



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.

June 10, 2026 - 5:15 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. APPROVAL OF MINUTES

4.a. Approval of the Minutes of May 27, 2026, a Regular Meeting.

Recommended Action: Approve the Minutes of May 27, 2026, a Regular Meeting.

Attachments:

1. 2026-05-27 PC Draft Minutes

5. 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].

6. 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.

7. VERIFICATION OF NOTICE

8. PLANNING COMMISSIONER'S REPORT

9. DIRECTOR'S REPORT

9.a. Receive Community Development Director's Report.

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

Attachments:

1. Planning Division Projects Report - 06-01-26

10. 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.

11. UNFINISHED BUSINESS

12. NEW BUSINESS

12.a. Review and Consider Adoption of a Resolution Providing a Recommendation to the Ukiah City Council on an Ordinance that Facilitates a Comprehensive Land Use Amendment and Rezoning of Parcels Within and Adjacent to the City of Ukiah's Downtown Zoning Code Boundary; and Creates a Recreational Zoning District compatible with the City's Existing Recreation (REC) Land Use Designation.

Recommended Action:

Adopt a resolution providing a recommendation to the Ukiah City Council on an ordinance that facilitates a comprehensive land use amendment and rezoning of parcels within and adjacent to the city of Ukiah's Downtown Zoning Code boundary; and creates a recreational zoning district compatible with the city's existing recreation (REC) land use designation.

Attachments:

1. Ordinance #1239 (2012)
2. Existing Downtown Zoning Code - Maps & Parcel List
3. ALUC_2026-0001 Resolution (Signed)
4. Draft Findings of Consistency
5. Draft Resolution

13. 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: 6/5/26



**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>

**May 27, 2026
5:15 p.m.**

1. ROLL CALL

The City of Ukiah Planning Commission held a Regular Meeting on May 27, 2026. The meeting was legally noticed on May 20, 2026. The meeting was held in person and at the following virtual link: <https://us06web.zoom.us/j/83128884939>. Vice Chair Johnson called the meeting to order at 5:16 p.m. Roll call was taken with the following **Commissioners Present:** Mark Hilliker, Jacob Brown, Devery Montaño, and Rick Johnson. **Commissioners Absent by Prearrangement:** Alex de Grassi. **Staff Present:** Craig Schlatter, Community Development Director; Kristine Lawler, City Clerk; and Kim Saylor, Assistant Clerk.

VICE CHAIR JOHNSON PRESIDING.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Brown.

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

No notifications or considerations received.

4. APPROVAL OF MINUTES

a. Approval of the Minutes of May 13, 2026, a Regular Meeting.

Motion/Second: Montaño /Brown, to approve the minutes of the May 13, 2026, a Regular Meeting, as submitted. Motion **carried** by the following Roll Call votes: **AYES:** Hilliker, Brown, Montaño, and Johnson. **NOES:** None. **ABSENT:** de Grassi. **ABSTAIN:** None.

5. APPEAL PROCESS

Vice Chair Johnson stated the appeals deadline date is June 8, 2026, before 5:00 p.m.

6. COMMENTS FROM THE AUDIENCE ON NON-AGENDA ITEMS

No public comments were received.

7. VERIFICATION OF NOTICE

The clerk noted that the agenda was properly noticed.

8. PLANNING COMMISSIONERS' REPORTS

Presenter: Vice Chair Johnson

9. DIRECTOR'S REPORT

a. Receive Community Development Director's Report.

Presenters: Craig Schlatter, Community Development Director; Kristine Lawler, City Clerk; and Jesse Davis, Chief Planning Manager.

Reports were received.

b. Receive a Report on Current Efforts and Strategic Direction of the City of Ukiah's Geographic Information System (GIS) Services.

Presenter: Jesse Davis, Chief Planning Manager.

A PowerPoint Presentation was given.

No public comment was received.

Report was received.

10. CONSENT CALENDAR

No consent calendar items were placed on the agenda.

11. UNFINISHED BUSINESS

No unfinished business items were placed on the agenda.

12. NEW BUSINESS

a. Review and Consider Adoption of a Resolution Providing a Recommendation to the Ukiah City Council on an Ordinance that Facilitates a Comprehensive Land Use Amendment and Rezoning of Parcels Within and Adjacent to the City of Ukiah's Downtown Zoning Code Boundary. [CONTINUE TO JUNE 10, 2026].

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

No public comment was received.

Motion/Second: Hilliker/Brown to continue this item to a date certain of June 10, 2026, the next regular meeting of the Planning Commission. Motion **carried** by the following Roll Call votes: AYES: Hilliker, Brown, Montaño, and Johnson. NOES: None. ABSENT: de Grassi. ABSTAIN: None.

b. Review and Discuss Planning Commission Rules of Conduct, and Provide Direction on Possible Amendments.

Presenters: Craig Schlatter, Community Development Director.

No public comment was received.

Direction was given to Staff.

13. ADJOURNMENT

There being no further business, the meeting adjourned at 7:50 p.m.

Kristine Lawler, City Clerk



AGENDA SUMMARY REPORT

SUBJECT: Receive Community Development Director's Report.

DEPARTMENT: Community Development

PREPARED BY: Craig Schlatter, Community Development Director

PRESENTER: Craig Schlatter, AICP

ATTACHMENTS:

1. Planning Division Projects Report - 06-01-26

Summary: Planning Commission will receive the Community Development Director's Report and discuss questions with Staff.

Background: Director's Reports are bi-monthly oral reports given by the Community Development Director on the status of projects, primarily within the Planning Division, of the Community Development Department. Updates may include, but are not limited to, application status of major and minor discretionary permits, the implementation status of advanced planning and related 2040 General Plan programs and projects, and updates related to the activities of other divisions of the Department.

Discussion: This report is expected to provide updates in the following areas:

June 2026 Planning Division Projects Report (Attachment 1)

- This is a monthly report produced on the first of each month. The June 2026 report and previous monthly reports are located on the Planning Division Services web-page, under "Current Planning Reports":
 - <https://cityofukiah.com/community-development/planning-services>

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



City of Ukiah Submitted Planning Applications

6/1/2026

Permit #	Site Address	Date Submitted	Summary of Project	Status
PA24-000020/21	534 E Perkins St	12/23/2024	Major Site Development Permit of APN 002-200-43 within the Pear Tree Center, approximately 150 feet west of the E. Perkins St./S. Orchard Ave. intersection. The proposal includes the construction of a ±1,700 sq. ft. Starbucks retail, operating as carry-out and drive-through only, with no interior dining, and a total gross building area, including the outdoor canopy, of approximately 2,885 sq. ft.	Inactive. No Applicant communication since February, 2025.
PA26-000005	760 Apple Ave	3/20/2026	Minor Use Permit/Site Development Permit for construction of a ±410 square-foot conference room north of the existing contractor's shop on APN 003-050-66 to provide additional office space for the staff and owners.	Approved by Design Review Board (DRB) April 29, 2026; Public Hearing Zoning Administrator Scheduled for June 3, 2026
PA26-000011	214 & 228 E Perkins St	4/10/2026	Proposed two story building and associated site work . The building is to be utilized as comprehensive substance abuse disorder treatment center comprised of a doctor's offices, dental offices, exam rooms, group and individual counseling rooms, administrative support rooms and community wellness rooms for the Pinoleville Pomo Nation.	Application Review, post Pre-Application PC review on May 13, 2026
PA26-000013	680 S State St	4/27/2026	Minor Use Permit to convert the existing ±17,479 square foot retail structure into a bowling/entertainment facility. From 2008 - 2025, the structure and parcel were utilized by Rite-Aid Pharmacy. Since closure of the pharmacy in June 2025, the property has remained vacant.	Public Hearing Zoning Administrator Scheduled for June 3, 2026
PA26-000016	1102 W Clay St	5/18/2026	Lot Line Adjustment (LLA) involves two (2) parcels. he adjustment is minor and is intended to align the property line with an existing fence, transferring approximately 115 square feet from Parcel 2 to Parcel 1	Public Agency Review, Comments Requested by June 3, 2026
PA26-000017	290 Seminary Ave	5/26/2026	Temporary Outdoor Community Activation Space in Downtown Ukiah	Application Review, Minor Revisions and Updates to application requested by Staff.

City of Ukiah 2040 General Plan Implementation - Status of Projects In-Process or Completed

6/1/2026

General Plan Element	Implementation Program	Date Due	Description	Status / Comments
Land Use	E – Zoning Code Amendments	12/31/2025	Amend the Zoning Code to address Downtown Zoning Code and Design Guidelines.	Resolution No. AC 2026-0001 approved by the Mendocino Airport Land Use Commission (ALUC) on April 16, 2026. Planning Commission public hearing scheduled for June 10, 2026.
Economic Development	A – Economic Development Strategy	12/31/2025	Prepare, adopt, and regularly update an Economic Development Strategy.	In progress. Preparation of the Economic Development Strategy is deferred pending further progress on the City’s reorganization and annexation applications.
Environment & Sustainability	H – Cultural and Historic Registry	12/31/2025	Update the list of cultural and historic resources eligible for state or national designation.	In progress. Updates are deferred until completion and adoption of the Historic Preservation Ordinance.
Environment & Sustainability	I – Historic Preservation Ordinance	12/31/2030	Adopt a Historic and Archaeological Preservation Ordinance.	In progress. City staff, in coordination with the Historical Society of Mendocino County, are drafting the ordinance based on community and Ad Hoc Committee input.
Mobility	MOB 5.2 – Support for Charging Stations	12/31/2025	Support installation of electric vehicle charging stations.	In progress. Electric Utility Department and Community Development staff coordinated to install 18 public chargers across three locations, including the Library, Anton Stadium, and Ukiah Skate Park. Building permits are being finalized for submittal.

General Plan Element	Implementation Program	Date Due	Description	Status / Comments
Mobility	G – Transit Center	12/31/2030	Coordinate with MTA and partners to seek funding and conduct feasibility work for a downtown transit center.	In progress. In January 2026, in coordination with CDD Staff, language was added to the draft Mendocino County RTP identifying a vacant Courthouse Boulevard site as a potential downtown transit center location by MTA and MCOG staff.
Mobility	L – Airport Parcels / MOB-6.3	12/31/2025	Prepare a study identifying airport-supportive development parcels and develop an infill policy for Airport Compatibility Zones.	In progress. Airport Infill Policy Ad Hoc Committee is scheduled to meet on June 11, 2026, and determine if an application for review should be submitted to the Mendocino Airport Land Use Committee.
Mobility	A – Street Design / D – VMT Performance Measures	5/20/2026	Promote multimodal transportation through flexible parking regulations and implement VMT reduction measures. The Ordinance expands standards for bicycle storage, updated parking lot layout and infrastructure, as well updates off-street parking standards for commercial businesses.	Resolution No. PC 2026-05, approved by the Planning Commission on April 22, 2026. City Council adopted Urgency Ordinance #1268 on 5/20/26.
Land Use	E – Zoning Code Amendments	3/18/2026	Update zoning districts and maps for consistency with the 2040 Land Use Diagram.	Zoning, General Plan Land Use, and Downtown Zoning Code map updates approved by City Council on March 18, 2026. More information at https://cityofukiah.com/community-development/planning-services/
Land Use	D – City Gateway Design Standards	4/1/2026	Prepare gateway design standards addressing landscaping, signage, building form, and historic themes.	Resolution No. 2026-15 adopted by City Council on 4/1/26. More information at https://cityofukiah.com/gateway-standards/



City of Ukiah

COMMUNITY DEVELOPMENT
DEPARTMENT

300 SEMINARY AVENUE
UKIAH, CA 95482

City of Ukiah Recently Approved Projects

6/1/2026

Permit #	Site Address	Approved Date	Summary of Project	Comments
PA25-000001	615 Talmage Ave.	3/11/26	Modification to the 2007 Use Permit (File No. 07-33) for the existing gas station and convenience store to allow for the retail sale of distilled spirits in addition to currently permitted beer and wine sales. No exterior construction, site modifications, or further operational changes are proposed as part of this request.	Approved by Planning Commission on 3/11/26
PA26-000001	228 E Perkins St.	4/1/26	Historic Demolition application pursuant to Ukiah City Code 3016. Vacant commercial structure formerly operating as the "Perkins St. Grill" and the "Lido" restaurant.	Approved by City Council on 4/01/26.
PA26-000012	1009 W. Perkins St.	4/20/26	Three parcel Minor Subdivision. The northern portion of the property fronts W. Perkins Street and currently contains an existing single-family dwelling. The southern portion of the property fronts W. Church Street and includes a second single-family dwelling on its eastern side, alongside a vacant, grassy field on its western side.	Approved by City Engineer on 5/27/26.



AGENDA SUMMARY REPORT

SUBJECT: Review and Consider Adoption of a Resolution Providing a Recommendation to the Ukiah City Council on an Ordinance that Facilitates a Comprehensive Land Use Amendment and Rezoning of Parcels Within and Adjacent to the City of Ukiah's Downtown Zoning Code Boundary; and Creates a Recreational Zoning District compatible with the City's Existing Recreation (REC) Land Use Designation.

DEPARTMENT: Community Development

PREPARED BY: Jesse Davis, Chief Planning Manager, Darcy Vaughn, Assistant City Attorney, Katherine Schaefers, Planning Manager

PRESENTER: Jesse Davis, AICP, Chief Planning Manager; Katherine Schaefers, Planning Manager

ATTACHMENTS:

1. Ordinance #1239 (2012)
2. Existing Downtown Zoning Code - Maps & Parcel List
3. ALUC_2026-0001 Resolution (Signed)
4. Draft Findings of Consistency
5. Draft Resolution

Summary: The Planning Commission will consider adoption of a resolution providing a recommendation to the Ukiah City Council on an Ordinance that facilitates a comprehensive land use amendment and rezoning of parcels within and adjacent to the City of Ukiah's Downtown Zoning Code Boundary, as well as the establishes a Recreational Zoning District compatible with the City's existing Recreation (REC) Land Use Designation.

Background: In 2006, the City Council appropriated funding and directed Staff to prepare a form-based zoning code for the Downtown area and the East Perkins Street corridor. In 2007, the City of Ukiah completed a visioning process for these areas following a five-day public design charrette. This process formally initiated development of the Downtown Zoning Code (DZC). The charrette gathered community input to guide future development and redevelopment across both areas. Beginning in late 2009, the Planning Commission refined this early work through a series of public workshops and progressed it through an initial environmental review process.

Approximately two years later, the Planning Commission completed its initial draft of the DZC on January 12, 2011, and issued an informal recommendation that the City Council progress adoption. A joint City Council and Planning Commission workshop followed on April 27, 2011. The Commission emphasized three priorities. It called for flexibility through an "Exception" process, greater regulatory clarity through site-specific design standards, and improved usability through tables, illustrative examples, and defined land uses. The Commission also directed the recently formed Design Review Board to assist in codifying the associated Design Guidelines. The multi-year effort concluded on October 3, 2012, with the adoption of Ordinance 1139 (Attachment 1), which applied the DZC across both the Perkins Street corridor and the Downtown. A list of the parcels presently identified in the DZC is included and visualized in Attachment 2.

State Redevelopment Funding: Although not directly tied to the DZC itself, much of the early planning for these areas assumed the potential use of State redevelopment funds to help deliver public improvements and support pre-development. When redevelopment agencies were dissolved in 2012, the tools that California

cities had historically relied on for site assembly, infrastructure upgrades, and gap financing were no longer available. The loss of redevelopment funding was significant for Ukiah. Costs that had been expected to be shared for new economic development projects were shifted almost entirely to private interests. This outcome altered the feasibility assumptions and expectations established in earlier planning efforts. For the DZC specifically, many of the identified street extensions and public improvements became more costly for any developer pursuing private development.

Development After DZC Adoption: Since the adoption of the DZC in 2012, only one new stand-alone structure has been constructed under its regulations- the Chipotle quick service restaurant located at 536 East Perkins Street. Adaptive reuse activity has likewise been limited. Notable examples include TCW's adaptive reuse of the warehouse structure at 401 South State Street, which replaced the former Hospice Thrift Shop, and Redwood Credit Union's reuse of the former Savings Bank of Mendocino County Pear Tree branch at 414 East Perkins Street, and El Molcajete Mexican Restaurant, which replaced Romi's BBQ at 225 East Perkins Street. Based on the original approval documents, development over the past 14 years has not occurred at a scale or intensity consistent with the expectations established in the DZC's environmental review.

The DZC has been effective, however, in guiding and informing notable public improvements. These include Streetscape Phase 1 and Phase 2, the Urban Core Rehabilitation and Transportation Project, new Courthouse infrastructure, utility undergrounding, and the coordinated selection and planting of street trees. The code has not, however, produced the anticipated level of private development or adaptive reuse of existing structures. Complimentary plans, however, such as the Perkins Street Gateway Master Plan (2015), did create pathways to realize the DZC's envisioned development pattern.

Existing Challenges with the DZC: Multiple code sections that were intended to create usability and predictability within the DZC have instead produced confusion and procedural delay. Parcels within the DZC area vary widely in width, depth, frontage, and access, but the code itself features strict lot coverage, frontage and development requirements. Many of the standard tables and diagrams do not align with on-the-ground parcel conditions or existing structures available for reuse. This misalignment forces applicants into exceptions or project-specific interpretation almost immediately. Given the number of irregular parcels, additional land use restrictions, and varied development patterns, it is unclear whether any project could proceed without a minor or major exception and multiple public hearings within the DZC. The layering of development standards, visual requirements, footnotes, and form-based terminology has created a regulatory environment that applicants, hearing bodies, and Staff find difficult to navigate.

In summary, Staff advised the Downtown Zoning Code Ad Hoc Committee, which was formed to address downtown revitalization, that several factors have contributed to the limited effectiveness of the DZC, including:

- The absence of consistent design standards across the district, together with limited visual guidance for existing structures.
- A persistent need for frequent exceptions and discretionary review.
- The misapplication of form-based standards along an auto-oriented corridor that lacks corresponding infrastructure and subdivision policies.
- A dual regulatory burden, in which form-based regulations for irregular parcels are combined with conditional use permits, producing entitlements that are difficult to process without numerous exceptions.
- The loss of redevelopment funding, which shifted the tools for site assembly, infrastructure upgrades, and gap financing to private entities.

As part of the adopted 2040 General Plan, Policy LU-3 directs the City to focus on improving the appearance and overall vibrancy of Downtown Ukiah. The policy is supported by a set of action items and implementation programs, such as Implementation Program E, which is specific to the Downtown Zoning Code, that are intended to create a high-quality environment for residents, businesses, and visitors. The work of the

Downtown Zoning Code Ad Hoc Committee aligns with this policy and advances implementation of the 2040 General Plan.

Recent History (2025 -2026): Throughout 2025, Staff worked with the Ad Hoc Committee to review the effectiveness of the DZC and to determine an appropriate reform sequence. The first recommended step is to complete the proposed rezoning. The rezoning would align zoning districts with parcel scale, existing conditions, and development patterns. It would also resolve the longstanding mismatch between the form-based DZC and the more auto-oriented parcels along Perkins Street. Many parcels identified for rezoning would return to the designations they held prior to the DZC's initial adoption, or that reflect their projected use like the Great Redwood Trail. The second recommended phase involves reworking the DZC itself. This effort should proceed in parallel with Housing Element updates and historic preservation reform inventories. Coordinating these processes would support the development of downtown-specific regulations that emphasize adaptive reuse, infill, and flexibility for existing structures. Deferring the regulatory revisions would also give the City an opportunity to incorporate or draft separate specific plans for the former County Courthouse site and major rehabilitation efforts such as the Palace Hotel.

On February 25, 2026, the Planning Commission reviewed initial considerations regarding the Project Area. The Project Area includes the historic Downtown Core, the East Perkins Street corridor, and the former rail corridor, now the Great Redwood Trail. The Commission provided preliminary direction to consider alternatives, seek further input, and advance the Project through airport land use review.

On March 18, 2026, the City submitted an application to the Mendocino County Airport Land Use Commission ("ALUC") for a consistency determination. This submission was required under Section 1.4.1(a) of the Ukiah Municipal Airport Land Use Compatibility Plan ("UKIALUCP") because the Project includes a General Plan amendment and rezoning affecting lands within the Ukiah Municipal Airport Influence Area. On April 16, 2026, the ALUC conducted a duly noticed public hearing and adopted Resolution No. 2026-0001, finding the Project consistent with the UKIALUCP pursuant to Policy 2.2.6(a) (Attachment 3). Staff requested that the ALUC consider the Rezone as reviewed by the Planning Commission on February 25, 2026, recognizing that any alternatives identified through the public process could be considered as the Project advances.

Discussion: As evolved since 2025, the following amendments to the General Plan Land Use Map and to Division 9, Chapter 2 of the Ukiah City Code are hereinafter referred to as the 'Project':

- Rezone parcels currently designated Urban Center (UC) and General Urban (GU) to Community Commercial (C-1), to address the misalignment of DZC form-based standards on larger lots along the East Perkins Street corridor and surrounding downtown blocks;
- Rezone portions of the Urban Center (UC) district to Public Facilities (PF), consistent with civic uses that are planned or under construction, including the Mendocino County Superior Courthouse and related facility parking;
- Rezone portions of the Urban Center (UC) district, together with a Heavy Commercial (C-2) parcel, to Recreation (REC), consistent with the Recreational (REC) General Plan designation, including the Great Redwood Trail alignment and the existing Ukiah Rail Depot structure;
- Rezone two parcels on Mason Street from Urban Center (UC) to Heavy Commercial (C-2), reflecting the existing mix of warehouse and commercial uses on those parcels; and
- Refine the DZC boundaries to focus form-based code application on the Downtown Core. The Downtown Core land use is expanded to the west and south where it aligns with the traditional block grid. Parcels along the Oak Street and Seminary Avenue corridors are adjusted to General Urban (GU) to better reflect existing development patterns and cross-street boundaries, excepting APN 002-176-07.

Removing the Great Redwood Trail and Ukiah Rail Depot parcels from the DZC requires the concurrent creation of a zoning district suited to those lands. A new Article 11.6 establishes the Recreation (REC) Zoning

District to provide, protect, and manage public and private recreation lands and to implement the General Plan's Recreational (REC) land use designation and Policy PFS-12.1 (Park Network).

Staff reviewed and considered alternatives to the Project. In addition to a 'no project' option, the CEQA Findings of Consistency (Attachment 4) analyze both the Project and an alternative project model, measured against the Ukiah 2040 General Plan EIR and the 2012 DZC Mitigated Negative Declaration. The alternative project model, hereafter referred to as the 'Alternative', would retain DZC designations on the parcels between Main Street and the Great Redwood Trail, including those along Mason Street.

As evaluated however, Main Street forms a natural separation between the Downtown Core and the Perkins Street corridor. Few structures front the western side of Main Street and most businesses, primary entries, and uses are accessed via State Street. The resulting frontage consists mainly of parking lots, and service and loading areas supporting the State Street buildings to the west. Main Street functions as the service edge of the Downtown Core rather than as an active downtown street, serving as a reason to further separate the two areas. Unless subdivided, the parcels along the western side of Main Street are unlikely to be further developed and are projected to continue serving the existing structures fronting the State Street corridor.

Both the Project and the Alternative remain within the scope of impacts previously analyzed. Neither exceeds previously studied density thresholds and neither introduces new land uses that were not previously analyzed. Since the proposed ordinance is programmatic, neither adds new physical development. Site conditions and applicable regulations remain unchanged. Accordingly, neither the Project nor the Alternative would result in new or peculiar environmental effects, given the overlap between the existing Downtown Zoning Code and the C-1 zoning district, but the changes would update procedures and zoning standards.

Staff has prepared draft Findings of Consistency, included in Attachment 4, demonstrating that the proposed amendments are consistent with the goals, policies, and implementation programs of the City's 2040 General Plan. Importantly, the Project does not create new land uses within the project area; rather, in many instances, it reinstates previously existing development standards. The amendments modernize and refine standards already contemplated by the General Plan rather than introduce new or more intensive land uses, and Staff will continue to facilitate site-specific CEQA and project-level review as individual development applications are received.

The Planning Commission resolution (Attachment 5) recommends that the City Council adopt an ordinance approving a General Plan amendment, a comprehensive rezoning of parcels within and adjacent to the Downtown Zoning Code (DZC) boundary, and the establishment of a new Recreation (REC) Zoning District as Article 11.6 of Division 9, Chapter 2 of the Ukiah City Code. The resolution finds the Project consistent with the Ukiah 2040 General Plan and the Ukiah Municipal Airport Land Use Compatibility Plan, as determined by the Airport Land Use Commission in Resolution No. AC 2026-0001, and eligible for streamlined CEQA review under CEQA Guidelines Section 15183, tiered off the 2040 General Plan EIR (SCH No. 2022050556). As conveyed in Attachment 5, the draft ordinance makes targeted amendments to the existing DZC, such as recognizing updates of completed projects and consistency edits with the changes in geography. In addition to the findings and recommendation, the resolution package includes the identified parcel list, the draft City Council ordinance, and the associated project area maps.

Recommended Action:

Adopt a resolution providing a recommendation to the Ukiah City Council on an ordinance that facilitates a comprehensive land use amendment and rezoning of parcels within and adjacent to the city of Ukiah's Downtown Zoning Code boundary; and creates a recreational zoning district compatible with the city's existing recreation (REC) land use designation.

