



Zoning Administrator

Regular Meeting **AGENDA**

Meeting to be held at both the physical and teleconference locations below:

Ukiah Civic Center ♦ 300 Seminary Ave., Conf. Rm. 3 ♦ Ukiah, CA 95482

**Zoom Teleconference Link: <https://us06web.zoom.us/j/81400512570>
Meeting ID: 814 0051 2570**

**To join by telephone only call : 877 853 5247 (US Toll-free)
To raise your hand: press *9. To unmute yourself: press *6**

June 1, 2023 - 2:00 PM

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 Monday, June 12, 2023 at 5:00 p.m.

4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Zoning Administrator (ZA) welcomes input from the audience that is within the subject matter jurisdiction of the ZA. 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 October 17, 2022 Zoning Administrator Minutes

Recommended Action: Review and approve the Minutes of the October 17, 2022 Zoning Administrator meeting

Attachments:

1. Draft Zoning Administrator Minutes of 10-17-22

5.b. Approval of December 15, 2022 Zoning Administrator Minutes

Recommended Action: Review and approve the Minutes of the December 15, 2022 Zoning Administrator meeting

Attachments:

1. Draft Zoning Administrator Minutes of 12-15-22

6. SITE VISIT VERIFICATION

7. PUBLIC HEARING

- 7.a. Request to Renew the Existing Vibe Ukiah, LLC Cannabis Manufacturing and Dispensary/Retail Use Permit at 441 North State Street; APN 002-186-19. File No. 23-8376.
Recommended Action: Approve renewal of the existing Vibe Ukiah, LLC Cannabis Manufacturing and Dispensary/Retail Use Permit at 441 North State Street.

Attachments:

1. Draft Findings
2. Draft Conditions of Approval
3. Application Materials
4. Comments from Ukiah Police Department

- 7.b. Request to consider a Minor Site Development Permit (MiSDP) to construct a 39' fire training tower designed by Fire Training Structures; LLC. The structure will be used by Ukiah Valley Fire Authority (UVFA) and regional entities to provide training for roof operations, interior firefighting, confined space rescues, search and rescue, door breaching/forcible entry, as well as high-angle descent and rescue.

Recommended Action: Staff recommends Zoning Administrator 1) conduct a public hearing; and 2) adopt the findings and conditionally approve the Minor Site Development Permit for the project.

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 Civic Center, located at 300 Seminary Avenue, Ukiah, California, not less than 72 hours prior to the meeting set forth on this agenda.

Posted on May 25, 2023

Jesse Davis, Chief Planning Manager