Planning Commission

Regular Meeting
AGENDA

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

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

To participate virtually, go to the following link: https://us06web.zoom.us/j/91264543193
To view the meeting (without participating), go to: http://www.cityofukiah.com/meetings/

Or you can call in using your telephone only:

- ***Toll-free 1-669-444-9171***
- ***Enter the Access Code: 912 6454 3193***
- ***Raise hand: After being recognized, Enter *9***
- ***To Speak after being recognized: enter *6 to unmute yourself***

April 10, 2024 - 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 February 28, 2024, Regular Meeting.
Recommended Action: Approve the Minutes of February 28, 2024, a Regular Meeting
Attachments:
1. 2024-02-28 PC 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 August 22, 2024.

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 Community Development Director's Report Receive Community Development Director's Report.
Recommended Action: Receive Community Development Director's Report.

Attachments:
1. Planning Division Projects Report - 4-1-24

11. CONSENT CALENDAR

12. UNFINISHED BUSINESS

13. NEW BUSINESS

13.a. Planning Commission Overview: AB 2449 Open Meetings: Local Agencies: Teleconferences
Recommended Action: Receive the report regarding AB 2449 from Staff.

Attachments:
1. AB 2449 and Brown Act Overview

13.b. Receive a Presentation Regarding the 2023 Annual Progress Reports to the Department of Housing and Community Development and the Governor's Office of Policy and Research
Recommended Action: Recieve the 2023 HCD & OPR APR presentaetion from Staff.

Attachments:
1. 2023 - HCD APR
2. 2023 - OPR APR
3. Presentation - 2023

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: 4/3/2024
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*

February 28, 2024
6:00 p.m.

---

1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on February 28, 2024. The meeting was legally noticed on February 23, 2024. The meeting was held in person and at the following virtual link: *https://zoom.us/j/91264543193*. *Commissioner* R. Johnson called the meeting to order at 6:00 p.m.

COMMISSIONER R. JOHNSON PRESIDING.

2. ROLL CALL

Roll was taken with the following **Commissioners Present**: Mark Hilliker and Rick Johnson. Commissioners Thao Phi attended via Zoom. **Commissioners Absent:** A. de Grassi. **Staff Present:** Craig Schlatter, Community Development Director, Jesse Davis, Chief Planning Manager; and Stephanie Abba, Planning Commission Clerk.

There was a discussion between several parties regarding the (Brown Act and AB2449). The clerk stated it was alright for a commissioner to be sick and attend a meeting via Zoom. It was decided that commissioners needed to vote on this subject. Chair Johnson wanted the clerk to guide them through the process on allowing Commissioner Phi to attend the meeting via Zoom and to state for the record, "why". It was decided that a roll call vote would be sufficient. The following Roll Call votes: **AYES**: T. Phi, M. Hilliker, and R. Johnson. **NOES**: None. **ABSENT**: A. de Grassi. **ABSTAIN**: None.

RECESS 6:05 p.m. due to Technical Difficulties with the sound.
RECONVEYENED 6:06 p.m.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. APPROVAL OF MINUTES

a. Approval of the Minutes of February 14, 2024, a Regular Meeting.

Motion/Second: M. Hilliker/T. Phi to approve the Minutes of February 14, 2024, a Regular Meeting as submitted. Motion **carried** by the following Roll Call votes: **AYES**: T. Phi, M. Hilliker, and R. Johnson. **NOES**: None. **ABSENT**: A. de Grassi. **ABSTAIN**: None.

5. APPEAL PROCESS

Chair Johnson stated that the appeals deadline date is March 11, 2024. No appeals were received.

6. COMMENTS FROM THE AUDIENCE ON NON-AGENDA ITEMS

No Comments from Audience

7. SITE VISIT VERIFICATION

Verification not necessary

8. VERIFICATION OF NOTICE

Verified by Staff

9. PLANNING COMMISSIONERS' REPORTS

M. Hilliker – Report Received
R. Johnson – Report Received also Chair Johnson reminded the commission that he will not be available for the next meeting on March 13, 2024.

10. DIRECTOR'S REPORT

Presenter: *Craig Schlatter, Community Development Director*

The Community Director suggested canceling the next meeting due to the possibility of not having a quorum. He said Chair Johnson may want to be present for the information that would be on the Agenda at the March 13, 2024, meeting.

It is the consensus of the Planning Commission to cancel the meeting for March 13, 2024.

11. CONSENT CALENDAR

No items on the Consent Calendar

12. UNFINISHED BUSINESS

No Unfinished Business was Agendized.

13. NEW BUSINESS

a. City of Ukiah Public Art Overview

Presenter: Jesse Davis, Chief Planning Manager

Presentation Received.

b. City of Ukiah Electric Utility Equipment Mural Program

Presenter: Sonu Upadhyay, Assistant Electric Utility Director

Presentation Received.

c. Fort Bragg Alleyway Art Project

Presenter: Lia Morsell, Fort Bragg Alleyway Art Project Leader

PUBLIC COMMENT: Alyssum Wier, Executive Director of the Arts Council of Mendocino County.

Presentation Received.

14. ADJOURNMENT

There being no further business, the meeting adjourned at 7:58 p.m.

_____

Stephanie Abba, Planning Commission Secretary

DRAFT

DRAFT

Agenda Item No: 10.a.

MEETING DATE/TIME: 4/10/2024

ITEM NO: 2024-73

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Receive Community Development Director's Report Receive Community Development Director's Report.

DEPARTMENT: Community Development

PREPARED BY: Jesse Davis, Chief Planning Manager

PRESENTER: Jesse Davis

ATTACHMENTS:

1. Planning Division Projects Report - 4-1-24

Summary:

Background: Director's Reports are bi-monthly oral reports given by the Community Development Director onthe status of projects of the Planning Division of the Community Development Department. Updates mayinclude, but are not limited to, application status of major and minor discretionary permits, the implementationstatus of advanced planning and related 2040 General Plan programs and projects, and updates related to theactivities of other divisions of the Department

Discussion: April 2024 Planning Division Projects Report (Attachment 1). This is a monthly report produced on the first of each month. The April 2024 report and previous monthly reports are located on the Planning Division Services webpage, under "Current Planning Reports":

https://cityofukiah.com/community-development/planning-services/

Recommended Action: Receive Community Development Director's Report.

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

City of Ukiah
Submitted Planning Applications

As of 04/01/2024

Permit #	Site Address	Date of Submittal	Summary of Project	Status
24-9258	280 E. Standley St.	2/1/24	Major Site Development Permit to allow for the temporary installation of nine (9) single-story prefabricated modular structures (totaling approximately 1,440 square feet) to serve as supplementary counseling offices for the existing health service provider(s) requiring Major and Minor Exceptions to the Downtown Zoning Code as regulated by Ukiah City Code §9231.5. Additional site modifications include renovation of the existing parking lot, relocation of the trash enclosure, and the addition of vinyl slates to the existing perimeter fencing	DRB Hearing: 03/28/2024 (Recommendation Provided - Applicant Response Pending)
24-9253	734 S. State St.	1/29/24	Minor Site Development Permit to facilitate tenant improvements to a commercial structure associated with an existing gasoline station (MUP #93-10), implement new landscaping and undertake various site improvements, including new signage, facia, and station upgrades.	Under Review: DRB Hearing Tentative for 4/252024.
23-8950	414 E. Perkins St.	10/12/23	Site Development Permit to allow the remodel of existing building for operation of a Redwood Credit Union bank facility within the Urban Center (UC) zoning district of the Downtown Zoning Code.	Application Withdrawn: 02/29/2024
23-8972	441 N State St.	10/19/23	Major Use Permit for the development of an outdoor cannabis consumption area at an existing 'Cannabis Retail' business within the Community Commercial (C1) zoning district.	Under Review: PC Hearing Tentative for 04/24 or 05/08.
17-3069	1294 N. State St.	9/13/17	Resubmitted Major Use Permit and Site Development Permit to allow for construction of two retail suites (including one drive-through), within the Community Commercial (C1) zoning district.	Under Review: DRB Hearing Tentative for 4/252024.
24-9268	1310 West Clay St.	2/16/24	Minor Subdivision of an existing .71± acre lot into two (2) parcels. Parcel 1 would be 14,424 square feet gross, while Parcel 2 would be 20,234 square feet within the Low Density Residential (R1) zoning district.	Agency Referral: 02/16/2024

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

City of Ukiah
Submitted Planning Applications

As of 04/01/2024

24-9266	300 Hastings Ave.	2/16/24	Minor Subdivision of an existing 2.11± acre lot into three (3) parcels. Parcel 1 would be 30,197 square feet gross, Parcel 2 would be 42,301 square feet gross, and Parcel 3 would be 19,280 square feet gross within the Manufacturing (M) zoning district. No development, alteration or intensification of existing uses is proposed in conjunction with this minor subdivision.	Application Withdrawn: 03/15/2024
24-9265	195 Low Gap Rd.	2/20/24	A General Plan Amendment to convert the subject property from Low Density Residential (LDR) to Community Commercial (CC) land use designation, as well as a Rezone to convert the property from the Low Density Residential (R1) zoning district to the Community Commercial (C1) zoning district. If approved, the intended use of the property would be for a 'Professional Office'.	CEQA IS/MND Draft - In Process
24-9277	911 Marlene Street	3/14/24	Minor Subdivision of an existing 2.3± acre lot into two (2) parcels. Parcel 1 would be 1.23 acres and feature the existing condominiums; Parcel 2 would be 1.07 acres and undeveloped. Additionally, both parcels would be rezoned to R-2, removing the Planned-Development requirements of Use Permit No. 80-40.	Application Received

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

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

As of 04/01/2024

Permit #	Site Address	Approved Date	Summary of Project	Comments
23-8991	108 N. School St.	1/10/24	Major Use Permit for operation of a second hand vintage clothing store within the Urban Center (UC) zoning district of the Downtown Zoning Code	Approved by Planning Commission on 1/10/24.
22-7956	162 Talmage Rd.	1/10/24	Major Amendment to Major Site Development Permit for the Splash Express Car Wash (formerly and approved as LUV Car Wash). Includes demolition of the existing structures and redevelopment of a new car wash facility, located within the Heavy Commercial (C2) zoning district.	Approved by Planning Commission on 1/10/24.
23-9153	1230 Airport Park Blvd. Suite C	12/20/23	Minor Amendment to a Major Use Permit to allow 'Cannabis Distribution' within an existing structure that currently facilitates 'Cannabis Retail' located within the Airport Industrial Park Planned-Development (Light Manufacturing/Mixed-Use) zoning district.	Approved by Zoning Administator on 3/14/24.

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

City of Ukiah
Advanced Planning Projects

As of 04/01/2024

Permit #	Site Address	Approved Date	Summary of Project	Comments
N/A	Citywide	N/A	Ordinance Amendment for modifications to UCC 3016 for Demolition Permit procedures	Working with Rincon Consultants, Inc. to update/streamline Demolition Permit procedures. Funded by Local Early Action Planning (LEAP) Grant. Anticipate bringing proposed amendments forward in early 2024.
N/A	Citywide	N/A	2040 General Plan Implementation Programs	Climate Action Plan, Right-to-Farm Ordinance, SB 743 methodology, Update to Demo Permit Procedures in-process
A_2022-02	Unincorporated Western Hills	N/A	Amendment of the Western Hills Annexation Area - Annexation Application.	Annexation application submitted to LAFCo: 6/8/22. Incomplete letter from LAFCo received 6/29/22. Planning Commission hearing for recommendation to City Council: 11/8/23; City Council hearing: 12/6/23. An amended application was submitted to LAFCo on 03/15/24.
N/A	Citywide	N/A	Ordinance Amendment for modifications to Lot Line Adjustment Requirements.	Ordinance 1237 Adopted by City Council on 02/21/24
N/A	Citywide	N/A	Ordinance Amendment to residential zoning districts R1, R2, R3 to facilitate 'Missing Middle Housing' development and clarify existing regulations for ADUs.	Tentatively scheduled for PC for August 2024.

Agenda Item No: 13.a.

MEETING DATE/TIME: 4/10/2024

ITEM NO: 2024-83

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Planning Commission Overview: AB 2449 Open Meetings: Local Agencies: Teleconferences

DEPARTMENT: Community Development

PREPARED BY: Jesse Davis, Chief Planning Manager

PRESENTER: Jesse Davis; Darcy Vaugn

ATTACHMENTS:

1. AB 2449 and Brown Act Overview

Summary: The Planning Commission is set to receive a report and training session on AB 2449, enabling them to engage in remote participation via teleconference. This report aims to ensure that members are equipped with the necessary knowledge to comply with state law and the tools to effectively contribute to proceedings while participating remotely.

Background: The Ralph M. Brown Act, requires, with specified exceptions, that all meetings of a legislative body of a local agency, as those terms are defined, be open and public and that all persons be permitted to attend and participate. The act generally requires posting an agenda at least 72 hours before a regular meeting that contains a brief general description of each item of business to be transacted or discussed at the meeting, and prohibits any action or discussion from being undertaken on any item not appearing on the posted agenda. The act authorizes a legislative body to take action on items of business not appearing on the posted agenda under specified conditions. The act contains specified provisions regarding providing for the ability of the public to observe and provide comment. The act allows for meetings to occur via teleconferencing subject to certain requirements, particularly that the legislative body notice each teleconference location of each member that will be participating in the public meeting, that each teleconference location be accessible to the public, that members of the public be allowed to address the legislative body at each teleconference location, that the legislative body post an agenda at each teleconference location, and that at least a quorum of the legislative body participate from locations within the boundaries of the local agency's jurisdiction. The act provides an exemption to the jurisdictional requirement for health authorities, as defined.

Discussion: As summarized in Attachment 1, AB 2449 revises and recasts teleconferencing provisions and, until January 1, 2026, would authorize a local agency to use teleconferencing without complying with the teleconferencing requirements that each teleconference location be identified in the notice and agenda and that each teleconference location be accessible to the public if at least a quorum of the members of the legislative body participates in person from a singular physical location clearly identified on the agenda that is open to the public and situated within the local agency's jurisdiction. Under this exception, the bill would authorize a member to participate remotely under specified circumstances, including participating remotely for just cause or due to emergency circumstances. The emergency circumstances basis for remote participation would be contingent on a request to, and action by, the legislative body, as prescribed. The bill, until January 1, 2026, would authorize a legislative body to consider and take action on a request from a member to participate in a meeting remotely due to emergency circumstances if the request does not allow sufficient time to place the proposed action on the posted agenda for the meeting for which the request is made. The bill would define terms for purposes of these teleconferencing provisions.

Recommended Action: Receive the report regarding AB 2449 from Staff.

Brown Act Remote Participation Rules (November 17, 2022)			
	Traditional Brown Act	**AB 2449**	**AB 361**
Expiration	N/A	01/01/2026	Officially 01/01/2024 but, ends when State of Emergency is lifted on 02/28/2022
Quorum	Quorum must meet from locations within MWPA boundaries	Quorum must meet in-person from single physical location open to public	Quorum can meet from any remote location
Notice & Agenda	Must identify each physical teleconference location Must post 72 hours prior to regular meeting at every teleconference location	Must include remote meeting link & procedure for receiving & resolving requests for accommodation Identify single publicly-accessible physical location where quorum will meet	Must contain remote meeting link & information about participating
Public Access	Must provide public access to each teleconference location Must provide public the opportunity to address the body from each teleconference location	Must provide public access to the single physical location Must provide public with remote access through two-way audiovisual platform or telephonic service & live webcasting of meeting	Must provide call-in/internet-based service option
Remote Participation by Member of Body	OK	Only permitted if: **Just Cause** (childcare; contagious illness; physical/mental disability; travel while on official business of body/state or local agency) - Member may utilize only 2x/year - Member must provide a general description of the circumstances relating to their need to appear remotely at the given	OK

		meeting **Or** **Emergency Circumstances** - (physical/family medical emergency) - Requires a separate request to the body for each remote meeting & body must act on the request - The body must request a general description of the circumstances relating to the member's need to appear remotely at the given meeting **And** Member must adhere to the following requirements to participate remotely: - Must disclose if a person 18 years or older is present in room + member's relationship w/individual - Must participate through both audio & visual technology (not only by phone) - A member may not participate remotely more than 3 consecutive months or 20% of the regular meetings for the local agency within a calendar year, or more than 2 meetings if the legislative body regularly meets <10 times per calendar year.	

Agenda Item No: 13.b.

MEETING DATE/TIME: 4/10/2024

ITEM NO: 2024-84

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Receive a Presentation Regarding the 2023 Annual Progress Reports to the Department of Housing and Community Development and the Governor's Office of Policy and Research

DEPARTMENT: Community Development

PREPARED BY: Jesse Davis, Chief Planning Manager

PRESENTER: Jesse Davis

ATTACHMENTS:

1. 2023 - HCD APR
2. 2023 - OPR APR
3. Presentation - 2023

Summary: The Planning Commission will receive annual progress reports on the implementation of the City's 6th Cycle Housing Element and the 2040 General Plan, and review the reports submitted to the California Department of Housing & Community Development, as well as the Governor's Office of Planning & Research.

Background: Government Code requires the City's Community Development Department to provide an Annual Progress Report (APR) to the City Council, Governor's Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD) regarding the City's progress in implementing its adopted housing element, as well as its general plan. Annual reports are due by April 1st of each year.

Discussion: Calendar Year 2023 Housing Unit Production

For the 2019-2027 Housing Element/6th Planning Cycle, the City of Ukiah was assigned a Regional Housing Needs Allocation (RHNA) of 239 residential units affordable to households of various income levels. This assignment process was undertaken in coordination with the Mendocino Council of Governments and the cities of Fort Bragg, Point Arena, and Willits, as well as the County of Mendocino.

In 2023, there were 12 building permits issued for residential units within the City of Ukiah. Of those permits issued, seven (7) were considered affordable to 'Moderate-Income' households and five (5) units were considered affordable to ‘Above-Moderate Income’ households. Table B of the Housing Element APR depicts the City's progress towards meeting this RHNA assignment. Given previous and expected housing production, the City remains well-positioned to meet and exceed its RHNA assignment by the end of 2027. Notably, the City has met its assignment with regard to 'Low Income' housing production.

In 2023, each moderate-income residential unit permitted was for an Accessory Dwelling Unit (ADU). Of the ADUs permitted in 2023, one (1) applicant utilized the City's pre-approved ADU plans, bringing the total number of pre-approved units to three (3). Similar to previous years, however, the majority of ADUs constructed were for the conversion of existing spaces or structures, particularly garages.

Specific information regarding housing production is contained in Tables A, A2 and B of the APR. Table C is not applicable because the City is on track to fulfill its fair share of assigned regional housing units and thus is not required to rezone sites to accommodate a shortfall. Table D provides an overview regarding program

implementation of the City's Housing Element. Tables E and F are also not applicable because the City of Ukiah did not provide a commercial development bonus for any project, nor did the City rehabilitate, preserve, or acquire units for alternative sites. Table F2 is not applicable as the City has not converted above-moderate income units to lower affordability levels. Table G did not require completion, as the City did not dispose of locally owned sites included in the Housing Element inventory. Table H is not required as the City has not taken formal action to declare that land owned in fee-simple title by the City is surplus and no longer necessary for municipal use. Table I identifies a subdivided property that utilized SB9 to undertake a lot split pursuant to Government Code 66411.7. Table J is not applicable as the City did not utilize a density bonus to construct student housing. The City does not maintain a local tenant preference ordinance, and therefore Table K is not required. The City is in the final stages of utilizing LEAP funds to update lot adjustment and merger policies, implement an electronic permit system and more. The City expects to utilize all LEAP funds and provide HCD with final invoices for reimbursement on or before the 2024 LEAP expenditure deadline.

2023 Housing Element Implementation

Since the adoption of the 6th Cycle Housing Element in October 2019, Staff has prioritized implementation of programs contained in Section 7 of the Housing Element to address associated goals and policies. Per the 6th Cycle Housing Element, the City will continue to conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, sustainable, and decent housing for all Ukiah residents (H-1); expand housing opportunities for all economic segments of the community, including special needs populations (H-2); remove governmental constraints to infill housing development (H-3); promote well-planned and designed housing opportunities and projects for all persons, regardless of race, gender, age, sexual orientation, marital status, or national origin (H-4); and provide support for future housing needs (H-5). An overview of the implementation program is contained in Table D of the 2022 HCD APR (Attachment 1).

In 2023, the California Department of Housing and Community Development (HCD) awarded the City with a Pro-housing Designation, recognizing the City’s efforts and contributions in promoting housing development. The City of Ukiah was the first rural city in Northern California to obtain this designation. The Pro-housing Designation Program recognizes local governments for their policies that accelerate housing production, promote favorable zoning and land use, reduce construction and development costs, and provide financial subsidies.

Annual Progress Report for Ukiah's 2040 General Plan

Government Code Sections 65400 and 65700 mandate that all cities and counties submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, OPR, and HCD by April 1 of each year. The City's 2040 General Plan was adopted on December 7, 2022. Using the tracking notes included on all Agenda Summary Reports submitted to the City Council, Staff selected items that exemplify implementation of the City’s General Plan (Attachment 2). For consistency and readability, Staff elected to maintain a format utilized for the City Manager’s Annual Review. Included as an exhibit to this item is a complete list of the goals, policies and action items contained within the 2040 General Plan.

Next Steps for 2024 and Beyond

Even as Ukiah has accelerated implementation of its 6th Cycle Housing Element and is on track to meet or exceed its State-mandated RHNA production requirements, there continues to be a strong demand for housing in Ukiah and its Valley. In 2024, Staff will look to mimic the housing strategy that was effective in developing projects like Acorn Valley Plaza. By leveraging the City’s Housing Trust Fund, identifying sites for acquisition, and modifying regulations to encourage development, Staff will look to address the ‘Missing Middle’ and opportunities for infill residential development in high-resource areas of the City.

Recommended Action: Recieve the 2023 HCD & OPR APR presentaetion from Staff.

2023 UKIAH Housing Element Annual Progress Report

General Information

First Name	Jesse	**Street Address**	300 Seminary Avenue	**Phone**	7074636207
Last Name	Davis	**City**	Ukiah	**Email**	jdavis@cityofukiah.com
Title	Chief Planning Manager	**Zip Code**	95482		

Comments: Include any additional information or explanation for the information provided in the following tables.

