

SUPPLEMENTAL INFORMATION #2

Board of Supervisors
September 28, 2015

- ☐ Consent Agenda Item
- ☐ Continued Hearing
- ☒ Public Hearing Item
- ☐ Department
- ☐ Report Old

Re: General Plan Update Land Use Maps

Attached for the Board's record and review are the following additional supplementary information item(s):

1. Table of Additional Specific Land Use Requests for Discussion (page 3)
2. Specific Additional Land Use Request Summaries and Letters (pages 5-12)

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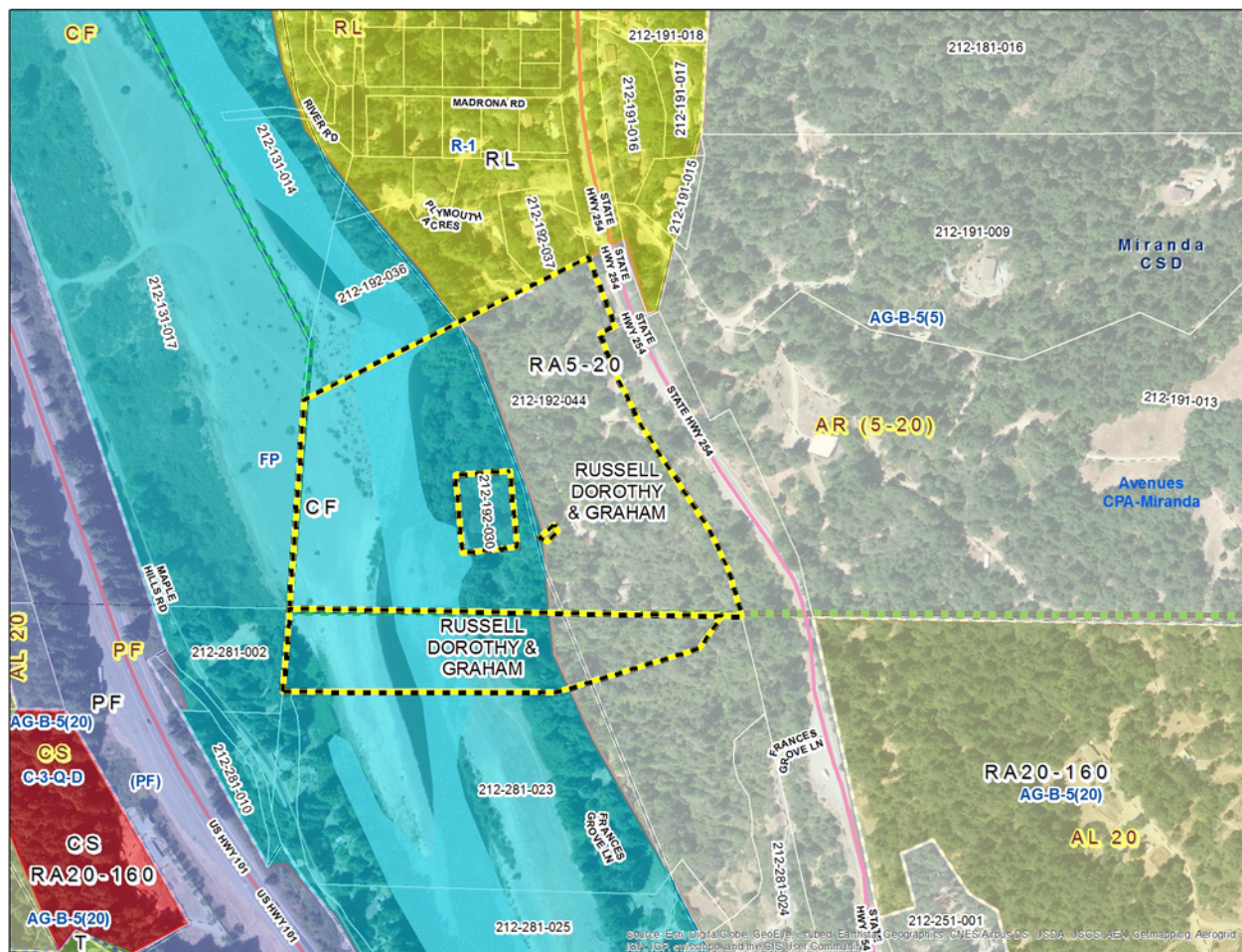
Land Use Mapping - Individual Land Requests (Supplemental 2)

