
Mendocino County Planning Commission Public Hearing

July 1, 2021

Dharma Realm Buddhist Association



The Request

Raise a portion of one building from 50 feet to 65 feet.





FIGURE 1 Area of Development in 2016 Wetlands 2.32 acres
Total Area of Wetlands (16.62 Acres)

PRELIMINARY SITE PLAN

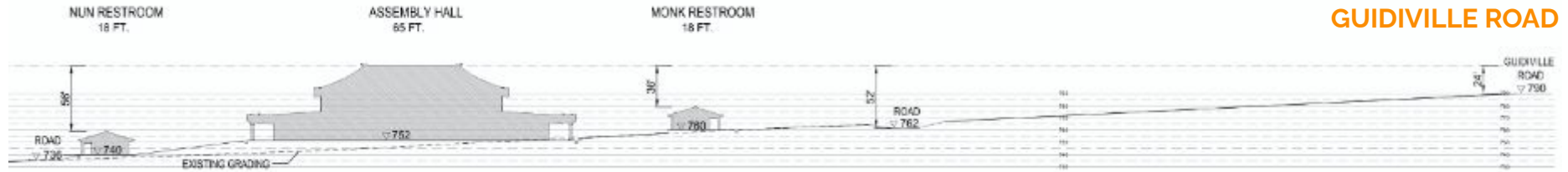


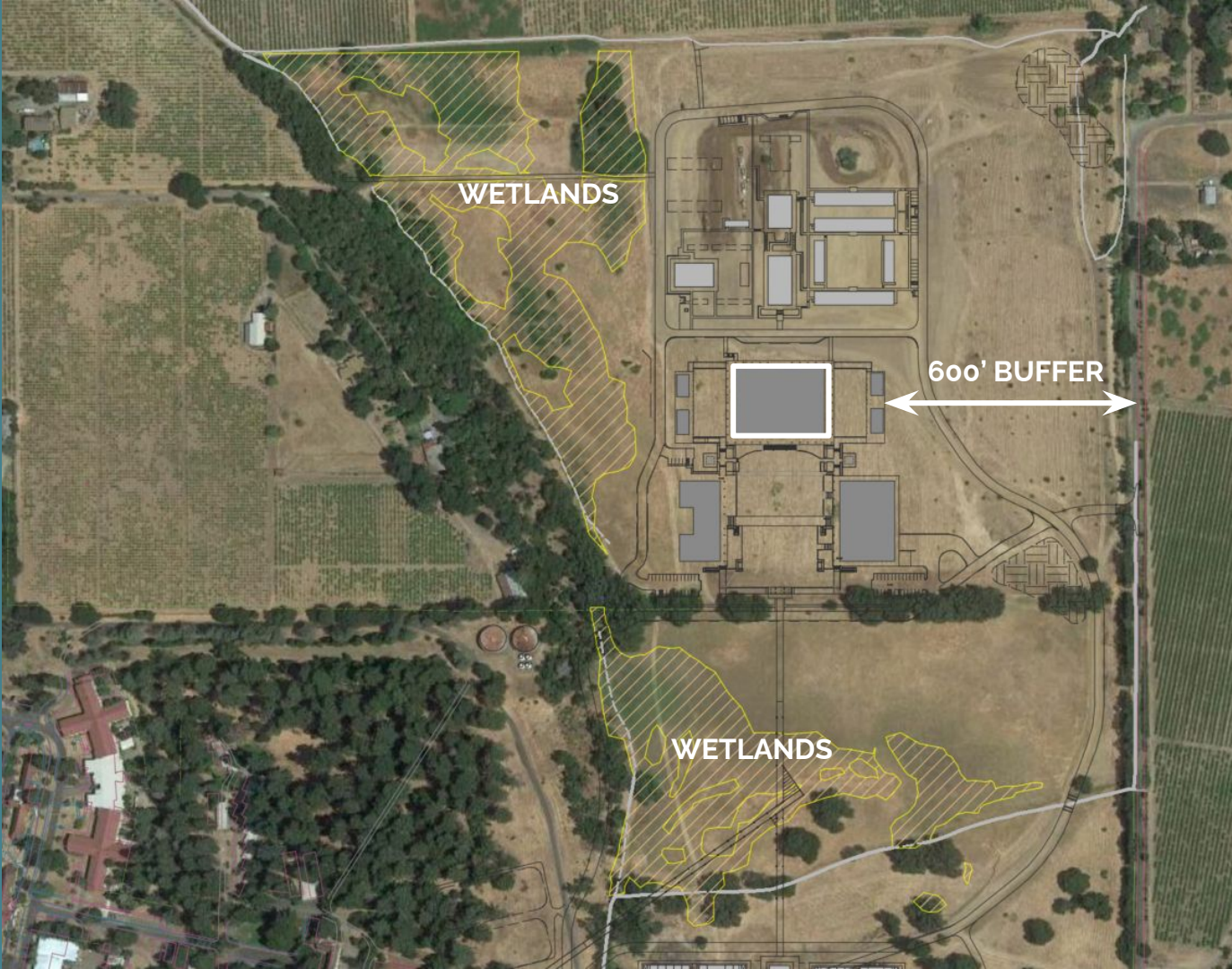
FIGURE 2 Area of Development in Wetlands less then 0.49 acres
Total Area of Wetlands (16.62 Acres)

