

R 2022-0001 (Happiness Is)

Mendocino County Board of Supervisors

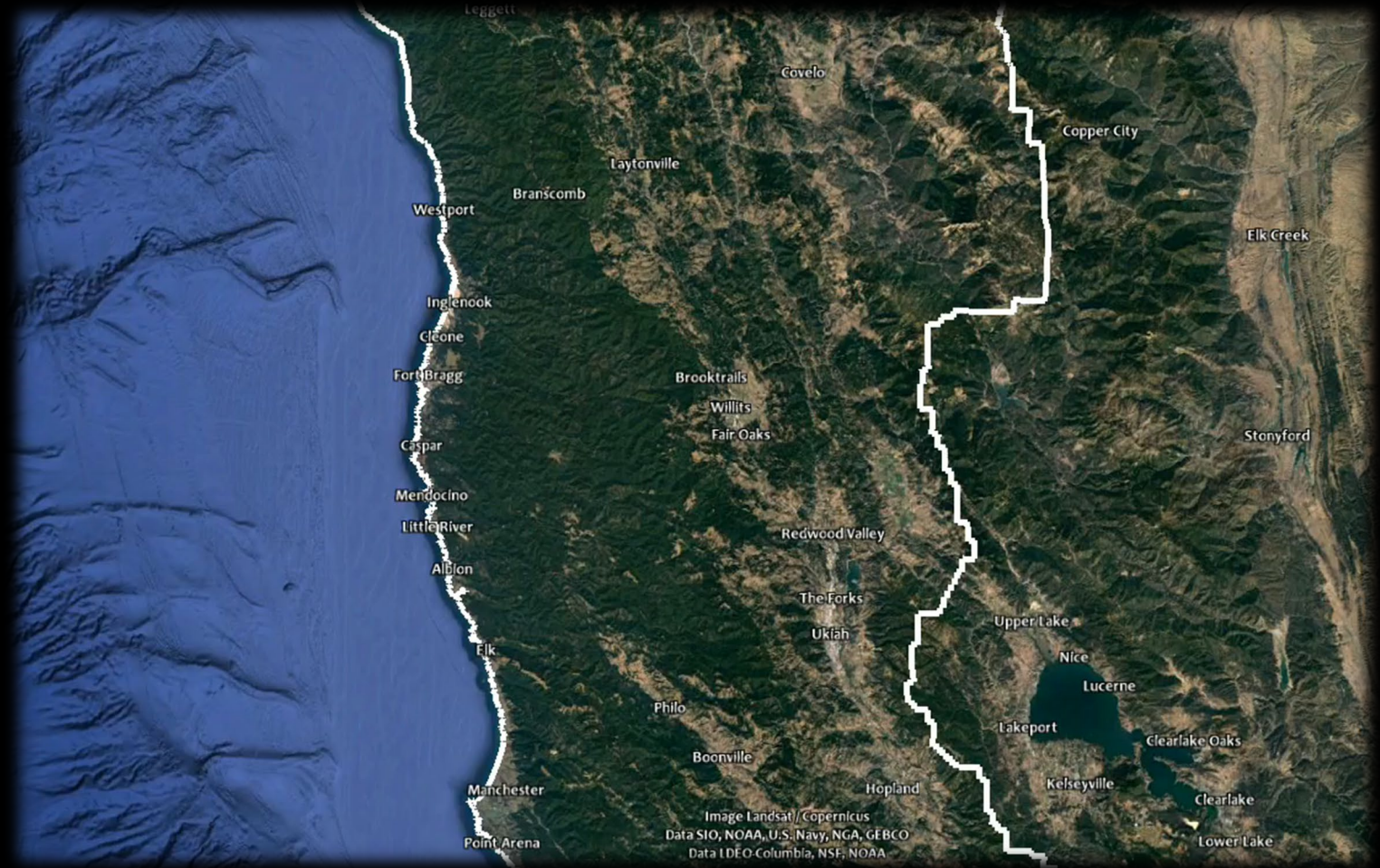
September 12, 2023

R 2022-0001 is an application to rezone a 4± acre parcel from Agricultural (AG) to Limited Commercial (C1)

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The subject parcel is located 2.9± miles north of the City of Ukiah on the south side of Lake Mendocino Drive.

