CITY OF UKIAH
PLANNING COMMISSION REGULAR MEETING
MINUTES
Virtual Meeting Link
https://zoom.us/j/91264543193
Ukiah, CA 95482
January 26, 2022
6:00 p.m.

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1. **CALL TO ORDER**
   The City of Ukiah Planning Commission held a Regular Meeting on January 26, 2022. The meeting was legally noticed on January 19, 2022. Chair Christensen called the meeting to Order at 6:01 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; Michelle Johnson; Alex de Grassi; Mark Hilliker; and Laura Christensen. **Commissioners Absent:** None; **Staff Present:** Craig Schlatter**,** Community Development Director; Michelle Irace, Planning Manager; Mireya Turner, Planning Manager; and Stephanie Abba, Planning Commission Secretary.

3. **PLEDGE OF ALLEGIANCE**
   The Pledge of Allegiance was recited.

4. **APPROVAL OF MINUTES**
   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.

12. NEW BUSINESS

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.

Presenter: Michelle Irace, Planning Manager

Public Comment: Jeff Yokum, Applicant; and Pinky Kushner

Motion/Second: M. Johnson/de Grassi to approve the Major Use Permit, based on the amended Findings in Attachment1, amended to remove the exception to the sign requirements and which upon amendment sets the maximum amount of signage at that site which is the 150sq ft., and subject to the Conditions of Approval in Attachment 2 included in the Staff Report, plus an additional Condition of Approval to require a bike rack be installed on-site. 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.

Convened 7:38 p.m.
Reconvened 7:43 p.m.

Chair Christensen recused herself and left the meeting due to a stated potential conflict of interest. Vice-Chair Hilliker presiding as Chair.

b. Request for Consideration of Proposed Major Use and Site Development Permit to all 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.

Presenter: Mireya Turner, Planning Manager

Public Comment: *Joti Chandi, Owner; Bhupinder Singh, Partner; and Bill Silver, Partner*

Motion/Second: M. Johnson/de Grassi to Approve the proposed Major Use and Site Development Permit, based on Findings and subject to the Conditions of Approval included in the Staff Report and Conditional on a revised Landscape plan. 1. Replace the Redbud tree with a Red Maple; 2. Remove one parking place and plant another Red Maple or other shade tree to be approved by the Police Department for security reasons. Motion **carried** by the following roll call vote: AYES: M. Johnson, de Grassi, and Vice-Chair Hilliker. NOES: R. Johnson. ABSENT: None: ABSTAIN: Chair Christensen.

13. UNFINISHED BUSINESS
No Unfinished Business was agendized.

14. ADJOURNMENT
There being no further business, the meeting adjourned at 9:10 p.m.

Stephanie Abba

Stephanie Abba, Planning Commission Secretary