



Zoning Administrator

Regular Meeting **AGENDA**

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November 15, 2021 - 2:00 PM

1. CALL TO ORDER

2. VERIFICATION OF NOTICE

3. APPROVAL OF MINUTES

3.a. Consider the Zoning Administrator Minutes of the November 10, 2021 hearing.

Recommended Action: Approve the Minutes of November 10, 2021, a Regular Meeting, as submitted.

Attachments:

1. ZAM_2021-11-10 - Minutes Draft

4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Zoning Administrator 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.

5. APPEAL PROCESS

All determinations of the Zoning Administrator regarding minor 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 November 25, 2021 at 5:00 PM.

6. SITE VISIT VERIFICATION

7. PUBLIC HEARING

- 7.a. Request to renew the existing Heritage Mendocino Cannabis Business-Related Use Permit at 1076 Cunningham Street. APN 003-140-52. File No. 21-6140

Recommended Action: Staff recommends the Zoning Administrator approve the renewal of the cannabis-related business at 1076 Cunningham Street; APN (003-140-52), based on the Findings, and subject to the Conditions found with the associated Staff Report.

Attachments:

1. Draft Conditions of Approval
2. Draft Findings
3. UPD Comment
4. Application Materials

- 7.b. Request for a minor modification to an existing Use Permit to allow a cannabis-related business to utilize an adjacent structure (1078 Cunningham St.) for secure storage of associated cannabis products. File No. 21-6140.

Recommended Action: Staff recommends the Zoning Administrator approve the minor modification of the cannabis-related business at 1076 & 1078 Cunningham Street; APNs (003-140-52/54), based on the Findings, and subject to the Conditions found with the associated Staff Report.

Attachments:

1. Agency Referral Responses
2. Application Materials
3. Draft Conditions of Approval
4. Draft Findings

- 7.c. Request for a Minor Use Permit to use of an existing commercial structure as a 'Professional Office' within the Heavy Commercial (C-2) zoning district at 677 North State Street; APN (002-121-15); File No. 21-6558.

Recommended Action: Staff recommends the Zoning Administrator approve the Minor Use Permit to allow use of an existing commercial structure as a 'Professional Office' within the Heavy Commercial (C-2) zoning district at 677 North State Street, based on the Findings, and subject to the Conditions found with the associated Staff Report.

Attachments:

1. Application Materials
2. Draft Findings
3. Draft Conditions of Approval
4. Agency Referral Responses

8. 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. 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.