



**PLANNING COMMISSION
STAFF REPORT- REZONE**

**JUNE 20, 2019
R_2019-0004**

SUMMARY

OWNER: LEAH BRADLE
PO BOX 138
SANTA ROSA, CA 95402

APPLICANT: JOLENE ALLEN
26861 ORIOLE DRIVE
WILLITS, CA 95490

AGENT: ANNJE DODD
846 CENTERVILLE ROAD
FERNDALE, CA 95536

REQUEST: Rezone of one parcel from Limited Commercial (C1) to General Commercial (C2).

LOCATION: 2± miles west of Redwood Valley center, on the north side of North State Street (CR 104), at its intersection with US 101, located at 9651 N. State Street, Redwood Valley (APN: 162-100-55)

TOTAL ACREAGE: 1.63± Acres

GENERAL PLAN: Commercial (C)

ZONING: Limited Commercial (C1:12K)
Community Character Combining District (CC)

SUPERVISORIAL DISTRICT: 1st Supervisorial District (Carre Brown)

ENVIRONMENTAL DETERMINATION: Exempt per CEQA Section 15183

RECOMMENDATION: Recommend the Board of Supervisors approve Rezone R_2019-0004 from C1 to C2

STAFF PLANNER: Sam Vandy Vandewater

BACKGROUND

PROJECT DESCRIPTION: Rezone of one parcel from Limited Commercial (C1) to General Commercial (C2). The rezone would allow more uses on the parcel and provide consistency with adjacent parcels.

SITE CHARACTERISTICS: The subject parcel is located approximately 2 miles west of Redwood Valley town center, on the northeast side of North State Street. The subject parcel is located within the Redwood Valley Water District and CalFire responsibility area and is accessed from North State Street. The Redwood Valley – Calpella Fire Protection District borders the southern boundary of the subject parcel. Additionally, the subject parcel utilizes PG&E for electricity connections and on-site septic for wastewater. Improvements to the parcel include paving and three (3) structures intended for commercial and light industrial use. While most of the parcel is developed, there are areas of unpaved soils and grasses, as well as a small woodland on the northern parcel boundary. The subject parcel is located near, but not on, the Maacama Fault.

RELATED APPLICATIONS: The subject parcel was established by two boundary line adjustments; **B65-83** and **B90-93**.

SURROUNDING LAND USE AND ZONING: See map attachments for further detail.

	GENERAL PLAN	ZONING	LOT SIZES (ACRES)	USES
NORTH	Rangeland (RL)	Rangeland (RL:160)	36±	Agriculture
EAST	Commercial (C)	General Commercial (C2)	4.4±, 1±	Commercial
SOUTH	US 101	US 101	US 101	US 101
WEST	Commercial (C)	General Commercial (C2)	0.5±, 2.6±	Commercial

PUBLIC SERVICES:

Access: N State Street (CR 104)
Fire District: CalFire
Water District: Redwood Valley Water District
Sewer District: None
School District: Ukiah Unified School District

AGENCY COMMENTS: On March 11, 2019, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project:

REFERRAL AGENCIES	COMMENT
Department of Transportation	No Response
Environmental Health	No Comment
Building Inspection	No Response
Assessor	No Comment
Redwood Valley MAC	Comment
RV – Calpella Fire Protection District	No Comment
Redwood Valley Water District	No Comment
CalTrans	No Response
CalFire (Resource Management)	No Response
CalFire (Prevention)	No Comment
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response
Sherwood Valley Rancheria	No Response

KEY ISSUES

1. General Plan and Zoning Consistency: The proposed project is the rezone of a legal parcel (APN 162-100-55) within the Commercial General Plan Land Use Designation from a Limited Commercial (C1) zoning district to a General Commercial (C2) zoning district. The proposed zone change would remain consistent with the Commercial Land Use Designation, as well as the policies of the General Plan. Additionally, the proposed project is consistent with the General Commercial zoning district, per Mendocino County Code 20.092.

The Redwood Valley MAC had concerns regarding two items: (1) the potential new uses permitted un the General Commercial zoning district; and (2) the impacts to community character. These concerns are mitigated through the zoning district and combining district of the subject parcel. In terms of the first concern (item 1), there are a number of new uses that are permitted in the C2 zoning district that are not allowed within the C1 zoning district (See *Additional Uses Permitted by Rezone Attachment*). Off-site signs are also permitted within the C2 zoning district. However, the additional uses have been reviewed under the General Plan Environmental Impact Report and found to be consistent in the Commercial General Plan Land Use Designation and will not have a significant impact on the community.

In terms of community character (item 2), the Community Character Combining District has been applied to the parcel, thus any establishment of a Formula Business would be subject to MCC Section 20.147

and include the following use types:

1. Eating and Drinking Establishments (Section 20.024.065)
2. Food and Beverage Retail Sales (Section 20.024.075)
3. Food and Beverage Preparation – Without Consumption (Section 20.024.080)
4. Retail Sales, General (Section 20.024.120)

2. 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. The proposed rezone is considered minor in nature and remains consistent with the prior environmental analysis of the General Plan.

RECOMMENDATION

By resolution, the Planning Commission recommends the Board of Supervisors grant Rezone R_2019-0004 for the Project, as proposed by the applicant, based on the facts and findings.

5/3/19

DATE



SAM VANDY VANDEWATER
PLANNER II

ATTACHMENTS:



- A. Location Map
- B. Aerial Map
- C. Vicinity Map
- D. Topographical Map
- E. Site Map
- F. Zoning Map
- G. General Plan Map
- H. Adjacent Owner Map
- I. Fire Hazards Map
- J. Earthquake Map
- K. Farmland Map
- L. Water District Map
- M. Miscellaneous Map
- N. Additional Uses Permitted by Rezone

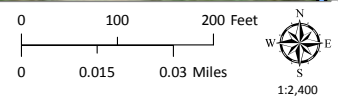
RESOLUTION





CASE: R 2019-0004
OWNER: BRADLE, Leah
APN: 162-100-55
APLCT: Jolene Allen
AGENT: Annje Dodd
ADDRESS: 9561 N. State Street, Redwood Valley

