



Planning Commission

Regular Meeting **AGENDA**

(to be held both at the physical and virtual locations below)

Civic Center Council Chambers ♦ 300 Seminary Ave. ♦ Ukiah, CA 95482

To participate virtually, go to the following link: <https://zoom.us/j/91264543193>
To view the meeting (without participating) go to: <http://www.cityofukiah.com/meetings/>

- Call (toll free) 1-833-548-0276 or 833-548-0282
- Raise hand: after being recognized, Enter *9
 - Unmute Yourself. Enter *6
- Or One tap mobile (for easy connection on smartphones):
- US: [+16699009128](tel:+16699009128), [91264543193#](tel:+191264543193) or [13462487799](tel:+13462487799), [91264543193#](tel:+191264543193)

October 26, 2022 - 6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

4.a. Approval of the Draft Minutes of September 28, 2022, a Regular Meeting.

Recommended Action: Approve the Draft Minutes of September 28, 2022, a Regular Meeting.

Attachments:

1. September 28, 2022, Regular Meeting Minutes

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 November 7, 2022.

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

The Planning Commission welcomes input from the audience that is within the subject matter jurisdiction of the Planning Commission. 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 Director's Report

Recommended Action: Receive Community Development Director's Report.

Attachments: None

11. **CONSENT CALENDAR**

12. **NEW BUSINESS**

12.a. Public Hearing to Consider Adoption of a Resolution Recommending the City Council Adopt the Ukiah 2040 General Plan to Replace the Existing Adopted General Plan.

Recommended Action: Staff recommends the Planning Commission open the public hearing, and by motion, continue the item to the November 9, 2022 regular Planning Commission meeting.

Attachments:

1. NOA Publication Notice

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: October 19, 2022

Stephanie Abba, Planning Commission Secretary

**CITY OF UKIAH
PLANNING COMMISSION MINUTES
REGULAR MEETING
Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482
Virtual Meeting Link: <https://zoom.us/j/91264543193>
Ukiah, CA 95482
September 28, 2022
6:00 p.m.**

1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on September 28, 2022. The meeting was legally noticed on September 21, 2022. The meeting was held in person and at the following virtual link: <https://zoom.us/j/91264543193>. Chair Christensen called the meeting to Order at 6:00 p.m.

CHAIR CHRISTENSEN PRESIDING.

2. ROLL CALL

Roll was taken with the following **Commissioners Present:** Alex de Grassi, Michelle Johnson, Mark Hilliker, and Laura Christensen. **Commissioners Absent by Prearrangement:** Rick Johnson. **Staff Present:** Craig Schlatter, Community Development Director; and Kristine Lawler, City Clerk.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Christensen.

4. APPROVAL OF MINUTES

5. APPEAL PROCESS

No appeals were received.

6. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

No public comment was received

7. SITE VISIT VERIFICATION

No site verification was necessary

8. VERIFICATION OF NOTICE

Verified by Staff

9. PLANNING COMMISSIONERS REPORTS

No Commissioner reports were given.

10. DIRECTOR'S REPORT

Report received

11. CONSENT CALENDAR

12. NEW BUSINESS

13. UNFINISHED BUSINESS

a. Receive Bi-Annual Status Update and Report Regarding Community Center and Winter Homeless Shelter at 1045 South State Street.

Presenter: Craig Schlatter, Community Development Director.

Public Comment: Linda Sanders.

PowerPoint presentation was given and report was received.

b. Preview and Discuss Public Review Draft 2040 Ukiah General Plan.

Presenters: Craig Schlatter, Community Development Director; Sean White, Water Resources Director; Jesse Davis, Chief Planning Manager; Michelle Irace, Planning Manager.

Public Comment: Linda Sanders and Eileen Mitro.

Commission Consensus directs Staff to bring this item back to the October 26, 2022, meeting with a recommendation for adoption.

Two PowerPoint presentations (water status and general plan) were given and reports were received.

14. ADJOURNMENT

There being no further business, the meeting adjourned at 8:41 p.m.