2023 UKIAH Housing Element Annual Progress Report

TABLE A - Housing Development Applications Submitted

Unit Information

Project Identifier		Proposed Units Affordability by Household Incomes									
Current APN	Street Address	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Proposed Units by Project	Total Approved Units by Project	Total Disapproved Units by Project
001-252-28	410 South Barnes Street	0	0	0	0	0	1	0	1	1	0
001-171-37	1096 West Standley Street	0	0	0	0	0	1	0	1	1	0
002-244-08	575 Stella Drive	0	0	0	0	0	1	0	1	1	0
001-335-25	316 Hillcrest Avenue	0	0	0	0	0	1	0	1	1	0
002-216-03	428 West Church Street	0	0	0	0	0	1	0	1	1	0
001-242-20	612 Mary Lane	0	0	0	0	0	1	0	1	1	0
001-060-51	921 Live Oak Avenue	0	0	0	0	0	0	1	1	1	0
001-130-75	1006 South State Street	0	0	0	0	0	0	1	1	0	0
Totals		**0**	**0**	**0**	**0**	**0**	**6**	**2**	**8**	**7**	**0**

Project Information

Project Identifier					Unit Types				Density Bonus Applications			
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Date Application Submitted	Was Application Submitted Pursuant to SB 35 Streamlining?	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application	Notes
	001-252-28	410 South Barnes Street		8749	ADU	Renter	08/01/2023	NONE	No	No	Approved	ADU-Detached
	001-171-37	1096 West Standley Street		8511	ADU	Renter	06/05/2023	NONE	No	No	Approved	ADU - Detached Conversion
	002-244-08	575 Stella Drive		8461	ADU	Renter	05/18/2023	NONE	No	No	Approved	ADU - Garage Conversion
	001-335-25	316 Hillcrest Avenue		8301	ADU	Renter	04/06/2023	NONE	No	No	Approved	ADU - Preapproved
	002-216-03	428 West Church Street		8152	ADU	Renter	02/17/2023	NONE	No	No	Approved	ADU - Garage Conversion
	001-242-20	612 Mary Lane		8046	ADU	Renter	01/12/2023	NONE	No	No	Approved	ADU - Garage Conversion
001-060-01	001-060-51	921 Live Oak Avenue		8159	SFD	Owner	02/22/2023	SB 9 (2021) - Residential Lot Split	No	No	Approved	SB9 - New Detached
	001-130-75	1006 South State Street		8647	SFA	Renter	07/05/2023	NONE	No	No	Approved	Mixed-Use Res./Comm.

2023 UKIAH Housing Element Annual Progress Report

TABLE A2 - Annual Building Activity Report Summary - New Construction

Entitlements

Project Identifier			Affordability by Household Income - Entitlements								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements
001-252-28	410 South Barnes Street	8749	0	0	0	0	0	0	0		0
001-171-37	1096 West Standley Street	8511	0	0	0	0	0	0	0		0
002-244-08	575 Stella Drive	8461	0	0	0	0	0	0	0		0
001-335-25	316 Hillcrest Avenue	8301	0	0	0	0	0	0	0		0
002-216-03	428 West Church Street	8152	0	0	0	0	0	0	0		0
001-242-20	612 Mary Lane	8046	0	0	0	0	0	0	0		0
001-060-51	921 Live Oak Avenue	8159	0	0	0	0	0	0	1	02/09/2022	1
001-130-75	1006 South State Street	8647	0	0	0	0	0	0	1	12/08/2021	1
001-181-32	104 Echo Way	7848	0	0	0	0	0	0	0		0
002-123-06	129 Clara Avenue	7912	0	0	0	0	0	0	0		0
002-320-35	490 East Gobbi Street	7312	0	0	0	0	0	0	0		0
001-334-07	208 Gardens Avenue	5647	0	0	0	0	0	0	0		0
002-173-19	435 N Bush Street	5873	0	0	0	0	0	0	0		0
001-272-11	30 Highland Drive	7541	0	0	0	0	0	0	0		0

001-335-22	344 Hillcrest Drive	6726	0	0	0	0	0	0	0		0
Totals			**0**	**0**	**0**	**0**	**0**	**0**	**2**		**2**

Building Permits

Project Identifier			Affordability by Household Income - Building Permits								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
001-252-28	410 South Barnes Street	8749	0	0	0	0	0	1	0	08/21/2023	1
001-171-37	1096 West Standley Street	8511	0	0	0	0	0	1	0	07/10/2023	1
002-244-08	575 Stella Drive	8461	0	0	0	0	0	1	0	06/20/2023	1
001-335-25	316 Hillcrest Avenue	8301	0	0	0	0	0	1	0	04/06/2023	1
002-216-03	428 West Church Street	8152	0	0	0	0	0	1	0	03/16/2023	1
001-242-20	612 Mary Lane	8046	0	0	0	0	0	1	0	03/02/2023	1
001-060-51	921 Live Oak Avenue	8159	0	0	0	0	0	0	1	07/11/2023	1
001-130-75	1006 South State Street	8647	0	0	0	0	0	0	1	10/19/2023	1
001-181-32	104 Echo Way	7848	0	0	0	0	0	0	1	02/07/2023	1
002-123-06	129 Clara Avenue	7912	0	0	0	0	0	0	1	03/23/2023	1
002-320-35	490 East Gobbi Street	7312	0	0	0	0	0	0	1	01/09/2023	1
001-334-07	208 Gardens Avenue	5647	0	0	0	0	0	1	0	07/12/2023	1
002-173-19	435 N Bush Street	5873	0	0	0	0	0	1	0	02/18/2021	1
001-272-11	30 Highland Drive	7541	0	0	0	0	0	1	0	09/06/2022	1
001-335-22	344 Hillcrest Drive	6726	0	0	0	0	0	1	0	01/10/2022	1
Totals			**0**	**0**	**0**	**0**	**0**	**10**	**5**		**15**

Certificate of Occupancy

Project Identifier			Affordability by Household Income - Certificate of Occupancy								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
001-252-28	410 South Barnes Street	8749	0	0	0	0	0	0	0		0
001-171-37	1096 West Standley Street	8511	0	0	0	0	0	1	0	09/06/2023	1
002-244-08	575 Stella Drive	8461	0	0	0	0	0	0	0		0
001-335-25	316 Hillcrest Avenue	8301	0	0	0	0	0	0	0		0
002-216-03	428 West Church Street	8152	0	0	0	0	0	0	0		0
001-242-20	612 Mary Lane	8046	0	0	0	0	0	1	0	05/04/2023	1
001-060-51	921 Live Oak Avenue	8159	0	0	0	0	0	0	0		0
001-130-75	1006 South State Street	8647	0	0	0	0	0	0	0		0
001-181-32	104 Echo Way	7848	0	0	0	0	0	0	0		0
002-123-06	129 Clara Avenue	7912	0	0	0	0	0	0	0		0
002-320-35	490 East Gobbi Street	7312	0	0	0	0	0	0	0		0
001-334-07	208 Gardens Avenue	5647	0	0	0	0	0	0	0		0
002-173-19	435 N Bush Street	5873	0	0	0	0	0	1	0	06/20/2023	1
001-272-11	30 Highland Drive	7541	0	0	0	0	0	1	0	05/13/2023	1
001-335-22	344 Hillcrest Drive	6726	0	0	0	0	0	1	0	07/26/2023	1

Totals	**0**	**0**	**0**	**0**	**0**	**5**	**0**		**5**

Project Information

Project Identifier					Unit Types					Housing with Financial Assistance and/or Deed Restrictions				Demolished/Destroyed Units Units?			
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Extremely Low Income Units	Was Project Approved using SB 35 Streamlining?	Infill Units?	Assistance Programs for each Development	Deed Restriction Type	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units?	Demolished/ or Destroyed Units Owner or Renter	Notes
	001-252-28	410 South Barnes Street		8749	ADU	Renter	0	NONE	Y			ADU & Projected Rent		0			
	001-171-37	1096 West Standley Street		8511	ADU	Renter	0	NONE	Y			ADU & Projected Rent		0			
	002-244-08	575 Stella Drive		8461	ADU	Renter	0	NONE	Y			ADU & Projected Rent		0			
	001-335-25	316 Hillcrest Avenue		8301	ADU	Renter	0	NONE	Y			ADU & Projected Rent		0			
	002-216-03	428 West Church Street		8152	ADU	Renter	0	NONE	Y			ADU & Projected Rent		0			
	001-242-20	612 Mary Lane		8046	ADU	Renter	0	NONE	Y			ADU & Projected Rent		0			
001-060-01	001-060-51	921 Live Oak Avenue	Dayton - SB9	8159	SFD	Owner	0	SB 9 (2021) - Residential Lot Split	Y			N/A		0			

	001-130-75	1006 South State Street	Ukiah Car Wash	8647	SFA	Renter	0	NONE	Y			N/A		0			
	001-181-32	104 Echo Way		7848	MH	Owner	0	NONE	Y			N/A		0			
	002-123-06	129 Clara Avenue		7912	2 to 4	Owner	0	NONE	Y			N/A		0			SFD>Duplex (1 New Unit)
	002-320-35	490 East Gobbi Street		7312	2 to 4	Owner	0	NONE	Y			N/A		0			SFD>Duplex (1 New Unit)
	001-334-07	208 Gardens Avenue		5647	ADU	Renter	0	NONE	Y			ADU & Projected Rent		0			
	002-173-19	435 N Bush Street		5873	ADU	Renter	0	NONE	Y			ADU & Projected Rent		0			
	001-272-11	30 Highland Drive		7541	ADU	Renter	0	NONE	Y			ADU & Projected Rent		0			
	001-335-22	344 Hillcrest Drive		6726	ADU	Renter	0	NONE	Y			ADU & Projected Rent		0			

Density Bonus

Project Identifier				Density Bonus			
Current APN	**Street Address**	**Local Jurisdiction Tracking ID**	**Deed Restriction Type**	**Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)**	**Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)**	**List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)**	**Did the project receive a reduction or waiver of parking standards? (Y/N)**

2023 UKIAH Housing Element Annual Progress Report

TABLE B - Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation	Restrictions	Projection Period	Year 1 - 2019	Year 2 - 2020	Year 3 - 2021	Year 4 - 2022	Year 5 - 2023	Year 6 - 2024	Year 7 - 2025	Year 8 - 2026	Year 9 - 2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	86	Deed restricted	0	0	0	30	20	0	0	0	0	0	50	36
		Non-Restricted	0	0	0	0	0	0	0	0	0	0		
Low	72	Deed restricted	0	0	30	0	71	0	0	0	0	0	104	0
		Non-Restricted	0	2	1	0	0	0	0	0	0	0		
Moderate	49	Deed restricted	0	0	0	0	0	0	0	0	0	0	27	22
		Non-Restricted	3	0	5	6	6	7	0	0	0	0		
Above Moderate	32		3	0	9	3	3	5	0	0	0	0	23	9
Total Units			**6**	**2**	**45**	**39**	**100**	**12**	**0**	**0**	**0**	**0**	**204**	
Total RHNA	**239**											**Total Remaining Need for RHNA Period**		**67**

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1)

	Extremely Low-Income Need	Year 1 - 2019	Year 2 - 2020	Year 3 - 2021	Year 4 - 2022	Year 5 - 2023	Year 6 - 2024	Year 7 - 2025	Year 8 - 2026	Year 9 - 2027	Total Units to Date	Total Remaining ELI Need
Extremely Low-Income Units**	43	0	0	39	11	0	0	0	0	0	50	0

For the last year of the 5th cycle planning period, Table B will only include units that were permitted before the end date of the 5th cycle planning period.
For the first year of the 6th cycle planning period, Table B will only include units that were permitted since the start date of the 6th cycle planning period.

Projection Period units are included in a separate column.

***Units serving extremely low-income households must be included in the very low-income permitted totals in order to be credited toward the RHNA.**

****Extremely low-income units determined pursuant to Government Code 65583(a)(1). Default value is half of the very low-income RHNA. May be overwritten.**

2023 UKIAH Housing Element Annual Progress Report

TABLE C - Sites Identified or Rezoned to Accommodate Shortfall Housing Need

No Data Available

2023 UKIAH Housing Element Annual Progress Report

TABLE D - Program Implementation Status

Program Description	Housing Programs Progress Report - Government Code Section 65583		
Name of Housing Element Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H-1 - 1a: Implement a residential rehabilitation program.	Encourage the rehabilitation of existing residential unit	Ongoing, as funding is available	COMPLETED/ONGOING: The City of Ukiah applied for competitive funding through the "non-entitlement" allocation of the State Community Development Block Grant (CDBG) program to launch a Housing Rehabilitation program and was awarded a $500,000 grant by HCD in 2022. Three applications for housing rehabilitation assistance were received from low-income homeowners in 2023 and are being processed for possible approval. The program seeks to correct health and safety hazards in deteriorated housing; and to extend the useful life of existing housing units. Loans and grants are available for owner-occupied homes or for units occupied by low-income tenants of owner-investors jurisdiction wide.The Emergency Repair Grant Program provides a grant of up to $7,500 for emergency home repairs to correct housing conditions posing an imminent threat to the health and safety of the owner occupant. Funds for this rehabilitation program remain available.
H-1 - 1b: Continue the City's Energy Efficiency Public Benefits Fund and renewable energy and energy efficiency rebate programs.	Provide education and opportunities to increase green building practices.	Ongoing, as funding is available	ONGOING: In 2023, similar to previous years, the City of Ukiah's Electrical Utility Department offered a myriad of funding opportunities that encouraged the use of renewable energy and energy efficent products. Rebates and refunds remain available for appliances, products, home improvement (insulation, windows, solar attic fan, air sealing, duct sealing, air conditioner, heat pump, smart thermostat, etc.), and vehicles (including e-bikes). For residential rebates, the City created the following webpage: https://www.directefficiency.com/ukiah-electric-rebates/#ukiah-home-improvements

H-1 - 1c: Support funding or other applications that would preserve/conserve existing mobile home parks.	Preserve at-risk housing units.	Ongoing, as funding is available	ONGOING: A rent stabilization ordinance was adopted by the City Council in 2011. Staff has investigated the Mobile-home Park Rehabilitation and Residential Ownership Program (MPRROP) via HCD that would finance the preservation of affordable mobile-home parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public entities, but no action has yet been taken. In 2023, the City of Ukiah Housing Rehabilitation Program, was made available funds for repair and replacement to mobile home residents within City limits to encourage preservation of existing parks. .
H-1 - 1d: Continue providing informational materials to the public through the Green Building Information Center and at the public counter.	Provide education and opportunities to increase green building practices.	Ongoing, as funding is available	ONGOING: In 2023, staff updated and maintained the Green Building Resource Center in the Ukiah Civic Center. The Community Development Department also maintains resources on its website, including helpful links to enable the public to learn more about healthy and energy, water, and material conserving design and construction. Additionally, the City's Electric Utility Department provides information on these types of practices and programs.
H-1 - 1e: Develop standards and design guidelines for residential development in the Medium Density Residential (R-2) and High Density Residential (R-3), Community Commercial (C-1) and Heavy Commercial (C-2) zoning districts.	Streamline housing development.	Establish development standards and design guidelines by the end of calendar year 2020.	COMPLETED: Objective Design and Development Standards adopted by the City Council (Ordinance No. 1216) on 9/1/2021. In 2023, the City further refined these regulations per Ordinance No. 1234; Adopted - 10/18/23.
H-1 - 1f: Develop an At-Risk Units Program	Preserve at-risk housing units.	Develop At-Risk Program by the end of calendar year 2020.	COMPLETED: In 2020, Staff developed an At-Risk Program for the City of Ukiah, including informational hand-outs. Through the Planning Division webpage, these materials are available for review. The nature of conversion risk varies significantly among projects depending on the type of subsidy and related affordability controls. As all identified units are guaranteed to remain affordable for the remainder of this RHNA cycle, the City will continue to monitor their status. Should changes to status arise, however, Staff will implement efforts to preserve at risk units.

H-1 - 1g: Tenant Education and Assistance for Tenants of At-Risk Projects.	Require property owners to give notice to tenants of their intent to opt out of low-income use restrictions. Provide tenants of at-risk units with education regarding tenant rights and conversion procedures.	Develop education program and notification procedures by June 30, 2020; implement program on an ongoing basis throughout the 2019-2027 planning period.	COMPLETED AND ONGOING: Informational handouts were developed by City Staff to educate tenants of their rights and conversion procedures. However, no at risk projects have been identified by the City of Ukiah that would require action at this time.
H-2 - 2a: Update the inventory of vacant and underutilized parcels.	Ensure that adequate residentially designated land is available to accommodate the City's share of the Regional Housing Need.	Updated annually, by June 30 of each year; posted on the City's website and at the public counter	COMPLETED & ONGOING: This list was updated in December, 2023. It is posted to the City of Ukiah's Planning Division web-page.
H-2 - 2b: Monitor the rate of conversion of primary residences to short-term rental units.	Ensure that adequate residentially designated land is available to accommodate the City's share of the Regional Housing Need and not converted to commercial uses.	Develop monitoring program by June 30, 2020; annually track number of short-term rentals and present information along with annual progress report to City Council each year; short-term rental ordinance research report due June 30, 2025.	COMPLETED & ONGOING: Monitoring of short-term rentals is facilitated through the Plan Check/business license process. All Short-Term Rentals require a business license to operate within the City of Ukiah. If deemed necessary, Staff will review software programs to further assist with short term rental enforcement, but notes that a significant portion of operators do not facilitate whole-home rentals and that the number of short-term rentals does not appear significant based on active business license.
H-2 - 2c: Monitor the conversion of single family residential homes to commercial uses	Ensure that adequate residentially designated land is available to accommodate the City's share of the Regional Housing Need and not converted to commercial uses.	Gather data and report findings to City Council by June 30, 2021.	COMPLETED & ONGOING: Presently, conversion of residential structures is monitored via the Plan-Check Process. In 2023, there were no conversions of residential homes to commercial uses. In fact, the most recent submittals are to facilitate the conversion of commercial structures into residential units.
H-2 - 2d: Pursue additional funding sources to augment the Ukiah Housing Trust Fund, creating a permanent source of funding for affordable housing.	Encourage the development of a variety of different types of housing. Facilitate the production of housing for all segments of the Ukiah population	Ongoing	COMPLETED & ONGOING: The City of Ukiah was awarded a ProHousing Designation by HCD in 2023. As a result of this designation, the City was eligible and applied for/was awarded $455,000 in Prohousing Incentive Pilot (PIP) funds and $517,061 in PHLA funds to facilitate Affordable Housing production and/or rehabilitation in the City.
H-2 - 2e: Continually engage with a variety of housing developers who specialize in providing housing to each economic segment of the community.	Facilitate the production of housing for all segments of the Ukiah population	Ongoing community and stakeholder outreach, occurring at least on a quarterly basis and continuing throughout the 2019-2027 planning period.	COMPLETED & ONGOING: City Staff continue to actively participate in the Inland Mendocino County Housing Action Team, which includes developers of residential homes. In 2023,Staff regularly communicated with project developers from Mendocino County and Northern California to engender interest in locating projects within the City.

H-2 - 2f: Amend the zoning code: Emergency Shelters, Transitional/Supportive Housing, Single Room Occupancy Housing and Manufactured/Factory Built Homes	Facilitate the production of housing for all segments of the Ukiah population	Complete draft Zoning Code amendments by December 30, 2020; secure adoption by June 30, 2021.	COMPLETE: Zoning Ordinance amendments adopted by the City Council (Ordinance 1216) on 9/1/2021.
H-2 - 2g: Facilitate the consolidation of smaller, multi-family parcels by providing technical assistance to property owners and developers in support of lot consolidation.	Facilitate the production of housing for all segments of the Ukiah population. Preserve at-risk housing units.	Present report to Planning Commission and City Council, with recommendations, by June 30, 2026.	ONGOING: In 2023, the City of Ukiah processed and subsequently approved parcel merger (#23-8285) to facilitate the construction of 72 units of multifamily housing in less than 14 days. This was accomplished by Community Development and Public Works Department Staff prioritizing review, providing technical assistance and processing the request at a reduced rate, demonstrating the ability to use existing policies to encourage the consolidation of parcels for infill development.
H-2 - 2h: Ensure capacity of adequate sites for meeting RHNA: (1) Update C1 and C2 Zones to allow by-right housing development, with objective design and development standards (2) Update the R-2 Zone to allow up to 15 dwelling units per acre instead of 14 dwelling units per acre (3) Update the C-N Zone to increase residential density and allow similar housing types as those allowed in R-2. (4) By-right housing program for select parcels.	Facilitate the production of housing for all segments of the Ukiah population	Develop objective design and development standards per schedule associated with Implementing Program 1e; pursue amendments to the Zoning Code as outlined above by June 30, 2021.	COMPLETE: Zoning Ordinance amendments including by-right housing development with objective design and development standards, increasing residential density in the C-N zone, and by-right housing for select parcels, adopted by the City Council (Ordinance 1216) on 9/1/2021. The Council adopted a Resolution to amend the General Plan to match the increase in density in the C-N Zone on 8/18/2021.
H-2 - 2i: Monitor residential capacity (no net loss). Proactively monitor the consumption of residential acreage to ensure an adequate inventory is maintained for the City's RHNA obligations.	Preserve at-risk housing units.	Ongoing, with annual reports to HCD and the City Council; develop and implement a project evaluation procedure pursuant to Government Code 65863, by June 30, 2021.	COMPLETED & ONGOING: No residential net loss was identified for the year 2023. The City has updated its vacant and underutilized inventory to ensure that there is adequate acreage to maintain the City's RHNA obligations.

H-2 - 2j: First Time Homebuyer Assistance	Expand affordable housing opportunities for first time homebuyers.	Ongoing	ONGOING: The City of Ukiah's first time homebuyer program is designed to provide assistance to eligible homebuyers in purchasing homes located within City limits. In 2021, first time homebuyer assistance was provided to two (2) households through a HOME award. In 2023, the City researched new funding opportunities to support the program.
H-2 - 2k: Collaborate with local service providers on addressing homelessness. Continue participation in the Mendocino County Continuum of Care.	Facilitate the production of housing for all segments of the Ukiah population, including those with special needs.	Ongoing	COMPLETED & ONGOING: The City continues to participate in the Mendocino County's Continuum of Care via multiple Departments, including the Ukiah Police Department and the City Manager's Office. Additionally, the City's Community Development Department meets bi-annually with leadership of the Ukiah Police Department, Ukiah Valley Fire Authority, and Building Bridges Homeless Services Center.
H2-2l: Review existing City processes for compliance with AB 2162.	Revise zoning codes/processes to allow supportive housing by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.	Complete review of existing City processes by June 30, 2020; revise zoning codes/processes by December 31, 2020	COMPLETED: Transitional housing, and supportive housing is allowed by-right in zones where multifamily and mixed uses are permitted. Ord. 1205 was adopted on August 5, 2020 addressing this goal and ensuring compliance with AB 2162.
H-2 - 2m: Housing Units Replacement Program	Ensure that adequate residentially designated land is available to accommodate the City's share of the Regional Housing Need. In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.	The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.	ONGOING: Displacement not identified in 2023, as all development was supplemental or occurred on vacant parcels.
H-2- 2n: Homeless Shelter Overlay District Evaluation. Evaluate the Homeless Shelter Overlay District to determine suitability for accommodating the identified number of homeless persons.	Facilitate the production of housing for all segments of the Ukiah population, including those with special needs.	Complete draft Zoning Code amendments by December 30, 2021; secure adoption by June 30, 2022	COMPLETE: Staff previously presented analysis to the Planning Commission, and determined that the current homeless shelter overlay district was adequate to meet the needs of unhoused individuals, including those with special needs.

