



Regular Meeting **AGENDA**

Civic Center Annex ♦ 300 Seminary Avenue., Conf. Rm. # 3 ♦ Ukiah, CA 95482

**To participate virtually, go to the following link: <https://us06web.zoom.us/j/84710192091>
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 1019 2091**
- **Raise hand: After being recognized, Enter *9**
- **To Speak after being recognized: enter *6 to unmute**

December 19, 2024 - 10:30 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 Monday, December 30th, 2024 at 5:00 PM.

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 December 13, 2024, Zoning Administrator Meeting Minutes

Recommended Action: Staff Recommends Review & Approval of the December 13, 2024, Zoning Administrator Meeting Minutes (Attachment 1)

Attachments:

1. Zoning Administrator Minutes (12.13.2024)

6. SITE VISIT VERIFICATION

7. PUBLIC HEARING

- 7.a. CONTINUED: 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. Staff Report
2. Draft Findings
3. Draft Conditions of Approval
4. Application Materials
5. 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.