

**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 <u>will become</u> a Conservation Parcel and will not be rezoned <u>PF</u> .
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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