



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 27, 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 July 13, 2022, a Regular Meeting

Recommended Action: Approve the Minutes of July 13, 2022, a Regular Meeting

Attachments:

1. July 13, 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 appears and states 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 August 1, 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 the Operation of the United Disaster Relief Center of Northern California at 1240 Airport Park Boulevard; APN 180-080-74. File No. 22-6896

Recommended Action: Staff recommends the Planning Commission 1) conduct a public hearing; and 2) approve the proposed Major Use Permit, based on the Findings, and subject to the Conditions included in the Staff Report, dated July 18, 2022.

Attachments:

1. Draft Findings
2. Draft Conditions of Approval
3. City Council Resolution 2021-47
4. Application Materials
5. Agency Comments

- 12.b. Recommendation to the City Council for Approval of an Initial Study & Negative Declaration, General Plan Amendment, and Rezone of 701 South Orchard Avenue (APN 003-181-01). File No.: 22-6938.

Recommended Action: Staff recommends the Planning Commission 1) conduct a public hearing; 2) make a recommendation to the City Council to adopt the Initial Study and Negative Declaration; and 3) make a recommendation to the City Council to approve the General Plan Amendment and Rezone, based on the Findings, and subject to the Conditions included in the Staff Report, dated July 18, 2022.

Attachments:

1. Draft Findings
2. Draft Conditions of Approval
3. Director Determination- 701 S Orchard temp storage 5-5-22
4. Application Materials
5. Agency Comments
6. Draft Initial Study & Negative Declaration_062122

13. **UNFINISHED BUSINESS**

14. **ADJOURNMENT**

Please be advised that the City needs to be notified 72 hours before a meeting if any specific accommodations or interpreter services are needed 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 distributing 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 before the meeting set forth on this agenda.

Dated: July 19, 2022
Stephanie Abba, Planning Commission Secretary