

Resolution Number PC 2020-0002

County of Mendocino
Ukiah, California

April 16, 2020

R_2019-0010/U_2019-0027 – PALLIVATHUCAL

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, RECOMMENDING THE BOARD OF SUPERVISORS GRANT A REZONE FROM SINGLE FAMILY RESIDENTIAL WITH FLOOD PLAIN AND AIRPORT COMBINING DISTRICT (R1-6K[FP][AZ]) TO SUBURBAN RESIDENTIAL WITH FLOOD PLAIN AND AIRPORT COMBINING DISTRICT (SR[FP][AZ]) AND A MAJOR USE PERMIT FOR A MAJOR IMPACT FACILITY (APN 184-044-10).

WHEREAS, the applicant, STEVE CHOU, filed an application for a rezone and major use permit with the Mendocino County Department of Planning and Building Services to rezone the subject parcel from Single Family Residential with Flood Plain and Airport Combining District (R1-6K[FP][AZ]) to Suburban Residential with Flood Plain and Airport Combining District (SR[FP][AZ]) and allow for a major impact facility (Skilled Nursing Facility), 2.8± miles south of Ukiah town center, on the west side of South State Street (CR 104A), at the intersection of South State Street and Whitmore Lane (CR 210C), located at 131 Whitmore Lane, Ukiah (APN 184-044-10); General Plan SR; Zoning R1-6K[FP][AZ]; Supervisorial District 5; (the "Project"); and

WHEREAS, the Secretary for Resources has found that certain classes of projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the use permit was determined to meet the criteria for a categorical exemption from the California Environmental Quality Act (CEQA) under Class 1; and

WHEREAS, the rezone is exempt from review under the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines pursuant to Article 12, Section 15183 governing Special Situations and Projects Consistent with a General Plan; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on, April 16, 2020, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the exemptions and the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends the Board of Supervisors make the following findings based on the evidence in the record;

1. **General Plan and Zoning Findings:** The proposed rezone of the subject property from Single Family Residential with Flood Plain and Airport Zone Combining Districts (R-1[FP] [AZ]) to Suburban Residential with Flood Plain and Airport Zone Combining Districts (S-R[FP] [AZ]) is consistent with the existing General Plan designation of Suburban Residential (SR), per MCC, Division I, §20.220.005, the General Plan-Zoning Compatibility Chart and Mendocino County General Plan Table 3-1. The request is allowable per Mendocino County Code §20.212 which governs amendments, alterations, and changes to established zoning districts. The exception to

parking standards to reduce to 25 parking spaces is consistent with Mendocino County Code §20.180.015 and is adequate to serve the facility.

2. **Use Permit Findings:** The major use permit request to establish a Skilled Nursing Facility (SNF) satisfies the Use Permit required findings per the Mendocino County Code §20.196.020 as follows:

A. That the establishment, maintenance or operation of a use or building applied for is in conformity to the General Plan;

The proposal to establish a Major Impact Facility, as defined by Mendocino County Code §20.020, is a conditionally permissible use in the Suburban Residential (S-R) zoning district and aligns with the stated intent of the Suburban Residential (SR) General Plan land use designation as well as MCC §20.220.005, General Plan-Zoning Compatibility Chart.

B. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;

The site is located on a major collector road, as defined by Appendix A of the General Plan, and is considered an in-fill development as it is locating entirely within an existing building designed and developed for the specific purpose proposed to be established therein. All utilities, including water and sewage are currently provided for and no expansion of services is anticipated to be required. Additionally, the project site is located within the Ukiah MS4 stormwater treatment area and is therefore required to be in compliance with current stormwater drainage treatment recommendations.

C. That such use will not, under the circumstances of that particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county; provided, that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect;

The proposal to reestablish a residential care facility within the existing structure on the subject property does not constitute a nuisance, nor is it considered detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood. Given the present zoning designation (R-1), it is understood that the residential care facility previously operated as a non-conforming use, and was not subject to Conditions of Approval. As part of U_2019-0027/R_2019-0010, Conditions of Approval are recommended to ensure that under the use permit aspects of the project do not constitute or create a nuisance. Furthermore, in Mendocino County approximately 20 percent of the population, or 17,221 persons, was over age 65 and is considered “senior”, therefore use of this existing structure as a residential care facility supports the public health, safety and general welfare of this particular demographic by providing needed medical facilities in an appropriate structure.

D. That such use preserves the integrity of the zoning district.

The proposed use of a Major Impact Facility would not be an allowable use within the existing zoning designation of Single Family Residential (R-1 [FP] [AZ]), therefore as allowed by MCC §20.044.020(b), the applicant requested to rezone the site to a district that would allow for

reestablishment of the SNF, which is defined as a Major Impact Facility by MCC §20.020.070. As discussed in the associated staff report, the desired zoning designation of Suburban Residential (SR[FP[AZ]]) is compatible with the existing General Plan designation per MCC §20.220.005. The proposed use preserves the integrity of the Suburban Residential zoning district, as public facilities and services are desired per MCC §20.044.005. A Skilled Nursing Facility offers critical services to a vulnerable segment of the Mendocino County population, and is considered a Civic Use Type per MCC §20.044.020. Furthermore, the project is accessed via a publicly-maintained road network and transit system, and is within a public service district for both water and sewer. The project preserves the integrity of the surrounding zoning district by aligning with the County's General Plan, and has been conditioned to address potential nuisances that were not previously applicable when the facility operated as a non-conforming Major Impact Facility under the R-1 designation;