H-3 - 3a: Research, review and amend the development standards in the zoning code for opportunities to maximize housing development.	Increasing maximum allowable height for new residential buildings; Increasing density; Reducing yard setbacks; Reducing minimum site area; Upzoning R-1 (Single-family Residential) and R-1-H (Single-family Residential- Hillside Combining) zoning districts to allow by-right and/or permit other residential building types and densities.	Complete draft policy by June 30, 2020	COMPLETE: Zoning Ordinance amendments including by-right housing development with objective design and development standards, increasing residential density in the C-N zone, and by-right housing for select parcels, adopted by the City Council (Ordinance 1216) on 9/1/2021. The Council adopted a Resolution to amend the General Plan to match the increase in density in the C-N Zone on 8/18/2021.
H-3 - 3b: Develop flexible parking policies for new residential development. The intent of this policy is to reduce parking requirements, especially in zoning districts that allow for lower-income housing developments.	Remove governmental constraints to infill housing development.	Complete draft policy by June 30, 2020	COMPLETE: Zoning Ordinance amendments including flexible parking policies were adopted by the City Council (Ordinance 1216) on 9/1/2021. In 2023, the City further amended parking regulations in for projects using Objective Design & Development Standards by reducing multi-family requirements per Ordinance No. 1234; Adopted - 10/18/23
H-3 - 3c: Explore other policies and regulations that facilitate new infill housing development. Produce report with recommendations and present to Planning Commission and City Council.	Encourage the use of density bonuses and provide other regulatory concessions to facilitate housing development.	Complete draft report by June 30, 2026	COMPLETED & ONGOING: Staff continues to research policies and regulations that facilitate new infill housing development. Staff encourages the use of density bonuses and provides other regulatory concessions to facilitate housing development, when appropriate.
H-3 - 3d: Facilitate improvements to permit processing to streamline housing development.	Remove governmental constraints to infill housing development.	Pre-application conferences ongoing; City processing procedures brochure developed by June 30, 2021	COMPLETED & ONGOING: Staff created a Housing Development Checklist (processing procedures brochure) for by-right housing development of duplexes, triplexes, 4-plexes and larger projects in 12/2021. These are currently available on the City website and via email upon request. It was also sent to known housing developers currently working with the City. In 2022, Danco Communities utilized these objective standards to facilitate development of Acorn Valley Plaza at 210 East Gobbi Street. Per Ordinance No. 1234 (Adopted - 10/18/23), Staff further removed governmental constraints to infill housing.
H-3 - 3e: Continue to apply the CEQA infill exemption to streamline environmental review.	Improve building and planning permit processing for residential construction.	Ongoing	ONGOING: Staff regularly applies and utilizes the CEQA infill exemption to streamline environmental review when appropriate.

H-3 - 3f: Review Site Development Permit and Use Permit Processes. Produce report for City Council analyzing processes and making recommendations for how to revise processes and/or Ukiah City Code such that project approval process is accelerated.	Remove governmental constraints to infill housing development. Improve building and planning permit processing for residential construction.	Report due to City Council by December 31, 2020; process and/or code improvements to be implemented immediately thereafter.	COMPLETED: Zoning Ordinance amendments, including by-right housing with objective design and development standards were adopted by the City Council on 9/1/2021 (Ordinance 1216) . These objective standards streamline both the Site Development Permit and Use Permit processes. In 2023, Danco Communities utilized these objective standards to facilitate development of Acorn Valley Plaza at 197 & 199 East Gobbi Street
H4- 4a: Continue to collaborate with the Ukiah Police Department and property owners and managers to keep housing safe. Support the Crime Prevention through Environmental Design standards through continued referral of residential new construction projects to the Ukiah Police Department.	Continue to implement effective crime prevention activities.	Ongoing	ONGOING: The Community Development Department continues to collaborate with the Ukiah Police Department (UPD), as the UPD reviews all housing project applications as a part of the Department's referral process and regularly makes comments. Comments from UPD are derived from the UPD's Crime Prevention Through Environmental Design strategy.
H4- 4b: Continue to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development (HUD).	Promote fair housing practices in the sale or rental of housing with regard to race, color, national origin, ancestry, religion, disability/ medical conditions, sex, age, marital status, familial status, source of income, sexual orientation/gender identify, or any other arbitrary factors.	Ongoing	ONGOING: No complaints received in 2023, but the City remains cognizant of this objective.
H4- 4c: Develop project referral procedural for referral of all proposed General Plan amendments to the appropriate military office for review and comment. Revise the planning permit application form to include this step of referral.	Promote well-planned and designed housing opportunities and projects for all persons.	Develop referral procedure and revise planning permit application form by December 31, 2019; implement on January 1, 2020.	COMPLETED: In determining the impact of new growth on military readiness activities, information provided by military facilities shall be considered. The City shall address military impacts based on information from the military and other sources. All amendments to the Ukiah General Plan, and large development projects shall be sent to military referral entities. A request for review is sent to these contacts prior to determination of project’s completeness, so that any requests for additional information or conditions may be integrated into the project in a timely manner. In 2022, the City utilized this referral procedure to provide notice to appropriate military offices on October 18, 2022 for the City's 2040 General Plan.

H5-5a: Maintain a housing resources webpage.	Assume a leadership role in the development of all types of housing in the community.	Updated regularly, as new and relevant information is available.	COMPLETED & ONGOING: The Housing Services Division is responsible for administering the City's federal, state, and local housing, and community development programs to improve and expand the City's housing stock, especially for low- and moderate-income residents, seniors, and those with special needs. In 2022, the City created a Housing Services webpage. In 2023, the City featured its Housing Rehabilitation Program, Ukiah Housing Trust Fund, and the Community Development Block Grant (CDBG) Program on the webpage, along with other housing resources available to residents and developers in Mendocino County and Ukiah.
H5-5b: Complete the update of the 2020 Sphere of Influence, Municipal Service Review, and Ukiah 2040 General Plan. Include an annexation policy.	Pursue annexation efforts that lead to an orderly expansion of growth, where services are adequate for future residential development.	2020 - Sphere of Influence and Municipal Service Review; 2021- Ukiah 2040 General Plan.	COMPLETED & ONGOING: On December 9, 2022, Mendocino County LAFCo adopted the City's Municipal Service Review and Sphere of Influence Update. On September 11, 2023, at their regular Commission Meeting, the City of Ukiah's request to annex City-Owned parcels in unincorporated Mendocino County (A-2021-01) was approved. The approved annexation included 16 parcels, totaling approximately 450 acres.
H5-5c: Work collaboratively with stakeholder jurisdictions for opportunities to lessen or remove development constraints and update the housing plan accordingly.	Remove governmental constraints to infill housing development. Improve building and planning permit processing for residential construction.	Ongoing, at least on an annual basis	ONGOING: In 2023, Staff worked collaboratively with the County, as well as other jurisdictions, on opportunities to lessen or remove development constraints. In particular, Staff focused on progressing a master tax share agreement to streamline future annexation efforts.

2023 UKIAH Housing Element Annual Progress Report

TABLE E - Commercial Development Bonus Approved pursuant to GC Section 65915.7

No Data Available

2023 UKIAH Housing Element Annual Progress Report

TABLE F - Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(2)

	Affordability by Household Incomes (Units that DO NOT count towards RHNA)				
Activity Type	**Extremely Low-Income**	**Very Low-Income**	**Low-Income**	**Total Units**	**Description of Activity**
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Mobilehome Park Preservation	0	0	0	0	
Total Units by Income	**0**	**0**	**0**	**0**	

	Affordability by Household Incomes (Units that DO count towards RHNA)				
Activity Type	**Extremely Low-Income**	**Very Low-Income**	**Low-Income**	**Total Units**	**Description of Activity**
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Mobilehome Park Preservation	0	0	0	0	
Total Units by Income	**0**	**0**	**0**	**0**	

2023 UKIAH Housing Element Annual Progress Report

TABLE G - Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of (CCR Title 25 6202)

No Data Available

2023 UKIAH Housing Element Annual Progress Report

TABLE H - Locally Owned Surplus Sites (CCR Title 25 6202)

No Data Available

2023 UKIAH Housing Element Annual Progress Report

LEAP Reporting (CCR Title 25 6202)

Total Award Amount	**65,000.00**				
Task	**$ Amount Awarded**	**$ Cumulative Reimbursement Requested**	**Task Status**	**Other Funding**	**Notes**
Update Historic Structure Policy	19,900.00	19,000.00	In Progress	None	Ordinance Amendment Drafted; Tentative Hearings - 04/24 - 06/24.
Facilitate Lot Consolidation	14,900.00	2,500.00	Completed	None	Ordinance No. 1237; Adopted - 02/21/24
New Infill Housing Policy	16,200.00	2,500.00	Completed	None	Ordinance No. 1234; Adopted - 10/18/23
Electronic Permit System Plan	14,000.00	40,100.00	In Progress	None	Contract Awarded; Implementation Plan Developed; Soft-Launch Completed; Fully-Operational by 03/01/24

CITY OF UKIAH
2040 GENERAL PLAN
ANNUAL PROGRESS REPORT
2023

Prepared by
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

Date of City Council Review: **MARCH 6, 2024**

Governor's Office of Planning and Research State Clearinghouse
2023 City of Ukiah
Annual Progress Report (APR) Memorandum

Purpose of the APR: The Governor's Office of Planning and Research State Clearinghouse APR provides local legislative bodies and the public with information regarding the implementation of the General Plan for their city or county. These APRs also inform the public of the progress in meeting identified community's goals.

City Council Review Date: The 2023 Office of Planning & Research APR was presented to the Ukiah City Council on March 6, 2024 for their review and acceptance.

2040 General Plan Adoption Date: On December 7, 2022, the City Council adopted a resolution adopting the 2040 General Plan (Resolution No. 2022-79), as well as a Resolution certifying the EIR, adopting the Findings of Fact and Statement of Overriding Considerations, and approving the Mitigation Monitoring Reporting Program (Resolution No. 2022-78); (State Clearinghouse No. 2022- 050556). The City's 6th Cycle Housing element was adopted by the Ukiah City Council on October 23, 2019, and subsequently certified by the California Department of Housing and Community Development on December 5, 2019.

Introduction: On behalf of the City of Ukiah, as we reflect on the past year, there is a lot to be proud of in the Ukiah Valley. The City is busy at work building, reinforcing, and expanding on the foundations that make our community a great place to live, work, invest, and visit.

We are investing wisely in community priorities in a way that benefits Ukiah today AND positions us well for the future. Here are a few of our achievements from the past year that implement our 2040 General Plan, and our priorities for moving forward into 2024 and beyond.

We are responding responsibly to water challenges, keeping our community resilient against drought:

- Ukiah's work to put into place "Structural Conservation" methods, such as our investment in the recycled water facility and infrastructure, allowed us to scale our water efficiency tools as needed.
- In 2023, City of Ukiah received a $53.7 million grant to expand the recycled water capacity to include serving more local schools and parks. Ukiah also celebrated the significant milestone of recycling one billion gallons of water through its state-of-the-art water recycling facility. Use of recycled water infrastructure reduces demand on Russian River from 3,000 AFY to 300 AFY and helps to ensure that almost 90% of the water used by Ukiah is replenished back into the water basin.
    - ***Goal PFS-1****. To maintain a safe and adequate water system to meet the needs of existing and future development.*
    - ***PFS-1.5 Recycled Water Project.*** *The City shall explore the potential expansion of the Recycled Water Project to provide non-potable water to areas of large-scale urban irrigation, such as Todd Grove Park and the golf course.*

- ***PFS-1.6 Reduce Reliance on the Russian River.*** *The City shall continue to support the reduction on the reliance of surface water from the Russian River as a water source to serve the community.*

- In coordination with the Upper Russian River Water Agency (URRWA), the City of Ukiah continues to work for the consolidation of Ukiah Valley's water. Through consolidation the region would be provided economies of scale that keep rates affordable and ensure a reliable long-term water supply for all land uses by sharing resources to create a unified approach to water resiliency.

    - ***PFS-1.3 Consolidation of Water Districts.*** *The City shall support the consolidation of water districts as part of future annexations to establish efficient services and ensure adequate water supply and delivery*.

We have successfully delivered significant transportation improvements.

- Across the city, we have been implementing major street improvements, making it safer to travel by foot, car, or bike. Our approach has been to invest in holistic improvements that will stand the test of time, rather than implement a patchwork of short-term fixes. In 2023, the Clara Avenue Reconstruction project was completed. That project consisted of water and sewer utility replacement, improvements to ADA access, enhanced pedestrian crossings, sidewalk additions/repairs, reconstruction, and striping of the roadway. It was made possible because the City was in a strong financial position and able to secure bond funding. For example, through Measure Y, the City is able to leverage bond funds with matching grants from California Department of Transportation to do major projects.

    - ***MOB-1*** *To provide a citywide network of complete streets that meet the needs of all users, including pedestrians, bicyclists, motorists, transit, movers of commercial goods, children, seniors, and persons with disabilities.*

- In 2023, the City received a $228,400 grant from the California Department of Transportation to facilitate a multimodal study that will identify, analyze, and propose enhancements to the vehicular, pedestrian, and bicycle network along the School Street corridor from Clay Street to Henry Street, including streetscape improvements. This study will identify improvements needed to make the downtown shopping core a safer and more functional north-south transportation corridor and will lead to safer travel facilities for all modes – vehicles, bicyclists, and pedestrians, as well as an improved and beautified streetscape and enhanced local shopping district.

    - ***MOB-1.2 Multi-modal Access****. The City shall require that all new development and redevelopment projects include provisions for multi-modal access provisions such as pedestrian and bicycle facilities, and vehicle and transit where relevant.*

- Additionally, the Public Works Department commenced the Downtown Streetscape - Phase 2. This effort is a continuation of the Downtown Streetscape project that replaced utilities and renovated

the street and pedestrian right-of-way facilities along State Street from Mill Street to Henry Street. Phase 2 aims to expand and continue existing Streetscape features from Henry Street to Norton Street and from Mill Street to Gobbi Street, with a pavement overlay continuing to Cherry Street. The project includes the replacement of water and sewer utilities, underground electrical, pedestrian bulb-outs, landscaping features, new trees and streetlights, lane reduction, and improved traffic signals.

- ***Goal LU-3.*** *To improve and enhance the appearance and vibrancy of Downtown Ukiah to create a high-quality place for residents, businesses, and visitors.*
- ***Policy LU 11.5*** *- The Public Works Department shall establish public design standards for street furniture and landscaping that enhance the streetscape and general fabric of the City. (Source: Existing Program CD-12.1a)*

We successfully completed the City's first annexation since 1988:

- On September 11, 2023, at their regular Commission Meeting, the City of Ukiah's request to annex City-Owned parcels in unincorporated Mendocino County (A-2021-01) was approved. The annexation included 16 parcels (totaling approximately 450 acres), all of which were acquired by the City for public purposes, beginning with the now closed Ukiah Landfill in 1955.

  - ***Goal LU-7*** *To ensure the orderly and timely growth and expansion of the City*

- In 2023, the City in conjunction the City's efforts to annex the 'Western Hills's, the Community Services Department, in conjunction with the Public Spaces Commission developed a management plan designed to protect the conservation values of the Western Hills Watershed Protection Area while providing the opportunity for the future development of recreational, educational, and utility support opportunities that are compatible with protection of natural resources. This document is intended to provide guidance for balancing multiple goals.

  - ***Goal ENV-4.*** *To conserve and protect the city's natural woodlands and water resources for future generations*

We continue to improve regulations to encourage the development of new housing:

- On October 18, 2023, the City Council adopted an ordinance amending various sections of Ukiah City Code to further update the City's existing objective design and development standards for new multi-family residential construction. The amendment incorporated General Plan objectives, such as allowing for 'Foodscaping', clarified existing regulations such as parking standards, and allowed for development flexibility, as necessitated by site or building constraints. These modifications further the City's efforts to streamline the entitlement process to encourage infill multi-family and mixed-use development projects. The City's objective design and development standards were essential in facilitating the development of the 72-unit Acorn Valley Plazza at 197 & 199 East Gobbi Street.

- ***Goal H-2.*** *Expand housing opportunities for all economic segments of the community, including special needs populations.*
- ***Goal H-3.*** *Remove governmental constraints to infill housing development.*

We continue to expand child care and community recreation options:

- The City continues to increase access to sports, classes and activities run by the Community Services Department by expanding the number of special events, recreation classes, youth/adult sports, Summer Safari Day Camp, Ukiah on Ice, as well as senior programs.

  - ***Policy PFS-12.2 Expansion of Recreational Amenities and Programs.*** *The City shall expand amenities and recreational programs in parks and recreational facilities that accommodate a variety of ages and address the needs of families.*

- The City continues to partner with the Ukiah Unified School District to increase capacity and improve the activities offered for their After School Education and Safety (ASES) Programs at five (5) elementary school sites (Oak Manor, Yokayo, Nokomis, Frank Zeek and Calpella). The City is considered the largest employer of youth within the Ukiah Valley and potentially Mendocino County.

  - ***Policy PFS-11.2 Joint-Use Facilities****. The City shall partner with Mendocino County and the Ukiah Unified School District to provide joint-use facilities.*

We have implemented fire mitigation measures that will protect our community against increasingly threatening fire seasons.

- Along with the beauty provided by our valley's rolling hills and abundance of trees comes the annual threat of wildfires. As a result of proactive actions, wise allocation of resources, and a strong network of collaboration, the Ukiah Valley is more prepared than ever to protect our region from the increasing threat of wildfires. In 2023, the City and the Ukiah Valley Fire Authority (UVFA) contracted with Pano AI, a company that provides fire jurisdictions real-time intelligence and situational awareness, to install four AI cameras to detect and report smoke around the Ukiah Valley.

  - ***Goal SAF-5.*** *To minimize wildland fire risk to protect life and property.*

- In 2023, with the use of funds received as a part of a Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant, the City of Ukiah began to reduce the fuel load along critical electric utility line corridors on the west side of the City and underground more than 1.5 miles of existing overhead wires and equipment in the same area.

  - ***Goal PFS-7 To ensure a safe and resilient utility and infrastructure system.***

- ***Policy PFS-6.2 Undergrounding Utilities.*** *The City shall encourage the conversion of overhead transmission and distribution lines to underground as economically feasible.*
- ***PFS-7.2 Vegetation Clearance.*** *The City shall require vegetation clearance and tree trimming adjacent to transmission and distribution lines and other critical electrical infrastructure.*

Protecting public safety remains a top priority.

- We are using technology to fight crime. License plate scanning cameras have been installed at entryways to the city. The cameras integrate into a network of crime-fighting software and databases that help resolve Amber Alerts, recover stolen or vehicles otherwise flagged by law enforcement.

  - ***Goal PFS-10.*** *To provide high-quality public safety and crime reduction services to maintain a safe and secure community.*

- In 2023, the City announced that Cedric Crook, a 25-year local law enforcement veteran, as the new permanent Ukiah Police Chief, and continues to hire new officers. From the 212th Police Academy, two (2) new hires commenced field training narrowing the number of existing vacancies.

  - ***PFS-10.1 Police Staffing.*** *The City shall prioritize the maintenance of Police Department staffing levels in line with community needs.*

- We have also improved emergency response. The Ukiah Valley Fire Authority has increased staffing and resources to improve emergency medical response across the Ukiah Valley. This has resulted in lower response times for residents and improved outcomes.

  - ***Policy PFS-9*** *To maintain effective, fast, and dependable fire protection and emergency medical response in Ukiah.*

We continue to promote a strong local economy by improving critical infrastructure, including water, transportation, and renewable energy.

- The City Council entered approved an MOU to work with Chargepoint, a company providing electric vehicle (EV) charging stations, to facilitate the installation of one "hub" location and four "spoke" locations. The hub site will have four DC fast charging ports and two level 2 charging ports. The spoke locations will have ten level 2 charging ports. Staff is presently evaluating suitable locations with appropriate infrastructure to compliment the City's existing array of public and private EV charging stations.

  - ***MOB-5.2 Support for Charging Stations.*** *The City shall support the provision of charging stations for electric vehicles, as well as other types of vehicles, as new technologies emerge.*

Generally, we are prioritizing initiatives that improve our residents' quality of life, and the sample of items included in this report are but just some of the City's efforts to implement our recently adopted General Plan. We are working well with regional partners, like the Ukiah Valley Fire Authority, Ukiah Valley Sanitation District, and the multitude of local and regional water agencies to improve efficiencies, ensure the reliable and affordable delivery of municipal services, and continue to strengthen the foundations that support work and play.

We are keeping the lights on with an increasing reliance on sustainable energy sources; we are keeping the water flowing while doing our part with structural conservation measures; we are taking steps in advance to reduce the risk of fire or service disruption; we are rebuilding infrastructure with a focus on long term efficiency, all while providing affordable, reliable, high quality local services.

At the same time, our quality of life locally is something to be protected, celebrated, and continuously prioritized.

Jesse Davis, Chief Planning Manager

Enclosed: City of Ukiah 2040 General Plan - Appendix A

A Appendix A | Goals, Policies, and Implementation Programs

Appendix A | Goals, Policies, and Implementation Programs

Section	Title	Page
A.1	Land Use Element	3
A.2	Economic Development Element	12
A.3	Mobility Element	16
A.4	Public Facilities, Services, and Infrastructure Element	22
A.5	Environment and Sustainability Element	28
A.6	Safety Element	36
A.7	Agriculture Element	48
A.8	Housing Element (2019-2027)	51

A.1 Land Use Element

GOALS AND POLICIES

Residential

LU-1 To provide a variety of housing types that offer choices for Ukiah residents and create complete, livable neighborhoods.

LU-1.1 Existing Neighborhoods. The City shall maintain and enhance the quality of existing residential neighborhoods, ensuring adequate public facilities such as parks, streets, water supply, and drainage.

