



Planning Commission

Regular Meeting **AGENDA**

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482
Please join the meeting from your computer, tablet, or smartphone.

<https://global.gotomeeting.com/join/204452333>

You can also dial in using your phone.

United States: [+1 \(571\) 317-3112](tel:+15713173112)

Access Code: 204-452-333

April 22, 2020 - 6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.a. Approval of Regular Meeting Minutes for February 26, 2020

Recommended Action: Approve the Minutes for the Regular Meeting Minutes of the February 26, 2020 Planning Commission meeting.

Attachments:

1. 2020-02-26 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 appeared and stated 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 .

6. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Planning Commission welcomes input from the audience. 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.

7. SITE VISIT VERIFICATION
8. VERIFICATION OF NOTICE
9. PLANNING COMMISSIONERS REPORT
10. DIRECTOR'S REPORT
11. CONSENT CALENDAR
12. NEW BUSINESS

- 12.a. Request for Review and Recommendation for Major Use Permit and Parking Variance Request to Allow a Cannabis Manufacturing (non-volatile) and Dispensary/Retail Operation in an Existing Building at 441 North State Street; APN 002-186-19; File No. 19-4434

Recommended Action: Staff recommends the Planning Commission 1) Conduct the public hearing; and 2) Adopt the Findings and conditionally approve the Major Use Permit with Variance from parking regulations, for the project.

Attachments:

1. ATT 1_441 N State_Element 7_MaUP DRAFT Findings
2. ATT 2_441 N State_Element 7_MaUP DRAFT COA
3. ATT 3a Application
4. ATT 3b Site Plans
5. ATT 3c Odor Management and Control Plan
6. ATT 3d Signage Renderings
7. ATT 3e Operating Plans
8. ATT 4 Agency Comments
9. ATT 5 County ALUC Determination
10. Public Correspondence 20200106_Levy
11. Public Correspondence 20200107_Hoyman
12. Public Correspondence 20200108_Law Office of Duncan M James
13. Public Correspondence 20200330 Nicholson
14. Public Correspondence 20200413 Briley
15. 441 N State_Element 7_Staff Report

13. UNFINISHED BUSINESS

14. 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 in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request.

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.

Mireya G. Turner, Associate Planner
April 17, 2020