



Planning Commission

Regular Meeting **AGENDA**

City of Ukiah Planning Commission Meeting
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February 24, 2021 - 6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

4.a. Approval of Draft Minutes of January 27, 2021 a Regular Meeting

Recommended Action: Approve the Draft Minutes of January 27, 2021 a Regular Meeting.

Attachments:

1. 2021-02-24 4a 2021-01-27 Planning Commission Regular Meeting Minutes - Draft

5. **APPEAL PROCESS**

All determinations of the Planning Commission regarding major 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 Monday, March 8, 2021.

6. **COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS**

The Planning Commission welcomes input from the audience. 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.

7. **SITE VISIT VERIFICATION**

8. **VERIFICATION OF NOTICE**

9. PLANNING COMMISSIONERS REPORT

10. DIRECTOR'S REPORT

11. CONSENT CALENDAR

12. NEW BUSINESS

- 12.a. Request for Review and Recommendation of City Council Approval of Proposed Ordinance Amending the Official Zoning Map for the City of Ukiah Establishing the East Gobbi Housing Overlay Zone "HOZ" at 210 East Gobbi Street; APNs 003-040-77, 78 & 79, and Adding Section 5.5 to the Ukiah City Zoning Code

Recommended Action: Staff recommends the Planning Commission provide a Recommendation of Approval to the City Council of the draft Ordinance amending the Official Zoning Map for the City of Ukiah establishing the East Gobbi Housing Overlay Zone "HOZ" at 210 East Gobbi Street (APNs 003-040-77, 78 & 79) and adding Section 5.5 to the Ukiah Zoning Code.

Attachments:

1. 210 E Gobbi St_Draft Ordinance
2. 210 E Gobbi St_HOZ Zoning Map
3. Objective Design and Development Standards
4. Agency Comments
5. 210 E Gobbi St_Findings_Draft
6. Staff Report Addendum 20210224
7. Agency Comments 20210224

- 12.b. Consideration of proposed Ordinance amending a Land Use Designation of the Airport Industrial Park Planned Development for LACO Associates, on behalf of Fowler Auto Center, at 1117 Commerce Drive; APN 180-070-03; File No. 20-5874

Recommended Action: Approve a recommendation of approval to the City Council of the proposed land use amendment.

Attachments:

1. Application and Project Documents
2. Elevations and Materials Board
3. Draft Ordinance Amending the AIP PD
4. 1117 Commerce Dr_Land Use Map as Amended
5. 1117 Commerce Dr_Fowler Auto_Findings
6. Agency Comments

- 12.c. Request a Review, Discussion and Possible Action Regarding the Existing Orientation Packet for New Commissioners.

Recommended Action: Review, Discussion and Possible Action or Guidance with the Existing Commissioners Regarding Revision and/or Updates to the Orientation Packet for New Commissioners.

Attachments:

1. 2021-02-24 12c. Attachment 1- 9-25-19 Staff Report
2. 2021-02-24 12c. Attachment 2- Planning Commission Orientation updated 2-11-21

- 12.d. Discussion and Possible Action Regarding Calendar Year 2021 Training and Education Topics for Commissioners.

Recommended Action: Recommend a Discussion with the Commission on Possible Training and Education Topics for Calendar Year 2021.

Attachments: None

13. UNFINISHED BUSINESS

14. 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. Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available online at: www.cityofukiah/meetings/ at the end of the next business day.

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 72 hours prior to the meeting set forth on this agenda.

February 19, 2021

Stephanie Abba
Planning Commission Secretary