LU-1.2 Connectivity. The City shall encourage new residential development to incorporate design features that promote walking and connectivity between blocks.

LU-1.3 Neighborhood Infill. The City shall encourage objectively designed infill developments that enhance neighborhood quality and respond to community input in the planning and design of infill projects or non-residential, neighborhood-serving uses.

LU-1.4 High-Density Residential Uses. The City shall encourage new high-density residential development to locate in areas close to services and transit.

LU-1.5 Existing Neighborhoods. The City shall encourage all new multi-family residential development to comply with objective design and development standards.

Mixed-Use

LU-2 To encourage mixed-use development projects that create vibrant, walkable districts.

LU-2.1 Downtown Mixed-Use. The City shall encourage mixed-use development to locate within the Downtown. Such developments include housing, retail commercial, offices, open space, and other compatible uses. This development pattern should create vibrant, walkable areas, rather than non-pedestrian friendly strip retail developments along downtown corridors.

LU-2.2 Compatibility with Adjacent Uses. The City shall require new mixed-use development to be compatible with adjacent land uses, particularly residential uses, through site and architectural design techniques that establish transitions between uses and minimize negative impacts.

LU-2.3 Mixed-Use Design. The City shall require new mixed-use development to limit the number of access driveways, minimize building setbacks, and provide public ground floor spaces adjacent to sidewalks.

LU-2.4 Pedestrian Orientation. The City shall require new mixed-use and commercial developments with street or bike route frontage to include amenities that connect and create a comfortable environment for walking, sitting, and socializing.

LU-2.5 Live/Work. The City shall encourage mixed-uses in appropriate non-residential or existing mixed-use areas, facilitate the adaptive reuse of otherwise obsolete structures, and promote the growth of the arts and small business ventures in the community by allowing combined workspace and living quarters in appropriate buildings in commercial or industrial zoning districts.

Downtown

LU-3 To improve and enhance the appearance and vibrancy of Downtown Ukiah to create a high-quality place for residents, businesses, and visitors.

LU-3.1 Downtown Activities and Functions. The City shall maintain the Downtown as a center for shopping and commerce, social and cultural activities, and government and civic functions.

LU-3.2 New Downtown Development. The City shall ensure new development in the Downtown is compatible with existing uses and enhances the character of the area.

LU-3.3 Downtown Arts Entertainment. The City shall encourage private-sector investment in Downtown to transform it into a safe, vibrant, and prosperous arts and entertainment district that offers enhanced shopping, dining, recreational, and cultural experiences and events for residents, families, and visitors.

LU-3.4 Downtown Pedestrian Improvements. The City shall work with public agencies and private entities to create a safe, convenient, and pleasant pedestrian environment that supports the continued revitalization of the Downtown area. Improvements could include pedestrian-oriented amenities such as lighting, wider sidewalks, clearly marked pedestrian crossings, benches, landscaping, signage, sidewalk seating areas, and public art.

LU-3.5 Downtown Parking. The City shall prepare and implement a Downtown parking plan that provides enough parking downtown to support area businesses while maintaining a pedestrian-friendly environment.

Commercial

LU-4 To encourage the growth and development of retail, office, service, and entertainment uses in Ukiah to provide jobs, support City services, and make Ukiah an attractive place to live.

LU-4.1 High-Quality Building Design. The City shall encourage distinctive and high-quality commercial building design and site planning that respects the character of Ukiah.

LU-4.2 Commercial Center Design. The City shall require new commercial centers to incorporate standards of site design, construction, buffering, and screening when located adjacent to residential neighborhoods.

LU-4.3 Clustering Commercial Uses. The City shall encourage new commercial uses to group into clustered areas or centers containing professional offices, retail sales and services. New commercial clusters shall be located at the intersections of major thoroughfares and exclude “strip” commercial.

LU-4.4 Commercial Property Landscaping. The City shall require that landscaping on commercial properties be well maintained and encourage those commercial properties currently without landscaping to provide landscaping.

LU-4.5 Pedestrian Access to Commercial Uses. The City shall support convenient and direct pedestrian access to commercial uses that are located adjacent to residential areas.

Industrial

LU-5 To encourage, facilitate, and support the development of new employment and industrial uses and retention of existing industry to ensure compatibility with existing surrounding uses and planned uses.

LU-5.1 Industrial Park Development. The City shall encourage the development of well-designed industrial park areas to attract new light industrial development to Ukiah.

LU-5.2 Industrial Design standards. The City shall ensure that new industrial developments contribute to the overall attractiveness of the community through appropriate site design, architectural design, and landscaping.

LU-5.3 Screening Industrial Areas. The City shall require the screening of loading areas and open storage areas so that they are not visible from major roads.

Hillside Areas

LU-6 To preserve the natural character of hillside development areas.

LU-6.1 Natural Features. The City shall require development to preserve outstanding natural physical features, such as the highest crest of a hill, natural rock outcroppings, major tree belts, and water features.

LU-6.2 Hillside Development. The City shall require new development in hillside areas to minimize grading to retain a natural hillside setting. The City shall encourage clustered dwelling units in hillside areas and roadways to be designed to preserve the ecological and scenic character of the hillsides.

LU-6.3 Open Space Access. The City shall encourage new hillside developments to provide public access (as appropriate) to adjacent greenways, open space corridors, trails, and parks if development is proposed adjacent to such facilities.

Development Pattern

LU-7 To ensure the orderly and timely growth and expansion of the City.

LU-7.1 Development Pattern. The City shall ensure an orderly, contiguous development pattern that prioritizes infill development, phases new development, encourages compactness and efficiency, preserves surrounding open space and agricultural resources, and avoids land use incompatibilities.

LU-7.2 Annexations. The City shall support property owners and applications that seek to annex adjoining unincorporated land within the City's Sphere of Influence where the City determines it to be in residents' interests to do so, to promote orderly development, to implement General Plan goals, and if the annexation would improve the fiscal health of the City, provide a more efficient delivery of municipal services to the area, and/or create a more logical City boundary. The City shall consider annexation of lands outside of the SOI but within the Planning Area if the City and all local agencies with relevant jurisdiction, arrive at an agreement ensuring adequately compensated for the costs it will incur due to development in its Planning Area.

LU-7.3 Annexation Considerations. The City shall consider the following factors when reviewing annexation proposals:

a. Availability of public services and facilities;

b. Proximity to existing urban development;

c. Existing agricultural uses;

d. Fiscal impacts on City finances;

e. Potential economic benefits;

f. Regional housing needs; and

g. Public health and safety.

LU-7.4 Required Public Facilities and Services. The City will support annexation of land for new development only if public services and facilities meeting City standards are available or plans are in place demonstrating their availability in the near future.

LU-7.5 Agriculture and Annexation. The City shall discourage urban development of unincorporated land in the City's Sphere of Influence until such lands are annexed by the City. The City shall support County land use regulations that require minimum lot sizes to protect the viability of local agriculture and to prevent the development of incompatible or undesirable land use patterns prior to eventual annexation and urbanization.

LU-7.6 Fair Share Housing Needs Reduction. The City shall amend the Housing Element as a condition of annexation of residential lands from the County, to increase the City's housing fair share by the number of needed housing units the County is surrendering.

LU-7.7 County Housing Needs. The City shall give consideration to the County's regional "fair share" housing needs when reviewing applications for new development within the City's Planning Area.

LU-7.8 Legal Non-conforming Uses. The City shall allow the continued use of legally existing non-conforming land uses in conformance with approved permits.

Growth Management

LU-8 To promote growth and development practices that improve quality of life, protect open space, natural and historical resources, and reduce resource consumption.

LU-8.1 Contiguous Development. The City shall strongly discourage new development that is not contiguous with existing urban development.

LU-8.2 Protection of Agricultural Areas. The City shall support the long-term economic viability of agriculture and agri-tourism and encourage landowners with land in agricultural production to undertake succession planning or agricultural preservation, as appropriate.

LU-8.3 Infill Development. The City shall encourage population and employment growth toward infill development sites within the city.

LU-8.4 Reuse of Underutilized Property. The City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth.

LU-8.5 Historic Preservation. The City shall strive to preserve residential and commercial structures of historic value to the community.

LU-8.6 Historic Resource Maintenance. The City shall encourage property owners to maintain these structures in accordance with local, state and federal standards.

Missing Middle Housing

LU-9 To provide opportunities for housing that can accommodate the needs, preferences, and financial capabilities of current and future residents in terms of different housing types, tenures, density, sizes, and costs.

LU-9.1 Mixed Residential Neighborhoods. The City shall encourage creation of mixed residential neighborhoods through new and innovative housing types that meet the changing needs of Ukiah households and expand housing choices in all neighborhoods. These housing types include, but are not limited to, single dwelling units, multi-family dwelling units, accessory dwelling units, small and micro units, use of pre-fabricated homes, and clustered housing/cottage housing.

LU-9.2 Housing Types and Designs. The City shall support housing types and designs that increase density while remaining consistent with the building scale and character present in existing neighborhoods. This includes multi-family units or clustered residential buildings that provide relatively smaller, less expensive units within existing neighborhoods.

LU-9.3 Adaptation of Existing Residential Units. The City shall encourage the adaptation of existing residential units to support multi-family use.

Special Planning Areas

LU-10 To assure coordination and consistency with special planning areas.

LU-10.1 Downtown Zoning Code. The City shall update the Downtown Zoning Code to assure consistency with the General Plan goals, policies, and land use designations.

LU-10.2 Ukiah Valley Community. The City shall recognize that the Ukiah Valley is one community and foster collaborative decision-making between the City, county, and other public agencies.

LU-10.3 Ukiah Valley Area Plan. The City shall coordinate with Mendocino County to assure consistency with the Ukiah Valley Area Plan goals and policies.

LU-10.4 Ukiah Airport Master Plan. The City shall periodically update the Ukiah Airport Master Plan to reflect changing airport needs, aircraft type and use, and new noise and safety standards.

LU-10.5 Ukiah Municipal Airport Land Use Compatibility Plan. The City shall require new development within each airport zone that conforms to the height, use and intensity specified in the land use compatibility table of the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP).

LU-10.6 Mendocino County Airport Land Use Commission. As required within the UKIALUCP, the City shall refer new development projects in the Ukiah Airport area of influence to the Mendocino ALUC for review and comment.

Community Character and Design

LU-11 To ensure high-quality site planning, landscaping, and architectural design for all new construction, renovation, or remodeling.

LU-11.1 Commercial Character. The City shall update and maintain objective commercial design standards for all commercial land use designations, to enhance community character and encourage economic development.

LU-11.2 Gateways. The City shall establish key gateways to Ukiah through landscape design, appropriately-scaled signage, and building form, and historic themes to create a unique sense of place.

LU-11.3 Neighborhood Character. The City shall ensure that Zoning Code standards and design guidelines are reflective of neighborhood character and land use intensity, complement views from US 101.

LU-11.4 Public Buildings and Spaces. The City shall ensure that all new public buildings and places are consistent with City design review guidelines and standards, designed to be attractive, safe, and serve the neighborhood needs, and conform to standards similar to those applied to private development.

LU-11.5 Public Street Furniture. The Public Works Department shall establish public design standards for street furniture and landscaping that enhance the streetscape and general fabric of the City.

LU-11.6 Public Art. The City shall encourage the installation of public art and identify permanent funding mechanisms to support new installations and maintenance.

LU-11.7 Sign Regulations. The City shall update the Zoning Code sign provisions to incorporate a consistent program for new signs to simplify the signage process.

LU-11.8 Tree Preservation. The City shall encourage the preservation of trees on public and private property. Priority should be given to the preservation of trees considered significant due to their size, history, unusual species or unique quality.

LU-11.9 Historic Preservation and Restoration. The City shall encourage restorative maintenance to deteriorated buildings, particularly in Downtown, and restrict the demolition of historically and/or architecturally significant buildings to accommodate new development. The City shall encourage adaptive re-use of historic structures to maintain their historic character while supporting economic development.

LU-11.10 Water Efficient Landscaping. The City shall ensure that Zoning Code landscape standards and design guidelines reflect the most current water efficient landscape standards that include native, adaptive, and drought resistant vegetation, as well as provisions for street canopies and streetscape enhancement.

Environmental Justice

LU-12 To ensure that land use decisions do not adversely impact disadvantaged individuals and groups differently than the population as a whole.

LU-12.1 Fair Treatment and Meaningful Involvement. The City shall provide for the fair treatment and meaningful involvement in respect to the development and review of land use decision and policies for all people regardless of income, race, color, or national origin.

LU-12.2 Disproportionate Land Use Impacts. The City shall evaluate and avoid, reduce, or mitigate disproportionate adverse health and safety impacts of land use decisions on identified disadvantaged communities.

LU-12.3 Coordination on Siting of Utilities . The City shall coordinate with utility providers in the siting, site layout, and design of gas and electric facilities, including changes to existing facilities, to minimize environmental, and safety impacts on disadvantaged communities.

LU-13 To ensure that all community members have equal access to healthy foods, education, green spaces, and medical services.

LU-13.1 Access to Community Resources. The City shall identify and address gaps in access to residential, commercial, recreation, natural open spaces, and public resources, and ensure these community resources are accessible to all, regardless of income, race, color, or national origin.

LU-13.2 Equitable Capital Improvements. The City shall promote equitable investment in capital improvements City-wide.

LU-13.3 Public Assistance Collaboration. The City shall support non-profit organizations and public agencies which provide assistance to the homeless and access to healthcare, rental assistance and food assistance, and other poverty alleviating programs and services.

LU-14 To develop, implement, and enforce policies to ensure access to safe and sanitary housing throughout the community.

LU-14.1 Code Enforcement**.** The City shall prioritize code enforcement for rental housing in disadvantaged communities to assure safe, sanitary housing.

LU-14.2 Clean and Safe Drinking Water. The City shall ensure access to clean and safe drinking water for all community members.

LU-15 To promote meaningful dialogue and collaboration between members of disadvantaged communities and decision-makers to advance social and economic equity.

LU-15.1 Community Input. The City shall continue to facilitate opportunities for disadvantaged community residents and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout the public review process.

LU-15.2 Communication Channels. The City shall continue to improve communication channels and methods for meaningful dialogue between community members and decision-makers. The City shall also continue to share public information across a variety of media, technological, and traditional platforms, and languages based upon the demographics of the community.

LU-15.3 Public Engagement. The City shall hold special meetings, workshops, and other public engagement opportunities at times and locations that make it convenient for disadvantaged community members to attend, particularly stakeholders who are the most likely to be directly affected by the outcome.

LU-15.4 Translation Services. The City will continue to evaluate the need for the provision of translation services, to the extent feasible, in conveying important information to the community.

General Plan Use and Maintenance

LU-16 Promote the effective use and implementation of the General Plan Land Use Map.

LU-16.1 Land Use Map. The City shall maintain and implement a Land Use Map describing the types of allowed land uses by geographic location and the density of allowed uses within each designation.

LU-16.2 Land Use Designations. The City shall apply the land use designation specific parcels of land as designated on the General Land Use Map (Figure 2-1), even if a parcel does not meet other criteria specified in the General Plan.

LU-16.3 Zoning Designations. The City shall ensure that zoning designations are consistent with the General Land Use Map (Figure 2-1).

LU-16.4 Five-year General Plan Review. The City shall conduct a technical review of the General Plan every five years and revise and update as necessary to assure compliance with State law and responsiveness to current City needs.

Implementation Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A Downtown Pedestrian Improvements The City shall, in collaboration with interested public agencies and downtown businesses, prepare a study of potential sidewalk and streetscape improvements, including lighting, wider sidewalks, clearly marked pedestrian crossings, benches, landscaping, signage, sidewalk seating areas, and public art, to create a safe, convenient, and pleasant pedestrian environment Downtown.	LU – 3.4	Public Works		■			

	Implementation Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
B	**Downtown Parking Plan** The City shall prepare and implement a Downtown parking plan that provides enough parking downtown to support area businesses while maintaining a pedestrian-friendly environment. The City will collaborate with other public agencies, Downtown businesses, and the Chamber of Commerce to identify parking deficiencies, consider alternatives, and prepare a comprehensive parking strategy.	LU – 3.5	Public Works Community Development		■			
C	**Housing Element Amendments to Address Annexation-related RHNA Changes** The City shall amend the Housing Element in conjunction upon the annexation of any County land designated for residential uses and identified in the Mendocino County Housing Element as satisfying a portion of the County's RHNA. The City Housing element amendment will increase the City's RHNA by a commensurate amount. The City shall coordinate any proposed amendment in advance with the Mendocino Council of Governments and the California Department of Housing and Community Development to assure the amendment is acceptable to both agencies.	LU – 7.6	Community Development					■
D	**City Gateway Design Standards** The City shall prepare gateway design standards for all City gateways, The standards will address landscape design and materials, signage, building form, and historic themes that create a unique sense of place.	LU – 11.2	Community Development Public Works	■				

	Implementation Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
E	**Zoning Code Amendments** The City shall amend the Zoning Code to address the following topics: • Downtown Zoning Code and Design Guidelines; • Commercial Design standards that address neighborhood character and compatibility, including materials, siting, scale, and landscaping; • Sign regulations; • Water efficient landscape standards; • Historic Structure Preservation; and • Zoning districts and map consistency with the 2040 Land Use Diagram.	LU – 10.1 LU – 11 LU – 11.7 LU – 11.10	Community Development	■				
F	**Ukiah Municipal Airport Land Use Compatibility Plan** The City shall review every five years and update as necessary the Ukiah Municipal Airport Land Use Compatibility Plan. The review and potential update shall consider changing airport facility and aviation needs, new aircraft types, and new noise and safety standards.	LU – 10.4 LU – 10.5 LU – 10.6	Airport		■	■		■
G	**Design Standards** The City shall update the Commercial Design Guidelines to establish design standards for street furniture and streetscape landscaping.	LU – 11.1 LU – 11.4 LU – 11.5	Community Development	■				

H	**Five Year General Plan Review** The City shall conduct a technical review of the General Plan every five years and revise and update as necessary to assure compliance with State law and responsiveness to current City needs.	LU – 16.4	Community Development		■	■		
I	**Annexation Guide.** The City shall develop, maintain, and make publicly-available a City of Ukiah Annexation Guide that includes an annexation applicant's responsibilities, the requirements for environmental review, requirements for development plans, and fees associated with applications for annexation.	LU – 7.2	Community Development		■			

A.2 Economic Development Element

GOALS AND POLICIES

ED-1 To be a key partner with other agencies and organizations to achieve the City's and the region's economic goals.

ED-1.1 Interagency Coordination. Coordinate with local agencies, jurisdictions, and tribes; and other groups and organizations working to promote Ukiah's economic development.

ED-1.2 Economic Initiatives. The City shall support regional economic initiatives and marketing activities by actively participating in economic development programs.

ED-1.3 Public /Private Partnerships. The City shall support and encourage public/private partnerships and other efforts to implement key development projects that meet the City's economic development goals.

ED-1.4 Economic Development Strategy. The City shall prepare and periodically update an Economic Development Strategy, which shall be used as an operational guide to implement the economic development goals, policies, and programs of the General Plan.

ED-2 To promote a strong local economy by improving critical infrastructure, including water, transportation, and renewable energy.

ED-2.1 City Investment Priorities. During review and updates of public facility master plans and the Capital Improvement Program, the City shall prioritize investment in infrastructure, services, and other assets that are critical to future economic vitality, including public safety, water supply and quality, transportation, energy, and environmental resources, to support job growth and economic development.

ED-2.2 Energy Infrastructure. The City shall work to improve energy infrastructure to increase availability, reliability, sustainability, and use of renewable energy sources.

ED-3 To provide opportunities for expansion of businesses by ensuring the availability of suitable sites, appropriate zoning, and access to infrastructure and amenities.

ED-3.1 Land Supply Inventory . The City shall maintain and/or annex an adequate land supply to meet projected commercial and industrial land demand.

ED-3.2 Infill Sites. The City shall coordinate with interested developers and relevant public agencies to develop infill sites consistent with the Land Use Diagram.

ED-3.3 Airport Industrial Park. The City shall develop adequate linkage from the Airport Industrial Park to the east side of the airport.

ED-4 To attract visitors and provide them with the amenities and services to make their stay in Ukiah enjoyable.

ED-4.1 Supporting Tourism. The City shall encourage and support the development of sustainable and innovative visitor-serving attractions that expand on the tourism market in Ukiah and Mendocino County and add to the quality of life for residents.

ED-4.2 Downtown. The City shall reinforce the Downtown as the civic and cultural heart of Ukiah by supporting public arts, cultural and entertainment programs, restoration of aging structures, lodging, and a robust mix of residential, retail, and service uses.

ED-4.3 Boutique Hotel. The City shall encourage and support the development of a boutique hotel in Downtown to provide an opportunity for overnight stays in the heart of Downtown and for visitors to enjoy and explore Ukiah's local business, restaurants, and nightlife.

ED-4.4 Public Art. The City shall reduce barriers for private efforts that create art in public places (e.g., murals, sculptures), and support development of a Public Art Master Plan with appropriate funding mechanisms to support and maintain public art installations.

ED-4.5 Tourism-Supporting Services. The City shall support the local dining, lodging, and retail sectors to ensure visitors enjoy Ukiah to the fullest.

ED-5 To ensure Ukiah's long-term economic success and sustainability by diversifying and expanding tourist attractions.

ED-5.1 Outdoor Recreation. The City shall maintain existing and promote new outdoor recreation opportunities and facilities at a high level to solidify Ukiah's position as a leader in outdoor recreation.

ED-5.2 Bicycle Tourism. The City shall support efforts to promote and expand the local and regional bicycle trail network to attract visitors seeking a quality outdoor recreation experience.

ED-5.3 Great Redwood Trail. The City shall continue to support the expansion of the Great Redwood Trail linking Marin, Sonoma, and Humboldt counties and enhancing trail access in Ukiah.

ED-5.4 Special Events. The City shall support special events that benefit local businesses and contribute to the City's overall economic success.

ED-5.5 Agricultural Tourism. The City shall strive to attract tourism centered on the agriculture industry throughout the Mendocino County region, including wineries, cannabis farm tours, farm stays, tasting rooms, and beverage production tours.

ED-6 To maintain a supportive business climate and a healthy economy that leads to the expansion of existing businesses and the attraction of new ones.

ED-6.1 Regulatory Environment. The City shall promote business-friendliness in the regulatory and permitting process through collaboration, innovation, exchange of ideas and best practices, and the improvement in clarity and

efficiency in the permitting process to take advantage of opportunities for streamlining in the development permit process.