 Named Rivers
 Public Roads



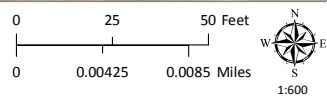
AERIAL IMAGERY
ATTACHMENT B



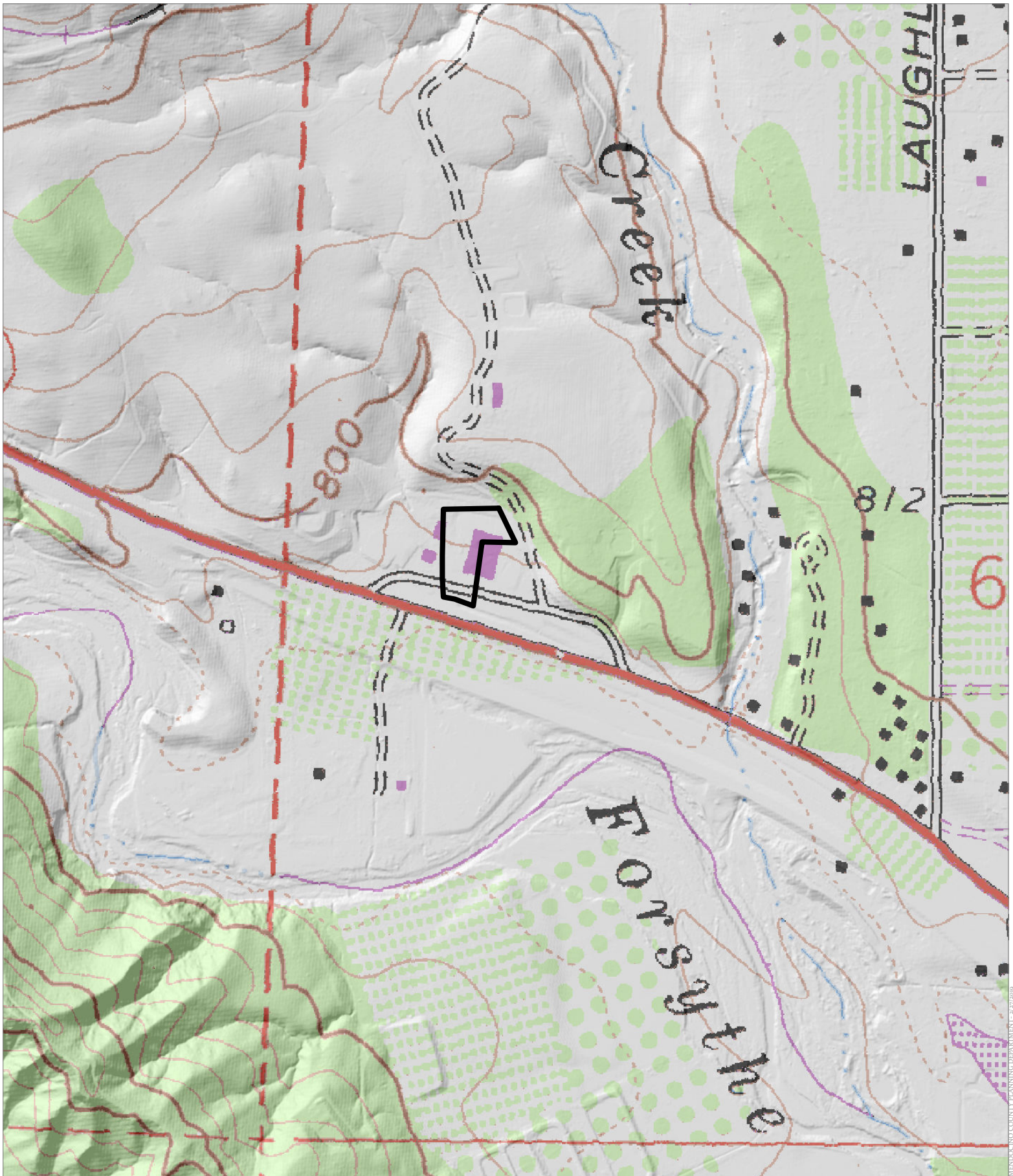
MENDOCINO COUNTY PLANNING DEPARTMENT - 2/27/2019

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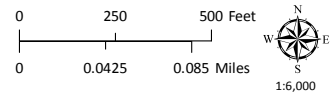
Public Roads



