

CITY OF UKIAH
PLANNING COMMISSION MINUTES
Regular Meeting

Meeting held Virtually: <https://global.gotomeeting.com/join/473756525>

Ukiah, CA 95482

February 24, 2021

6:00 p.m.

1. **CALL TO ORDER**

The regular meeting of the City of Ukiah Planning Commission was called to order by Chair Christensen at 6:06 p.m. on GoToMeeting: <https://global.gotomeeting.com/join/473756525>. The meeting was legally noticed on Friday, February 19, 2021

CHAIR CHRISTENSEN PRESIDING.

2. **ROLL CALL**

Roll was taken with the following **Commissioners Present:** Ruth Van Antwerp, Mark Hilliker, and Laura Christensen. **Absent:** None **Staff Present:** Craig Schlatter, Community Development Director; Mireya Turner, Planning Manager; and Stephanie Abba, Planning Commission Secretary.

3. **PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was recited.

4. **APPROVAL OF MINUTES**

a. **Approval of January 27, 2021, Regular Meeting Minutes.**

Motion/Second Hilliker/Van Antwerp to approve the Minutes of January 27, 2021, a Regular Meeting. Motion carried by the following roll call vote: AYES: Van Antwerp, Hilliker, and Chair Christensen. NOES: None. ABSENT: None. ABSTAIN: None.

5. **APPEAL PROCESS**

No matters eligible for appeal were heard.

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

No public comment was received.

7. **SITE VISIT VERIFICATION**

Confirmed by Commissioners.

8. **VERIFICATION OF NOTICE**

Confirmed by Staff

9. **PLANNING COMMISSIONERS' REPORT**

No Report Received

10. **DIRECTOR'S REPORT**

Presenter: Craig Schlatter, Community Development Director

11. **CONSENT CALENDAR**

No items on consent calendar.

12. NEW BUSINESS

- a. Review and Recommendation from the Planning Commission to the City Council to Approve the Proposed 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 and 79) and Adding Section 5.5 to the Ukiah City Zoning Code.**

Presenter: Mireya Turner Planning Manager and Craig Schlatter, Community Development Director.

Public Comment: No public comment was received.

Motion/Second Van Antwerp/Hilliker Move to Approve all Three Recommended Actions by Staff as listed. 1). Approval of 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-, 78 & 79) and adding Section 5.5 to the Ukiah Zoning Code; 2) Approval of Draft Findings; 3). Approval of the CEQA Exemptions based on Sections 15332 and 15183. Motion **carried** by the following roll call vote: AYES: Van Antwerp, Hilliker, and Chair Christensen. NOES: None. ABSENT: None. ABSTAIN: None.

- b. Consideration of Proposed Draft 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.**

Presenter: Mireya Turner Planning Manager and Craig Schlatter, Community Development Director.

Public Comment: Veronica Perry, and Kevin Doble, LACO and Associates.

Motion/Second Hilliker/Van Antwerp to Approve the Recommended Actions by Staff as listed: 1). Recommendation to City Council of the Draft Ordinance Amending a Land Use Designation of the Airport Industrial Park Planned Development; 2). Amendment to the Airport Industrial Park Planned Development Land Use Designation Map; 3). Approve the Recommendation to City Council of Approval of CEQA Exemptions based on the following reasons listed on the Staff Report below:

- a. The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations. The proposal is consistent with the Master Plan Area designation and applicable General Plan policies. The project proposes one single-story structure for auto wash/detailing, and replacement of existing pavement with an asphalt parking lot, which are allowed in the Industrial/Auto Commercial Land Use Designation.*
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The proposal is within the Ukiah City limits on a property that is ±2.64-acres in size. The site is surrounded on all sides by existing urban uses, both commercial and industrial in nature.*
- c. The project site has no value as habitat for endangered, rare or threatened species. The site is currently paved, generally flat, and covered by invasive weeds and grasses which are routinely mowed. Existing vegetation includes a 6-inch ornamental tree and 24-inch fir tree on the northern property boundary, a 6-inch white oak to the eastern property boundary, and a 6-inch walnut tree to the southeastern property boundary, all of which will remain. Minimal grading is proposed which will not substantially alter the natural grade.*

- d. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*
Access to the project site will be provided via a paved driveway off Commerce Drive. Retail sales are not proposed. The traffic would consist of employee arrival/departure, and the movement of auto inventory to the Fowler Auto Center. Noise impacts are anticipated to be minimal. Preliminary Improvement Plans and an Initial Storm Water Low Impact Development plan is included in the application.
- e. *The site can be adequately served by all required utilities and public services.*
The project site is within the City limits and is already served by City utilities and public safety agencies.

Motion **carried** by the following roll call vote: AYES: Van Antwerp, Hilliker, and Chair Christensen. NOES: None. ABSENT: None. ABSTAIN: None.

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

Presenter: Craig Schlatter, Community Development Director.

Public Comment: Veronica Perry

The Commissioners asked to have the Updated Orientation Packet put on the City Website with a link for the Public to bring them directly to the Packet and to have Information Regarding the Fair Political Practices Commission (FPPC) put on the website with a link to fppc.ca.gov.

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

Presenter: Craig Schlatter, Community Development Director.

Public Comment: No public comment was received.

Training and Education Topics for Calendar year 2021 Discussed by Commission.

13. UNFINISHED BUSINESS

None

14. ADJOURNMENT

There being no further business, the meeting adjourned at 8:03 P.M.



Stephanie Abba, Deputy City Clerk

