

**CITY OF UKIAH
PLANNING COMMISSION MINUTES
REGULAR MEETING**
Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482
Virtual Meeting Link: <https://zoom.us/j/91264543193>

**August 14, 2024
6:00 p.m.**

1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on August 14, 2024. The meeting was legally noticed on August 09, 2024. The meeting was held in person and at the following virtual link: <https://zoom.us/j/91264543193>. Chair R. Johnson called the meeting to order at 6:01 p.m.

CHAIR R. JOHNSON PRESIDING

2. ROLL CALL

Roll was taken with the following **Commissioners Present:** Thao Phi, Mark Hilliker, Alex de Grassi, and Chair, Rick Johnson. **Commissioners Absent: None. Staff Present:** Craig Schlatter, Community Development Director, Jesse Davis, Chief Planning Manager; and Stephanie Abba, Planning Commission Clerk.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner deGrassi.

4. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

No Notifications or Considerations Received.

5. APPROVAL OF MINUTES

a. Approval of the Minutes of July 24, 2024, a Regular Meeting.

Motion/Second: deGrassi/Hilliker to approve the Minutes of July 24, 2024, a Regular Meeting as submitted. Motion **carried** by the following Roll Call votes: **AYES:** T. Phi, M. Hilliker, A. de Grassi. and Chair, R. Johnson **NOES:** None. **ABSENT:** None **ABSTAIN:** None.

6. APPEAL PROCESS

Chair Johnson stated the appeals deadline date is August 26, 2024. No appeals were received.

7. COMMENTS FROM THE AUDIENCE ON NON-AGENDA ITEMS

No Comments from Audience

8. SITE VISIT VERIFICATION

Verified by the Commissioners

9. VERIFICATION OF NOTICE

Verified by Staff

10. PLANNING COMMISSIONERS' REPORTS

No Reports were given.

11. DIRECTOR'S REPORT

Received.

12. **CONSENT CALENDAR**

No items on the Consent Calendar

13. **UNFINISHED BUSINESS**

No Unfinished Business was Agendized.

14. **NEW BUSINESS**

a. **Recommendation to the City Council for a 'General Plan Amendment' to convert a property at 195 Low Gap Road; (APN 002-080-39) from a Low-Density Residential (LDR) to a Community Commercial (CC) general plan land use designation, as well as 'Rezone' the property from Low-Density Residential (R-1) to Community Commercial (C-1). If approved, the intended use of the property would be for a 'Professional Office'. No additional development or expansion of the existing structure is proposed.**

Motion/Second: Hilliker/Phi to approve the recommendation to the City Council for a 'General Plan Amendment' to convert a property at 195 Low Gap Road; from a Low-Density Residential to a Community Commercial general plan land use designation, as well as 'Rezone' the property from a Low-Density Residential to Community Commercial with the additional Recommendation of adding a bicycle rack, increase landscaping and parking lot shade. Motion **carried** by the following Roll Call votes: **AYES:** T. Phi, M. Hilliker, A. de Grassi, and Chair R. Johnson **NOES:** None. **ABSENT:** None. **ABSTAIN:** None.

15. **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:02


Stephanie Abba, Planning Commission Clerk