

**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>

**June 14, 2023
6:00 p.m.**

1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on June 14, 2023. The meeting was legally noticed on June 7, 2023. The meeting was held in person and at the following virtual link: <https://zoom.us/j/91264543193>. Chair Hilliker called the meeting to Order at 6:02 p.m.

CHAIR HILLIKER PRESIDING.

2. ROLL CALL

Roll was taken with the following **Commissioners Present:** Thao Phi, Alex DeGrassi, Rick Johnson, Michelle Johnson, and Mark Hilliker. **Commissioners Absent:** None **Staff Present:** Craig Schlatter, Community Development Director; Michelle Irace, Planning Manager; Tim Eriksen, Director of Public Works and City Engineer; Jesse Davis, Chief Planning Manager; Darcy Vaughn, Assistant City Attorney; and Stephanie Abba, Planning Commission Secretary.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. APPROVAL OF MINUTES

a. Approval of the Minutes of May 10, 2023, a Regular Meeting.

Motion/Second: R. Johnson/T. Phi to approve the Minutes of May 10, 2023, a Regular Meeting as submitted. Motion **carried** by the following roll call votes: **AYES:** T. Phi, A. DeGrassi, R. Johnson, M. Johnson, and M. Hilliker **NOES:** None **ABSENT:** None **ABSTAIN:** None.

5. APPEAL PROCESS

Chair Hilliker stated that the appeals deadline date is June 26, 2023. No appeals were received.

6. COMMENTS FROM THE AUDIENCE ON NON-AGENDA ITEMS

None

7. SITE VISIT VERIFICATION

Site Verified

8. VERIFICATION OF NOTICE

Verified by Staff

9. PLANNING COMMISSIONERS REPORTS

No report was given

10. **DIRECTOR'S REPORT**

Presenter: Craig Schlatter, Community Development Director.

Report received

11. **CONSENT CALENDAR**

No items on the Consent Calendar

12. **UNFINISHED BUSINESS**

No Unfinished Business was agendized

13. **NEW BUSINESS**

a. Continuation of a Public Hearing for a Proposed Major Site Development Permit for the Construction of a Redwood Credit Union Bank Facility at 101 S. Main St. APN 002-231-001; File No. 22-7977

Presenters: Craig Schlatter, Community Development Director, Michelle Irace, Planning Manager

Public Comment: Doug Hilberman, President, AXIA Architects, John Azzaro; Larry Puterbaugh; Karen Rifcon; Laura Fogg; Cathy Finigan; Jamie Connerton; Susan Knoff; Jim Mulheren; Alan Nicholson, Todd Andrus, RCU Manager; Dewell Parks; Isabelle Grieve, Dennis Crean; Roger Foote; and Tony Hildesheim, Chief Operating Officer of Redwood Credit Union;

Public Hearing Open: 6:14 p.m.

Hearing Closed: 7:07 p.m.

Recess: 7:51 p.m.

Reconvened: 8:13 p.m.

Motion/Second: A. DeGrassi/R. Johnson the Planning Commission recommend denial for a Major Site Permit to allow the Construction of a +/- 4,715 sf Redwood Credit Union Bank Facility with a drive-thru ATM at 101 S. Main St. as described in the amended application materials that Staff Report dated June 13, 2023. This denial is based on the findings by Commissioner DeGrassi, and Commissioner Michelle Johnson, in addition to the Staff Findings. Motion **carried** by the following roll call votes: AYES: T. Phi, A. DeGrassi, M. Johnson and M. Hilliker. NOES: R. Johnson ABSENT: None ABSTAIN: None.

14. **ADJOURNMENT**

There being no further business, the meeting adjourned at 8:53 p.m.


Stephanie Abba, Planning Commission Secretary