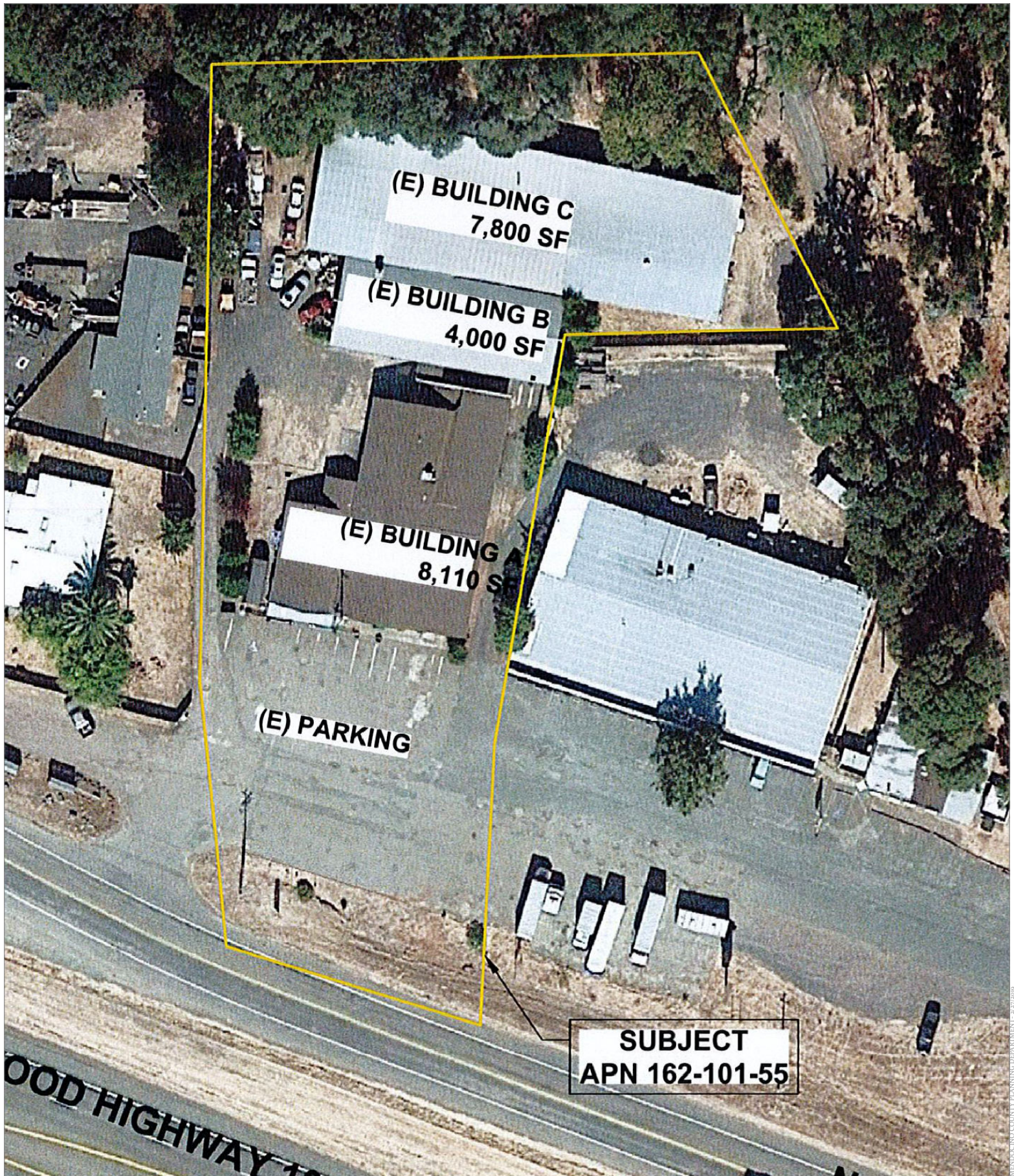
AERIAL IMAGERY
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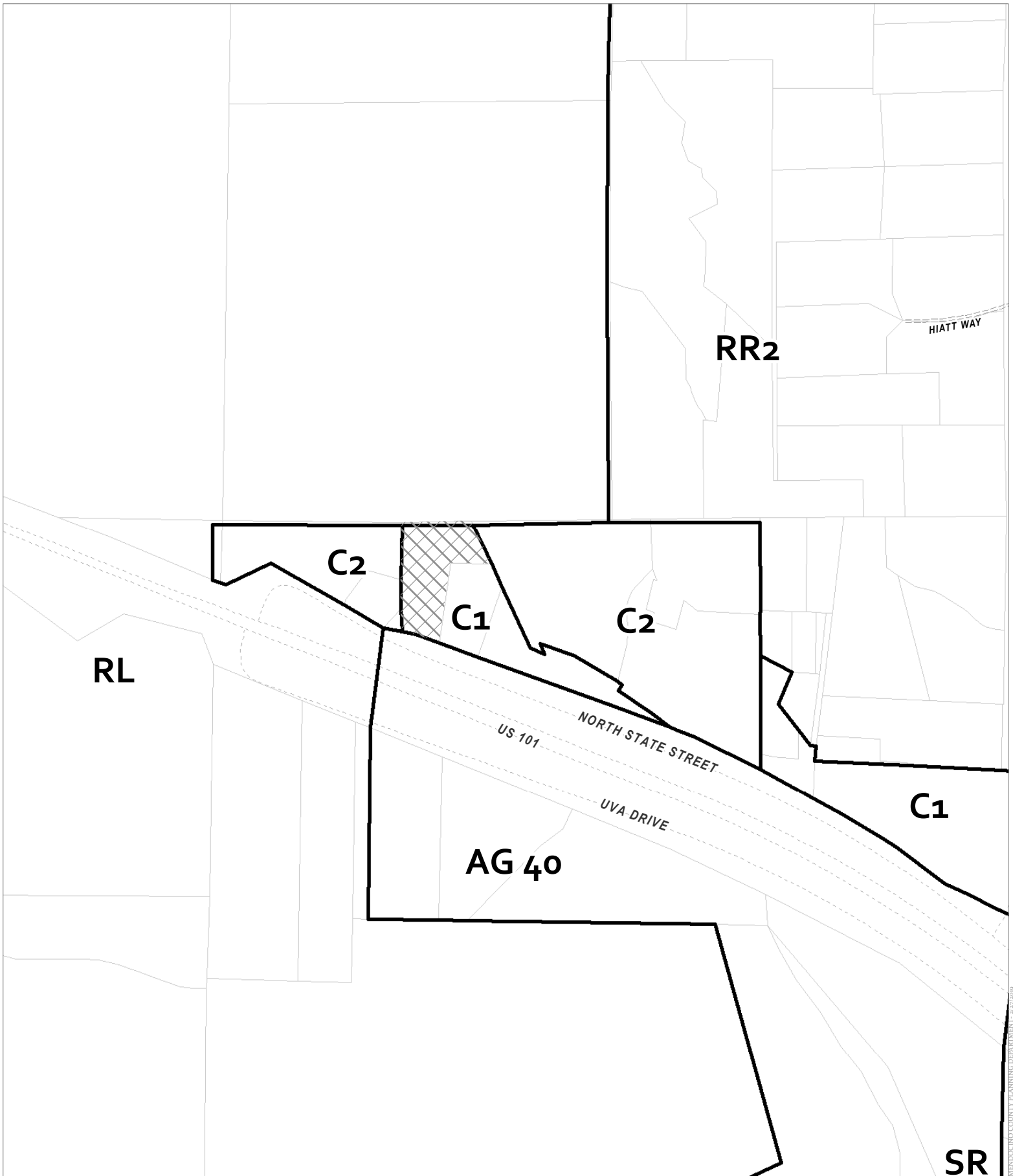
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET
ATTACHMENT D




