



# Mendocino County

## Legislation Details (With Text)

**File #:** 17-0237      **Version:** 1      **Name:**

**Type:** Resolution-Ordinance      **Status:** Approved

**File created:** 3/31/2017      **In control:** Planning and Building Services

**On agenda:** 4/17/2017      **Final action:** 4/17/2017

**Title:** Noticed Public Hearing: Discussion and Possible Action Including (1) Adoption of Resolution Adopting a Mitigated Negative Declaration for the Rezoning of and Issuance of a Minor Use Permit (R 2015-0001 & U 2015-0008) for Certain Real Property Commonly Known as the Jensen's Travel Plaza; (2) Adoption of Ordinance Changing the Zoning of Real Property within Mendocino County; and (3) Adoption of Resolution Approving a Minor Use Permit for Certain Real Property Commonly Known as the Jensen's Travel Plaza (Sponsor: Planning and Building Services)

**Sponsors:** Planning and Building Services, Steve Dunncliff

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance 4382, 2. Resolution 17-050, 3. Resolution 17-051, 4. 1.R\_2015-0001 (FAIZAN) BOS MEMO final, 5. 3.R\_2015-0001 (FAIZAN) BOS ORDINANCE Final-Attachment B, 6. 5.Planning Comm. R 2015-0001, U 2015-0008 (Faizan)-Attachment D, 7. 6.Planning Commission Minutes-Attachment E, 8. 7.Planning Comm. Reso-Attachment F, 9. 8.R\_2015-0001 (Faizan) Power Point, 10. Planning & Building 4.5 affidavit

Date	Ver.	Action By	Action	Result
4/17/2017	1	Board of Supervisors		

**To: Board of Supervisors**

**From:** Planning and Building Services

**Meeting Date:** April 17, 2017

**Department Contact:** Robert Dostalek

**Phone:** 234-6650

**Department Contact:** Nash Gonzalez

**Phone:** 234-6650

**Item Type:** Noticed Public Hearing

**Time Allocated for Item:** 1 Hr.

### Agenda Title:

Noticed Public Hearing: Discussion and Possible Action Including (1) Adoption of Resolution Adopting a Mitigated Negative Declaration for the Rezoning of and Issuance of a Minor Use Permit (R 2015-0001 & U 2015-0008) for Certain Real Property Commonly Known as the Jensen's Travel Plaza; (2) Adoption of Ordinance Changing the Zoning of Real Property within Mendocino County; and (3) Adoption of Resolution Approving a Minor Use Permit for Certain Real Property Commonly Known as the Jensen's Travel Plaza (Sponsor: Planning and Building Services)

### Recommended Action/Motion:

Adopt a Mitigated Negative Declaration for the rezoning of and issuance of a Minor Use Permit (R 2015-0001 & U 2015-0008) for certain real property commonly known as the Jensen's Travel Plaza; adopt Ordinance changing the zoning of real property within Mendocino County; adopt Resolution approving a Minor Use

Permit for certain real property commonly known as the Jensen's Travel Plaza; and authorize Chair to sign same.

**Previous Board/Board Committee Actions:**

None.

**Summary of Request:**

On December 1, 2016 the Planning Commission recommended the Board of Supervisors adopt a Mitigated Negative Declaration, approve the Rezone, and approve the Use Permit for the Project, as proposed by the applicant, based on the facts and evidence contained in the record and subject to conditions of approval. Planning and Building Services request the Board consider the proposed rezone from Limited Industrial (I-1) to General Commercial (C-2) ("Rezone") of the entire 4.77 acre legal parcel and a Minor Use Permit to demolish the existing "Jensen's Truck Stop" and re-establish "Automotive and Equipment-Gasoline-Sales" (commercial fueling station) for large transport and passenger vehicles ("Project"), the construction of two (2) new commercial office/retail buildings, totaling 13,852± square feet, and the replacement of underground fuel tanks and distribution piping located in the southeast corner of the site, approximately 1.75 acres. Attached to the staff memorandum for this item for reference are the resolution of the Planning Commission, the approved minutes of the December 1, 2016, meeting, and the staff report prepared for the Planning Commission.

**Alternative Action/Motion:**

Deny the project and adopt a resolution finding that the proposed Rezone R 2015-0001 and Use Permit U 2015-0008 are inconsistent with the General Plan; provide alternative direction to staff.

**Supplemental Information Available Online at:** [www.co.mendocino.ca.us/planning](http://www.co.mendocino.ca.us/planning)  
<<http://www.co.mendocino.ca.us/planning>>

**Fiscal Impact:**

**Source of Funding:** N/A

**Budgeted in Current F/Y:** N/A

**Current F/Y Cost:** N/A

**Annual Recurring Cost:** N/A

**Supervisory District:** District 1

**Vote Requirement:** Majority

**Agreement/Resolution/Ordinance Approved by County Counsel:** Yes

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**CEO Liaison:** Kenneth Spain, Administrative Analyst II

**CEO Review:** Yes

**Comments:**