ED-7 To grow the local economy and employment base by supporting efforts to retain, expand and attract local businesses.

ED-7.1 Attract Skilled Workers. The City shall support, maintain, and enhance the social and cultural amenities of the city (such as attractive public spaces, public art displays, museum(s), historic venues and sites, and recreational facilities and programs).

ED-8 To cultivate a culture of entrepreneurship to encourage and support local business start-ups.

ED-8.1 Business Incubators. The City shall encourage and support the establishment of local business incubators and programs designed to support the successful development of entrepreneurial companies through an array of business support resources and services.

ED-8.2 Home-Based Businesses. The City shall support and expand the opportunities for establishment and operation of home-based businesses that are compatible with surrounding neighborhoods.

ED-9 To improve labor force preparedness by providing the local workforce with the skills needed to meet the requirements of evolving business needs.

ED-9.1 Interagency Workforce Collaboration. The City shall work with Mendocino College, Ukiah Unified School District, and Mendocino County to support innovation and the development, retraining, and retention of a skilled workforce.

ED-9.2 Local Graduate Retention. The City shall actively support efforts to keep local high school and college graduates in the local workforce.

ED-9.3 City Hiring Practices. The City shall pursue best practices aimed at maximizing local hiring in coordination with education and training providers.

ED-10 To foster a robust and diversified local economy that provides quality employment and attracts stable businesses.

ED-10.1 Value-Added Agriculture. The City shall encourage and support the expansion of value-added agricultural products (e.g., processing, packaging, product development) with an emphasis on local distribution and consumption.

ED-10.2 Agricultural Support Services. The City shall encourage agricultural support services, such as vineyard and harvest management, to be based in Ukiah.

ED-10.3 Airport-Related Businesses. The City shall encourage and promote the development of airport-related businesses at the Ukiah Municipal Airport.

ED-10.4 Local-Serving Retail. The City shall encourage the establishment and expansion of commercial businesses that increase local spending within Ukiah and provide needed goods and services to residents and businesses.

ED-10.5 Culturally Diverse Businesses. The City shall review and amend its policies and procedures to ensure equity of opportunity to encourage and support a diverse business community.

ED-11 To diversify the economic base of Ukiah through the development and expansion of environmental, creative, and innovative businesses, including the non-profit sector.

ED-11.1 Creative Economy. The City shall encourage the expansion of the local creative economy, including arts businesses, creative and performing arts, and non-profit organizations, as well as professional service sectors built around the creative arts.

ED-11.2 Green Economy. The City shall support the development and reduce local regulatory barriers for industries and businesses that promote and enhance environmental sustainability, greenhouse gas reductions, decarbonization, climate change adaptation, resiliency, and renewable energy generation, storage, and transmission, including solar power and other appropriate renewable sources.

ED-11.3 Support Green Businesses. The County shall promote the efforts of existing businesses that meet green business criteria; job training in green building techniques and regenerative farming; and strive to build green technologies into and decarbonize existing public facilities.

ED-11.4 Sustainable Business Development. The City shall encourage the development and expansion of businesses that advance social equity, environmental quality, and economic sustainability, as well as capitalize on key industry strengths. Economic sustainability includes planning and preparation for disaster response and long-term resiliency of businesses and economic assets in the city.

Implementation Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A Economic Development Strategy The City shall prepare, adopt, and regularly update an Economic Development Strategy, which shall be used as an operational guide to implement the economic development goals and policies of the General Plan. The strategy should address business attraction, retention, and expansion, infrastructure priorities, tourism, intergovernmental coordination and cooperation, economic diversification, and workforce development. The Economic Development Strategy should be prepared in coordination with the local business community, Economic Development and Financing Corporation, Greater Ukiah Chamber of Commerce, West Business Development Center, Mendocino Private Industry Council, Mendocino County, and other groups and organizations working to promote Ukiah's economic development. Following completion of the Economic Development Strategy, the City shall review and update the Strategy every five years.	ED – 1.4	City Manager / Community Development	■				

A.3 Mobility Element

GOALS AND POLICIES

MOB-1 To provide a citywide network of complete streets that meet the needs of all users, including pedestrians, bicyclists, motorists, transit, movers of commercial goods, children, seniors, and persons with disabilities.

MOB-1.1 Complete Streets. The City shall design streets holistically, using a complete streets approach, which considers pedestrians, bicyclists, motorists, transit users, and other modes together to adequately serve future land uses.

MOB-1.2 Multi-modal Access. The City shall require that all new development and redevelopment projects include provisions for multi-modal access provisions such as pedestrian and bicycle facilities, and vehicle and transit where relevant.

MOB-1.3 Reallocate Space for Complete Streets. The City shall reallocate roadway space to allow complete streets improvements on streets with excess traffic capacity.

MOB-1.4 Block Length. The City shall limit block lengths to 600 feet wherever feasible to enhance multi-modal circulation and connectivity.

MOB-1.5 Balance Transportation Spending. The City will provide funding for transportation improvements for each of the key travel modes to support the long-term viability and safety of each mode, as well as required maintenance.

MOB-1.6 Roundabouts. The City shall consider the installation of roundabouts to enhance safety at intersections, and as a key component of Ukiah's sustainability strategy.

MOB-1.7 Land Use and Street Classification Compatibility. The City shall ensure that General Plan land use density and intensity standards are compatible with the classification of streets from which the land uses are accessed.

MOB-1.8 New Development and Complete Streets. The City shall require all new development to provide adequate access for pedestrians, bicyclists, motorists, transit users, and persons with disabilities, as well as facilities necessary to support the City's goal of maintaining a complete street network.

MOB-1.9 Bikeway Network . The City shall strive to complete the citywide bicycle network to create a full network of bicycle facilities throughout Ukiah, including bicycle lanes on all arterial and collector street segments where feasible.

MOB-1.10 Bicycle Parking Standards. The City shall maintain efficient and updated parking standards for bicycle parking to ensure development provides adequate bicycle parking, while reducing reliance on automobiles.

MOB-1.11 Pedestrian Barriers & Utility Relocation. The City shall support elimination of barriers to pedestrian travel on sidewalks and walking paths including requiring the relocation or undergrounding of utilities where appropriate.

Vehicle Miles Traveled

MOB-2 To reduce vehicle miles traveled (VMT) to and from residences, jobs and commercial uses in Ukiah.

MOB-2.1 Vehicle Miles Traveled (VMT) Reduction. The City shall support development and transportation improvements that help reduce VMT below regional averages on a "residential per capita" and "per employee" basis.

MOB-2.2 Transportation Demand Management. The City shall support programs to reduce vehicle trips, including measures such as reduced parking requirements that aim to increase transit use, car-pooling, bicycling and walking.

MOB-2.3 Pedestrian Facilities . The City shall encourage new development and redevelopment that increases connectivity through direct and safe pedestrian connections to public amenities, neighborhoods, shopping and employment destinations throughout the City.

MOB-2.4 Transit Facility Design. The City shall require new development to include facilities designed to make public transportation convenient.

MOB-2.5 Transit Ridership. The City shall support funding and incentives to increase transit ridership opportunities.

MOB-2.6 Downtown Transit Center. The City shall support creation of a Transit Center.

MOB-2.7 Bicycle Accessible Transit. The City shall encourage the MTA and other public transportation providers to make bus routes connecting Ukiah with other areas bicycle accessible.

Transportation Safety and Planning

MOB-3 To provide a safe transportation system that eliminates traffic-related fatalities and reduces non-fatal injury collisions.

MOB-3.1 Safety Improvements. The City shall provide safety improvements along high-injury and fatality streets and intersections.

MOB-3.2 Safe Routes to Schools . The City shall promote Safe Routes to Schools programs for all schools serving the City.

MOB-3.3 Safety and Traffic Calming. The City shall use traffic calming methods within residential and mixed-use areas, where necessary, to create a pedestrian-friendly circulation system.

MOB-3.4 Safety Considerations. The City shall ensure that planned non- transportation capital improvement projects, on or near a roadway, consider safety for all travel modes during construction and upon completion.

MOB-3.5 Community Engagement . The City shall engage the community in promoting safe walking and bicycling through education and outreach.

MOB-3.6 Emergency Access. The City shall work with the Ukiah Valley Fire Authority to address street design and the accessibility required for emergency vehicles.

MOB-3.7 Video Enforcement. The City shall consider the use of video surveillance for traffic enforcement.

MOB-3.8 Truck Traffic in Residential Areas. The City shall discourage truck traffic on local residential streets to increase safety and reduce noise.

Transportation and Mobility Needs

MOB-4 To maintain an ongoing periodic evaluation process to inventory transportation and mobility needs.

MOB-4.1 Multi-modal Transportation Studies. The City shall conduct multi-modal transportation studies in association with required updates to the Regional Transportation Plan to update the General Plan and appropriately update and amend the Mobility Element.

MOB-4.2 Transportation Performance Measures .The City shall evaluate transportation performance holistically, taking into consideration multi-modal system performance measures that emphasize the efficient movement of people.

MOB-4.3 Safety Monitoring . The City shall monitor high-priority corridors and intersections to better understand the potential for safety improvements.

MOB-4.4 Level of Service. The City shall use peak-hour traffic level of service (LOS) to consider whether a street or intersection has adequate remaining capacity to service the traffic generated by a proposed project, except that meeting traffic LOS goals should not occur in a manner that would limit travel by other modes or result in increased VMT.

MOB-4.5 Peak Hour Traffic LOS Goals. The City shall adopt the following intersection peak hour traffic Level of Service (LOS) goals to guide street network planning (but not to be used for assessing CEQA impacts):

a) At intersections with signals, roundabouts or four-way stop signs: operation at LOS D, except where pedestrian volumes are high in which case LOS E may be acceptable.

b) At intersections with stop signs on side streets only: operation at LOS E, except where side streets have very low traffic volumes, in which case LOS F conditions may be acceptable.

MOB-4.6 Alternate Access Routes. The City shall explore the feasibility of establishing alternate north/south and east/west access routes.

MOB-4.7 Meet Future Travel Demand. The City shall extend existing streets or construct new streets as needed to meet existing and future travel demands

Parking

MOB-5 To promote a balance of multi-modal options, to be reflected in flexible parking regulations.

MOB-5.1. Incentives for Travel Alternatives. The City shall work with downtown businesses and employers reduce the need for and expenses of off-street parking by supporting and encouraging alternatives to single-occupant vehicles such as incentives and priority parking for carpools and vanpools, secure bicycle parking, and free bus passes.

MOB-5.2 Support for Charging Stations. The City shall support the provision of charging stations for electric vehicles, as well as other types of vehicles, as new technologies emerge.

Aviation

MOB-6 To promote the Ukiah Municipal Airport for the Community's benefit and provide for the airport's long-term viability, including ensuring future development considered by the 2040 Ukiah General Plan is consistent with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP).

MOB-6.1 Airport Promotion. The City shall ensure that the airport is a key part of the City's economic development strategy and promotional efforts.

MOB-6.2 Uniform Airport Area Development Regulations. The City shall coordinate with the County to develop a similar or duplicate implementing code for development in and around the airport.

MOB-6.3 Infill Policy for Compatibility Zones. The City shall work collaboratively with the County to develop an In-fill Policy within the Municipal Airport Compatibility Zones.

Implementation Programs		Implements Which Policy(is)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A	**Street Design Standards** The City shall update street design standards and street classifications every five years to support provision of a citywide network of complete streets, based on the National Association of City Transportation Officials (NACTO) Urban Street Design Guide.	MOB – 1.1 MOB – 1.8	Public Works	■	■	■		
B	**Transportation Impact Fees** The City shall reevaluate and update its transportation impact fees every five years to ensure fees are adequate and fairly apportion to new development.	MOB – 1.5	Public Works / Community Development	■	■	■		

	Implementation Programs	Implements Which Policy(is)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
C	**Right-of-Way Needs** The City shall revise and update the projected street right-of-way needs for completion of the City's future mobility network to ensure provision of complete streets and completion of the planned citywide bicycle and pedestrian networks.	MOB – 1.1 MOB – 1.3	Public Works Community Development	■				
D	**Vehicle Miles Traveled (VMT) Performance Measures** The City shall adopt criteria for assessing significant transportation impacts based on vehicle miles traveled (VMT) consistent with State CEQA Guidelines, incorporating best practices including guidance provided by the Governor's Office of Planning & Research (OPR).	MOB – 2.1 MOB – 2.2	Community Development Public Works	■				
E	**VMT Modeling** The City shall develop a model for assessing VMT for new development consistent with new VMT performance measures.	MOB – 2.1 MOB – 2.2	Community Development Public Works	■				
F	**TDM Program** The City shall, in coordination with Caltrans and the Mendocino Transit Authority, amend the Development Code to include a menu of options to facilitate and encourage alternate modes of travel and transportation.	MOB – 2.2	Community Development Public Works	■				
G	**Transit Center** The City shall, in coordination with MTA and other agencies and organizations seek funding for and conduct a feasibility study to develop a downtown transit center, located as close to retail and services as feasible.	MOB – 2.7	Public Works Community Development		■			

	Implementation Programs	Implements Which Policy(is)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
H	**Net Zero** The City shall develop and implement a "net zero" strategy aimed at achieving zero fatalities due to collisions on Ukiah's street network.	MOB – 3.1 MOB – 3.2 MOB – 3.3 MOB – 3.4 MOB – 4.3	Public Works / Community Development		■			■
I	**Regional Transportation Plan Updates** The city shall conduct transportation studies every five years in association with required updates to the Regional Transportation Plan. The transportation studies shall, at a minimum, assess the need to provide additional future mobility facilities based on the long-term projected traffic, transit, bicycle paths, and pedestrian access needs.	MOB – 4.1 MOB – 4.2	Public Works / Community Development		■	■		■
J	**Short-term Transportation Study** The City shall complete a transportation study to make recommendations for the purpose of increasing the provision of multi-modal transportation facilities, enhancing safety, lowering the rate of collisions and reducing travel delays.	MOB – 4.1	Public Works / Community Development	■				
K	**North/South and East/West Access Routes** The City shall prepare a study to explore the feasibility of establishing alternate north/south and east/west access routes, as well as the extension of existing streets or construction new streets meet existing and future travel demands.	MOB – 4.6 MOB – 4.7	Public Works / Community Development	■				
L	**Airport Parcels** The City shall prepare a study to identify parcels on which new development could benefit the airport and supports annexation of those parcels.	MOB – 6.1 MOB – 6.2 MOB – 6.3	Community Development	■				

A.4 Public Facilities, Services, and Infrastructure Element

GOALS AND POLICIES

Water

PFS-1 To maintain a safe and adequate water system to meet the needs of existing and future development.

PFS-1.1 Water Service Annexation Impacts. The City shall ensure newly annexed areas within the city do not negatively affect water services to existing customers.

PFS-1.2 Russian River Water Rights. The City shall protect and confirm all Russian River tributary water rights to which the Ukiah Valley and City may be entitled.

PFS-1.3 Consolidation of Water Districts . The City shall support the consolidation of water districts as part of future annexations to establish efficient services and ensure adequate water supply and delivery.

PFS-1.4 Water Storage. The City shall encourage the protection and expansion of existing sources and methods of water storage for future development.

PFS-1.5 Recycled Water Project. The City shall explore the potential expansion of the Recycled Water Project to provide non-potable water to areas of large-scale urban irrigation, such as Todd Grove Park and the golf course.

PFS-1.6 Reduce Reliance on the Russian River. The City shall continue to support the reduction on the reliance of surface water from the Russian River as a water source to serve the community.

PFS-1.7 Groundwater Recharge. The City shall enhance groundwater supply by looking to expand its capacity to recharge by developing storm ponding and retention basins where feasible. In some areas these ponds or basins can be incorporated into a recreational area, used as wildlife habitat area, or may be required by new development to offset impacts associated with new nonpermeable surfaces.

Wastewater

PFS-2 To maintain quality wastewater treatment and disposal services to meet the needs of existing and future development.

PFS-2.1 Level of Service. The City shall maintain an adequate level of service in the City's wastewater collection, treatment, and disposal system to meet the needs of existing and projected development and all State and Federal regulations.

PFS-2.2 Wastewater System Funding. The City shall ensure that the wastewater collection, treatment, and disposal system has adequate funds and programs for maintenance, upgrades when required, and day-to-day operations.

PFS-2.3 Wastewater Service Coordination. The City shall coordinate with the Ukiah Valley Sanitation District to ensure ongoing wastewater treatment capacity within the wastewater treatment plant for future development.

PFS-2.4 Ukiah Valley Sanitation District . The City should collaborate with Ukiah Valley Sanitation District to ensure adequate wastewater collection and treatment is provided to properties within City limits and their jurisdictional boundaries.

PFS-2.5 Out of Area Service Agreements. The City shall require out of service area agreements in rural areas where the Ukiah Valley Sanitation District cannot feasibly provide wastewater services.

PFS-2.6 Wastewater Service Capacity. The City shall ensure there is adequate wastewater service capacity prior to annexation of additional land.

PFS-2.7 Protect Groundwater Quality . The City shall preserve and protect groundwater quality through the implementation of best practices and innovative methods for modern wastewater disposal.

Solid Waste, Composting and Recycling

PFS-3 To ensure adequate solid waste, recycling, and composing services and maximize waste diversion from landfills.

PFS-3.1 Solid Waste Diversion Targets. The City shall encourage increased community participation in recycling and composting programs and weekly collection of recyclables and organic waste to achieve 85 percent diversion for community waste and municipal operations by 2030.

PFS-3.2 Waste Management Services. The City shall continue waste management service contracts to provide quality and cost-effective solid waste removal throughout the city and require all residents and businesses to comply with solid waste collection and recycling service requirements.

PFS-3.3 Construction and Demolition Waste. The City shall require all new development to comply with the current CALGreen requirements for construction and demolition waste diversion.

PFS-3.4 Recycling Receptacles and Biodegradable/Recycled-Materials Products. The City shall require the availability of recycling and composting receptacles and use biodegradable or recycled-material products instead of single-use plastic products at all City facilities and City-sponsored events.

PFS-3.5 Sustainable Purchasing Policy. The City shall prioritize purchasing products that are environmentally friendly; made with postconsumer recycled content; are recyclable, compostable, or reusable; are less toxic than conventional goods; are manufactured locally; and are fairly traded.

PFS-3.6 Waste Reduction Education. The City shall collaborate and partner with local organizations to provide waste reduction education programs to residents and businesses.

PFS-4 To enforce Citywide codes and ordinances, with special attention regarding private property maintenance, abandoned vehicles, rubbish/weeds, and public nuisances.

PFS-4.1 Solid Waste Diversion Targets. The City shall provide adequate staffing to support code enforcement efforts to the extent financially feasible.

Stormwater Management

PFS-5 To maintain an adequate stormwater management system to accommodate runoff and improve environmental quality.

PFS-5.1 Low Impact Development . The City shall require new developments to install green infrastructure consistent with Stormwater Low Impact Development Technical Design Manual and the sustainable objectives of the State and the North Coast Regional Water Quality Control Board, including but not limited to pervious pavement, infiltration basins, raingardens, green roofs, rainwater harvesting systems, and other types of low impact development (LID).

PFS-5.2 Pollutants Discharge Reduction. The City shall provide non-point source pollution control programs to reduce and control the discharge of pollutants into the storm drain system and Russian River.

Utilities and Energy

PFS-6 Improve the efficiency and quality of utility services in the city.

PFS-6.1 New Initiatives. The City shall support innovative, sustainable, and alternative practices and technologies for delivering energy and utility services to the community.

PFS-6.2 Undergrounding Utilities . The City shall encourage the conversion of overhead transmission and distribution lines to underground as economically feasible.

PFS-6.3 Energy Efficiency Education . The City shall support education for residents and businesses on the importance of energy efficiency.

PFS-6.4 Energy Efficient Municipal Buildings. The City shall require municipal and public buildings to operate at the highest energy efficiency level economically and operationally feasible.

PFS-6.5 Privately-Owned Building Retrofits . The City shall promote retrofitting of privately-owned buildings to increase energy efficiency.

PFS-6.6 Local Power Generation. The City shall support local power generation and production that is economically and operationally feasible.

PFS-7 To ensure a safe and resilient utility and infrastructure system.

PFS-7.1 Resilient Electric Grid. The City shall explore options for hardening the electric grid to continue to provide ongoing service to the community without disruption caused by natural (seismic events, flooding, wildfires, extreme wind events) or man-made hazards.

PFS-7.2 Vegetation Clearance. The City shall require vegetation clearance and tree trimming adjacent to transmission and distribution lines and other critical electrical infrastructure.

PFS-7.3 Electric Infrastructure Upgrades. The City shall implement electrical infrastructure upgrades as outlined in the Ukiah Wildfire Mitigation Plan to reduce the risk of wildfires.

PFS-8 To transition to sustainable and renewable energy.

PFS-8.1 Utility Sustainability. The City shall continue to expand alternative, sustainable electric energy use.

PFS-8.2 Sustainable Design and Energy Efficiency . The City shall encourage the site planning and design of new buildings to maximize energy efficiency.

PFS-8.3 Solar Photovoltaic Use. The City shall encourage solar photovoltaic systems for existing residential uses to reduce the reliance on the energy grid.

PFS-8.4 Residential Electric Appliances. The City shall encourage the use of electric appliances and utility hook-ups in all new residential development.

PFS-8.5 LEED Certification. The City shall encourage new construction, including municipal building construction, to achieve third-party green building certifications, such as LEED rating system, or an equivalent.

PFS-8.6 Incentivize Energy Efficiency . The City shall consider providing incentives, such as prioritizing plan review, permit processing, and field inspection services, for energy efficient building projects.

Fire Protection and Emergency Response

PFS-9 To maintain effective, fast, and dependable fire protection and emergency medical response in Ukiah.

PFS-9.1 Emergency Medical Services. The City shall coordinate emergency medical services between agencies servicing the city.

PFS-9.2 Fire Prevention . The City shall require all new development to include provisions for onsite fire suppression measures and/or management of surrounding vegetation to provide minimum clearance between structures and vegetation.

PFS-9.3 Interagency Coordination . The City shall coordinate with Cal Fire and the Ukiah Valley Fire Authority regarding the fire protection and wildfire safety standards.

Law Enforcement

PFS-10 To provide high-quality public safety and crime reduction services to maintain a safe and secure community.

PFS-10.1 Police Staffing. The City shall prioritize the maintenance of Police Department staffing levels in line with community needs.

PFS-10.2 Interagency Coordination. The City shall coordinate with the Mendocino County Sherriff's Office on joint operations and services.

