

**RESOLUTION NO. 2024-XX****RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING THE OFFICIAL ZONING MAP AND GENERAL PLAN LAND USE MAP BY ESTABLISHING THE COMMUNITY COMMERCIAL (C1) ZONING DISTRICT AND COMMUNITY COMMERCIAL (CC) LAND USE DESIGNATION AT 195 LOW GAP ROAD (APN 002-080-39)****WHEREAS:**

1. The applicant, Ed Eversole, filed an application for Rezone and General Plan Amendment with the City of Ukiah Community Development Department to change the general plan land use designation of .41± acres (APN 002-080-39) from Low Density Residential (LDR) to Community Commercial (CC), as depicted in Exhibit "A" attached hereto and incorporated by this reference, and Rezone .41± acres (APN 002-080-39) from Low-Density Residential District (R-1) as depicted in Exhibit "B" attached hereto and incorporated by this reference at 195 Low Gap Road, Ukiah (APN 002-080-39); City of Ukiah (the "Project"); and
2. In accordance with the California Environmental Quality Act (CEQA), the City of Ukiah Planning Division prepared a Categorical Exemption (CE) for the proposed Project. The Lead Agency (City) consulted with all responsible agencies and trustee agencies; and
3. Based upon the analysis contained within the hearing packet materials, the Project would have no significant impact, or no impact on all resources discussed herein. As such, a Categorical Exemption was prepared for the Project and no mitigation measures are proposed or required; and
4. In accordance with applicable provisions of law, the Planning Commission held a public hearing on August 14, 2024, 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
5. The proposed project is for a general plan amendment and rezone to result in the parcel being reclassified from Low-Density Residential (LDR) to Community Commercial (CC) and a rezone from Low-Density Residential (R-1) to Community Commercial (C-1) to facilitate tenant improvements to an existing ±2,475 sq. ft. structure for use as a 'Professional Office'. No expansion of the existing structure is requested. Limited tenant improvements, however, would be facilitated to utilize the structure as a 'Professional Office'. The general plan identifies several land use goals relating to the reuse of existing structures and underutilized properties. Rezoning and redesignation of the general plan classification to allow commercial activities to be principally permitted achieves the stated goals and policies for the City of Ukiah.

**NOW, THEREFORE, BE IT RESOLVED that:**

1. The City Council hereby adopts the Categorical Exemption, which consists of the associated technical memorandum, and the findings in support hereof, which have been completed in compliance with CEQA.

**BE IT FURTHER RESOLVED that:**

1. The City Council grant the requested General Plan Amendment and Rezone as shown in Exhibits "A" and "B", attached hereto and incorporated herein by this reference.
2. That the City Council designates the City Clerk as the custodian of the document and other material which constitutes the record of proceedings upon which the City Council decision herein is based. These documents may be found at the office of the City of Ukiah, Community Development Department at 300 Seminary Avenue, Ukiah, CA, 95482.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Josefina Dueñas, Mayor