Kristine Lawler, City Clerk

As of 10/1/2022

Permit #	Site Address	Date of Submittal/ Resubmittal	Summary of Project	Status	Assigned Planner
22-7678	203 S. State St.	9/26/22	Minor Use Permit for Mendo LEAP indoor recreation center, located within an existing building in the Urban Center (UC) Downtown Zoning Code district	Needs review	Jesse Davis
22-7596	125 S. Orchard Ave	9/15/22	Minor Use Permit for Indoor Miniature Golf Center within an existing building located within the Community Commercial (C1) zoning district.	Zoning Administrator hearing scheduled 10/17/22	Jesse Davis
22-7565	200 Ford St.	9/9/22	Major Use Permit and Site Development Permit to allow for expansion of the Ford Street Project recovery center and transitional housing, located in the Heavy Commercial (C2) zoning district.	Incomplete:9/19/22	Michelle Irace
22-7566	115 S. Orchard Ave.	9/9/22	Minor Site Development Permit for Outdoor Dining structure at Stars Restaurant, located in the Community Commercial (C1) zoning district.	Sent for referral 9/19/22	Michelle Irace
22-4723	720 N. State St.	7/27/22	Major Use Permit and Site Development Permit for construction of a 90-ft monopine telecommunications tower, located in the Community Commercial (C1) zoning district.	Incomplete:9/26/22	Michelle Irace
22-7223	414 E. Perkins St.	6/14/22	Major Use Permit and Site Development Permit to allow for construction and operation of a gas station, drive-through car wash, convenience store, and multi-family residential mixed-use project, located in the DC (Downtown Core) zoning district.	Incomplete: 6/28/22	Jesse Davis
17-3069	1294 N. State St.	9/13/17; 9/14/21; 9/28/22	Resubmitted Major Use Permit and Site Development Permit to allow for construction of two retail suites (including one drive-through), located in the C-1 (Community Commercial) zoning district.	Incomplete 6/2/22; 9/29/22	Michelle Irace
22-7483	734 S. State St.	8/15/22	Xpress Gas Station Major Use Permit-request to resume operation of the gas station within the Community Commercial (C1) Zoning District.	Incomplete: 8/19/22	Jesse Davis
22-7512	APNs 003-190-08 and 003-500-19	8/19/22	Lot Line Adjustment and Certificates of Compliance for two APNs on San Jacinta Ave within the Low Density Residential (R-1) zoning district.	Awaiting final City Engineer and County Assessor approval.	Michelle Irace

City of Ukiah
Recently (Within Previous 90 Days) Approved Projects

As of 10/1/2022

Permit #	Site Address	Approved Date	Summary of Project	Comments	Assigned Planner
21-6729	130 W. Standley St.	8/30/22	Minor Use Permit to establish permanent use of outdoor dining facilities located in the DC (Downtown Core) zoning district.	Approved by Zoning Administrator	Michelle Irace
22-6938	701 S Orchard Ave.	8/17/22	CEQA Initial Study/Negative Declaration, Rezone and General Plan Amendment to change the land use designation from Public to Commercial. No development is proposed	Approved by City Council	Michelle Irace
n/a	Citywide	8/3/22	Zoning Code Amendment to cannabis regulations.	Approved by City Council	Craig Schlatter
22-6896	1240 Airport Park Blvd.	7/27/22	Major Use Permit to allow operation of a disaster relief center in an existing building located in the AIP-PD (Airport Industrial Park-Planned Development) zoning district.	Approved by Planning Commission	Michelle Irace
22-7235	120 and 150 Brush St.	7/25/22	Annual Renewal of previously approved Minor Use Permit for cannabis 'Processing' and 'Distribution' within the Manufacturing (M) zoning district	Approved by Zoning Administrator	Jesse Davis
22-6999	531 S. Orchard St.	7/13/22	Major Use Permit and Site Development Permit to allow for construction and operation of a 16-bed Residential and Outpatient Mental Health Rehabilitation Center located in the C-1 (Community Commercial) zoning district.	Approved by Planning Commission	Jesse Davis
22-7285	231 S Highland Ave.	7/13/22	Lot Line Adjustment involving three parcels located in the R-1 (Single-Family Residential) zoning district.	Approved by City Engineer	Jesse Davis

City of Ukiah
Miscellaneous In-Process Projects

As of 10/1/2022

Permit #	Site Address	Approved Date	Summary of Project	Comments	Assigned Planner
n/a	Riverside Park, 1281 E. Gobbi St.	n/a	CEQA Draft Initial Study/Mitigated Negative Declaration being prepared for Riverside Park Regeneration Project. Project includes wetland and floodplain restoration, new trails and landscaping.	None.	Michelle Irace
n/a	Unincorporated Western Hills	n/a	Western Hills Open Land Acquisition and Limited Development Agreement Project - Annexation Application.	Annexation application submitted to LAFCo: 6/8/22. Incomplete letter from LAFCo received 6/29/22.	Michelle Irace, Jesse Davis
n/a	Citywide	n/a	Annexation of City-owned parcels.	Submitted Annexation Application to LAFCo 2/23/22. Incomplete letter received 3/25/22. Updated application submitted in June 2022.	Jesse Davis



DATE: October 18, 2022

TO: Chair Christensen and Members of the Planning Commission

FROM: Craig Schlatter, Director of Community Development

SUBJECT: Request a Public Hearing Continuance for the following item:

1. Adoption of Resolution Recommending the City Council Adopt the Ukiah 2040 General Plan to Replace the Existing Adopted General Plan.

