

MARIPOSA COUNTY

Planning · 209-966-5151



ORDINANCE 2019-1144

MEETING: June 25, 2019
TO: The Board of Supervisors
FROM: Sarah Williams, Planning Director
RE: General Plan/Area Plan/Zoning Amendment No. 2019-036

RECOMMENDED ACTION AND JUSTIFICATION:

Waive the second reading and adopt an Ordinance Amending the Mariposa County Zoning Map for a 2.39 acre parcel, Assessor Parcel Number (APN) 012-140-024, from the Single Family Residential (9,000 Square Feet) Zone to the Multi-Family Residential Zone Pursuant to General Plan/Area Plan/Zoning Amendment No. 2019-036, Self-Help Enterprises, Project Proponent

The recommended action is based on the Planning Commission's recommendation.

The project will change the zoning designation of 2.39 acres from the Single Family Residential (9,000 Square Feet) Zone to the Multi-Family Residential Zone in order to develop a multi-family rental housing development with 42 units.

Additional information can be found in the Staff report for this item, which can be found in MinuteTraq Item No. 9449.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

This ordinance was introduced on June 11, 2019.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Do not approve and the amendment will not occur. A negative action on the General Plan/Area Plan/Zoning Amendment will result in Self-Help Enterprises not being able to apply for the necessary funding to complete the action. Additional information and detail for the project will be reviewed as part of the required conditions of approval to ensure that the project meets all required development standards.

ATTACHMENTS: **Ordinance (DOC)**

Ordinance 2019-1144

RESULT: ADOPTED [UNANIMOUS]

MOVER: Marshall Long, District III Supervisor

SECONDER: Merlin Jones, District II Supervisor

AYES: Smallcombe, Jones, Long, Cann, Menetrey

**STATE OF CALIFORNIA
COUNTY OF MARIPOSA
BOARD OF SUPERVISORS**

**MARIPOSA COUNTY ORDINANCE NO. 1144
(Not to be codified)**

AN ORDINANCE AMENDING THE MARIPOSA COUNTY ZONING MAP

WHEREAS, a proposal to amend the General Plan/Area Plan land use classification and zoning designation on Assessor's Parcel Number 012-140-024 (5118 Fournier Road) was submitted by Self-Help Enterprises on March 28, 2019; and

WHEREAS, the application is known as General Plan/Area Plan/Zoning Amendment No. 2019-036. The application proposes to rezone the above-referenced 2.39-acre parcel from the Single Family Residential (9,000 square feet) Zone (SFR-9K) to the Multi-Family Residential Zone (MFR); and

WHEREAS, the Planning Commission held a duly noticed public hearing on General Plan/Area Plan/Zoning Amendment No. 2019-036 on the 24th day of May 2019, in accordance with State Law and County Code; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on General Plan/Area Plan/Zoning Amendment No. 2019-036 on the 11th day of June 2019, in accordance with State Law and County Code; and

WHEREAS, environmental review has been conducted on General Plan/Area Plan/Zoning Amendment No. 2019-036 and its accompanying application, Design Review No. 2019-035, in accordance with the California Environmental Quality Act and the National Environmental Policy Act; and

WHEREAS, a Mitigated Negative Declaration has been adopted for the project pursuant to the California Environmental Quality Act, and the Environmental Assessment prepared pursuant to the National Environmental Quality Act determined a finding of no significant impact.

NOW THEREFORE, the Board of Supervisors of the County of Mariposa does ordain as follows:


Section I: The zoning designation of Assessor's Parcel Number 012-140-024, as shown in Exhibit A, is amended to the Multi-Family Residential zone.

Section II: If any provision of this ordinance is held to be unconstitutional, preempted by federal law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the ordinance shall not be invalidated.

SECTION III: This ordinance shall become effective thirty (30) days after final passage pursuant to Government Code Section 25123.


PASSED AND ADOPTED on this 25th day of June 2019 by the following vote.

AYES:	SMALLCOMBE, JONES, LONG, CANN, MENETREY
NOES:	NONE
ABSTAINED:	NONE
EXCUSED:	NONE



MILES MENETREY, Chair
Mariposa County Board of Supervisors

Attest:



RENÉ LaROCHE, Clerk of the Board
Mariposa County Board of Supervisors

APPROVED AS TO FORM:



STEVEN W. DAHLEM, County Counsel

Exhibit A

General Plan / Area Plan / Zoning Amendment No. 2019-036