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NO SCALE

SITE PLAN
ATTACHMENT E

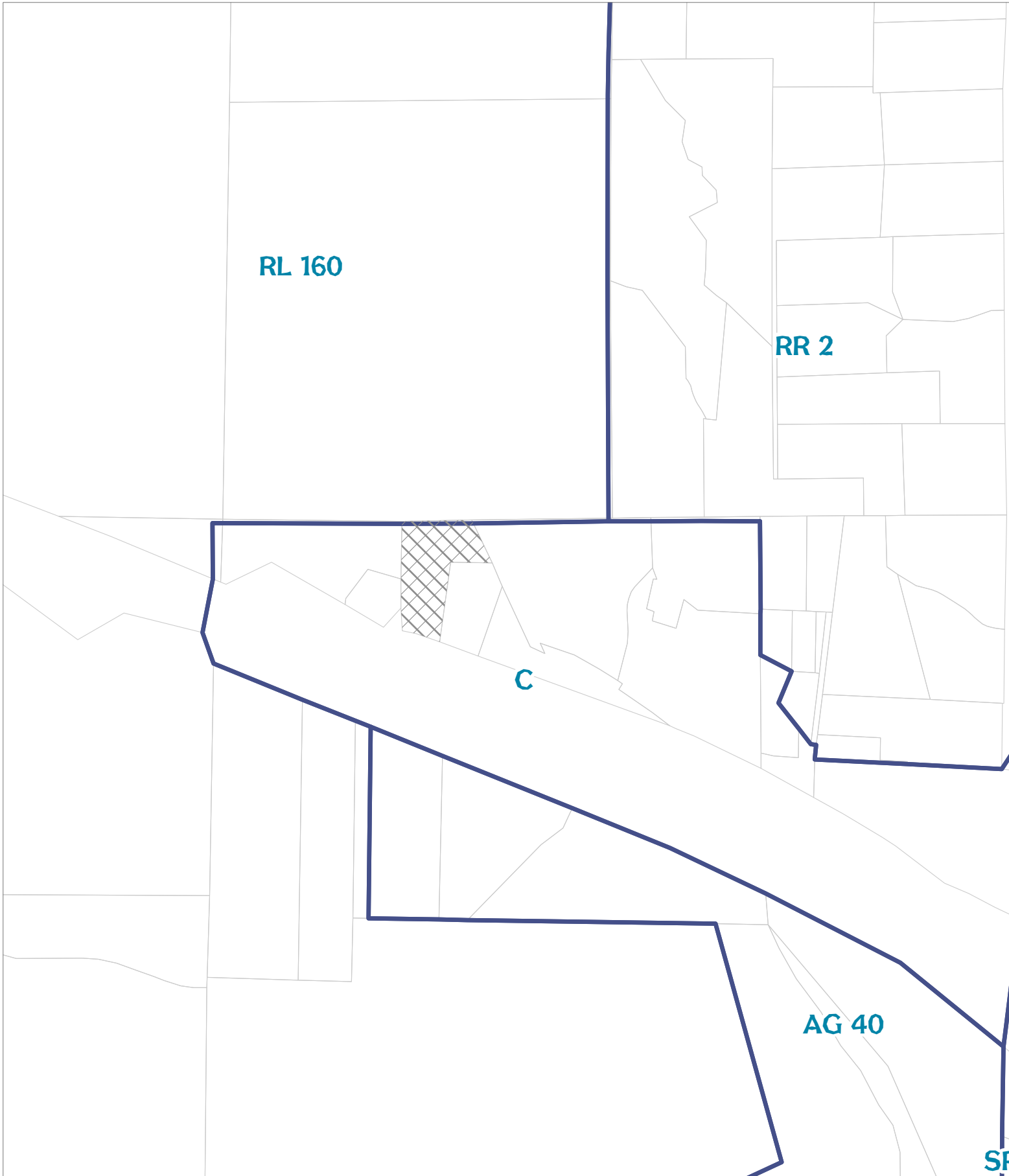


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 Zoning Districts
 Public Roads

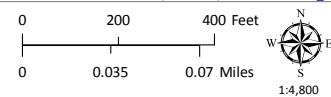
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ZONING DISPLAY MAP
 ATTACHMENT F

