



## 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/403937173>**

**You can also dial in using your phone.**

**United States: [+1 \(646\) 749-3112](tel:+16467493112)**

**Access Code: 403-937-173**

**May 13, 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 April 22, 2020

***Recommended Action: Approve the Regular Meeting Minutes for April 22, 2020.***

Attachments:

1. 2020-04-22 PC Draft Minutes\_mgt

**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
13. UNFINISHED BUSINESS

- 13.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. Public Correspondence 20200422 James
16. Public Correspondence 20200506 Ledford
17. Element 7 Staff Report Addendum 20200513

#### 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  
May 8, 2020