



---

**PLANNING COMMISSION  
STAFF REPORT- REZONE**

---

**JULY 3, 2019  
R\_2019-0004**

---

**SUMMARY**

**OWNER:** LEAH BRADLE  
PO BOX 138  
SANTA ROSA, CA 95402

**APPLICANT:** JOLENE ALLEN  
26861 ORIOLE DRIVE  
WILLITS, CA 95490

**AGENT:** ANNJE DODD  
846 CENTERVILLE ROAD  
FERNDALE, CA 95536

**REQUEST:** Rezone of one parcel from Limited Commercial (C1) to General Commercial (C2).

**LOCATION:** 2± miles west of Redwood Valley center, on the north side of North State Street (CR 104), at its intersection with US 101, located at 9651 N. State Street, Redwood Valley (APN: 162-100-55)

**TOTAL ACREAGE:** 1.63± Acres

**GENERAL PLAN:** Commercial (C)

**ZONING:** Limited Commercial (C1:12K)  
Community Character Combining District (CC)

**SUPERVISORIAL DISTRICT:** 1<sup>st</sup> Supervisorial District (Carre Brown)

**ENVIRONMENTAL DETERMINATION:** Exempt per CEQA Section 15183

**RECOMMENDATION:** Recommend the Board of Supervisors approve Rezone R\_2019-0004 from C1 to C2

**STAFF PLANNER:** Sam Vandy Vandewater

**BACKGROUND**

**PROJECT DESCRIPTION:** Rezone of one parcel from Limited Commercial (C1) to General Commercial (C2). The rezone would allow more uses on the parcel and provide consistency with adjacent parcels.

**SITE CHARACTERISTICS:** The subject parcel is located approximately 2 miles west of Redwood Valley town center, on the northeast side of North State Street. The subject parcel is located within the Redwood Valley Water District and CalFire responsibility area and is accessed from North State Street. The Redwood Valley – Calpella Fire Protection District borders the southern boundary of the subject parcel. Additionally, the subject parcel utilizes PG&E for electricity connections and on-site septic for wastewater. Improvements to the parcel include paving and three (3) structures intended for commercial and light industrial use. While most of the parcel is developed, there are areas of unpaved soils and grasses, as well as a small woodland on the northern parcel boundary. The subject parcel is located near, but not on, the Maacama Fault.

**RELATED APPLICATIONS:** The subject parcel was established by two boundary line adjustments; **B65-83** and **B90-93**.

**SURROUNDING LAND USE AND ZONING:** See map attachments for further detail.

	GENERAL PLAN	ZONING	LOT SIZES (ACRES)	USES
<b>NORTH</b>	Rangeland (RL)	Rangeland (RL:160)	36±	Agriculture
<b>EAST</b>	Commercial (C)	General Commercial (C2)	4.4±, 1±	Commercial
<b>SOUTH</b>	US 101	US 101	US 101	US 101
<b>WEST</b>	Commercial (C)	General Commercial (C2)	0.5±, 2.6±	Commercial

**PUBLIC SERVICES:**

Access: N State Street (CR 104)  
 Fire District: CalFire  
 Water District: Redwood Valley Water District  
 Sewer District: None  
 School District: Ukiah Unified School District

**AGENCY COMMENTS:** On March 11, 2019, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project:

REFERRAL AGENCIES	COMMENT
Department of Transportation	No Response
Environmental Health	No Comment
Building Inspection	No Response
Assessor	No Comment
Redwood Valley MAC	Comment
RV – Calpella Fire Protection District	No Comment
Redwood Valley Water District	No Comment
CalTrans	No Response
CalFire (Resource Management)	No Response
CalFire (Prevention)	No Comment
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Rancheria	No Response

**KEY ISSUES**

**1. General Plan and Zoning Consistency:** The proposed project is the rezone of a legal parcel (APN 162-100-55) within the Commercial General Plan Land Use Designation from a Limited Commercial (C1) zoning district to a General Commercial (C2) zoning district. The proposed zone change would remain consistent with the Commercial Land Use Designation, as well as the policies of the General Plan. Additionally, the proposed project is consistent with the General Commercial zoning district, per Mendocino County Code 20.092.

The Redwood Valley MAC had concerns regarding two items: (1) the potential new uses permitted un the General Commercial zoning district; and (2) the impacts to community character. These concerns are mitigated through the zoning district and combining district of the subject parcel. In terms of the first concern (item 1), there are a number of new uses that are permitted in the C2 zoning district that are not allowed within the C1 zoning district (See *Additional Uses Permitted by Rezone Attachment*). Off-site signs are also permitted within the C2 zoning district. However, the additional uses have been reviewed under the General Plan Environmental Impact Report and found to be consistent in the Commercial General Plan Land Use Designation and will not have a significant impact on the community.

In terms of community character (item 2), the Community Character Combining District has been applied to the parcel, thus any establishment of a Formula Business would be subject to MCC Section 20.147

and include the following use types:

1. Eating and Drinking Establishments (Section 20.024.065)
2. Food and Beverage Retail Sales (Section 20.024.075)
3. Food and Beverage Preparation – Without Consumption(Section 20.024.080)
4. Retail Sales, General (Section 20.024.120)

**2. Environmental Determination:** Article 12, Section 15183 of the California Environmental Quality Act allows for projects that are consistent with the General Plan to be exempt from additional review, as it can be established that the environmental determination was previously completed through the adoption of the Mendocino County General Plan. The proposed rezone is considered minor in nature and remains consistent with the prior environmental analysis of the General Plan.

### **RECOMMENDATION**

By resolution, the Planning Commission recommends the Board of Supervisors grant Rezone R\_2019-0004 for the Project, as proposed by the applicant, based on the facts and findings.

---

DATE

---

SAM VANDY VANDEWATER  
PLANNER II

### **ATTACHMENTS:**

- A. Location Map
- B. Aerial Map
- C. Vicinity Map
- D. Topographical Map
- E. Site Map
- F. Zoning Map
- G. General Plan Map
- H. Adjacent Owner Map
- I. Fire Hazards Map
- J. Earthquake Map
- K. Farmland Map
- L. Water District Map
- M. Miscellaneous Map
- N. Additional Uses Permitted by Rezone

### **RESOLUTION**