

OWNERS: JACK L. COX TTEE ET AL
PO BOX 1389
UKIAH, CA 95482

CVH INVESTMENTS LLC
455 E. GOBBI ST
UKIAH, CA 95482

APPLICANT: PLANNING AND BUILDING SERVICES
860 N BUSH STREET
UKIAH, CA 95482

SUBJECT: Zone Change

PROPOSAL: Request Zone Changes of Assessor Parcel Numbers (APN) 002-050-16 & -17 from I-1:FP (Limited Industrial: Flood Plain) to R-3:FP:CR (Multi-Family Residential-Contract Rezone: Flood Plain), and of APN's 002-010-10, 002-020-05, 002-040-40, -41, 002-050-14, and -15 from I-1:FP (Limited Industrial; Flood Plain) to C-2:FP:CR (General Commercial-Contract Rezone: Flood Plain).

ENVIRONMENTAL DETERMINATION: No additional environmental evaluation is required, nor necessary, pursuant to Section 15162 (a) of the California Code of Regulations. The environmental impacts have already been evaluated by the Ukiah Valley Area Plan Environmental Impact Report.

GENERAL PLAN: Mixed Use Brush Street Triangle

ZONING: Limited Industrial (I-1)

RECOMMENDATION: Recommend that the Board of Supervisors approve the Contract Rezoning.

PROJECT DESCRIPTION: The project is a request for a zone change of two legal parcels, totaling 4.13± acres, from I-1:FP to R-3:FP:CR and for a zone change of five legal parcels, totaling 20.0± acres, from I-1:FP to C-2:FP:CR. The Contract Rezone (CR), pursuant to County Code Section 20.212.010, is requested over multiple contiguous parcels to establish a "Mixed Use Site" that will ultimately be developed with a mix of use types consistent with the Ukiah Valley Area Plan (UVAP) Mixed Use Brush Street Triangle (MUBST) land use classification (UVAP Appendix 1), the UVAP Brush Street Triangle Master Plan requirement (UVAP Implementation Measure LU 1.2f), and the UVAP Community Design Guidelines (BOS Resolution #14-102).

BACKGROUND: The property owners requested the County's proposal to rezone their parcels to allow expansion of the existing ministorage facility as a permitted use to the north and potentially develop a residential care facility on the east. The R-3 portion of the contract rezone will help the County to implement the General Plan Housing Element which requires the County to rezone 24-acres to R-3 and/or Mixed Use (MU) to provide opportunity for multiple family housing located within 300 feet of existing water and sewer improvements (Housing Element Action Item 3.1d).

SITE CHARACTERISTICS: The two legal parcels (APN's 002-050-16 & -17) proposed to be rezoned to R-3:FP:CR total 4.13± acres and the five legal parcels (APN's 002-010-10, 002-020-05, 002-040-14, 002-040-41, and [002-040-15 & 002-040-40]) proposed to be rezoned to C-2:FP:CR total 20.0± acres. Three of the legal lots to be rezoned to C-2:FP:CR are developed with mini-warehouses, a use that is consistent with the C-2 zoning district. The remaining legal parcels within this proposed rezone are vacant with very little vegetation. There is a drainage ditch located on the northern boundary of the rezone area that extends east-west through the Brush Street Triangle area.

The properties are accessed either directly off of Brush Street or by a private street. All of the properties are within the City of Ukiah Sewer Sanitation District with the exception of the two legal parcels proposed to be rezoned to R-3:FP:CR. While none of the parcels are within the City of, the two parcels being rezoned to R-3 are allowed water connections by a Settlement Agreement with the City. Those parcels that front on Brush Street are within 300 feet of an Ukiah Valley sanitation sewer main and the City of Ukiah water main.

SURROUNDING LAND USE AND ZONING: The properties surrounding the Brush Street lots to the north and east are designated MUBST in the UVAP, the property located to the south of Brush Street is designated Suburban Residential (SR) in the UVAP and the property located to the west is within the City limits of Ukiah.

The zoning to the north and east of the subject property is I-1 (Limited Industrial) and lies within the FP (Flood Plain) Combining District. The I-1 zoning is not consistent with the MUBST Land Use Classification (General Plan, Table 3-1).

DISCUSSION OF ISSUES:

Issue #1- General Plan Land Use Consistency:

The proposed R-3 and C-2 rezones implement the Mixed Use land use classification and are thus consistent with the Mendocino County UVAP and the General Plan land use plan (General Plan, Table 3-1). The R-3 and C-2 rezone within the Mixed Use Site established by the limits of the proposed contract rezone will allow a variety or a mix of uses to be developed in this area consistent with the MUBST land use designation. The portion of land already developed with a mini-storage facility is a type of light industrial use that is listed as a permitted commercial and industrial use within this land use classification. The expansion of this use within the C-2 rezone area in conjunction with the development of residential uses within the proposed R-3 portion of the Mixed Use site as well as the reservation of land for open space required by the contract rezone is fully consistent with the UVAP and the General Plan.

Issue #2 - General Plan Housing Element:

Goal 3 of the General Plan Housing Element requires the County to "increase the supply of housing especially for low and moderate income households." Action Item 3.1d specifically reads:

To assure that the County of Mendocino contains a wide range of multiple family housing opportunities in all areas of the county, the County shall rezone an additional 24 acres to R-3 and/or to the newly created MU (Mixed Use) land use category, provided at least 400 new units could be authorized by right. Lands to be rezoned shall be located in areas with both water and sewer district service (either currently in a district or annexable within the planning period). The County may use any combination of public or privately-initiated planning processes to achieve this goal.

The subject properties proposed to be rezoned to R-3:CR are within 300 feet of existing sewer and water lines and new development on the subject properties would be served by the City of Ukiah.

Issue #3 - Ukiah Valley Area Plan (UVAP):

The Ukiah Valley Area Plan (UVAP) further supports the project request as follows:

Housing: The UVAP supports the County's Housing Element which plays an important role in the success of community centered growth policies, particularly by supporting affordable worker housing through designating more properties for mixed uses and allowing for higher density development in more locations and configurations...

The subject properties proposed to be rezoned to R-3:FP:CR will ultimately provide more opportunities for higher residential density development within Mendocino County.

The Contract Rezone for these R-3 and C-2 rezones will require that any future development of these parcels to be consistent with the UVAP MUBST Land Use Classification and the Community Design Guidelines. Future development will be required to comply with the land use classification and guidelines at the time a building permit is approved for a ministerial project (i.e., a permitted use) or at the time of a discretionary permit is approved for a project.

Issue #4 - Mixed Use Development Goals:

UVAP Mixed Use Development Goal LU-1 states that the County should “[c]reate compact, mixed-use, and well-balanced communities that can achieve this plan's principles of sustainability.”

The proposed rezones provide opportunity for future high density residential development adjacent to future commercial development. A Contract Rezone (CR) will help to ensure future residential development and commercial development will be compatible with one another by requiring future development to be consistent with the Community Design Guidelines (adopted by Resolution # 14-102) and Mixed Use Compatibility Standards, used in Mixed Use General Zoning District (Chapter 20.085) until the County adopts specific standards for the MUBST zoning district. In that fashion, the contract zoning will help to ensure future residential development and commercial development can be designed to create a compact, mixed-use, and well-balanced development.

The contract rezone includes a key provision (Condition 3) that will help to ensure traffic circulation and infrastructure improvements associated with all new development including permitted uses, such as Multifamily Residential uses permitted by right in the R-3 zoning district, are coordinated with existing and future area-wide development.

Issue #5 - Obligations under the Coplen Settlement Agreement:

Reinforcing Action Item 3.1d of the Housing Element, as part of the Settlement Agreement in the case of *Dotty Coplen, et al. v. County of Mendocino, et al.* the County agreed to rezone at least twenty-four (24) acres of land to either the Multifamily (R-3) or Mixed-Use designation to fulfill the housing goals set forth in the County Housing Element. Paragraph IV.1 of the Settlement Agreement provides, in relevant part:

The County shall rezone at least twenty-four (24) acres of land to either the Multifamily (R-3) or Mixed-Use zoning designation within the UVAP area. No less than 75% of the twenty-four (24) acres shall consist of vacant land and all of the rezoned land shall be suitable and zoned for development at densities of at least twenty (20) units per acre, as a matter of right. All rezoned parcels shall have water and sewer available for connection at no greater distance than 300 feet and be entitled to request and receive such service by the date of rezoning.

The proposed rezone will fulfill another 4.13 acres of the Settlement Agreement 24-acre rezoning requirement.

ENVIRONMENTAL FINDINGS: No additional environmental evaluation is required, nor necessary, pursuant to Section 15162 (a) of Title 14 of the California Code of Regulations. This section provides that additional environmental review is not required when a project does not meet any of the following circumstances.

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In this case, the proposed rezone is consistent with the General Plan Land Use Designation.
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant, environmental effects or a substantial increase in the severity of previously identified significant effects. In this case, there have been no changes in the land use setting in the vicinity which will require revising the previously approved EIR.
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In this case, there is no new information of substantial importance that was not evaluated by the previous EIR. Nor does it involve any effect or impact which was not discussed, or is more severe; any mitigation measures that are not feasible; or involve mitigation measures or alternatives previously analyzed that would reduce significant impacts that the applicant declines to adopt.

Consequently, for the purposes of the rezoning, environmental impacts have already been evaluated by the Ukiah Valley Area Plan Environmental Impact Report with full build-out potential of the Mixed Use Brush Street Triangle land use including compatible zoning districts such as Multiple-Family (R-3) and General Commercial (C-2).

STAFF RECOMMENDATION: The Planning Commission recommends that the Board of Supervisors make the following findings:

1. That the Final Environmental Impact Report (FEIR) previously adopted for the Ukiah Valley Area Plan (UVAP) in August, 2011, adequately addressed all of the environmental issues associated with the proposed land use change, along with associated rezones resulting in consistency between both the UVAP and the zoning classification for each of the parcels located within the Mixed Use site such that no additional environmental evaluation is required nor necessary pursuant to Section 15162 (a), California Code of Regulations, Title 14, Chapter 14, Guidelines for the California Environmental Quality Act.

2. That the proposed C-2 and R-3 contract rezone within the Mixed Use site is consistent with General Plan Policy DE-12 (MU-Mixed Use) and UVAP Mixed Use Brush Street Triangle land use designation, which allows one (1) multiple family dwelling unit per 1,500 square feet of lot area when the property is within a water and sewer district.
3. The proposed contract rezoning is consistent with UVAP Implementation Measure LU 1.2f as it includes a master plan of the Brush Street Triangle which shows traffic circulation and infrastructure improvements within the Master Plan Site will be coordinated with existing and future area-wide land use.
4. That the parcels subject to rezone are vacant or underutilized, consistent with California Government Code Section 65583.2, and will create additional opportunities where multiple family housing may be developed as a right and may be in districts that will be served by existing water and sewer connections.

And therefore recommends the Board of Supervisors approve the proposed Multiple-Family Residential (R-3) zone change, the proposed General Commercial (C-2) zone change and the attached Contract for Compliance with Rezoning Conditions, Rezone #R 4-2014, located at 915 Orr Street; Assessor Parcel Numbers 002-050-16, 002-050-17, 002-010-10, 002-020-05, 002-040-40, 002-040-41, 002-050-14, and 002-050-15, totaling 24.13± acres.