ORDINANCE NO. 1139**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH
AMENDING DIVISION 9 (PLANNING AND DEVELOPMENT,
CHAPTER 2 (ZONING) OF THE UKIAH CITY CODE BY ADDING
ARTICLE 18 ENTITLED DOWNTOWN ZONING CODE**

The City Council hereby ordains as follows.

SECTION ONE – FINDINGS AND DECLARATIONS

The City Council hereby finds and declares as follows.

1. In 2006, the City Council budgeted the appropriate funds and directed staff to prepare a form based zoning code for the Downtown and East Perkins Street areas.
2. In 2007, the City conducted a five-day public workshop charrette to solicit ideas from the public and to develop a vision for the future development and redevelopment of the Downtown and East Perkins Street areas.
3. The Planning Commission reviewed the draft form based Downtown Zoning Code through a series of public workshops from the end of 2009 through early 2011. In April of 2011, the City Planning Commission and City Council conducted a joint public workshop to review and discuss the draft form based Downtown Zoning Code. The City Council conducted a series of public workshops from May, 2011 through September, 2011 to review and discuss the Code.
4. In September, 2011, the City Council preliminarily approved the draft Zoning Code for the Downtown and East Perkins Street corridor, and directed staff to 1) prepare the required environmental document to comply with the California Environmental Quality Act; and 2) refer the draft document to the Mendocino County Airport Land Use Commission for a consistency review with the County Airports Comprehensive Land Use Plan.
5. On March 22, 2012, the Mendocino County Airport Land Use Commission reviewed the draft Downtown Zoning Code and found it consistent with the Mendocino County Comprehensive Land Use Plan provided 1) a note was added to Table 4 indicating that lot sizes are subject to airport zone restrictions; and 2) a note was added to Table 6 indicating that any buildings in the B2 airport compatibility zone proposed for more than two stories would be subject to review and approval by the Mendocino County Airport Land Use Commission. The notes have been added.
6. On June 4, 2012, City Staff completed an Initial Study of potential environmental impacts resulting from implementation of the draft Downtown Zoning Code and concluded that a Mitigated Negative Declaration was appropriate for the project. The document was sent to the State Clearinghouse for State Agency review and comment, and it was publicly noticed review and comment. At the close of the review and comment period, two written comments were received – 1) State Public Utilities Commission, who did not question the appropriateness of the Mitigated Negative Declaration or suggest language modifications or additional environmental review work; and 2) State Department of Transportation, who similarly did not question the appropriateness of the Mitigated

Negative Declaration or suggest language modifications or additional environmental review work. Responses to comments were provided to both State Agencies.

7. On August 8, 2012, the City Planning Commission conducted a public hearing to consider making formal recommendations to the City Council concerning the Mitigated Negative Declaration and ordinance amending the City Code to add the Downtown and East Perkins Street Corridor Zoning code standards.
8. On August 8, 2012, the City Planning Commission voted 2-1 to recommend City Council approval of the Mitigated Negative Declaration and adoption of the Code.
9. On September 5, 2012, the City Council conducted a public hearing and voted 3/0 to adopt the Mitigated Negative Declaration based on the findings listed in the Staff Report, and to introduce the ordinance by title only.

SECTION TWO

Article 18 entitled "DOWNTOWN ZONING CODE," is hereby added to Division 9 (Planning and Development), Chapter 2 (Zoning) of the Ukiah City Code pursuant to the attached Exhibit A.

SECTION FOUR

1. **SEVERABILITY.** If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby. The City Council hereby declares that it would have adopted this Ordinance and any section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

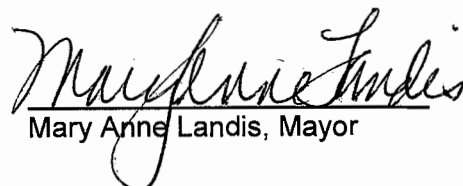
2. **EFFECTIVE DATE.** This Ordinance shall be published as required by law in a newspaper of general circulation in the City of Ukiah, and shall become effective thirty (30) days after its adoption.

Introduced by title only on September 5, 2012, by the following roll call vote:

AYES: Councilmember Thomas, Rodin, and Mayor Landis
NOES: None
ABSENT: Councilmembers Baldwin, and Crane
ABSTAIN: None

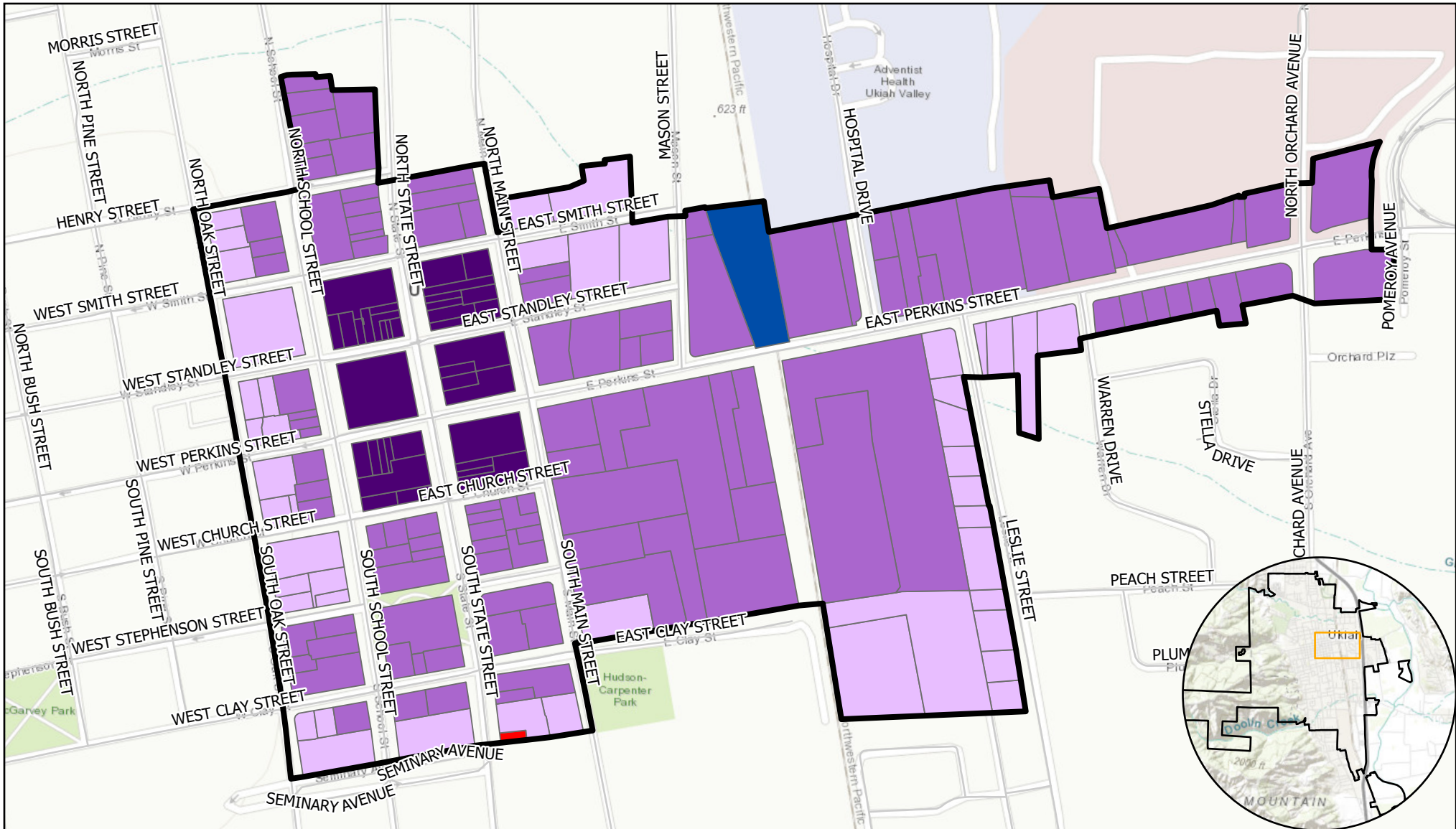
Adopted on October 3, 2012 by the following roll call vote:

AYES: Councilmember Thomas, Rodin, and Mayor Landis
NOES: None
ABSENT: Councilmember Baldwin, and Crane
ABSTAIN: None









Mary Anne Landis, Mayor

ATTEST:


Linda Brown, City Clerk



Legend

-  Roads
-  Existing DZC Boundary
-  C1 - Community Commercial
-  C2 - Heavy Commercial
-  DC - Downtown Core
-  GU - General Urban
-  UC - Urban Center

Bureau of Land Management, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

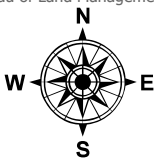
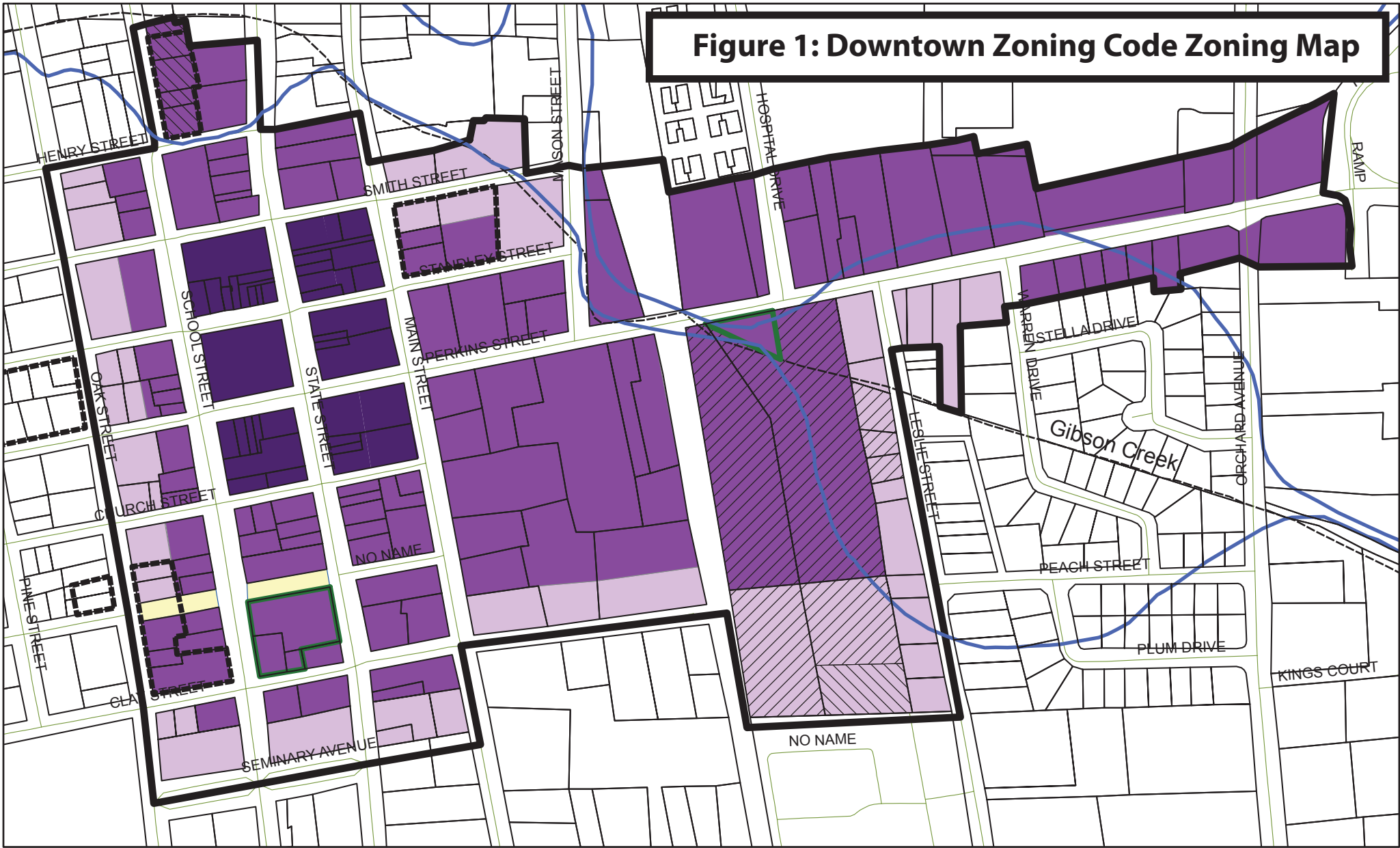


Figure 1: Downtown Zoning Code Zoning Map



DZC Boundary

Zoning Districts

- UC
- DC
- GU

Special Designations

- Public Parking Existing
- Civic Existing
- Civic Preferred
- Parking Structure Preferred
- Public Facilities

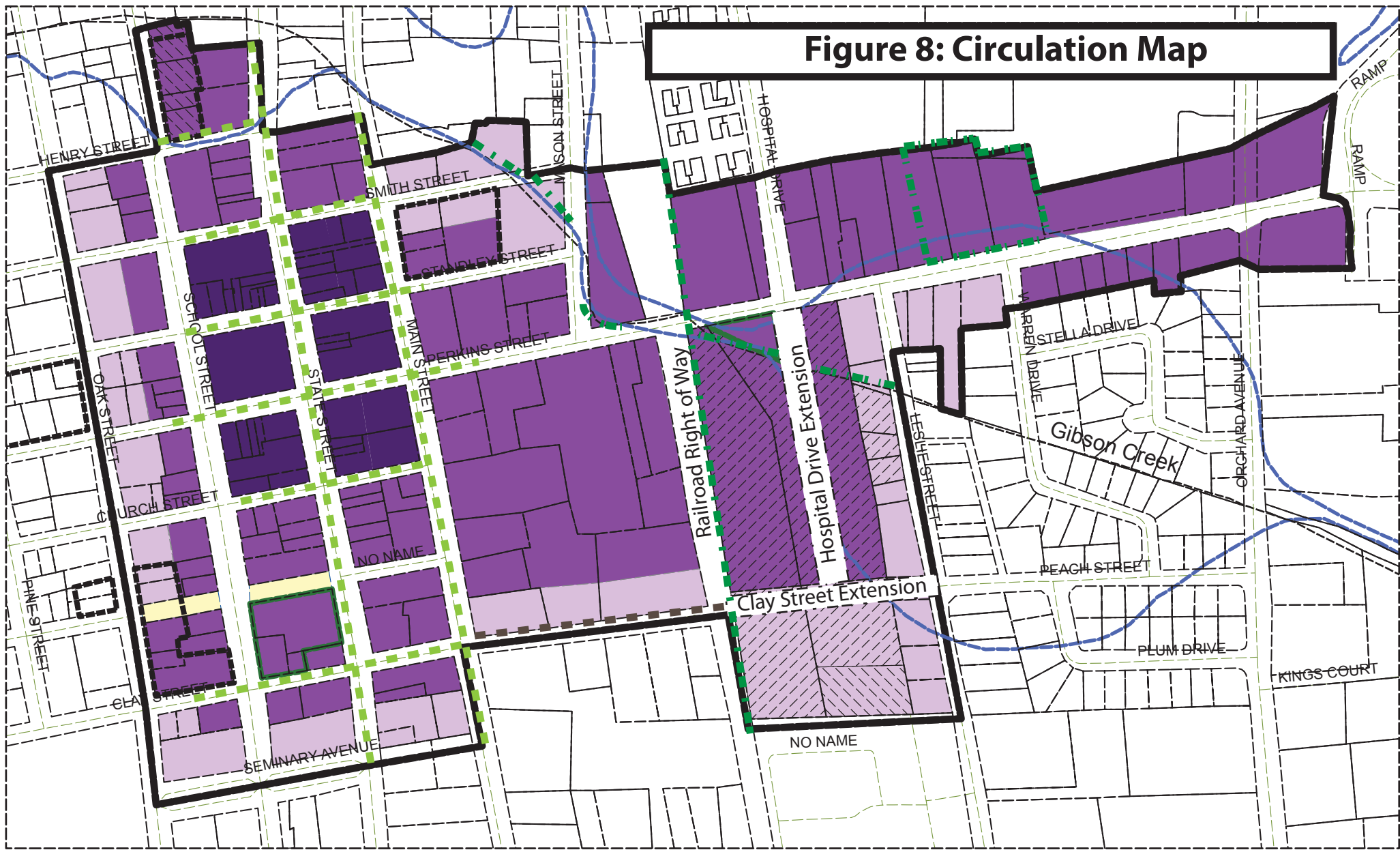
Hydrology

- 100 Year Flood
- Gibson Creek

0 125 250 500 Feet

Map Updated - May, 2012

Figure 8: Circulation Map



DZC Boundary

Zoning Districts

- UC
- DC
- GU

Special Designations

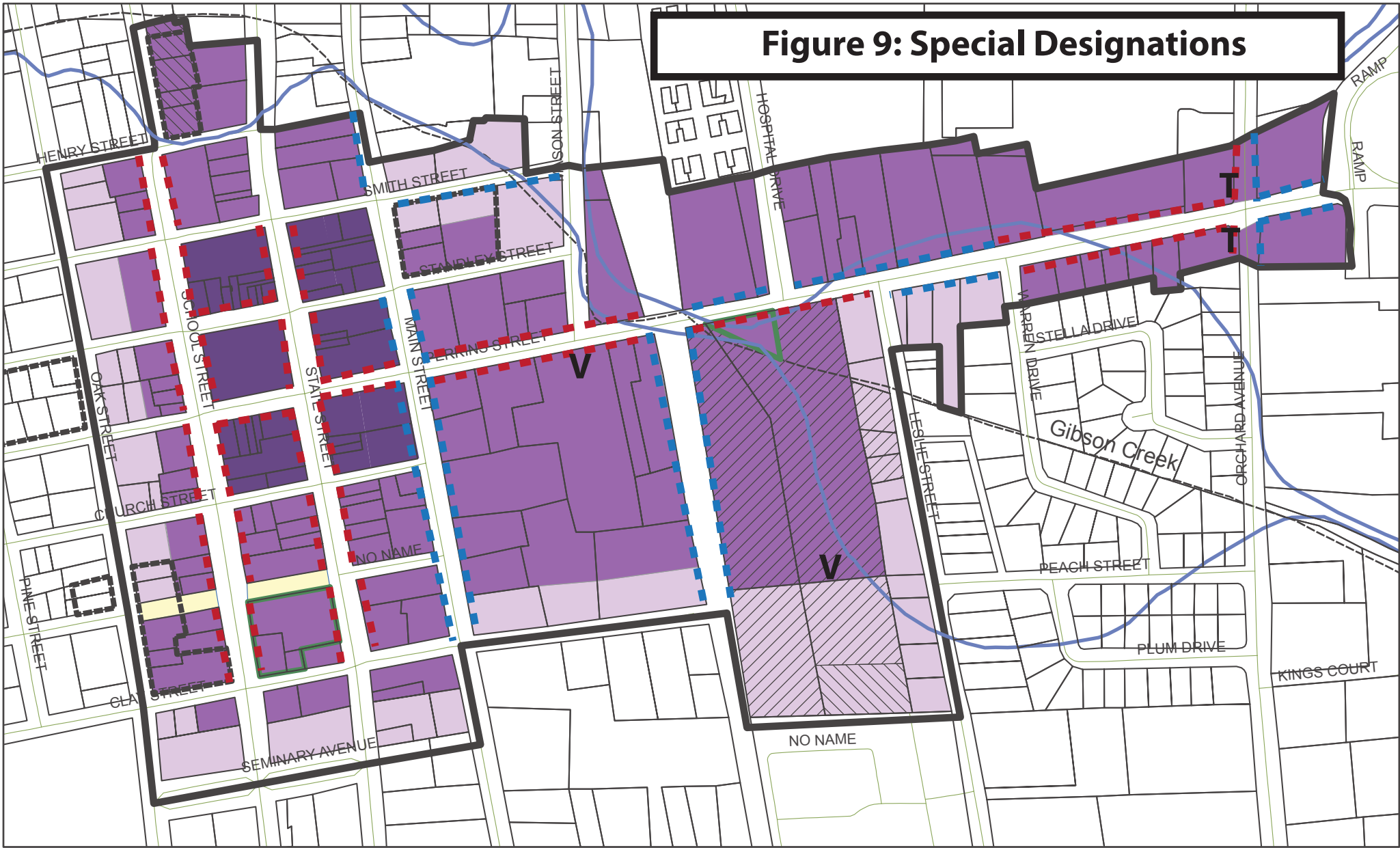
- Public Parking Existing
- Civic Existing
- Civic Preferred
- Parking Structure Preferred
- Public Facilities

Hydrology

- 100 Year Flood
- Gibson Creek

- Downtown Streetscape Improvement Plan adopted July 1, 2009
- Required Street Extension
- Required Pedestrian/Bike Path
- Modification to Existing Street

Figure 9: Special Designations



DZC Boundary

Zoning Districts

- UC
- DC
- GU

Special Designations

- Public Parking Existing
- Civic Existing
- Civic Preferred
- Parking Structure Preferred
- Public Facilities

Hydrology

- 100 Year Flood
- Gibson Creek

- Required Storefront Frontage Type
- Recommended Storefront Frontage Type
- Required Terminated Vista
- Recommended Turret Location

