Dwelling
119-211-08		IIa	89	Belle Silveria House		10520 Kelly St	10520 Kelly St	Dwelling

119-211-07		IVb	90	N/H		Kelly St	10540 Kelly St	Dwelling
119-214-15 119-214-20		IIa	91			Carlson St	45371 Calpella St 10540 Carlson St	Dwelling
119-214-06		III	92			Calpella St	45351 Calpella St	Dwelling
119-214-07		III	93			Heeser St	10450 Heeser St	Dwelling
119-232-03		IIa	94	Noia House		Calpella St	45141 Calpella St	Dwelling
119-232-04		IIa	95	Marshall House		Calpella St	45131 Calpella St	Dwelling
119-232-05		IIa	96	Thomas House	c1880	45125 Calpella St	45125 Calpella St	Dwelling
119-232-09		IIa	97	Gomes House		10550 Kasten St	10550 Kasten St	Dwelling
119-233-01		IVb	98	Remnants of 2nd Odd Fellows Hall		551 Kasten St	10551 Kasten St	Apartments and Offices
119-234-05		IVa	99	N/H	1878	10540 Lansing St	10540 Lansing St	Bakery and Offices
119-160-31		IIa	100	H		Lansing St	10550 Lansing St	Mendosa's Warehouse
119-160-31		IVb	101	N/H		620 Lansing St	10546 Lansing St	Village Spirits
119-160-31			102			Lansing St		Open Lot - Thompson Lumber
119-160-30		IVb	103	N/H		45010 Calpella St	45010 Calpella St	Dwelling
119-160-29		IIa	103a	H		45201 Little Lake St.	45201 Little Lake St	Real Estate Office
119-160-28		I	104	Fraga House and W. T.		45040 Calpella St	45040 Calpella St	Dwelling
119-160-27		I	105	Madera House and Barn		Calpella St	45080 Calpella St	Dwelling
119-160-26		I	106	Beggs House	1881	Ford St	10501 Ford St	Dwelling
119-231-09		I	107	Denslow-Maxwell House	c1880	Kasten St	10600 Kasten St	Dwelling – Rentals
119-231-07		I	108	Vincent House		Calpella St	45110 Calpella St	Dwelling
119-231-06		I	109	Silvia House		570 Calpella St	45120 Calpella St	Duplex - Rentals

119-231-04		I	110	Valadao House		45130 Calpella St	45130 Calpella St	Dwelling
119-231-03		I	111	Jerome House	1868	45150 Calpella St	45150 Calpella St	Dwelling
119-213-07		III	112	Pereira House		Williams St	10580 William St	Dwelling
119-213-06		III	113	John Q. Brown House		460 Calpella St	45270 Calpella St	Dwelling
119-213-03		I	114	Antonio Lemos House		45300 Calpella St	45300 Calpella St	Dwelling
119-213-02	119-213-11	I	115	King House	c1900	420 Calpella St	45320 Calpella St	Dwelling
119-212-06		IIb	116	?		Heeser St	10600 Heeser St	Dwelling
119-212-04		IIa	117	H		45350 Calpella St	45350 Calpella St	Dwelling
119-212-03		I	118	Salvador House	1881	Calpella St	45370 Calpella St	Dwelling – Rental
119-212-02		IVb	119	N/H		Calpella St	45380 Calpella St	Dwelling
119-211-05		IIa	120	Silva House	1912	Kelly St	10560 Kelly St	Dwelling
119-211-04		IIa	121	Silva House	1912	Kelly St	10580 Kelly St	Dwelling
119-212-01		IVb	122	N/H		Kelly St	10577 Kelly St	Dwelling
119-212-01		IVb	122a	N/H		Kelly St	10577 Kelly St	Dwelling
119-212-05		IVb	123	N/H		Heeser St	10605 Heeser St	Dwelling
119-213-01	119-213-12	IVb	124	N/H		Heeser St	10601 Heeser St	Dwelling
119-213-08	119-213-09 119-213-10	IIa	125	Borgna House	c1880's	43267 Little Lake St.	45331 Little Lake St 45301 Little Lake St	Dwelling
119-231-01		III	126			Little Lake St	10591 William St	Dwelling
119-231-02		III	127	Joe Linhares House	c1880	45141 Little Lake St.	45131 Little Lake Rd	Dwelling and Studio
119-231-05		IIa	128	Bever House	c1880	45121 Little Lake St.	45121 Little Lake St	Dwelling
119-231-08		IIa	129			Kasten St	45101 Little Lake St	Dwelling – Rental
119-160-11		IVb	130	N/H		Little Lake St	45171 Little Lake St	Baptist Church
119-160-12		I	131	Heeser's Field		Little Lake St	Little Lake St	Open Land
119-160-25		I	132	Heeser-McKenzie House		Little Lake St	45091 Little Lake St	Apartments