DATE

FRED TARR
PLANNER II

CONTRACT REZONE

ATTACHMENTS

- A- Location Map
- B- Aerial Photo
- C- Adjacent Parcels
- D- Zoning Map
- E- General Plan Map
- F- Flood Zone Map
- G- Water District Map
- H- Sanitation District Map
- I- Utility Line Map
- J- Community Design Guidelines
- K- Mixed Use Compatibility Standards- Mendocino County Code Section 20.085.055

FT/at
November 13, 2014

RECORDING REQUESTED BY:

County of Mendocino County
Board of Supervisors
501 Low Gap Road
Ukiah, CA 95482

AND WHEN RECORDED MAIL TO:

County of Mendocino County
Board of Supervisors
501 Low Gap Road
Ukiah, CA 95482

CONTRACT FOR COMPLIANCE WITH REZONING CONDITIONS
(Section 27281.5 of the Government Code)

IN CONSIDERATION OF the adoption by the Board of Supervisors of an ordinance amending Title 20 of the Mendocino County Code so as to add Ordinance Number _____ and thereby rezone Assessor's Parcel Numbers 002-050-16, 002-050-17, 002-010-10, 002-020-05, 002-040-40, 002-040-41, 002-050-14, and 002-050-15 as follows:

Assessor's Parcel Numbers 002-050-16 and 002-050-17 are reclassified from I-1:FP to R-3:FP:CR shown in attached Exhibit A and as described in attached Exhibit B and Assessor's Parcel Numbers 002-010-10, 002-050-05, 002-040-40, 002-040-41, 002-050-14 and 002-050-15 are reclassified from I-1:FP to C-2:FP:CR shown in attached Exhibit A and as described in attached Exhibit C.

Assessor's Parcel Numbers 002-050-16, 002-050-17, 002-010-10, 002-050-05, 002-040-40, 002-040-41, 002-050-14 and 002-050-15, as shown in Exhibit D, are contiguous parcels which constitute a Mixed Use Site where an integrated development project with significant functional and a coherent physical design can be established, consistent with the Ukiah Valley Area Plan.

Jack L. Cox TTEE et al and CVH Investments LLC 1/2 hereby warrants that they are the owners of the foregoing property, and Agree and Promise to comply with the following conditions pursuant to Section 27281.5 of the California Government Code.

CONDITIONS

The following conditions must be fulfilled in conjunction with the establishment and construction of a structure associated with a permitted use, approved by a building permit or discretionary action, hereinafter referred to as "Project", within the Mixed Use Site shown in Exhibit D:

- 1) All Projects shall be consistent with the Ukiah Valley Area Plan (UVAP) including but not limited to the general intent, guidelines, uses, and standards associated with the Mixed Use Brush Street Triangle land use classification (UVAP, Appendix I, Page 12-4).
- 2) All Projects shall be consistent with the Mixed Use Compatibility Standards contained in Section 20.085.055 of Title 20, Division I of the Mendocino County Code ("Inland Zoning Code"), including the Ukiah Valley Area Plan Community Design Guidelines (Resolution # 14-102) or until such time the Inland Zoning Code is amended to include specific Mixed Use Compatibility Standards for the Brush Street Triangle.

3) Traffic circulation, infrastructure, and open space improvements associated with Projects within the Mixed Use Site shall be coordinated with existing and future area-wide improvements as follows:

- a. Prior to the construction of any Project, but not including an accessory use or structure, the property owner shall dedicate to the County access, utility, and open space easements for the circulation, infrastructure and open space improvements illustrated within the Mixed Use Site shown on the Brush Street Triangle Master Plan (Exhibit D).
- b. Prior to the completion of any Project with a development site exceeding one acre or 25% of the Mixed Use Site area, whichever is less, the property owner shall construct all circulation, infrastructure and open space improvements illustrated within the Mixed Use Site shown on the Brush Street Triangle Master Plan (Exhibit D). Alternatively, the property may enter into an improvement agreement with the County to construct the improvements to the satisfaction of the County Engineer, consistent with Article VIII, Division of Lands Regulations.

IT IS AGREED that the forgoing agreement and promise shall constitute a deed restriction and shall run with the land and constitute an equitable servitude and restrictive covenant.

In the event of non-compliance with the aforesaid conditions, consent is hereby given that the aforesaid property may be rezoned in compliance with Government Code.

Sections 65853, et seq., and shall be subject to other action authorized by the Mendocino County Code.

IT IS FURTHER AGREED that this contract shall be binding upon the successors and assigns of the owners of land known as Assessor Parcel Numbers 002-050-16, 002-050-17, 002-010-10, 002-020-05, 002-040-40, 002-040-41, 002-050-14, and 002-050-15, more particularly shown in the attached Exhibit A and described in the attached Exhibit B and Exhibit C, and shall be effective only after it is signed by the owners and verified by the County of Mendocino.

JACK L. COX TTEE *et al*

DATE

CVH INVESTMENTS LLC ½

DATE

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
County of Mendocino

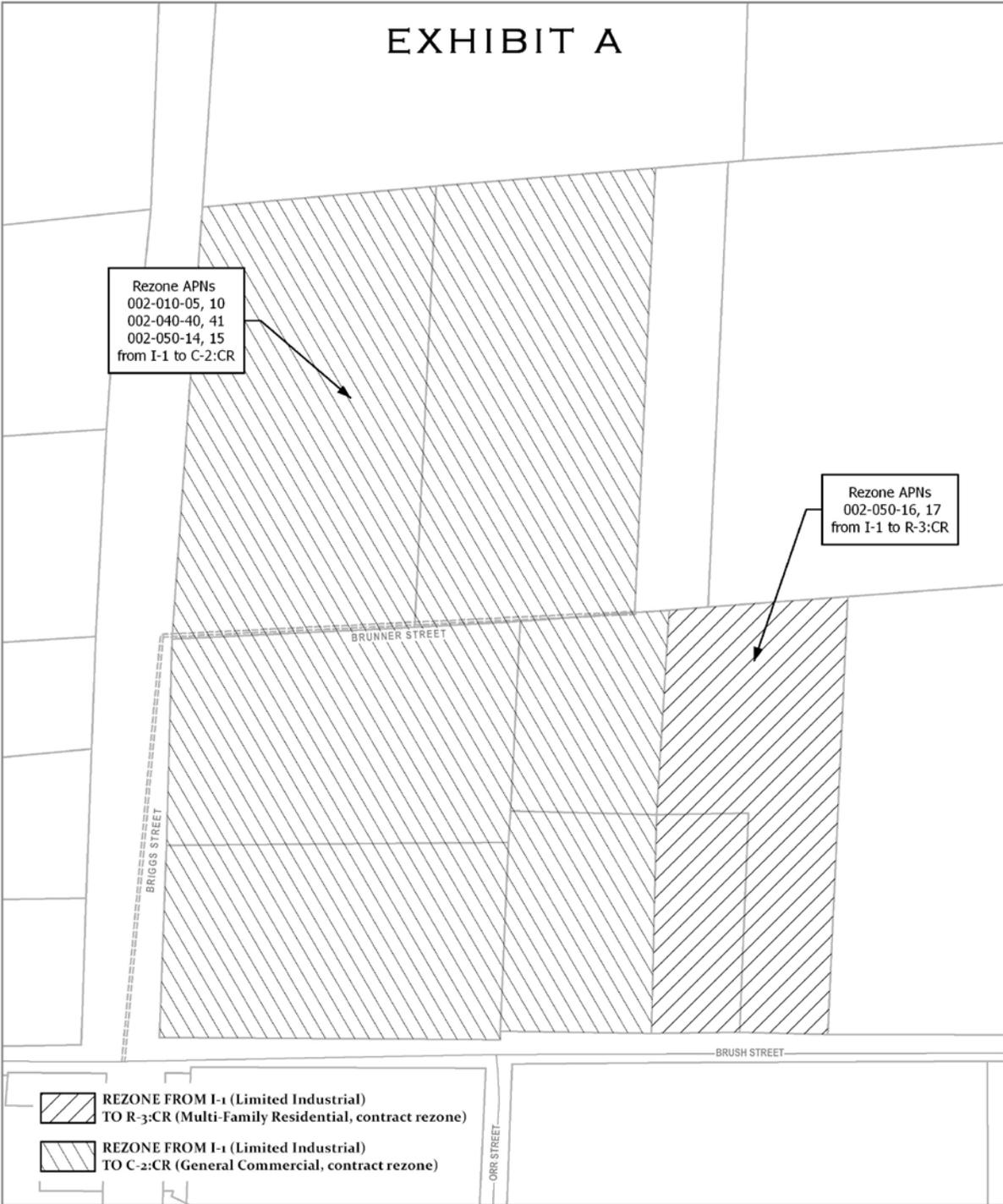
On the _____ day of _____, 2015, before me, the undersigned a Notary Public, in and for said State, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/ are subscribed to the within instrument and acknowledge to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

EXHIBIT A

Rezone APNs
 002-010-05, 10
 002-040-40, 41
 002-050-14, 15
 from I-1 to C-2:CR

Rezone APNs
 002-050-16, 17
 from I-1 to R-3:CR



-  REZONE FROM I-1 (Limited Industrial) TO R-3:CR (Multi-Family Residential, contract rezone)
-  REZONE FROM I-1 (Limited Industrial) TO C-2:CR (General Commercial, contract rezone)

CASE: R 4-2014
 OWNER: Multiple
 APN: 002-050-16, et. al. (8 APNs)
 GP/BZ: MUBST / I1
 ADDRESS: Brush Street, Ukiah

-  Assessor Parcels 10-13-G
-  Public Roads
-  Private Roads



REZONE EXHIBIT

Map produced by the Mendocino County Planning & Building Services, November, 2014
 All spatial data is approximate. Map provided without warranty of any kind.

EXHIBIT B

ALL THAT CERTAIN REAL PROPERTY SITUATED AD SHOWN ON THE REVISED SUBDIVISION OF THE BRUNNER-BRIGGS ADDITION #1 FILED IN MAP CASE 1, DRAWER 3, PAGE 56, MENDOCINO RECORDS, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS 3 AND 4 AS SHOWN ON A MAP FILED IN MAP CASE 2, DRAWER 50, PAGE 27, MENDOCINO COUNTY RECORDS.

APN: 002-050-16 AND 17

EXHIBIT C

PARCEL ONE:

LOTS 4 AND 5 OF THE 'REVISED SUBDIVISION OF THE BRUNNER-BRIGGS ADDITION NO. 1' FILED IN MAP CASE 1, DRAWER 3, PAGE 56, MENDOCINO COUNTY RECORDS.

TOGETHER WITH THAT PORTION OF THE NORTH HALF OF BRUNNER STREET DESIGNATED ON SAID MAP WHICH LIES BETWEEN THE SOUTHERLY EXTENSION OF THE EASTERLY AND WESTERLY LINES OF PARCEL ONE ABOVE DESCRIBED.

APN: 002-010-10 AND 002-020-05

ALL THAT CERTAIN REAL PROPERTY SITUATED AND SHOWN ON A MAP OF REVISED SUBDIVISION OF THE BRUNNER-BRIGGS ADDITION NO. 1 FILED IN MAP CASE 1, DRAWER 3, PAGE 56, MENDOCINO COUNTY RECORDS, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2 AS SHOWN ON A MAP FILED IN MAP CASE 2, DRAWER 50, PAGE 27, MENDOCINO COUNTY RECORDS.

