



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

Date: AUGUST 18, 2020

To: HONORABLE BOARD OF SUPERVISORS

From: SUSAN SUMMERFORD
DEPARTMENT OF PLANNING & BUILDING SERVICES

Subject: ADOPTION OF ORDINANCE APPROVING REZONE R_2019-0010 AND RESOLUTION APPROVING USE PERMIT U_2019-0027

BACKGROUND

On April 16, 2020, the Planning Commission recommended that the Board of Supervisors approve the Rezoning request for a legal parcel that is currently designated Single Family Residential (R1:6K[FP][AZ]); Flood Plain and Airport Zone Combining Districts to Suburban Residential (SR;6K[FP][AZ]); Flood Plain and Airport Zone Combining Districts and grant use permit U_2019-0027. The parcel, totaling approximately 53,800 square feet, is addressed as 131 Whitmore Lane, Ukiah, (APN 184-044-10). The building was formerly utilized as a Skilled Nursing Facility (SNF) and was in operation until 2007; since that time the facility has been vacant, but undergone consistent maintenance and facility upgrades.

KEY ISSUES

General Plan and Zoning Consistency: The proposed project is a rezone from Single Family Residential (R1:6K[FP][AZ]); Flood Plain and Airport Zone Combining Districts to Suburban Residential (SR;6K[FP][AZ]); Flood Plain and Airport Zone Combining Districts. The proposed rezone would result in the parcel being consistent with the existing General Plan designation of Suburban Residential (SR).

Additionally, the proposed project is consistent with the Suburban Residential zoning district pursuant to Mendocino County Code Section 20.044.020(b).

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

Environmental Determination: The project has been determined to be Categorically Exempt per CEQA Section 15301, Existing Facilities and Section 15183, projects consistent with the General Plan.

RECOMMENDATION

The Board of Supervisors approve Rezone R_2019-0010, and Use Permit U_2019-0027, for a legal parcel in Ukiah and find the request to be consistent with Suburban Residential General Plan Land Use Designation and Suburban Residential zoning district.

Attachments:

- A. Rezone Ordinance
- B. Board of Supervisors Resolution
- C. Planning Commission Staff Report, April 16, 2020
- D. Planning Commission Resolution No. PC_2020-0002
- E. Planning Commission Draft Minutes, April 16, 2020