119-160-31		I	133	Pete Anderson House	c1895	Lansing St	10550 Lansing St	Dwelling
119-160-23		IVb	134	N/H		45050 Little Lake St.	45050 Little Lake St	Cheese Shop
119-160-23	119-160-34	IVa	135	N/H		45080 Little Lake St.	45080 Little Lake St	Office Building
						Little Lake St		Open Lot
119-160-20		IVb	137	N/H		45090 Little Lake St.	45090 Little Lake St	Dwelling
119-160-10		I	138	Elisha Blair House	1888	698 Little Lake St	45110 Little Lake St	Dwelling
119-160-09		I	139	Albert Brown House	1880	640 Little Lake St	45130 Little Lake St	Dwelling
119-160-08		I	140	Maxwell-Jarvis House	1878	45160 Little Lake St.	45164 Little Lake St	Apartments
119-160-07		I	141	C.O. Packard House	1878	45150 Little Lake St.	45170 Little Lake St	Dwelling
119-160-32		S	142	Site of Morgan-Preston House		45200 Little Lake St.	45200 Little Lake St	Art Center
119-160-32		IVb	142a	N/H			45200 Little Lake St	Art Center
119-180-07		III	143	Gordon House	1911	45300 Little Lake St.	45300 Little Lake St	Dwelling
119-180-06		IIa	144	Daniels House		406 Little Lake St	45320 Little Lake St	Dwelling
119-180-05	119-180-06	I	145	Morgan-Mullen House	c1887	Little Lake St	45340 Little Lake St	Room Rentals
119-180-03		IIb	146	Howard Brown House	1911	10650 Williams St	10650 William St	Dwelling
119-160-38		IVb	147	N/H		Covelo St	45280 Covelo St	Apartments
119-160-06		S	148	First Men. High School Site	1894	10700 Ford St	10720 Ford St	High School
119-160-06		IVb	148a	N/H	1945	10700 Ford St	10720 Ford St	High School
119-160-19		IVb	149			Covelo St	45091 Covelo St	Dwelling
119-160-22		S	150	Jailhouse Lot		Covelo St	45081 Covelo St	Open Lot

119-160-24		IIa	151	Tyrell House		10630 Lansing St	10650 Lansing St	Dwelling
119-160-18		IIa	152			Covelo St	45050 Covelo St	Dwelling
119-160-17		I	153	Jens Hansen House	c1880	45060 Covelo St	45060 Covelo St	Dwelling
119-160-16		III	154	Peirsol Hospital	c1880's	45080 Covelo St	45080 Covelo St	Dwelling - Rental
119-160-14		III	155	Goldsam House	c1870's	45090 Covelo St	45090 Covelo St	Dwelling
119-160-13		I	156	Carroll House	1878	Covelo St	45098 Covelo St	Dwelling - Rental
119-160-15		I	157	Staudacker House		Cahto St	45081 Cahto St	Vacant
119-140-27		IIa	158	Heeser's Barn		Cahto St	45096 Cahto St	Vacant
119-140-26		S	159	Site of First Saint Anthony's Church	1905	Lansing St	10700 Lansing St	Catholic Church
119-140-08		S	160	Catholic Cemetery and Veteran's Cemetery		Lansing St	Lansing St	Cemetery

