



Planning Commission

Regular Meeting **AGENDA**

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Zoom Instructions

1. Via Computer as an Attendee: To raise your hand, click the Raise Hand Icon on the bottom of the Zoom window. When you click the Raise Hand Icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the zoom platform will ask you for permission to unmute your mic. If you encounter any issues, please use the call-in option below.

*2. Via phone call using cellphone or landline: When the meeting begins, and they begin to discuss the item you wish to comment on, Press *9 to raise your hand. When you are called upon to speak, you will be prompted to unmute your mic, press *6 to unmute.*

Please note: Each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again.

December 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 Draft Minutes of November 10, 2021, a Regular Meeting.

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

Attachments:

1. November 10, 2021 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 December 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. Review and consider a Major Site Development Permit to allow for mixed-use development of a vacant parcel consisting of a car wash, automobile service/repair, and one-bedroom apartment; 1006 So State St; APNs 003-130-74/75; File No. 20-5427.

Recommended Action: 1) Conduct a public hearing; 2) Approve the proposed Major Site Development Permit, categorically exempt from CEQA as described in CEQA Guidelines Article 19, Section 15332, Class 3(c); based on the Findings, and subject to the Conditions included in the Staff Report, dated November 19, 2021.

Attachments:

1. Findings
2. Conditions of Approval
3. Application & Project Statement
4. Site Plan & Elevations
5. Materials Board and Color Samples
6. Landscaping and Irrigation Plans
7. Grading and Drainage Plan
8. Low Impact Design - System Information
9. Agency Comments
10. Traffic Study
11. Parking Agreement
12. ALUC Hearing Packet
13. Design Review Board Minutes_Draft_20211108
14. Public Comment - Pinky Kushner

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.

Stephanie Abba, Planning Commission Secretary
Dated: December 3, 2021