APN: 020-050-14 AND 15

AND ALL THAT CERTAIN PROPERTY COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 2 AS SHOWN ON A MAP FILED IN MAP CASE 2, DRAWER 50. PAGE 27, MENDOCINO COUNTY RECORDS; THENCE SOUTH 01°46'42" WEST ALONG THE CENTERLINE OF THE FORMER ORR STREET, 38.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°46'42" WEST ALONG THE CENTERLINE OF THE FORMER ORR STREET 316.86 FEET MORE OF LESS TO THE NORTHERLY LINE FO BRUSH STREET (C.R. #217); THENCE SOUTH 88°56'56" WEST ALONG THE NORTHERLY LINE OF BRUSH STREET, 35.04 FEET; THENCE LEAVING THE NORTHERLY LINE OF BRUSH STREET NORTH 01°46'42" EAST, 316.86 FEET TO A POINT THAT BEARS SOUTH 88°56'56" WEST, 35.04 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 88°56'56" EAST, 35.04 FEET TO THE POINT OF BEGINNING.

PURSUANT TO MENDOCINO COUNTY BOUNDARY LINE ADJUSTMENT #B1-98.

APN: 002-040-40

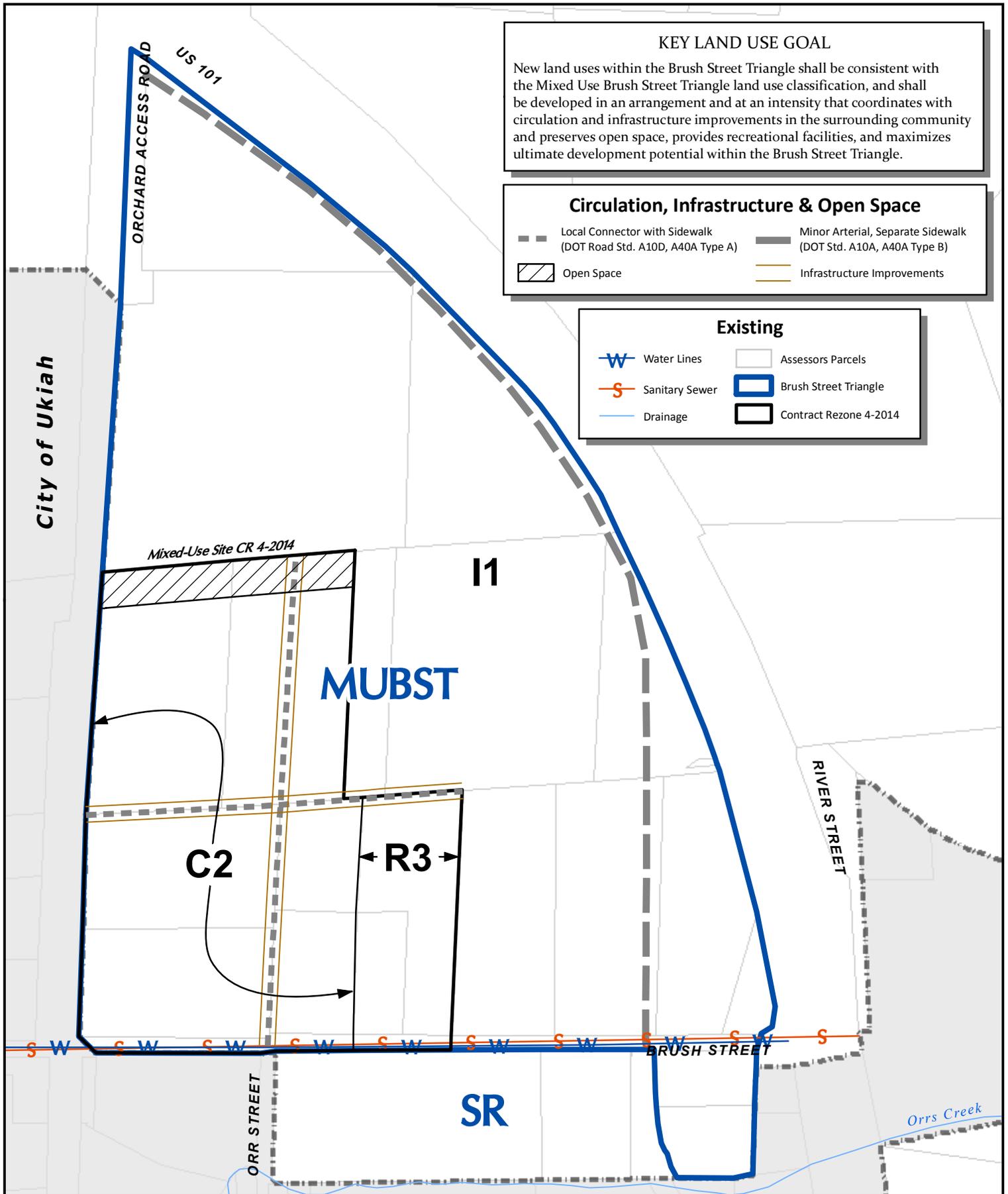
EXHIBIT C continued

AND ALL THAT CERTAIN REAL PROPERTY SITUATED AND SHOWN ON A MAP OF THE REVISED SUBDIVISION OF THE BRUNNER-BRIGGS ADDITION NO. 1 FILED IN MAP CASE 1, DRAWER 3, PAGE 56, MENDOCINO COUNTY RECORDS, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

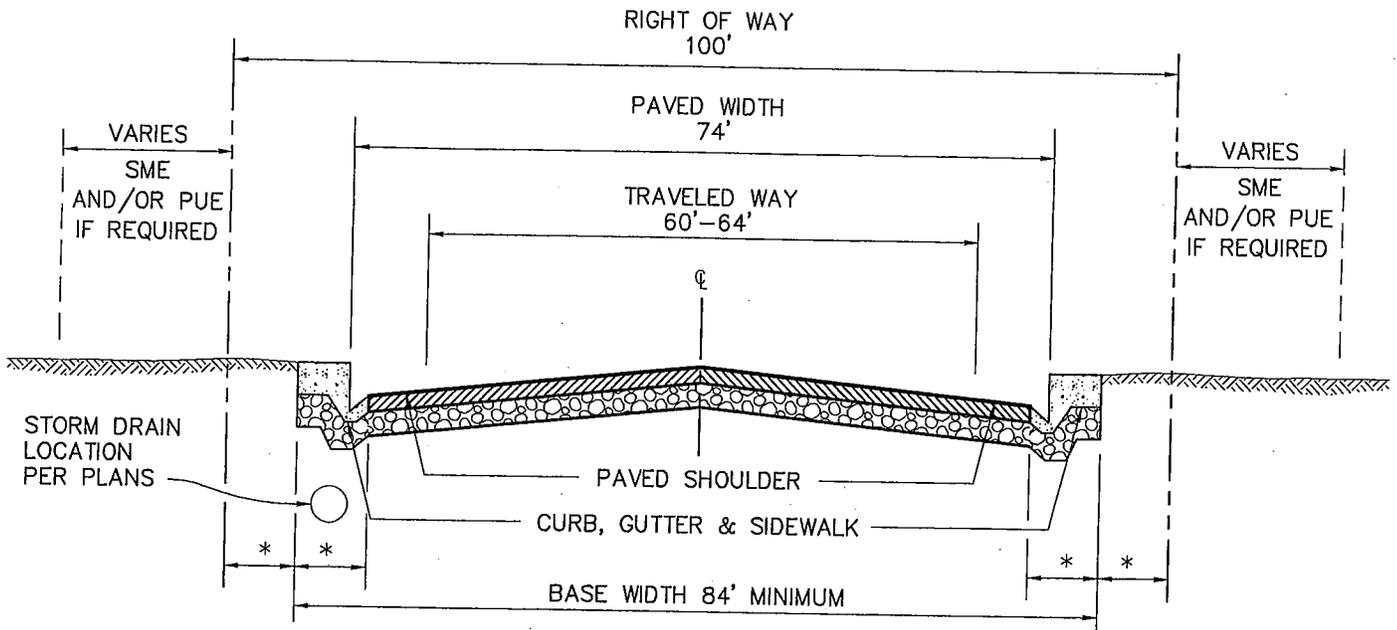
COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 2 AS SHOWN ON A MAP FILED IN MAP CASE 2, DRAWER 50, PAGE 27, MENDOCINO COUNTY RECORDS; THENCE SOUTH 01°46'42" WEST ALONG THE CENTERLINE OF THE FORMER ORR STREET, 38.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°46'42" WEST ALONG THE CENTERLINE OF THE FORMER OFF STREET 316.86 FEET MORE OR LESS TO THE NORTHERLY LINE OF BRUSH STREET (C.R. #217); THENCE SOUTH 88°56'56" WEST ALONG THE NORTHERLY LINE OF BRUSH STREET, 471.94 FEET TO THE EASTERLY RIGHT OF WAY LINE OF BRIGGS STREET; THENCE NORTH 01°52'51" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF THE SAID BRIGGS STREET AND THE WESTERLY LINE OF LOT 6 OF THE SAID REVISED SUBDIVISION. 316.89 FEET; THENCE LEAVING THE EASTERLY LINE OF BRIGGS STREET AND THE WESTERLY LINE OF SAID LOT 6 NORTH 88°56'56" EAST, 471.38 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF BRIGGS STREET VACATED BY THE COUNTY OF MENDOCINO BY RESOLUTION NO. 98-175 RECORDED OCTOBER 9, 1998, DOCUMENT NO. 1998-19404, MENDOCINO COUNTY RECORDS WHICH LIES BETWEEN THE WESTERLY EXTENSION OF THE NORTHERLY AND SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL.

APN: 002-040-41



PLOT DATE: 28-AUG-00



* = VARIES, SEE NOTE 5.

LEGEND:

-  PAVEMENT
-  BASE
- PUE PUBLIC UTILITY EASEMENT
- SME SLOPE MAINTENANCE EASEMENT

NOTES:

1. PARKING GENERALLY PROHIBITED. PAVED SHOULDER TO SERVE AS BIKEWAY AND/OR EMERGENCY STOPPING AREA.
2. RIGHT OF WAY BEHIND SIDEWALK MAY BE USED FOR ROADSIDE FACILITIES SUCH AS SIGNS, PUBLIC UTILITIES, LANDSCAPING AND DRAINAGE FACILITIES.
3. BASED ON THE RECOMMENDATION OF THE DOT DIRECTOR AND SUBJECT TO THE APPROVAL AUTHORITY, THE MINIMUM PAVED WIDTH OF MINOR ARTERIAL AND MAJOR COLLECTOR URBAN ROADS MAY BE REDUCED BY 12'-14' WHERE CENTER TURN LANES OR MEDIANS ARE NOT REQUIRED.
4. BASED ON THE RECOMMENDATION OF THE DOT DIRECTOR AND SUBJECT TO THE APPROVAL AUTHORITY, THE MINIMUM PAVED WIDTH OF MINOR ARTERIAL AND MAJOR COLLECTOR URBAN ROADS MAY BE REDUCED BY UP TO 24 FEET WHERE FOUR TRAVEL LANES ARE NOT REQUIRED.
5. SEE MENDOT STD. NO. A40 FOR CURB, GUTTER AND SIDEWALK DETAILS.