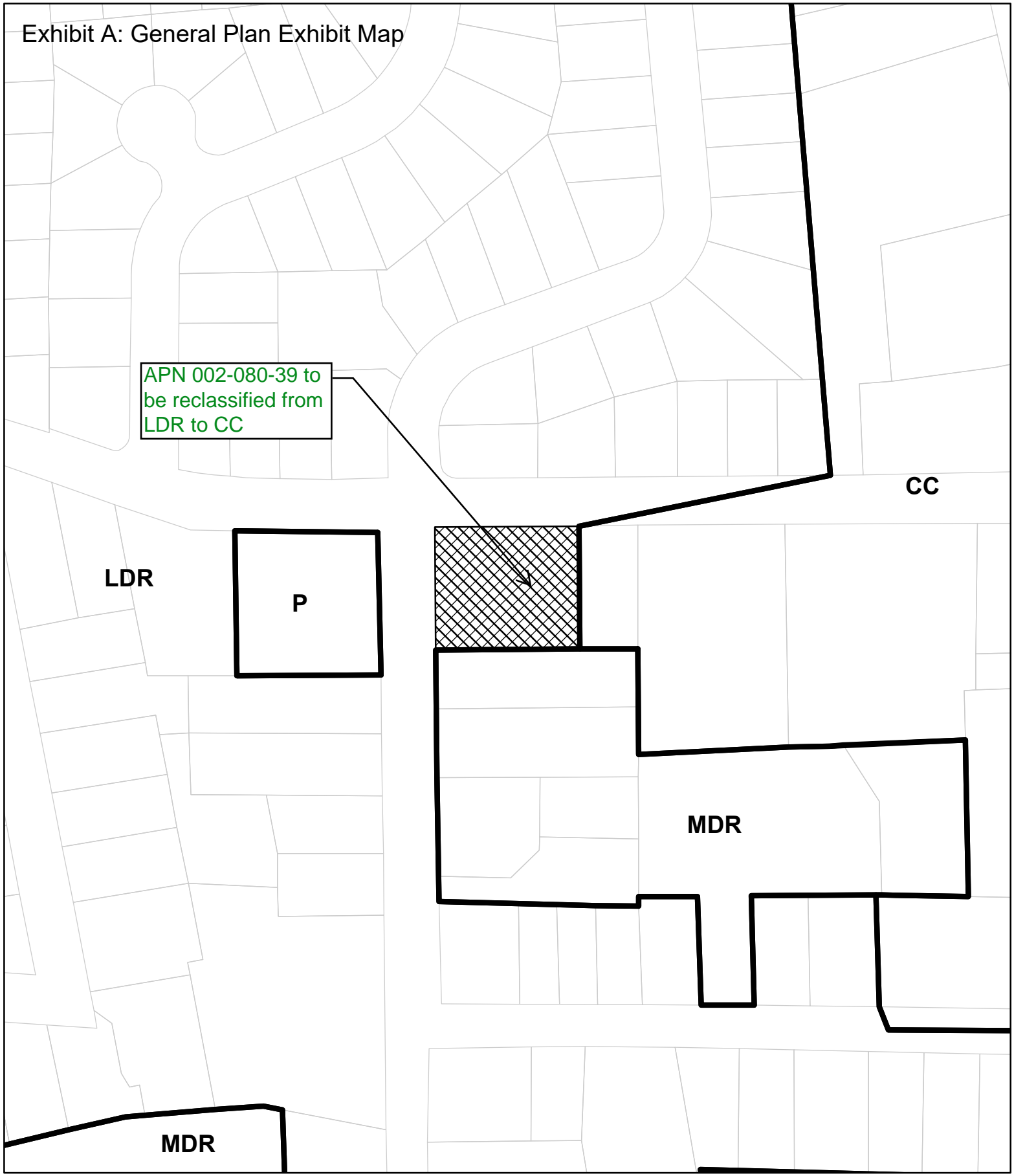
ATTEST:

\_\_\_\_\_  
Kristine Lawler, City Clerk

EXHIBIT A: GENERAL PLAN EXHIBIT MAP, APN 002-080-39  
EXHIBIT B: REZONE EXHIBIT MAP, APN 002-080-39

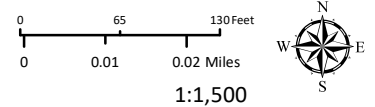
# Exhibit A: General Plan Exhibit Map

APN 002-080-39 to  
be reclassified from  
LDR to CC



**CASE:**  
**OWNER:** Eversole Mortuary  
**APN:** 002-080-39  
**APLCT:** Eversole Mortuary  
**AGENT:**  
**ADDRESS:** 195 Low Gap Rd., Ukiah