PFS-10.3 Community Policing Strategies. The City shall promote community policing strategies that strengthen trust and collaboration with the residents of Ukiah, including those of all races, ethnicities, and cultural backgrounds, economic status, sexual orientation, and disabilities, and ensure public safety through meaningful cooperation and problem-solving techniques.

PFS-10.4 School Safety. The City shall collaborate with the Ukiah Unified School District to enhance school security and student, teacher, and administrator safety.

PFS-10.5 Public Safety Communications. The City shall use a variety of communication methods (e.g., social media, text messaging, television and radio alerts, website postings) to communicate and inform residents and businesses about crimes, investigations, and emergencies.

Community Facilities

PFS-11 To ensure adequate community facilities. (Source: Existing GP Goal CF-10, modified) .

PFS-11.1 Adequate Community Facilities **.** The City shall develop or identify adequate and appropriate community facilities for public meetings and cultural activities.

PFS-11.2 Joint-Use Facilities . The City shall partner with Mendocino County and the Ukiah Unified School District to provide joint-use facilities.

Parks and Recreation

PFS-12 To provide parks, recreational facilities, and trails for residents and visitors.

PFS-12.1 Connected Park System. The City shall provide an interconnected park system that creates an urban greenbelt and links all trail systems within the City.

PFS-12.2 Expansion of Recreational Amenities and Programs. The City shall expand amenities and recreational programs in parks and recreational facilities that accommodate a variety of ages and address the needs of families.

PFS-12.3 Equitable Access to Parks and Recreation Facilities . The City shall establish new parks and recreation facilities to ensure all residents have access within a one-mile radius of their place of residence regardless of socio-economic status.

PFS-12.4 Access for Persons with Disabilities. The City shall design all parks and recreation facilities to have adequate access for those with accessibility issues.

PFS-12.5 Park Visibility. The City shall assure that all parks are visible from the public right-of-way when possible and remain clear of visual obstructions that reduce visual connections for safety concerns.

PFS-12.6 Park Safety. The City Police Department shall patrol and secure parks and recreational facilities from potential crime and misuse.

PFS-12.7 Great Redwood Trail – Ukiah. The City shall support the continued phased development of the Great Redwood Trail through and beyond the city limits, to connect adjoining regional trail networks.

PFS-12.8 Collaborative Partnerships for Improved Services. The City shall work with Mendocino County, Ukiah schools, and other large land or facility owners to establish and maintain partnerships to improve access and maintenance to parks and recreation.

Education

PFS-13 To ensure high-quality educational institutions for all community members that foster diversity and educational attainment.

PFS-13.1 Consideration of Impacts. The City shall consider potential impacts on the Ukiah Unified School District during the review of new development projects.

PFS-13.2 Planning for Future Growth. The City shall collaborate with Ukiah Unified School District in its long-range planning efforts to ensure the adequacy of school facilities to serve new development.

PFS-13.3 School Siting Coordination. The City shall coordinate with Ukiah Unified School District on the future location of schools in relation to transportation and land use plans and seek to avoid traffic impacts and facilitate joint use of community parks and other public facilities by schools.

Lifelong Learning

PFS-14 To enhance the educational support system serving the City to the benefit of all residents, regardless of age and location within the community.

PFS-14.1 Implementing Continuing Education. The City should encourage Mendocino College, local vocational schools, and technical training institutes to maintain and improve continuing education courses and certificate programs, including opportunities for on-line learning.

Healthy Community

PFS-15 To ensure all residents have access to healthy lifestyle options.

PFS-15.1 Alcohol and Tobacco Sales. The City shall shall study the feasibility of establishing zoning code provisions limiting the location and concentration of businesses selling alcohol and tobacco near sensitive land uses.

PFS-15.2 Healthy Food Options. The City shall support programs that guide healthy food options in the community.

PFS-15.3 Support Government-Issued Vouchers. The City shall support the acceptance of Government-issued food vouchers (such as WIC and Cal FRESH) via an Electronic Benefit Transfer (EBT) card at food retailers and farmers markets.

PFS-15.4 Vending Machine Options. The City shall support healthy food options for vending machines in City-owned and leased locations.

PFS-15.5 Healthy Food at Government-sponsored Events. The City shall support the provision of healthy foods at City-sponsored meetings and events when food is provided.

PFS-15.6 Healthy Homes. The City shall promote green building practices that support "healthy homes," such as low VOC materials, environmental tobacco smoke control, and indoor air quality construction pollution prevention techniques.

	Implementation Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A	**Wastewater Annual Review** The City shall annually review the wastewater collection, treatment, and disposal system to ensure the financing structure and viability of the system.	PFS – 2.2 PFS – 2.3 PFS – 2.6	Public Works				■	
B	**Parks Gap Analysis** The City shall prepare a parks gap analysis identifying areas of the city underserved by parks and recreation facilities access. The analysis shall, at a minimum, establish equitable access standards, including the minimum distance between parks every residence, and potential funding mechanisms.	PFS – 12.1 PFS – 12.3	Community Services	■				
C	**Park Maintenance and Security Program** The City shall establish a comprehensive maintenance and security program for all recreational facilities, parks, and trails in the Ukiah area.	PFS – 12.5 PFS – 12.6	Community Services		■			
D	**Alcohol and Tobacco Ordinance** The City shall prepare a feasibility analysis studying the establishment of establishing zoning code provisions related to the location and number of businesses selling alcohol and tobacco near sensitive land uses.	PFS- 15.1	Community Development		■			
E	**Solid Waste Reduction** The City shall review existing programs, and study the feasibility of new or expanded programs related to waste reduction. These efforts should be coordinated with preparation of the City's Climate Action Plan and incorporated where necessary.	PFS-3.1 PFS-3.2 PFS-3.3 PFS-3.4 PFS-3.5 PFS-3.6	Public Works Community Development	■				

A.5 Environment and Sustainability Element

GOALS AND POLICIES

Open Space

ENV-1 Preserve open space land for the commercial agricultural and productive uses, the protection and use of natural resources, the enjoyment of scenic beauty and recreation, protection of tribal resources, and the protection from natural hazards.

ENV-1.1 Landscaping Compatibility. The City shall require landscaping in new development to be compatible with preservation and restoration goals of open space management and native vegetation.

ENV-1.2 Open Space Management. The City shall manage and maintain City-owned open spaces to preserve the integrity of these public spaces.

ENV-1.3 Open Space and Renewable Energy Production. The City shall seek, where feasible, to develop renewable energy production within City-owned open space.

ENV-2 To maintain and enhance the urban forest to create a sense of urban space and cohesiveness with the surrounding natural environment.

ENV-2.1 Tree Preservation. The City shall update and maintain City tree inventories to support landmark trees preservation and urban biodiversity, including trees designated for streets and parking lots, and city facilities. The City shall also prepare an Urban Forest Master Plan, review its Tree Management Guidelines and study the feasibility of preparing a Tree Protection Ordinance.

ENV-2.2 Protect Healthy Trees. The City shall review new construction and landscaping site plans to ensure that healthy trees are not removed unnecessarily.

ENV-2.3 Accommodation of Trees along Roadways. The City shall ensure future roadway plans accommodate existing and new trees without compromising sidewalk accessibility.

ENV-2.4 Tree Trimming for Fire Prevention. The City shall encourage private tree trimming as a fire hazard mitigation.

Historic-Archeological

ENV-3 To preserve and protect historic and archaeological resources in Ukiah.

ENV-3.1 The City shall support the listing of eligible properties, sites, and structures as potential historic designations and their inclusion in the California Register of Historical Resources and National Register of Historic Places.

ENV-3.2 Archaeological Resource Impact Mitigation. The City shall ensure appropriate and feasible mitigation for new development that has the potential to impact sites likely to contain archaeological, paleontological, cultural, or tribal resources.

ENV-3.3 Protect Archaeological Resources. The City shall require any construction, grading, or other site altering activities cease if cultural, archaeological, paleontological, or cultural resources are discovered during until a qualified professional has completed an evaluation of the site.

ENV-3.4 Tribal Consultation. The City shall proactively engage local Native American tribes in the planning process, particularly when matters related to Native American culture, heritage, resources, or artifacts may be affected.

ENV-3.5 Educational Outreach. The City shall coordinate with the museum to provide education to the public on how to protect sites and structures.

ENV-3.6 City-owned Historic Sites and Structures. The City shall maintain, preserve, and improve City-owned historic structures and sites in an architecturally and environmentally sensitive manner.

ENV-3.7 Adaptive Reuse. The City shall encourage appropriate adaptive reuse of historic resources.

Conservation

ENV-4 To conserve and protect the city's natural woodlands and water resources for future generations.

ENV-4.1 Habitat Preservation. The City shall require new development to preserve and enhance natural areas that serve, or may potentially serve, as habitat for special-status species. Where preservation is not feasible, the City shall require appropriate mitigation.

ENV-4.2 Trail Connectivity. The City shall identify appropriate areas for trails along the ridge line that can be connected to trails in the valley.

ENV-4.3 Interconnected Greenways. The City shall encourage new development to incorporate and facilitate interconnected greenways that support wildlife conservation and recreational purposes.

ENV-4.4 River and Creek Preservation. The City shall work cooperatively with the County and private landowners to develop pedestrian access along creeks flowing through the City where safe and feasible to do so and where it will not cause adverse impacts.

ENV-4.5 Recycled Water. The City shall support efforts to increase recycle water use.

ENV-4.6 Groundwater Protection. The City shall require, for new development that could result in a significant reduction in groundwater recharge area or water quantity, an analysis, prepared by a licensed hydrologist, of the project impacts on groundwater recharge and quality.

ENV-4.7 Water Capturing Permits. The City shall encourage and support residents to have an on-site water capturing system for landscaping and household use.

ENV-4.8 Mitigate Water Resource Pollutants. The City shall protect water quality from adverse impacts of urban and agricultural runoff.

Biological Resources

ENV-5 To ensure the health and viability of the Russian River fisheries and tributaries.

ENV-5.1 Local Collaboratives. The City shall participate in local collaborative efforts to restore and preserve the health of the Russian River as a habitat for riparian species.

ENV-5.2 Community Education. The City shall work with schools' education providers, and non-profit community groups, to organize educational trips, cleanup days, and similar activities that promote involvement with and knowledge of the Russian River habitat.

ENV-5.3 Russian River Riparian Area. The City shall support the County in maintaining the Russian River as a natural riparian corridor.

ENV-6 To preserve and restore creeks, streams, riparian areas, and wetlands.

ENV-6.1 Restoration Master Plans The City shall establish a Creek and Stream Restoration Master Plan for each creek flowing through the City limits.

ENV-6.2 Contamination and Sedimentation Prevention. The City shall require new development to use site preparation, grading, and construction techniques that prevent contamination and sedimentation of creeks and streams.

ENV-6.3 Waterway Restoration. The City shall encourage and provide resources to landowners in the city to remove invasive species, plant native plant species, and prevent pollution from entering local creeks and waterways.

ENV-6.4 Waterway Channelization. The City shall actively support the use of natural waterways within the city by avoiding any new waterway channelization within the city and collaborating with local and regional agencies to restore channelized waterways where feasible.

ENV-6.5 Creek Protection. The City shall require new development located adjacent to stream corridors to include appropriate measures for creek bank stabilization, erosion and sedimentation prevention, and natural creek channel and riparian vegetation preservation.

ENV-6.6 Erosion Control Plans. The City shall require new development that requires significant grading near creeks, streams, wetlands, and riparian areas to prepare erosion control plans that address grading practices that prevent soil erosion, loss of topsoil, and drainageway scour, consistent with biological and aesthetic values.

ENV-6.7 Public Open Space. The City shall work with Mendocino County and the Public Spaces Commission to identify and select appropriate locations along creek channels, hillsides, and ridgelines that would be appropriate for future acquisition and development as trails, pocket parks, wildlife preserves, or other public open space.

ENV-6.8 Research and Educational Access. The City shall work with public and private landowners adjacent to creeks to allow public access to creeks, streams, waterways, and riparian areas for educational and research programs.

Air Quality

ENV-7 To improve air quality to the benefit of public health, welfare, and reduce air quality impacts with adverse effects on residents' health and wellbeing.

ENV-7.1 Transit Oriented Development. The City shall encourage concentration of new development near areas served by transit access and reduce single-occupancy vehicle dependency.

ENV-7.2 Active Transportation. The City shall prioritize pedestrian and bicycle access, infrastructure, and education to encourage increased use of alternative modes of transportation as a means to reduce direct and indirect air contaminant emissions.

ENV-7.3 Implement Clean Air Plan. The City shall cooperate with Mendocino County Air Quality Management District (MCAQMD) to implement the Clean Air Plan required by the Clean Air Act, reduce non-attainment pollutants, including PM10, PM2.5, and ozone, and enforce air quality standards as required by State and Federal statutes.

ENV-7.4 Public Outreach. The City shall cooperate with the MCAQMD and Mendocino County Public Health to create public awareness and education programs about air quality issues and safety measures during hazardous air events.

ENV-7.5 Construction and Operations. The City shall require that development projects incorporate feasible measures that reduce construction and operational emissions for reactive organic gases, nitrogen oxides, and particulate matter (PM10 and PM2.5).

ENV-7.6 Wood Burning Fireplace Replacement. The City shall promote the replacement of non-EPA certified fireplaces and woodstoves and encourage city residents to participate in MCAQMD and NSCAPCD programs, such as the Wood Stove Rebate Program.

ENV-7.7 City Vehicle and Equipment Fleet. The City shall continue to purchase low-emission vehicles and use clean alternative fuels as part of their fleet. When possible, the City will replace gas and hybrid vehicles with electric vehicles.

ENV-7.8 Residential EV Charging Stations. The City shall encourage new development to install EV charging stations in homes to increase the potential for the public to use zero-emission vehicles, lessening the impacts to air quality through pollution.

ENV-7.9 Public EV Charging Stations. The City shall install public charging stations in its commercial areas to provide additional charging options for city visitors.

Climate Change and Sustainability

ENV-8 To achieve carbon neutrality by or before the year 2045.

ENV-8.1 Carbon Neutrality Resolution. The City shall adopt a Carbon Neutrality Resolution that provides a foundation for all subsequent climate actions.

ENV-8.2 Micro-grid and Small Battery Storage. The City shall encourage the development of small-scale battery storage and micro grid capacity for storing renewable power for nighttime energy use.

ENV-8.3 Municipal Building Electrification Plan. The City shall adopt an electrification plan for all municipal buildings to convert them to all electric using energy from carbon-free and renewable sources by 2035.

ENV-8.4 Municipal Preference of Emissions-Reduced Equipment. The City shall contract only with providers who use electric-powered equipment where available and feasible for City construction projects or contract services.

ENV-8.5 Energy Conservation and Renewable Energy. The City shall promote energy conservation in municipal facilities by seeking opportunities to install energy efficient fixtures and appliances, solar panels, solar battery storage, and other retrofits to new and existing structures.

ENV-9 To become a zero-waste community through responsible procurement, waste diversion, and innovative strategies.

ENV-9.1 Zero Waste. The City shall promote innovative activities that reduce waste and increase waste diversion, including sourcing products with reusable, recyclable, or compostable packaging; establishing food diversion programs; gasification, and promoting and educating on waste diversion and its importance.

ENV-9.2 Household Waste Programs. The City shall provide convenient, easy-to-use bulky item and household hazardous waste programs that facilitate the reuse and recycling of materials.

	Implementation Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A	**Hillside Ordinance** The City shall update its Hillside Ordinance periodically to provide regulations and provisions that balance hillside development and preservation. At a minimum the Hillside Ordinance shall: • Protect of natural terrain and hillside areas on the west side of Ukiah; • Promote habitat connectivity and scenic viewsheds; • Include development standards for grading, road and trail improvements, density, structure design and placement, clustering, erosion and sediment control, habitat preservation; and • Promote wildfire safety standards and site development regulations.	ENV – 1.1 ENV – 1.2 ENV – 6.7	Community Development	■				■
B	**Landscaping Standards** The City shall update the Zoning Code to include landscaping standards to require drought-resistant and native plants.	ENV – 1.1	Community Development	■				
C	**Open Space Management** Revise the Zoning Code to include standards for maintaining open space and green areas within new developments.	ENV – 1.2	Community Development	■				
D	**Updated Undeveloped Land Inventory** The City shall annually update the undeveloped lands inventory.	ENV – 1.2	Community Development				■	

Implementation Programs		Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
E	**Prepare an Urban Forest Master Plan** The City shall prepare an Urban Forest Master Plan that includes the types of trees appropriate for Ukiah and locations where the city would receive the greatest benefits of new trees. This plan should include trees within commercial and residential areas, as well as those at city parks and facilities. This plan shall be updated every five years.	ENV – 2.1	Community Development Public Works Community Services			■		
F	**Tree Protection Ordinance** The City shall review its Tree Management Guidelines and study the feasibility of preparing a Tree Protection Ordinance.	ENV – 2.1 ENV – 2.2	Community Development			■		
G	**Historic Structure Preservation Policy and Architectural Inventory** The City shall update the Historic Structure Preservation policy and architectural resource inventory in collaboration with the Mendocino County Historical Society to focus on preservation of identified historic and architectural resources, while also streamlining development/demolition of older, non-resource structures.	ENV – 3.1	Community Development		■			
H	**Cultural and Historic Registry** The City shall update the list of cultural and historic resources worthy of nomination to state or national preservation lists.	ENV – 3.1	Community Development	■				

	Implementation Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
I	**Historic Preservation Ordinance** The City shall adopt a Historic Archaeological Preservation Ordinance to review permanent changes to the exterior or setting of designated historic or impacts to Archaeological resources. Among other topics, the Ordinance should address the following: archaeological resource impact avoidance, new development in historically-sensitive neighborhood, compatibility of energy conservation retrofitting, design review standards for new structures replacing demolished historic structures, and requirements for preservation of records and artifacts from demolished historic structures.	ENV – 3.1 ENV – 3.5 ENV – 3.6 ENV – 3.7	Community Development		■			
J	**Water Conservation Guidelines** The City shall prepare guidelines for drought period water conservation strategies for residential zones.	ENV – 4.5 ENV – 4.6 ENV – 4.7	Community Development Public Works	■				

Implementation Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
K **Creek and Stream Protection Zone Establishment for New Development** The City shall establish creek and stream protection zones for waterways that extend a minimum of 30 feet (measured from the top of a bank and a strip of land extending laterally outward from the top of each bank), with wider buffers where significant habitat areas or high potential wetlands exist. The City shall prohibit development within a creek and stream protection zones, except as part of greenway enhancement, including habitat conservation, bike and walking paths, wildlife habitat, and native plant landscaping). City approval is required for the following activities within the creek and stream protection zones. 1. Construction, alteration, or removal of any structure; 2. Excavation, filling, or grading; 3. Removal or planting of vegetation (except for removal of invasive plant species); or 4. Alteration of any embankment.	ENV – 6.1 ENV – 6.3 ENV – 6.6	Community Development Public Works		■			
L **Erosion Prevention Program** The City shall revise the Zoning Code to include design standards for new development that require riparian habitat integration into project design as a means of avoiding potential impacts of river sedimentation and lessening the effects of erosion.	ENV – 6.1 ENV – 6.2 ENV – 6.4 ENV – 6.5 ENV – 6.6	Community Development		■			
M **Adopt a Municipal Climate Action Plan (CAP)** The City shall adopt a municipal Climate Action Plan to achieve carbon neutrality for all municipal operations and meet State and City GHG emission reduction goals.	ENV – 8 ENV – 8.1 ENV – 8.3 ENV – 9.1 PFS – 3 (and supporting policies)	Community Development	■				

A.6 Safety Element

GOALS AND POLICIES

Geologic and Seismic Hazards

SAF-1 Minimize risk to people and property resulting from geologic and seismic hazards through effective development regulation.

SAF-1.1 Building Code Requirements. The City shall mitigate the potential impact for harm associated with geologic hazards by adopting and implementing the requirements outlined within the California Building Code and State seismic design guidelines.

SAF-1.2 Geotechnical Report. Where projects are proposed within designated risk zones, require professionally prepared geotechnical evaluations prior to site development. If a discretionary permit is required, the geotechnical report shall be submitted with the permit application.

SAF-1.3 Resilient Infrastructure – Gathering Places. Encourage privately owned critical facilities (e.g. churches, hotels, other gathering facilities) to evaluate the ability of the buildings to withstand earthquakes and to address any deficiencies identified.

SAF-1.4 Resilient Infrastructure – Unreinforced Masonry. Continue an outreach and education program for owners and tenants in downtown unreinforced masonry buildings to understand earthquake risks and precautions and, for owners, to understand retrofitting options and available funding mechanisms.

Climate Change Hazards

SAF-2 To create a more resilient community that is prepared for, responsive to, and recoverable from hazards created or made worse by climate change.

SAF-2.1 Community Service Organization Coordination. The City shall collaborate with community service organizations to ensure that the information and services related to emergency preparedness are made available to persons with limited transportation, communication, and other lifeline resources and services.

SAF-2.2 Vulnerable Populations Coordination. The City shall coordinate with the Mendocino County Homeless Services Continuum of Care and other existing programs to ensure that emergency shelters are available during extreme heat events, severe weather and flooding events, and other highly hazardous conditions.

Flood Hazards

SAF-3 Minimize adverse impacts related to flooding through flood mitigation components and ongoing flood management practices.

SAF-3.1 Flood Control Regulation. The City shall coordinate with FEMA to ensure that the City's regulations related to flood control are in compliance with Federal, State, and local guidelines.

SAF-3.2 Flood Plain Management Ordinance. The City shall maintain an updated Flood Plain Management Ordinance specifying proper construction methods in identified flood hazard areas.

SAF-3.3 National Flood Insurance Program. The City shall maintain compliance with the provisions of FEMA's National Flood Insurance Program (NFIP).

Wildfire

SAF-4 To maintain adequate and effective fire protection services for Ukiah.

SAF-4.1 Fire Service Rating. The City shall optimize the ISO ratings of the Ukiah Valley Fire Authority to Class 1 by prioritizing agency needs and balancing cost/quality trade-offs.

SAF-4.2 Fire Service Funding. The City shall explore opportunities for increased funding for the Ukiah Valley Fire Authority in order to expand services appropriately.

SAF-4.3 Fire Protection Resources. The City shall foster cooperative working relationships with public fire agences, including CAL FIRE, to optimize fire protection resources within Ukiah.

SAF-4.4 Mutual Aid Participation. The City shall participate in mutual aid systems and agreements to supplement the capacity of the Ukiah Valley Fire Authority.

SAF-4.5 Regional Fire Protection Plans. The City shall coordinate with CAL FIRE and the Mendocino County Fire Safe Council to implement and regularly update regional fire protection plans.

