



**CITY OF UKIAH
PLANNING COMMISSION MINUTES
REGULAR**

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482
Virtual Meeting Link: <https://us06web.zoom.us/j/83128884939>

**January 28, 2026
5:15 p.m.**

1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on January 28, 2026. The meeting was legally noticed on January 23, 2026. 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 5:17 p.m.

CHAIR de GRASSI PRESIDING.

2. ROLL CALL

Roll call was taken with the following **Commissioners Present**: Jacob Brown, Devery Montañó, Mark Hilliker, and Alex de Grassi. **Commissioner Absent by Prearrangement**: Rick Johnson. **Staff Present**: Craig Schlatter, Community Development Director; Jesse Davis, Chief Planning Manager; Mariam Garcia, GIS Analyst; and Kristine Lawler, City Clerk.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Montañó.

4. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

No notifications or considerations received.

5. APPROVAL OF MINUTES

a. Approval of the Minutes of October 22, 2025, a Regular Meeting.

Motion/Second: Hilliker/Montañó to approve the minutes of the October 22, 2025, a Regular Meeting, as submitted. Motion **carried** by the following Roll Call votes: AYES: Montañó, Hilliker, and de Grassi. NOES: None. ABSENT: Johnson. ABSTAIN: Brown.

6. APPEAL PROCESS

Chair de Grassi stated the appeals deadline date is February 9, 2026, before 5:00 p.m.

7. COMMENTS FROM THE AUDIENCE ON NON-AGENDA ITEMS

*Clerk noted that no public was present online or in the Chamber.
(Note: public did arrive online following this announcement.)*

8. SITE VISIT VERIFICATION

No site visit was necessary.

9. VERIFICATION OF NOTICE

The Clerk noted that the agenda was properly noticed.

10. PLANNING COMMISSIONERS' REPORTS

Presenter: Chair de Grassi.

11. DIRECTOR'S REPORT

a. Receive Community Development Director's Report.

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

No public comment was received.

The January 2026 report was received.

12. CONSENT CALENDAR

No items on the Consent Calendar.

13. UNFINISHED BUSINESS

No items on Unfinished Business.

14. NEW BUSINESS

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

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

No public comment was received.

Motion/Second: Hilliker/Brown to 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. Motion **carried** by the following Roll Call votes: AYES: Brown, Montaño, Hilliker, and de Grassi. NOES: None. ABSENT: Johnson. ABSTAIN: None.

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.

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

No public comment was received.

Motion/Second: Brown/Hilliker to adopt a resolution (2026-01) 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, with direction to Staff to update Exhibit A [to the City Council resolution] to include additional components such as banners and use of local and regional artists for the [design of the] monument signage. Motion **carried** by the following Roll Call votes: AYES: Brown, Montaño, Hilliker, and de Grassi. NOES: None. ABSENT: Johnson. ABSTAIN: None.

Commissioner Consensus to direct Staff to gather community input for the style and aesthetic of the monuments and gateways.

15. ADJOURNMENT

There being no further business, the meeting adjourned at 6:56 p.m.



Kristine Lawler, CMC
City Clerk