SITE PLAN AFTER RELOCATION

Building pads were relocated in 2016 to preserve the natural environment.

The relocated site elevation of the Assembly Hall is **38 feet** lower than Guidiville Road.





WETLANDS

600' BUFFER

WETLANDS



A dignified Assembly Hall would visually enhance and highlight the cultural and religious diversity of Mendocino County.



Required Variance Findings

Sec 20.200.020

(A)

That there are special circumstances applicable to the property involved, including size, shape, topography, location, or surrounding

(B)

That such special circumstances or conditions are not due to any action of the applicant subsequent to the application of the zoning regulations contained in the Division

(C)

That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone and denied to the property in question

(D)

That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located

(E)

That the granting of such variance will not adversely affect the General Plan

(A)

That there are special circumstances applicable to the property involved, including size, shape, topography, location, or surrounding

- Natural topography and site limitations
- Religion-based educational facility
- The Assembly Hall is meant to inspire and unite people, to impress, and inspire awe
- The **topography, wetlands, scale of the campus, and intended use** of the facility are special circumstances

(B)

That such special circumstances or conditions are not due to any action of the applicant subsequent to the application of the zoning regulations contained in the Division

- Compliance with Condition B-1 of the entitlement
- Site-based feature
- This circumstance is **due to the site characteristics** of the property

(C)

That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone and denied to the property in question

- Other properties do not face the same topographical disadvantages
- Building's design program—a sacred orientation toward “the heavens above”
- Extra height is necessary **as an essential feature** of this land use **in order to bring about a sense of spiritual inspiration and reverence**. Examples: church roofs and spires. Such structures contribute to the religious and cultural diversity of the Mendocino County community and beyond.

Assembly Hall



(D)

That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located

- Building site is 38 feet lower in elevation than nearest public road
- Building is >1000 feet in distance from property line
- There will be a 600-foot landscape buffer
- Landscaping plan includes berms, substantial and varied plantings and trees
- Views of the building **will not be substantially visible** from neighbors' properties or to those traversing nearby roads

Visual Mitigation at 600' Buffer



CEDRUS



REDWOOD



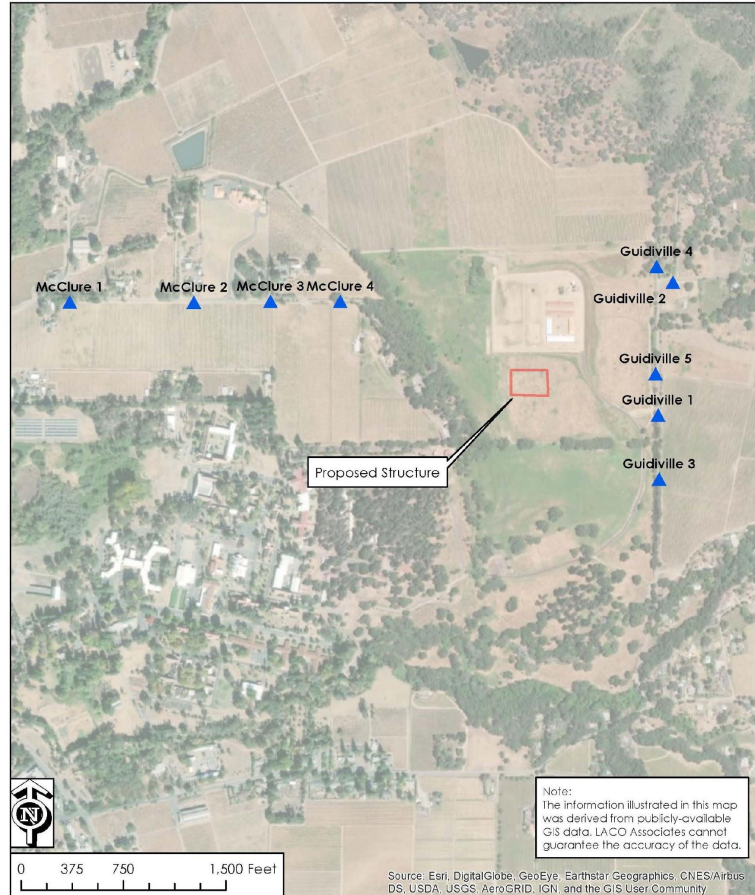
(E)

