



Planning Commission

Regular Meeting AGENDA

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

January 8, 2020 - 6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.a. Approval of November 19, 2019 Regular Meeting Minutes

Recommended Action: Review and approve November 19, 2019 Regular Meeting Minutes

Attachments:

1. 2019-11-19 PC Draft 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 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 January 20, 2020.

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

- 11.a. Recommendation of Approval to the City Council of Final Major Subdivision Map for Gobbi Commons, and Authorize the Chair of the Planning Commission to sign the Certification; project located at 250 West Gobbi Street; APN 001-306-06. File No: 19-4625.

Recommended Action: Recommendation of Approval to the City Council

Attachments:

1. 250 W Gobbi_SR_Final
2. Gobbi Commons Final Map

12. NEW BUSINESS

- 12.a. Request for Review of a Major Use Permit and Parking Variance Request to Allow a Cannabis Manufacturing (non-volatile) and Dispensary/Retail Operation in an Existing Building at 441 North State Street; APN 002-186-19; File No. 19-4434

Recommended Action: Conditional Approval

Attachments:

1. 441 N State_Element 7_Staff Report
2. ATT 1_441 N State_Element 7_MaUP DRAFT Findings
3. ATT 2_441 N State_Element 7_MaUP DRAFT COA
4. ATT 3a Application
5. ATT 3b Site Plans
6. ATT 3c Odor Management and Control Plan
7. ATT 3d Signage Renderings
8. ATT 3e Operating Plans
9. ATT 4 Agency Comments

- 12.b. Request for Review of a Major Use Permit with Major Exception to Allow Operation of a Cannabis Microbusiness to Include Cultivation, Distribution, and Dispensary/Retail in an Existing Building at 270, 272 & 274 East Smith Street; APN 002-191-23; File No. 19-4635.

Recommended Action: Conditional Approval

Attachments:

1. 270 E Smith St_WCCannasseurs_SR_Final
2. ATT 1 Draft Findings
3. ATT 2 Draft Conditions
4. ATT 3a Application
5. ATT 3b Site Plans
6. ATT 3c Lighting Plans
7. ATT 3d Odor Control
8. ATT 3e Standard Operating Procedures
9. ATT 4 CC Minutes 20191002
10. ATT 5 Agency Comments

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 City Council after distribution of the agenda packet are available for public inspection at the front counter at the Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482, during normal business hours, Monday through Friday, 8:00 am to 5:00 pm.

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.