Individual Land Use Requests							
Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Miranda	5	212-192-044	RUSSELL DOROTHY & GRAHAM	MU, beautiful for tent, want to use Air B&B	AR (5-20);CF (AVES)	CF/RA5-20	
Miranda	5	212-281-022	RUSSELL DOROTHY & GRAHAM	MU, beautiful for tent, want to use Air B&B	AR (5-20);CF (AVES)	CF/RA5-20	
Phillipsville	7	214-041-011	RUSSELL DOROTHY A	Request reconsideration for MU	CFR (AVES)	RA5-20	
Phillipsville	7	214-041-028	RUSSELL GRAHAM E & DOROTHY A	Request reconsideration for MU	CFR;CR (AVES)	CR/RA5-20	
Phillipsville	7	214-041-029	RUSSELL GRAHAM E & DOROTHY A	Request reconsideration for MU	CFR (AVES)	RA5-20	
Phillipsville	7	214-061-002	RUSSELL DOROTHY A & GRAHAM E	MU, used for multiple rentals for over 30 years	CFR (AVES)	RE1-5/CF	
Phillipsville	7	214-081-011	RUSSELL DOROTHY	MU, has multiple dwellings, survived '64 flood	CFR (AVES)	RE1-5/CF	

Land Use Mapping - Individual Land Requests (Supplemental 2)

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Map	Page	Parcel	Name	Request	Land Use Designation		Straw Vote
					Current	Proposed	
Phillipsville	7	214-081-012	RUSSELL GRAHAM & DOROTHY	MU for residence and vacation rental	CFR (AVES)	RE1-5	
Phillipsville	8	214-081-021	RUSSELL DOROTHY	MU, has multiple dwellings, survived '64 flood	CFR (AVES)	RE1-5/CF	
Phillipsville	8	214-081-023	RUSSELL GRAHAM & DOROTHY	MU for residence and vacation rental	CFR (AVES)	RE1-5	
Redway	11	077-181-001	RUSSELL DOROTHY A	MU, Needed for housing in Redway. Commercial frontage is appropriate due to the high volume of traffic created by the feed store across the street	CG (GRBAP)	RM	

RUSSELL DOROTHY & GRAHAM		212-192-044	Miranda
Name	RUSSELL DOROTHY & GRAHAM	Community	Miranda
Parcel	212-192-044	Parcel Size	17.43 acres
Request	MU, beautiful for tent, want to use for Air B&B	Water/Sewer	Water/Sewer
		Provider	Miranda CSD
Current General Plan	AR (5-20);CF (AVES)	Plan Area	Avenues CPA-Miranda
Proposed General Plan	CF/RA5-20	Zoning	AG-B-5(5);FP
RUSSELL DOROTHY & GRAHAM		212-281-022	Miranda
Name	RUSSELL DOROTHY & GRAHAM	Community	Miranda
Parcel	212-281-022	Parcel Size	5.17 acres
Request	MU, beautiful for tent, want to use for Air B&B	Water/Sewer	None
		Provider	On Site
Current General Plan	AR (5-20);CF (AVES)	Plan Area	Avenues CPA-Miranda
Proposed General Plan	CF/RA5-20	Zoning	AG-B-5(5);FP



From: Graham Russell [<mailto:graham@dotti.com>]
Sent: Wednesday, September 23, 2015 10:32 AM
To: Wall, Robert
Subject: RE: Land use in Phillipsville