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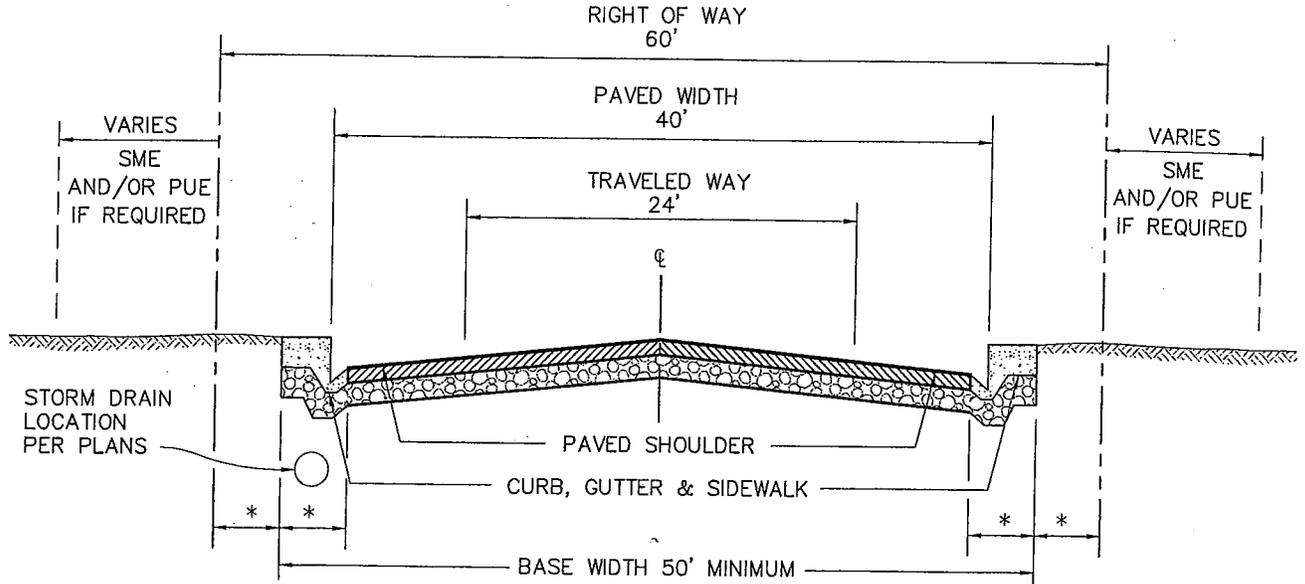
MINOR ARTERIAL AND MAJOR COLLECTOR - URBAN TYPICAL ROAD SECTION

MENDOT STD. NO. **A10A**

SCALE: NONE | DESIGN: RCW | DRAWN: LMM | OCT. 2000

PAGE: A-1

PLOT DATE: 08-APR-07



* = VARIES, SEE NOTE 3.

LEGEND:

-  PAVEMENT
-  BASE
- PUE PUBLIC UTILITY EASEMENT
- SME SLOPE MAINTENANCE EASEMENT

NOTES:

1. PAVED SHOULDER TO SERVE AS PARKING LANE AND/OR BIKEWAY.
2. RIGHT OF WAY BEHIND SIDEWALK MAY BE USED FOR ROADSIDE FACILITIES SUCH AS SIGNS, PUBLIC UTILITIES, LANDSCAPING AND DRAINAGE FACILITIES.
3. SEE MENDOT STD. NO. A40 FOR CURB, GUTTER AND SIDEWALK DETAILS.

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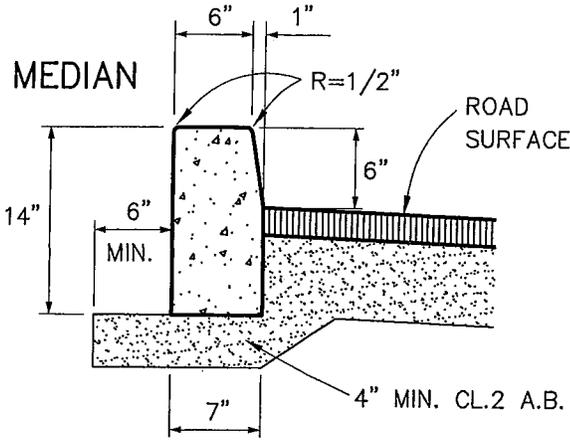
**MINOR COLLECTOR, LOCAL CONNECTOR
URBAN
TYPICAL ROAD SECTION**

MENDOT
STD. NO.
A10D

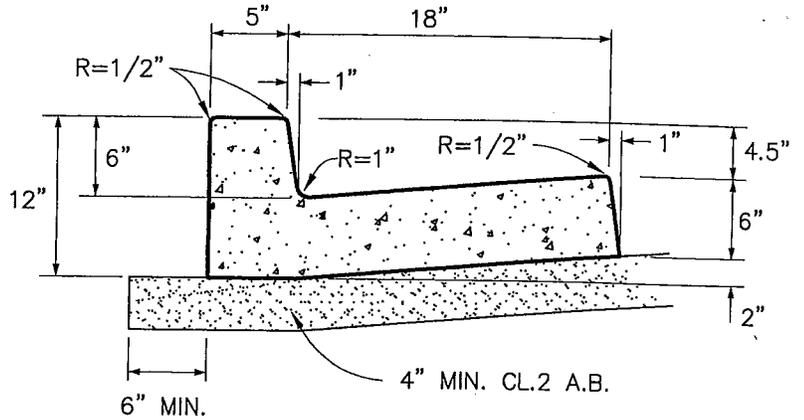
SCALE: NONE | DESIGN: RCW | DRAWN: CLG | OCT. 2000

PAGE: A-4

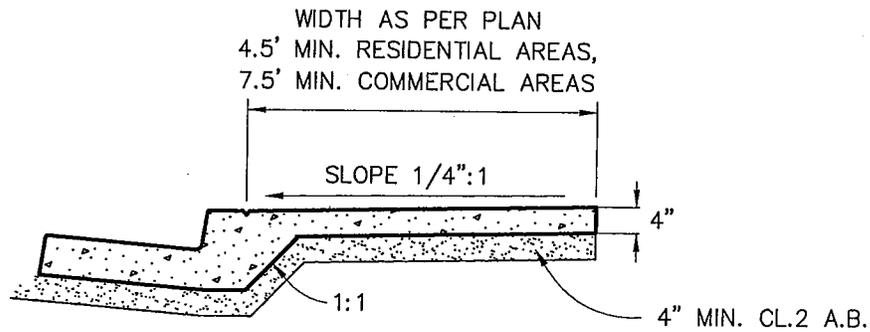
PLOT DATE: 23-AUG-00



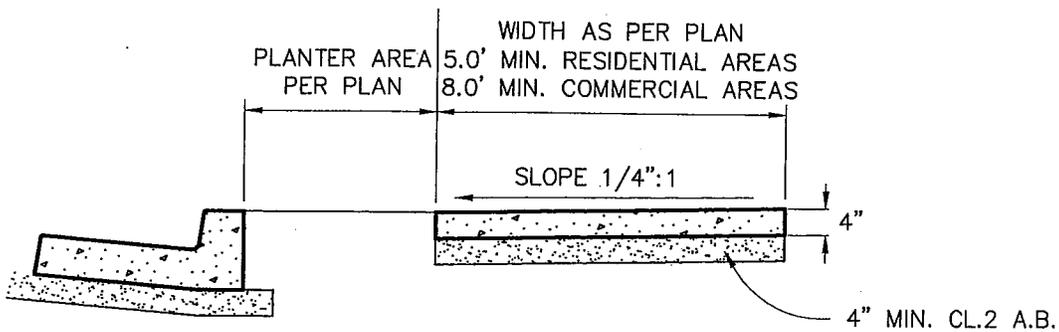
STANDARD VERTICAL CURB



STANDARD CURB AND GUTTER



TYPE 'A' SIDEWALK PLACED MONOLITHIC WITH CURB



TYPE 'B' SIDEWALK PLACED SEPARATE FROM CURB

SEE CURB, GUTTER AND SIDEWALK NOTES ON STANDARD A40B

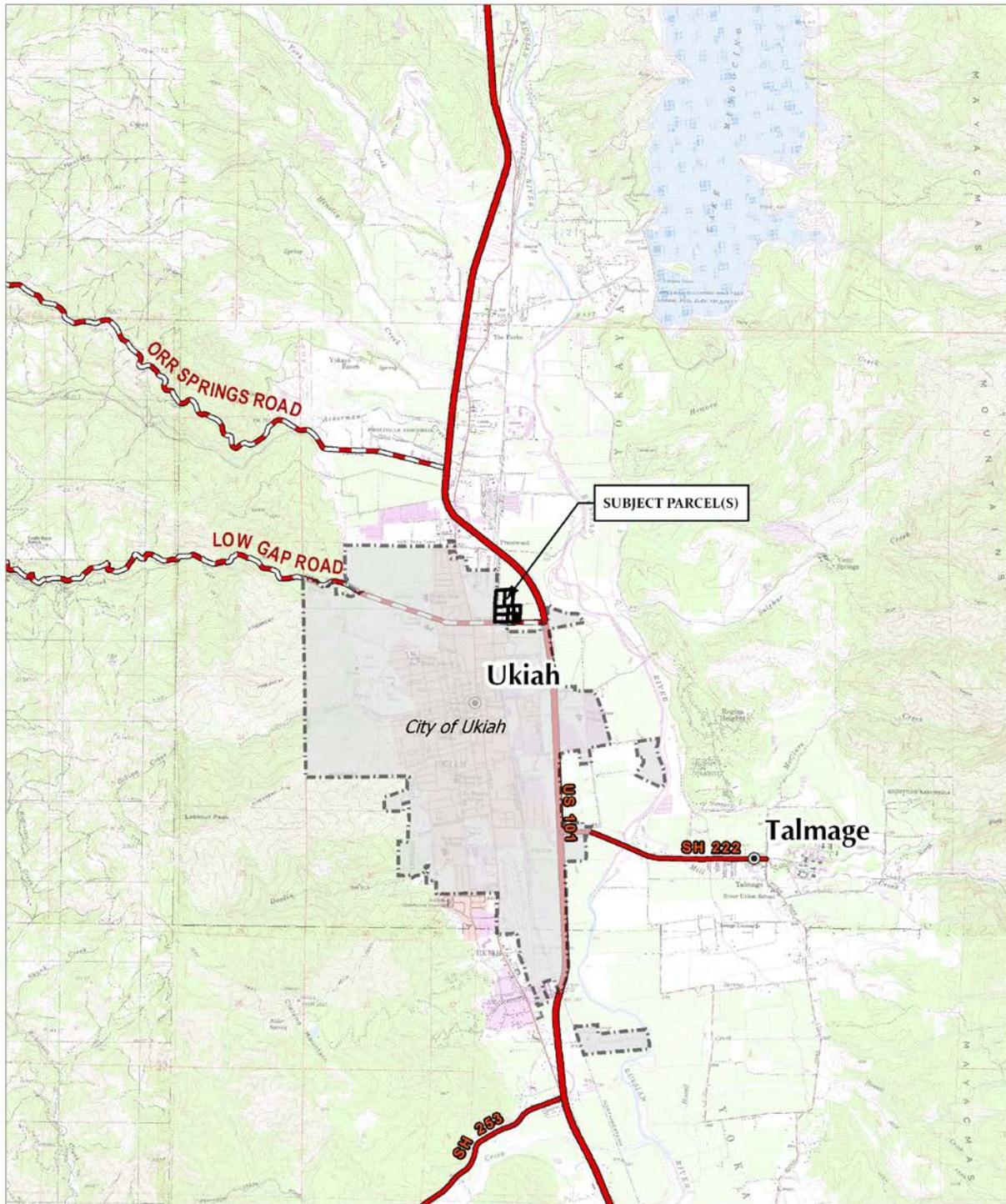
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CURB, GUTTER, SIDEWALK & MEDIAN

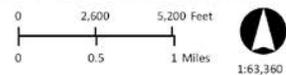
MENDOT
STD. NO.
A40A

ATTACHMENTS
R 4-2014



CASE: R 4-2014
 OWNER: Multiple
 APN: 002-050-16, et. al. (8 APNs)
 APLCT: MenCo PBS
 ADDRESS: Brush Street, Ukiah

-  Incorporated City Limits
-  Highways
-  Major Towns & Places
-  Major Roads



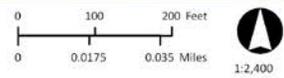
LOCATION MAP

Map produced by the Mendocino County Planning & Building Services, November, 2014
 All spatial data is approximate. Map provided without warranty of any kind.