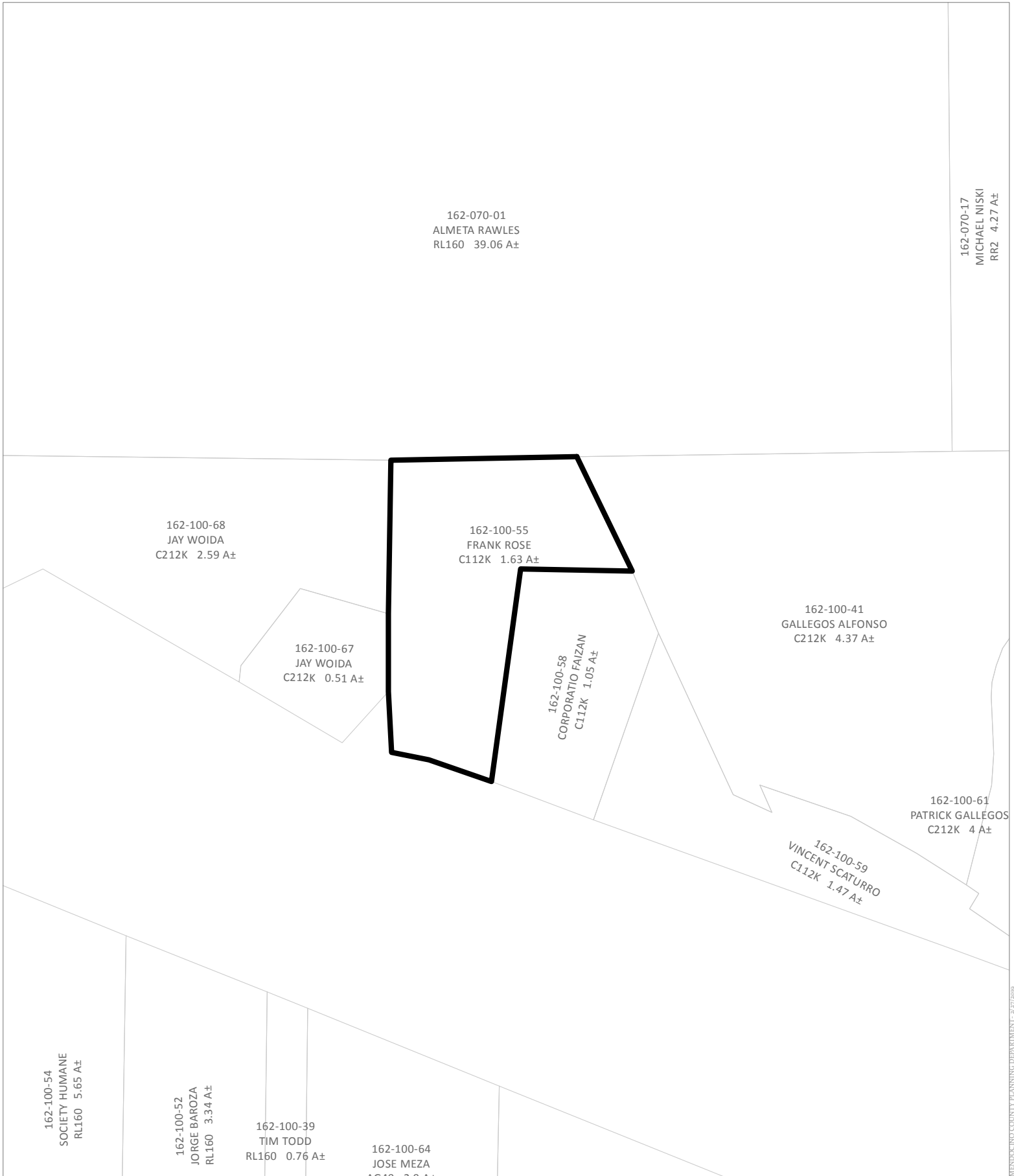


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 General Plan Classes

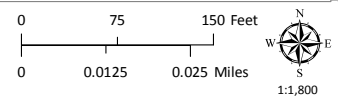


GENERAL PLAN CLASSIFICATIONS
ATTACHMENT G

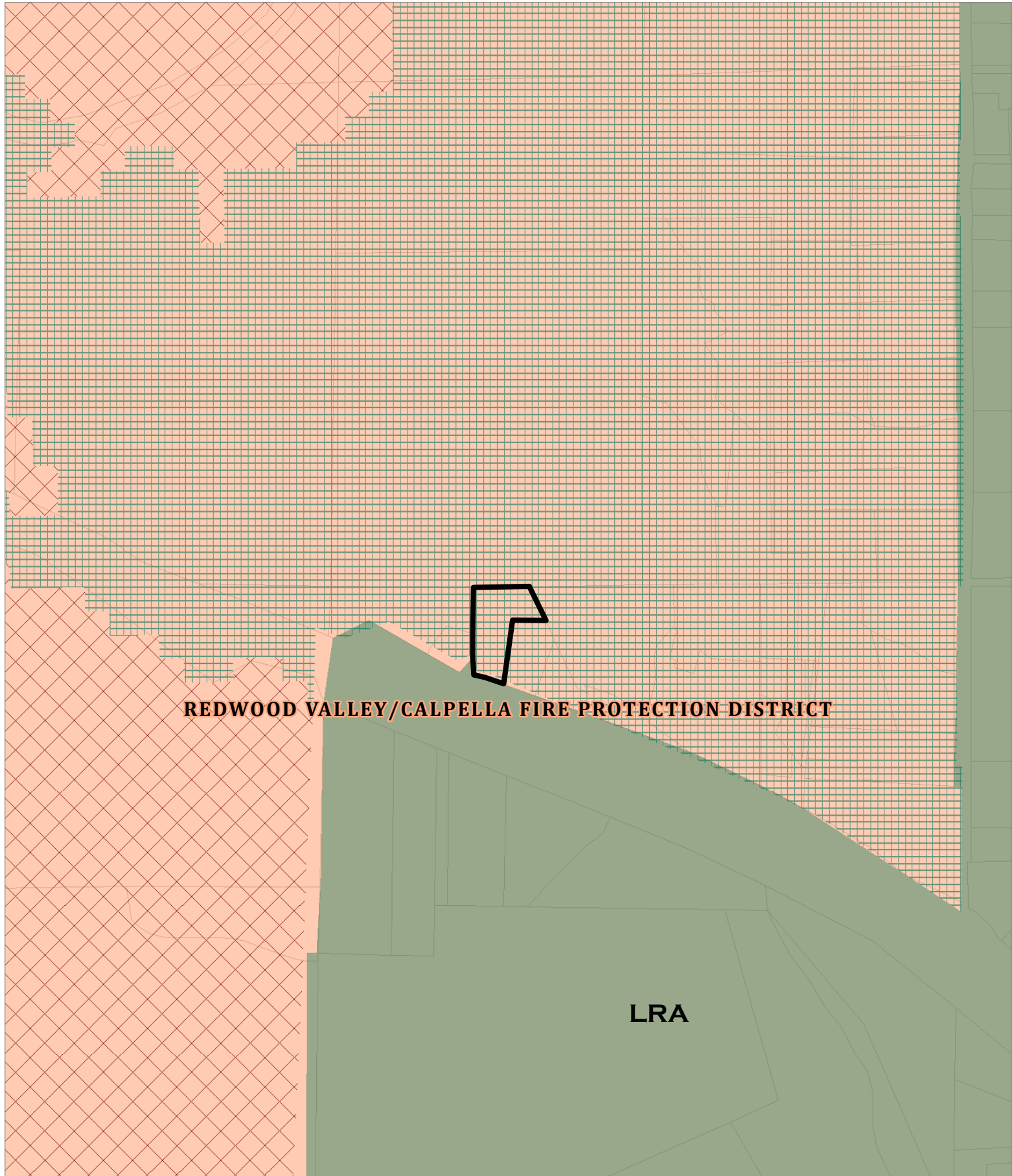


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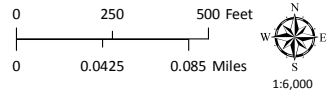


ADJACENT PARCELS
ATTACHMENT H

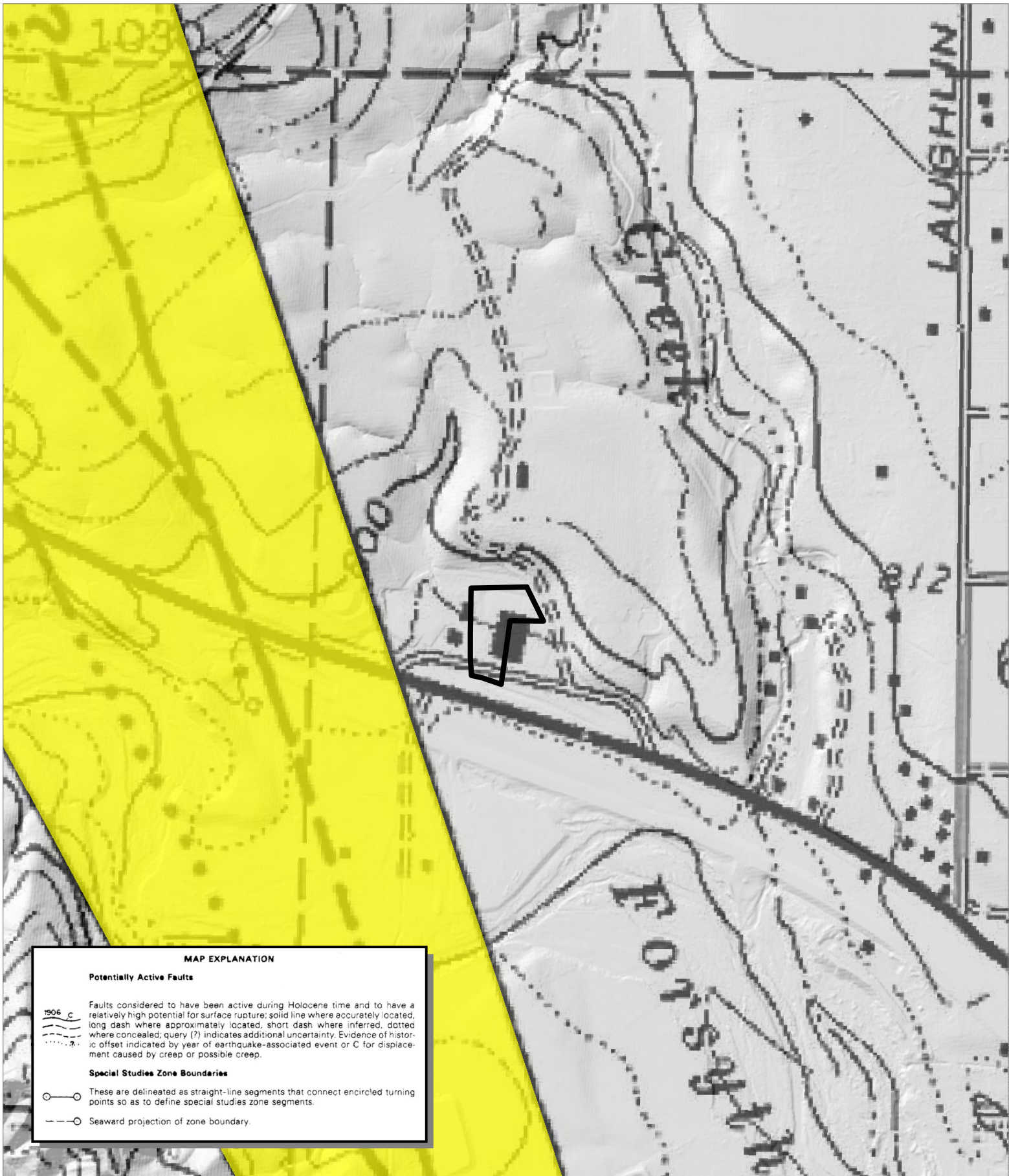


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-  Local Responsibility Area
-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



MAP EXPLANATION


Potentially Active Faults

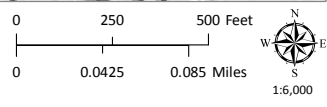
1906 C
Faults considered to have been active during Holocene time and to have a relatively high potential for surface rupture: solid line where accurately located, long dash where approximately located, short dash where inferred, dotted where concealed; query (?) indicates additional uncertainty. Evidence of historic offset indicated by year of earthquake-associated event or C for displacement caused by creep or possible creep.