Hi Rob

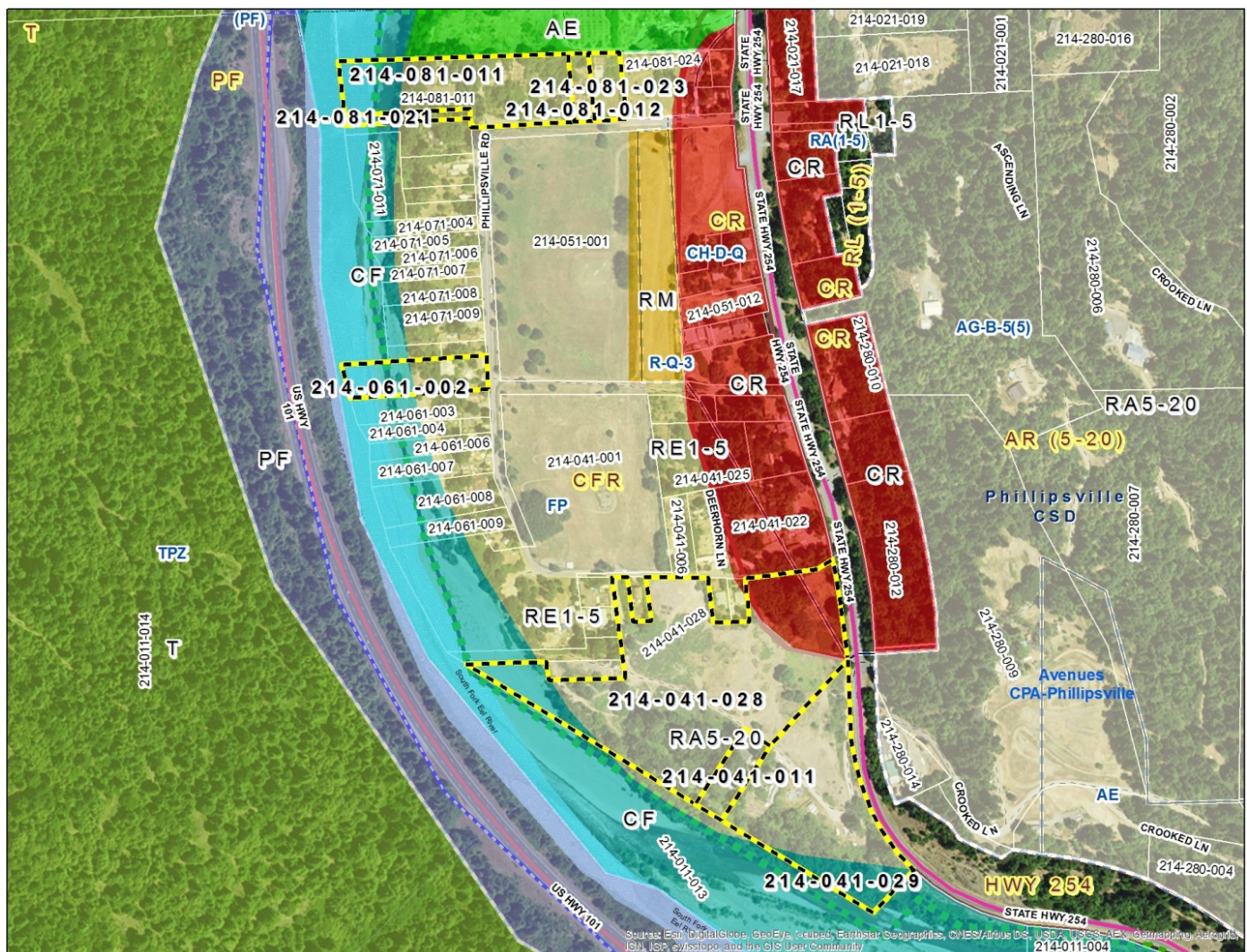
RE 212-281-022 and 212-192-044

We request Mixed Use on both these parcels.
Our friends love to come visit and pitch a tent. The most difficult time we have is getting them to leave. It is beautiful and we would like to share this on AirBNB. There would be zero impact on our neighbors because the parcels combined are over 20 acres.

