

CITY OF UKIAH
ZONING ADMINISTRATOR MINUTES
Meeting Held Remotely through Teleconference
May 9, 2022
10:00 a.m.

STAFF PRESENT

Craig Schlatter, Zoning Administrator
Mireya Turner, Planning Manager
Jesse Davis, Planning Manager

OTHERS PRESENT

Stephanie Lovell
(Moto G Power) - Unknown
Gidion Saucedo
Davis Lawyer
Teresa Kiedrowski

1. CALL TO ORDER

The Zoning Administrator called the meeting to order at 10:01 a.m. via teleconference.

Zoning Administrator Craig Schlatter presiding.

2. VERIFICATION OF NOTICE

Staff confirmed timely noticing of all public hearings items posted on the agenda.

3. APPEAL PROCESS

Note: For matters heard at this meeting the final date to appeal is May 19, 2022 at 5:00 p.m.

4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

None.

5. APPROVAL OF APRIL 12, 2022 - MINUTES OF ZONING ADMINISTRATOR

Zoning Administrator Craig Schlatter approved the Minutes of April 12, 2022, noting one minor typographical update to remove the unnecessary highlight on page 2. The change was noted and implemented.

6. SITE VISIT VERIFICATION

Zoning Administrator Craig Schlatter stated he performed a site visit for items listed on the agenda.

7. PUBLIC HEARING

- 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**

Planning Manager Jesse Davis presented the staff report.

Zoning Administrator Schlatter opened the public hearing at 10:14 a.m. There were no members of the public who wished to make public comment.

The Applicant was present, but did not wish to speak, and the public hearing was closed at 10:15 a.m.

At 10:16 a.m., Zoning Administrator Craig Schlatter approved the requested 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).

- 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.**

Planning Manager Jesse Davis presented the staff report.

Zoning Administrator Schlatter opened the public hearing at 10:21 a.m. Davis Lawyer (Agent) spoke on behalf of the request. Planning Manager Jesse Davis noted that there was no public correspondence received associated with this request. There was no one else present wishing to speak and the public hearing was closed at 10:23 a.m.

At 10:24 a.m., the Zoning Administrator approved the requested item as described in the Staff Report, based on the Findings in Attachment 1 and subject to the Conditions of Approval in Attachment 2.

- 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**

At 10:25 a.m., the Zoning Administrator, reopened item 7a and clarified that the approval of item 7a (Kiedrowski Bee Hive) was based on the Findings in Attachment 1 of item 7a and subject to the Conditions of Approval in Attachment 2 of item 7a.

- 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**

Planning Manager Mireya Turner presented the staff report.

Zoning Administrator Schlatter opened the public hearing at 10:38 a.m. and Gidion Saucedo (Applicant) spoke. There was no one else wishing to speak and the public hearing was closed at 10:40 a.m.

At the discretion of the Zoning Administrator, the item was continued to May 24, 2022, at 10:00 a.m. to allow for an inspection of the interior of the subject structure

8. ADJOURNMENT

There being no further business, the meeting adjourned at 10:41 a.m