



Zoning Administrator

Regular Meeting

AGENDA

To participate in the virtual Zoom meeting click on the following link:

<https://us06web.zoom.us/j/86277316241>

Meeting ID: 862 7731 6241

+1 (346) 248-7799; 86277316241# (Houston)

+1 (720) 707-2699; 86277316241# (Denver)

May 9, 2022 - 10:00 AM

1. **CALL TO ORDER**

2. **VERIFICATION OF NOTICE**

3. **APPEAL PROCESS**

All determinations of the Zoning Administrator regarding minor 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 May 19, 2022 at 5:00 PM.

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

The Zoning Administrator 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.

5. **APPROVAL OF MINUTES**

5.a. Approval of April 12, 2022 Minutes of Zoning Administrator

Recommended Action: Approval of April 12, 2022, Zoning Administrator Minutes - Draft

Attachments:

1. Draft Zoning Administrator Minutes - 04.12.2022

6. **SITE VISIT VERIFICATION**

7. **PUBLIC HEARING**

- 7.a. Request to Review and Consider a Minor Use Permit to Place a Single Beehive in the Rear-Yard of a Residential Property Located at 504 Nokomis Drive; APN (003-122-04); File No. 22-6979.

Recommended Action: Staff recommends the Zoning Administrator approve the requested Minor 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. Agency Comments
5. Ordinance No. 807 – Animals in the City
6. Overview of Apiary Policies – Municipalities

- 7.b. Request to Renew the Existing Major Use Permit and Dispensary Use Permit for a Previously Approved Cannabis Related Business That is not yet Operational, but Permitted to Facilitate 'Processing', 'Distribution', and 'Non-Storefront Retail Delivery' Within an Existing Building at 902 Waugh Lane; APN 003-090-38; File No. 22-6696.

Recommended Action: Staff recommends the Zoning Administrator approve the requested renewal, 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 - Renewal
4. Neighborhood Context Map
5. Agency Comments

- 7.c. Request to Review and Consider a Minor Use Permit for a Cannabis Related Business Use Permit to Include Distribution and Manufacturing within an Existing Building at 1061 Cunningham Street; APN 003-081-27; File No. 19-4986

Recommended Action: Staff recommends the Zoning Administrator approve the requested Minor 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. Agency Comments

8. **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. 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 24 hours prior to the meeting set forth on this agenda.

Jesse Davis, Planning Manager
April 29, 2022