



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

May 28, 2025 - 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 April 23, 2025, a Regular Meeting.

Recommended Action: Approve the Minutes of April 23, 2025, a Regular Meeting.

Attachments:

1. April 23, 2025, Planning Commission 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 [date].

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

The Planning Commission welcomes input from the audience. If there is a matter of business on the agenda that you are interested in, you may address the Planning Commission when this matter is considered. If you wish to speak on a matter that is not on this agenda that is within the subject matter jurisdiction of the Planning Commission, you may do so at this time. 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 in which the subject is not listed on the agenda.

8. **SITE VISIT VERIFICATION**

9. **VERIFICATION OF NOTICE**

10. **PLANNING COMMISSIONERS REPORT**

11. **DIRECTOR'S REPORT**

11.a. Planning Commission will Receive the Community Development Director's Report.

Recommended Action: Receive Community Development Director's May report and discuss questions with Staff.

Attachments:

1. Planning Division Projects Report - 05-01-25

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**

13.a. Continuation of Discussion and Possible Appointment of a Member of the Planning Commission to Provide Input and Suggestions to the Downtown Zoning Code City Council Ad Hoc Committee.

Recommended Action: Discuss and possibly appoint a Planning Commissioner to provide input to the Downtown Zoning Code City Council Ad Hoc Committee.

Attachments: None

13.b. Continuation of Discussion and Workshop: Development of an Open Space Zoning District.

Recommended Action: Participate in a discussion and workshop regarding the development of an Open Space Zoning District, providing input on key policy considerations.

Attachments:

1. City of Ukiah - Potential Open Space Designations
2. Draft Regulations - Open Space Zoning District
3. Planning Commission Workshop Packet -January 8, 2025 - PC Packet
4. Communications Received - J. Rogers

14. **NEW BUSINESS**

14.a. Consider Providing Recommendations to the City Council Regarding the Potential City of Ukiah 2025 Reorganization Project, Including Proposed Rezoning of Specific Parcels Identified for Annexation Within Unincorporated Mendocino County by the City of Ukiah; Adoption of a General Plan Amendment to Incorporate the Ukiah Valley Area Plan (UVAP) as an 'Area Plan' of the City of Ukiah; Amendment of the City of Ukiah 2040 Land Use Element to Ensure Consistency with Existing Mendocino County Land Use Designations; and Adoption of an

Ordinance Amending Existing City Zoning Regulations to Incorporate Applicable Provisions of Title 20, Division I of the Mendocino County Zoning Code.

Recommended Action: Continue public hearing to a time and date certain of Wednesday, June 11, 2025 at 6:00 p.m., or soon thereafter.

Attachments: None

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.

Kristine Lawler, City Clerk

Dated: 5/22/25