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MENDOCINO HISTORICAL RESEARCH, INC. INVENTORY OF HISTORIC BUILDINGS- ZONE A – HISTORIC PRESERVATION DISTRICT EAST OF LANSING STREET								
1992 APN	2015 APN	Category	Map #	Historic Name	Date Built	1992 Address	2015 Assessor Reported Address	1992 Use
119-250-25		S	E 1	Site of Occidental Hotel	Burned 1941	Main St	44961 Main St	Open Lot
119-250-26	119-250-46 119-250-47	IVb	E 2	N/H		44901 Main St	44901 Main St	Schlafer's Garage
119-250-27 119-250-28		I	E 3	Presbyterian Church	1867	44831 Main St	44831 Main St	Presbyterian Church
119-250-29		I	E 4	Cavanaugh House	c1860	991 Main St	44801 Main St	Dwelling and Black Bear Press
50' Street			E 5	Open Lot		Main St	Main St	Open Lot
119-250-30		I	E 6	Len Barnard House	c1880	Main St	44797 Main St	Dwelling and School
119-250-31		IIa	E 7	Perry-Lyons House		Main St	44781 Main St	Dwelling and Inn
119-250-32		IIa	E 8	Henry R. Ferrill House		Main St	44771 Main St	Dwelling
119-250-33		IIa	E 9	Fraser House	1911	1061 Main St	44761 Main St	Real Estate Office
119-250-22 119-150-26		S	E10	Evergreen Cemetery		Main St	44760 Main St	Cemetery
119-150-33	119-150-43	IVb	E	N/H		Main St	44720 Main St	Carlson Art Gallery
119-250-21		I	E11	Justin Packard House	1800's	44780 Main St	44780 Main St	Dwelling
119-250-19		IIb	E12	Berry-Barton House		998 Main St	44800 Main St	Restaurant
119-250-18		IIa	E13	H	1860's	Main St	44820 Main St	Dwelling – Rental
119-250-15		IIa	E14	Peterson-Knacke House		44840 Main St	44840 Main St	Coast Health Services
119-250-37		I	E15	McCornack House	1882	Main St	44860 Main St	Mendocino Village Inn

MENDOCINO HISTORICAL RESEARCH, INC. INVENTORY OF HISTORIC BUILDINGS- ZONE A – HISTORIC PRESERVATION DISTRICT EAST OF LANSING STREET								
119-250-11	119-250-44 119-250-45	I	E16	Lansing House	c1853	44900 Main St	44900 Main St	Dwelling, Duplex
119-250-07 119-250-08			E17	Open Lot		Main St	44960 Main St	Open Lot
119-250-04	119-250-42	I	E18	Switzer House		Albion St	44960 Albion St	Sea Gull Inn (part of)
119-250-03		I	E19	Lemos Barber Shop		449 Lansing St	44980 Albion St	Real Estate Office and Sea Gull Inn
119-250-02		IIa	E20	Site of Blacksmith		Lansing St	10461 Lansing St	Fire Department
119-250-01			E20a	Site of Gospel Hall		Lansing St	10481 Lansing St	Sea Gull Inn Restaurant
119-250-01		I	E21	Jacob Stauer House		Ukiah St	10481 Lansing St	Dwelling - David Jones
119-250-06	119-250-43	III	E22	Switzer-Strauss House	Moved 1893	Albion St	10453 Howard St	Headlands Inn
119-250-11 (See E16)	119-250-45	IIa	E23	Wm. V. Ferrill House		Howard St	10481 Howard St	Dwelling
119-250-09	119-250-45	I	E24	McCornack Hospital	c1880	Howard St	10481 Howard St	Dwelling
119-250-10		III	E25	?		941 Ukiah St	44871 Ukiah St	Dwelling and Law Offices
119-250-12		III	E26	Daniels' House		Ukiah St	44861 Ukiah St	Apartments
119-250-38		IVb	E27	N/H		Ukiah St	44845 Ukiah St	"The Well"
119-250-14	119-250-41	IIa	E28	J.D. Johnson Rental		44835 Ukiah St	44835 Ukiah St	Beaujolais Restaurant
119-250-16	119-250-41	IIa	E29	J.D. Johnson's Barn		Ukiah St	44835 Ukiah St	Store
119-250-20 119-150-25	119-250-42	IIa	E30	H		571 Evergreen St	44960 Albion St	Dwelling
119-150-24		I	E31	J.D. Johnson Rental		Evergreen St	10551 Evergreen St	Dwelling
119-150-34 119-150-35		IVb	E32	N/H		Ukiah St	44900 Ukiah St 44910 Ukiah St	Trailers and Garage

