

Ukiah Daily Journal

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PLANNING & BUILDING OF MENDOCINO CO
501 LOW GAP RD
UKIAH, CA 95482

Legal No. **0005994511**

PROOF OF PUBLICATION (2015.5 C.C.P.)

STATE OF CALIFORNIA COUNTY OF MENDOCINO

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Ukiah Daily Journal, a newspaper of general circulation, printed and published daily in the City of Ukiah, County of Mendocino and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Mendocino, State of California, under the date of September 22, 1952, Case Number 9267; that the notice, of which the annexed is a printed copy (set in type not smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

07/20/2017

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Ukiah, California,
July 20th, 2017



Molly E. Lane, LEGAL CLERK

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Board of Supervisors, at its regular meeting on Tuesday, August 1, 2017, at 9:00 a.m., to be held in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah, California, will conduct a public hearing on the following project at the time listed or as soon thereafter as the item(s) may be heard.

CASE#: OA_2016-0001/R_2016-0002

DATE FILED: 5/9/2016

APPLICANT: COUNTY OF MENDOCINO

AGENT: PLANNING AND BUILDING SERVICES

REQUEST: Adopt Ordinance Amending the Mendocino County Inland Zoning Code (Division I, Title 20) to add Chapter 20.147, Community Character (CC) Combining District and Rezone Certain Properties within the C-1 (Limited Commercial) and C-2 (General Commercial) zoning districts to apply the CC Combining District. The proposed amendments will replace the formula business moratorium set by the Board of Supervisor's on September 22, 2015 and require a formula business use permit to establish a formula business by locating a new use either on a vacant lot or within a substantially renovated structure.

ENVIRONMENTAL DETERMINATION: Categorically Exempt pursuant to CEQA Guidelines Section 15308, 15060 (C2) and 15060 (C3).

STAFF PLANNER: MARY LYNN HUNT

LOCATION: Unincorporated inland areas within Mendocino County; not applicable to those areas within the designated Coastal Zone Areas of the County. Areas not included within the CC Combining District are within the city limits of Ukiah, Fort Bragg, Willits and Point Arena. Commercially zoned areas of the County not proposed for rezoning are adjacent to the City of Ukiah and the Hopland area.

SUMMARY: It is proposed to (1) add a new Chapter 20.147 to the Inland Zoning Ordinance (Mendocino County Code, Title 20, Division I) creating a new Community Character (CC) Combining District; and (2) rezone the majority of the properties zoned C-1 (Limited Commercial) and C-2 (General Commercial) to be included within the CC Combining District. Chapter 20.147 provides that no permit or approval shall be issued for the use of land or structures by a Formula Business without compliance with the chapter. "Formula Business" is defined as a business that maintains certain standardized features with at least ten (10) or more other establishments. Establishment of a Formula Business in either a newly constructed structure or within a substantially reconstructed structure is subject to the approval of a minor use permit, which shall specifically review the proposed site improvements, architectural design, signage and landscape design of the proposed Formula Business. The ordinance does not apply to Formula Businesses that had an active building permit prior to September 22, 2015, or to building and site improvements to an existing Formula Business necessary to comply with fire safety or Americans with Disabilities Act requirements. The ordinance will also rezone properties zoned C-1 and C-2 to be included within the CC Combining District designation. However, C-1 and C-2 properties in the Hopland area or parcels generally along North State Street and Highway 101 in the Ukiah area, as depicted on a map attached to the Staff Report accompanying the ordinance, will not be rezoned to the CC Combining District.

The staff report and notice are available for public review at 860 North Bush Street, Ukiah, California and on the Department of Planning and Building Services website at www.mendocinocounty.org/pbs.

Your comments regarding the above actions are invited. Written comments should be submitted to the Clerk of the Board of Supervisors, at 501 Low Gap Road, Room 1010, Ukiah, California, 95482, no later than Monday, July 31 2017. Oral comments may be presented to the Board of Supervisors during the public hearing.

The Board of Supervisors' action on the ordinance shall be the final decision of the County. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Clerk of the Board of Supervisors or the Board of Supervisors at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted items may be obtained by

calling the Clerk of the Board of Supervisors at 463-4441, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the decision of the Board of Supervisors, you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Clerk of the Board of Supervisors.

IGNACIO GONZALEZ, Interim Director of Planning and Building Services