That the granting of such variance will not adversely affect the General Plan

- The structures were originally approved because they are consistent with the General Plan
- The height variance concerns no more than 30% of the total roof area of one building and only rises 27 ft above Guidiville Road if granted
- Potential **visual impact** caused by additional height **is minimal** and will not adversely affect the General Plan

Visual Simulations

LACO EUREKA • UKIAH • SANTA ROSA 1-800-515-5034 www.lacoassociates.com	PROJECT	DRBA REALM: VISUAL SIMULATION	BY	CRP	FIGURES	1
	CLIENT	DHARMA REALM BUDDHIST ASSOCIATION	CHIEF	RMD		
	LOCATION	TALMAGE, CALIFORNIA	DATE	8/26/2020	SHEETS	7877.10
		VISUAL SIMULATIONS LOCATION MAP				





Guidiville 1

Looking
northwest
toward project
site



Guidiville 2

Looking
southwest
toward project
site



Guidiville 3

Looking
northwest
toward project
site



Guidiville 4

Looking
southwest
toward project
site



Guidiville 5

Looking west
toward project
site



McClure 1: View looking east,
structure not visible.

McClure 1

Looking east
toward project
site



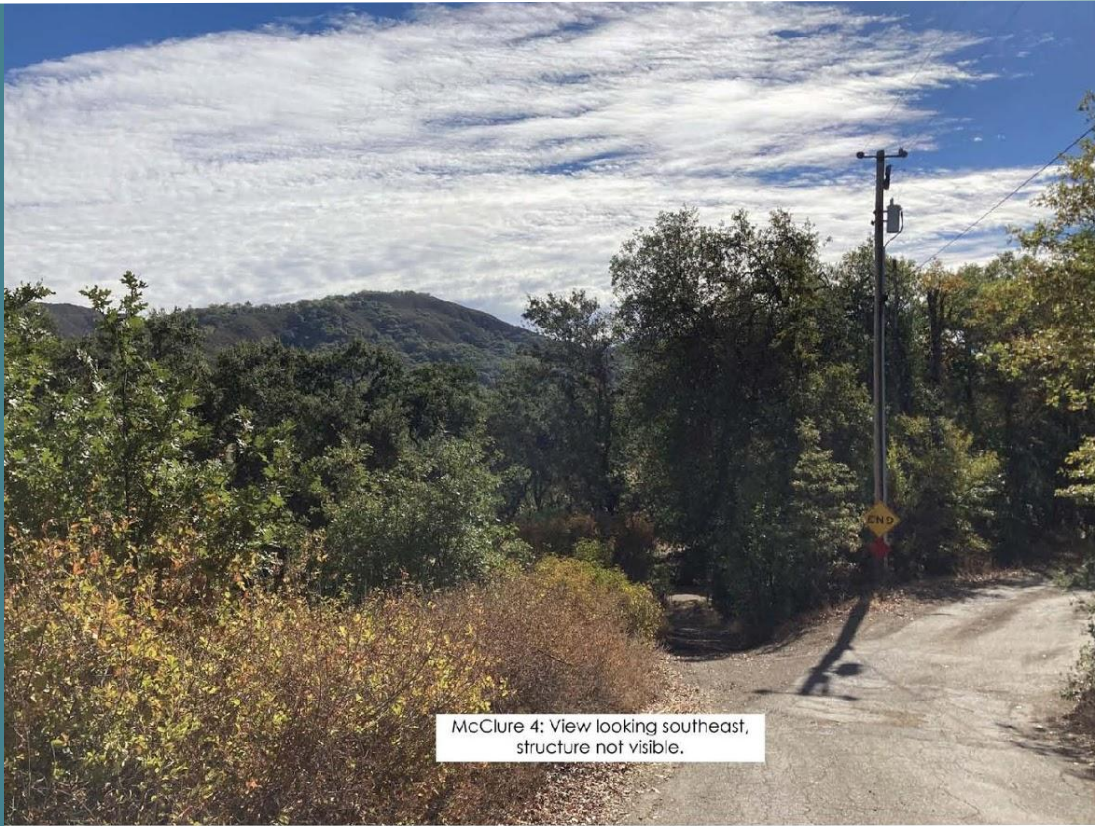
McClure 2

Looking east
toward project
site



McClure 3

Looking
southeast
toward project
site



McClure 4: View looking southeast,
structure not visible.

McClure 4

Looking
southeast
toward project
site



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