APN	SITUS_ADD	OWNER	ADDRESS	CITY	STATE	ZIP	LAND VALUE ASSESSMENT	IMPROVEMENT VALUE	Zone_Class	GP_2040	Acreage	Airport Compatibility Zone
00226909	415 S STATE ST	MCKENNEY ENTERPRISES LLC	415 S STATE ST	UKIAH	CA	95482	160963	128768	C1 - Community Commercial	CC	0.046	4
00219344	NONE	NORTH COAST RAILROAD AUTHO	419 TALMAGE DR STE M	UKIAH	CA	95482	0	0	C2 - Heavy Commercial	DC	2.559	6
00222501	100 N STATE ST	COUNTY OF MENDOCINO		UNKNOWN ADDRESS			0	0	DC - Downtown Core	DC	0.846	4
00222709	NONE	JOHNSON MELISSA	937 SCHOOL WAY	REDWOOD VALLEY	CA	95470	75108	0	DC - Downtown Core	DC	0.085	4
00222707	221 N STATE ST	I O F LODGE NO 174	122 RACE ST	SAN JOSE	CA	95126	49968	90715	DC - Downtown Core	DC	0.122	4
00222904	113 S STATE ST	HOOVER CHARLES AND JUNE FANG	PO BOX 204	CLOVERDALE	CA	95425	62883	248803	DC - Downtown Core	DC	0.042	4
00222614	102 S STATE ST	SOUSA PAUL	23701 EASTSIDE RD	WILLITS	CA	95490	318362	1002841	DC - Downtown Core	DC	0.138	4
00222905	115 S STATE ST	HARRINGTON BRIDGET O	131 CALVERT CT	UKIAH	CA	95482	188877	364104	DC - Downtown Core	DC	0.276	4
00222907	111 S STATE ST	SANCHEZ JOSE MARIN TTEE /	3200 ROAD I	REDWOOD VALLEY	CA	95470	167875	105537	DC - Downtown Core	DC	0.055	4
00222403	120 W STANDLEY ST	SCHAT ZACHARY Y AND MELISSA	202 W PERKINS ST STE C	UKIAH	CA	95482	136703	421052	DC - Downtown Core	DC	0.091	4
00222405	116 W STANDLEY ST	HUGHEY BRIAN	602 A N STATE ST	UKIAH	CA	95482	116727	101755	DC - Downtown Core	DC	0.037	4
00222714	115 E SMITH ST	MMUNITY FOUNDATION FO MENDOCINO CO	204 S OAK ST	UKIAH	CA	95482	38089	67758	DC - Downtown Core	DC	0.131	4
00222710	NONE	EDGELINE INVESTMENTS LLC	520 FRANZ VALLEY RD	CALISTOGA	CA	94515	54323	0	DC - Downtown Core	DC	0.095	4
00222608	116 S STATE ST	TRIPPEER GARY	PO BOX 1234	PALM DESERT	CA	92261	265302	384687	DC - Downtown Core	DC	0.086	4
00222607	199 S SCHOOL ST	LINCOLN AND NORTH LLC	5059 DEERWOOD DR	SANTA ROSA	CA	95403	171240	839146	DC - Downtown Core	DC	0.088	4
00222613	109 W PERKINS ST	PORZIO TTEE FRANK	1220 SEQUOIA PLAZA	UKIAH	CA	95482	25383	27510	DC - Downtown Core	DC	0.037	4
00222603	113 W PERKINS ST	SCHAT ZACHARY Y AND MELISSA	PO BOX 708	REDWOOD VALLEY	CA	95470	49169	162908	DC - Downtown Core	DC	0.043	4
00222602	113 W PERKINS ST	SCHAT ZACHARY Y AND MELISSA	PO BOX 708	REDWOOD VALLEY	CA	95470	62562	44443	DC - Downtown Core	DC	0.062	4
00222713	295 N STATE ST	THURSTON TTEE DENNIS	2900 N STATE ST	UKIAH	CA	95482	81542	76212	DC - Downtown Core	DC	0.218	4
00222409	252 N STATE ST	CANOVA JOSEPH ANTHONY AND RI	PO BOX 1756	UKIAH	CA	95482	68267	91023	DC - Downtown Core	DC	0.041	4
00222413	272 N STATE ST	TWIN INVESTMENTS LLC	494 KENWOOD DR	UKIAH	CA	95482	218727	0	DC - Downtown Core	DC	0.466	4
00222805	101 N STATE ST	NORTH STATE PARTNERS LLC	500 BICENTENNIAL WAY #310	SANTA ROSA	CA	95403	277377	394547	DC - Downtown Core	DC	0.267	4
00222802	111 N STATE ST	SCHAPMIRE JR TTEE TODD A	1124 KIDD RD	WINDSOR	CA	95492	84771	146601	DC - Downtown Core	DC	0.069	4
00222806	125 N STATE ST	101 SO MAIN STREET LLC	1124 KIDD RD	WINDSOR	CA	95492	62424	5202	DC - Downtown Core	DC	0.084	4
00222909	107 S STATE ST	COUNTY OF MENDOCINO	841 LOW GAP RD	UKIAH	CA	95482	0	0	DC - Downtown Core	DC	0.513	4
00222708	201 N STATE ST	ALLEN TTEE KENNETH D	405 IMPERIAL DR	CLOVERDALE	CA	95425	208080	416160	DC - Downtown Core	DC	0.051	4
00222801	125 N STATE ST	101 SO MAIN STREET LLC	1124 KIDD RD	WINDSOR	CA	95492	152955	151987	DC - Downtown Core	DC	0.363	4
00222415	108 W STANDLEY ST	SCHAT ZACHARY Y AND MELISSA	202 W PERKINS ST UNIT C	UKIAH	CA	95482	149477	611302	DC - Downtown Core	DC	0.066	4
00222402	130 W STANDLEY ST	WILLIAMS BRUCE E	18250 FOX GLEN	RIVERVIEW	MI	48193	50747	170171	DC - Downtown Core	DC	0.068	4
00222416	100 W STANDLEY ST	RUFF STANDLEY STREET LLC	PO BOX 708	HOPLAND	CA	95449	34838	435422	DC - Downtown Core	DC	0.016	4
00222408	106 W STANDLEY ST	MCCOWEN JOHN	617 W CLAY ST	UKIAH	CA	95482	42206	25318	DC - Downtown Core	DC	0.021	4
00222705	255 N STATE ST	CUEVAS RUBEN GUERRERO	PO BOX 5053	SANTA ROSA	CA	95402	109363	153109	DC - Downtown Core	DC	0.112	4
00222406	110 W STANDLEY ST	POWIS TTEE ERIN	390 W STANDLEY ST STE 1	UKIAH	CA	95482	119087	157975	DC - Downtown Core	DC	0.056	4
00222417	200 N STATE ST	AZIMUS PROPERTY HOLDINGS LLC	951 BOONVILLE RD	UKIAH	CA	95482	200000	340000	DC - Downtown Core	DC	0.039	4
00222606	165 S SCHOOL ST	COUNTY OF MENDOCINO	260 FIFTH ST	SAN FRANCISCO	CA	94103	0	0	DC - Downtown Core	DC	0.328	4
00222411	NONE	HUGHEY BRIAN	602 A N STATE ST	UKIAH	CA	95482	0	0	DC - Downtown Core	DC	0.001	4
00222711	247 N STATE ST	CUEVAS RUBEN GUERRERO	PO BOX 5053	SANTA ROSA	CA	95402	111550	16731	DC - Downtown Core	DC	0.046	4
00222601	105 S SCHOOL ST	SUN VALLEY INVESTMENTS LLC	101 N STATE ST STE A	UKIAH	CA	95482	170672	711141	DC - Downtown Core	DC	0.1	4
00222712	239 N STATE ST	EDGELINE INVESTMENTS LLC	520 FRANZ VALLEY RD	CALISTOGA	CA	94515	108649	138832	DC - Downtown Core	DC	0.047	4
00224101	401 E PERKINS ST	WILSON CINDY L	60 RANCHO GRANDE DR	UKIAH	CA	95482	92205	135634	GU - General Urban	DC	0.089	6
00224107	495 E PERKINS ST	WHITMIRE FRED H TTEE	197 WARREN DR	UKIAH	CA	95482	18070	240359	GU - General Urban	DC	0.341	6
00224103	407 E PERKINS ST	WAIDELICH NOBLE AND NANCY	4501 E HWY 20	UKIAH	CA	95482	93813	92876	GU - General Urban	DC	0.49	6
00228205	140 LESLIE ST	GARCIA JAVIER	3437 SOL LN	UKIAH	CA	95482	84503	0	GU - General Urban	DC	0.189	6
00228204	138 LESLIE ST	FOSTER JOHN R AND MYRNA E TT	136 NELSON RANCHO DR	UKIAH	CA	95482	84503	14470	GU - General Urban	DC	0.194	6
00228203	134 LESLIE ST	GADEA V H MARTIN SR AND LIND	575 SPANISH CANYON DR	UKIAH	CA	95482	259643	122984	GU - General Urban	DC	0.26	6
00224102	403 E PERKINS ST	WILSON CINDY L	60 RANCHO GRANDE DR	UKIAH	CA	95482	107577	159281	GU - General Urban	DC	0.273	6
00228202	NONE	BARTOLOMEI SUCCTTEE RORY C	2300 MCCLURE SUBDIVISION RD	UKIAH	CA	95482	13698	911	GU - General Urban	DC	0.132	6
00226904	412 S MAIN ST	MCKENNEY JAMES G	412 S MAIN ST	UKIAH	CA	95482	231787	77257	GU - General Urban	DC	0.245	4
00226908	405 S STATE ST	MCKENNEY ENTERPRISES LLC	415 S STATE ST	UKIAH	CA	95482	321932	186720	GU - General Urban	DC	0.298	4
00226108	290 S SCHOOL ST	M P MOUNTANOS INC	605 N STATE ST	UKIAH	CA	95482	150108	187635	GU - General Urban	DC	0.075	4
00226105	NONE	UKIAH CITY OF	203 S SCHOOL ST	UKIAH	CA	95482	0	0	GU - General Urban	DC	0.108	6
00223211	NONE	CITY OF UKIAH	300 SEMINARY AVE	UKIAH	CA	95482	0	0	GU - General Urban	DC	0.189	6
00223210	NONE	CITY OF UKIAH	300 SEMINARY AVE	UKIAH	CA	95482	0	0	GU - General Urban	DC	0.188	6
00219122	301 N MAIN ST	GITLIN ROBERT AND KARLA	13400 TOMKI RD	REDWOOD VALLEY	CA	95470	263983	412076	GU - General Urban	DC	0.255	4
00219201	289 N MAIN ST	CITY OF UKIAH	300 SEMINARY AVE	UKIAH	CA	95482	0	0	GU - General Urban	DC	0.258	4
00219214	280 E STANDLEY ST	UKIAH CITY OF	300 SEMINARY AVE	UKIAH	CA	95482	0	0	GU - General Urban	DC	0.577	6
00219123	262 E SMITH ST	GITLIN ROBERT S AND KARLA S	7221 EVAN AVE	SEBASTOPOL	CA	95472	231990	241652	GU - General Urban	DC	0.627	4
00223205	122 LESLIE ST	BARTOLOMEI SUCCTTEE RORY C	2300 MCCLURE SUBDIVISION RD	UKIAH	CA	95482	17452	26178	GU - General Urban	DC	0.405	6
00218304	294 W SMITH ST	SAVINGS BANK OF MENDOCINO	PO BOX 3600	UKIAH	CA	95482	278152	494492	GU - General Urban	DC	0.216	6
00223204	124 LESLIE ST	GOLDEN GATE PETROLEUM CO	1340 ARNOLD DR STE 231	MARTINEZ	CA	94553	48137	6196	GU - General Urban	DC	0.139	6
00219211	NONE	UKIAH CITY OF	300 SEMINARY AVE	UKIAH	CA	95482	0	0	GU - General Urban	DC	0.584	4
00222305	NONE	POMA DAVID 1/3	204 N BUSH ST	UKIAH	CA	95482	6602	0	GU - General Urban	DC	0.038	6
00222304	107 S OAK ST	ORTEGA CARLOS AND MARIA DELR	PO BOX 157	UKIAH	CA	95482	162479	324960	GU - General Urban	DC	0.156	6
00223207	120 LESLIE ST	COOK NANETTE SANCHEZ- SUCC	2796 NISENAN VALLEY DR	LINCOLN	CA	95648	31362	88453	GU - General Urban	DC	0.177	6
00223209	NONE	CITY OF UKIAH	300 SEMINARY AVE	UKIAH	CA	95482	0	0	GU - General Urban	DC	0.258	6

APN	SITUS_ADD	OWNER	ADDRESS	CITY	STATE	ZIP	LAND VALUE ASSESSMENT	IMPROVEMENT VALUE	Zone_Class	GP_2040	Acreege	Airport Compatibility Zone
00218302	359 N OAK ST	LIGGETT NANCY K	965 DOMINCAN WAY	UKIAH	CA	95482	130050	348534	GU - General Urban	DC	0.141	6
00226603	406 S STATE ST	ECO INN LLC	406 S STATE ST	UKIAH	CA	95482	344690	1212810	GU - General Urban	DC	0.519	4
00226304	290 SEMINARY AVE	JOHNSON JOHN RALPH TTEE /	4190 HWY 20	UKIAH	CA	95482	278877	418317	GU - General Urban	DC	0.472	6
00226307	NONE	PALMA DAVID	487 N STATE ST	UKIAH	CA	95482	111550	0	GU - General Urban	DC	0.1	6
00226107	260 S SCHOOL ST	NIX JAMES R AND ANNE M TTEES	280 S SCHOOL ST	UKIAH	CA	95482	203283	389916	GU - General Urban	DC	0.159	4
00226104	209 S OAK ST	UKIAH CITY OF	300 SEMINARY AVE	UKIAH	CA	95482	0	0	GU - General Urban	DC	0.117	6
00222211	216 W PERKINS ST	SCHELLER TTEE EDNA	1025 SIMMONS LN	NOVATO	CA	94945	222742	937472	GU - General Urban	DC	0.076	6
00226308	205 W CLAY ST	PALMA DAVID	487 N STATE ST	UKIAH	CA	95482	111550	167325	GU - General Urban	DC	0.099	6
00218301	387 N OAK ST	RIDDELL MICHAEL W AND JUANIT	PO BOX 4	CALPELLA	CA	95418	64379	122223	GU - General Urban	DC	0.118	6
00226109	200 S SCHOOL ST	CITY OF UKIAH	300 SEMINARY AVE	UKIAH	CA	95482	0	0	GU - General Urban	DC	0.474	6
00222212	212 W PERKINS ST	HENNESSEY TTEE BRIAN A	1689 MCMAHON LN	LAKEPORT	CA	95456	75047	234380	GU - General Urban	DC	0.148	6
00222111	200 N SCHOOL ST	SAVINGS BANK OF MENDOCINO	PO BOX 3600	UKIAH	CA	95482	343259	9061544	GU - General Urban	DC	0.888	6
00222308	215 W PERKINS ST	ABELL MASONIC TEMPLE ASSOC	PO BOX 1636	UKIAH	CA	95482	84688	74110	GU - General Urban	DC	0.278	6
00222202	209 W STANDLEY ST	HODGES SCOTT R 1/2	207 W STANDLEY ST	UKIAH	CA	95482	231787	212475	GU - General Urban	DC	0.113	6
00222201	215 W STANDLEY ST	BARNES JACOB ANTHONY	1080 HELEN AVE	UKIAH	CA	95482	108203	138871	GU - General Urban	DC	0.135	6
00223206	325 E PERKINS ST	REDWOOD EMPIRE BANCORP	PO BOX 1200	SUISUN CITY	CA	94585	217040	521876	GU - General Urban	DC	0.288	6
00223116	375 S MAIN ST	HOSKINS TTEE ROY H Jr	1299 DESPINA DR	UKIAH	CA	95482	42491	137612	GU - General Urban	DC	0.476	4
00228221	309 E PERKINS ST	STATE OF CALIFORNIA	455 GOLDEN GATE AVE 8TH FLOOR	SAN FRANCISCO	CA	94102	0	0	GU - General Urban	DC	1.446	6
00228220	200 E CLAY ST	NORTH COAST RAILROAD AUTHO	419 TALMAGE RD STE M	UKIAH	CA	95482	0	0	GU - General Urban	DC	1.864	6
00226805	315 S STATE ST	MENDOZA STEVEN	315 S STATE ST	UKIAH	CA	95482	119466	59728	UC - Urban Center	DC	0.277	4
00226905	401 S STATE ST	NELSON HENRY K AND MARGARET	95566 AMELIA NATIONAL PKWY	FERNANDINA BEACH	FL	32034	241338	234544	UC - Urban Center	DC	0.333	4
00226504	320 S STATE ST	SANDERS CARL L AND BEVERLY M	640 DORA AVE	UKIAH	CA	95482	156019	242703	UC - Urban Center	DC	0.15	4
00220032	NONE	PEAR TREE REH LLC	2727 LBJ FREEWAY STE 806	DALLAS	TX	75234	12368	0	UC - Urban Center	DC	0.041	6
00220034	NONE	PEAR TREE REH LLC	2727 LBJ FREEWAY STE 806	DALLAS	TX	75234	26691	0	UC - Urban Center	DC	0.106	6
00226806	NONE	HOSKINS TTEE ROY H Jr	1299 DESPINA DR	UKIAH	CA	95482	59154	6780	UC - Urban Center	DC	0.255	4
00219353	NONE	VALENTIC TTEE JOHN P	1541 MEADOW DR	UKIAH	CA	95482	150357	296203	UC - Urban Center	DC	0.337	6
00224205	543 E PERKINS ST	WESTERN SEQUOIA HOLDINGS L	PO BOX 9863	FOUNTAIN VALLEY	CA	92728	108160	84122	UC - Urban Center	DC	0.142	6
00224204	529 E PERKINS ST	WEI TTEE SABRINA YUXIN	537 JEAN MARIE DR	SANTA ROSA	CA	95403	116732	254689	UC - Urban Center	DC	0.143	6
00220040	115 N ORCHARD AVE	MCDONALDS CORPORATION	ONE MCDONALDS PLAZA	OAK BROOK	IL	60523	664966	1517548	UC - Urban Center	DC	0.807	6
00224202	505 E PERKINS ST	WHITMIRE FRED H TTEE	197 WARREN DR	UKIAH	CA	95482	46579	74110	UC - Urban Center	DC	0.175	6
00220036	410 E PERKINS ST	ZACHARIAH JERUSHA	9051 EAST RD	REDWOOD VALLEY	CA	95470	257484	0	UC - Urban Center	DC	0.7	6
00220035	402 E PERKINS ST	NGUYEN KEVIN TTEE /	2001 WICHY SPRINGS RD	UKIAH	CA	95482	227562	597354	UC - Urban Center	DC	0.69	6
00224206	557 E PERKINS ST	WESTERN SEQUOIA HOLDINGS L	PO BOX 9863	FOUNTAIN VALLEY	CA	92728	126758	132794	UC - Urban Center	DC	0.142	6
00224207	571 E PERKINS ST	WESTERN SEQUOIA HOLDINGS L	PO BOX 9863	FOUNTAIN VALLEY	CA	92728	132794	120724	UC - Urban Center	DC	0.244	6
00224203	515 E PERKINS ST	MORONEY TTEE STACEY A	PO BOX 63	REDWOOD VALLEY	CA	95470	185711	175099	UC - Urban Center	DC	0.144	6
00224701	605 E PERKINS ST	REDWOOD OIL COMPANY INC	50 PROFESSIONAL CNTR STE 100	ROHNERT PARK	CA	94928	683285	1477697	UC - Urban Center	DC	0.691	6
00220038	596 E PERKINS ST	BEST WESTSIDE PROPERTIES LLC	2424 RIDGE RD	ROCKWALL	TX	75087	364140	1779084	UC - Urban Center	DC	0.446	6
00224217	585 E PERKINS ST	TESORO SIERRA PROPERTIES L	PO BOX 592809	SAN ANTONIO	TX	78259	432072	308670	UC - Urban Center	DC	0.329	6
00226602	105 W CLAY ST	PERSKY JAMES	105 W CLAY ST	UKIAH	CA	95482	172186	266116	UC - Urban Center	DC	0.198	4
00226807	301 S STATE ST	COMMUNITY CARE MANAGEMENT	301 SOUTH STATE ST	UKIAH	CA	95482	181201	933918	UC - Urban Center	DC	0.296	4
00226902	403 S STATE ST	LU FENG YU	403 S STATE ST	UKIAH	CA	95482	107220	106148	UC - Urban Center	DC	0.08	4
00226509	300 S STATE ST	CITY OF UKIAH	300 SEMINARY AVE	UKIAH	CA	95482	0	0	UC - Urban Center	DC	0.637	4
00226601	401 S SCHOOL ST	WU MEI HSIU HSU	390 W STANDLEY ST	UKIAH	CA	95482	97705	25059	UC - Urban Center	DC	0.159	4
00219225	245 E STANDLEY ST	ROHRER TIMOTHY P	14 WILDWOOD PLACE	PLEASANT HILL	CA	94523	127500	10200	UC - Urban Center	DC	0.279	6
00219224	214 E PERKINS ST	ROHRER TIMOTHY P	14 WILDWOOD PLACE	PLEASANT HILL	CA	94523	331500	448800	UC - Urban Center	DC	0.533	4
00219218	105 N MAIN ST	UKIAH CITY OF	300 SEMINARY AVE	UKIAH	CA	95482	0	0	UC - Urban Center	DC	0.402	4
00218426	NONE	LEVY TTEE THELMA J	502 WALNUT AVE	UKIAH	CA	95482	67029	0	UC - Urban Center	DC	0.325	Other Airport Environs
00226510	369 S SCHOOL ST	CITY OF UKIAH	300 SEMINARY AVE	UKIAH	CA	95482	0	0	UC - Urban Center	DC	0.16	4
00222210	102 N SCHOOL ST	SCHAT ZACHARY AND MELISSA	PO BOX 708	REDWOOD VALLEY	CA	95470	131722	253585	UC - Urban Center	DC	0.032	4
00219345	404 E PERKINS ST	UKIAH ADVENTIST HOSPITAL	275 HOSPITAL DR	UKIAH	CA	95482	616344	1251631	UC - Urban Center	DC	1.027	6
00219315	400 E PERKINS ST	UKIAH ADVENTIST HOSPITAL	275 HOSPITAL DR	UKIAH	CA	95482	341697	5886	UC - Urban Center	DC	0.755	6
00218614	NONE	CAMINITI WENDY J TTEE /	4190 HWY 20	UKIAH	CA	95482	96497	25730	UC - Urban Center	DC	0.135	4
00226401	203 S SCHOOL ST	VEGA MARIA D /	4428 FIRST AVE	UKIAH	CA	95482	97373	221282	UC - Urban Center	DC	0.077	4
00219354	135 HOSPITAL DR	AVISTA ENTERPRISES LLC	135 HOSPITAL DR	UKIAH	CA	95482	167325	557758	UC - Urban Center	DC	0.215	6
00219312	185 MASON ST	HILL DONALD PHILLIPS Jr	25690 PHIL GREENWOOD RD	ELK	CA	95432	150223	264397	UC - Urban Center	DC	0.121	6
00219352	NONE	WALGREEN CO	PO BOX 1159	DEERFIELD	IL	60015	211872	0	UC - Urban Center	DC	0.232	6
00219317	169 MASON ST	MENDO REALTY INVESTMENT LL	PO BOX 1389	UKIAH	CA	95482	485975	1486869	UC - Urban Center	DC	0.977	6
00219355	320 E PERKINS ST	CHO PETER Y	531 TEHUACAN RD	UKIAH	CA	95482	227221	563307	UC - Urban Center	DC	0.274	6
00219314	326 E PERKINS ST	UKIAH ADVENTIST HOSPITAL	PO BOX 619135	ROSEVILLE	CA	95661	94258	0	UC - Urban Center	DC	0.201	6
00219202	NONE	UKIAH CITY OF	300 SEMINARY AVE	UKIAH	CA	95482	0	0	UC - Urban Center	DC	0.131	4
00219203	NONE	CITY OF UKIAH	300 SEMINARY AVE	UKIAH	CA	95482	0	0	UC - Urban Center	DC	0.213	4
00226704	207 S STATE ST	PHILLIPS PATRICE E	502 N PINE ST	UKIAH	CA	95482	167325	390430	UC - Urban Center	DC	0.088	4
00222306	110 S SCHOOL ST	SMITH RAYMOND D	29 ORINDA WAY STE 773	ORINDA	CA	94563	167325	557758	UC - Urban Center	DC	0.111	4
00226507	108 W CLAY ST	COALE ANSLEY J JR	108 W CLAY ST	UKIAH	CA	95482	122984	314302	UC - Urban Center	DC	0.046	4
00226709	203 S STATE ST	SMITH RAYMOND D	29 ORINDA WAY STE 773	ORINDA	CA	94563	111550	217524	UC - Urban Center	DC	0.066	4

