



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

December 11, 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 November 13, 2024, a Regular Meeting.

Recommended Action: Approve the Minutes for November 13, 2024, a Regular Meeting.

Attachments:

1. November 13, 2024, 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 [December 23, 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. Receive Community Development Director's Report and Discuss any Questions with Staff.

Recommended Action: Receive Community Development Director's Report.

Attachments:

1. Planning Division Projects Report - December 2024

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. A Public Hearing for a Minor Use Permit for voluntary modifications to an existing structure per Ukiah City Code Section 9231.14(C)(3) to allow for renovation and reuse for 'Financial Services', as well as a Major Site Development Permit to utilize the existing drive-through facility in accordance with the Downtown Zoning Code (DZC) at 414 Ea Perkins Street, Ukiah, CA; APN 002-200-35; File No. 24-000015.

Recommended Action: Staff Recommends that the Planning Commission 1) Conduct a public hearing; and 2) Approve the requested Minor Use Permit for voluntary modifications to an existing nonconforming structure per Ukiah City Code Section 9231.14(C)(3) to allow for renovation and reuse for 'Financial Services', as well as a Major Site Development Permit to utilize the existing drive-through facility in accordance with the Downtown Zoning Code (DZC).

Attachments:

1. Draft Findings
2. Draft Conditions of Approval
3. Original Entitlement Documents (1980-1982)
4. Application Materials - File No. 24-000015
5. Agency Referral - Responses Received
6. Design Review Board Draft Minutes (11.21.2024)
7. Applicant Response - DRB Hearing (12.02.2024)
8. 14a Correspondence Received - Linda Sanders
9. 14a Correspondence Received - Brandon Smith

14.b. A Public Hearing and Recommendation to the Ukiah City Council for an Ordinance Amending Ukiah City Code to Preserve and Strengthen Agricultural Uses In and Around Ukiah that Impact the Regional Economy Consistent with the Ukiah 2040 General Plan.

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 Divisions 7 and 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. Ordinance Amendments - Clean
4. Ukiah Valley - Agriculture Maps
5. Mendocino County Zoning Regulations
6. CEQA Guidelines Section 15183 Findings of Consistency
7. City of Ukiah Agriculture Element

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: December 4, 2024
Stephanie Abba, Planning Commission Clerk