



MARIPOSA COUNTY

Planning · 209-966-5151



ORDINANCE 2020-1158

MEETING: December 22, 2020
TO: The Board of Supervisors
FROM: Sarah Williams, Planning Director
RE: GP/SP/ZA Amendment No. 2019-216 (Brown Bear Project)

RECOMMENDED ACTION AND JUSTIFICATION:

Waive the Second Reading and Adopt an Ordinance Amending the Mariposa County Zoning Map for a 7.02 Acre Parcel, Assessor Parcel Number (APN) 013-050-060, and a 0.18 acre portion of a Split-Zoned Parcel, APN 013-050-059, from the Multi-Family Residential Zone to the General Commercial Zone Pursuant to General Plan/Area Plan/Zoning Amendment No. 2019-216; MRCC Properties, LLC Applicant. Project Site is located in the Town of Mariposa off of Brown Bear Lane.

Action is the Planning Commission's recommendation.

The Staff Report for this item is attached to the preceding item for General Plan/Specific Plan/Zoning Amendment No. 2019-216 and Design Review No. 2020-008 for the Brown Bear Hotel & Conference Center and Multi-family Housing Project.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

None related to this project.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Alternatives: Modify text in draft ordinance.

Negative action: The Board could deny the amendment request. The proposed hotel and conference center project would have to be redesigned to be located entirely on the existing General Commercial zoned property.

ATTACHMENTS:

Final Ordinance (PDF)
Summary of Proposed Ordinance (PDF)

Ordinance 2020-1158

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. 1158
(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 (APN) 013-050-060 (7.02 acres, unassigned address) and a 0.18-acre portion of APN 013-050-059 (4987 Brown Bear Lane) was submitted by MRCC Properties, LLC on the 31st day of December 2019; and

WHEREAS, the application is known as General Plan/Specific Plan/Zoning Amendment (GP/SP/ZA) No. 2019-216. The application proposes to rezone the 7.2 acres described above from the Multi-Family Residential (MFR) Zone to the General Commercial (GC) Zone. It will result in all of APN 013-050-060 and all of APN 013-050-059 being in the General Commercial (GC) zone, and was processed concurrently with a Design Review Application; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the project on the 20th day of November 2020 and the Board of Supervisors held a duly noticed public hearing on the project on the 8th day of December 2020, in accordance with State Law and County Code; and

WHEREAS, a Mitigated Negative Declaration has been adopted for the project pursuant to the California Environmental Quality Act (CEQA) finding the project would have a less than significant impact with implementation of mitigation measures.

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

Section I: Amend the zoning designation of APN 013-050-060 and a 0.18-acre portion of 013-050-059 as shown in Exhibit A and as legally described in Exhibit B from the Multi-Family Residential zone to the General Commercial zone.

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

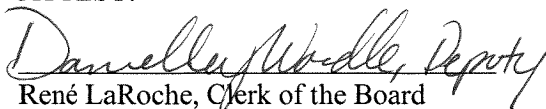
PASSED AND ADOPTED on this 22nd day of December 2020 by the following vote.

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



Kevin Cann, Board Chair

ATTEST:



René LaRoche, Clerk of the Board

APPROVED AS TO FORM:



Steven W. Dahlem, County Counsel

Exhibit A