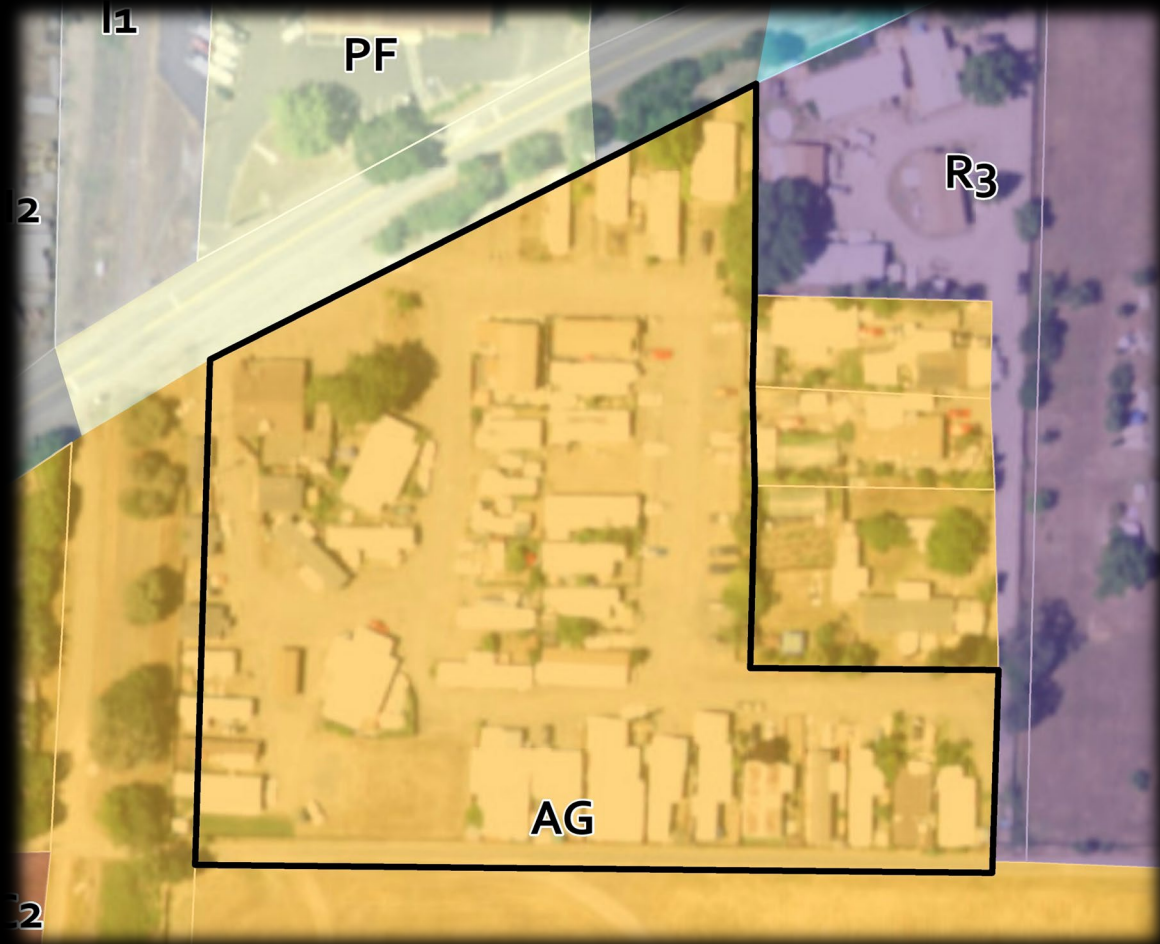
It is currently the site of the Happiness Is Mobile Home park, which hosts 37 mobile home units, 4 apartments, 1 commercial structure and a laundromat. The site has been in operation since 1971.



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The parcel is currently zoned Agricultural (AG), which is a classification that does not allow a mobile home park.

As the site was established prior to adoption of a comprehensive zoning code in 1981, the mobile home park is considered a legal, nonconforming use.