APN	SITUS_ADD	OWNER	ADDRESS	CITY	STATE	ZIP	LAND VALUE ASSESSMENT	IMPROVEMENT VALUE	Zone_Class	GP_2040	Acreage	Airport Compatibility Zone
00226702	205 S STATE ST	MENDOCINO BALLET	205 SOUTH STATE ST	UKIAH	CA	95482	86463	225901	UC - Urban Center	DC	0.105	4
00226706	295 S STATE ST	VASIOPOULOS IOANNIS THEOD	2353 BRISBANE ST	WEST SACRAMENTO	CA	95691	66580	174217	UC - Urban Center	DC	0.134	4
00218616	387 N STATE ST	CAMINITI WENDY J TTEE /	4190 HWY 20	UKIAH	CA	95482	144745	303968	UC - Urban Center	DC	0.21	4
00226402	111 W CHURCH ST	SAKANE YOSHIKI AND NAKO	111 W CHURCH ST	UKIAH	CA	95482	180862	275505	UC - Urban Center	DC	0.102	4
00218306	469 N SCHOOL ST	SAVINGS BANK OF MENDOCINO	PO BOX 3600	UKIAH	CA	95482	85819	6784	UC - Urban Center	DC	0.118	4
00222307	198 South School ST	POMA DAVID 1/3	204 N BUSH ST	UKIAH	CA	95482	66580	71113	UC - Urban Center	DC	0.127	4
00226710	201 S STATE ST	SMITH RAYMOND D	29 ORINDA WAY STE 773	ORINDA	CA	94563	111550	217524	UC - Urban Center	DC	0.06	4
00219321	308 E PERKINS ST	WALGREEN CO	PO BOX 1159	DEERFIELD	IL	60015	1634269	2292086	UC - Urban Center	DC	1.262	6
00226403	200 S STATE ST	TAGZ PROPERTIES LLC	PO BOX 1373	UKIAH	CA	95482	227563	868161	UC - Urban Center	DC	0.122	4
00218513	344 N STATE ST	SUNROOM LLC	53 LIBERTY ST	SAN FRANCISCO	CA	94110	79404	170673	UC - Urban Center	DC	0.113	4
00219222	228 E PERKINS ST	EDWARDS WILLIAM	PO BOX 149	UKIAH	CA	95482	109363	218727	UC - Urban Center	DC	0.177	6
00219217	228 E PERKINS ST	EDWARDS WILLIAM	PO BOX 149	UKIAH	CA	95482	82021	191386	UC - Urban Center	DC	0.114	4
00226708	185 E CHURCH ST	LIDEN THOMAS M TTEE	1050 N OAK ST	UKIAH	CA	95482	86665	78002	UC - Urban Center	DC	0.065	4
00226707	145 E CHURCH ST	BARBA GILBERTO /	4428 FIRST AVE	UKIAH	CA	95482	136703	229664	UC - Urban Center	DC	0.141	4
00218510	177 W SMITH ST	WIPF ERNEST M AND EILEEN M T	PO BOX 234	UKIAH	CA	95482	91040	141834	UC - Urban Center	DC	0.468	4
00226204	351 S OAK ST	CITY OF UKIAH	300 SEMINARY AVE	UKIAH	CA	95482	0	0	UC - Urban Center	DC	0.081	6
00226205	NONE	CITY OF UKIAH	300 SEMINARY AVE	UKIAH	CA	95482	0	0	UC - Urban Center	DC	0.386	6
00218512	328 N STATE ST	SUNROOM LLC	53 LIBERTY ST	SAN FRANCISCO	CA	94110	30086	85335	UC - Urban Center	DC	0.044	4
00218305	479 N SCHOOL ST	SAVINGS BANK OF MENDOCINO	PO BOX 3600	UKIAH	CA	95482	71708	19385	UC - Urban Center	DC	0.096	4
00218507	304 N STATE ST	CHRISTIANSEN C ROSS	5575 LAKE RIDGE DRIVE	UKIAH	CA	95482	159305	628736	UC - Urban Center	DC	0.111	4
00226203	207 W STEPHENSON ST	PIDGEON POINT LLC	22 BATTERY ST	SAN FRANCISCO	CA	94111	171666	348534	UC - Urban Center	DC	0.131	4
00226208	NONE	UKIAH CITY OF	300 SEMINARY AVE	UKIAH	CA	95482	0	0	UC - Urban Center	DC	0.162	6
00226408	208 S STATE ST	CARDENAS JUAN ALBERTOSANDOVAL	5350 AGNES LN	UKIAH	CA	95482	98648	139266	UC - Urban Center	DC	0.081	4
00218430	NONE	LEVY TTEE THELMA J	502 WALNUT AVE	UKIAH	CA	95482	33503	0	UC - Urban Center	DC	0.194	Other Airport Environs
00218417	411 N SCHOOL ST	UKIAH CITY OF	300 SEMINARY AVE	UKIAH	CA	95482	0	0	UC - Urban Center	DC	0.101	Other Airport Environs
00226207	308 S SCHOOL ST	CARTER DAVID A TTEE /	509 JONES ST	UKIAH	CA	95482	108203	180360	UC - Urban Center	DC	0.177	6
00218502	NONE	SUNROOM LLC	53 LIBERTY ST	SAN FRANCISCO	CA	94110	159295	0	UC - Urban Center	DC	0.096	4
00218612	367 N STATE ST	CAMINITI WENDY J TTEE /	4190 HWY 20	UKIAH	CA	95482	155468	721055	UC - Urban Center	DC	0.212	4
00218418	406 N STATE ST	HEWETT DONALD KEITH	406 N STATE ST	UKIAH	CA	95482	246766	132871	UC - Urban Center	DC	0.292	Other Airport Environs
00218511	362 N STATE ST	SUNROOM LLC	53 LIBERTY ST	SAN FRANCISCO	CA	94110	66862	164983	UC - Urban Center	DC	0.095	4
00226407	208 S SCHOOL ST	CEJA CELSO	896 N STATE ST	UKIAH	CA	95482	135450	98508	UC - Urban Center	DC	0.13	4
00226405	210 S STATE ST	LEE JACQUELINE M TTEE	438 N PINE ST	UKIAH	CA	95482	67796	135602	UC - Urban Center	DC	0.058	4
00218419	405 N SCHOOL ST	HEWETT DONALD KEITH	406 N STATE ST	UKIAH	CA	95482	167325	39041	UC - Urban Center	DC	0.139	Other Airport Environs
00222303	102 S SCHOOL ST	ABELL MASONIC TEMPLE ASSOC	PO BOX 1636	UKIAH	CA	95482	97168	374528	UC - Urban Center	DC	0.172	4
00226303	404 S SCHOOL ST	CAVALIN GREGORY G AND LISA L	404 S SCHOOL ST	UKIAH	CA	95482	153688	148253	UC - Urban Center	DC	0.172	4
00218303	310 N SCHOOL ST	THAYER NICHOLAS FORBES	310 N SCHOOL ST	UKIAH	CA	95482	188273	191279	UC - Urban Center	DC	0.228	4
00218613	307 N STATE ST	NEW STATE HOTEL OF UKIAH	PO BOX 221755	SACRAMENTO	CA	95822	65644	237902	UC - Urban Center	DC	0.328	4
00226406	290 S STATE ST	SELIM FRANCINE CRANE TTEE	500 S SPRING ST	UKIAH	CA	95482	173948	399483	UC - Urban Center	DC	0.344	4
00222209	106 N SCHOOL ST	HERI AND MICHAELYN P COOPER REVOCABL	PO BOX 419	UKIAH	CA	95482	136703	273408	UC - Urban Center	DC	0.054	4
00218410	441 N SCHOOL ST	LEVY TTEE THELMA J	502 WALNUT AVE	UKIAH	CA	95482	26537	0	UC - Urban Center	DC	0.14	Other Airport Environs
00218415	NONE	UKIAH CITY OF	300 SEMINARY AVE	UKIAH	CA	95482	0	0	UC - Urban Center	DC	0.252	Other Airport Environs
00222208	108 N SCHOOL ST	MASON TTEE SUSAN L	585 OAK KNOLL RD	UKIAH	CA	95482	88935	170672	UC - Urban Center	DC	0.039	4
00222203	114 N SCHOOL ST	CHEUNG CHUNPO AND ESTHER C Y	2045 BURKE RD	UKIAH	CA	95482	328423	727696	UC - Urban Center	DC	0.267	4
00223109	203 S MAIN ST	LS HEALTH PROPERTIES LLC	3101 S STATE ST	UKIAH	CA	95482	523967	1004413	UC - Urban Center	DC	1.271	4
00223129	247 E PERKINS ST	GONG KENNETH 1/2	66 HUNTINGTON DR	SAN FRANCISCO	CA	94132	163307	199122	UC - Urban Center	DC	0.57	6
00223128	245 E PERKINS ST	MAYFIELD TTEE JAMES	1501 RECREATION RD	UKIAH	CA	95482	130281	374588	UC - Urban Center	DC	0.412	6
00223121	225 E PERKINS ST	CONTRERAS MARIBEL SAHAGUN	719 MYRON PLACE	UKIAH	CA	95482	326400	285600	UC - Urban Center	DC	0.511	4
00223101	101 S MAIN ST	REDWOOD CREDIT UNION	3033 CLEVELAND AVE	SANTA ROSA	CA	95403	357000	357000	UC - Urban Center	DC	0.454	4
00223102	119 S MAIN ST	LELAND LOWELL AND PAMELA TTE	801 RIVERSIDE DR	UKIAH	CA	95482	193468	442080	UC - Urban Center	DC	0.27	4
00223130	245 E PERKINS ST	MAYFIELD JAMES M AND BARBARA	1501 RECREATION RD	UKIAH	CA	95482	89561	42301	UC - Urban Center	DC	0.448	6
00223124	276 E CLAY ST	MAYFIELD TTEE JAMES	1501 RECREATION RD	UKIAH	CA	95482	357972	138159	UC - Urban Center	DC	1.219	6
00223127	213 S MAIN ST	CINCO ESTRELLAS LLC	213 S MAIN ST	UKIAH	CA	95482	341347	527950	UC - Urban Center	DC	0.499	4
00223123	235 E PERKINS ST	MAYFIELD JAMES M AND BARBARA	1501 RECREATION RD	UKIAH	CA	95482	585112	823677	UC - Urban Center	DC	1.888	6
00226713	218 S MAIN ST	SUNBEAM AARON	124 FORD ST	UKIAH	CA	95482	66925	128283	UC - Urban Center	DC	0.102	4
00223215	309 E PERKINS ST	NORTH COAST RAILROAD AUTHO	419 TALMAGE RD STE M	UKIAH	CA	95482	0	0	UC - Urban Center	DC	3.921	6
00226714	218 S MAIN ST	295 GROUP LLC	17613 W EAGLE DR	GOODYEAR	AZ	85338	72508	0	UC - Urban Center	DC	0.145	4
00223214	309 E PERKINS ST	STATE OF CALIFORNIA	455 GOLDEN GATE AVE 8TH FLOOR	SAN FRANCISCO	CA	94102	0	0	UC - Urban Center	DC	2.629	6
00223131	307 S MAIN ST	MAYFIELD TTEE JAMES	1501 RECREATION RD	UKIAH	CA	95482	296599	154316	UC - Urban Center	DC	0.911	4
00223132	East CLAY ST	MAYFIELD TTEE JAMES	1501 RECREATION RD	UKIAH	CA	95482	150836	8575	UC - Urban Center	DC	0.604	4
00220029	534 E PERKINS ST	PEAR TREE REH LLC	2727 LBJ FREEWAY STE 806	DALLAS	TX	75234	2971096	12913837	UC - Urban Center	DC	0.86	6
00220044	534 E PERKINS ST	PEAR TREE REH LLC	2727 LBJ FREEWAY STE 806	DALLAS	TX	75234	2971096	12913837	UC - Urban Center	DC	10.086	6
00220044	534 E PERKINS ST	PEAR TREE REH LLC	2727 LBJ FREEWAY STE 806	DALLAS	TX	75234	2971096	12913837	UC - Urban Center	DC	10.086	6

Resolution Number AC 2026-0001

County of Mendocino
Ukiah, California

APRIL 16, 2026

ALUC_2026-0001 – CITY OF UKIAH

RESOLUTION OF THE MENDOCINO COUNTY AIRPORT LAND USE COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, FINDING THAT THE ORDINANCE AMENDMENTS PROPOSED BY THE CITY OF UKIAH – COMMUNITY DEVELOPMENT DEPARTMENT ARE CONSISTENT WITH THE UKIAH MUNICIPAL AIRPORT LAND USE COMPATIBILITY PLAN.

WHEREAS, on October 20, 2022, the Mendocino County Airport Land Use Commission adopted Resolution No. 22-0006 finding the City of Ukiah's General Plan compatible with the UKIALUCP; and

WHEREAS, on March 18, 2026, the City of Ukiah (the "City"), submitted an application for consistency determination with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) for the proposed rezone and amendment of various land use designations to address misalignment of the Downtown Zoning Code (DZC) form-based codes on larger lots, to be consistent with uses that are planned, under construction, or existing, and to refine the DZC boundaries to focus form-based code application on the Downtown Core.

WHEREAS, California Public Utilities Code Section 21674 provides Airport Land Use Commissions the powers and duties to assist local agencies in ensuring compatible land uses in the vicinity of all new airports and in the vicinity of existing airports to the extent that the land in the vicinity of those airports is not already devoted to incompatible land uses; and

WHEREAS, UKIALUCP Policy 1.4.1 requires mandatory review by the Mendocino County Airport Land Use Commission for zoning ordinances that both affect property within the airport influence area and may involve the type of airport impact concerns listed in Policy 1.3.1(b); and

WHEREAS, in accordance with applicable provisions of law, the Mendocino County Airport Land Use Commission held a public hearing on April 16, 2026, at which time the Mendocino County Airport Land Use Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the consistency determination for the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

NOW, THEREFORE, BE IT RESOLVED, that the Mendocino County Land Use Commission makes the following findings based upon the evidence in the record:

1. That the foregoing recitals are true and correct and incorporated herein by this reference.
2. The Project does not propose any activities that would create compatibility concerns with respect to (1) noise, (2) safety, (3) airspace protection, or (4) overflight as described in Policy 1.3.1(b).
3. Pursuant to UKIALUCP Policy 3.1.2, no direct conflicts exist between the Project and the requirements of the UKIALUCP and provisions are included both in existing City regulations and under the Project that ensure long-term compliance with the compatibility criteria.

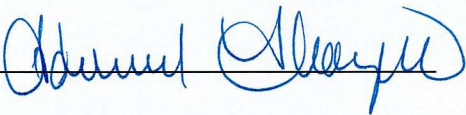
4. Pursuant to UKIALUCP Policy 3.1.3, the City has established a review process for development within the Airport Influence Area that will be utilized for development proposed under the Project.
5. Pursuant to UKIALUCP Policy 3.1.4, the compatibility of uses in the Airport Influence Area are preserved to the maximum extent feasible. Land use conversions are not proposed under the Project and the existing review process in the City for development within the Airport Influence Area will ensure consistency with the compatibility criteria of the UKIALUCP for any future development proposed under the Project.

BE IT FURTHER RESOLVED, that the Mendocino County Airport Land Use Commission, pursuant to UKIALUCP Policy 2.2.6(a), determines the Project is consistent with the UKIALUCP.

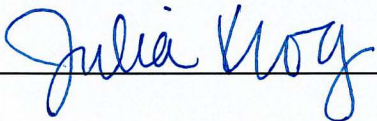
BE IT FURTHER RESOLVED that the Mendocino County Airport Land Use Commission action shall be final and immediately effective upon date of adoption.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

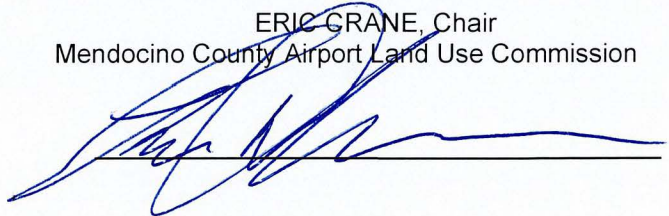
ATTEST: ADRIENNE THOMPSON
Administrative Services Manager II

By: 

BY: JULIA KROG
Director of Planning & Building Services



ERIC CRANE, Chair
Mendocino County Airport Land Use Commission





Draft Findings of Consistency:

**Downtown Zoning Code (DZC) Amendments, Creation
of the Recreation (REC) Zoning District, and General
Plan Amendments**

CEQA Section 15183

June 10, 2026

SCH No: XXXXXXXXXXXX

Prepared by:

City of Ukiah

Community Development Department

Planning Division

300 Seminary Avenue, Ukiah, CA 95482

www.cityofukiah.com/community-development/planning-services/

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I. PROJECT INFORMATION

<p>Project Title: Downtown Zoning Code (DZC) Amendments, Creation of the Recreation (REC) Zoning District, and General Plan Amendments</p>
<p>Lead Agency Address and Phone Number: City of Ukiah Community Development Department 300 Seminary Avenue Ukiah, California 95482</p>
<p>CEQA Contact Person and Phone Number: Katherine Schaefers, Planning Manager City of Ukiah, Community Development Department (707) 463-6203 KSchaefers@cityofukiah.com</p>
<p>Applicant: City of Ukiah</p>
<p>Property Owner: City of Ukiah</p>
<p>Project Location: Downtown Ukiah, specifically the Downtown Core, the East Perkins Street Corridor, and adjacent parcels including portions of the Great Redwood Trail Corridor. The project area is located within Airport Influence Area Compatibility Zones 4 (Outer Approach/Departure Zone), and 6 (Traffic Pattern Zone), and Other Airport Environs (OAE) of the Ukiah Municipal Airport.</p>
<p>General Plan Designation: Downtown Core (DC), Community Commercial (CC), Public (P), Recreation (REC) and Open Space (OS)</p>
<p>Zoning Designation: <i>Existing:</i> Downtown Zoning Code (General Urban, Urban Center, Downtown Core); Heavy Commercial (C-2). <i>Proposed:</i></p> <ul style="list-style-type: none"> • <u>Community Commercial (C-1)</u>: Applied to the majority of the Perkins Street Corridor (currently General Urban); • <u>Heavy Commercial (C-2)</u>: Applied to specific parcels currently zoned Urban Center; • <u>Public Facilities (PF)</u>: Applied to specific parcels currently zoned General Urban and Urban Center. • <u>Public Facilities (PF) (Map Label "REC/PF")</u>: Establish a new city-wide Recreation (REC) Zoning District to implement the 'Recreational' (REC) General Plan land use designation. Rezone specific parcels (APNs 00219344 and 00223215) along the Great Redwood Trail and Ukiah Rail Depot to this new REC district and permanently remove them from the DZC boundaries. • <u>Downtown Zoning Code Expansion</u>: The General Urban (GU) classification would be expanded to include parcels along Oak/Seminary.

II. INTRODUCTION

1. Purpose of the CEQA Guidelines Section 15183 Findings of Consistency

California Public Resources Code section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

Section 15183 specifies that examination of environmental effects shall be limited to those effects that:

- (1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,
- (2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
- (3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

2. Ukiah 2040 General Plan EIR

The Ukiah 2040 General Plan and its associated EIR (SCH# 2022050556) were certified in December 2022. The General Plan designates land uses defining the type and amount of development that can occur throughout the City through the planning horizon year of 2040. The EIR comprehensively evaluated environmental impacts that would result from the General Plan's implementation, including information related to existing site conditions, analyses of the types and magnitude of project-level and cumulative environmental impacts, and feasible mitigation measures. The EIR explicitly states that future projects consistent with the General Plan may qualify for streamlined environmental review under CEQA Guidelines Section 15183.

3. Rationale for Utilization of Section 15183

The City has determined that CEQA Guidelines Section 15183 is the appropriate streamlining mechanism for environmental review of the Project. The purpose of Section 15183 is to streamline review for projects that are consistent with the development density and policy framework previously analyzed in a certified Environmental Impact Report (EIR), thereby reducing the need for repetitive environmental analysis. By utilizing the streamlining provisions of CEQA Guidelines Section 15183, the City relies on the comprehensive analysis, mitigation measures, and development assumptions already certified in the Ukiah 2040 General Plan EIR. This allows the

environmental review to focus strictly on whether the rezoning action presents peculiar effects that were not previously analyzed, rather than re-analyzing region-wide impacts that were already adjudicated.

This streamlining mechanism is distinct from a Negative Declaration (ND) or Mitigated Negative Declaration (MND), which could be a similar pathway a project like this might take. An ND or MND is only appropriate when there is no substantial evidence that a project may have a significant effect on the environment, or when revisions in the project plans would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur.

For example, the Ukiah 2040 General Plan EIR identified significant and unavoidable impacts regarding Vehicle Miles Traveled (VMT) and Noise resulting from the City's planned buildout. As this Project implements that buildout by updating zoning densities and maps, it inherently contributes to those previously identified significant effects. Accordingly, preparation of a traditional Negative Declaration or Mitigated Negative Declaration would not appropriately reflect the significant and unavoidable impacts previously identified and acknowledged in the certified General Plan EIR.

Section 15183 solves this conflict by explicitly stating that if an impact is not peculiar to the parcel or has been addressed as a significant effect in the prior EIR, an additional EIR need not be prepared for the project solely on the basis of that impact. This allows the City to implement the General Plan without redundant environmental review for impacts that have already been acknowledged and accepted.

As documented in Section IV below, this Project is consistent with the density established by the Ukiah 2040 General Plan and does not present peculiar effects that were not analyzed in the 2040 General Plan EIR or the 2012 DZC MND. Therefore, streamlined environmental review pursuant to CEQA Guidelines Section 15183 applies, and further environmental review is restricted to the analysis contained herein.

4. 2012 Downtown Zoning Code Mitigated Negative Declaration

In September 2012, the City of Ukiah adopted a Mitigated Negative Declaration (MND) (SCH# 2012062026) for the adoption of the original Downtown Zoning Code (DZC) [See Attachment 1 *DZC Final ISMND*]. This prior environmental document analyzed the transition of the project area from standard commercial zoning to form-based codes. It identified potentially significant impacts regarding air quality (construction dust), biological resources (creek setbacks), cultural resources, and traffic, all of which were mitigated to a less than significant level through adopted mitigation measures. These measures have since been integrated into standard City operating procedures and ordinances. This Findings of Consistency document draws upon the environmental setting and analysis established in the 2012 MND to demonstrate that modifying the zoning boundaries does not introduce new peculiarities or significant effects.

III. PROJECT DESCRIPTION

1. Project Purpose

The proposed Project involves amendments to the Downtown Zoning Code (DZC) text and a comprehensive rezoning of specific parcels within the DZC boundary to align zoning regulations with existing land uses, the Ukiah 2040 General Plan, and the physical characteristics of the parcels. Specifically, the Project proposes to:

- Rezone parcels currently designated General Urban (GU) mostly back to Community Commercial (C-1), to address the misapplication of form-based codes on auto-oriented lots (e.g., the commercial parcels along the East Perkins Street corridor), but also to Public Facilities (PF) where civic uses exist or are planned (e.g., the New Ukiah Courthouse infrastructure and related public grounds)
- Rezone portions of the Urban Center (UC) district to Recreation (REC) to be consistent with the "Recreational" (REC) General Plan designation. This specifically affects the Great Redwood Trail alignment and Depot assets to reflect their open space function.
- Rezone portions of the Urban Center (UC) district to Heavy Commercial (C-2) (reflecting existing intensive commercial/industrial uses located east of Main Street that do not match the pedestrian-oriented Urban Center vision).
- Rezone one parcel from Heavy Commercial (C-2) to Recreation (REC) to ensure the zoning designation matches the public use of the Great Redwood Trail infrastructure.
- Refine the DZC boundaries to focus form-based coding on the Downtown Core areas (specifically maintaining the code where it aligns with the traditional block structure of State Street and expanding it to the Oak Street and Seminary Avenue corridors which share similar pedestrian-oriented characteristics).

The purpose of this Project is to resolve the mismatch between the form-based standards of the DZC and the existing development patterns on Perkins Street and the rail corridor, facilitate mixed-use development through the City's Objective Design and Development Standards (ODDS) in the C-1 district, and accurately categorize public and recreational lands.

The Project also establishes the Recreation (REC) Zoning District to implement the "Recreational" land use designation of the Ukiah 2040 General Plan. The REC District was modeled after the recently adopted Open-Space (O-S) Zoning District contained in Division 9, Chapter 2 of the Ukiah City Code and establishes a combination of allowed uses, discretionary Use Permit review, operational standards, and "Determination of Appropriate Use" procedures for recreational lands and trail-oriented public facilities. The district is intended to provide a flexible regulatory framework for public parks, trails, recreational amenities, and civic recreational infrastructure while ensuring compatibility with adjacent residential neighborhoods, sensitive environmental resources, and the Ukiah Municipal Airport Compatibility Zones.

2. Environmental Setting and Project Location

The Project area encompasses approximately 65 acres comprising 216 parcels within the central portion of the City of Ukiah (See Attachment 2, Existing DZC Maps & Parcels, and Attachment 3, Proposed DZC Map). 93 of those parcels are proposed for a change in zoning (See Attachment

4, Table of Rezoned Parcels). The area includes the historic Downtown Core, the East Perkins Street corridor, and the rail corridor:

- Perkins Street Corridor: Characterized by auto-oriented commercial uses and larger irregular parcels.
- Airport Influence Area: The project site is located approximately one mile north of the Ukiah Municipal Airport. The project area falls within the Airport Influence Area (AIA) as defined by the 2021 UKIALUCP. Specifically, portions of the project area are located within Compatibility Zone 4 (Outer Approach/Departure Zone), Compatibility Zone 6 (Traffic Pattern Zone), and the Other Airport Environs (OAE) zone (See Attachment 5 *DZC Existing Airport Zone Map*).
- Hydrology: Gibson Creek flows through a portion of the project area from the northwest to the southeast.

3. Background

Legislative History

In 2007, the City conducted a design charrette to develop a vision for the Downtown and Perkins Street areas, which led to the adoption of the DZC in 2012. The original environmental review for the DZC determined that the code would result in beneficial impacts to aesthetics and air quality by encouraging compact, walkable development. However, the original DZC relied heavily on the availability of redevelopment funds to finance the site assembly, infrastructure upgrades, and gap financing necessary to transform irregular, auto-oriented parcels into the pedestrian-oriented urban grid envisioned by the charette.

The dissolution of redevelopment agencies by the State of California in 2012 fundamentally altered the implementation landscape. This legislative shift transferred the burden of public infrastructure improvement, as is evidenced by the street extensions originally planned to break up large blocks, almost entirely to private development. Consequently, the strict form-based standards of the DZC, which required buildings to be pulled to the street and parking to be hidden, became economically infeasible for many property owners along the Perkins Street corridor, where parcels vary widely in width, depth, and frontage.

Ukiah 2040 General Plan

The Ukiah 2040 General Plan mandates the update of the DZC to ensure consistency with other General Plan goals, policies and land use designations (Policy LU-10.1). Table 2-1 within the General Plan's Land Use Element explicitly differentiates the "walkable, infill-oriented environment" envisioned for the Downtown Core from the "auto-oriented uses" and "large format retail" designated for the Highway Commercial and Community Commercial corridors. This distinction acknowledges that while the downtown core is suited for form-based codes, the auto-oriented corridors require a regulatory approach that matches their physical reality and economic function. Subsequent analysis by the DZC Ad Hoc Committee determined that form-based codes were misapplied to auto-oriented corridors and public lands, leading to the specific realignments proposed in this Project.

New Ukiah Courthouse EIR and Addendum (2012/2022)

In December 2022, the Judicial Council of California adopted an Addendum to the New Ukiah Courthouse EIR (SCH #2011042089). This Addendum analyzed the specific environmental impacts of developing the new courthouse on the parcels the City proposing to rezone to Public Facilities (PF), (APNs associated with the “Railroad Depot site”). The Addendum concluded that the finalized project design would result in reduced environmental impacts compared to the original 2012 analysis. Specifically, the facility size was reduced from 114,000 square feet to 77,887 square feet, and the project site was configured to exclude the parcel containing the historic Railroad Depot, thereby avoiding direct impacts to the historic resource. This environmental document serves as a specific benchmark confirming that the transition of these parcels to civic use does not present new or peculiar environmental effects.

Prior to the Courthouse EIR, the City prepared an Initial Study and Mitigated Negative Declaration for the Railroad Depot Site Land Acquisition and Soil Remediation (July 2011). This document specifically analyzed the environmental effects of assembling the parcels now proposed for Public Facilities (PF) zoning and remediating soil contamination associated with historic rail uses. Additionally, the 2012 New Ukiah Courthouse EIR provided site-specific analysis regarding hazardous materials, railroad safety and traffic interactions at the Perkins Street crossing. These documents established a baseline of mitigation for the Depot site that remains applicable to the proposed rezoning.

4. Comparative Zoning Analysis

To demonstrate that the Project is consistent with the Ukiah 2040 General Plan and remains within the scope of the certified Environmental Impact Reports (EIRs), this section provides a comparative analysis of the existing and proposed zoning standards.

- **Table 1** (Zoning Realignment) details the specific parcel counts for both the “unwinding” of the DZC along Perkins Street and the “expansion” of the DZC along Oak/Seminary. For a comprehensive overview all changed parcels, please refer to Attachment 3 *Proposed DZC Zoning Map* and Attachment 4 *Table of Rezoned Parcels*.
- **Table 2** (Comparison of Density Standards) further illustrates the DZC reduction and expansion:
 1. DZC Reduction: Returning the Perkins Street corridor to Community Commercial (C-1) maintains the historic density cap of 28 du/ac, ensuring no loss of housing capacity.
 2. DZC Expansion: Incorporating the Oak Street/Seminary Avenue parcels into the General Urban (GU) zone effectively “upzones” or maintains density (increasing from 15 du/ac to 28 du/ac for CN parcels), which implements the Downtown Core General Plan designation for high-density infill.
- **Table 3** (Changes to Land Use Allowances) highlights the regulatory trade-offs. For the Perkins corridor, it restores auto-oriented uses (drive-throughs). For the Oak/Seminary expansion area, it applies form-based protections that prohibit auto-intensive uses, ensuring these streets transition to the walkable, pedestrian-oriented character envisioned in the General Plan.

