

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>

September 25, 2024
6:00 p.m.

1. **CALL TO ORDER**

The City of Ukiah Planning Commission held a Regular Meeting on September 25, 2024. The meeting was legally noticed on September 17, 2024. The meeting was held in person and at the following virtual link: <https://zoom.us/j/91264543193>. Chair Johnson called the meeting to order at 6:00 p.m.

CHAIR R. JOHNSON PRESIDING

2. **ROLL CALL**

Roll was taken with the following **Commissioners Present:** Thao Phi, Alex de Grassi, and Chair Rick Johnson. **Commissioners Absent:** Mark Hilliker. **Staff Present:** Craig Schlatter, Community Development Director, Jesse Davis, Chief Planning Manager; Katherine Schaeffers, Planning Manager, and Stephanie Abba, Planning Commission Clerk.

3. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Phi.

4. **AB 2449 NOTIFICATIONS AND CONSIDERATIONS**

No Notifications or Considerations Received.

5. **APPROVAL OF MINUTES**

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

Motion/Second: de Grassi/Phi to approve the Minutes of September 11, 2024, a Regular Meeting as submitted. Motion **carried** by the following Roll Call votes: **AYES:** T. Phi, A. de Grassi and R. Johnson. **NOES:** None. **ABSENT:** M. Hilliker. **ABSTAIN:** None.

6. **APPEAL PROCESS**

Chair R. Johnson stated the appeals deadline date is October 07, 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**

Chair Johnson will miss the October 9, 2024, Meeting.

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. Ordinance Amending the 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.

Presenter: Jesse Davis, Chief Planning Manager

Motion/Second: Phi/de Grassi to approve a recommendation to 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. Motion **carried** by the following Roll Call votes: **AYES:** T. Phi, A. de Grassi and R. Johnson. **NOES:** None. **ABSENT:** M. Hilliker. **ABSTAIN:** None.

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.

Presenters: Katherine Schaefer, Planning Manager and Jesse Davis, Chief Planning Manager.

PUBLIC COMMENT: Emerald Sun, Dean Schlesinger, Property Owner.

Motion/Second: Phi/de Grassi to approve a 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. Motion **carried** by the following Roll Call votes: **AYES:** T. Phi, A. de Grassi, and R. Johnson. **NOES:** None. **ABSENT:** M. Hilliker. **ABSTAIN:** None.

15. **ADJOURNMENT**

There being no further business, the meeting adjourned at 8:19 P.M.



Stephanie Abba, Planning Commission Clerk