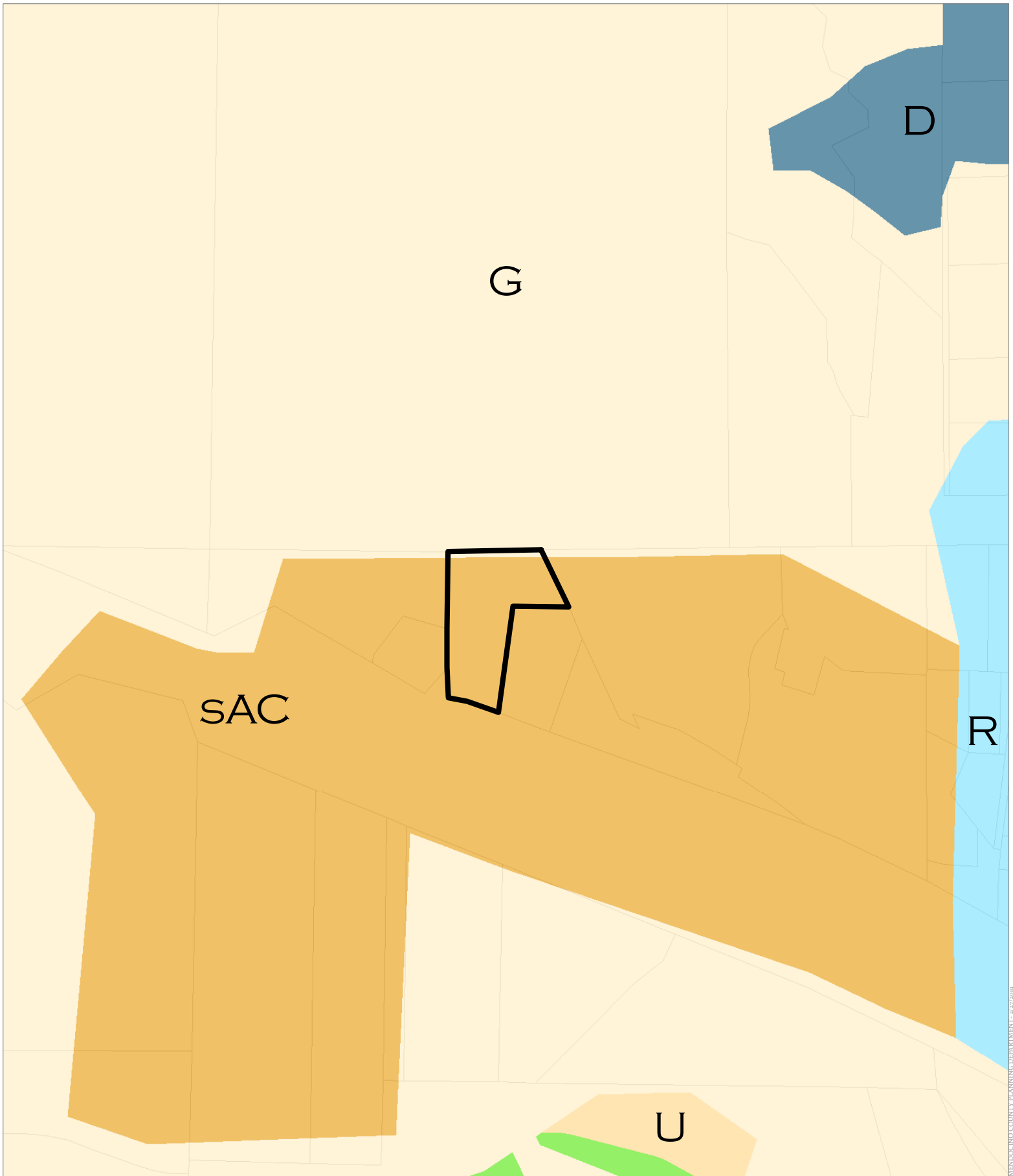
Special Studies Zone Boundaries

○—○ These are delineated as straight-line segments that connect encircled turning points so as to define special studies zone segments.
—○ Seaward projection of zone boundary.