Table 1: Zoning Realignments

Existing Zoning (GP Designation)	Proposed Zoning	Count	Rationale
UC (DC) UC (CC) GU (DC)	C-1	65 parcels	Realigns form-based districts to standard commercial zoning (C-1) better suited for auto-oriented corridors.
UC (DC)	C-2	2 parcels	Acknowledges heavy commercial uses east of Main Street.
GU (DC) UC (DC)	REC	2 parcels	Reflects the specific civic use of the Courthouse and Depot.
CN (NC) C-1 (CC)	GU	24 parcels	Incorporates the Oak/Seminary corridors into the DZC to enforce pedestrian-oriented design, consistent with their "Downtown Core" GP Designation.

Table 2: Comparison of Density Standards

Zoning District	Residential Density (Min/Max)	Rationale
CN <i>Existing Zoning for Expansion Area</i>	1-15 du/ac	The current low density (max 15) conflicts with the General Plan "Downtown Core" designation, which envisions higher intensity infill.
GU <i>Proposed Zoning for Expansion Area</i>	10-28 du/ac	The GU zone was intended for moderate density, but the form-based requirements of the DZC often made maximizing this density financially infeasible on irregular lots.
UC <i>Existing Zoning for Perkins St</i>	15-28 du/ac	While allowing up to 28 du/ac, the UC zone often restricted ground-floor residential, limiting actual achievable density.
C-1 <i>Proposed Zoning for Perkins St</i>	15-28 du/ac	The C-1 District maintains the exact same maximum density (28 du/ac) as the DZC districts, ensuring no loss in theoretical capacity, while facilitating actual production through ODDS.
C-2	N/A (Mixed Use Allowed)	Residential uses are permitted in C-2 when complying with ODDS, allowing for high-density infill (typically 28–40 du/ac) consistent with the Highway Commercial GP designation.

PF	N/A	Civic uses do not generate residential density; this zoning reflects the existing built condition of the Courthouse and Depot.
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Table 3: Changes to Land Use Allowances

Land Use Category	Area of Change	Effect of Zoning Change	Planning Rationale
Housing Approvals	Perkins St Corridor (DZC→C-1)	Discretionary →Ministerial	Shifting to C-1 allows housing by-right (with ODDS), removing DZC process barriers and facilitating housing production consistent with Housing Element Implementation Program 2h.
Formula Restaurants	Perkins St Corridor (DZC→C-1)	Prohibited →Allowed	Removes the ban on chain restaurants, acknowledging that Perkins Street functions as a regional commercial corridor rather than a boutique downtown street.
Drive-Through Facilities	Perkins St Corridor (DZC→C-1)	Prohibited →Allowed	Restores auto-oriented commercial uses to the City's primary arterial where they are economically viable and compatible with the "Community Commercial" designation, acknowledging Perkins Street's function as a regional commercial corridor rather than a boutique downtown street.
Auto-Oriented Uses	Oak/Seminary Corridor (C-1/CN →DZC)	Allowed →Restricted	Applying DZC standards prohibits new drive-throughs and auto-intensive uses, protecting the walkable grid adjacent to the historic downtown.
Building Form	Oak/Seminary Corridor (DZC→C-1/CN)	Standard →Form-Based	New development must now meet DZC frontage and architectural standards (e.g., buildings at the sidewalk edge), enforcing the "Downtown Core" vision for a pedestrian-oriented environment.

IV. EVALUATION OF ENVIRONMENTAL EFFECTS

The following evaluation determines whether the proposed Ordinance qualifies for streamlined review pursuant to CEQA Guidelines Section 15183 by addressing the three mandatory findings related to density, project-specific effects, and previously unanalyzed impacts.

1. Density

Finding: The proposed Ordinance is consistent with the development density established by the Ukiah 2040 General Plan policies for which an EIR was certified.

Discussion: The Project realigns zoning boundaries to match the distinct "Character Areas" envisioned in the Ukiah 2040 General Plan. A comparative analysis demonstrates that the proposed zoning changes result in a maintenance of development intensity compared to the theoretical buildout analyzed in the Ukiah 2040 General Plan EIR and the 2012 Downtown Zoning Code (DZC) MND.

Crucially, the proposed rezoning of the Perkins Street corridor and commercial centers from DZC districts (General Urban/Urban Center) to Community Commercial (C-1) does not reduce the residential density potential envisioned under the original DZC initial buildout. The 2012 DZC MND analyzed the project area with a maximum residential density of 28 dwelling units per acre (du/ac). The proposed C-1 zoning district also permits a maximum density of 28 du/ac, consistent with the Community Commercial designation in the 2040 General Plan. Therefore, returning these parcels to standard commercial zoning maintains the exact density envelope established and expected during the adoption of the DZC in 2012.

While consistent with historic density expectations, the Project represents a reduction in intensity compared to the theoretical maximums analyzed in the 2040 General Plan EIR. The General Plan EIR analyzed the Downtown Core (DC) designation with a maximum density of 40 dwelling units per acre (du/ac). By rezoning approximately 65 parcels currently designated DC or Community Commercial to standard Community Commercial (C-1), which is capped at 28 du/ac, the Project significantly reduces the potential theoretical residential buildout and associated traffic generation compared to the maximum intensity certified in the 2040 General Plan EIR. This confirms the Project does not exceed the density thresholds established in the certified environmental documents.

In addition to maximums, the Project is consistent with the minimum density standards relied upon in the General Plan EIR to meet the City's housing goals. The 2012 DZC established minimum residential densities (10–15 du/ac) to prevent the underutilization of land. The proposed rezoning to Community Commercial (C-1) maintains consistency with this intent. The Ukiah 2040 General Plan Land Use Element defines the Community Commercial designation with a density range of 15–28 du/ac (Table 2-2). Therefore, future residential mixed-use development within the proposed C-1 zones remains subject to the General Plan's minimum density floor. This ensures that the rezoning will not result in the underutilization of infill sites, maintaining the validity of the "compact growth" and "infill" assumptions analyzed in the General Plan EIR.

Furthermore, the rezoning of the new Courthouse site to Public Facilities (PF) and removing the Great Redwood Trail and Depot parcels from the DZC and zoning them REC completely removes their mixed-use residential density calculations, ensuring the buildout intensity remains well below the maximums analyzed in the 2040 General Plan EIR. As confirmed by the 2022 Courthouse EIR Addendum, the actual built intensity of the new Courthouse (77,887 gross square feet) is significantly lower than the 114,000 square feet originally analyzed in the 2012 Courthouse EIR.

This confirms that the transition of these parcels to non-residential zoning results in a development intensity well within the envelope analyzed in the 2022 Courthouse EIR Addendum.

Where the Project intensifies zoning, specifically by expanding the General Urban (GU) form-based code to approximately 24 parcels along the Oak Street and Seminary Avenue corridors, it remains strictly consistent with the General Plan. While some of these parcels are currently zoned Neighborhood Commercial (CN) (typically 15 du/ac), the Ukiah 2040 General Plan designates this area as Downtown Core, envisioning it as a high-density pedestrian transition zone. The 2012 DZC MND previously analyzed the environmental effects of the General Urban district (up to 28 du/ac) in this vicinity and determined that the downtown grid infrastructure is sufficient to support this intensity. Therefore, applying the GU zone to these corridors implements the General Plan's infill strategy without exceeding the density thresholds already environmentally cleared.

Finally, the proposed density remains compatible with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). The project area lies within Compatibility Zone 4 (Outer Approach/Departure Zone) and Compatibility Zone 6 (Traffic Pattern Zone). While Zone 6 generally imposes no limit on residential density, Zone 4 includes a specific "Urban Overlay Zone" designation for the downtown area that permits residential densities up to 35 dwelling units per acre to reflect existing urban patterns [UKIALUCP Table 3A]. Because the proposed Ordinance generally caps density at or below the 28 du/ac threshold analyzed in the 2012 MND, which is well within the 35 du/ac limit established by the Airport Land Use Commission, the Project does not introduce new density-related impacts or conflict with airport safety standards.

2. Project-Specific Effects Peculiar to the Project or its Site

Finding: The parcels proposed for REC zoning (the Depot site) are identified on the Regional Water Quality Control Board's hazardous materials list (Case #1NMC397) due to historic railroad operations. The 2011 IS/MND and the 2012 Courthouse EIR (Impact 4.6-2) analyzed these peculiar site conditions and determined that impacts would be less than significant through compliance with the Remedial Action Plan approved by the North Coast Regional Water Quality Control Board. Applying the new REC zone to the Depot site maintains the baseline mitigations established in the 2011 IS/MND for the Depot site acquisition and the 2012 Courthouse EIR.

Discussion: The rezoning of C-2 and Urban Center parcels to Recreation (REC) was anticipated in the General Plan's analysis of public infrastructure needs (e.g., Great Redwood Trail, Depot improvements). Impact PSR-3 in the 2040 EIR analyzed the impacts of new recreational facilities and found them less than significant. The creation of the REC zoning district directly implements General Plan Policy PFS-12.2 to expand and formally regulate recreational amenities.

Aesthetics

The Oak and Seminary Avenue corridors contain structures with potential historic or architectural value. Expanding the DZC to these areas introduces form-based codes that are specifically designed to respect historic patterns, unlike standard commercial or residential zoning. The 2012 DZC MND analyzed the DZC's Historic Building Standards (Ukiah City Code § 9227) and concluded they would result in beneficial impacts by strictly regulating alterations to historic structures. Applying these form-based design standards to Oak Street ensures that new infill

development will be compatible with the existing neighborhood character, thereby preventing peculiar aesthetic impacts that might otherwise occur under standard zoning.

Airport Safety and Airspace

The project area is located within the Airport Influence Area (Zones 4, 6, and OAE). The proposed rezoning to PF and REC establishes land uses (parks, civic buildings) that are compatible with the UKIALUCP, provided they do not result in high-intensity assemblages prohibited in inner zones. UKIALUCP Policy 3.2.3(c) and Table 3A list "Outdoor Group Recreation" and "Public Safety Facilities" as conditionally compatible. The proposed C-2 zoning is also compatible with Zones 4 and 6, subject to intensity limits. The Project does not introduce "incompatible" uses as defined by the UKIALUCP.

Biological Resources

The project area encompasses Gibson Creek, a sensitive riparian corridor that also presents flood hazards. The proposed rezoning to Public Facilities (PF) and Community Commercial (C-1) does not create peculiar environmental effects because the creek is protected by a robust framework of existing mitigation measures and recently adopted City ordinances that address both biological integrity and flood safety.

The 2012 DZC MND identified potential impacts to the creek from development and adopted mitigation measures requiring a 50-foot building setback from the riparian corridor (unless a shorter distance is supported by CDFW) and prohibiting native plant removal. These protections are reinforced by Ukiah 2040 General Plan Policy ENV-6.5. Additionally, the 2011 IS/MND for the Depot site acquisition specifically evaluated excavation activities located 50–75 feet from the creek and found impacts to be less than significant through the implementation of a Stormwater Pollution Prevention Plan (SWPPP) to protect the riparian corridor from sedimentation.

Portions of the creek corridor are located within flood hazard areas (Zones A and B). However, flood risks are not peculiar to this rezoning because they are uniformly regulated by the City's 2025 Floodplain Management regulations (Ordinance 1259, adding Division 9, Chapter 6 to the Ukiah City Code). This ordinance adopts the most recent Flood Insurance Rate Maps (FIRM) and requires that any new development obtain a floodplain permit and elevate structures above the base flood elevation. Furthermore, the 2022 Courthouse EIR Addendum confirmed that recent infrastructure, such as the bridge crossing over Gibson Creek built subsequent to the 2012 EIR, has accommodated site access without worsening flood conditions.

Because these specific site constraints are managed by the 2025 Floodplain Ordinance and the biological mitigation measures established in the 2012 MND, the rezoning does not introduce new, unmitigated peculiar effects related to the creek.

Cultural Resources

The project area includes the historic Ukiah Railroad Depot. While the 2012 MDN and the 2012 Courthouse EIR identified potential impacts to this resource, the 2022 Courthouse EIR Addendum provides substantial evidence that the specific rezoning of the courthouse parcels to Public Facilities (PF) will not adversely affect the depot. The Judicial Council acquired only the vacant

tracts adjacent to the depot and did not acquire the parcel containing the historic structure. Consequently, the 2022 Addendum concluded that construction will have no direct impact on the historic depot structure. Therefore, rezoning the courthouse site to PF does not create a peculiar significant effect on historic resources.

Hazards and Hazardous Materials

The parcels proposed for Public Facilities (PF) zoning (the Depot site) are identified on the Regional Water Quality Control Board's hazardous materials list (Case #1NMC397) due to historic railroad operations. The 2011 IS/MND and the 2012 Courthouse EIR (Impact 4.6-2) analyzed these peculiar site conditions and determined that impacts would be less than significant through compliance with the Remedial Action Plan approved by the North Coast Regional Water Quality Control Board. Because the cleanup and construction activities are governed by these existing regulatory frameworks and adopted mitigation measures, the rezoning does not create a new or peculiar unmitigated hazard.

Housing

The most significant change in the proposed rezoning to Community Commercial (C-1) is the facilitation of housing production through Objective Design and Development Standards (ODDS). While the 2012 Downtown Zoning Code (DZC) Initial Study/Mitigated Negative Declaration explicitly stated that the form-based regulations were designed to provide opportunity for well-planned compact pedestrian-oriented development, mixed land uses, a variety of housing types, it was largely unsuccessful; only one new standalone structure (The Chipotle at 536 E. Perkins) has been constructed under DZC regulations since 2012. The DZC's complex regulations often forced projects into discretionary "Exception" processes (Ukiah City Code § 9231.5), increasing cost and uncertainty.

In contrast, the proposed C-1 zoning, in conjunction with Ukiah City Code Chapter 2, Article 5.2 (Objective Design and Development Standards for New Residential Construction), allows for Multi-Family Dwellings to be "permitted by right" provided they comply with objective standards (Ukiah City Code §9055; §9081, see also Table 3 above). This effectively creates a ministerial approval pathway for housing on the Perkins Street corridor that did not exist under the DZC. This regulatory shift implements the 2040 General Plan Housing Element by removing subjective barriers and utilizing the C-1 zone to deliver the mixed-use density the DZC envisioned but failed to produce.

Land Use

Rezoning portions of Urban Center to C-2 (Heavy Commercial) acknowledges existing auto-repair, manufacturing, or heavy service uses. This corrects a peculiarity of the DZC which applied urban form standards to functional industrial sites. Reverting to C-2 removes a conflict between the regulatory vision and the physical reality of the site, eliminating peculiar variances that would otherwise be required.

Transportation

The 2012 Courthouse EIR (Impact 4.10-3) analyzed potential safety hazards resulting from increased traffic near the at-grade railroad crossing on East Perkins Street. The EIR adopted mitigation requiring coordination with the California Public Utilities Commission, and the North Coast Railroad Authority to ensure safety standards are met. The proposed rezoning to C-1 and PF maintains the land use assumptions of that analysis. Therefore the specific safety hazard regarding the rail crossing has already been analyzed and mitigated, and this Ordinance creates no new peculiar safety effects.

Wildfire

The project area is located within the Local Responsibility Area (LRA). However, portions of the City, specifically along the western boundary, are designated as Very High Fire Hazard Severity Zones (VHFHSZ). To address this, the City adopted Ordinance 1256 (effective July 18, 2025) and updated Ukiah City Code Section 5200 to formally designate these fire hazard severity zones.

Pursuant to Ukiah City Code Section 5200, the City has adopted the State Responsibility Area (SRA) fire safe regulations for lands within the City limits located in High or VHFHSZs. This ensures that any new development facilitated by the rezoning, particularly near the wildland-urban interface, must comply with stringent standards for defensible space, ignition-resistant construction, and emergency access (Public Resources Code 4290 and 4291). Therefore, the zoning amendments do not introduce new wildfire risks that have not been addressed by the City's adoption of current fire maps and safety codes.

3. Significant Impacts Not Analyzed in the Prior EIR

Finding: There are no project-specific impacts which the Ukiah 2040 EIR failed to analyze as significant effects.

Discussion: The Ukiah 2040 General Plan EIR served as a Program EIR, comprehensively analyzing the impacts of land use changes. The 2012 MND provided site-specific analysis for the DZC area.

Air Quality

The 2012 MND identified short-term production of PM-10 (dust) as a potential impact of redevelopment in the DZC area. It adopted mitigation measures requiring dust control plans (watering, covering stockpiles, etc.). The 2040 General Plan EIR (Impact AQ-2) acknowledges construction emissions but notes that BAAQMD Basic Construction Mitigation Measures are required for future projects. Additionally, the 2022 Courthouse EIR Addendum confirms that the Public Facilities (PF) site has been cleared of all structures, meaning no demolition is required for the new courthouse construction, thereby reducing potential construction emissions and hazards compared to the 2012 analysis.

Cultural Resources

The project area includes historic resources. The 2012 MND determined that the DZC would not cause substantial adverse changes to historic resources because it included historic building standards. The 2040 General Plan EIR (Impact CUL-1) acknowledges impacts to historic resources as significant and unavoidable but provides mitigation through the Historic Resources

Study Program. The proposed Ordinance maintains historic review procedures found in Ukiah City Code Section 3016. As noted above, the 2022 Addendum confirms that the specific rezoning for the courthouse avoids the historic depot.

Land Use

The DZC previously prohibited "Restaurant – Formula Fast Food" and drive-through restaurants within the Downtown Zoning districts to promote a pedestrian-oriented environment. However, as shown in Table 3 above, these prohibitions created a conflict with the economic reality of the Perkins Street arterial. The Project rezones these parcels to Community Commercial (C-1), which lists drive-through facilities and formula restaurants as permitted or conditionally permitted uses.

This change eliminates the regulatory non-conformance of existing businesses and allows for the modernization of commercial services that rely on auto-access. Because Perkins Street is already a major arterial designed for vehicle traffic, re-introducing drive-through allowances aligns the zoning with the street's function and the 2040 General Plan's acknowledgment that "auto-oriented corridors require a regulatory approach that matches their physical reality". Potential traffic impacts from specific drive-through proposals will be managed through the standard Site Development Permit process.

Noise

The General Plan EIR Impact NOI-3 analyzed airport noise impacts and determined that continued regulation of airport noise consistent with state/federal regulations and the UKIALUCP would minimize disturbance. The project area lies generally outside the 55 dB CNEL noise contour for the airport.

Public Services

The rezoning of C-2 and Urban Center parcels to Recreation (REC) was anticipated in the General Plan's analysis of public infrastructure needs (e.g., Great Redwood Trail, Depot improvements). Impact PSR-3 in the 2040 EIR analyzed the impacts of new recreational facilities and found them less than significant. This rezoning implements the General Plan's direction to expand recreational amenities (Policy PFS-12.2).

Traffic

Previous environmental documents, including the 2012 DZC MND and the 2012 Courthouse EIR, specifically identified that development in this area would exacerbate unacceptable operations at the US-101 Northbound Ramp/Perkins Street intersection (Courthouse EIR Impact 4.10-2). To address this, the 2012 Courthouse EIR adopted Mitigation Measure 4.10-2, requiring fair-share contributions toward signalization and roadway improvements. The proposed rezoning of the Perkins Street corridor to Community Commercial (C-1) and the courthouse site to Public Facilities (PF) does not increase trip generation potential beyond the DZC (General Urban/Urban Center) designations analyzed in 2012; in fact, designating land as Public Facilities (PF) or Recreation (implemented via PF zoning) often results in lower peak-hour trip generation compared to the commercial or mixed-use retail/residential buildout originally anticipated.

Additionally, the expansion of the DZC to Oak Street and Seminary Avenue reinforces the pedestrian-oriented grid network analyzed in the 2012 MND, which determined that the DZC promotes walking and bicycling by requiring pedestrian-friendly frontages, thereby reducing vehicle dependency. The Ukiah 2040 General Plan EIR analysis of VMT (Impact TRA-2) confirmed that a diversity of land uses (including civic, recreation, and pedestrian-oriented core) supports VMT reduction. Consequently, the significant traffic impacts at the US-101 interchange have already been disclosed and mitigation mechanisms identified, and the Project's rezoning and boundary refinements create no new peculiar traffic effects.

4. Cumulative Impacts

Finding: There are no potentially significant offsite and/or cumulative impacts that the Ukiah 2040 EIR failed to evaluate.

Discussion: The General Plan EIR analyzed cumulative impacts for all resource areas.

Traffic

The 2012 MND identified the US-101/Perkins Street ramp intersections as operating at unacceptable levels and adopted a mitigation measure requiring future development to contribute fair share payments toward signalization and improvements. The 2040 General Plan EIR also analyzed VMT and traffic impacts. The rezoning to C-1 does not increase the trip generation potential beyond what was analyzed in the 2012 MND or the 2040 General Plan EIR, as density caps remain consistent.

Airport Operations

The cumulative effect of development in the Airport Influence Area (AIA) was analyzed in the UKIALUCP and the General Plan EIR. The proposed rezoning ensures that high-intensity commercial uses are not forced into areas better suited for lower-intensity Public/Recreation uses, thereby maintaining compatibility with airport operations in the long term.

5. New Information

Finding: There is no substantial new information that results in more severe environmental impacts than anticipated by the Ukiah 2040 EIR.

Discussion: No substantial new information has emerged since the certification of the Ukiah 2040 General Plan EIR in December 2022 that results in more severe impacts. The 2022 Courthouse EIR Addendum provides new information confirming that impacts related to the courthouse site (density, cultural resources, hazards) are less severe than previously analyzed. The 2012 MND provides historical context for the DZC area, confirming that the high-density mixed-use concept was environmentally cleared. The proposed downzoning of certain parcels to Public Facilities or Recreation and the adjustment of others to C-1/C-2 are administrative corrections to align with the 2040 General Plan Land Use Map.

V. ALTERNATIVES

The following alternatives are not analyzed pursuant to CEQA Guidelines Section 15126.6, as this document is not an EIR. Instead, they are evaluated solely to confirm that each potential

policy outcome remains within the scope of impacts previously analyzed in the Ukiah 2040 General Plan EIR and related environmental documents, consistent with CEQA Guidelines Section 15183.

Alternative 1: No Project

Under this alternative, no amendments to the Downtown Zoning Code (DZC) or General Plan would occur. Existing zoning designations, including the application of DZC (General Urban, Urban Center, and Downtown Core) regulations along the Perkins Street corridor and adjacent areas, would remain in effect.

This alternative would maintain the existing regulatory framework and development assumptions analyzed in the 2012 DZC Mitigated Negative Declaration and the Ukiah 2040 General Plan EIR.

Alternative 2: Proposed DZC

This alternative modifies the rezoning footprint of the Project by retaining Downtown Zoning Code (DZC) regulations on parcels located west of the Northwestern Pacific railroad tracks, while implementing the proposed rezoning east of the tracks. Specifically:

- All parcels along Perkins Street west of the railroad tracks would remain subject to DZC zoning (Urban Center and General Urban). These areas include parcels developed with both traditional downtown building forms (e.g., structures located at or near the street frontage) and parcels with existing development patterns that include deeper setbacks and on-site parking configurations. Retaining DZC zoning in these areas would continue to apply form-based development standards, including frontage, siting, and streetscape requirements consistent with the existing regulatory framework analyzed in the 2012 DZC MND.
- Parcels located east of the railroad tracks, including the East Perkins Street corridor and the rail corridor/Depot area, would be rezoned as proposed under the Project to Community Commercial (C-1), Public Facilities (PF), and Recreation (REC), consistent with the Ukiah 2040 General Plan land use designations and existing development patterns.

This alternative does not introduce new or peculiar environmental effects. Retention of DZC zoning on western parcels maintains the previously analyzed regulatory baseline, while the rezoning of eastern parcels remains consistent with the density and land use assumptions evaluated in the Ukiah 2040 General Plan EIR and prior environmental documents. These relationships are reflected in the comparative zoning framework described in Tables 1 through 3 above.

Finding: The alternatives described above remain within the scope of environmental impacts previously analyzed in the Ukiah 2040 General Plan EIR and related environmental documents.

Discussion: Both alternatives maintain the development density, land use patterns, and regulatory conditions evaluated in prior environmental review. The No Project Alternative retains the existing DZC regulatory framework. Alternative 2 retains DZC zoning on western parcels and applies the proposed rezoning to eastern parcels As demonstrated in Table 1 (Zoning

Realignments), Table 2 (Density Standards), and Table 3 (Land Use Allowances), the applicable zoning districts under both alternatives do not exceed previously analyzed density thresholds or introduce land uses beyond those evaluated in the Ukiah 2040 General Plan EIR and the 2012 DZC MND.

Neither alternative introduces new physical development beyond that previously analyzed. Site conditions and applicable regulations remain unchanged. Accordingly, neither alternative results in new or peculiar environmental effects.

VI. DETERMINATION

In accordance with CEQA Guidelines Section 15183, the Downtown Zoning Code (DZC) Amendments and Rezoning qualifies for an exemption because the following findings can be made:

1. The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.
2. There are no project-specific effects which are peculiar to the project or its site, and which the Ukiah 2040 EIR failed to analyze as significant effects.
3. There are no project-specific impacts which the Ukiah 2040 EIR failed to analyze as significant effects.
4. There are no potentially significant offsite and/or cumulative impacts that the Ukiah 2040 EIR failed to evaluate.
5. There is no substantial new information that results in more severe impacts than anticipated by the Ukiah 2040 EIR.

