



**CITY OF UKIAH
PLANNING COMMISSION MINUTES
REGULAR MEETING**

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482

Virtual Meeting Link: <https://us06web.zoom.us/j/83128884939>

June 11, 2025

6:00 p.m.

1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on June 11, 2025. The meeting was legally noticed on June 6, 2025. The meeting was held in person and at the following virtual link: <https://us06web.zoom.us/j/83128884939>. Chair de Grassi called the meeting to order at 6:02 p.m.

CHAIR de GRASSI PRESIDING

2. ROLL CALL

Roll was taken with the following **Commissioners Present**: Rick Johnson, Mark Hilliker, and Alex de Grassi (*two vacancies are currently on the Planning Commission*). **Staff Present**: Craig Schlatter, Community Development Director; Jesse Davis, Chief Planning Manager; Katherine Schaefer, Planning Manager; David Rapport, City Attorney; Darcy Vaughn, Assistant City Attorney; and Kristine Lawler, City Clerk.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Johnson.

4. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

No notifications or considerations received.

5. APPROVAL OF MINUTES

a. Approval of the Minutes of May 28, 2025, a Regular Meeting.

Motion/Second: Johnson/Hilliker to approve the minutes of the May 28, 2025, a Regular Meeting, with the correction as discussed. Motion **carried** by the following Roll Call votes: AYES: Johnson, Hilliker, and de Grassi. NOES: None. ABSENT: None. ABSTAIN: None.

6. APPEAL PROCESS

Chair de Grassi stated the appeals deadline date is June 23, 2025. No appeals were received.

7. COMMENTS FROM THE AUDIENCE ON NON-AGENDA ITEMS

Public Comment: Lauren Sinnott – public art status,

8. SITE VISIT VERIFICATION

No site visit was necessary.

9. VERIFICATION OF NOTICE

Clerk noted that the agenda was properly noticed and all correspondence received had been distributed.

10. PLANNING COMMISSIONERS' REPORTS

Presenter: Commissioner Johnson.

11. DIRECTOR'S REPORT

Presenter: Craig Schlatter, Community Development Director.

Report was received.

12. CONSENT CALENDAR

No items on the Consent Calendar

13. UNFINISHED BUSINESS

No Unfinished Business was agendaized.

14. NEW BUSINESS

a. 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.

Presenters: Craig Schlatter, Community Development Director and Jesse Davis, Chief Planning Manager.

Public Hearing opened at 7:17 p.m.

Public Comment: Whitney Seckora, Pinky Kushner, Lenord Swope, Linda Sanders, John Radnich, Mike Bazzani, Jordan Poole, Dick Selzer, Marcia Lazaro, Peter Johnson, Chuck Vau, Julie Golden, Kerri Vau (*provided two handouts*), Ken McCormick, Ken Seckora, Todd Lyly, Steve Miller, Lee Howard (*provided handout*), Stephen Johnson, Gregg Hubb, John Strangio, Essence Roberson, Renee W, and Devon Boer.

Public Hearing closed at 8:30 p.m.

RECESS: 8:30 – 8:41 P.M.

Motion/Second: Hilliker/Johnson to continue this item to a date certain of June 25, 2025, at 6:00 p.m., and encourage the public to attend the workshop on June 19, 2025, at the Ukiah Valley Conference Center. Motion **carried** by the following Roll Call votes: AYES: Johnson, Hilliker, and de Grassi. NOES: None. ABSENT: None. ABSTAIN: None.

15. ADJOURNMENT

There being no further business, the meeting adjourned at 9:52 P.M.



Kristine Lawler, City Clerk