SAF-4.6 Local Fire Protection Plans. The City shall coordinate with the Ukiah Valley Fire Authority to continue developing local fire protection planning and programs particularly for new development in VHFHSZs.

SAF-5 To minimize wildland fire risk to protect life and property.

SAF-5.1 Public Facilities Hazard Mitigation. The City shall to the extent possible, ensure that future public facilities are not located in Very High Fire Hazard Severity Zones or in an area lacking service. If facilities are located within Very High Fire Hazard Severity Zones the City shall reduce the hazard potential by requiring the incorporation of hazard mitigation measures during planned improvements. If facilities are proposed in areas lacking existing service, service shall be expanded to such areas to provide adequate fire protection.

SAF-5.2 Vegetation and Fuel Management. The City shall require that structures located in the Very High Fire Hazard Severity zone maintain the required hazardous vegetation and fuel management specified within the California Fire Code and Public Resources Code 4291.

SAF-5.3 Evacuation Routes. The City shall identify and maintain adequate evacuation routes in the city to safeguard human life in the case of fire. Evacuation routes shall be analyzed for their capacity, safety, and viability under a range of emergency scenarios in accordance with Assembly Bill 747. Evacuation routes within VHFHSZs shall be developed in accordance with SRA Fire Safe Regulations (Title 14, Division 1.5), and residential development in VHFHSZs that do not have at least two emergency evacuation routes shall also be identified in accordance with Senate Bill 99.

SAF-5.4 Roadway Vegetation Clearance. The City shall maintain an adequate vegetation clearance on public and private roads to mitigate wildfire hazards.

SAF-5.5 Fuel Breaks. The City shall prioritize increasing funding for and the maintenance ofappropriate fuel breaks, reductions, and pest management in high fire hazard areas to prevent the spread of fire and limit potential damages.

SAF-5.6 Water Supply Infrastructure. The City shall regularly assess the integrity of for existing and proposed development to ensure adequate fire suppression needs are met.

SAF-5.7 Local Fire Ordinance. The City shall adopt and maintain a local fire ordinance in compliance with the Statewide SRA Fire Safety Regulations, including but not limited to, Public Resources Code 4291.

SAF-5.8 Site Design Standards for Fire Hazard Reduction. The City shall prioritize the maintenance and update of stringent site design standards (such as those contained within the Hillside Overlay District) to reduce potential fire

hazard risk, particularly within VHFHSZs, and ensure that new development maintains adequate access (ingress, egress). New residential development with VHFHSZs should be minimized.

SAF-5.9 Site Design Standards for Fire Hazard Reduction. The City shall prioritize the maintenance and update of stringent site design standards to reduce potential fire hazard risk.

SAF-5.10 Adequate Water Supply Infrastructure. All new development shall have adequate fire protection resources. The City shall prioritize new development in areas with adequate water supply infrastructure. This shall include providing information to at-risk populations related to evacuation routes and wildfire evacuation events, defensible space, fire hazard impacts (such as structural damage, wildfire smoke, etc.), fire prevention measures, and structural hardening.

SAF-5.11 Fire Safety Education Programs. The City shall coordinate with the Ukiah Valley Fire Authority to inform property owners and residents of the most recent best practices in building and land management and fire safety measures to protect people and property from fire hazards.

SAF-6 To ensure that the City is adequately prepared for emergencies of any variety through effective planning measures.

SAF-6.1 Evacuation Routes. The City shall coordinate with the Ukiah Valley Fire Authority to review, update, and periodically exercise emergency access, protocols, and evacuation routes to assess their effectiveness.

SAF-6.2 Hazard Mitigation Plan. The City shall continue to participate in and implement the Mendocino County Hazard Mitigation Plan to ensure maximum preparedness for hazard events.

SAF-6.3 Locally Focused Plans. The City shall maintain and implement locally focused plans, including an Emergency Operations Plan, to maintain consistency with State and Federal requirements. This shall include developing a plan for repopulation and redevelopment after large disaster events.

Noise

SAF-7 To stabilize or reduce transportation noise impacts on residential uses.

SAF-7.1 Noise Inventory. The City shall inventory noise contours for major traffic corridors and the airport.

SAF-7.2 Sound Attenuation Strategies. The City shall require all new residential development located along major transportation corridors to incorporate sound attenuation strategies to mitigate noise levels to acceptable levels.

SAF-7.3 Airport Noise Disclosure. The City shall require disclosure of potential airport noise impacts for property transactions located within the 55 to 65 decibal airport noise contours.

SAF-7.4 Airport Noise Attenuation. The City shall require the incorporation of sound reducing measures in all new construction in the airport compatibility zones, consistent with the Ukiah Municipal Airport Master Plan.

SAF-7.5 Roadway Expansion. The City shall require the use of accepted acoustic engineering features when designing for the expansion of existing roads examples include low landscaped berms, landscaping, below-grade construction, and speed control - to minimize expansion of the existing Design to Cost (DTC).

SAF-7.6 Noise Equipment. The City shall require that commercial passenger service aircraft comply with the best available noise equipment standards to reduce noise impacts on the ground.

SAF-8 To reduce noise impacts through the enforcement of appropriate building and land use codes.

SAF-8.1 Update Noise Attenuation Standards. The City shall review and update Article 6 of the City Municipal Code to ensure enforcement of best practices for noise attenuation standards.

SAF-8.2 Noise Impact Analysis. The City shall ensure adequate analysis of noise impacts when reviewing project permits.

SAF-8.3 Noise Attenuation Requirements. The City shall require all new commercial and manufacturing uses that could produce excessive noise to incorporate applicable noise mitigation measures to reduce noise levels to acceptable levels.

SAF-8.4 Acoustical Studies. The City shall require acoustical studies for all new development projects with potential to generate excessive noise to identify potential noise impacts and appropriate mitigation measures.

Implementation Programs		Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A	**Building and Zoning Code** The City shall review and update the building and zoning code upon amendments to the California Building Code, Alquist-Priolo Act, and all published regulations related to development and construction.	SAF – 1.1	Community Development					■
B	**Geotechnical Report** The City shall update Municipal Code with provisions to require professionally prepared geotechnical evaluations prior to site development. If a discretionary permit is required, the geotechnical report shall be submitted with the permit application.	SAF – 1.2	Community Development		■			
C	**Resilient Infrastructure** The City shall reach out to property owners of privately owned critical facilities (e.g., hospitals, emergency shelters) and coordinate building inspections to evaluate the ability of the buildings to withstand moderate to significant earthquakes and to address any deficiencies identified.	SAF – 1.3	Community Development					■

Implementation Programs		Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
D	**Resilient Infrastructure – Unreinforced Masonry** The City shall continue an outreach and education program for owners and tenants in downtown unreinforced masonry buildings and provide ongoing information regarding earthquake risks, precautions, retrofitting options, and available funding mechanisms.	SAF – 1.4	Community Development					■
E	**Floodplain Development** The City shall review and update the City Code to incorporate FEMA Flood Insurance Program standards and regulations for development within identified floodplains or areas subject to inundation by a one-hundred-year flood. The standards shall prohibit development within floodways except as permitted by Federal Emergency Management Agency Flood Insurance Program.	SAF – 3.1 SAF – 3.2 SAF – 3.3	Community Development		■			
F	**Resilient Communities** The City shall coordinate and collaborate with community service organizations to ensure that the information and services related to emergency preparedness are made available through handouts, outreach meetings, and online resources to persons with limited transportation, communication, and other lifeline resources and services.	SAF-2.1 SAF-2.2	City Manager Ukiah Valley Fire Authority	■				
G	**Storm Drain Maintenance for Flood Control** The City shall maintain and regularly assess the local storm drains for adequate operation to prevent flooding and debris flows.	SAF – 3.1 SAF – 3.3	Public Works					■

Implementation Programs		Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
H	**Fire Protection Rating** Monitor the City's fire protection rating and cooperate with the Ukiah Valley Fire Authority to correct deficiencies.	SAF – 4.1	City Manager Ukiah Valley Fire Authority				■	
I	**Insurance Services Officer (ISO)** The City shall work with the County, special districts, and the State to implement ISO recommendations and take steps necessary to maintain or improve the areas' ISO Rating.	SAF – 4.1	City Manager Community Development					■
J	**Fire Service Funding** The City shall explore opportunities such as state and federal grants and partnerships with other organizations for increased funding related to fire risk mitigation. Funding opportunities for private landowners will be promoted through City communications channels.	SAF – 4.2	Ukiah Valley Fire Authority					■
K	**Fire Liaison** Designate a Fire Safety Liaison to regularly coordinate with CAL FIRE and neighboring fire agencies on staffing, local programs, and key issues.	SAF – 4.2 SAF – 4.3	City Manager Ukiah Valley Fire Authority					■
L	**Mutual Aid Participation** The City shall participate in mutual aid systems and agreements to supplement the capacity of the Ukiah Valley Fire Authority.	SAF – 4.4	City Manager Ukiah Valley Fire Authority					■
M	**Regional Fire Protection Plans** The City shall coordinate with CAL FIRE and the Mendocino County Fire Safe Council to implement and regularly update regional fire protection plans.	SAF – 4.5 SAF – 5.3	City Manager CAL FIRE Mendocino Mendocino County Fire Safe Council					■

	Implementation Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
N	**Local Fire Protection Plans** The City shall request quarterly meetings with the Ukiah Valley Fire Authority to develop and implement local fire protection planning and programs. If new residential subdivisions are proposed within the VHFHSZ a Fire Protection Plan with the following components shall be included in the proposal and reviewed by the Ukiah Valley Fire Authority: • Risk Analysis. • Fire Response Capabilities. • Fire Safety Requirements – Defensible Space, Infrastructure, and Building Ignition Resistance. • Mitigation Measures and Design Considerations for Non-Conforming Fuel Modification. • Wildfire Education Maintenance and Limitations.	SAF – 4.6	City Manager Ukiah Valley Fire Authority					■
O	**Fire Safety Standards** The City shall review the Ukiah City Code every five years to confirm compliance with all applicable State regulatory standards related to fire safety and update the Code as necessary.	SAF – 5 SAF – 5.7 SAF – 5.8	Community Development	■	■	■		
P	**Fire Hazard Zone Update** The City shall continue to update and adopt local fire hazard zones designations as changes to the state zoning designation occur.	SAF – 5 SAF – 5.8	Community Development					■
Q	**Public Facilities Hazard Mitigation** The City shall require the incorporation of hazard mitigation measures during planned improvements for public facilities located in the Very High Fire Hazard Severity Zone.	SAF – 5.1	Community Development					■

	Implementation Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
R	**Evacuation Route Standards** The City shall establish minimum road widths and flammable vegetation clearances for evacuation routes in accordance with California regulatory standards.	SAF – 5.2 SAF – 5.3 SAF – 6.1	City Manager Ukiah Valley Fire Authority Community Development	■				
S	**Out of Compliance Roadways** The City shall identify all road networks in VHFHSZs that do not meet State standards outlined in Title 14, Chapter 7 of the California Code of Regulations and prepare recommendations and a program for bringing the roadways into compliance with State standards.	SAF – 5.4	Public Works Ukiah Valley Fire Authority		■			
T	**Fuel Break Assessment** The City shall develop a strategic Fuel Break Assessment to establish priorities for developing and maintaining fuel breaks within the city.	SAF – 5.5	Community Development Ukiah Valley Fire Authority		■			
U	**Cooperative Pest Management** The City shall collaborate with state and federal land management agencies on pest and fuel management activities.	SAF – 5.5	Community Development Ukiah Valley Fire Authority	■				
V	**Community Chipper Program** The City shall participate annually and expand the Mendocino County Fire Safe Council's Community Chipper Program to provide a free service to chip and haul limbs and brush for residences defensible space.	SAF – 5.5	Community Development Ukiah Valley Fire Authority Mendocino County Fire Safe Council				■	

Implementation Programs		Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
W	**Water Supply Infrastructure** The City shall regularly assess the integrity of existing water supply infrastructure through water tests and inspections of water lines and prioritize developments in areas with adequate water supply infrastructure.	SAF – 5.6 SAF – 5.9	Public Works				■	
X	**Hillside Development Standards** The City shall review and update the Hillside Development Standards outlined within the Ukiah City Code by 2030 for consistency with new wildfire safety legislation.	SAF – 5.7 SAF – 5.8	Community Development	■				
Y	**Site Design Standards** The City shall coordinate with the Ukiah Valley Fire Authority to update site design standards in accordance with published State guidance and current conditions.	SAF – 5.8	Community Development Ukiah Valley Fire Authority				■	
Z	**Public Information Program** The City shall develop a comprehensive public information program related to fire safety to inform residents of present hazards and strategies for mitigation.	SAF – 5.10	City Manager Ukiah Valley Fire Authority			■		
AA	**Communities at Risk** The City shall identify and map existing multi-family housing, group homes, or other community housing located in VHHSZs and require the development of adequate evacuation or shelter in place plans.	SAF – 4.6 SAF – 5.10	City Manager Community Development Police Department Ukiah Valley Fire Authority	■				

Implementation Programs		Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
BB	**Fire Safety Education** The City shall coordinate with the Ukiah Valley Fire District to schedule and host annual public meetings to review established wildfire prevention and protection measures as well as emergency response plans, especially evacuation plans and routes.	SAF – 5.10	City Manager Police Department				■	
CC	**Mendocino MJHMP** The City shall update city plans, regulations, and standards to implement the 2020 Mendocino County Multi-Jurisdiction Hazard Mitigation Plan.	SAF – 6.2	Police Department Community Development	■				
DD	**Mendocino County EOP** The City shall update city plans, regulations, and standards every five years to assure compatibility with the Mendocino County Emergency Operations Plan.	SAF – 6.3	Police Department City Manager Community Development	■	■	■		
EE	**Sound Attenuation Regulations** The City shall require any new residential development located along a major transportation corridor to reduce any potential noise impacts to a less than significant level by using current best practices, including building materials, site design, barriers and berms, and other methods of noise reduction.	SAF – 7.2	Community Development	■				

Implementation Programs		Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
FF	**Airport Disclosure** The City shall prepare an ordinance requiring that the following statement be included in all property transactions or as a part of the issuance of use permits for property or projects within the airport's area of influence, both core and peripheral. • This project/residence is in close proximity to the Ukiah Municipal Airport which is a major noise generating source. Development in this area will be subject to overflights of aircraft taking off from and landing at the airport. These aircraft include privately-owned corporate jets and firefighting air tankers from the California Department of Forestry. It is anticipated that the volume of traffic and resulting noise may increase in future years."	SAF – 7.3	Planning Services Building Services	■				
GG	**Airport Noise Attenuation** The City shall update the Municipal Code to require the incorporation of sound reducing measures, as needed, in all new construction in the airport compatibility zones, consistent with the Ukiah Municipal Airport Master Plan.	SAF – 7.4	Planning Services Building Services	■				

Implementation Programs		Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
HH	**Roadway Expansion** The City shall require the use of accepted acoustic engineering features when designing for the expansion of existing roads where such expansion has the potential to result in a noise impact that can be feasibly mitigated. Examples include low landscaped berms, landscaping, below-grade construction, and speed control - to minimize expansion of the existing Design to Cost (DTC).	SAF – 7.5	Public Work Department					■
II	**Noise Attenuation** The City shall review and update Article 6 of the City Municipal Code to ensure enforcement of best practices for noise attenuation standards, and to include a requirement for all new commercial and manufacturing uses that could produce noise that exceeds the noise limit regulations listed in Article 6 to incorporate applicable noise mitigation measures to reduce noise levels to acceptable levels.	SAF – 8.1 SAF – 8.3	Planning Services Building Services	■				■
JJ	**Noise Impact Analysis** Where noise analysis has been required as a condition of project approval, the City shall ensure adequate analysis of noise impacts when reviewing project permits by requiring noise details and specifications as part of the submittal packet.	SAF – 8.2	Planning Services Building Services					■
KK	**Acoustical Studies** The City shall add provision to Municipal Code to require acoustical studies for all new development projects with potential to generate excessive noise to identify potential noise impacts and appropriate mitigation measures.	SAF – 8.4	Planning Services Building Services					■

A.7 Agriculture Element

GOALS AND POLICIES

AG-1 To preserve and strengthen agricultural uses in and around Ukiah that influence the regional economy.

AG-1.1 Reduce Agricultural/Urban Conflict . The City shall reduce conflict between incompatible uses and agriculture within and adjacent to the City.

AG-1.2 Preserve Agricultural Lands. With the exception of presently proposed or approved subdivisions, the City shall discourage urban development on unincorporated land within its Sphere of Influence until annexed by the City. The City shall support County land use regulations that protect the viability of local agriculture in the Ukiah Valley.

AG-1.3 Plan Together. The City shall identify and involve stakeholders, as well as advisors with knowledge and expertise, to create and implement a comprehensive planning framework that preserves and strengthens agricultural uses in and around Ukiah that inform and influence the regional economy.

AG-2 To create a healthy, equitable and resilient local-food system that further integrates agriculture into the City's identity.

AG-2.4 Backyard Food The City shall allow and encourage residents to undertake supplementary local agriculture, including backyard gardens, apiaries, poultry, and 'foodscaping'. Examples include community, school, backyard, and rooftop gardens with a purpose extending beyond home consumption and education.

AG-2.5 Buy Local, Enjoy Local. The City shall encourage additional farmer and community markets, food trucks, and farm stands to support production, distribution, and sale of locally grown foods and continue to support community-based food production and local, nutritious food by working with local landowners for the creation of additional community gardens.

AG-2.6 Support Gardeners. The City shall coordinate with the University of California Cooperative Extension (UCCE) Mendocino County Master Gardener Program, to connect city residents with backyard gardening knowledge.

AG-2.7 Farmer's Markets. In conjunction with the Mendocino County Farmers Market Association, the City shall research and identify additional ways to support the sale of local produce and goods at farmers markets within the City of Ukiah.

AG-3 Help existing agricultural stakeholders move 'Beyond the Farm'.

AG-3.1 Establish Infrastructure to Grow the Agricultural Economy. The City shall support existing agriculture operators by encouraging a diverse, vibrant, and innovative agriculture economy that creates new opportunities and products from regional producers. In conjunction with stakeholders, the City shall encourage the creation of agricultural business incubators, shared kitchens, and workforce development programs that create locations to strengthen agricultural operators within the region.

AG-3.2 Agritourism. The City shall support expansion of the agricultural tourism industry by assessing utilization use of tourism facilities (e.g., hospitality, restaurants, etc.), as well as supporting efforts to plan and integrate the Great Redwood Trail into the agricultural economy.

AG-3.3 University Research. The City shall encourage research, particularly at the University of California Cooperative Extension, pertinent to the Ukiah Valley to identify new potential uses and enhancement for existing agricultural industries, especially pomology, 'forestry, livestock, 'and viticulture.

Implementation Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A **Agricultural Buffer** The City shall work with Mendocino County to establish setback or buffers for new non-agricultural development adjacent to agricultural lands to reduce hazardous exposures and conflict between incompatible land uses.	AG – 1.2	Community Development	■				
B **Right to Farm** The City shall adopt a right-to-farm ordinance to ensure appropriate disclosure of agricultural activities both within and adjacent to the City of Ukiah.	AG – 1.2	Community Development	■				
C **Align Agricultural Standards** The City shall revise agricultural standards and use terminology to be consistent with adjacent jurisdictions within the Ukiah Valley for the support of future annexation efforts.	AG – 1.2 AG – 1.3	Community Development		■			
D **Williamson Act** In coordination with the County Assessor, the City shall establish a Williamson Act program that aligns with ongoing efforts to preserve agricultural lands across Mendocino County.	AG – 1.2	Community Development City Manager	■				
E **Reduce Regulation – Local Agriculture** The City shall revise the Zoning code to allow low-intensity agricultural activities on residential parcels, including but not limited to back yard beehives, chickens and gardens. The revision will include objective use, development, and environments standards, and minimal permit fee requirements.	AG – 2.4	Community Development City Attorney	■				
F **Foodscaping** The City shall revise the City's objective development and design standards for multi-family housing projects to include the definition of and provisions for 'foodscaping'.	AG – 2.4	Community Development	■				

	Implementation Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
G	**"No Mow May"** To encourage additional pollinators, the City shall prepare a pilot program for a "No Mow May" to encourage more ecologically beneficial lawns within the City of Ukiah.	AG – 2.4	Community Development / City Manager		■			
H	**Urban Agricultural Definitions** The City shall revise the City Zoning Code definitions, standards, and limitations for "Urban Agriculture", including rooftop gardens, aquaculture, hydroponics, etc.	AG – 2.4	Community Development		■			
I	**Support Community Gardens** The City shall revise the Zoning code to streamline the regulatory permitting process to support the creation of additional community gardens within the City.	AG – 2.5 AG – 2.6	Community Development / City Manager	■				
J	**Urban Agricultural Incentive Zone** The City shall research and consider implementation of an Urban Agricultural Incentive Zone (AB 551). "The Urban Agriculture Incentive Zones Act authorizes a city… and a landowner to enter into a contract to restrict the use of vacant, unimproved, or otherwise blighted lands for small-scale production of agricultural crops and animal husbandry."	AG – 2.4	Community Development / City Manager		■			
K	**Local Food: Food Trucks & Farm Stands** The City shall revise the Zoning Code to support the distribution and sale of locally-grown food via Food Trucks, Farm Stands, and farmer/community markets.	AG – 2.5	Community Development / Public Works	■				

Implementation Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
L **Farmers Markets** In conjunction with the Mendocino County Farmers Market Association, the City shall research and identify additional ways to support the sale of local produce and goods at farmers markets within the City of Ukiah. (Source: New Implementation Program)	AG – 2.7	Community Development Public Works					■
M **Local Purchasing** The City shall research and prepare a local preference purchasing policy for future adoption to promote and support local preference purchasing policies for the City of Ukiah, local school districts and other institutions as a means to foster awareness and build relationships across the regional economy.	AG – 3.1	Community Development City Manager		■			

A.8 Housing Element (2019-2027)

GOALS AND POLICIES

Goal H-1 Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, sustainable, and decent housing for all Ukiah residents.

Policy 1-1: Encourage the rehabilitation of existing residential units.

Policy 1-2: Promote the use of sustainable and/or renewable materials and energy technologies (such as solar and wind) in rehabilitated housing and new housing construction; and reduce greenhouse gas emissions.

Policy 1-3: Preserve at-risk housing units.

Policy 1-4: Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.

Policy 1-5: Continue to implement effective crime prevention activities.

Goal H-2 Expand housing opportunities for all economic segments of the community, including special needs populations.