Therefore, the City Council relies upon the EIR previously certified for the Ukiah 2040 General Plan, and further CEQA review is limited pursuant to CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3.

RESOLUTION No. 2026-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF UKIAH RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING A GENERAL PLAN AMENDMENT, COMPREHENSIVE REZONING OF PARCELS WITHIN AND ADJACENT TO THE DOWNTOWN ZONING CODE (DZC) BOUNDARY AND ESTABLISHING ARTICLE 11.6 OF DIVISION 9, CHAPTER 2 OF THE UKIAH CITY CODE TO CREATE AND REGULATE THE RECREATION (REC) ZONING DISTRICT.

WHEREAS, on June 4, 2012, City staff completed an Initial Study of potential environmental impacts resulting from implementation of a draft Downtown Zoning Code and concluded that a Mitigated Negative Declaration was appropriate for the project after commencing public outreach in 2006; and

WHEREAS, on August 8, 2012, the Planning Commission conducted a public hearing to consider formal recommendations to the City Council concerning the Mitigated Negative Declaration and an ordinance amending the City Code to add the Downtown and East Perkins Street Corridor Zoning Code standards; and

WHEREAS, on August 8, 2012, the Planning Commission voted 2-1 to recommend that the City Council approve the Mitigated Negative Declaration and adopt the Code; and

WHEREAS, on September 5, 2012, the City Council conducted a public hearing and voted 3-0 to adopt the Mitigated Negative Declaration and to introduce an ordinance amending Division 9 (Planning and Development), Chapter 2 (Zoning) of the Ukiah City Code by adding Article 18, entitled Downtown Zoning Code. The City Council subsequently adopted the ordinance as Ordinance No. 1139 on October 3, 2012; and

WHEREAS, the State of California dissolved redevelopment agencies in February 2012, it established successor agencies to unwind Redevelopment Authorities, which removed a key funding source for public improvements and site assembly within the Downtown Core and East Perkins Street corridor. The dissolution shifted the cost of those improvements onto private development; and

WHEREAS, many of the street extensions, street design treatments, and infrastructure concepts contemplated under the Downtown Zoning Code became infeasible following the removal of these financial tools and planning mechanisms; and

WHEREAS, expectations established through the early charrette process and environmental review were no longer realistic in the absence of redevelopment funding. A greater share of public improvements fell to private projects to deliver; and

WHEREAS, the City experienced limited new commercial development and private business interest within the Downtown Zoning Code area following adoption. Since 2012, only one primary commercial structure has been constructed in the Downtown Zoning Code area, and multiple adaptive reuse projects that did not substantially alter existing structures or uses were nonetheless required to undergo discretionary review due to their nonconforming status; and

WHEREAS, on December 7, 2022, the Ukiah City Council adopted the Ukiah 2040 General Plan ("General Plan"), including the Land Use Element and accompanying Land Use Map, which establishes the City's long-range vision for land use, growth, and development; and

WHEREAS, the Project includes amendments to the Ukiah 2040 General Plan Land Use Map to ensure consistency between General Plan land use designations and the proposed zoning classifications within and adjacent to the Downtown Zoning Code boundary; and

WHEREAS, the proposed project ("Project") involves a comprehensive General Plan amendment and rezoning of parcels within and adjacent to the existing DZC boundary, with the goal of aligning zoning regulations with existing land uses, lot dimensions, the General Plan, and the most appropriate development framework based on parcel size, frontage, recent use, and adjacent street network; and

WHEREAS, the Project proposes the following amendments to the General Plan Land Use Map and to Division 9, Chapter 2 of the Ukiah City Code, as identified in Exhibit A and Exhibit B:

- Rezone parcels currently designated Urban Center (UC) and General Urban (GU) to Community Commercial (C-1), to address the misalignment of DZC form-based standards on larger lots along the East Perkins Street corridor and surrounding downtown blocks;
- Rezone portions of the Urban Center (UC) district to Public Facilities (PF), consistent with civic uses that are planned or under construction, including the Mendocino County Superior Courthouse and related facility parking;
- Rezone portions of the Urban Center (UC) district, together with a Heavy Commercial (C-2) parcel, to Recreation (REC), consistent with the Recreational (REC) General Plan designation, including the Great Redwood Trail alignment and the existing Ukiah Rail Depot structure;
- Rezone two parcels on Mason Street from Urban Center (UC) to Heavy Commercial (C-2), reflecting the existing mix of warehouse and commercial uses on those parcels; and
- Refine the DZC boundaries to focus form-based code application on the Downtown Core. The Downtown Core land use is expanded to the west and south where it aligns with the traditional block grid, and parcels along the Oak Street and Seminary Avenue corridors are adjusted to General Urban (GU) to better reflect existing development patterns and cross-street boundaries; and

WHEREAS, the primary purpose of the Project is to implement the 2040 General Plan policies and goals related to the DZC across two phases. Phase 1 resolves the mismatch between the form-based standards of the DZC and existing development patterns along the East Perkins Street corridor and the Downtown. It accurately categorizes public and recreational lands. It also restores the majority of parcels along the Perkins Street corridor to commercial zoning designations consistent with their pre-DZC status. Phase 2 will focus on updating the DZC to improve adaptive reuse incentives, further encourage infill and mixed-use development, create flexibility for modifying existing buildings, and implement clear, usable design standards; and

WHEREAS, on February 25, 2026, the Planning Commission reviewed initial considerations regarding the Project Area, which includes the historic Downtown Core, the East Perkins Street corridor, and the former rail corridor (now the Great Redwood Trail), and provided preliminary

direction to consider alternatives, seek further input, and advance the Project through airport land use review; and

WHEREAS, on March 18, 2026, the City submitted an application to the Mendocino County Airport Land Use Commission ("ALUC") for a consistency determination, as required under Section 1.4.1(a) of the Ukiah Municipal Airport Land Use Compatibility Plan ("UKIALUCP"), because the Project includes a General Plan amendment and rezoning affecting lands within the Ukiah Municipal Airport Influence Area; and

WHEREAS, on April 16, 2026, the ALUC conducted a duly noticed public hearing and adopted Resolution No. 2026-0001, finding the Project consistent with the UKIALUCP pursuant to Policy 2.2.6(a); and

WHEREAS, the Project is a programmatic action. The Project does not approve any specific structures, generate traffic to or from the airport, introduce wildlife attractants, or alter airspace. Any future discretionary development on the affected parcels will be evaluated on a project-by-project basis for compliance with applicable noise, height, density, and land use compatibility standards, including FAA aeronautical study and No Hazard to Air Navigation determinations where applicable; and

WHEREAS, pursuant to California Government Code Section 65090 and Ukiah City Code Section 9265, the City provided notice of a public hearing before the Planning Commission by publication in a newspaper of general circulation not less than twenty days prior to the hearing, by mailing to owners of property within 300 feet of the Project area where applicable, and by posting at City Hall and on the City's website not less than ten days prior to the hearing; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 10, 2026, at which time the Planning Commission received and considered the staff report and all attachments, the ALUC consistency determination, written and oral testimony from members of the public, and the recommendation of staff; and

WHEREAS, pursuant to California Government Code Section 65860, the proposed rezoning is consistent with the General Plan. The new zoning designations align with the corresponding General Plan land use designations already used by the City, and adoption of the Project resolves the remaining inconsistencies between current zoning and General Plan land use; and

WHEREAS, pursuant to California Government Code Section 65855, the Planning Commission has reviewed the proposed zoning ordinance amendment and now renders its report and recommendation to the City Council; and

WHEREAS, the Planning Commission finds that the Project is in the public interest. The Project advances the City's land use, mobility, housing, and economic development objectives. The Project accurately reflects existing and planned conditions on the ground, provides a clearer and more predictable regulatory framework for property owners and applicants along the East Perkins Street corridor and within the Downtown Core, and is consistent with the General Plan and the UKIALUCP.

WHEREAS, removing the Great Redwood Trail and Ukiah Rail Depot parcels from the Downtown Zoning Code boundary necessitates the concurrent and immediate creation of the Recreation (REC) Zoning District to ensure these parcels are not left without appropriate zoning, establishing a regulatory structure that supports the City's recreational objectives; and

WHEREAS, the Planning Commission finds that establishing the REC Zoning District implements and is consistent with the Ukiah 2040 General Plan, providing the regulatory mechanism to implement Policy PFS-12.1 (Park Network) and supporting the Great Redwood Trail; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Ukiah, based on the staff report, the ALUC consistency determination, the environmental analysis, the public testimony received, and all written and oral materials presented at the public hearing, hereby makes the following findings and recommendations:

1. The above Recitals are true and correct and are incorporated herein by this reference as findings of the Planning Commission.
2. General Plan Consistency. The Project is consistent with the Ukiah 2040 General Plan, including but not limited to the following Land Use Element and Economic Development Element goals and policies:
 - a. Land Use Goal LU-3 (Downtown), which seeks to improve and enhance the appearance and vibrancy of Downtown Ukiah and to create a high-quality place for residents, businesses, and visitors. The Project advances this Goal by aligning zoning designations with existing land uses, parcel configurations, and the established street grid. The result is a more cohesive and legible land use pattern across the Downtown and along the East Perkins Street corridor.
 - b. Land Use Policy LU-2.1 (Mixed-Use Downtown). The Project focuses the form-based standards of the DZC on the historic Downtown Core, where those standards are most effective. The Project removes parcels along the East Perkins Street corridor from the DZC so that commercial uses on those parcels may develop under standards better suited to their auto-oriented configuration and frontage.
 - c. Land Use Goal LU-4 (Commercial Uses), which encourages the growth and development of retail, office, service, and entertainment uses in Ukiah to provide jobs, support City services, and make Ukiah an attractive place to live. The Project advances this Goal by restoring commercial zoning designations along the East Perkins Street corridor and by establishing development standards calibrated to existing commercial parcel configurations.
 - d. Goal ENV-1 and the Recreational (REC) Land Use Designation. The Recreation (REC) Zoning District implements the Recreational (REC) land use designation and establishes a regulatory framework to identify and protect lands with generally unrestricted access for public parks, quasi-public recreation facilities, trails, and private parks or recreation facilities.
 - e. Public Facilities, Services, and Infrastructure Goal PFS-12, including Policies PFS-12.1 and PFS-12.7. The Recreation (REC) Zoning District provides a regulatory mechanism to implement a connected park system and the Great Redwood Trail by identifying and managing lands along the railroad corridor, including the trail alignment and the Ukiah Rail Depot, for trail corridors and active recreation.
 - f. Economic Development Goal ED-5, including Policies ED-2.1, ED-5.1, and ED-5.3. The Project promotes the local economy and diversifies tourist attractions by applying the

Public Facilities (PF) zoning designation to the Mendocino County Superior Courthouse site to accommodate the new civic facility, its associated public parking, and pedestrian connections to the downtown core, maintaining existing outdoor recreation opportunities, and supporting the expansion of the regional trail network.

3. ZONING CONSISTENCY WITH GENERAL PLAN (GOV. CODE § 65860). The proposed zoning designations are consistent with the corresponding General Plan land use designations as follows: parcels designated Community Commercial (CC) are rezoned to Community Commercial (C-1); parcels designated Downtown Core (DC) retain or are incorporated into the Downtown Zoning Code (DZC) districts; parcels designated Public (P) are rezoned to Public Facilities (PF); parcels designated Recreational (REC) are rezoned to the Recreation (REC) Zoning District created by this Ordinance; and select parcels are rezoned to Heavy Commercial (C-2) consistent with their existing development patterns and applicable General Plan land use designations. Adoption of the Project establishes consistency between General Plan designations and zoning classifications throughout the Project Area.
4. AIRPORT LAND USE COMPATIBILITY. The Project is consistent with the Ukiah Municipal Airport Land Use Compatibility Plan, as determined by the Mendocino County Airport Land Use Commission in Resolution No. AC 2026-0001, adopted April 16, 2026. As reviewed by the Mendocino ALUC, the Project relates:
 - a. Noise: The Project area lies outside the 60 to 65 dB CNEL noise contours identified in UKIALUCP Exhibit 4-3, and no additional noise studies or mitigation are triggered by the rezoning at the programmatic level.
 - b. Height and Airspace: The C-1 and C-2 districts allow a maximum height of 50 feet, an increase from the existing DZC maximums of 28 feet (GU) and 42 feet (UC). Future development on rezoned parcels within FAA-defined airspace surfaces will be required to obtain FAA aeronautical study review and a No Hazard to Air Navigation determination prior to project approval, consistent with the City's established practice.
 - c. Land Use Compatibility: The reclassification of parcels to PF and REC reflects low-intensity public and recreational uses that are compatible with airport operations. The two Mason Street parcels rezoned to C-2 reflect existing warehouse and commercial uses, which are generally airport-compatible and do not present noise sensitivity or density concerns.
 - d. Land Use Intensity and Density: The majority of parcels affected by the Project will see a reduction in maximum allowed residential density, transitioning from the Downtown Core (28 to 40 du/ac) to Community Commercial (15 to 28 du/ac) or to PF and REC designations that restrict residential uses. Three parcels within Compatibility Zone 4 (APN 002-272-16, APN 002-272-15, and APN 002-272-02) would be amended to designations allowing higher residential density relative to their current designation, but are currently developed with commercial and mixed-use structures and are not projected to redevelop at intensities exceeding applicable UKIALUCP thresholds.
 - e. All future development will be evaluated under the density allowances of the UKIALUCP on a project-by-project basis.

5. CEQA COMPLIANCE. The Planning Commission finds that the Project has been reviewed in accordance with CEQA and the State CEQA Guidelines, and that:
 - a. The Project qualifies for streamlined environmental review pursuant to CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3. The Project is consistent with the development density established by the Ukiah 2040 General Plan, for which the City certified an Environmental Impact Report (State Clearinghouse No. 2022050556). No project-specific significant effects peculiar to the Project or its location have been identified that were not analyzed in the certified EIR.
 - b. All future discretionary development on parcels affected by the Project will be subject to site-specific CEQA review at the time of permit application, consistent with the City's existing development review procedures.
6. PUBLIC HEALTH, SAFETY, AND WELFARE. The Project is necessary for the public health, safety, and welfare in that it: (a) aligns the City's zoning regulations with existing development patterns and with the General Plan; (b) clarifies development standards for property owners, applicants, and decision-makers; and (c) supports planned public investments, including the Mendocino County Superior Courthouse and the Great Redwood Trail.
7. PUBLIC NOTICE AND HEARING. All notices and hearings required by California Government Code Section 65090 and Ukiah City Code Section 9265 have been given and held in the time and manner required by law.
8. RECOMMENDATION TO CITY COUNCIL. Pursuant to California Government Code Sections 65855 and 65857, the Planning Commission hereby recommends that the City Council:
 - a. Find that the Project is consistent with the Ukiah 2040 General Plan and the Ukiah Municipal Airport Land Use Compatibility Plan;
 - b. Find that the Project has been reviewed in accordance with CEQA pursuant to CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3, and, to the extent applicable, CEQA Guidelines Section 15061(b)(3);
 - c. Introduce and subsequently adopt an ordinance amending the Ukiah 2040 General Plan Land Use Map and Ukiah City Code Division 9, Chapter 2 to apply the comprehensive rezone and DZC boundary refinement shown on the maps and parcel list attached to the staff report; and add Article 11.6 to Division 9, Chapter 2 of the Ukiah City Code to establish and regulate the Recreation (REC) Zoning District; and
9. SEVERABILITY. If any provision of this Resolution or its application to any person or circumstance is held invalid by a court of competent jurisdiction, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision, and to that end the provisions of this Resolution are severable.
10. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 10 day of June 2026, by the Planning Commission of the City of Ukiah by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Craig Schlatter, AICP, Community Development Director

Alex De Grassi, Chair, Planning Commission

ATTEST:

Kristine Lawler, CMC
City Clerk

EXHIBITS

Exhibit A – Draft Ordinance
Exhibit B – Project Area Maps (Current and Proposed Zoning, Alternative Boundary)
Exhibit C – Identified Parcel List

EXHIBIT A

DRAFT

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING THE UKIAH 2040 GENERAL PLAN LAND USE MAP AND DIVISION 9, CHAPTER 2, ARTICLE 18 OF THE UKIAH CITY CODE TO IMPLEMENT DOWNTOWN ZONING CODE (DZC) BOUNDARY MODIFICATIONS, REZONE SPECIFIC PARCELS CONSISTENT WITH THE UKIAH 2040 GENERAL PLAN, AND ADDING ARTICLE 11.6 ESTABLISHING AND REGULATING THE RECREATION (REC) ZONING DISTRICT.

The City Council of the City of Ukiah hereby ordains as follows:

SECTION ONE. FINDINGS

1. The City Council of the City of Ukiah finds that the General Plan Amendment, Downtown Zoning Code (DZC) boundary modifications, comprehensive rezoning of specific parcels, and the establishment of the Recreation (REC) Zoning District (collectively, "the Project") implement and are consistent with the Ukiah 2040 General Plan, including but not limited to the following goals and policies:
 - Land Use Goal LU-3, Policy LU-2.1, and Goal LU-4: The Project advances these goals by aligning zoning designations with existing land uses, restoring commercial zoning designations (C-1) along the East Perkins Street corridor, and refining the Downtown Zoning Code (DZC) boundary to focus form-based standards on the historic Downtown Core where those standards are most appropriate and effective.
 - Goal ENV-1 and Recreational Land Use Designation: The REC Zoning District implements the Recreational (REC) land use designation and establishes a regulatory framework to identify and protect lands with generally unrestricted access for public parks, quasi-public recreation facilities, trails, and private parks or recreation facilities.
 - Public Facilities Goal PFS-12 (Policies PFS-12.1 and 12.7): The REC Zoning District provides a regulatory mechanism to implement a connected park system and the Great Redwood Trail by identifying and managing lands along the railroad tracks, including the trail alignment and the Ukiah Rail Depot, for trail corridors and active recreation.
 - Economic Development Goal ED-5 (Policies ED-2.1, ED-5.1, and ED-5.3): The Project promotes the local economy and diversifies tourist attractions by applying the Public Facilities (PF) zoning designation to the Mendocino County Superior Courthouse site to accommodate the new civic facility, its associated public parking, and pedestrian connections to the downtown core, maintaining existing outdoor recreation opportunities, and supporting the expansion of the regional trail network.
2. The City Council finds that the proposed zoning designations are consistent with the corresponding General Plan land use designations as follows: parcels designated Community Commercial (CC) are rezoned to Community Commercial (C-1); parcels designated Downtown Core (DC) retain or are incorporated into the Downtown Zoning Code (DZC) districts; parcels designated Public (P) are rezoned to Public Facilities (PF); parcels designated Recreational (REC) are rezoned to the Recreation (REC) Zoning District created by this Ordinance; and select parcels are rezoned to Heavy Commercial (C-2) consistent with their existing development patterns and applicable General Plan land use designations.

Adoption of the Project establishes consistency between General Plan designations and zoning classifications throughout the Project Area.

3. The City Council finds that the Project is consistent with the Mendocino County Airport Land Use Compatibility Plan (UKIALUCP). The reclassification of parcels to PF and REC reflects low-intensity public and recreational uses and restricts residential development, thereby complying with UKIALUCP density and safety criteria for Airport Influence Zones 4 and 6, fulfilling General Plan Policy LU-10.6. Furthermore, the majority of parcels affected by the DZC boundary modifications will see a reduction in maximum allowed residential density or maintain intensities that do not exceed applicable UKIALUCP thresholds.
4. The City Council finds that the Project promotes the public health, safety, and welfare by protecting recreational areas, supporting public and trail-oriented amenities, aligning the City's zoning regulations with existing development patterns and General Plan designations, clarifying development standards for property owners and applicants, facilitating context-appropriate infill development, and supporting planned public investments.
5. The City Council finds that the Project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. The Project qualifies for streamlined environmental review pursuant to CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3 because it is consistent with the development density, land use designations, and policy framework established by the Ukiah 2040 General Plan, for which the City previously certified an Environmental Impact Report (State Clearinghouse No. 2022050556). No project-specific significant effects peculiar to the Project or its location have been identified that were not previously analyzed in the certified EIR.

SECTION TWO.

A new Article 11.6, entitled “REGULATIONS IN RECREATION (REC) DISTRICT” is hereby added to Division 9, Chapter 2 of the Ukiah City Code and shall read as follows:

§ 9149.1 PURPOSE AND INTENT

The purpose of the Recreation (REC) Zoning District is to provide, protect, and manage lands for public and private recreational facilities. This designation is intended to identify lands with generally unrestricted access for active and passive recreation, including parks, trails, sports fields, and associated amenities. The REC District is consistent with the Recreational (REC) Land Use Designation in the Ukiah 2040 General Plan.

§ 9149.2 DEFINITIONS.....

For purposes of this Article, the words and phrases set out herein shall have the following meanings within the Recreation Zoning District:

ACTIVE SPORTS FACILITIES: Structured open spaces or facilities designed for organized athletic or recreational activities, including sports fields, courts, BMX tracks, swimming facilities, and similar uses.

BOARDWALKS AND ELEVATED WALKWAYS: Structures designed to provide pedestrian or bicycle access over environmentally sensitive areas while minimizing disturbance to natural features and hydrology.

CULTURAL, HISTORICAL, OR ARCHAEOLOGICAL INTERPRETIVE FACILITIES: Facilities, exhibits, signage, or installations intended to interpret or communicate the cultural, historical, or archaeological significance of a site or feature.

TRAILHEAD: A designated public access point to a trail system that may include parking, signage, restrooms, bicycle facilities, equestrian facilities, or similar amenities supporting trail use.

TRAIL, MULTI-USE: A public or private trail intended to accommodate multiple nonmotorized recreational users, including pedestrians, bicyclists, and equestrians where appropriate.

§ 9149.3 ALLOWED USES

The following uses are allowed by right in the REC District:

- Boardwalks and elevated walkways
- Community gardens
- Interpretive signage and educational kiosks
- Passive recreation
- Public parks and playgrounds
- Trails (Bicycle/Shared-Use, Equestrian, Multi-Use, Public, and Nature/Footpaths)

§ 9149.4 PERMITTED USES

- Active sports facilities (e.g., baseball fields, soccer fields, BMX tracks, and public pools)
- Campground – Open-Space
- Commercial/private recreation (e.g., RV parks, golf courses, and country club facilities)
- Cultural, historical, or archaeological interpretive facilities
- Environmental education centers
- Park and recreation services
- Parking lot(s) serving trailheads or recreation areas
- Recreational/civic structures (e.g., indoor recreation centers, restrooms, concession stands, and the Ukiah Rail Depot structure)
- Special events or temporary uses consistent with the recreation purpose and intent set forth in Section 9149.4 above
- Trailheads

§ 9149.5 HEIGHT LIMITS

- A. Primary structures: Maximum height of 25 feet.
- B. Accessory structures: Maximum height of 15 feet or height of main building, whichever is less.
- C. Improvements:
 - 1. Non-obtrusive towers and equipment used exclusively for wildfire detection, emergency communications, or similar public safety purposes may exceed 25 feet. Any such increase above 25 feet would be subject to discretionary review, and must be the minimum increase necessary for operational effectiveness and designed to reduce visual and environmental impact.

2. Fences or walls: Maximum height of 7 feet, unless consistent with an approved conservation, fuel management, or habitat restoration plan, or approved by Use Permit.

§ 9149.6 SITE AREA

There is no minimum site area for uses in the REC District; however, development intensity must conform to the recreation site area and intent set forth in Section 9149.4 above

§ 9149.7 SETBACKS

Yard setbacks apply to all new structures, additions, grading, and site improvements, including fences, walls, pavement, and other hardscape features, as set forth below.

- A. Environmental. A minimum 100-foot setback is required from the edge of sensitive environmental resources, including creeks and rivers (measured from the top of bank), wetlands (from the delineated wetland boundary), and mapped sensitive habitat areas.
- B. Visual. To minimize visual impacts, development within or near setback areas shall be sited and designed to maintain natural sightlines and reduce visual prominence through building placement, height and massing control, material selection, and landscape screening, with particular attention to ridgelines.
- C. Slope. For sloped terrain, additional setbacks from the top of slope and toe of slope are required to avoid excessive grading. Slope percentage shall be measured as average grade over a horizontal distance of at least 25 feet, based on existing (pre-project) topography.
 1. On slopes 15% to less than 30%, principal structures and foundations shall be set back a minimum of 10 feet from the top of ridge and 10 feet from the toe of slope.
 2. On slopes 30% or greater, new structures and grading to create building pads are prohibited unless the review authority finds that no practicable alternative exists and that a geotechnical report demonstrates stability without increasing erosion risk; where allowed, the minimum top- and toe-of-slope setbacks shall be 30 feet.
- D. Yard Setbacks: Any adjacent lot that shares a side or rear lot line with land zoned O-S shall provide a transition yard measured from that line as follows for the following uses:
 1. Single Family Residential: Rear 25 feet, side 12 feet;
 2. Multifamily: Rear 30 feet, side 15 feet;
 3. Non-Residential: Rear 35 feet, side 15 feet.
- E. Exception. As part of the applicable Use Permit process, the Zoning Administrator or the Planning Commission may allow encroachments into required setbacks when no practicable alternative exists and the proposed design minimizes both physical and visual disturbance. Findings shall be supported by site- specific analysis, including (as applicable) a geotechnical report, erosion and sediment control plan, and visual analysis.

