



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

May 22, 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 April 24, 2024, a Regular Meeting

Recommended Action: Approve the Minutes of April 24, 2024, a Regular Meeting.

Attachments:

1. 2024-04-24 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 appears and states his or her position during the hearing on the decision from which the appeal is taken. For items on this agenda, the appeal must be received by June 3, 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-5-1-24 - 1

11. **CONSENT CALENDAR**

12. **UNFINISHED BUSINESS**

13. **NEW BUSINESS**

- 13.a. Consideration of a proposed Major Site Development Permit to allow for the installation of nine (9) interconnected single-story prefabricated modular structures (totaling ±1,440 square feet) to serve as accessory medical offices for use by the existing health service provider(s) for a period of no more than five (5) years upon occupancy at 280 E Standley Street; APN 002-192-14; File No. 24-0130

Recommended Action: Staff recommends that the City of Ukiah Planning Commission:

1) Approve the proposed Major Site Development Permit to allow for the installation of nine (9) interconnected single-story prefabricated modular structures (totaling ±1,440 square feet) to serve as accessory medical offices for use by the existing health service provider(s) for a period of no more than five (5) years upon occupancy at 280 E Standley Street; APN 002-192-14 as supported by the information in the associated Staff Report, Findings in Attachment 1 and subject to the Conditions of Approval in Attachment 2; File No. 24-0130

Attachments:

1. Draft Findings
2. Draft Conditions of Approval
3. Application Materials, Lease Agreement & Maps
4. Agency Referral Responses
5. DRB Draft Minutes (03.28.24) and Materials

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: May 15, 2024
Stephanie Abba, Planning Commission Clerk