Thanks
Dotti and Graham Russell

RUSSELL DOROTHY A		214-041-011	Phillipsville
Name	RUSSELL DOROTHY A	Community	Phillipsville
Parcel	214-041-011	Parcel Size	0.67 acres
Request	Request reconsideration for MU	Water/Sewer	Water
		Provider	Phillipsville CSD
Current General Plan	CFR (AVES)	Plan Area	Avenue of the Giants CPA
Proposed General Plan	RA5-20	Zoning	FP
RUSSELL GRAHAM E & DOROTHY A		214-041-028	Phillipsville
Name	RUSSELL GRAHAM E & DOROTHY A	Community	Phillipsville
Parcel	214-041-028	Parcel Size	10.29 acres
Request	Request reconsideration for MU	Water/Sewer	Water
		Provider	Phillipsville CSD
Current General Plan	CFR;CR (AVES)	Plan Area	Avenue of the Giants CPA
Proposed General Plan	CR/RA5-20	Zoning	CH-D-Q;FP
RUSSELL GRAHAM E & DOROTHY A		214-041-029	Phillipsville
Name	RUSSELL GRAHAM E & DOROTHY A	Community	Phillipsville
Parcel	214-041-029	Parcel Size	5.1 acres
Request	Request reconsideration for MU	Water/Sewer	Water
		Provider	Phillipsville CSD
Current General Plan	CFR (AVES)	Plan Area	Avenue of the Giants CPA
Proposed General Plan	RA5-20	Zoning	FP
RUSSELL DOROTHY A & GRAHAM E		214-061-002	Phillipsville
Name	RUSSELL DOROTHY A & GRAHAM E	Community	Phillipsville
Parcel	214-061-002	Parcel Size	1.17 acres
Request	MU, used for multiple rentals for over 30 years	Water/Sewer	Water
		Provider	Phillipsville CSD
Current General Plan	CFR (AVES)	Plan Area	Avenues CPA-Phillipsville
Proposed General Plan	RE1-5/CF	Zoning	FP
RUSSELL DOROTHY		214-081-011	Phillipsville
Name	RUSSELL DOROTHY	Community	Phillipsville
Parcel	214-081-011	Parcel Size	3.35 acres
Request	MU, has multiple dwellings, survived '64 flood	Water/Sewer	Water
		Provider	Phillipsville CSD
Current General Plan	CFR (AVES)	Plan Area	Avenues CPA-Phillipsville
Proposed General Plan	RE1-5/CF	Zoning	FP
RUSSELL GRAHAM & DOROTHY		214-081-012	Phillipsville
Name	RUSSELL GRAHAM & DOROTHY	Community	Phillipsville
Parcel	214-081-012	Parcel Size	0.33 acres
Request	MU for residence and vacation rental	Water/Sewer	Water
		Provider	Phillipsville CSD
Current General Plan	CFR (AVES)	Plan Area	Avenues CPA-Phillipsville
Proposed General Plan	RE1-5	Zoning	FP

RUSSELL DOROTHY		214-081-021	Phillipsville
Name	RUSSELL DOROTHY	Community	Phillipsville
Parcel	214-081-021	Parcel Size	0.3 acres
Request	MU, has multiple dwellings, survived '64 flood	Water/Sewer	Water
		Provider	Phillipsville CSD
Current General Plan	CFR (AVES)	Plan Area	Avenues CPA-Phillipsville
Proposed General Plan	RE1-5/CF	Zoning	FP
RUSSELL GRAHAM & DOROTHY		214-081-023	Phillipsville
Name	RUSSELL GRAHAM & DOROTHY	Community	Phillipsville
Parcel	214-081-023	Parcel Size	0.52 acres
Request	MU for residence and vacation rental	Water/Sewer	Water
		Provider	Phillipsville CSD
Current General Plan	CFR (AVES)	Plan Area	Avenues CPA-Phillipsville
Proposed General Plan	RE1-5	Zoning	FP



From: Graham Russell [mailto:graham@dotti.com]
Sent: Wednesday, September 23, 2015 10:12 AM
To: Wall, Robert
Subject: RE: Land use in Phillipsville

Hi Rob,

RE 214-081-011 and 214-081-021

We request Mixed Use on these two parcels.

Over 3 acres, currently has two permitted houses, a manufactured home, a two story guest house (which survived the 1964 flood), a trailer, a private well, and a connection to the public water system.

Thank you
Dotti and Graham Russell

From: Graham Russell [mailto:graham@dotti.com]
Sent: Wednesday, September 23, 2015 10:02 AM
To: Wall, Robert
Subject: RE: Land use in Phillipsville

Hi Rob,

RE 214-081-012 and 214-081-023

We request Mixed Use on these parcels for use as a residence and vacation rental.

Thank you
Dotti and Graham Russell

From: Graham Russell [mailto:graham@dotti.com]
Sent: Wednesday, September 23, 2015 10:01 AM
To: Wall, Robert
Subject: RE: Land use in Phillipsville

Hi Rob,

RE 214-061-002:

We request Mixed Use on this parcel. This has been used for multiple rentals for over 30 years.

Thank you
Dotti and Graham Russell

From: Graham Russell [mailto:graham@dotti.com]
Sent: Wednesday, September 23, 2015 9:59 AM
To: Wall, Robert
Subject: RE: Land use in Phillipsville