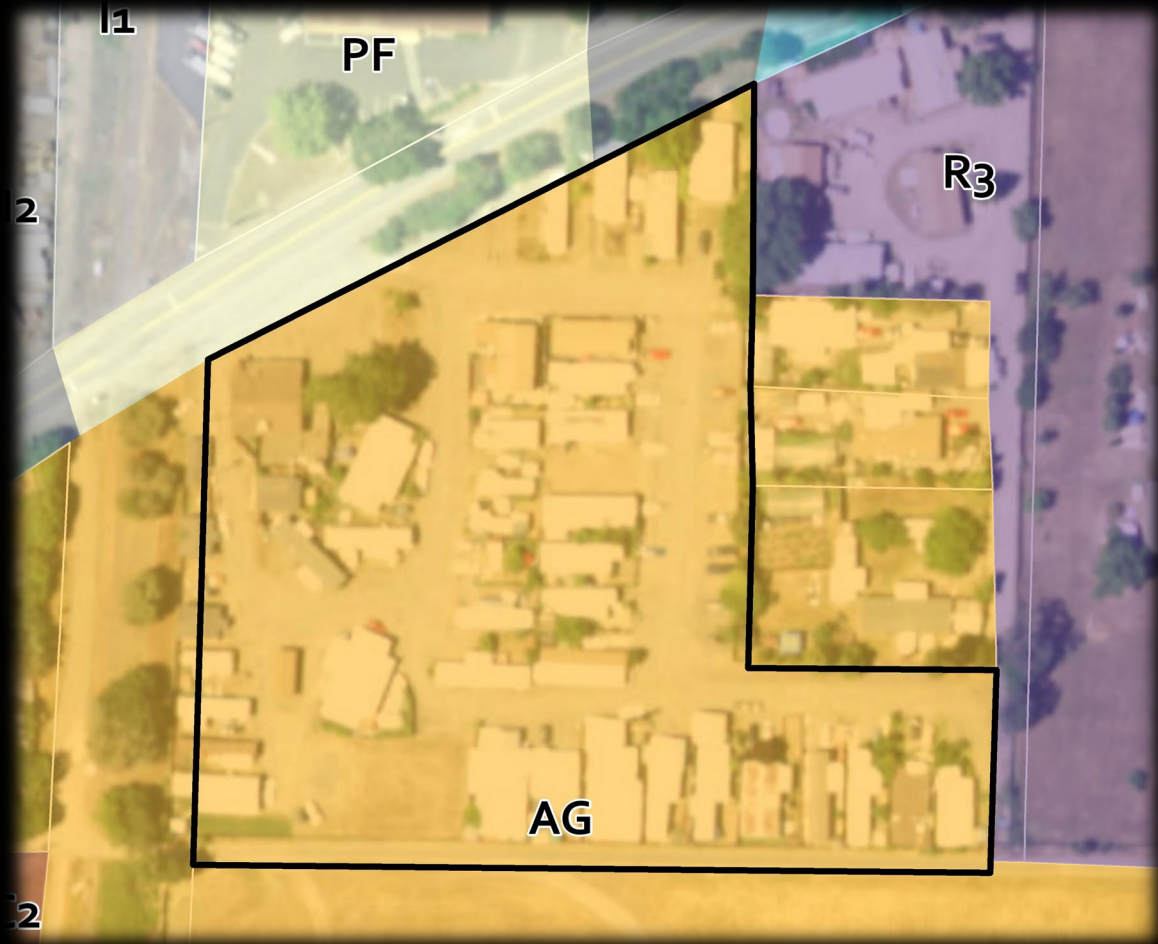


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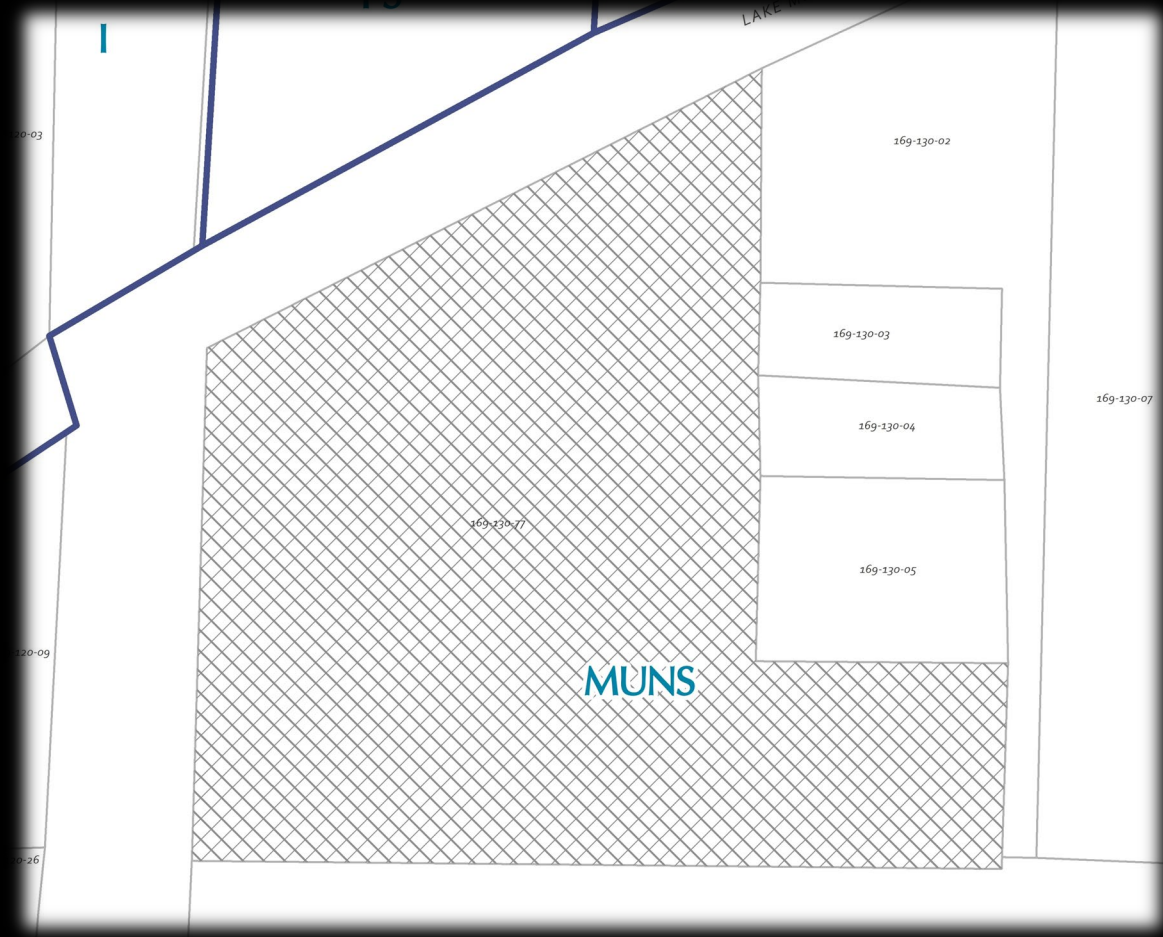
A Use Permit in 1975 (U 152-75) allowed addition of 10 units.



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In 2011, the County adopted the Ukiah Valley Area Plan (UVAP), which created several new General Plan Classifications.

The classification of this site was changed at that time to Mixed-Use North State (MUNS).



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MUNS is intended to
“...encourage mixed-use
development with commercial
uses encouraged at street
level...”

No compatibility table was
provided for the new land use
classifications in the UVAP.
However, the previously existing
Mixed Use (MU) classification is
not compatible with AG zoning,
so it’s reasonable to conclude
that MUNS is also inconsistent.



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This leaves us with a parcel in a zoning district that is not compatible with either its longstanding existing use or its classification under the General Plan.



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The goal of the applicant is to change to a commercial zoning that would be more suitable to the current use. The original application requested General Commercial (C2), but after subsequent consultation with staff the request was revised to Limited Commercial (C1) to reflect the more limited commercial potential of the site and its smaller scale.



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Additionally, the C1 zoning would allow renewed use of the existing commercial structure on the site, which was most recently used as a bar.

Finally, C1 is compatible with the MU land use classification and by analogous extension, MUNS.



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Staff Analysis and Recommendations

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 - A rezone to C1 would bring the site into consistency with both its current use as well as the UVAP land use classification of MUNS.

