



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 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.

January 28, 2026 - 5:15 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 December 10, 2025, a Regular Meeting.

Recommended Action: Approve the Minutes of the December 10, 2025, a Regular Meeting.

Attachments:

1. 2025-12-10 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 [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. Receive Community Development Director's Report.

Recommended Action: Receive Community Development Director's January 2026 Report and discuss questions with Staff.

Attachments:

1. Planning Division Projects Report (January 2026))

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**

14. **NEW BUSINESS**

14.a. Recommendation to the City Council to Adopt Updates to the City of Ukiah Zoning, General Plan Land Use, and Downtown Zoning Code Maps.

Recommended Action:

Adopt updates to the City of Ukiah's official Zoning Map, General Plan Land Use Map, and Downtown Zoning Code Map to reflect previously approved annexations, rezones, General Plan amendments, subdivisions, and related legislative actions.

Attachments:

1. City of Ukiah Existing Maps (Zoning, General Plan, DZC)
2. Previously Approved Projects
3. City of Ukiah Proposed Maps - Draft (Zoning, General Plan, DZC)

14.b. Recommendation to the City Council to Adopt Policies Establishing the Location and Associated Standards for City Gateways Consistent with 2040 General Plan Policy LU-11.2 and Related Implementation Measures.

Recommended Action: Adopt a resolution recommending that the City Council adopt policies establishing the location and associated standards for City gateways, consistent with General Plan Policy LU-11.2 and related implementation measures.

Attachments:

1. Ukiah Valley Growth Management Plan (1995 General Plan) - Gateway Excerpts
2. 2012 Ukiah Valley Area Plan - Gateway Excerpts
3. 2015 Perkins Street Gateway Master Plan
4. 2040 Ukiah General Plan (2022) - Gateway Excerpts
5. Draft Resolution - Exhibit A (2026 Gateway Standards and Location Reference)

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: 1/1/23/26