



Planning Commission

Regular Meeting **AGENDA**

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January 26, 2022 - 6:00 PM

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1. **CALL TO ORDER**
 2. **ROLL CALL**
 3. **PLEDGE OF ALLEGIANCE**
 4. **APPROVAL OF 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 February 7, 2022.

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. Request for Consideration of a Proposed Major Use Permit to Allow the Development of a new 2,137 sf Valvoline Quick Lube Facility at 1280 Airport Park Boulevard; APN 180-080-90 (previously 180-080-29); File No. 21-6505.

Recommended Action: Staff Recommends Planning Commission approve the proposed Major Use Permit, based on the Findings in Attachment 1, and subject to the Conditions of Approval in Attachment 2 included in the Staff Report, dated January 18, 2022.

Attachments:

1. Draft Findings
2. Draft Conditions of Approval
3. Application & Project Description
4. Site Plans
5. Agency Comments
6. DRB Draft_20211208 Special Meeting Minutes
7. Applicant Response to DRB Recommendation
8. Email Correspondence from Applicant Re: Parking

- 12.b. Request for Consideration of Proposed Major Use and Site Development Permit to Allow Operation of a Cannabis Retail/Dispensary in a New Building at 1102 & 1104 South State Street; APNS 003-130-09 & 003-530-11; File No. 21-6370

Recommended Action: Staff recommends the Planning Commission approve the Major Use and Site Development Permit, based on Findings and subject to the Conditions of Approval included in the Staff Report, dated January 18, 2022.

Attachments:

1. Draft Findings
2. Draft Conditions of Approval
3. Application materials
4. DRB Minutes_2021_11_08
5. Agency Comments

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.

Dated: January 19, 2022

Stephanie Abba, Planning Commission Secretary

After you sign into Zoom

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 in the Top Left Corner of the Zoom window. 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 you simply click on the Mic icon. When done speaking please Mute your Microphone.
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.