



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

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

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

July 9, 2025

6:00 p.m.

1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular-Adjourned Meeting on July 9, 2025. The meeting was legally noticed on June 19, 2025, for a June 25, 2025, meeting that was adjourned due to lack of a quorum to the next regular meeting date, which was subsequently noticed on July 2, 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 6:00 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; and Kristine Lawler, City Clerk;

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Hilliker.

4. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

No notifications or considerations received.

5. APPROVAL OF MINUTES

a. Approval of the Minutes of June 11, 2025, a Regular Meeting.

Motion/Second: Johnson/Hilliker to approve the minutes of the June 11, 2025, a Regular Meeting, with a 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 July 21, 2025.

7. COMMENTS FROM THE AUDIENCE ON NON-AGENDA ITEMS

Public Comment: Pinky Kushner regarding Agenda and Commissioner engagement with planning.

Clerk noted that there was no public presence online at that time.

8. SITE VISIT VERIFICATION

No site visit was necessary.

9. VERIFICATION OF NOTICE

Clerk noted that the agenda was properly noticed.

10. PLANNING COMMISSIONERS' REPORTS

Presenters: Commissioner Johnson and Vice Chair Hilliker.

11. DIRECTOR'S REPORT

Presenter: Craig Schlatter, Community Development Director.

Public Comment: Pinky Kushner.

Report was received.

12. CONSENT CALENDAR

No items on the Consent Calendar.

13. UNFINISHED BUSINESS

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.

Chair de Grassi stated that Agenda item 13a had been continued to a date not yet certain and the item would be re-noticed once additional action was needed.

14. NEW BUSINESS

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.

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

Public Comment: William Jenkins.

Motion/Second: Johnson/Hilliker to adopt a resolution (*PC Reso 2025-02*) 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, and to include the following memorial comment of protest:

Given the Pro-housing designation of the City, the consistency of meeting the City's Housing Element requirements, and given the nature and growth projection of our rural community, the Planning Commission finds the new requirements from HCD State of California to be overly prescriptive.

Motion **carried** by the following roll call votes: AYES: Johnson, Hilliker, and de Grassi. NOES: None. ABSENT: None. ABSTAIN: None.

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.

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

Public Comment: Pinky Kushner; Pinky Kushner (*speaking a second time*).

Motion by Commissioner Hilliker, which he subsequently retracted.

Motion/Second: Johnson/Hilliker to adopt a resolution (*PC Reso 2025-03*) 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, including listing 'Animals Within the City' as an allowed use in Section 9031 of the R-2 zoning district; [incorporate beekeeping and apiaries as an allowed use as discussed and recommended by the Planning Commission and determine the ordinance is exempt from CEQA under Section 15061(b)(3). 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 9:03 P.M.


Kristine Lawler, City Clerk