§ 9149.8 PARKING

- A. For all trailheads and recreation areas the parking requirements shall be one space per ten (10) average daily visitors. The required number of parking spaces may be adjusted by the

Community Development Director through a Determination of Appropriate Use, based on anticipated patterns of use, including but not limited to similar regional facilities; bicycle or pedestrian access requirements; equestrian facilities; educational or group programming; seasonal or event-based usage; proximity to public transit or urbanized areas.

- B. Parking surfaces shall be permeable and screened with vegetation, where feasible.
- C. No overnight public parking is allowed unless allowed by an issued Special Event or Use Permit.
- D. Other Uses: All other uses are subject to the provisions contained in Article 17 of this Chapter.

§ 9149.9 ADDITIONAL REQUIREMENTS

- A. Resource Protection: Grading or vegetation removal shall only be permitted with approval from the Community Development Director or Public Works Director on an emergency basis when not part of an approved conservation, fuel management or habitat restoration plan.
- B. Lighting: Artificial lighting in the Recreation District shall be minimized to the extent feasible and designed to reduce glare, skyglow, and light trespass onto adjacent properties, public rights-of-way, and sensitive environmental areas. Light fixtures shall utilize shielding and downward directionality. Lighting should generally be consistent with the International Dark-Sky Association's (IDA) guidelines for outdoor lighting to minimize light pollution. Exceptions for the illumination of active outdoor sports facilities, trails, or public safety functions are allowed, provided the lighting is designed to minimize off-site light spillover and glare.
- C. Fencing: For Allowed uses, the use of fencing in the Recreation Zoning District is generally discouraged. Any fencing installed must be wildlife-friendly or implemented to maintain public safety. Fences are prohibited if they would impede wildlife movement within a designated wildlife or habitat corridor, as determined by the City based on substantial evidence.
- D. Parking Lot & Recreation Area Landscaping: Landscape plantings in the Recreation District must be native and drought-tolerant species. Parking and recreation surfacing shall be permeable except where infeasible for compliance with the Americans with Disabilities Act or to provide emergency access.
- E. Requirements for Special Events: Events in the Recreation District must be consistent with the purpose of the zoning district set forth in this Article and shall not significantly degrade natural resources or impair public enjoyment of the area. All events require prior approval through a Use Permit.

§ 9149.10 DETERMINATION OF APPROPRIATE USE

Whenever a use is not listed in this Article as a use allowed by right or a use subject to a Use Permit in the REC Zoning District, the Community Development Director shall determine whether the use is appropriate for the Zoning District, either as of right or subject to a Use Permit. In making this determination, the Community Development Director shall find as follows:

- A. That the use would not be incompatible with other existing or allowed uses in the REC Zoning District.

- B. That the use would not be detrimental to the continuing preservation of resources or access to the area in which the use would be located.
- C. That the use involves a similar scale and impact to uses that are designated allowed uses in this Article.
- D. That the use is consistent with the purpose and intent of the Recreation Zoning District, including the protection of natural resources, scenic values, and the long-term preservation of open space for public or ecological benefit.
- E. In the case of determining that a use not listed in this Article as an allowed or permitted use could be established with the securing of a Use Permit, the Community Development Director shall find that the proposed use is similar in nature and intensity to the uses listed as permitted uses. All determinations of the Community Development Director regarding whether a use can be allowed or permitted in the Recreation Zoning District shall be final unless a written appeal to the City Council, stating the reasons for the appeal, and the appeal fee, if any, established from time to time by City Council resolution, is filed with the City Clerk within ten (10) days of the date the decision was made. Appeals may be filed by an applicant or any interested party. The City Council shall conduct a duly noticed public hearing on the appeal in accordance with the applicable procedures as set forth in this Chapter. At the close of the public hearing, the City Council may affirm, reverse, revise or modify the appealed decision of the Community Development Director. All City Council decisions on appeals of the Director's actions are final for the City.

SECTION THREE.

Article 18 of Division 9, Chapter 2 of the Ukiah City Code, entitled “DOWNTOWN ZONING CODE” is hereby amended to read as follows (unchanged text is omitted and is shown by “* * *):

* * *

§ 9222.1 APPLICABILITY

The regulations in section 9222 of this code, including the Zoning Map, apply to all proposed development within the boundaries of this code shown on the Zoning Map. No grading or building permit shall be issued and no discretionary entitlement shall be approved unless the proposed construction and land uses comply with this article.

* * *

- B. Special Designations: The Zoning Map (Figure 1), Circulation Map (Figure 8), and Special Designations Map (Figure 9) establish the following designations. The symbol for each designation is identified on the specific map.
 - 1. Civic Space: Civic spaces are outdoor areas dedicated for public use. Civic spaces are defined by the relationship among certain physical elements, such as their intended use, size, landscaping, and buildings along the frontage line. Several types of civic spaces are described in Table 2: Civic Spaces, and shown in Figure 1 (Zoning Map). This code includes both existing civic spaces and the potential for the creation of new civic spaces as described below:

* * *

b. Preferred (CP): ~~Preferred civic spaces within the district are shown on the Zoning Map. The allowed uses of the parcels with the CP designation are determined by the zoning of the property (GU, UC, DC). The purpose of the CP designation is to identify the preferred location of new civic space within the boundaries of this code and to provide specific recommendations for the following preferred civic spaces.~~[\[RESERVED\]](#)

~~(1) Depot Area: This preferred civic space provides access to the historic depot and the rail trail corridor. The area currently includes a plaza along the Perkins Street frontage. The parcels in this area are undeveloped and large enough to accommodate large civic uses and spaces. Any future development shall maintain access to the rail trail corridor and depot. Future development should utilize architecture that is compatible with the historic depot, provide adequate pedestrian connections to the rail trail and depot, and expand the current plaza area.~~

~~(2) Gibson Creek Corridor: New civic spaces and the enhancement of existing spaces encompassing Gibson Creek, including currently covered segments, are recommended elements of this code. Use and development of parcels that abut Gibson Creek within the boundaries of this code are determined by the zoning of the parcel as shown on the Zoning Map. Any future development shall consider daylighting, re-establishing and providing public access to the creek corridor, or granting to the City a sixty foot (60') right of way for the future daylighting, restoration and operation of a publicly accessible creek corridor in a location approximately as shown on the Circulation Map.~~

~~(3) West of Leslie Street to Railroad Right of Way (Railroad Depot Property): The area bounded by Leslie Street, Perkins Street and the railroad tracks includes several larger undeveloped parcels which provide an opportunity for a large civic facility in the form of a single or multiple civic buildings. Any such development should include civic space as described in Table 2 and as allowed in Table 3. The continuation of Hospital Drive into the site provides an opportunity for a terminated vista as shown on the Special Designations Map (Figure 9). The allowed uses and development standards are determined by the zoning of the property.~~

* * *

§ 9229.1 REQUIRED RIPARIAN TREES[\[RESERVED\]](#)

~~Table 26: Required Riparian Trees, identifies the tree species required to be planted in riparian areas. There is no alternate tree list for riparian areas. In order to plant a tree species that is not included in Table 26, Planning Commission approval of a major exception is required.~~

~~A. Exception Review and Considerations: The request for an exception shall be reviewed by the Planning Department, Public Works Department, and the Electric Utility Department. The exception application shall include the following information in addition to the information required by Table 29.~~

- ~~1. Why species from the required tree list cannot be planted;~~
- ~~2. Why the alternative species proposed is a preferred and appropriate substitute; and~~
- ~~3. Other information as determined by the decision making body or reviewing departments.~~

Table 26: Required Riparian Trees-

Common Name Scientific Name	Average Height (feet)	Average Spread (feet)	Evergreen or Deciduous	Drought Tolerance	Native (Yes/No)	Canopy Type	Location Requirement	Modification to Standard
-								
Arroyo Willow <i>Salix lasiolepis</i>	25-ft.	25-ft.	Deciduous	No	Yes	Round	Gibson Creek	Major Exception
Big-Leaf Maple <i>Acer macrophyllum</i>	50-ft.	40-ft.	Deciduous	Moderate with deep soil	Yes	Spreading	Gibson Creek	Major Exception
Buckeye <i>Aesculus californica</i>	25-ft.	25-ft.	Deciduous	Yes	Yes	Round	Gibson Creek	Major Exception
California Bay <i>Umbellularia californica</i>	30-ft.	30-ft.	Evergreen	Yes	Yes	Round	Gibson Creek	Major Exception
California Black-Walnut <i>Juglans californica hindsii</i>	60-ft.	40-ft.	Deciduous	Yes	Yes	Spreading	Gibson Creek	Major Exception
Red Willow <i>Salix laevigata</i>	30-ft.	25-ft.	Deciduous	No	Yes	Round	Gibson Creek	Major Exception
Valley Oak <i>Quercus lobata</i>	70-ft.	70-ft.	Deciduous	Yes	Yes	Spreading	Gibson Creek	Major Exception
White Alder <i>Alnus rhombifolia</i>	50-ft.	40-ft.	Deciduous	No	Yes	Fastigate	Gibson Creek	Major Exception

* * *

§ 9229.6 USE OF ALTERNATE TREE SPECIES

Tables 22 and 25 provide alternative tree species for planting as street trees and parking lot trees. Use of a species from these tables requires written approval from the decision making body for the project (e.g., Planning Director, Zoning Administrator, Planning Commission) as determined by section 9231 of this code, Administration and Procedures. Trees from the Alternate Tree Table may be considered for planting when locational constraints or other project-specific issues make a tree from the Required Tree Table unsuitable for planting. The species included in Tables 21 and 24 were selected based on their ability to tolerate various site constraints, such as limited overhead or root space.

* * *

Table 20: Landmark Trees on Private Property (1)

COMMON NAME SCIENTIFIC NAME	LOCATION	NUMBER OF TREES	MODIFICATION TO STANDARD (2)
Valley Oak <i>Quercus lobata</i>	225 East Perkins Street	6	Major Exception
Coast Redwood <i>Sequoia sempervirens</i>	410 East Perkins Street	4	Major Exception
Coast Redwood <i>Sequoia sempervirens</i>	Perkins Street at Pear Tree Center	11	Major Exception
Lebanon Cedar <i>Cedrus libani</i>	Perkins Street at Pear Tree Center	2	Major Exception
Dawn Redwood <i>Metasequoia glyptostroboides</i>	North School Street at West Standley	2	Major Exception
Cork Oak <i>Quercus suber</i>	107 Oak Street at the Saturday Afternoon Club	1	Major Exception
Coast Redwood <i>Sequoia sempervirens</i>	107 Oak Street at the Saturday Afternoon Club	2	Major Exception
Coast Redwood <i>Sequoia sempervirens</i>	108 Oak Street	1	Major Exception
Coast Redwood <i>Sequoia sempervirens</i>	265 Clay Street	2	Major Exception
Coast Redwood <i>Sequoia sempervirens</i>	220 Mason Street	1	Major Exception
Valley Oak <i>Quercus lobata</i>	320 Main Street	1	Major Exception
Valley Oak <i>Quercus lobata</i>	324 Main Street	2	Major Exception
Coast Redwood <i>Sequoia sempervirens</i>	216 West Henry Street at Foundation for Medical Care	6	Major Exception
Coast Redwood <i>Sequoia sempervirens</i>	400 Block North School Street – east side in parking lot	1	Major Exception
Canyon Live Oak <i>Quercus chrysolepis</i>	400 Block North School Street – east side in parking lot	1	Major Exception
Valley Oak <i>Quercus lobata</i>	400 Block North School Street – east side in parking lot	2	Major Exception

Table 20: Landmark Trees on Private Property (1)

COMMON NAME SCIENTIFIC NAME	LOCATION	NUMBER OF TREES	MODIFICATION TO STANDARD (2)
Interior Live Oak <i>Quercus wislizeni</i>	400 Block North School Street – east side in parking lot	2	Major Exception
Coast Redwood <i>Sequoia sempervirens</i>	100 Block of Norton Street	4	Major Exception
Oak <i>Quercus</i>	North State Street in front of the courthouse	1	Major Exception
Southern Magnolia <i>Magnolia grandiflora</i>	North State Street in front of the courthouse	2	Major Exception
Tulip Magnolia <i>Magnolia soulangiana</i>	North State Street southeast corner in front of the courthouse	2	Major Exception
Dawn Redwood <i>Metasequoia glyptostroboides</i>	Corner of Standley and School Streets in front of the courthouse	2	Major Exception
Willows (numerous varieties <i>Salix</i>), cottonwoods, black walnut, live oak, valley oak	Gibson Creek corridor from Perkins Street to Leslie Street	–	Major Exception
1. See also Table 19: Protected Trees. 2. See section 9231 of this code, Administration and Procedures.			

§ 9229.7 REQUIRED STREET TREES

Table 21: Required Street Trees for Primary Streets, identifies the tree species that are required to be planted on specific primary streets. Considerations for selection of the species to be planted include site constraints, such as root confinement, overhead wires, canopies, and other street trees in the area. The intent is to create a unifying theme consistent with the street tree design principles included in section 9229.5 of this code by limiting the number of tree species, thereby creating a distinct identity for each primary street included in Table 21. As noted in Table 21, for most streets there is one tree identified to be used at intersections and opportunities to select from several species for planting within the block.

Table 21: Required Street Trees for Primary Streets

Common Name <i>Scientific Name</i>	Average Height (feet)	Average Spread (feet)	Evergreen or Deciduous	Drought Tolerant	Native (Yes/No)	Canopy Type	Suitable For			Location Requirements / Characteristics	Modification to Standard
							Roots and Confined Spaces	Overhead Wires	Canopy and Confined Spaces		
Main Street											
Chinese Pistache <i>Pistacia Chinesis</i>	40 ft.	40 ft.	Deciduous	Yes	No	Round	Moderate	No	No	Supplement existing only at intersection of Perkins Street and State Street	Minor Exception (1)(2)
Holly Oak <i>Quercus ilix</i>	35 ft.	35 ft.	Evergreen	Yes	No	Round	Moderate	Yes	Moderate	Use at all intersections	Minor Exception (1)(2)
Red Oak <i>Quercus rubra</i>	70 ft.	50 ft.	Deciduous	Yes	No	Spreading	No	No	No	Slow growth, attractive shade tree	Minor Exception (1)(2)
Valley Oak <i>Quercus lobata</i>	70 ft.	50 ft.	Deciduous	Moderate with deep soil	Yes	Round	No	No	No	At library parking lot <u>and</u> pocket park <u>and Gibson Creek</u>	Minor Exception (1)(2)
Perkins Street Entry Gateway – From <u>Orchard</u> <u>Main</u> Street to School Street											
Black Oak <i>Quercus kelloggii</i>	50 ft.	40 ft.	Deciduous	Yes	Yes	Round	Moderate	No	No	Predominant street tree for Perkins Street.	Minor Exception (1)(2)

Table 21: Required Street Trees for Primary Streets

Common Name <i>Scientific Name</i>	Average Height (feet)	Average Spread (feet)	Evergreen or Deciduous	Drought Tolerant	Native (Yes/No)	Canopy Type	Suitable For			Location Requirements / Characteristics	Modification to Standard
							Roots and Confined Spaces	Overhead Wires	Canopy and Confined Spaces		
										Native oak species	
Holly Oak <i>Quercus ilex</i>	35 ft.	35 ft.	Evergreen	Yes	No	Round	Moderate	Yes	Moderate	Moderate growth rate, to complement existing	Minor Exception (1)(2)
Dwarf Southern Magnolia <i>Magnolia grandiflora</i> 'Little Gem'	25 ft.	15 ft.	Evergreen	Moderate	No	Fastigate	Yes	Yes	Yes	At intersection of Perkins Street and State Street	Minor Exception (1)(2)
School Street											
Chinese Pistache <i>Pistacia Chinesis</i>	40 ft.	40 ft.	Deciduous	Yes	No	Round	Moderate	No	No	The only species to be used on School Street	Minor Exception (1)(2)
State Street											
Interior Live Oak <i>Quercus wislizanii</i>	35 ft.	40 ft.	Evergreen	Yes	Yes	Round	Yes	No	No	Use at intersections when adequate space at bulb outs	Minor Exception (1)(2)

Table 21: Required Street Trees for Primary Streets

Common Name <i>Scientific Name</i>	Average Height (feet)	Average Spread (feet)	Evergreen or Deciduous	Drought Tolerant	Native (Yes/No)	Canopy Type	Suitable For			Location Requirements / Characteristics	Modification to Standard
							Roots and Confined Spaces	Overhead Wires	Canopy and Confined Spaces		
London Sycamore <i>Plantanus acerfolia</i> 'Bloodgood'	60 ft.	40 ft.	Deciduous	Yes	No	Broadly Pyramidal	Moderate	No	No	Predominant street tree for State Street. Well suited to local conditions	Minor Exception (1)(2)
<p>1. Zoning Administrator approval of a minor exception is required to use a tree species from Table 22: Alternate Street Trees for Primary Streets.</p> <p>2. Planning Commission approval of a major exception is required to use a tree species that is not from Table 22: Alternate Street Trees for Primary Streets.</p>											

§ 9229.8 ALTERNATE STREET TREES FOR PRIMARY STREETS

Table 22 identifies the tree species that may be used as a substitute for the species required by Table 21. For most streets included in Table 22 there is one tree identified to be used at intersections and opportunities to select from several species for planting within the block. Use of a tree from Table 22 requires Zoning Administrator approval of a minor exception. In order to plant a tree species that is not included in Table 21 or Table 22, Planning Commission approval of a major exception is required.

* * *

Table 22: Alternate Street Trees for Primary Streets

Common Name <i>Scientific Name</i>	Average Height (feet)	Average Spread (feet)	Evergreen or Deciduous	Drought Tolerant	Native (Yes/No)	Canopy Type	Suitable For			Locational Requirements/Characteristics	Modification to Standard
							Roots and Confined Spaces	Overhead Wires	Canopy and Confined Spaces		
Main Street											
Fastigate English Oak <i>Quercus robur</i> 'Fastigiata'	45 ft.	15 ft.	Deciduous	Moderate	No	Fastigate	Yes	No	Yes	Fast upright growth for limited canopy locations	Major Exception
European Hornbeam <i>Carpinus betulus</i> 'Fastigiata'	50 ft.	30 ft.	Deciduous	Moderate	No	Oval	Yes	No	Yes	Fast growth. Needs water when young	Major Exception
Fruitless Olive <i>Olea europea</i> 'Swan Hill'	25 ft.	20 ft.	Evergreen	Yes	No	Round	Yes	Yes	Yes	Use at intersections	Major Exception
Perkins Street Entry Gateway – From Orchard Main Street to School Street											
London Plane <i>Plantanus acerfolia</i>	60 ft.	40 ft.	Deciduous	Yes	No	Broadly pyramidal	Moderate	No	No	Well suited to urban site conditions, better choice for water retentive soils	Major Exception

Table 22: Alternate Street Trees for Primary Streets

Common Name <i>Scientific Name</i>	Average Height (feet)	Average Spread (feet)	Evergreen or Deciduous	Drought Tolerant	Native (Yes/No)	Canopy Type	Suitable For			Locational Requirements/Characteristics	Modification to Standard
							Roots and Confined Spaces	Overhead Wires	Canopy and Confined Spaces		
'Bloodgood'											
Redbud <i>Cercis reniformis</i> 'Oklahoma'	20 ft.	20 ft.	Deciduous	Yes	No	Vase	Yes	Yes	Yes	Suitable under utility lines, spring blooms	Major Exception
Washington Hawthorne <i>Crataegus phaenopyrum</i>	25 ft.	20 ft.	Deciduous	Moderate	No	Vase	Yes	Yes	Yes	Suitable under utility lines, spring blooms/fall color	Major Exception
State Street											
Flowering Pear <i>Pyrus calleryana</i> 'Aristocrat'	40 ft.	30 ft.	Deciduous	Moderate	No	Pyramidal	Yes	No	Yes	Alternate to <i>Platanus</i> in restrictive locations	Major Exception
Grecian Laurel <i>Laurus nobilis</i>	30 ft.	25 ft.	Evergreen	Yes	No	Pyramidal	Yes	Yes	Yes	Use at intersections for limited canopy locations	Major Exception
School Street – There Are No Alternate Street Trees for School Street											

§ 9229.9 REQUIRED STREET TREES FOR NONPRIMARY STREETS

Table 23 identifies the required tree species for all streets not included in Table 21. There are no alternate trees for nonprimary streets due to the wide variety of species included in Table 23. Requests to use a species not included in Table 23 require Planning Commission approval of a major exception. The exception application shall include the items required by subsections 9229.8A1 through 9229.8A4 of this code and Table 29.

Table 23: Required Street Trees for Nonprimary Streets

Common Name <i>Scientific Name</i>	Average Height (feet)	Average Spread (feet)	Evergreen or Deciduous	Drought Tolerant	Native (Yes/No)	Canopy Type	Suitable For			Locational Requirements / Characteristics	Modification to Standard
							Roots and Confined Spaces	Overhead Wires	Canopy and Confined Spaces		
Chinese Pistache <i>Pistacia Chinesis</i>	40 ft.	40 ft.	Deciduous	Yes	No	Round	Moderate	No	No	Supplement existing only at intersection of Perkins Street and State Street	Major Exception
Dwarf Southern Magnolia <i>Magnolia grandiflora</i> 'Little Gem'	25 ft.	15 ft.	Evergreen	Moderate	No	Fastigate	Yes	Yes	Yes	At intersection of Perkins Street and State Street	Major Exception
European Hornbeam <i>Carpinus betulus</i> 'Fastigiata'	50 ft.	30 ft.	Deciduous	Moderate	No	Oval	Yes	No	Yes	Fast growth, needs water when young	Major Exception

Table 23: Required Street Trees for Nonprimary Streets

Common Name Scientific Name	Average Height (feet)	Average Spread (feet)	Evergreen or Deciduous	Drought Tolerant	Native (Yes/No)	Canopy Type	Suitable For			Locational Requirements / Characteristics	Modification to Standard
							Roots and Confined Spaces	Overhead Wires	Canopy and Confined Spaces		
Flowering Pear <i>Pyrus calleryana</i> 'Aristocrat'	40 ft.	30 ft.	Deciduous	Moderate	No	Pyramidal	Yes	No	Yes	Alternate to <i>Plantanus</i> in restrictive locations	Major Exception
Fruitless Olive <i>Olea europea</i> 'Swan Hill'	25 ft.	20 ft.	Evergreen	Yes	No	Round	Yes	Yes	Yes	Use at intersections	Major Exception
Grecian Laurel <i>Laurus nobilis</i>	30 ft.	25 ft.	Evergreen	Yes	No	Pyramidal	Yes	Yes	Yes	Use at intersections or limited canopy locations	Major Exception
London Plane <i>Plantanus acerfolia</i> 'Bloodgood'	60 ft.	40 ft.	Deciduous	Yes	No	Broadly pyramidal	Moderate	No	No	Well suited to urban site conditions, better choice for water retentive soils	Major Exception
Oak, Black <i>Quercus kelloggii</i>	50 ft.	40 ft.	Deciduous	Yes	Yes	Round	Moderate	No	No	Predominant street tree for Perkins Street. Native oak species	Major Exception

Table 23: Required Street Trees for Nonprimary Streets

Common Name Scientific Name	Average Height (feet)	Average Spread (feet)	Evergreen or Deciduous	Drought Tolerant	Native (Yes/No)	Canopy Type	Suitable For			Locational Requirements / Characteristics	Modification to Standard
							Roots and Confined Spaces	Overhead Wires	Canopy and Confined Spaces		
Oak, English Fastigate <i>Quercus robur</i> 'Fastigiata'	45 ft.	15 ft.	Deciduous	Moderate	No	Fastigate	Yes	No	Yes	Fast upright growth for limited canopy locations	Major Exception
Oak, Holly <i>Quercus ilex</i>	35 ft.	35 ft.	Evergreen	Yes	No	Round	Moderate	Yes	Moderate	Use at all intersections	Major Exception
Oak, Interior Live <i>Quercus wislizenii</i>	35 ft.	40 ft.	Evergreen	Yes	Yes	Round	Yes	No	No	Use at intersections when adequate space at bulb outs	Major Exception
Oak, Red <i>Quercus rubra</i>	70 ft.	50 ft.	Deciduous	Yes	No	Spreading	No	No	No	Slow growth, attractive shade tree	Major Exception
Oak, Valley <i>Quercus lobata</i>	70 ft.	50 ft.	Deciduous	Moderate with deep soil	Yes	Round	No	No	No	At library parking lot and pocket park and Gibson Creek	Major Exception
Redbud <i>Cercis reniformis</i> 'Oklahoma'	20 ft.	20 ft.	Deciduous	Yes	No	Vase	Yes	Yes	Yes	Suitable under utility lines, spring blooms	Major Exception

Table 23: Required Street Trees for Nonprimary Streets

Common Name <i>Scientific Name</i>	Average Height (feet)	Average Spread (feet)	Evergreen or Deciduous	Drought Tolerant	Native (Yes/No)	Canopy Type	Suitable For			Locational Requirements / Characteristics	Modification to Standard
							Roots and Confined Spaces	Overhead Wires	Canopy and Confined Spaces		
Washington Hawthorne <i>Crataegus phaenopyrum</i>	25 ft.	20 ft.	Deciduous	Moderate	No	Vase	Yes	Yes	Yes	Suitable under utility lines, spring blooms/fall color	Major Exception

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§ 9230.4 PRIMARY STREETS

All existing streets within the boundaries of this code are considered primary streets except ~~the following: Oak Street from Clay Street to Henry Street and Standley Street from Main Street to Mason Street.~~ Primary streets shall be held to the highest standards of this code in support of pedestrian activities.

