



Regular Meeting **AGENDA**

Civic Center Conference Room #3 ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482

To participate or view the virtual meeting, go to the following link: <https://us06web.zoom.us/j/84283461508>

Or you can call in using your telephone only:

- Call (toll free) 1-669-444-9171
- Enter the Access Code: 842 8346 1508
- To Raise Hand enter *9
- To Speak after being recognized: enter *6 to unmute yourself

Alternatively, you may view the meeting (without participating) by clicking on the name of the meeting at www.cityofukiah.com/meetings.

June 3, 2026 - 10:00 AM

1. CALL TO ORDER

2. VERIFICATION OF NOTICE

3. APPEAL PROCESS

All determinations of the Zoning Administrator regarding minor discretionary planning permits are final unless a written appeal, stating the reasons for the appeal, is filed with the City Clerk within ten (10) days of the date the decision was made. An interested party may appeal only if he or she appeared and stated his or her position during the hearing on the decision from which the appeal is taken. For items on this agenda, the appeal must be received by June 13, 2026.

4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Zoning Administrator (ZA) welcomes input from the audience that is within the subject matter jurisdiction of the ZA. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments.

5. APPROVAL OF MINUTES

5.a. Approval of the October 2, 2025, Zoning Administrator Meeting Minutes

Recommended Action: Staff Recommends Review & Approval of the October 2, 2025, Zoning Administrator Meeting Minutes

Attachments:

1. ZAM_10.02.25_Draft

6. SITE VISIT VERIFICATION

7. PUBLIC HEARING

- 7.a. Consideration of a Minor Use Permit for Modifications to an Existing Structure to Convert an Existing Commercial Structure into "Ukiah Bowl," a Twelve-Lane Bowling-Anchored Social Venue with Complementary Entertainment, Dining, and Recreation Uses, in Accordance with Applicable Provisions of the Ukiah City Code; File No. PA26-000013.

Recommended Action: Staff recommends that the City of Ukiah Zoning Administrator: 1) Conduct a public hearing; and 2) Approve the Minor Use Permit to allow modifications to an existing structure at 680 South State Street, Ukiah, CA; APN 002-301-54 per Ukiah City Code Section §9082 to facilitate its reuse as a 'Bowling Alley' based on the Findings in Attachment 1 and the Conditions of Approval in Attachment 2.

Attachments:

1. Draft Findings
2. Draft Conditions of Approval
3. Application Materials
4. Agency Referral Responses

- 7.b. Consideration of a Minor Use Permit and Minor Site Development Permit at 760 Apple Avenue (APN: 003-050-66) to Construct a New 410 Square Foot Satellite Office Accessory Structure Associated with the Existing Contractor Storage and Supply Business. File No. 26-000835; Permit No. PA26-000005.

Recommended Action: Staff recommends that the Zoning Administrator: 1) Conduct a public hearing; and 2) Approve the Minor Use Permit and Minor Site Development Permit for construction of a new 410-square-foot satellite office accessory structure associated with the existing "Contractor Storage and Supply" business at 760 Apple Avenue (APN 003-050-66), based on the Findings in Attachment 1 and subject to the Conditions of Approval in Attachment 2.

Attachments:

1. Draft Findings
2. Draft Conditions of Approval
3. Application Materials

8. ADJOURNMENT

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Ukiah City Hall, located at 300 Seminary Avenue, Ukiah, California, not less than 24 hours prior to the meeting set forth on this agenda.

Jesse Davis 05.28.26