



Planning Commission

Regular and Adjourned 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 or view the virtual meeting, go to the following link: <https://us06web.zoom.us/j/83128884939>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 831 2888 4939
- To Raise Hand enter *9
- To Speak after being recognized: enter *6 to unmute yourself

Alternatively, you may view the meeting (without participating) by clicking on the name of the meeting at www.cityofukiah.com/meetings.

July 9, 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 June 11, 2025, a Regular Meeting.

Recommended Action: Approve the Minutes of June 11, 2025, a Regular Meeting.

Attachments:

1. 2025-06-11 PC Draft 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 July 21st, 2025.

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. Receive Director's Report.

Recommended Action: Receive Community Development Director's July 2025 Report and discussion questions with Staff.

Attachments:

1. Planning Division Projects Report - 07-01-25

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. REMOVED BY STAFF AND CONTINUED TO A DATE NOT YET CERTAIN: Consider Providing Recommendations to the City Council for the Proposed Rezoning of Specific Parcels Identified for Annexation Within Unincorporated Mendocino County as part of the '2025 Ukiah Valley Reorganization'; 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: No action is needed by the Planning Commission at this time, as the item has been continued to an uncertain date by Staff and will be re-noticed at such time further action is needed.

Attachments: None

14. **NEW BUSINESS**

14.a. Recommendation to the City Council on the Proposed Ordinance Amendment to Update the City's Accessory Dwelling Unit and Junior Accessory Dwelling Unit Regulations in Ukiah City Code Ensuring Compliance with State Law and the Findings of the California Department of Housing & Community Development.

Recommended Action: Adopt a resolution recommending that the City Council approve an ordinance amending the Ukiah City Code to update the City's Accessory Dwelling Unit and Junior Accessory Dwelling Unit regulations ensuring compliance with State law and the Findings of the California Department of Housing & Community Development.

Attachments:

1. HCD ADU Findings Letter - City of Ukiah (04.24.2025)
2. Response to HCD Findings Regarding ADU Ordinance No. 1244 under State ADU Law (Gov. Code, §§ 66310 - 66342) - Signed
3. Draft Ordinance
4. Planning Commission Draft Resolution

5. Draft Ordinance Revisions - June 30, 2025
 6. 14a Correspondence Received - James M. Lloyd-CalHDF Planning & Investigations
- 14.b. Recommendation to the City Council on the Proposed Ordinance Amendment to Establish an Administrative Use Permit Process, Reorganize Performance Standards, and Clarify Related Zoning and Animal Keeping Provisions in the Ukiah City Code.
- Recommended Action: Adopt a resolution recommending that the City Council approve an ordinance amending the Ukiah City Code to establish an Administrative Use Permit process, reorganize and consolidate performance standards into Article 23 of Division 9, Chapter 2, clarify provisions related to animal keeping and zoning regulations, and determine the ordinance is exempt from CEQA under Section 15061(b)(3).***
- Attachments:
1. Draft Ordinance
 2. Ukiah 2040 General Plan - Agriculture Ordinance
 3. Notice - Proof of Publication (Ukiah Daily Journal)
 4. Planning Commission Draft Resolution

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: 7/2/25