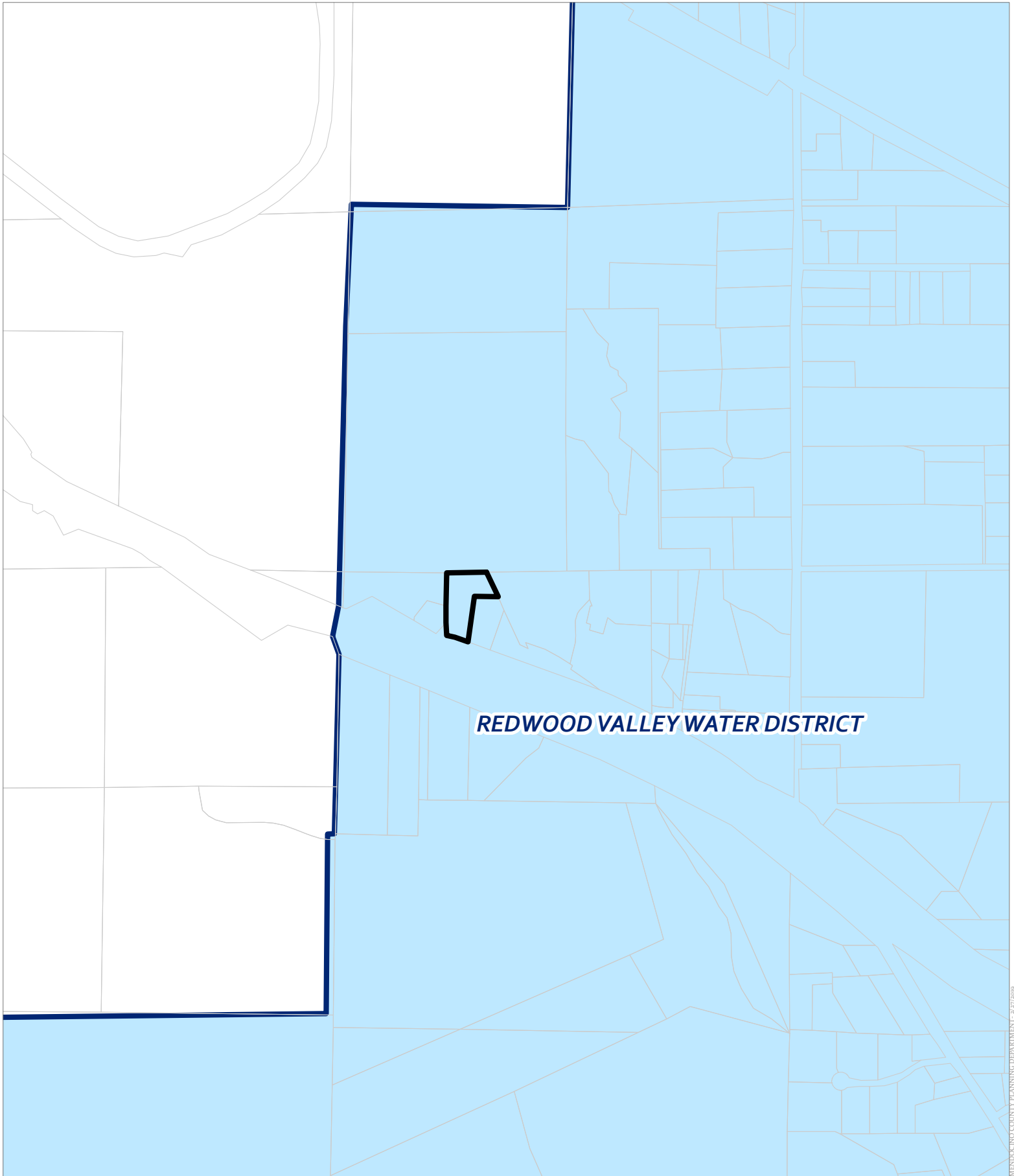
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 Maacama Fault Zone





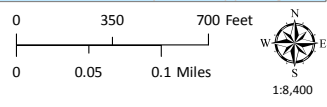
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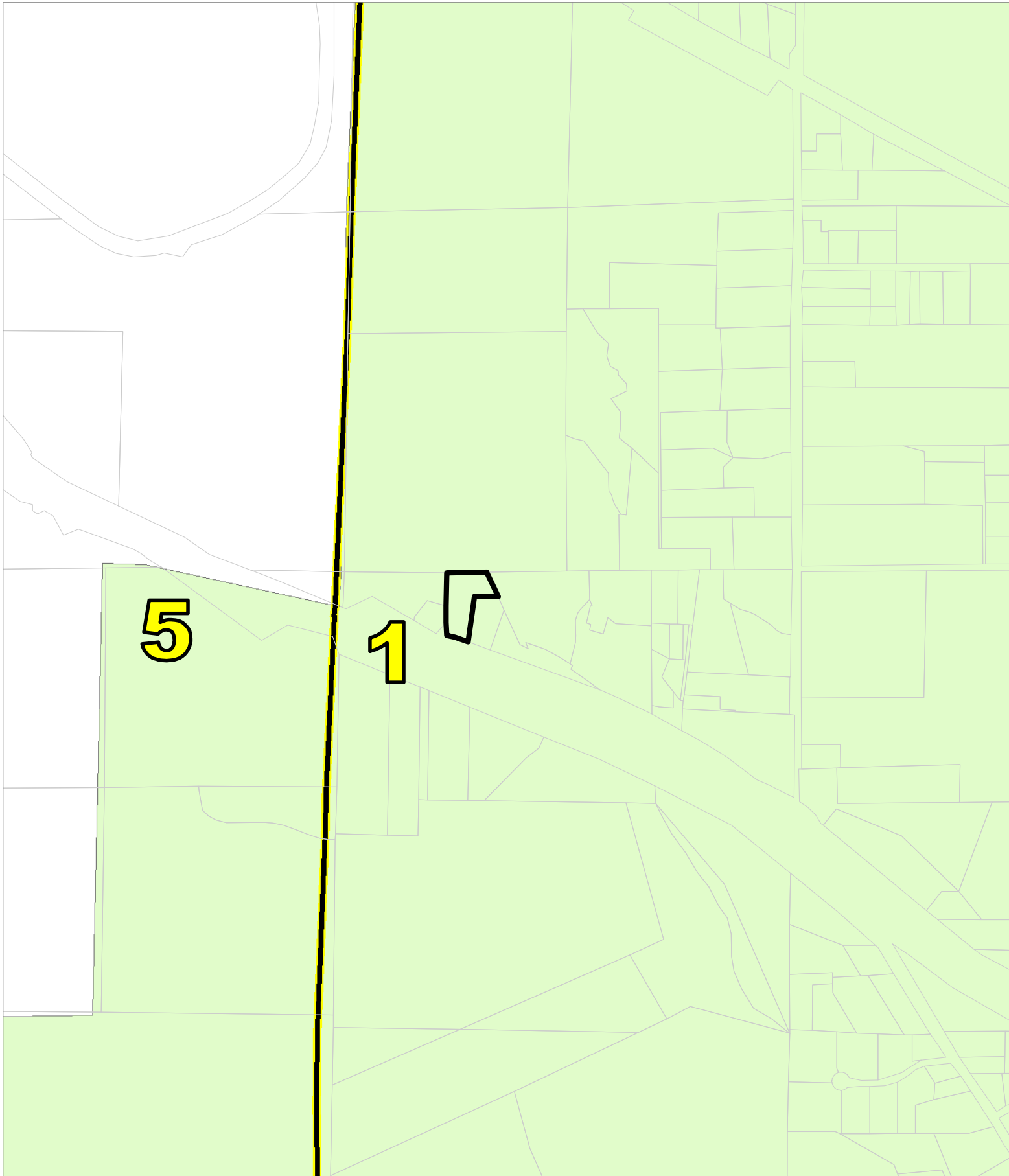


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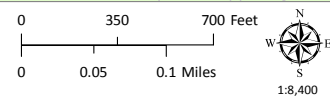
 County Water Districts





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 Supervisorial Districts 2010
 Redwood Valley MAC



The following uses have been identified as those allowed in the General Commercial (C2) Zoning District but not permitted in the Limited Commercial (C1) Zoning District:

(A) Permitted Uses

Civic Use Types

Ambulance services;

Commercial Use Types

Automotive and equipment – cleaning
Automotive and equipment – fleet storage
Automotive and equipment – repairs, light
Automotive and equipment – sales/rental
Cannabis Testing
Commercial recreation – all types
Financial services
Funeral and interment services
Laundry services
Mail order businesses
Research services
Transient habitation – lodging
Transient habitation – resort and recreational facilities
Wholesaling, storage and distribution – mini-warehouse