CASE: R 4-2014
OWNER: Multiple
APN: 002-050-16, et. al. (8 APNs)
APLCT: MenCo PBS
ADDRESS: Brush Street, Ukiah

— Public Roads
- - Private Roads



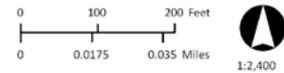
2010 NAIP AERIAL ORTHOPHOTO

Map produced by the Mendocino County Planning & Building Services, November, 2014
All spatial data is approximate. Map provided without warranty of any kind.



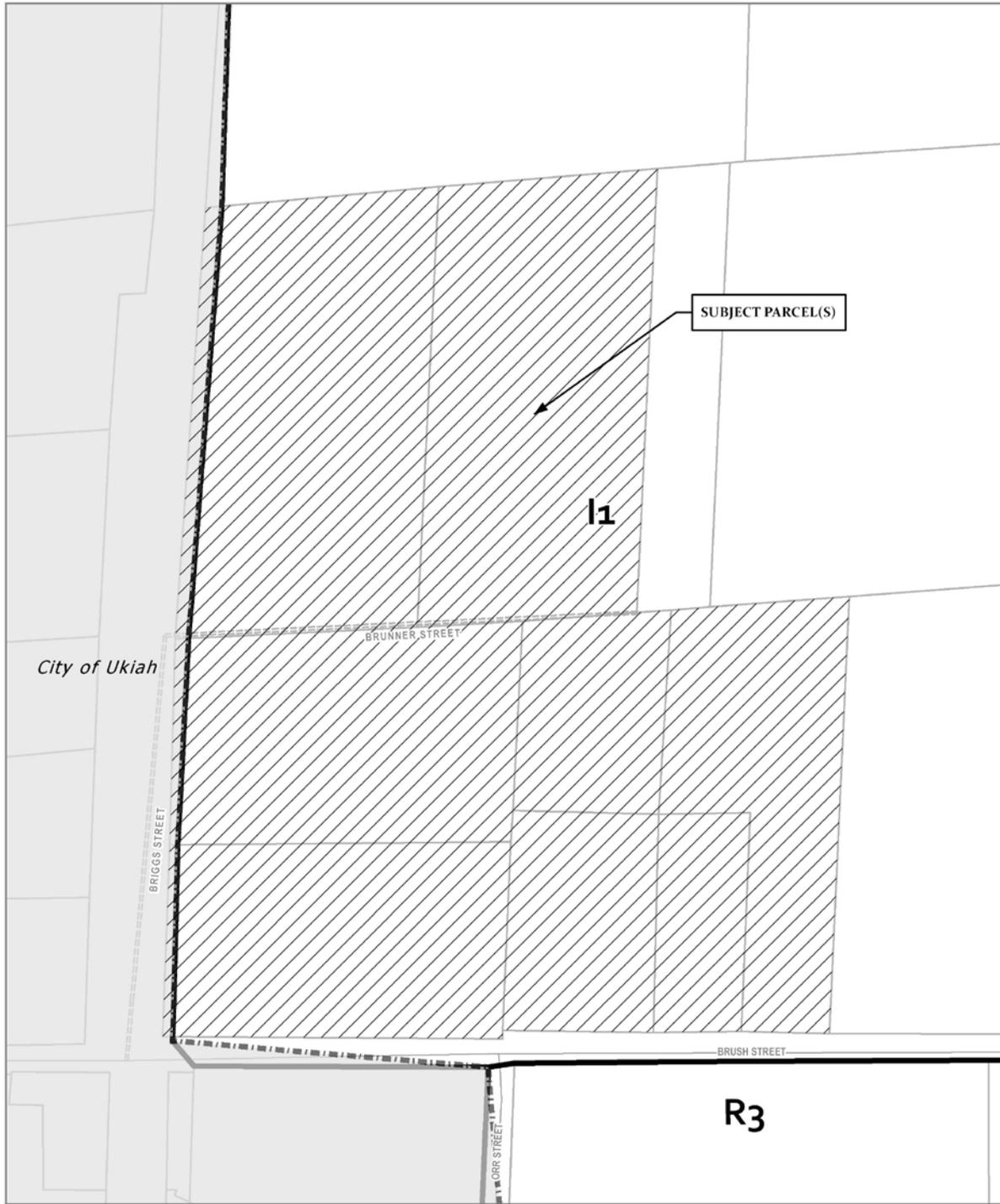
CASE: R 4-2014
 OWNER: Multiple
 APN: 002-050-16, et. al. (8 APNs)
 APLCT: MenCo PBS
 ADDRESS: Brush Street, Ukiah

Assessors Parcels 10-13-G



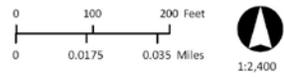
ADJACENT PARCELS

Map produced by the Mendocino County Planning & Building Services, November, 2014
 All spatial data is approximate. Map provided without warranty of any kind.



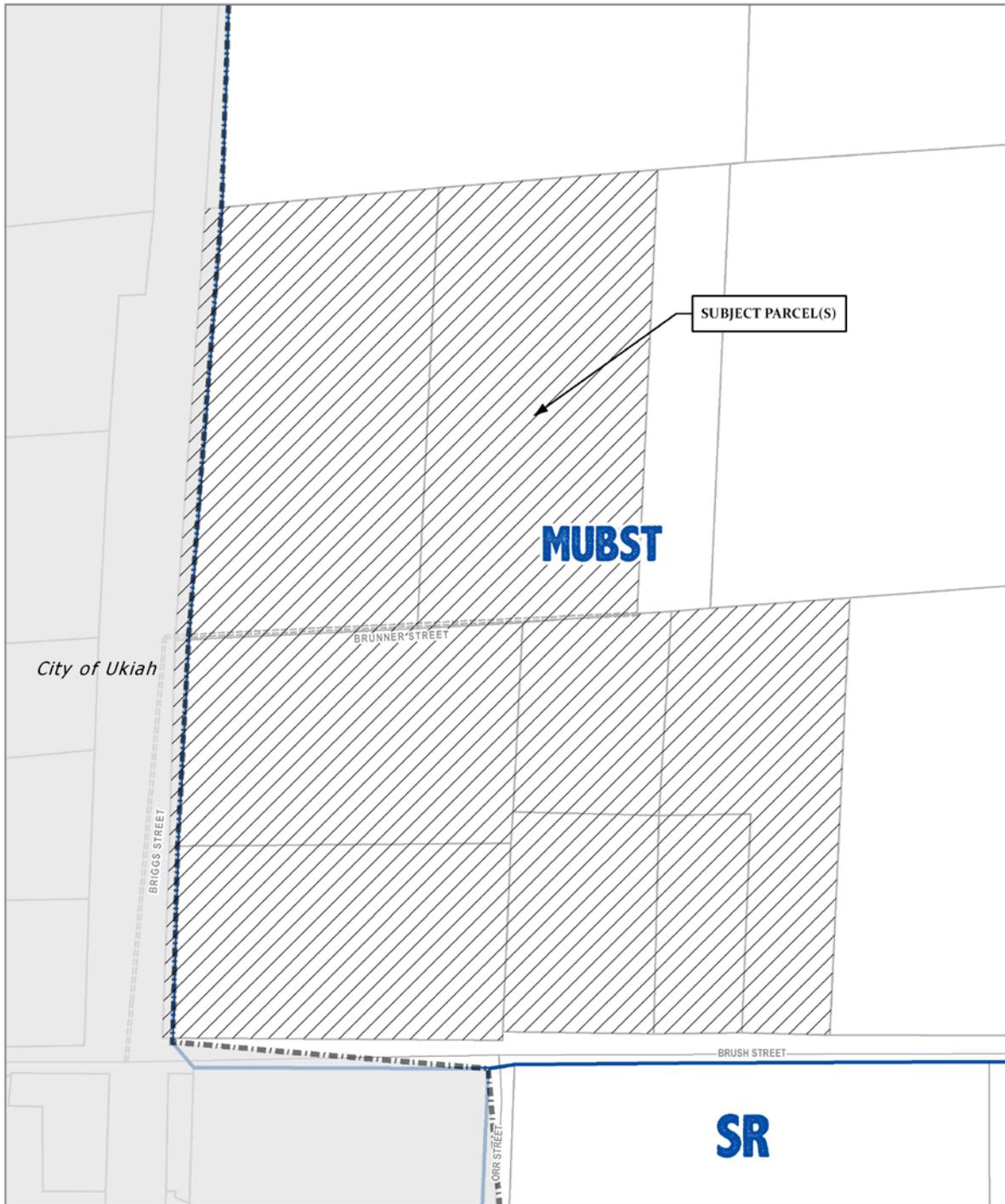
CASE: R 4-2014
 OWNER: Multiple
 APN: 002-050-16, et. al. (8 APNs)
 GP/BZ: MUBST / I1
 ADDRESS: Brush Street, Ukiah

-  City Limits
-  Assessor Parcels 10-13-G
-  Public Roads
-  Private Roads



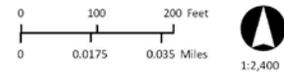
ZONING DISPLAY MAP

Map produced by the Mendocino County Planning & Building Services, November, 2014
 All spatial data is approximate. Map provided without warranty of any kind.