3. **Environmental Protection Findings:** The proposed rezone is considered per Article 12 of the California Code of Regulations §15183, governing General Plan-compliant projects and the use permit project is considered Categorically Exempt under CEQA Section 15301, Existing Facilities.
4. **Ukiah Valley Area Plan (UVAP):** The proposed project is consistent with the Ukiah Valley Area Plan and promotes Policies LU 1.2a, LU 1.4a, and LU 1.3.
5. **Mendocino County Airport Comprehensive Land Use Plan (ACLUP):** The Airport Land Use Commission's publically noticed hearing on March 19, 2020 at which this request was to be presented for a consistency determination was cancelled. It was determined by Staff that the reestablishment of the subject property and structure for use as a Skilled Nursing Facility was consistent with the in-fill development requirements, per Chapter 2.1.6 of the Mendocino County Airport Comprehensive Land Use Plan. As noted in Chapter 1.4.4, the Airport Land Use Commission must respond to a local agency's request for a consistency determination on a project within 60 days of referral (Section 21676(d)). If the Commission fails to make the determination within that period, the proposed action shall be deemed consistent. ALUC_2020-0002, which was the project number assigned to this consistency request was submitted on February 21, 2020. Regardless of the Commission's failure to act, the proposed action must also comply with other applicable local, state, and federal regulations and laws. As conditioned, the Applicant shall record an avigation easement, overflight easement or deed notice recorded and submit it to Mendocino County Planning and Building Department for review.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends the Board of Supervisors approve the requested (1) Rezone and (2) Major Use Permit as described in the staff report and attachments subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

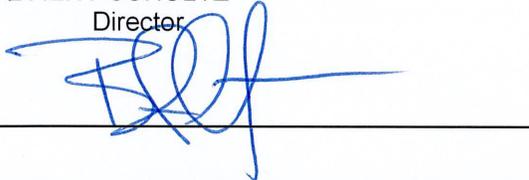
I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

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ATTEST: JAMES F. FEENAN
Commission Services Supervisor

By 

BY: BRENT SCHULTZ
Director



MARILYN OGLE, Chair
Mendocino County Planning Commission

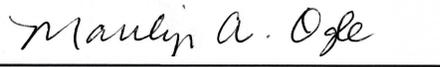


EXHIBIT A: CONDITIONS OF APPROVAL FOR U_2019-0027

EXHIBIT A

CONDITIONS OF APPROVAL U_2019-0027/R_2019-0010

APRIL 16, 2020

APPROVED PROJECT DESCRIPTION: Use Permit to allow for the establishment of a Skilled Nursing Facility located at 131 Whitmore Lane (APN: 184-044-10).

CONDITIONS OF APPROVAL:

**** All of the below conditions are predicated on the successful rezoning of the property as approved by the Board of Supervisors.**

STANDARD CONDITIONS

1. The permit shall become effective on the 11th day after Board of Supervisors approval and shall expire and become null and void at the expiration of two years after the effective date except where use of the property in reliance on such permit has been initiated prior to its expiration.
2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division I of Title 20 of the Mendocino County Code.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Planning Commission or Board of Supervisors.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The applicant shall secure all required permits from the Building Inspection Division of the Department of Planning and Building Services for all construction, structural modifications, establishment of signs and compliance with handicapped accessibility for the facility if required.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited, or the operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.

AESTHETICS

8. All future external lighting, whether installed for security, safety or landscape design purposes, shall be shielded, downcast or shall be positioned in a manner that will not shine or allow light glare to exceed the boundaries of the parcel on which it is placed. The facility shall avoid or minimize noise impacts on neighboring residential uses.

HYDROLOGY AND WATER QUALITY

9. The applicant shall obtain all applicable permits required within the urban boundaries of the Stormwater Management Plan per County Code Section 16.30, typically required through building permit processing. In addition, any development in areas identified within the 100 year flood plain will require Flood Hazard Development permits through the Department of Planning and Building Services.
10. The applicant shall obtain all necessary permits and ensure all operations, including structures, adhere to the requirements of the Mendocino County Department of Environmental Health.

TRANSPORTATION

11. Applicant shall construct curb, gutter, and a minimum 4.5 foot wide sidewalk along on the property frontage along South State Street (CR 104A) and Whitmore Lane (CR 210C), in accordance with Mendocino County Road and Development Standards No. A40A and A40B.
12. An ADA compliant concrete curb return and pedestrian ramp shall be constructed at the corner of South State Street (CR 104A) and Whitmore Lane (CR 210C).
13. Road Improvements shall be constructed in accordance with improvement plans prepared by a Civil Engineer and approved by the Mendocino County Department of Transportation. Current improvement plan checking and inspection fees apply.
14. Applicant shall obtain an encroachment permit from the Mendocino County Department of Transportation for any work within County rights-of-way.

PUBLIC SERVICES

15. The applicant shall comply with any requirements or recommendations of the Ukiah Valley Fire District. Written verification shall be submitted from Fire District to the Department of Planning and Building Services that this condition has been met to the satisfaction of the Fire District prior to occupancy of the building.

AIRPORT LAND USE COMMISSION

16. There shall be an avigation easement, overflight easement or deed notice recorded and submitted to Mendocino County Planning and Building Department for inclusion in the record, indicating compliance with Chapter 3.4.1(b) and Table 2 of the ACLUP prior to the issuance of building permits for this proposal.