



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

September 25, 2024 - 6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **AB 2449 NOTIFICATIONS AND CONSIDERATIONS**

5. **APPROVAL OF MINUTES**

5.a. Approval of the Minutes of September 11, 2024, a Regular Meeting.

Recommended Action: Approve the Minutes of September 11, 2024, a Regular Meeting.

Attachments:

1. 2024-09-11 Minutes

6. **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 October 7, 2024.

7. **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.

8. **SITE VISIT VERIFICATION**

9. **VERIFICATION OF NOTICE**

10. **PLANNING COMMISSIONERS REPORT**

11. **DIRECTOR'S REPORT**

- 11.a. Planning Commission will receive the Community Development Director's Report and discuss any questions with Staff.

Recommended Action: Planning Commission will receive the Community Development Director's report.

Attachments:

1. Planning Division Projects Report - September

12. **CONSENT CALENDAR**

The following items listed are considered routine and will be enacted by a single motion and roll call vote by the Planning Commission. Items may be removed from the Consent Calendar upon request of a Commissioner or a citizen in which even the item will be considered at the completion of all other items on the agenda. The motion by the Commission on the Consent Calendar will approve and make findings in accordance with Administrative Staff and/or the Commission recommendations.

13. **UNFINISHED BUSINESS**

14. **NEW BUSINESS**

- 14.a. Ordinance amending Ukiah City Code to more effectively regulate 'Missing Middle Housing' consistent with the Ukiah 2040 General Plan. Modifications would be made to Ukiah City Code Division 9, Chapter 2, Article 3, Low Density Residential (R-1) District, Article 4, Medium Density Residential (R-2) District and Article 5, High Density Residential (R-3) District to incorporate changes consistent with Ukiah 2040 General Plan's density-related analysis and housing goals.

Recommended Action: Adopt the resolution providing a report and recommendation to the Ukiah City Council regarding the proposed adoption of amendments to Ukiah City Code Division 9, and the Findings of Consistency pursuant to CEQA Section 15183 related thereto the Resolution and Addendum (Exhibit A) as presented during the public hearing.

Attachments:

1. Draft Resolution
2. Exhibit A - Ordinance Amendments (Redline)
3. CEQA Guidelines Section 15183 (Findings of Significance)
4. City of Ukiah - Land Use Element (Missing Middle Housing)

- 14.b. Request to approve a Major Use Permit to allow for non-storefront retail and onsite consumption of 'Cannabis Products' in four designated 'Cannabis Consumption Area – Indoor/Outdoor' on the premises of an existing 'Cannabis-Related Business' in accordance with Ukiah City Code Sections 9174.2 & 9174.3; 1825 Airport Road; APN 180-110-07; File No. 24-000177.

Recommended Action: Approve the Major Use Permit to allow for non-retail sales and on-site consumption of 'Cannabis Products' in a designated 'Cannabis Consumption Area – Indoor/Outdoor' on the premises of an existing 'Cannabis-Related Business' in accordance with Ukiah City Code Sections 9262, 9174.2 & 9174.3; 1825 Airport Road; APN 180-110-07.

Attachments:

1. Draft Findings
2. Draft Conditions of Approval (Redline)
3. Application Materials
4. Agency Referral Responses

15. 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 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: September 17, 2024
Stephanie Abba, Planning Commission Clerk