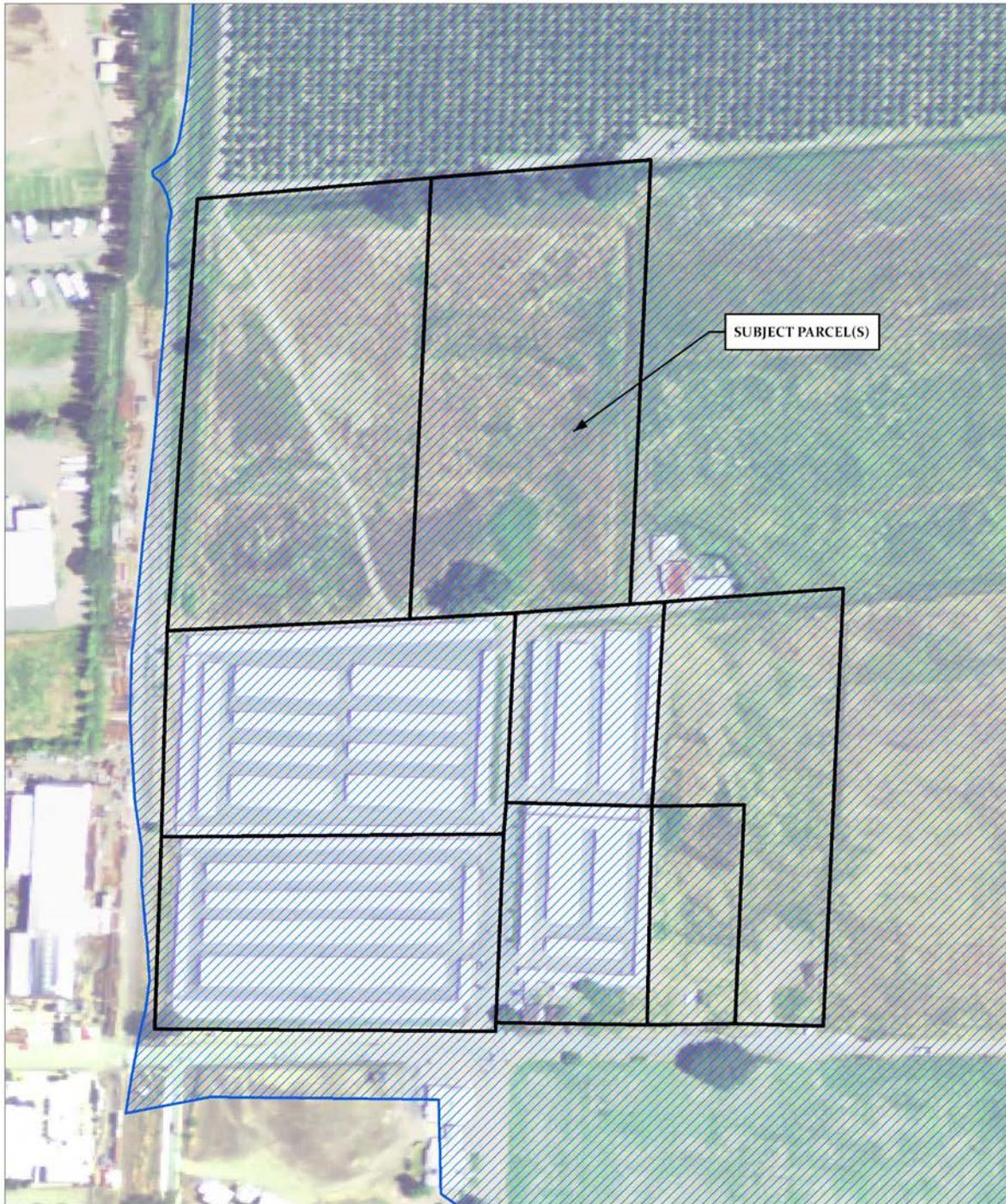
CASE: **R 4-2014**
 OWNER: **Multiple**
 APN: **002-050-16, et. al. (8 APNs)**
 GP/BZ: **MUBST / I1**
 ADDRESS: **Brush Street, Ukiah**

-  City Limits
-  Assessor Parcels 10-13-G
-  Public Roads
-  Private Roads



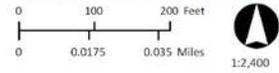
GENERAL PLAN CLASSIFICATIONS

Map produced by the Mendocino County Planning & Building Services, November, 2014
 All spatial data is approximate. Map provided without warranty of any kind.



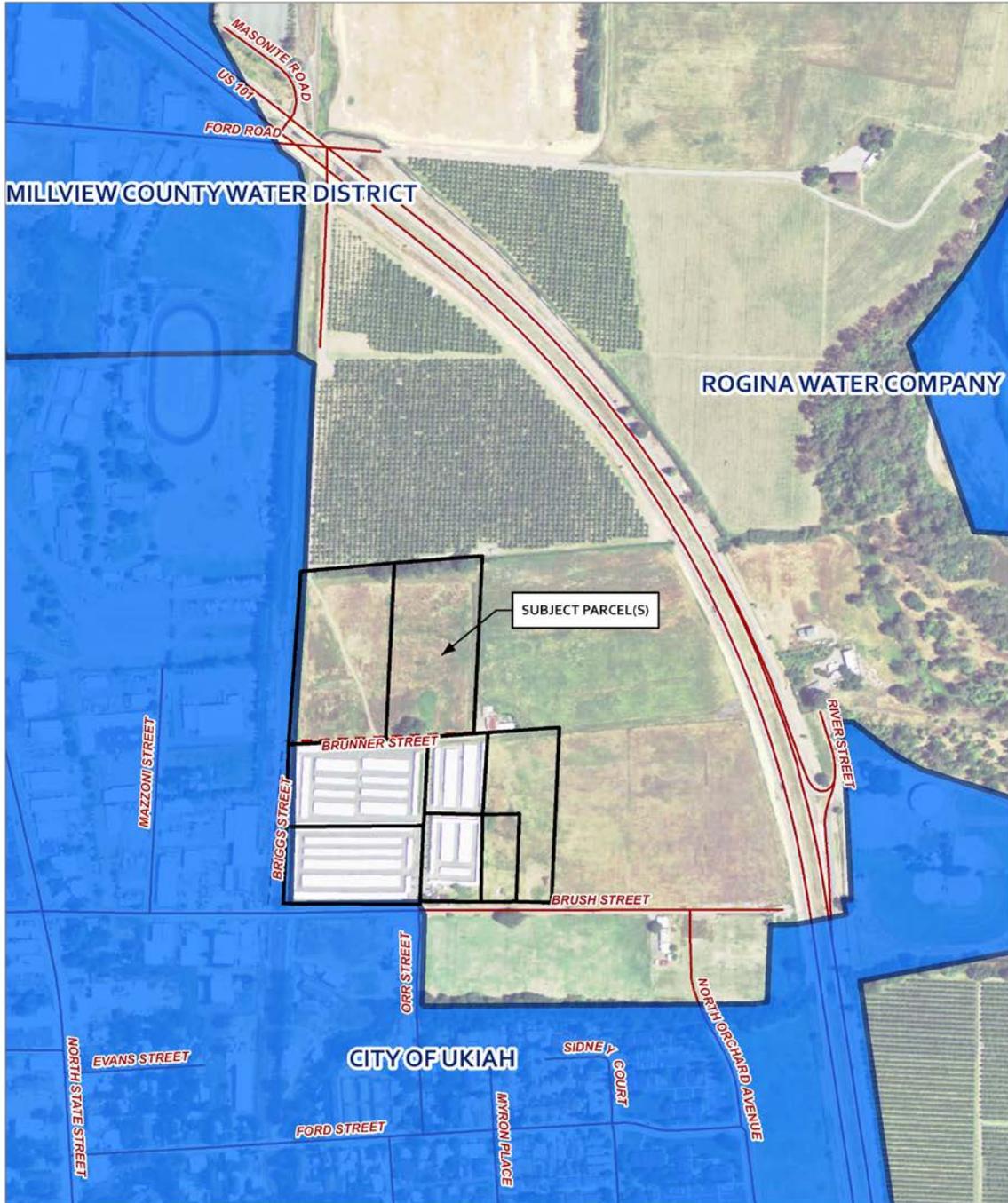
CASE: R 4-2014
OWNER: Multiple
APN: 002-050-16, et. al. (8 APNs)
APLCT: MenCo PBS
ADDRESS: Brush Street, Ukiah

 Flood Zone



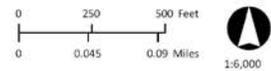
FEMA FLOOD ZONE
NFIP MAPS, JUNE 2nd, 2011

Map produced by the Mendocino County Planning & Building Services, November, 2011
All spatial data is approximate. Map provided without warranty of any kind.



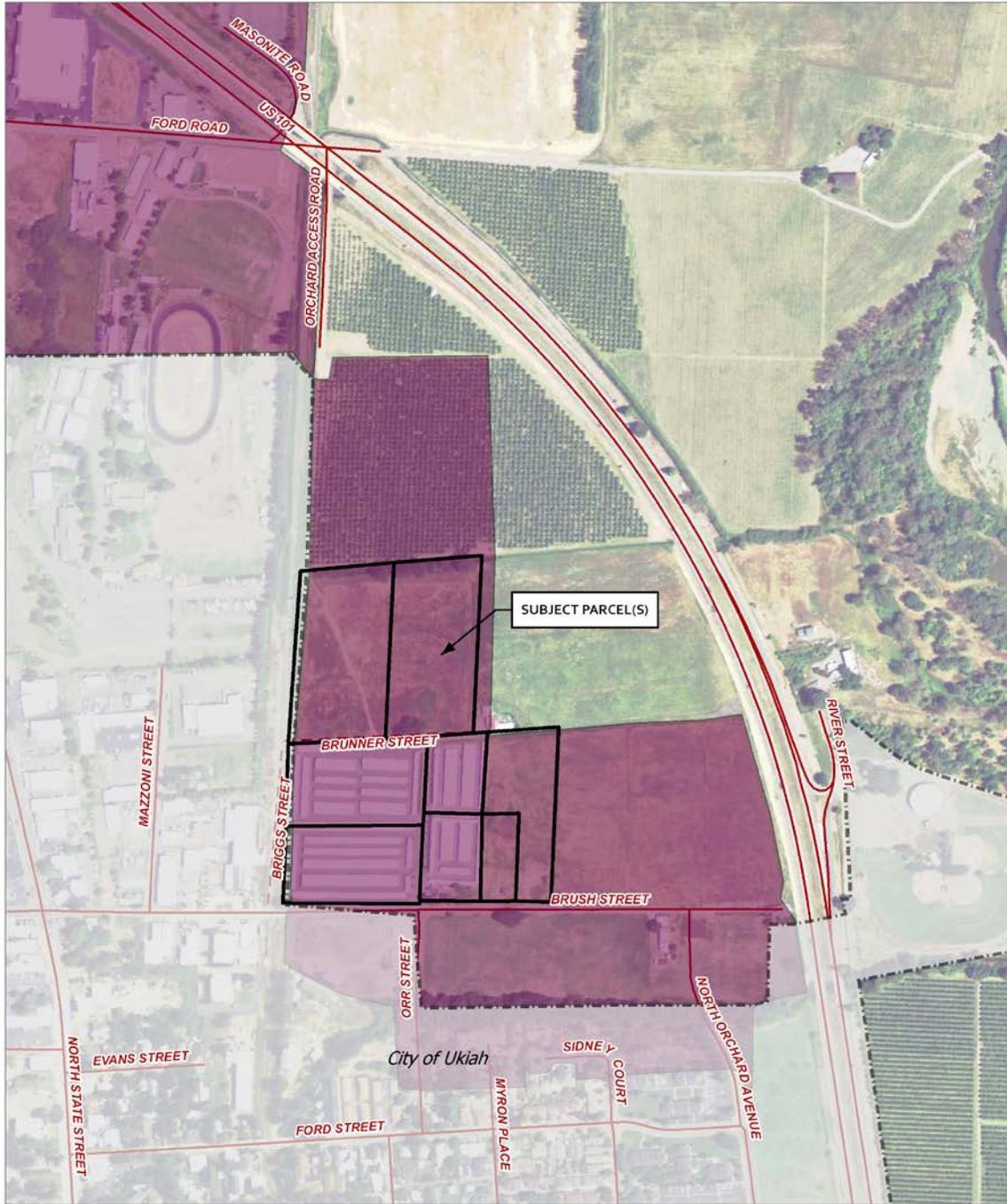
CASE: R 4-2014
 OWNER: Multiple
 APN: 002-050-16, et. al. (8 APNs)
 APLCT: MenCo PBS
 ADDRESS: Brush Street, Ukiah

- County Water Districts
- Public Roads
- Private Roads



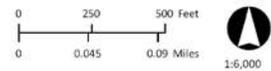
WATER DISTRICTS

Map produced by the Mendocino County Planning & Building Services, December, 2014
 All spatial data is approximate. Map provided without warranty of any kind.



