



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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MEMORANDUM

Date: November 13, 2018
To: Board of Supervisors
From: Eduardo Hernandez, Planner II
Subject: R_2017-0004 / MS_2017-0005 (Boardman)

The applicant proposes to rezone a 1.74 acre parcel, located approximately 3.2 miles north of Ukiah town center into the Suburban Residential (SR) zoning district, and subsequently subdivide the parcel in two parcels of 1 and 0.73± acres, respectively. The subject parcel is already developed with two Single-family residences and independent services to each. The proposed rezone would bring the subject parcel into compliance with the General Plan designation for the site.

On September 20, 2018, the Planning Commission reviewed the applicant's request and voted unanimously to recommend that the Board of Supervisors approve rezone (R_2017-0004), adopt a Negative Declaration for the project, and approve minor subdivision (MS_2017-0005).

KEY ISSUES

General Plan and Zoning Consistency: The subject parcel is located within the Rural Residential (RR-1) zoning district. Surrounding zoning designations and uses are consistent with residential and agricultural practices. The General Plan designation for this parcel is Suburban Residential (SR) which is not compatible with RR-1 zoning district. Therefore, the rezone from RR-1 to SR would make the subject parcels General Plan Land Use and Zoning designation consistent.

Furthermore, the rezone of the parcel would make it possible to subdivide the proposed into two parcels since the minimum size of a RR-1 lot is 40,000 sq. ft. and the minimum size of a SR lot with the characteristics of the subject lot is 6,000 sq. ft. The subdivision would create two parcels of approximately 1.01 acres and 31,425 sq. ft. in size (0.73±).

CEQA Determination: An Initial Study for the proposed project was completed in accordance with the California Environmental Quality Act (CEQA). Staff has found that the project will have a less than significant impact on the environment, without mitigation. Therefore, a Negative Declaration is recommended.

RECOMMENDATION

Adopt a resolution adopting the Negative Declaration for the Rezoning and Minor Subdivision, adopt an Ordinance for the Rezoning, and adopt a Resolution approving the Minor Subdivision; for the site located at 3571 Tollini Lane, Ukiah (APN: 169-071-23).

ATTACHMENTS:

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| A. Rezone Ordinance | F. Exhibit B - Subdivision Map |
| B. Resolution – Rezone | G. Planning Commission |
| C. Ordinance for the Rezone | Resolution No. PC_2018-0033 |
| D. Exhibit A – Ordinance for the Rezone | H. Planning Commission Packet |
| E. Resolution – Minor Subdivision | from September 20, 2018 |