



## Planning Commission

### Regular Meeting **AGENDA**

*Please join my meeting from your computer, tablet or smartphone.*  
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**United States: [+1 \(408\) 650-3123](tel:+14086503123); Access Code: 678-443-853**

**August 25, 2021 - 6:00 PM**

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1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

4.a. Approval of Draft Minutes of July 14, 2021, a Regular Meeting.

***Recommended Action: Approve the Draft Minutes of July 14, 2021, a Regular Meeting.***

Attachments:

1. 2021-07-14 PC Draft Minutes

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 September 6, 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. Consideration and Possible Recommendation to the City Council for approval of an Initial Study & Mitigated Negative Declaration and approval of the Ukiah Western Hills Open Land Acquisition & Limited Development Agreement Project. File No.: 20-5915.

***Recommended Action: Staff recommends the Planning Commission approve a recommendation to City Council for adoption of the Draft Initial Study and Mitigated Negative Declaration; and approval of the Ukiah Western Hills Open Land Acquisition and Limited Development Project including: acquisition and annexation of approximately 707 acres, rezoning, Lot Line Adjustments, a Development Agreement between Hull Properties and the City of Ukiah, and associated site improvements***

Attachments:

1. Draft Findings
2. Draft Conditions of Approval
3. Figures & Maps
4. Agency Referral Comments
5. Final Draft ISMND 081621\_Western Hills Open Land Acquisition Limited Dev Agreement
6. Draft ISMND Public Comments Received
7. City Responses to Draft ISMND Comments Received
8. Correspondence Received for previously continued PC hearings
9. Draft Resolution for Rezoning

**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 at the Civic Center 300 Seminary Ave. Ukiah, CA 95482; and online at: [www.cityofukiah/meetings/](http://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.

August 16, 2021  
Stephanie Abba  
Planning Commission Secretary