



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

Date: OCTOBER 22, 2019

To: HONORABLE BOARD OF SUPERVISORS

From: SAM VANDY VANDEWATER
DEPARTMENT OF PLANNING & BUILDING SERVICES

Subject: ADOPTION OF ORDINANCE APPROVING REZONE R_2019-0005 AND RESOLUTION
APPROVING U_2019-0008

BACKGROUND

On September 5, 2019, the Planning Commission recommended that the Board of Supervisors adopt an Ordinance establishing the Limited Industrial zoning district for a legal parcel that is currently within the General Commercial zoning district and adopt a resolution granting use permit U_2019-0008. The parcel, totaling roughly 0.5 acres, is addressed as 2397 N. State St., Ukiah, 95482 (APN 169-242-08).

In 2011, the County adopted the Ukiah Valley Area Plan that evaluated land use changes in this recommended rezone area, therefore the rezone is exempt from further environmental review, pursuant to California Code of Regulations Section 15183, Section 12, which exempts projects consistent with an approved General Plan

KEY ISSUES

General Plan and Zoning Consistency: The proposed project is the rezone of a legal parcel within the Industrial General Plan Land Use Designation, from General Commercial (C2) to Limited Industrial (I1) and allow for a cannabis retailer. The proposed zone change would be consistent with Ukiah Valley Area Plan, as well as the General Plan. Additionally, the proposed project is consistent with the Limited Industrial zoning district pursuant to Mendocino County Code Section 20.096.

Use Permit Findings: The proposed project was found to be consistent with all findings pursuant to Mendocino County Code Section 20.196.

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.

RECOMMENDATION

The Boards of Supervisors adopt an ordinance approving Rezone R_2019-0005 and adopt a resolution approving Use Permit U_2019-0008, for a 0.5 acre parcel in Ukiah and finding the request to be consistent with Industrial General Plan Land Use Designation and Limited Industrial zoning district.

Attachments:

- A. Rezone Ordinance
- B. Board of Supervisors Resolution
- C. Planning Commission Staff Report, September 5, 2019
- D. Planning Commission Resolution No. PC_2019-0015