



Planning Commission

Regular Meeting **AGENDA**

To participate or view the virtual meeting, go to the following link: <https://zoom.us/j/91264543193>

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US: [+16699009128](tel:+16699009128), [91264543193](tel:+191264543193) or [13462487799](tel:+13462487799), [91264543193](tel:+191264543193)

March 23, 2022 - 6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

4.a. Approval of March 9, 2022, Planning Commission Meeting Minutes - Draft

Recommended Action: Approve the Minutes of March 9, 2022, a Regular Meeting

Attachments:

1. March 9, 2022, PC Meeting Minutes - Draft

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 April 4, 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 phased development of 1117 Commerce Drive (Project Site). Phase 1 facilitates construction of a 7,973 square foot (sq ft) concrete masonry structure for the repair, maintenance, cleaning, and detailing of automobiles exclusively associated with Fowler Automotive.

Recommended Action: Staff Recommends Planning Commission 1) Conduct a public hearing; and 2) Approve the proposed Major Use Permit, based on the Findings in Attachment 1, and subject to the Conditions of Approval in Attachment 2.

Attachments:

1. Draft Findings
2. Draft Conditions of Approval
3. Application Materials
4. Landscaping Plan
5. Design Review Board - Draft Minutes (01/27/22)
6. Agency Referral Comments
7. Airport Industrial Park - Planned Development (Ordinance 1213)

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. You can also view the meeting and download the packet.

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: March 16, 2022
Stephanie Abba, Planning Commission Secretary