

CITY OF UKIAH
PLANNING COMMISSION REGULAR MEETING
MINUTES
Virtual Meeting Link
<https://zoom.us/j/91264543193>
Ukiah, CA 95482
December 8, 2021
6:00 p.m.

1. **CALL TO ORDER**

The City of Ukiah Planning Commission held a Regular Meeting on December 8, 2021. The meeting was legally noticed on December 3, 2021. Chair Christensen called the meeting to Order at 6:00 p.m. on the following virtual link: <https://zoom.us/j/91264543193>

CHAIR CHRISTENSEN PRESIDING.

2. **ROLL CALL**

Roll was taken with the following **Commissioners Present:** Rick Johnson, Alex de Grassi, Mark Hilliker, and Laura Christensen. **Staff Present:** Craig Schlatter, Community Development Director, Jesse Davis, Planning Manager ; and Stephanie Abba, Planning Commission Secretary.

3. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

4. **APPROVAL OF MINUTES**

a. **Approval of the Draft Minutes of November 10, 2021.**

Motion/Second: de Grassi/Hilliker to approve the Minutes of November 10, 2021, as submitted. Motion **carried** by the following roll call vote: AYES: R. Johnson, M. Johnson, de Grassi, Hilliker, and Chair Christensen. NOES: None. ABSENT: None. ABSTAIN: None.

5. **APPEAL PROCESS**

No appeals were received.

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

No public comment was received

7. **SITE VISIT VERIFICATION**

Verified by Commissioners

8. **VERIFICATION OF NOTICE**

Verified by Staff

9. **PLANNING COMMISSIONERS' REPORTS**

Reports received

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

Report received

11. CONSENT CALENDAR

No items on the consent calendar.

Commissioner Michelle Johnson has recused herself at 6:29 from the rest of tonight's meeting due to a Conflict of Interest.

12. NEW BUSINESS

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 a one bedroom apartment; 1006 S. State St; APNs 00313074/75; File No. 205427.

Presenters: Jesse Davis, Planning Manager

Public Comment: Randy Figueiredo, Agent; Pinky Kushner

Motion/Second: de Grassi/Hilliker to approve the proposed Major Site Development located at 1006 South State Street; APNs 003-130-74/75., categorically exempt from CEQA as described in CEQA Guidelines Article 19, section 15332, Class 3 based on the Findings and subject to the Conditions included in the Staff Report, dated November 19, 2021 with one correction: The business will be open on Sundays 9:00 a.m. to 4:00 p.m. Motion **carried** by the following roll call vote: AYES: R. Johnson, de Grassi, Hilliker, and Chair Christensen. NOES: None. ABSENT: M. Johnson: ABSTAIN: None.

13. UNFINISHED BUSINESS

No unfinished business was agendaized.

14. ADJOURNMENT

There being no further business, the meeting adjourned at 7:50 p.m.



Stephanie Abba, Planning Commission Secretary