Policy 2-1: Continue to allow placement of manufactured housing units on permanentfoundations in residential zoning districts.

Policy 2-2: Encourage the development of a variety of different types of housing.

Policy 2-3: Ensure that adequate residentially designated land is available to accommodate the City's share of the Regional Housing Need. In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.

Policy 2-4: Pursue State and Federal funding for very low, low, and moderate income housing developments.

Policy 2-5: Facilitate the production of housing for all segments of the Ukiah population, including those with special needs.

Policy 2-6: Expand affordable housing opportunities for first time homebuyers.

Goal H-3 Remove governmental constraints to infill housing development.

Policy 3-1: Improve building and planning permit processing for residential construction.

Policy 3-2: Encourage the use of density bonuses and provide other regulatory concessions to facilitate housing development.

Policy 3-3: Encourage the development of mixed residential and commercial uses in the commercial zoning districts where the viability of the commercial activities would not be adversely affected.

Goal H-4 Promote well-planned and designed housing opportunities and projects for all persons, regardless of race, gender, age, sexual orientation, marital status, or national origin.

Policy 4-1: Promote fair housing practices in the sale or rental of housing with regard torace, color, national origin, ancestry, religion, disability/medical conditions, sex, age, marital status, familial status, source of income, sexual orientation/gender identify, or any other arbitrary factors.

Policy 4-2: Promote and facilitate community awareness of the City of Ukiah's goals, tools, available resources and programs for lower income households.

Goal H-5 Provide support for future housing needs.

Policy 5-1: Pursue annexation efforts that lead to an orderly expansion of growth, where services are adequate for future residential development.

Policy 5-2: Continue to encourage and facilitate public participation in the formulation and review of the City's housing and development policies.

Policy 5-3: Assume a leadership role in the development of all types of housing in the community.

Implementing Programs		Responsible Department(s)	Schedule
1a	**Implement a residential rehabilitation program.** Emphasize rehabilitation of mobile homes, detached single-family dwelling units, and lower-income multifamily housing projects. Prioritize funding for health and safety repairs, energy efficiency improvements, and ADA accommodations. Assist in completing the rehabilitation of at least 25 lower income housing units in the planning period. Funding: CDBG, HOME, and/or other local, state or federal sources	Community Development Department, Housing Services Division	Ongoing, as funding is available

	Implementing Programs	Responsible Department(s)	Schedule
1b	**Continue the City's Energy Efficiency Public Benefits Fund and renewable energy and energy efficiency rebate programs.** Funding: Energy efficiency and renewable energy rebate program funds	Electric Utility Department	Ongoing, as funding is available
1c	**Support funding or other applications that would preserve/conserve existing mobile home parks.** This might include programs such as the Mobile Home Park Rehabilitation and Resident Ownership Program. Funding: N/A – application support through technical assistance.	Community Development Department, Housing Services Division.	Ongoing, as funding is available
1d	**Continue providing informational materials to the public through the Green Building Information Center and at the public counter.** Provide updated information regarding sustainable and green building practices and materials and provide information on the maintenance of residential units. Funding: Departmental budget	Community Development Department, Building Services Division	Ongoing, as funding is available
1e	**Develop standards and design guidelines for residential development in the Medium Density Residential (R-2) and High Density Residential (R-3), Community Commercial (C-1) and Heavy Commercial (C-2) zoning districts**. Given the significant increase in the City's RHNA over the next eight years, the City proposes to create development standards and design guidelines that would both facilitate development at the allowable densities and provide guidance and certainty in design standards to ensure quality housing is developed in the community. Funding: General Funds and/or other funding if available.	Community Development Department, Planning Services Division	Establish development standards and design guidelines by the end of calendar year 2020.

Implementing Programs		Responsible Department(s)	Schedule
1f	**Develop an At-Risk Units Program.** Maintain an inventory of at-risk affordable housing units and work with property owners and non-profit affordable housing organizations to preserve these units by identifying and seeking funds from Federal, State, and local agencies to preserve the units. Funding: Ukiah Housing Trust Fund, CDBG, HOME, and/or other funding sources as available and as needed	Community Development Department, Housing Services Division	Develop At-Risk Program by the end of calendar year 2020.
1g	**Tenant Education and Assistance for Tenants of At-Risk Projects**. Require property owners to give notice to tenants of their intent to opt out of low-income use restrictions. Provide tenants of at-risk units with education regarding tenant rights and conversion procedures. Funding: Departmental budget	Community Development Department, Housing Services Division	Develop education program and notification procedures by June 30, 2020; implement program on an ongoing basis throughout the 2019-2027 planning period.
2a	**Update the inventory of vacant and underutilized parcels.** Make copies of the inventory available on the City's website and at the public counter for distribution. Funding: Departmental budget.	Community Development Department, Planning Services Division	Updated annually, by June 30 of each year; posted on the City's website and at the public counter.
2b	**Monitor the rate of conversion of primary residences to short-term rental units.** Research ordinances limiting short-term rentals and present report to City Council. Funding: General Funds.	Community Development Department, Planning Services Division; City Council.	Develop monitoring program by June 30, 2020; annually track number of short-term rentals and present information along with annual progress report to City Council each year; short-term rental ordinance research report due June 30, 2025

Implementing Programs		Responsible Department(s)	Schedule
2c	**Monitor the conversion of single-family residential homes to commercial uses.** If conversions continue and the City's vacancy rate for homeownership is greater than three percent citywide, the City will design an ordinance that restricts the conversion of single-family residences to commercial uses. Funding: Departmental budget.	Community Development Department, Planning Services Division.	Gather data and report findings to City Council by June 30, 2021.
2d	**Pursue additional funding sources to augment the Ukiah Housing Trust Fund, creating a permanent source of funding for affordable housing**. Utilize funding to develop and support affordable housing programs and projects, providing financial assistance to private developers and nonprofit agencies, principally for the benefit of extremely low-income, very low-income, and low-income households. Prepare and/or support the preparation of at least eight applications for additional funding within the 2019-2027 planning period. Funding: Low- and Moderate-Income Housing Asset Fund; other local, State, and Federal funding sources as they become available.	Community Development Department, Housing Services Division.	Ongoing.
2e	**Continually engage with a variety of housing developers who specialize in providing housing to each economic segment of the community**. This effort is designed to build long-term development partnerships and gain insight into specialized funding sources, particularly in identifying the range of local resources and assistance needed to facilitate the development of housing for extremely low-income (ELI) households and households with special needs, including persons with disabilities and persons with developmental disabilities. This policy is also designed to encourage the production of a variety of housing types, including multi-family supportive, single room occupancy, shared housing, and housing for the "missing middle." Funding: Departmental budget.	Community Development Department, Housing Services Division; City Manager's Office-Economic Development Section	Ongoing community and stakeholder outreach, occurring at least on a quarterly basis and continuing throughout the 2019-2027 planning period.

	Implementing Programs	Responsible Department(s)	Schedule
2f	**Amend the zoning code as follows**: **Emergency Shelters**. The City will amend the Zoning Code to redefine homeless facilities as emergency shelters, according to State Government Code. **Transitional/Supportive Housing**. Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing in all zones that allow residential uses and supportive and transitional housing is to be only subject to those restrictions applicable to other residential dwellings of the same type in the same zone (note: this is not limited to residential zones). The City will amend the Zoning Code to specifically define transitional/supportive housing as defined in Government Code. **Single-Room Occupancy Housing**. The City will amend the Zoning Code to allow Single-Room Occupancy (SRO) units in the medium density residential (R-2) and high density residential (R-3) zoning districts for the purpose of increasing the number of units affordable to extremely low, very low, and low-income persons. **Manufactured/Factory-Built Homes**. The City will amend the Zoning Code to define and allow manufactured and factory-built homes in the same manner and use as all other types of residential dwellings in all zoning districts. Funding: Departmental budget	Community Development Department, Housing Services Division	Complete draft Zoning Code amendments by December 30, 2020; secure adoption by June 30, 2021.
2g	**Facilitate the consolidation of smaller, multi-family parcels by providing technical assistance to property owners and developers in support of lot consolidation.** Research and present a report on possible lot consolidation incentives to the Planning Commission and City Council. Funding: Departmental budget	Community Development Department, Planning Services Division	Present report to Planning Commission and City Council, with recommendations, by June 30, 2026.

Implementing Programs		Responsible Department(s)	Schedule
2h	**Ensure capacity of adequate sites for meeting RHNA**. The City of Ukiah has been assigned a Regional Housing Needs Allocation (RHNA) of 239 units for the 2019-2027 Housing Element. To accomplish this mandate by the State, the City will: **Update C1 and C2 Zones to allow by-right housing development, with objective design and development standards**. Units allowed by-right will include multifamily, SROs, duplexes, triplexes, and fourplexes. 92 2019-2027 City of Ukiah Housing Element Adopted October 23, 2019 **Update the R-2 Zone to allow up to 15 dwelling units per acre instead of 14 dwelling units per acre**. **Update the C-N Zone to increase residential density and allow similar housing types as those allowed in R-2**. **By-right housing program for select parcels**. Specific to APNs 00304077, 00304078, and 00304079, rezone these parcels at the default density of 15 du/ac. Also rezone these parcels to allow residential use by-right for developments with at least 20% of the units affordable to lower income households. Funding: Departmental budget	Community Development Department, Planning Services Division	Ongoing, with annual reports to HCD and the City Council; develop and implement a project evaluation procedure pursuant to Government Code 65863, by June 30, 2021.
2i	**Monitor residential capacity (no net loss).** Proactively monitor the consumption of residential acreage to ensure an adequate inventory is maintained for the City's RHNA obligations. Implement a project evaluation procedure pursuant to Government Code 65863. Should residential capacity fall below the remaining need for lower income housing, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA. Funding: Departmental budget	Community Development Department, Planning Services Division	Ongoing, with annual reports to HCD and the City Council; develop and implement a project evaluation procedure pursuant to Government Code 65863, by June 30, 2021.

Implementing Programs		Responsible Department(s)	Schedule
2j	**First Time Homebuyer Assistance.** The City of Ukiah offers assistance to eligible first-time homebuyers to purchase new or existing single-family or condominium units in the City. The program utilizes a combination of HOME, CalHome, CDBG, and/or other resources as they become available- through the Ukiah Housing Trust Fund. Restrictions apply and funds are available on a first-come, first-served basis. Funding: CDBG, HOME, Low- and Moderate-Income Housing Assets Funds, CalHome, and/or other funding sources as available	Community Development Department, Housing Services Division	Ongoing
2k	**Collaborate with local service providers on addressing homelessness.** Continue participation in the Mendocino County Continuum of Care. Funding: N/A	City Manager's Office	Ongoing
2l	**Review existing City processes for compliance with AB 2162.** Revise zoning codes/processes to allow supportive housing by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. Funding: Departmental budget	Community Development Department, Planning Services Division	Complete review of existing City processes by June 30, 2020; revise zoning codes/processes by December 31, 2020
2m	**Housing Units Replacement Program.** The City will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to 1) non-vacant sites; and 2) vacant sites with previous residential uses that have been vacated or demolished. Funding: Departmental budget	Community Development Department, Planning Services Division	The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.

Implementing Programs		Responsible Department(s)	Schedule
2n	**Homeless Shelter Overlay District Evaluation.** Evaluate the Homeless Shelter Overlay District to determine suitability for accommodating the identified number of homeless persons. At the minimum, this evaluation will include an analysis of environmental conditions, physical features, location, and capacity of the zone to accommodate the identified number of homeless persons. Depending on the results of this evaluation, the City will consider options including possible amendment of the District to maintain compliance with SB 2. Funding: Departmental budget	Community Development Department, Planning Services Division	Complete evaluation of overlay district on a bi-annual basis, with the first report due to Planning Commission by June 30, 2020. Depending on results of evaluation(s), make recommendations to Planning Commission and/or City Council for options including possible amendment of the District within 6 months of the date the report is due.
3a	**Research, review and amend the development standards in the zoning code for opportunities to maximize housing development. Specific areas of research and amendments may include the following:** **Increasing maximum allowable height for new residential buildings.** **Increasing density.** **Reducing yard setbacks.** **Reducing minimum site area.** **Upzoning R-1 (Single-family Residential) and R-1-H (Single-family-Residential Hillside Combining) zoning districts to allow by-right and/or permit other residential building types and densities.** Funding**:** Departmental budget	Community Development Department, Planning Services Division; Planning Commission; City Council	Complete draft Zoning Code amendments by December 30, 2021; secure adoption by June 30, 2022
3b	**Develop flexible parking policies for new residential development.** The intent of this policy is to reduce parking requirements, especially in zoning districts that allow for lower-income housing developments. Funding: Departmental budget and other funding sources as available	Community Development Department, Planning Services Division; Planning Commission; City Council	Complete draft policy by June 30, 2020

Implementing Programs		Responsible Department(s)	Schedule
3c	**Explore other policies and regulations that facilitate new infill housing development.** Produce report with recommendations and present to Planning Commission and City Council. Possible areas of research include, but are not limited to, the following: Temporary housing options. Low Impact Development offsite mitigation. Community benefit zoning. Funding: Departmental budget	Community Development Department, Planning Services Division; Planning Commission; City Council	Complete draft report by June 30, 2026
3d	**Facilitate improvements to permit processing to streamline housing development.** Continue to work on improving processing procedures and by June 30, 2021 develop a brochure to guide developers through City processes. Continue to offer a pre-application conference with project applicants to identify issues and concerns prior to application submittal. Funding: Departmental Funding	Community Development Department, Planning Services Division, Building Services Division	Pre-application conferences ongoing; City processing procedures brochure developed by June 30, 2021
3e	**Continue to apply the CEQA infill exemption to streamline environmental review.** Funding: Departmental budget	Community Development Department, Planning Services Division	Ongoing
3f	**Review Site Development Permit and Use Permit Processes.** Produce report for City Council analyzing processes and making recommendations for how to revise processes and/or Ukiah City Code such that project approval process is accelerated. Funding: Departmental budget	Community Development Department, Planning Services Division	Report due to City Council by December 31, 2020; process and/or code improvements to be implemented immediately thereafter.

Implementing Programs		Responsible Department(s)	Schedule
4a	**Continue to collaborate with the Ukiah Police Department and property owners and managers to keep housing safe**. Support the Crime Prevention through Environmental Design standards through continued referral of residential new construction projects to the Ukiah Police Department. Funding: General Funds	Community Development Department, Planning Services Division, Building Services Division; and Ukiah Police Department	Ongoing
4b	**Continue to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development (HUD).** Funding: Departmental budget	Community Development Department, Housing Services Division	Ongoing
4c	**Develop project referral procedural for referral of all proposed General Plan amendments to the appropriate military office for review and comment.** Revise the planning permit application form to include this step of referral. Funding: Departmental budget	Community Development Department, Planning Services Division	Develop referral procedure and revise planning permit application form by December 31, 2019; implement on January 1, 2020.
5a	**Maintain a housing resources webpage.** Included on the webpage are resources such as funding sources and programs, affordable housing developers, and a list of publicly assisted housing providers. Funding: Departmental budget	Community Development Department, Housing Services Division	Updated regularly, as new and relevant information is available.
5b	**Complete the update of the 2020 Sphere of Influence, Municipal Service Review, and Ukiah 2040 General Plan. Include an annexation policy.** Funding: Departmental budget, other funding as available	2020- Sphere of Influence and Municipal Service Review; 2021- Ukiah 2040 General Plan.	Community Development Department, Planning Services Division

Implementing Programs		Responsible Department(s)	Schedule
5c	Work collaboratively with stakeholder jurisdictions for opportunities to lessen or remove development constraints, and update the housing plan accordingly. Funding: Departmental budget, other funding as available	Community Development Department, in conjunction with stakeholder jurisdictions.	Ongoing, at least on an annual basis.

City of Ukiah

COMMUNITY DEVELOPMENT DEPARTMENT

2023
Annual Progress Report

City of Ukiah

Department of Community Development

Craig Schlatter, AICP, Director

Jesse Davis, AICP, Chief Planning Manager

Annual Progress Reports (APR)

- **HCD**: Each jurisdiction must prepare and submit a Housing Element Annual Progress Report (APR) to the Department of Housing and Community Development (HCD) on status and progress in implementing its housing element.

- **OPR**: The General Plan APR submitted to OPR should outline the status of the General Plan and progress in its implementation over the previous year's 12-month reporting period.

6th Cycle – Final Regional Housing Needs Assessment

Proposed Final Allocation – City of Ukiah

Income Level	Housing Units Needed
Very Low	86
Low	72
Moderate	49
Above Moderate	32
Total Units	**239**

MCOG
50 Years
1972 - 2022
MENDOCINO COUNCIL OF GOVERNMENTS

6th Cycle Housing Production: 2018-2023

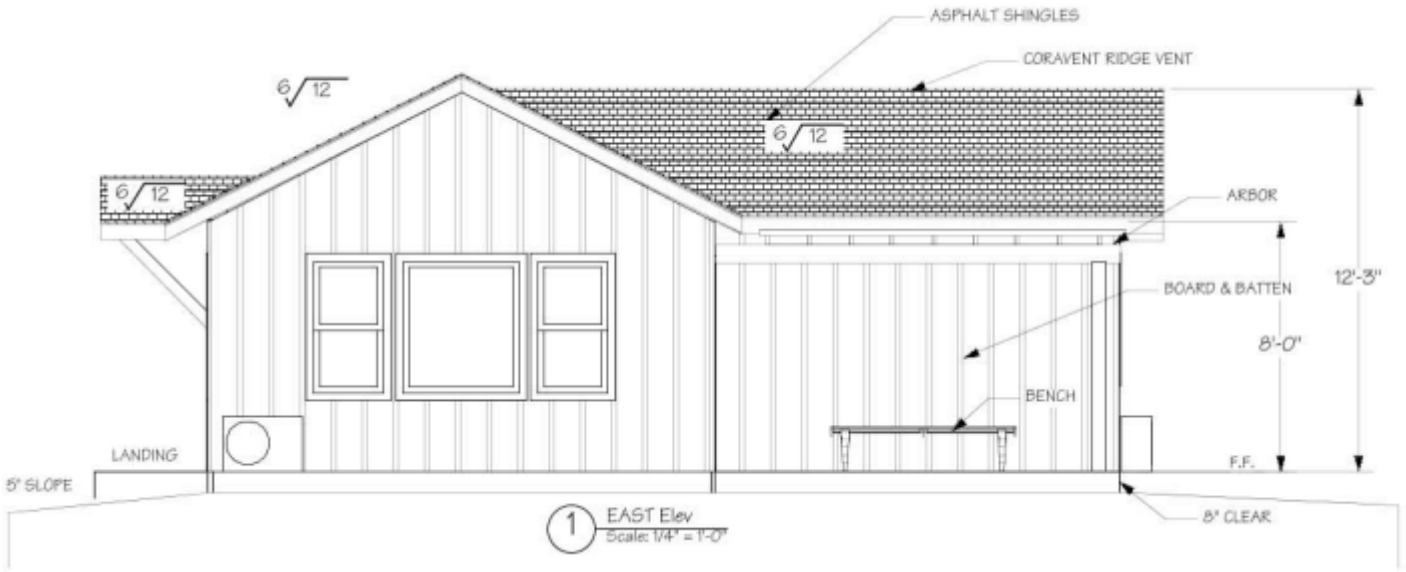
Income Level		2019	2020	2021	2022	2023	Total Building Permits Issued	RHNA Remaining	2018 RHNA Assignment
Very Low	Deed Restricted	-	-	30	20		50	**36**	86
	Non-Deed Restricted	-	-	-	-				
Low	Deed Restricted	-	30	0	71		104	**-**	72
	Non-Deed Restricted	2	1	0	-				
Moderate	Deed Restricted	-	-	-	-		27	**22**	49
	Non-Deed Restricted	3	5	6	6	7			
Above Moderate	-	3	9	3	3	5	23	**9**	32
Total	**-**	**8**	**45**	**39**	**100**	**12**	**192**	**67**	**239**

6th Cycle RHNA - December 31, 2018 through August 31, 2027

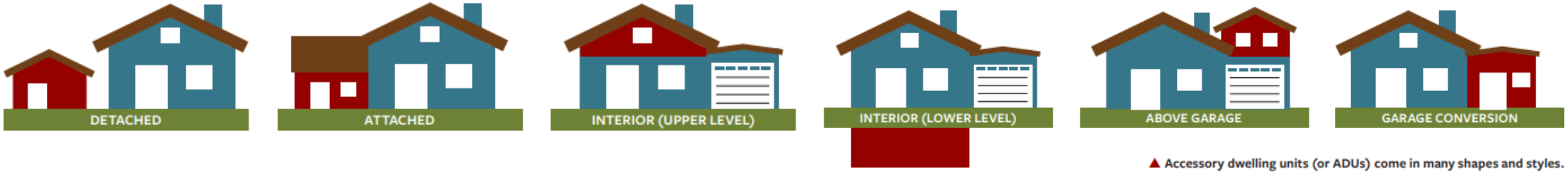
2023 Housing Updates

- 2023 - HCD Pro-Housing Designation;
- Adopted a Lot Line Adjustment Ordinance (2024)
  - Revised procedures and policies to reduce costs and encourage adjustment;
- Commenced implementation of electronic permit tracking software;
- Historic Structure Policy – Commenced Update;
- Adopted Revised Objective Design and Development Standards (ODDS) Ordinance;
  - Incorporated lessons learned from Acorn Valley Plaza
- Continue Monitoring STRs, Residential Conversions & Vacant/Underutilized List

Accessory Dwelling Units - ADUs



- In 2024, update ADU regulations to incorporate appropriate State law revisions into Ukiah City Code
- Continue to promote the use of pre-designed & pre-approved plan sets.



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

‘Missing Middle’

- R1, R2 & R3 – Updates
  - Reduce Parking, Setbacks, etc.
  - Readability of Ukiah City Code
    - Ukiah City Code 9022(A)
- Definitions – Incorporate and Update
  - Cottage Housing (Dwelling Group)
  - Townhouses
    - Goal LU – 1
    - Goal LU – 9

‘Infill Opportunities’

- SB4 - Affordable Housing on Faith Lands Act
- Bi-Annual Updates to the Vacant & Underutilized Land Inventory
- Zoning Reform Ad Hoc
  - Goal LU - 8.3 Infill Development
  - Goal LU - 8.4 Reuse of Underutilized Property

Looking Forward

- Shared GIS Tools
- Ordinance Amendments
- Residential Project Pipeline
  - Multi-Family
    - Tribal
    - ADUs
    - Single-Family
- Pre-Development Conference
- Ukiah Housing Trust Fund
- Grant Opportunities