CASE: R 4-2014
 OWNER: Multiple
 APN: 002-050-16, et. al. (8 APNs)
 APLCT: MenCo PBS
 ADDRESS: Brush Street, Ukiah

- Incorporated City Limits
- Ukiah Valley Sanitation Dist.
- Private Roads
- Public Roads



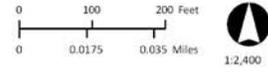
UKIAH VALLEY SANITATION DISTRICT

Map produced by the Mendocino County Planning & Building Services, December, 2014
 All spatial data is approximate. Map provided without warranty of any kind.



CASE: R 4-2014
OWNER: Multiple
APN: 002-050-16, et. al. (8 APNs)
APLCT: MenCo PBS
ADDRESS: Brush Street, Ukiah

- W Water Lines
- Public Roads
- Sewer Manhole
- - - Private Roads
- UVSD Lines



UTILITY TRANSMISSION LINES

Map produced by the Mendocino County Planning & Building Services, December, 2014
All spatial data is approximate. Map provided without warranty of any kind.



Adopted July 22, 2014, Resolution # 14-102

APPLICABILITY

The following are specific design goals and objectives which apply to discretionary commercial projects within the mixed use zoning districts located within the UVAP Area. Applicants are encouraged to follow these guidelines for all other projects.

The Planning Director, Zoning Administrator, Planning Commission, or Board of Supervisors shall have the authority to apply or modify the following Design Guidelines depending upon the size, scale, intensity, and location of the development project.

SITE PLANNING

Natural Site Features

Generally, a designer should plan a project to fit a site's natural conditions, rather than alter a site to accommodate a stock building plan.

Significant existing site features such as mature trees/ landscaping, lot size and configuration, topography, and the relationship to surrounding development should be compelling factors in determining the development capacity and design of projects.

All required grading and drainage plans shall be prepared by a registered civil engineer or other qualified professional acceptable to the Chief Building Inspector.

Parking

The number of parking spaces and overall parking lot design shall comply with the requirements of the Mendocino County Zoning Code. Deviation from the parking requirements of the Zoning Code can be approved through the discretionary review process provided a finding is made that there is a unique circumstance associated with the use of the property that results in a demand for less parking than normally expected. These circumstances may include uses that would attract young teenagers, bicyclists, or a high number of drop-off patrons.

Parking facilities shall be aesthetically screened and shaded with shrubs, trees, short walls and fences according to the requirements of the Zoning District in which the property is located. Wherever possible, parking lots shall be used as buffers when property is located adjacent to agricultural parcels

The visual prominence of parking areas should be de-emphasized by separating parking areas into small components. The practice of placing the majority of parking areas between the building(s) shall be de-emphasized by separating parking areas into small components. The practice of placing the majority of parking areas between the building(s) and the primary street frontage should be avoided (Exhibit 1).

Parking Lots

Parking lots with twelve (12) or more parking spaces shall have a tree placed between every five (5) parking spaces with a continuous linear planting strip, rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide tree canopy coverage of fifty percent (50%) over all paved areas within

ten (10) years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.

Parking lots shall have a perimeter planting strip with both trees and shrubs. The planting of lawn areas are discouraged but can be acceptable when they are planted with the trees and shrubs associated with a water conservation landscape plan.

Parking lots with twelve (12) or more parking spaces shall have defined pedestrian sidewalks or marked pedestrian facilities within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.

Street trees are required. They may be placed on the property proposed for development instead of within the public right-of-way if the location is approved by the Department of Transportation, based upon safety and maintenance factors.

Species of street trees shall be selected from the Master Tree List with the consultation of the County staff.

Pedestrian Orientation

Pedestrian walkways should be included that directly link all parking areas with building entrances, off-site transportation facilities, established sidewalks, and adjacent public rights-of-way. They should also be consistent with uses and architecture from both a functional and aesthetic standpoint.

Outdoor pedestrian spaces should be landscaped and include such features as planters along sidewalks, pedestrian oriented signs, attractive street furniture, low-level lighting, and outdoor seating areas.

Compatibility With Surrounding Development

The placement and layout of buildings, parking areas, landscaping, exterior lighting, and other site design features should be compatible with surrounding land uses and architecture from both a functional and aesthetic standpoint.

Development should not create unattractive views for neighbors or traffic corridors. All exposed elevations should maintain consistent architectural character. Service areas, trash enclosures, utility meters, and mechanical and electrical equipment should be screened from view.

Property owners are strongly encouraged to develop shared facilities such as driveways, parking areas, pedestrian walkways, and outdoor living areas to maximize usable areas and create unique design opportunities.

Setbacks for new development should consider the character of existing frontages. Setbacks deeper than the minimum required are encouraged only in order to allow for sidewalk widening or the creation of special pedestrian areas such as entryways, courtways, outdoor cafes, and other features intended to enhance the pedestrian environment. Non-residential buildings should be located closest to adjacent agricultural lands to act as a buffer.

BUILDING DESIGN

Architecture

Monotonous box-like structures devoid of variety and distinctiveness and without openings and changes in wall planes are discouraged. Architectural features such as arches, raised parapets, decorated cornices, eaves, windows, balconies, entry insets, a variety of roof angles and pitches, and the inclusion of relief features in wall surfaces are strongly encouraged when tied into a comprehensive design theme.

Building Colors

The use of strong or loud colors, especially those with no tradition of local usage, should be reviewed in context with the overall aesthetics of the area.

Colors should be compatible with adjoining buildings. Color work on the side and rear walls should be compatible with the colors on the front or street side walls. Decoration and trim should be painted in order to call attention to it.

Building Materials

The creative use of wood, stucco, masonry (brick, stone, tile), and recycled materials are strongly encouraged.

The use of metal buildings is discouraged, unless they are designed in a creative and unique way that meets the purpose and intent of the Design Guidelines.

Concrete block and exposed concrete are generally acceptable building materials, provided they are treated, textured, painted, and/or used in a pleasing aesthetic way consistent with the Community Design Guidelines. Materials should be selected to create compatibility between the building and adjoining buildings.

Lighting

Exterior lighting should be subdued. It should enhance building design and landscaping as well as provide safety and security. Exterior lighting should not spill out and create glare on adjoining properties, and should not be directed towards the night sky.

Light standard heights should be predicated on the lighting need of the particular location and use. Tall lighting fixtures that illuminate large areas should be avoided.

Lighting fixtures, standards, and all exposed accessories should be harmonious with building design, and preferably historic and innovative in style. All pedestrian and building access areas should be adequately lighted to provide safety, security, and aesthetic quality.

The location, intensity, and shielding of all exterior lighting for buildings, businesses, landscaping, streets and parking lots, and recreational and public areas should be downward shielded and employ approved "Dark Sky Friendly Fixtures" (www.darksky.org) that are operated on a limited night schedule so as to avoid or prevent the illumination of adjoining uses or areas or the night sky.

Energy Conservation

Both active and passive solar designs are encouraged. Natural ventilation and shading should be used to cool buildings whenever possible.

Sunlight should be used for direct heating and illumination whenever possible.

Solar heating equipment need not be screened, but should be as unobtrusive as possible and complement the building design. Every effort should be made to integrate solar panels into the roof design, flush with the roof slope (Exhibit 2). Solar panels are encouraged to be located on parking lots and designed as parking shade structures.

Signs

The amount, type, and location of signage on a site shall comply with the requirements of the Mendocino County Zoning Code. However, sign programs should be designed tastefully and in a way where the overall signage does not dominate the site.

Sandwich board signs shall conform to the requirements of the Mendocino County Zoning Code, and shall be tastefully designed with subdued colors, minimal sign copy, and a creative appearance. Every sign should be designed in scale and proportion with the surrounding built environment. Signs should be designed as an integral architectural element of the building and site to which it principally relates.

The colors, materials, and lighting of every sign should be restrained and harmonious with the building and site. No sign shall be placed within the public right-of-way without the securement of an Encroachment Permit.

Fences & Walls

All sides of perimeter fencing exposed to public view should be finished in a manner compatible with a project's materials, finishes, colors, and architectural styling. Large blank fence walls, and fences and walls that create high visual barriers are strongly discouraged unless necessary to establish a barrier or separation with an adjacent agricultural property. All proposed unpainted wood surfaces should be treated or stained to preserve and enhance their natural colors. '

All fencing and walls shall comply with the provisions of the Mendocino County Zoning Code. No fencing or wall shall obstruct the sight distances of motorists, as determined by the Department of Transportation.

Outdoor Storage & Service Areas

Storage areas should be limited to the rear of a site, and from public view with a solid fence or wall using concrete, wood, stone, brick, or other similar material and should be screened. All outdoor storage areas and enclosures should be screened, when possible, with landscaping.

If trash and recycling areas are required in the discretionary review process, they shall be designed to harmonize with the building and landscaping.

Where common mailboxes are provided, they should be located close to the front entrance of building(s). The architectural character should be similar in form, materials, and colors to the surrounding buildings.

Landscaping

All landscaping shall comply with zoning code requirements. Landscaping shall be proportional to the building elevations.

Landscape plantings shall be those which grow well in Mendocino County's climate without extensive irrigation. Native, habitat-friendly flowering plants are strongly encouraged.

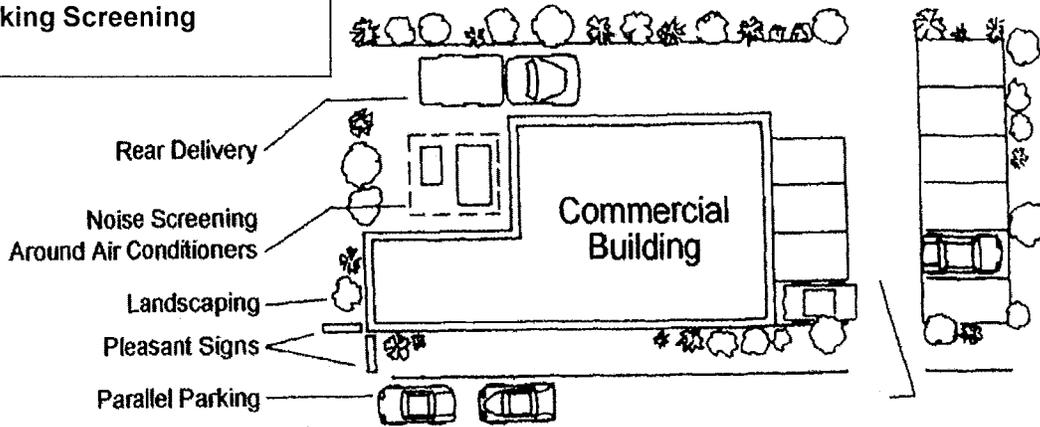
All plantings shall be of sufficient size, health and intensity so that a viable and mature appearance can be attained in a reasonably short amount of time.

