



Planning Commission

Regular Meeting **AGENDA**

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September 8, 2021 - 6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

4.a. Approval of the Minutes of August 25, 2021, a Regular Meeting.

Recommended Action: Approve the Minutes of August 25, 2021, a Regular Meeting.

Attachments:

1. August 25, 2021 Planning Commission 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 September 20, 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 of proposed Major Use Permit and Major Site Development Permit to allow development of a U-Haul Self-Storage and Rental Facility at 675 North Orchard Avenue; Former APNs: 002-030-09 & 10; File No: 21-6246

Recommended Action: Staff recommends the Commission continue the agenda item of the U-Haul Major Use Permit and Major Site Development Permit to its October 13, 2021 meeting.

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 at the Civic Center 300 Seminary Ave. Ukiah, CA 95482; and 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.

September 3, 2021

Stephanie Abba
Planning Commission Secretary

CITY OF UKIAH
PLANNING COMMISSION MINUTES
REGULAR MEETING

Virtual Meeting Link: <https://global.gotomeeting.com/join/678443853>
Ukiah, CA 95482
August 25, 2021
6:00 p.m.

1. **CALL TO ORDER**

The City of Ukiah Planning Commission held a Regular Meeting on August 25, 2021, having been legally noticed on August 16, 2021, which was called to order by Chair Christensen at 6:00 p.m. on the following virtual link: <https://global.gotomeeting.com/join/678443853>

CHAIR CHRISTENSEN PRESIDING.

2. **ROLL CALL**

Roll was taken with the following **Commissioners Present:** Rick Johnson, Michelle Johnson, Van Antwerp, Hilliker, and Chair Christensen. **Commissioners Absent:** None **Staff Present:** Craig Schlatter, Community Development Director; Michelle Irace, Planning Manager; Maya Simerson, Project Analyst; David Rapport, Legal Counsel; Doug Hutchison, Fire Chief; Ian Broeske, Fire Marshal; Kristine Lawler, City Clerk; and Stephanie Abba, Planning Commission Secretary.

3. **PLEDGE OF ALLEGIANCE**

Everyone Recited

4. **APPROVAL OF MINUTES**

a. Approval of the Draft Minutes of July 14, 2021

Motion/Second Hilliker/R. Johnson to approve the Minutes of July 14, 2021. Motion carried by the following roll call vote: AYES: R. Johnson, M. Johnson, Van Antwerp, Hilliker and Chair Christensen. NOES: None. ABSENT: None. ABSTAIN: None.

5. **APPEAL PROCESS**

Note: For matters heard at this meeting the final date to appeal is September 6, 2021 at 5:00 p.m.

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

No public comment was received.

7. **SITE VISIT VERIFICATION**

Verified

8. **VERIFICATION OF NOTICE**

Verified by Staff

9. **PLANNING COMMISSIONERS' REPORT**

No Report was given.

10. **PLANNING COMMISSION DIRECTOR'S REPORT**

No Report was given.

11. **CONSENT CALENDAR**

No items on consent calendar.

12. **NEW BUSINESS**

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

Presenter: Michelle Irace, Planning Manager and Maya Simerson, Project Analyst

Note: Planning Manager Michelle Irace noted that Attachment 9, Draft Resolution for Rezoning, has been replaced with a Draft Ordinance for Rezoning and that all references in the staff Report to a resolution should be replaced with reference to an ordinance and that Table 1 of the Staff Report has been corrected as follows:

157-030-03	60.0	60.0	Parcel 9 is an Outside will become a Conservation Parcel and will not be rezoned PF.
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Staff Comment: Ian Broeske, Fire Marshal; David Rapport, Legal Counsel

Public Comment: Dave Hull, Land Owner; Pinky Kushner; Don Rowe; Chris Watt.

Motion/Second M. Johnson/R. Johnson to make a recommendation to the City Council to adopt the Initial Study and Mitigated Negative Declaration; to approve the Ukiah Western Hills Open Land Acquisition & Limited Development Agreement 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; **Motion carried** by the following roll call vote: AYES: R. Johnson, M. Johnson, Hilliker and Chair Christensen. NOES: Van Antwerp ABSENT: None. ABSTAIN: None.

Motion/Second Hilliker/R. Johnson to recommend to City Council to adopt an Ordinance (to rezone the Conservation Parcels to "PF" Public Facilities and the Development Parcels to "R1-H" Single Family Residential-Hillside Overlay District). **Motion carried** by the following roll call vote: AYES: R. Johnson, M. Johnson, Hilliker and Chair Christensen. NOES: Van Antwerp ABSENT: None. ABSTAIN: None.

13. **UNFINISHED BUSINESS**

None

14. **ADJOURNMENT**

There being no further business, the meeting adjourned at 8:20 p.m.

Stephanie Abba, Planning Commission Secretary



AGENDA SUMMARY REPORT

SUBJECT: Consideration of proposed Major Use Permit and Major Site Development Permit to allow development of a U-Haul Self-Storage and Rental Facility at 675 North Orchard Avenue; Former APNs: 002-030-09 & 10; File No: 21-6246

DEPARTMENT: Community
Development

PREPARED BY: Mireya Turner, Planning Manager

PRESENTER: _____

ATTACHMENTS:

None

Summary:

Background:

Discussion:

Recommended Action: Staff recommends the Commission continue the agenda item of the U-Haul Major Use Permit and Major Site Development Permit to its October 13, 2021 meeting.