BACKGROUND

The October 26, 2022 public hearing for Planning Commission's consideration of adoption of a resolution recommending the City Council adopt the Ukiah 2040 General Plan to replace the existing adopted general plan was published in the Ukiah Daily Journal on October 7, 2022, via the Notice of Availability (Attachment 1), emailed to reviewing agencies, interested parties, and organizations, posted with the State Clearinghouse (SCH #2022050556) and Mendocino County Clerk, posted in the glass case outside the Civic Center, and posted on the City's Ukiah 2040 General Plan website at: <http://ukiah2040.com>.

In consultation with the City Attorney regarding noticing requirements prescribed within Government Code, Staff has identified a possible noticing discrepancy related to the Planning Commission's October 26, 2022 meeting. To correct this issue and ensure adequate notice to all reviewing agencies, interested parties, and organizations Staff recommends Planning Commission continue the public hearing item to the Planning Commission's next regular meeting on November 9, 2022.

RECOMMENDATION

Staff recommends Planning Commission open the public hearing, and by motion, continue the public hearing to the Planning Commission's next regular meeting on November 9, 2022.

Ukiah Daily Journal

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2117148

CITY OF UKIAH
ATTN: ACCOUNTS PAYABLE
300 SEMINARY AVE
UKIAH, CA 95482

PROOF OF PUBLICATION (2015.5 C.C.P.)

STATE OF CALIFORNIA COUNTY OF MENDOCINO

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Ukiah Daily Journal, a newspaper of general circulation, printed and published daily in the City of Ukiah, County of Mendocino and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Mendocino, State of California, under the date of September 22, 1952, Case Number 9267; that the notice, of which the annexed is a printed copy (set in type not smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

10/07/2022

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Ukiah, California,
October 10th, 2022



Audrey Taylor, LEGAL CLERK

Legal No. **0006702864**

6290-22

10/7/2022

**CITY OF UKIAH
NOTICE OF AVAILABILITY OF A
DRAFT ENVIRONMENTAL IMPACT
REPORT AND PUBLIC HEARING
FOR CITY OF UKIAH 2040
GENERAL PLAN UPDATE**

NOTICE IS HEREBY GIVEN: that the City of Ukiah (City), as the lead agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (Draft EIR) for the City of Ukiah 2040 General Plan Update (Ukiah 2040). The Draft EIR is now available for public review and comment.

PROJECT DESCRIPTION: Ukiah 2040 is intended to function as a policy document to guide the City's long-term framework for future growth and resource management within the planning area through the year 2040. Ukiah 2040 introduces new and expanded land use designations that provide a greater distinction between residential and commercial land use types and better align existing land uses with corresponding designations. Ukiah 2040 also proposes three Areas of Annexation, as well as an amended Sphere of Influence (SOI) and Planning Area. Ukiah 2040 is comprised of seven elements, summarized as follows: Land Use Element; Economic Development Element; Agricultural Element; Mobility Element; Public Facilities, Services, and Infrastructure Element; Environment and Sustainability Element; Hazards and Safety Element.

PROJECT IMPACTS: The Draft EIR analyzes the impacts for each resource area included in the CEQA Guidelines Appendix G checklist. Ukiah 2040 would result in significant and unavoidable impacts to the following environmental resources: air quality, cultural resources, greenhouse gas emissions, and noise. Ukiah 2040 would have a less than significant impacts (including less than significant impacts with mitigation) for all other environmental resources. The Draft EIR and associated background documents may be accessed at the City's offices located at 300 Seminary Avenue, Ukiah, California 95482 and online at <https://ukiah2040.com/>. The public comment period for the Draft EIR will begin on **October 7, 2022** and end on **November 21, 2022**. Comments may be submitted by mail or email by **5:00 p.m. on November 21, 2022**. Please include the name and contact information where future correspondence should be sent to, and direct your com-

ments to: Craig Schlatter, Community Development Director at cschlatter@cityofukiah.com or (707) 463-6219, or visit the Community Development Department located at 300 Seminary Ave., Ukiah.

PUBLIC HEARING DATE/TIME: On **Wednesday, October 26, 2022**, at 6:15 p.m. or soon thereafter, the Planning Commission will hold a public meeting to receive comments on Ukiah 2040 and the Draft EIR, and consider making a recommendation of approval to the City Council. City Council will consider final adoption of Ukiah 2040 and the DEIR in December, 2022. An additional notice will be sent out confirming the date and time.

The meetings will take place via a hybrid format of both in-person and teleconference. The call-in number and access code will be included on the agenda posted to the City website, www.CityofUkiah.com/meetings/ and at the Civic Center Agenda Board no less than 72 hours prior to the meeting.

IF YOU CANNOT ATTEND OR WOULD LIKE MORE INFORMATION : Questions and written comments may be submitted via email to Craig Schlatter, Community Development Director, cschlatter@cityofukiah.com, or via mail or in person at the Community Development Department, located at the address listed above.

ADA ACCOMODATION: If you plan to attend the meetings and need a special accommodation because of a sensory or mobility impairment/disability, or have a need for an interpreter, please contact City Clerk Kristine Lawler at (707) 463-6217 or klawler@cityofukiah.com.