

ORDINANCE NO. 4467

AN ORDINANCE CHANGING THE ZONING OF REAL PROPERTY WITHIN MENDOCINO COUNTY

WHEREAS, the applicant, STEVE CHOU, filed an application for a rezone (R_2019-0010) with the Mendocino County Department of Planning and Building Services to rezone an existing parcel from Single Family Residential with Flood Plain and Airport Zone Combining Districts (R1:6K[FP][AZ]) to Suburban Residential with Flood Plain and Airport Zone Combining Districts (SR:6K[FP][AZ]), located 2.8± miles south of Ukiah city center, on the west side of South State Street (CR 104A), at the intersection of South State Street and Whitmore Lane (CR 210C), located at 131 Whitmore Lane, Ukiah. (APN 184-044-10) General Plan Suburban Residential (SR); Supervisorial District 5; (the "Project"); and

WHEREAS, on April 16, 2020, the Planning Commission held a noticed public hearing, received comments and recommended the Board of Supervisors approve R_2019-0010; and

WHEREAS, the Project is Statutorily Exempt from review under the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines pursuant to Article 12, Section 15183, projects consistent with the General Plan, and the Project was noticed and made available for agency and public review in accordance with CEQA and the State and County CEQA Guidelines; and

WHEREAS, in accordance with the applicable provisions of law, the Board of Supervisors held a public hearing on August 18, 2020, at which time the Board of Supervisors heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project.

The Board of Supervisors of the County of Mendocino, State of California, ordains as follows:

Section 1. Findings. Based on the information provided in the memorandum accompanying this ordinance and evidence in the record, the Board of Supervisors makes the following findings:

- (a) The Rezone (R_2019-0010) is Exempt from CEQA pursuant to Section 15183 of the State CEQA Guidelines.
- (b) The subject parcel is located in the Suburban Residential (SR) General Plan designation. The proposal would result in the parcel being consistent with the underlying General Plan.

Section 2. Rezone. Pursuant to Division I of Title 20, Chapter 20.212 of the Mendocino County Code, the zoning of the following real properties within Mendocino County are hereby changed as follows:

Assessor's Parcel Number 184-044-10 (Addressed as 131 Whitmore Lane) is reclassified from Single Family Residential with Flood Plain and Airport Zone Combining Districts (R1:6K[FP][AZ]) to Suburban Residential with Flood Plain and Airport Zone Combining Districts (SR:6K[FP][AZ]) as shown in Exhibit "A", attached hereto.

Passed and adopted by the Board of Supervisors of the County of Mendocino, State of California, on this 18th day of August, 2020 by the following vote:


AYES: Supervisors Brown, McCowen, Haschak, Gjerde, and Williams

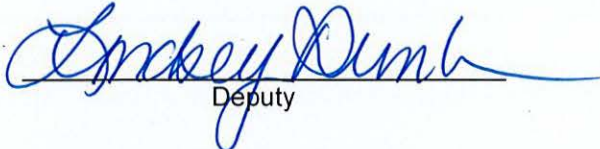
NOES: None.

ABSENT: None.

WHEREUPON, the Chair declared said Ordinance adopted and SO ORDERED.

ATTEST: CARMEL J. ANGELO
Clerk of the Board

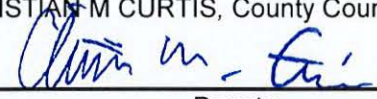

JOHN HASCHAK, Chair
Mendocino County Board of Supervisors

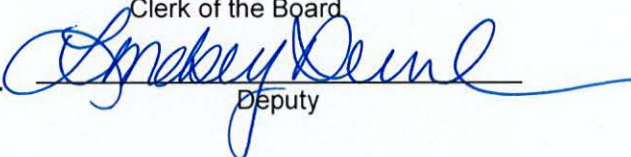

Deputy

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

APPROVED AS TO FORM:
CHRISTIAN M CURTIS, County Counsel

BY: CARMEL J. ANGELO
Clerk of the Board


Deputy


Deputy

CASE#: Rezone #R 2019-0010
OWNER: JOSEPH PALLIVATHUCAL



CASE: R 2019-0010
 OWNER: PALLIVATHUCAL, Joseph & Thresamma
 APN: 184-044-10
 APLCT: Steve Chou
 AGENT: Steve Chou
 ADDRESS: 131 Whitmore Lane, Ukiah

- Zoning Districts
- Public Roads
- Assessors Parcels

REZONE FROM: R-1 (Single Family Residential)
 TO: S-R (Suburban Residential)