(B) Administrative Permit

Commercial Use Types

Cannabis Microbusiness

(C) Minor Use Permit

Commercial Use Types

Animal sales and services – kennels
Agricultural sales and services
Automotive and equipment – repairs, heavy
Automotive and equipment – storage, recreational vehicles and boats
Cannabis Manufacturing Level-1
Cannabis Distribution
Construction sales and services
Swap meet

Industrial Use Types

Custom manufacturing

(D) Major Use Permit

Commercial Use Types

Animal sales and services – veterinary (large animals)
Automotive and equipment – storage, non-operating vehicles
Wholesaling, storage and distribution – light

Resolution Number _____

County of Mendocino
Ukiah, California
June 20, 2019

R_2019-0004 – LEAH BRADLE

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF
MENDOCINO, STATE OF CALIFORNIA, RECOMMENDING THE
GRANTING OF A REZONE FROM LIMITED COMMERCIAL TO
GENERAL COMMERCIAL

WHEREAS, the applicant, JOLENE ALLEN, filed an application for rezone with the Mendocino County Department of Planning and Building Services to rezone one parcel from Limited Commercial (C1) to General Commercial (C2), 2± miles west of Redwood Valley center, on the north side of North State Street (CR 104), at its intersection with US 101, located at 9651 N. State Street, Redwood Valley (APN: 162-100-55); General Plan C; Zoning C1:12K/CC; Supervisorial District 1; (the "Project"); and

WHEREAS, the Project is Exempt from review under the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines pursuant to Article 12, Section 15183 governing Special Situations and Projects Consistent with a General Plan; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on June 6, 2019, at which time the Planning Commission 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; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission makes the following findings based upon the evidence in the record;

1. **General Plan and Zoning Consistency Findings:** The proposed project is located within the Commercial General Plan Land Use Designation and Limited Commercial zoning district and is consistent with both regulations. The parcel will remain consistent with the zoning code after rezoning to General Commercial.
2. **Environmental Protection Findings:** The proposed project is exempt from review under CEQA pursuant to Article 12, Section 15183.

BE IT FURTHER RESOLVED that the Planning Commission recommends the Board of Supervisors grant the requested rezone as shown in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Board of Supervisors decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

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

ATTEST: JAMES FEENAN
Commission Services Supervisor

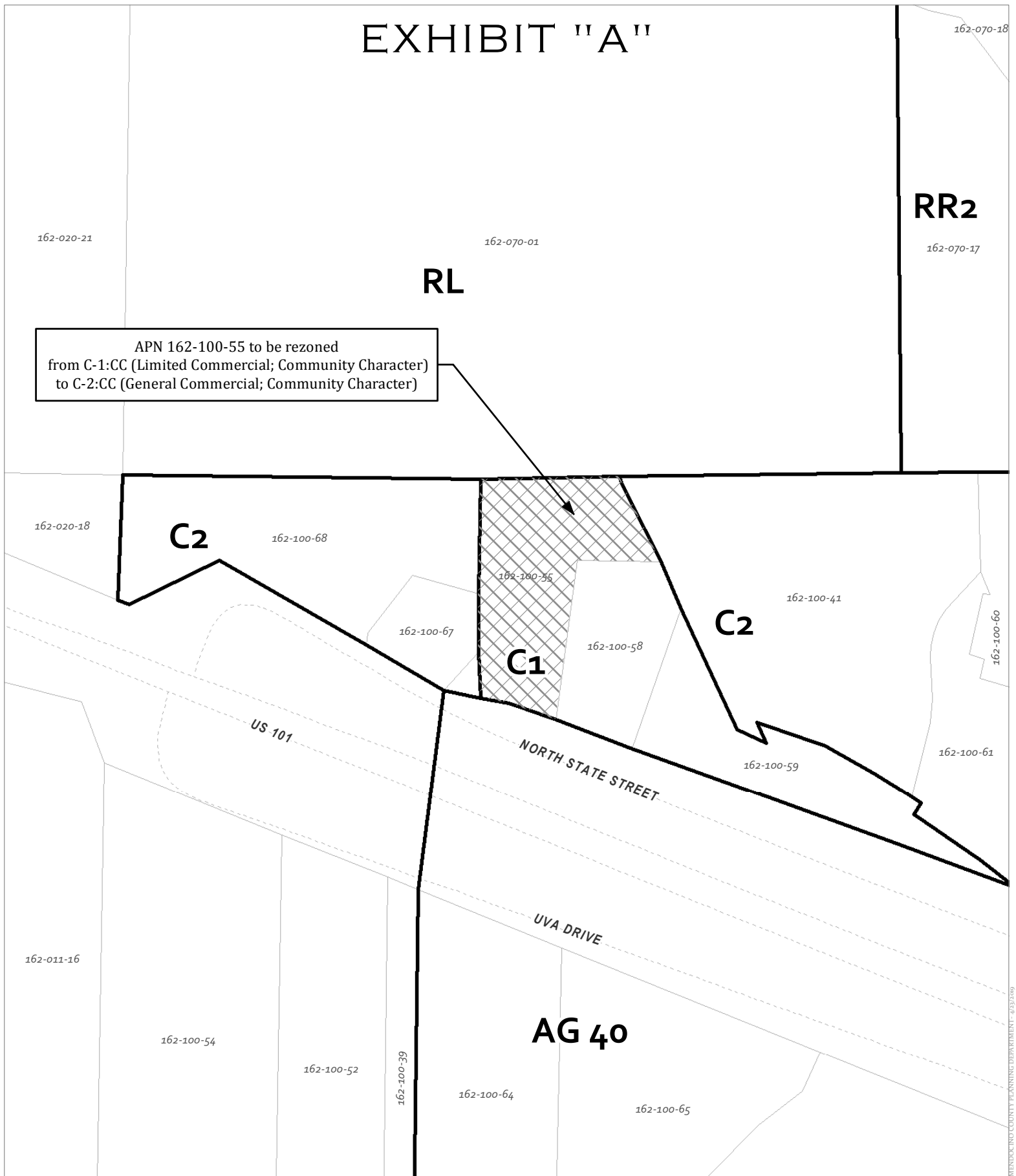
By: _____

BY: BRENT SCHULTZ
Director




MARILYN OGLE, Chair
Mendocino County Planning Commission

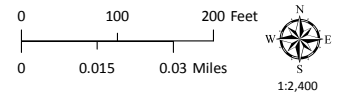
EXHIBIT A: REZONE EXHIBIT A MAP

EXHIBIT "A"



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-  REZONE FROM: C-1:CC (Limited Commercial; Community Character)
TO: C-2:CC (General Commercial; Community Character)
-  Zoning Districts
-  Public Roads



REZONE EXHIBIT