Assessors Parcels



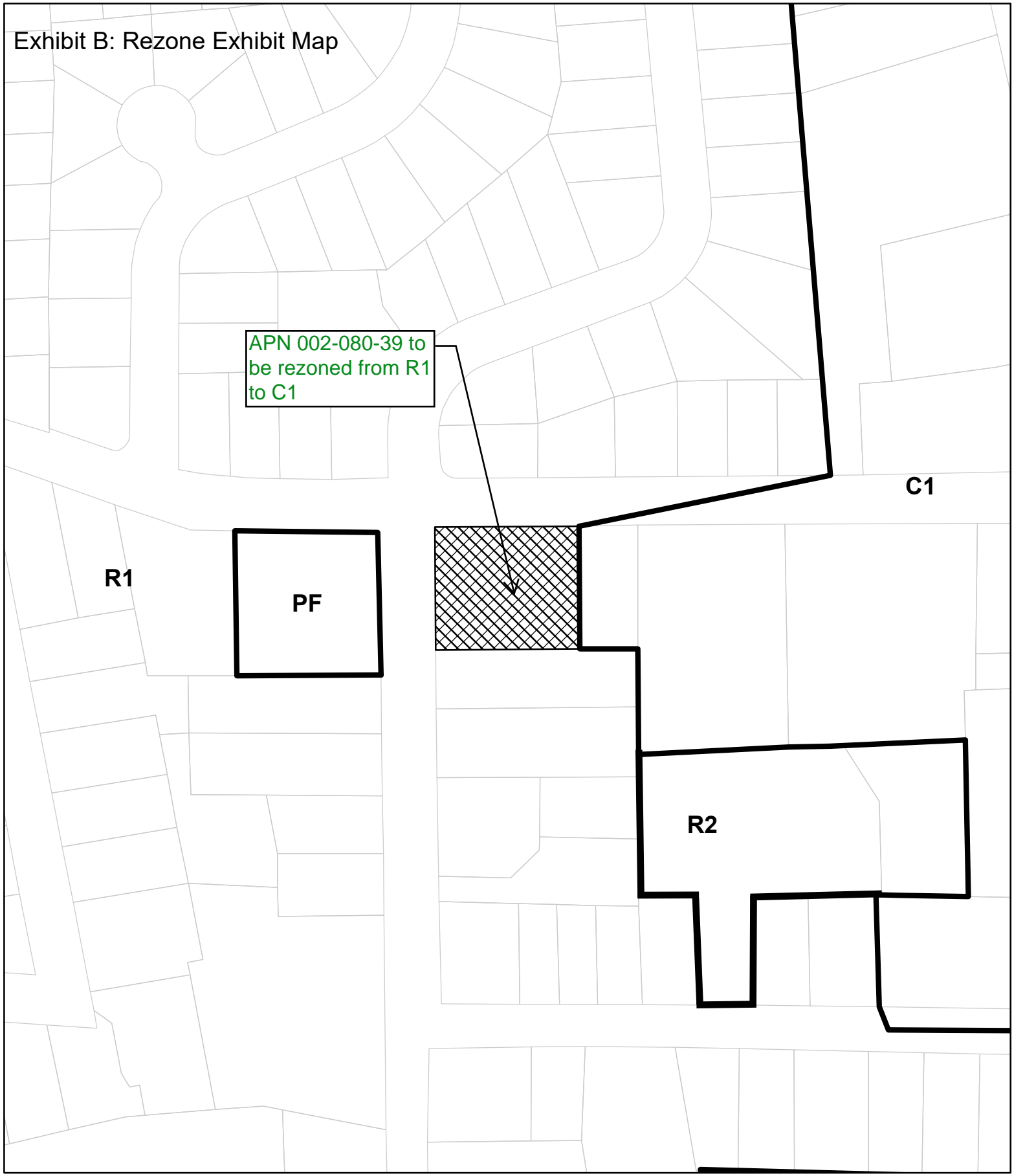
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General Plan


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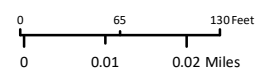
# Exhibit B: Rezone Exhibit Map

APN 002-080-39 to  
be rezoned from R1  
to C1



**CASE:**  
**OWNER:** Eversole Mortuary  
**APN:** 002-080-39  
**APLCT:** Eversole Mortuary  
**AGENT:**  
**ADDRESS:** 195 Low Gap Rd., Ukiah

 Assessors Parcels



1:1,500



Zoning

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