Deciduous trees shall constitute the majority of the trees proposed along the south and west building exposures; non deciduous street tree species shall be restricted to areas that do not inhibit solar access on the project site or abutting properties.

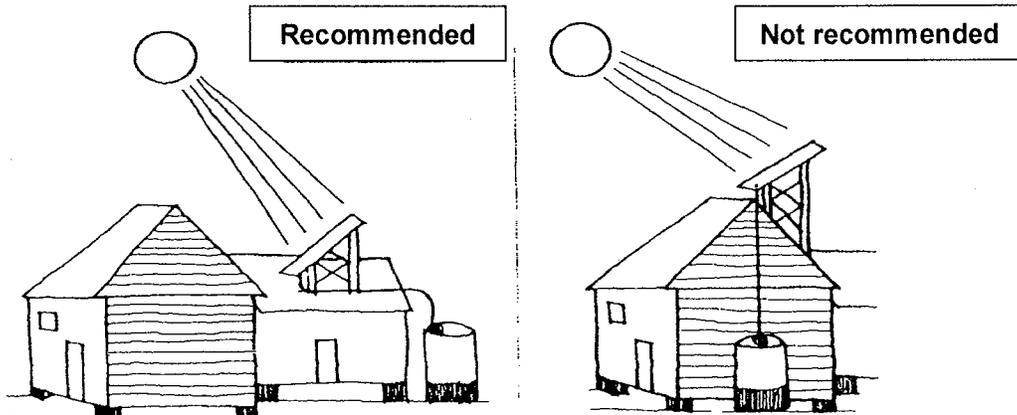
All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless because of the small size of a parcel, such coverage would be unreasonable. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings. New tree planting will assume an average canopy for a 10 year old mature tree. Landscaping plans are subject to the State of California Water Conservation in Landscape Act of 1990.

Projects involving the redevelopment/reuse of existing buildings shall provide as much landscaping as feasible. Landscaping plans shall include an automatic irrigation system and lighting plan. All required landscaping for commercial development projects shall be adequately maintained in a viable condition.

**Exhibit 1-
Parking Screening**



**Exhibit 2-
Energy Conservation-Screening Solar Equipment**



density bonus may be granted for the provision of affordable housing in accordance with Section 20.238.045 (Density Bonus and Other Incentives) of the County Code.
(Ord. No. 4329, 7-22-2014)

20.085.035 Minimum Front and Rear Yard.

(A) Residential Use: Twenty (20) feet.

(B) Non-Residential Use: None, except that a rear yard contiguous with a residential zoning district shall not be less than twenty (20) feet.
(Ord. No. 4329, 7-22-2014)

20.085.040 Minimum Side Yard.

(A) Residential Use: Six (6) feet.

(B) Non-Residential Use: None, except that a five (5) foot side yard is required adjoining any district other than commercial or industrial.
(Ord. No. 4329, 7-22-2014)

20.085.045 Building Height Limit.

Fifty (50) feet.

(Ord. No. 4329, 7-22-2014)

20.085.050 Building Floor Area Ratio.

(A) Residential Use: None

(B) Non-Residential Use: Three-tenths (0.3) minimum; One (1.0) maximum.
(Ord. No. 4329, 7-22-2014)

20.085.055 Mixed Use Compatibility Standards.

All permitted mixed use projects shall be consistent with the Mixed Use Compatibility Standards and are encouraged to incorporate design principles and examples contained in the Community Design Guidelines to the extent feasible. Any permitted mixed use project determined to be inconsistent with these standards shall be subject to a discretionary permit as described in Section 20.085.060, Mixed Use Development Review.

(A) Land Use: Structures and site improvements associated with mixed use projects shall be developed and operated according to the following land use standards.

(1) Site Improvements: Building siting and orientation, and landscape improvements shall in-

tegrate pedestrian circulation. Site and landscape improvements shall incorporate outdoor pedestrian use areas such as courtyards and plazas (which could include amenities such as trellises, raised planters, and landscaped berms) and other structures that create semi-protected outdoor spaces. Pedestrian use areas shall be visible from street corridors and pedestrian access routes.

(2) Separation: Separation between use types, whether the uses are located on the same parcel or not, shall apply in addition to minimum side and rear yards specified in this chapter.

a) Residential uses shall be separated from non-residential uses as follows:

- No less than three hundred (300) feet from any industrial use on the same site or from an industrial zoning district.

- No less than eleven (11) feet from any commercial or civic use on the same site, except that a residential use may be located in the same or abutting structure containing a commercial and/or civic use.

b) Where residential and non-residential separation is required, landscape areas shall be provided in the separation area (including property lines setbacks) to prevent noise, lighting, and privacy intrusion. Pedestrian activity areas and circulation improvements are allowed; trash enclosures are prohibited.

c) Notwithstanding the minimum side and rear yard setbacks of this chapter, a fifty (50) foot setback and a fence or wall no less than six (6) feet high is required along a side or rear property line of an adjacent parcel within Agricultural Land, as defined by Section 10A.13.010 of the Mendocino County Code, or a parcel developed with an Agricultural Use Type (Chapter 20.032) exceeding one (1) acre in size.

d) No portion of a wall or fence should be used for advertising or display. No barbed wire or concertina wire may be used as fencing material.

(3) Utilities:

a) All utilities including but not limited to electrical power, telecommunications, and cable

television shall be placed underground to the extent practicable, taking into account economic and environmental factors.

b) If utilities, communications towers, and devices must be above ground they shall be designed and located to minimize visual impact and clutter, using techniques such as screening and shared use of facilities.

c) When available, connection to public water and sewer services is required for development.

(4) Land Use Limitations:

a) All outdoor industrial use operations, excluding delivery docks, shall be enclosed within a building.

b) Commercial loading areas, trash enclosures, utility meters, and mechanical and electrical equipment shall be located as far as possible from residential uses and shall be screened from view from the residential portion of the project and any adjoining residential use.

c) Non-residential uses shall not be open to the public between the hours of 11:00 p.m. and 6:00 a.m.

d) All new uses shall comply with General Plan Noise Policy (Development Element, Chapter 3, DE-93 to DE-110).

(B) Parking: Notwithstanding the applicable provisions of Chapter 20.180 Off-Street Parking, the following additional off-street parking and circulation requirements shall apply.

(1) On-site circulation and parking shall be provided and continuously maintained according to an approved parking plan illustrating the location, number and configuration of parking spaces for vehicles and bicycles, vehicle and pedestrian circulation improvements, truck loading areas and travel path, and emergency vehicle access, public transit stops, and public areas.

(2) The number and configuration of parking and circulation shall be consistent with parking standards (Chapter 20.180 Off-Street Parking) except that a reduction in the number of off-street parking spaces, consistent with Section 20.180.010.E and 20.180.101.F of the County

Code, may be granted when the project includes shared parking facilities, affordable housing, and transit improvements.

(3) Shared driveway access between neighboring uses and parcels shall be encouraged. Whenever possible, driveway access shall be provided at the property boundary to permit future negotiations of shared access agreements when adjoining parcels are developed. Where shared access is provided, a ten (10) percent reduction in the required parking spaces for all commercial uses shall be permitted for each participating parcel.

(4) Instead of locating a single parking lot on the street frontage, separate parking areas shall be established throughout the mixed use project, away from the street frontage and, to the extent possible, not located between building groups. When feasible, parking within or under buildings is encouraged.

(5) All new development shall be required to provide sidewalks along any street frontage and shall provide on-site pedestrian walkways that directly link all parking areas with building entrances, off-site transportation facilities, established sidewalks, and adjacent public rights-of-way. The walkway shall be a minimum of five (5) feet in width and shall be constructed of concrete, pavers, or similar sidewalk material that is firm, stable, and slip-resistant walkways may be located within the landscaping/walkway corridors of the public rights-of-way. The specific location of pedestrian walkways shall be determined by each property owner. However, narrow linear strips of landscaping between walkways and streets shall be discouraged. Required walkways shall connect to existing walkways on adjacent properties, and where such adjacent walkways have not been developed, the required walkways shall be located in areas where the future continuation of the walkway across adjoining properties is feasible.

(C) Landscape: Utilizing climate adapted plants supported by low volume irrigation systems, landscape improvements shall be provided and continuously maintained throughout and along the perimeter of the mixed use development site,

subject to State of California Water Conservation in Landscape Act of 1990 and the following standards.

(1) No less than ten (10) percent of the gross parking and circulation area shall be dedicated to and continuously maintained as landscape areas.

(2) Parking lot shade trees, selected from the Mixed Use Design Guideline Master Tree List, shall be provided and continuously maintained at a minimum rate of one (1) tree per five (5) parking spaces.

(3) Drainage swales and similar stormwater retention features shall be integrated with the design and location of landscape improvements.

(4) Planting areas, no less than ten (10) feet wide, shall separate parking lots from property lines and buildings.

(5) A landscape improvement bond or another form of surety acceptable to the Planning Director shall be offered prior to the issuance of a building permit to commence construction of the project and will be released three (3) years after the completion of the landscape installation upon demonstrating the landscaping is established and maintained according to the approved landscape improvement plan.

(D) Lighting: The location, intensity, and shielding of all exterior lighting for buildings, businesses, landscaping, streets and parking lots, and recreational and public areas shall be downward shielded and employ approved "Dark Sky Friendly Fixtures" (www.darksky.org) that are operated on a limited night schedule so as to avoid or prevent the illumination of adjoining uses or areas or the night sky.

(Ord. No. 4329, 7-22-2014)

20.085.060 Mixed Use Development Review.

The Mixed Use Development Review will implement the goals and policies of the Ukiah Valley Area Plan by providing site planning, architectural design guidance, and criteria for commercial uses in mixed use projects. The intent of this process is to develop aesthetically appealing urban form, which reflects the rural, small town charac-

ter of the Ukiah Valley, protect and enhance the natural beauty and scenic view sheds, and reinforce the uniqueness of existing communities.

(A) Development Review. All development within the MU-2 is subject to one (1) of the following review processes unless the development is:

(1) A façade improvement,

(2) A one (1) time addition/expansion of an existing structure(s) not to exceed five hundred (500) square feet per site, and

(3) Minor amendments to previously approved plans, or a change in use of existing structure(s) that do not require additional parking, and will not generate substantial amounts of additional traffic, noise, or other potential nuisances.

(1) Zoning Clearance. A mixed use project shall be eligible for zoning clearance through the building permit process when the project includes only permitted uses listed in Section 20.085.010, and is consistent with the Mixed Use Compatibility Standards contained in Section 20.085.055, and will develop a site not to exceed forty thousand (40,000) square feet.

(2) Administrative Permit. A mixed use project shall be subject to an administrative permit in accordance with Chapter 20.192 when the project only includes permitted uses listed in Section 20.085.010, is consistent with the Mixed Use Compatibility Standards contained in Section 20.085.055, and will develop a site exceeding forty thousand (40,000) square feet.

(3) Minor Use Permit. A mixed use project shall be subject to a minor use permit under the original jurisdiction of the Zoning Administrator in accordance with Chapter 20.196 and is subject to CEQA review when any of the following apply:

a) A single use project other than those uses subject to a major use permit.

b) The project includes permitted uses listed in Section 20.085.010 Permitted Uses and will require an exception from the Mixed Use Compatibility Standards in Section 20.085.055.

c) The project includes uses listed in Section 20.085.015, Uses Subject to a Minor Use Permit.