§ 9230.5 STREETS

* * *

C. Street Extensions: The purpose of the street extensions is to extend throughout the boundaries of this code the grid pattern of smaller walkable blocks that currently exists in the downtown, comply with block perimeter standards included in Table 4: Site Development Standards, comply with the circulation and other requirements of this code, and to implement the purpose of this code included in section 9220 of this code.

1. Required Street Extensions: This code includes the required extensions of existing streets identified below. Compliance with block perimeter and other requirements of this code will be determined through the development review process.

a. ~~Clay Street: Clay Street extended across the railroad tracks to connect to Leslie Street. The extension of Clay Street over the railroad tracks requires approval of the Public Utilities Commission (PUC). If the PUC does not approve the crossing of the railroad tracks, Clay Street would include two (2) separate segments: (1) Main Street to the railroad right-of-way which is an existing street that would be improved to include wide sidewalks, street trees, and bike lanes, and (2) an extension from the east side of the railroad right-of-way to connect with Leslie Street and align with Peach Street to create a four (4) way intersection.~~ [\[RESERVED\]](#)

b. ~~Hospital Drive: Hospital Drive extended to the extension of Clay Street. The location and design of the extension of Hospital Drive shall take into consideration the preservation and enhancement of Gibson Creek.~~

2. Recommended Street Extension: This code includes the following recommended extensions of existing streets:

a. Church Street: Church Street extended from Main Street terminating at the railroad right-of-way. This street extension is recommended if the parcels across which Church Street would be extended are assembled and redeveloped. In order to comply with the minimum block perimeter standards, some form of circulation improvement may be required as part of a development proposal. Compliance with the block perimeter requirement shall be determined as part of the project review process.

b. Stephenson Street: Stephenson Street extended from Main Street terminating at the railroad right-of-way. This street extension is recommended if the parcels across which Stephenson Street would be extended are assembled and redeveloped. In order to comply with the minimum block perimeter standards, some form of circulation improvement may be required as part of a development proposal. Compliance with

the block perimeter requirement shall be determined as part of the project review process.

* * *

§ 9230.7 PEDESTRIAN/BIKE PATHS

Figure 8: Circulation Map, identifies the location of required and recommended pedestrian/bike paths.

A. Required Paths:

1. ~~Gibson Creek Corridor: The required bike/pedestrian path shall be constructed as a Caltrans Class I path.~~ **[RESERVED]**
2. ~~Railroad Corridor: The required bike/pedestrian path shall be constructed as a Caltrans Class I path.~~
3. ~~Perkins Street at Pear Tree Center: One designated and dedicated pedestrian/bike path extending from Perkins Street into the Pear Tree Shopping Center as shown on Figure 8. The location shown in Figure 8 is approximate and every effort should be made to provide this access as part of a development application in the general area shown on the Circulation Map. The required path shall be constructed to the standards of a Caltrans Class I path.~~

* * *

§ 9230.8 ~~GIBSON CREEK~~ **[RESERVED]**

~~Gibson Creek is located within the boundaries of this code and provides riparian and aquatic habitat that supports a variety of insects, amphibians, fish, and animals and serves as a water source and migration corridor for wildlife. New road or bridge construction should be designed to balance vehicular, bike, and pedestrian circulation with the community's desire to enhance and preserve the creek and its riparian and aquatic habitat, and associated wildlife. New development adjacent to the creek shall dedicate right-of-way or provide an access easement of sufficient width to allow for adequate maintenance of the creek.~~

* * *

SECTION FOUR.

1. **Publication:** Within fifteen (15) days after its adoption, this Ordinance shall be published once in a newspaper of general circulation in the City of Ukiah. In lieu of publishing the full text of the Ordinance, the City may publish a summary of the Ordinance once 5 days prior to its adoption and again within fifteen (15) days after its adoption.
2. **Effective Date:** The ordinance shall become effective thirty (30) days after its adoption.
3. **Severability:** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or

enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council of the City of Ukiah hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Introduced by title only on _____, 2026, by the following roll call vote: AYES:
NOES:
ABSENT:
ABSTAIN:

Adopted on _____, 2026, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Susan Sher, Mayor

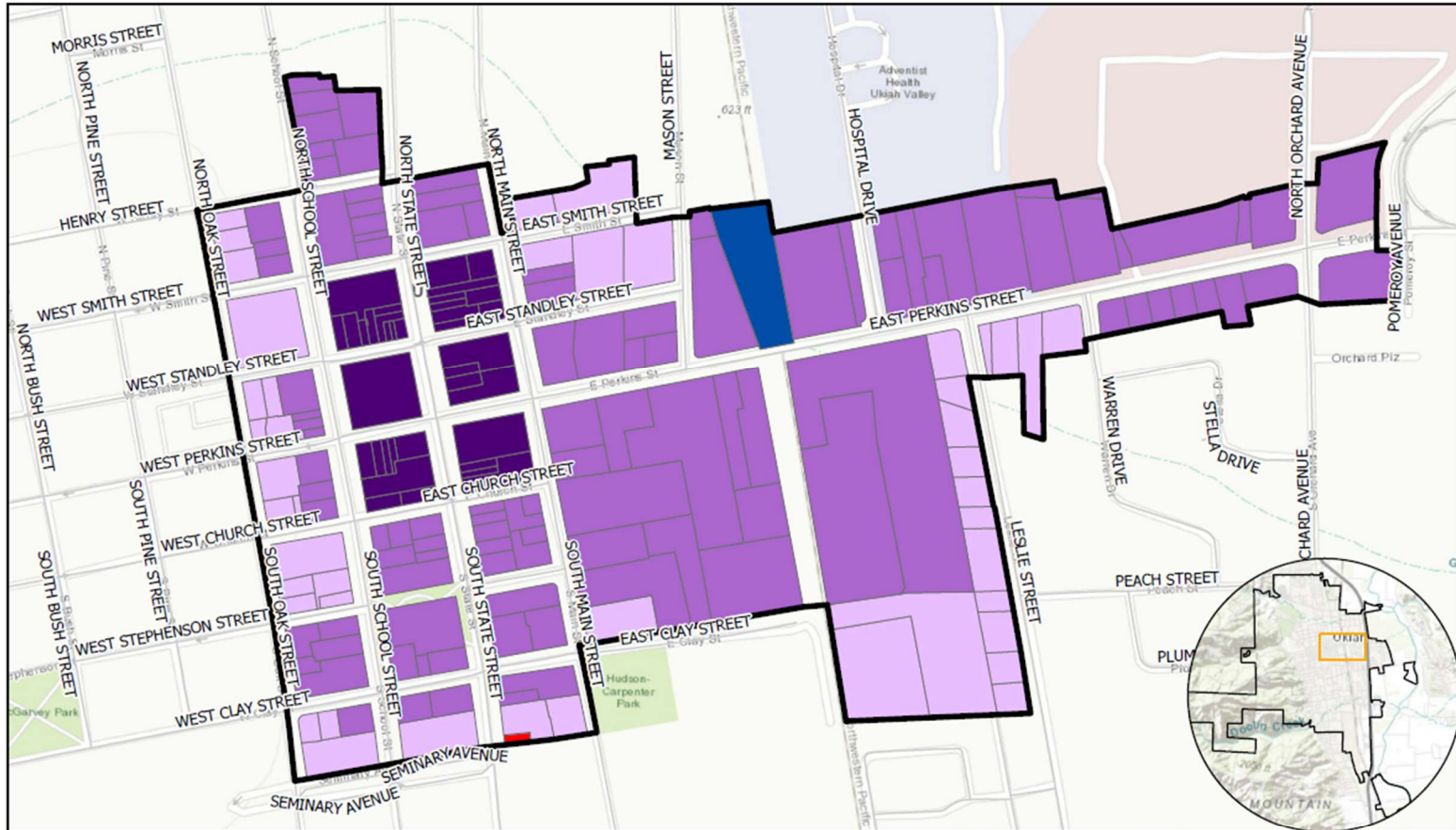
Kristine Lawler, CMC/City Clerk

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EXHIBIT B








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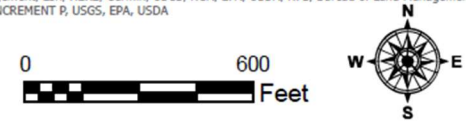
Existing Downtown Zoning Code



Bureau of Land Management, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

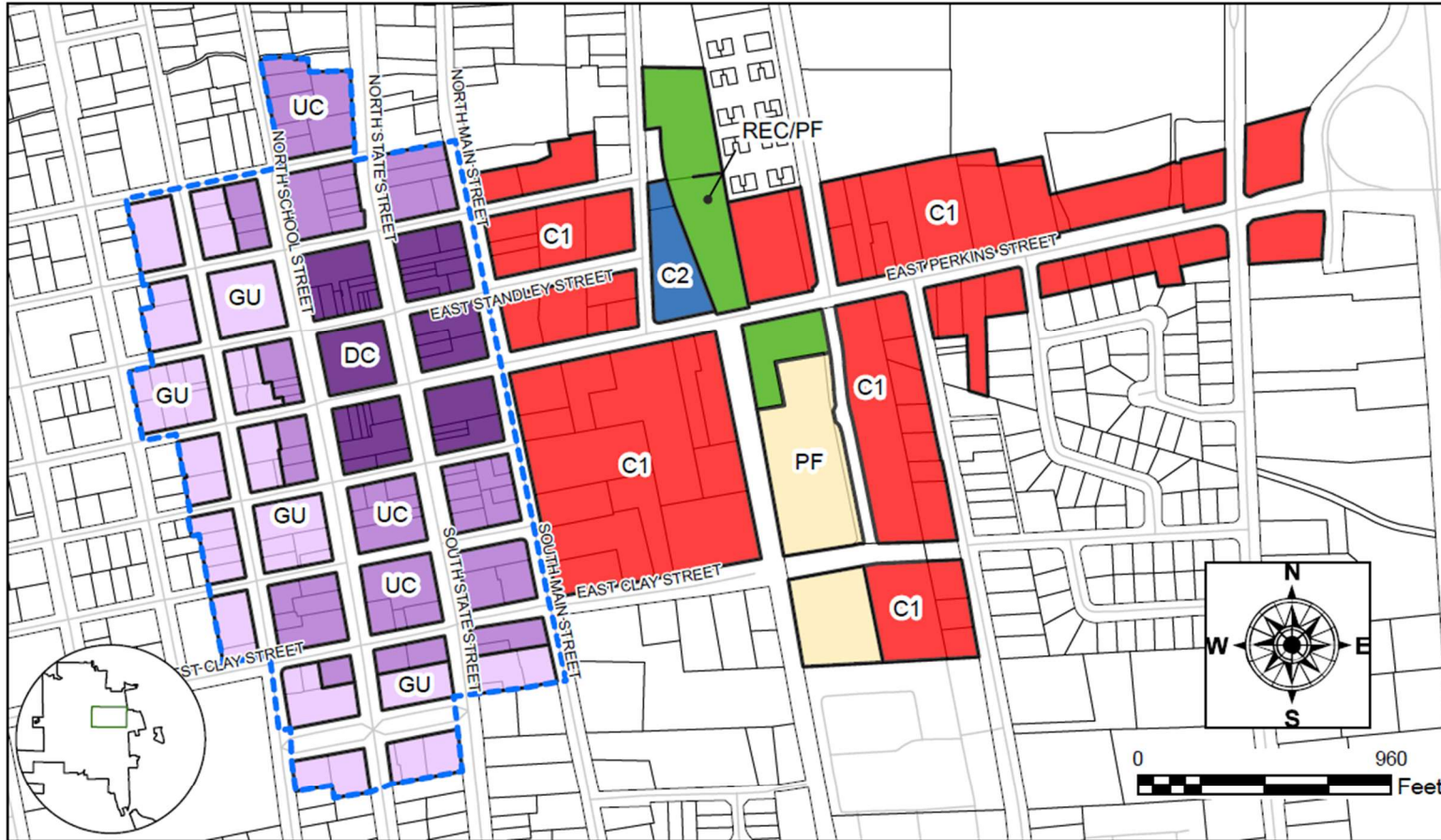
Legend

-  Roads
-  Existing DZC Boundary
-  C1 - Community Commercial
-  C2 - Heavy Commercial
-  DC - Downtown Core
-  GU - General Urban
-  UC - Urban Center













THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE TO DETERMINE LEGAL PROPERTY BOUNDARIES.

Proposed Downtown Zoning Code



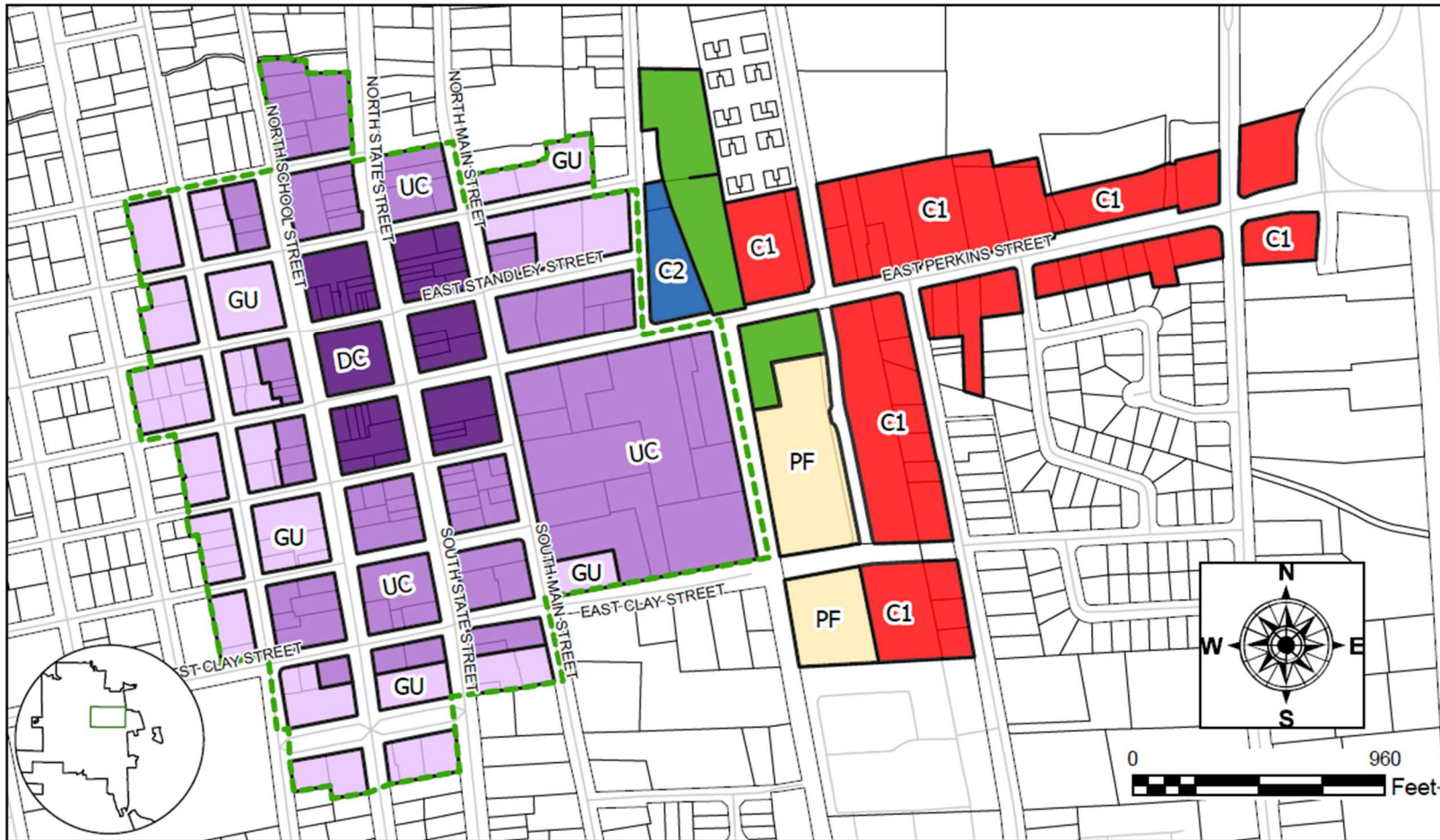
Legend

 C1 - Community Commercial	 C2 - Heavy Commercial	 UC - Urban Center	 REC/PF - Recreation/ Public Facility	 Ukiah Assessor Parcels
 DC - Downtown Core	 GU - General Urban	 PF - Public Facility	 Roads	 Proposed DZC Boundary

MAP UPDATED APRIL 2026











DO NOT USE TO DETERMINE LEGAL BOUNDARIES. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY, OR USEFULNESS OF THIS INFORMATION.

Proposed Alternative Downtown Zoning Code



Legend

Proposed Alternative Zone Class

- | | | | | | | | |
|---|---------------------------|---|----------------------|---|--------------------------------------|---|-----------------------------------|
|  | C2 - Heavy Commercial |  | UC - Urban Center |  | REC/PF - Recreation/ Public Facility |  | Ukiah Assessor Parcels |
|  | DC - Downtown Core |  | PF - Public Facility |  | Roads |  | Proposed DZC Boundary Alternative |
|  | C1 - Community Commercial |  | GU - General Urban | | | | |

MAP UPDATED APRIL 2026

DO NOT USE TO DETERMINE LEGAL BOUNDARIES. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY, OR USEFULNESS OF THIS INFORMATION.

EXHIBIT C

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PROJECT PARCEL LIST

Changes by Parcel

ZONE CHANGE: Urban Center (UC) to Community Commercial (C-1)

GENERAL PLAN CHANGE: Downtown Core (DC) to Community Commercial (CC)

APN	SITUS ADDRESS	Ac.	Existing Zoning	Proposed Zoning	Existing GP 2040	Proposed GP 2040	Airport Compatibility Zone
00220032	NONE	0.04	UC	C1	DC	CC	6
00220034	NONE	0.1	UC	C1	DC	CC	6
00219353	NONE	0.34	UC	C1	DC	CC	6
00224205	543 E PERKINS ST	0.14	UC	C1	DC	CC	6
00224204	529 E PERKINS ST	0.14	UC	C1	DC	CC	6
00220040	115 N ORCHARD AVE	0.81	UC	C1	DC	CC	6
00224202	505 E PERKINS ST	0.17	UC	C1	DC	CC	6
00220036	410 E PERKINS ST	0.7	UC	C1	DC	CC	6
00220035	402 E PERKINS ST	0.69	UC	C1	DC	CC	6
00224206	557 E PERKINS ST	0.14	UC	C1	DC	CC	6
00224207	571 E PERKINS ST	0.24	UC	C1	DC	CC	6
00224203	515 E PERKINS ST	0.14	UC	C1	DC	CC	6
00224701	605 E PERKINS ST	0.69	UC	C1	DC	CC	6
00220038	596 E PERKINS ST	0.45	UC	C1	DC	CC	6
00224217	585 E PERKINS ST	0.33	UC	C1	DC	CC	6
00219345	404 E PERKINS ST	1.03	UC	C1	DC	CC	6
00219315	400 E PERKINS ST	0.75	UC	C1	DC	CC	6
00219354	135 HOSPITAL DR	0.22	UC	C1	DC	CC	6
00219352	NONE	0.23	UC	C1	DC	CC	6
00219355	320 E PERKINS ST	0.27	UC	C1	DC	CC	6
00219314	326 E PERKINS ST	0.2	UC	C1	DC	CC	6
00219321	308 E PERKINS ST	1.26	UC	C1	DC	CC	6
00220043	534 E PERKINS ST	0.86	UC	C1	DC	CC	6
00220044	534 E PERKINS ST	0.08	UC	C1	CC	CC	6
00220044	534 E PERKINS ST	0.1	UC	C1	CC	CC	6
00223215	309 E PERKINS ST	2.15	UC	C1	DC	CC	6

ZONE CHANGE: Urban Center (UC) to Heavy Commercial (C-2)

GENERAL PLAN CHANGE: Downtown Core (DC) to Community Commercial (CC)

APN	SITUS ADDRESS	Acreage	Existing Zoning	Proposed Zoning	Existing GP 2040	Proposed GP 2040	Airport Compatibility Zone
00219312	185 MASON ST	0.12	UC	C2	DC	CC	6
00219317	169 MASON ST	0.98	UC	C2	DC	CC	6

ZONE CHANGE: General Urban (GU) to Community Commercial (C-1)

GENERAL PLAN CHANGE: Downtown Core (DC) to Community Commercial (CC)

APN	SITUS ADDRESS	Acreage	Existing Zoning	Proposed Zoning	Existing GP 2040	Proposed GP 2040	Airport Compatibility Zone
00224101	401 E PERKINS ST	0.09	GU	C1	DC	CC	6
00224107	495 E PERKINS ST	0.34	GU	C1	DC	CC	6
00224103	407 E PERKINS ST	0.49	GU	C1	DC	CC	6
00228205	140 LESLIE ST	0.19	GU	C1	DC	CC	6
00228204	138 LESLIE ST	0.19	GU	C1	DC	CC	6
00228203	134 LESLIE ST	0.26	GU	C1	DC	CC	6
00224102	403 E PERKINS ST	0.27	GU	C1	DC	CC	6
00223211	NONE	0.19	GU	C1	DC	CC	6
00223210	NONE	0.19	GU	C1	DC	CC	6
00223205	122 LESLIE ST	0.4	GU	C1	DC	CC	6
00223204	124 LESLIE ST	0.14	GU	C1	DC	CC	6
00223207	120 LESLIE ST	0.18	GU	C1	DC	CC	6
00223209	NONE	0.26	GU	C1	DC	CC	6
00223206	325 E PERKINS ST	0.29	GU	C1	DC	CC	6
00228220	200 E CLAY ST	1.25	GU	C1	DC	CC	6
00228202	NONE	0.13	GU	East Clay St. Extension onto Peach St.	DC		6

ZONE CHANGE: Heavy Commercial (**C-2**) & Urban Center (**UC**) to Recreation (**REC**)

GENERAL PLAN CHANGE: Community Commercial and Downtown Core (**CC** & **DC**) to Recreational (**REC**)

APN	SITUS ADDRESS	Acreage	Existing Zoning	Proposed Zoning	Existing GP 2040	Proposed GP 2040	Airport Compatibility Zone
00223215	309 E PERKINS ST	0.95	UC	REC	DC	REC	6
00219344	NONE	1.33	C2	REC	CC	REC	6

ZONE CHANGE: General Urban (**GU**) & Urban Center (**UC**) to Public Facilities (**PF**)

GENERAL PLAN CHANGE: Downtown Core (**DC**) to Public (**P**)

APN	SITUS ADDRESS	Acreage	Existing Zoning	Proposed Zoning	Existing GP 2040	Proposed GP 2040	Airport Compatibility Zone
00228221	309 E PERKINS ST	1.44	GU	PF	DC	P	6
00223214	309 E PERKINS ST	2.81	UC	PF	DC	P	6

**ZONE CHANGE: Neighborhood and Community Commercial (CN & C-1) to
General Urban (GU)**

**GENERAL PLAN CHANGE: Neighborhood Commercial and Community
Commercial (NC & CC) to Downtown Core (DC)**

APN	SITUS ADDRESS	Acreage	Existing Zoning	Proposed Zoning	Existing GP 2040	Proposed GP 2040	Airport Compatibility Zone
00226909	415 S STATE ST	0.05	C1	GU	CC	DC	4
00225609	NONE	0.13	C1	GU	CC	DC	6
00221804	NONE	0.15	C1	GU	CC	DC	6
00221805	NONE	0.14	C1	GU	CC	DC	6
00221703	280 North OAK ST	0.18	C1	GU	CC	DC	6
00221907	306 W CHURCH ST	0.24	C1	GU	CC	DC	6
00217607	300 W SMITH ST	0.61	CN	GU	NC	DC	6
00225607	218 S OAK ST	0.13	C1	GU	CC	DC	6
00221706	224 N OAK ST	0.45	C1	GU	CC	DC	6
00221902	104 S OAK ST	0.31	C1	GU	CC	DC	6
00225605	206 S OAK ST	0.13	C1	GU	CC	DC	6
00225603	204 S OAK ST	0.17	C1	GU	CC	DC	6
00221806	NONE	0.18	C1	GU	CC	DC	6
00221803	NONE	0.11	C1	GU	CC	DC	6
00221802	NONE	0.13	C1	GU	CC	DC	6
00221807	NONE	0.12	C1	GU	CC	DC	6
00221808	NONE	0.12	C1	GU	CC	DC	6
00225705	NONE	0.1	C1	GU	CC	DC	6
00225704	NONE	0.38	C1	GU	CC	DC	6
00227202	502 S STATE ST	0.29	C1	GU	CC	DC	4
00227216	195 SEMINARY AVE	0.07	C1	GU	CC	DC	4
00227103	510 S SCHOOL ST	0.32	C1	GU	CC	DC	6
00227101	293 SEMINARY AVE	0.22	C1	GU	CC	DC	6
00227215	185 SEMINARY AVE	0.23	C1	GU	CC	DC	4