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Staff Analysis and Recommendations

- Staff is recommending approval of the project for the following reasons:
 - A rezone to C1 would bring the site into consistency with both its current use as well as the UVAP land use classification of MUNS.
 - The C1 district would allow renewed use of existing commercial facilities on the site, as well as to allow for possible future expansion should the owners desire to do so.

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- Staff is recommending approval of the project for the following reasons:
 - A rezone to C1 would bring the site into consistency with both its current use as well as the UVAP land use classification of MUNS.
 - The C1 district would allow renewed use of existing commercial facilities on the site, as well as to allow for possible future expansion should the owners desire to do so.
 - The site is well-suited to a commercial/mixed-use orientation, being within a transitional zone between the commercial corridor along North State Street and the more residential and recreational areas along Lake Mendocino Drive.

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On July 20, 2023 the project was heard by the Mendocino County Planning Commission. The Commission voted 3-0 to recommend approval of the project to the Board of Supervisors.

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Staff Analysis and Recommendations

Staff recommends that the Board of Supervisors find the project exempt from CEQA under Section 15183 for projects consistent with a Community Plan, General Plan or Zoning, and approve the requested rezone based on the facts and findings contained in the Resolution.


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FINAL REMARKS

That concludes the staff presentation, and we're available for any questions.

Thank you.





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