



Zoning Administrator

Regular Meeting **AGENDA**

Civic Center Annex ♦ 411 W. Clay St., Conf. Rm. #5 ♦ Ukiah, CA 95482

To participate virtually, go to the following link: <https://us06web.zoom.us/j/84703711128>
To view the meeting (without participating), go to: <http://www.cityofukiah.com/meetings/>

Or you can call in using telephone only:

- Toll-free 1-669-444-9171
- Enter the Access Code: 847 037 111 28
- Raise hand: After being recognized, Enter *9
- To Speak after being recognized: enter *6 to unmute

December 13, 2024 - 10:00 AM

1. **CALL TO ORDER**

2. **VERIFICATION OF NOTICE**

3. **APPEAL PROCESS**

All determinations of the Zoning Administrator regarding minor 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 December 23 at 5:00 P.M.

4. **COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS**

The Zoning Administrator (ZA) welcomes input from the audience that is within the subject matter jurisdiction of the ZA. 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.

5. **APPROVAL OF MINUTES**

5.a. Approval of the June 20, 2024, Zoning Administrator Meeting Minutes

Recommended Action: Staff Recommends Review & Approval of the June 20, 2024, Zoning Administrator Meeting Minutes (Attachment 1)

Attachments:

1. Zoning Administrator Minutes (06.20.2024)

6. **SITE VISIT VERIFICATION**

7. **PUBLIC HEARING**

- 7.a. A Minor Use Permit for voluntary modifications to an existing structure per Ukiah City Code Section 9231.14(C)(3) to facilitate its reuse for 'General Retail' and 'Small Product Manufacturing' in accordance with the Downtown Zoning Code (DZC) at 401 South State Street, Ukiah, CA; APN 002-269-05; File No. 24-001480.
Recommended Action: Approve with conditions a Minor Use Permit to allow voluntary modifications to an existing structure at 401 South State Street, Ukiah, CA; APN 002-269-05 to facilitate its reuse for 'General Retail' and 'Small Product Manufacturing'.
 Attachments:
 1. Draft Findings
 2. Draft Conditions of Approval
 3. Application Materials
 4. Agency Comments
- 7.b. A Minor Use Permit for a 'Cannabis Related Business' that is limited to 'Cannabis Distribution' within an existing building at 150 Brush Street, APN (002-040-32); File No. 24-000013.
Recommended Action: Approve with Conditions a Minor Use Permit to allow a 'Cannabis Related Business' that is limited to 'Cannabis Distribution' within an existing building at 150 Brush Street, APN (002-040-32)
 Attachments:
 1. Draft Findings
 2. Draft Conditions of Approval
 3. Application Materials
 4. Agency Comments
- 7.c. A Major Use Permit Renewal for On-Site Consumption of 'Cannabis Products' in a Designated 'Cannabis Consumption Area - Outdoor' on the Premises of an Existing 'Cannabis-Related Business' at 1076 & 1078 Cunningham Street, Ukiah (APN 003-140-65); File No. 24-001455.
Recommended Action: Staff Recommends that the Zoning Administrator 1) Conduct a public hearing; and 2) Approve the requested Major Use Permit Renewal for on-site consumption of 'Cannabis Products' in a designated 'Cannabis Consumption Area - Outdoor' on the premises of an existing 'Cannabis-Related Business' at 1076 & 1078 Cunningham Street, Ukiah (APN 003-140-65); File No. 24-001455.
 Attachments:
 1. Draft Findings
 2. Draft Conditions of Approval
 3. Application Materials
 4. Agency Comments
- 7.d. A Minor Site Development Permit for Tenant Improvements to the Reach Air Crew Quarters at 1351 South State Street, Ukiah, CA; APN 003-280-05; File No. 24-000012.
Recommended Action: Staff Recommends the Zoning Administrator 1) Conduct a public hearing; and 2) Approve the requested Minor Site Development Permit for Tenant Improvements to the Reach Air Crew Quarters at 1351 South State Street, Ukiah, CA; APN 003-280-05; File No. 24-000012.
 Attachments:
 1. Draft Findings
 2. Draft Conditions of Approval
 3. Application Materials
 4. Agency Comments

8. 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. 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 24 hours prior to the meeting set forth on this agenda.

Jesse Davis 12.10.2024