Hi Rob

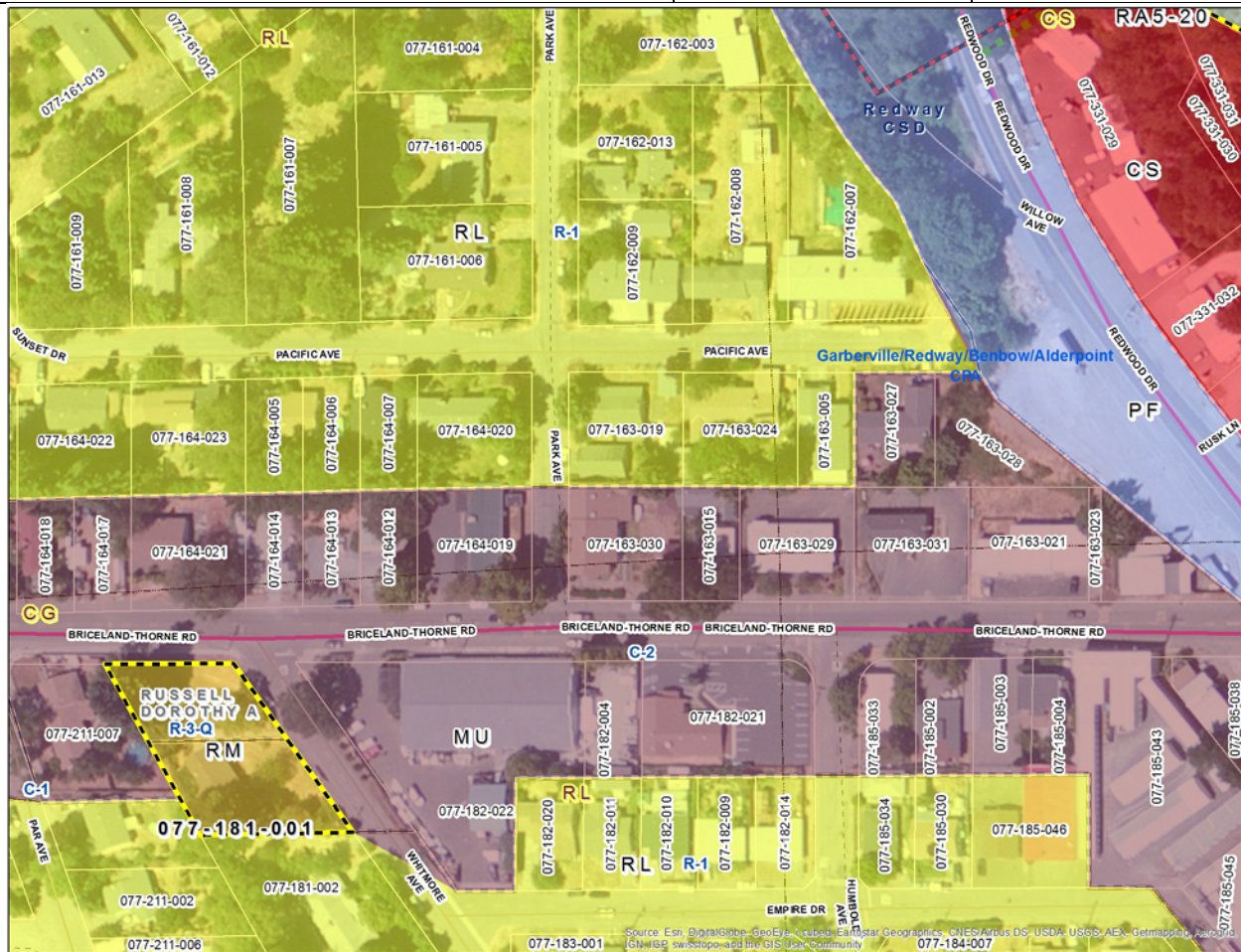
RE 214-041-028, -029 and -011:

We would like to reopen the discussion on these three parcels for Mixed Use.

We have new information that perhaps will lead to a better discussion.

Thank you.
Dotti and Graham Russell

RUSSELL DOROTHY A	077-181-001	Redway
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Name	RUSSELL DOROTHY A	Community	Redway
Parcel	077-181-001	Parcel Size	0.42 acres
Request	MU, Needed for housing in Redway. Commercial frontage is appropriate due to the high volume of traffic created by the feed store across the street	Water/Sewer	Water/Sewer
		Provider	Redway CSD
Current General Plan	CG (GRBAP)	Plan Area	Garberville/Redway/Benbow/Alderpoint CPA
Proposed General Plan	RM	Zoning	C-2;R-3-Q

From: Graham Russell [mailto:graham@dotti.com]
Sent: Wednesday, September 23, 2015 10:14 AM
To: Wall, Robert
Subject: RE: Land use in Phillipsville

Hi Rob

RE 077-181-001

We request Mixed Use on this parcel.
Needed for housing in Redway. Commercial frontage is appropriate due to the high volume of traffic created by the feed store across the street.

Thank you
Dotti and Graham Russell