MENDOCINO HISTORICAL RESEARCH, INC. INVENTORY OF HISTORIC BUILDINGS- ZONE A – HISTORIC PRESERVATION DISTRICT EAST OF LANSING STREET								
119-150-18 119-150-19		I	E33	Bowman House	1879	Ukiah St	44940 Ukiah St	Dwelling
119-150-08		I	E34	Walsh-Doolittle House		Ukiah St	44960 Ukiah St	Dwelling
119-150-07		IIa	E35	J.D. Johnson-2 Rentals	c1880	Ukiah St	44970 Ukiah St	Dwellings
119-150-07		I	E36	Stauer Building	1898	Lansing St	10483 Lansing St	Apartments and Offices
119-150-07		I	E37	Old Bakery Building		531 Lansing St	10483 Lansing St	Real Estate Office
119-150-07		IVb	E38	N/H		Lansing St	10483 Lansing St	Justice Court
119-150-06		III	E39	Priest's House	1866	601 Lansing St	10485 Lansing St	Office Building
119-150-04		I	E40	Mendosa's Store	1909	Lansing St	10501 Lansing St	Mendosa's Store
119-150-05		IIa	E41	Paddleford House		Howard St	10490 Howard St	Dwelling
119-150-17		IVb	E42	N/H		Howard St	10471 Howard St	Dwelling
119-150-16		IVb	E43	N/H		Howard St	10491 Howard St	Pacific Telephone Substation
119-150-21		I	E44	Flanagan-Escola House	1889	School St	44901 Pine St	Dwelling
119-150-22		I	E45	Packard-Johnson House		991 Pine St	44875 Pine St	Dwelling
119-150-23		I	E46	Packard-Gibbs House	1891	44681 Pine St	44681 Pine St	Dwelling
119-150-27		IIb	E47	H		Pine St	44855 Pine St	Dwelling
119-140-19		S	E48	Site of Mendocino Grammar School	1885	School St	10525 School St	School
119-150-38		IIa	E49	Jasperson House		650 School St	10530 School St	Dwelling
119-150-11		I	E50	Henry Gorden House	c1890	School St	10521 School St	Dwelling
119-150-15		IIa	E51	H		Pine St	44900 Pine St	Dwelling - Rental
119-150-14		IIa	E52	H		Pine St	44920 Pine St	Dwelling
119-150-13		IIa	E53	H		Pine St	44930 Pine St	Dwelling
119-150-12		IIa	E54	H		Pine St	44940 Pine St	Dwelling
119-150-01		I	E55	Williams House		10575 Lansing St	10575 Lansing St	Dwelling - Rental

MENDOCINO HISTORICAL RESEARCH, INC. INVENTORY OF HISTORIC BUILDINGS- ZONE A – HISTORIC PRESERVATION DISTRICT EAST OF LANSING STREET								
119-150-36 119-150-37			E56	Open Lot		Little Lake St	10551 Howard St 10535 Howard St	Open Lot
119-140-08		S	E57	Site of Saint Vincent Catholic Church	1864	Little Lake St	Little Lake St	Hillcrest Cemetery
119-140-09	119-140-32		E58	Open Lot		Little Lake St	10691 Palette Dr	Open Lot
119-140-10		IVb	E59	N/H		Little Lake St	44920 Little Lake Rd	Dwelling
119-140-24		I	E60	Spencer Hills House	1855	44900 Little Lake St	44900 Little Lake St	Dwelling
119-140-13		I	E61	Joshua Grindle House	1879-85	44800 Little Lake St	44800 Little Lake St	Joshua Grindle Inn