



Planning Commission

Regular Meeting **AGENDA**

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482

To participate or view the virtual meeting, go to the following link: <https://zoom.us/j/91264543193>
or Dial Toll-Free: **1-833-548-0276 or 833-548-0282**

To raise hand: enter *9; To Speak: after being recognized, enter *6 to unmute
or One tap mobile (for easy connection on smartphones):

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

July 13, 2022 - 6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

4.a. Approval of the Minutes of June 22, 2022, a Regular Meeting

Recommended Action: Approve the Minutes of June 22, 2022, a Regular Meeting

Attachments:

1. June 22, 2022, Planning Commission 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 July 25, 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**

10.a. Receive Community Development Director's Report.

Recommended Action: Receive Report

Attachments: None

11. **CONSENT CALENDAR**

12. **NEW BUSINESS**

12.a. Request for Consideration of Proposed Major Use and Site Development Permit to Develop a 16-bed Residential and Outpatient Mental Health Rehabilitation Center (MHRC) at 531 South Orchard Avenue; APN 002-340-47; File No. 22-6999

Recommended Action: Staff recommends the Planning Commission 1) conduct a public hearing; and 2) approve the proposed Major Use and Site Development Permit, as amended with Landscape Plan, Revision 2; based on the Findings, and subject to the Conditions included in the Staff Report, dated July 6, 2022.

Attachments:

1. Draft Findings
2. Draft Conditions of Approval
3. Director Determination
4. Application Packet
5. Agency Comments
6. Landscape Plans - Revisions
7. Draft DRB Minutes_20220526
8. Elevation Structure, Revisions

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.

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: July 6, 2022

Stephanie Abba, Planning Commission Secretary