



COMMUNITY DEVELOPMENT DEPARTMENT

City of Ukiah Submitted Planning Applications

As of 9/1/2023

Permit #	Site Address	Date of Submittal/ Resubmittal	Summary of Project	Status	Assigned Planner
23-8481	1076 Cunningham Rd.	7/31/2023	Major Use Permit to include outdoor consumption lounge at the existing Heritage Mendocino cannabis dispensary	Submitted: 7/31/23. Referred out on 8/30/23. Agency responses due by 9/12/23.	Jesse Davis
22-7956	162 Talmage Rd.	6/28/23	Major Site Development Permit for the Splash Express Car Wash #5 (dBA LUV Car Wash) facility. Includes demolition of the existing structures and redevelopment of a new 2,433 sf car wash facility, located within the Heavy Commercial (C2) zoning district.	Airport Land Use Commission Referral: 3/23/23 (ALUC Staff - Deemed Consistent) Design Review Board Hearing: 5/25/23 Item Approved by PC on 6/28/23; PC Decision Appealed by Eric Crane on 7/5/23; City Council Appeal Hearing: 9/20/23	Jesse Davis
n/a	600 Live Oak Ave.	2/27/23; 7/21/23	Todd Grove Public Art Mural Permit within the Public Facilities (PF).	Design Review Board Meeting: 5/25/23 (DRB recommended to PC with modifications); Planning Commission Hearing: Postponed to date uncertain	Jesse Davis
23-8069	218 Mason St.	1/20/23; 5/18/23	Minor Use Permit for conversion of use from commercial to mixed-use within the Community Commercial (C1) zoning district.	Scheduled for Zoning Administrator on 9/13/23	Michelle Irace

22-7977	101 S. Main St.	12/12/22; 2/13/23; 2/21/23; 4/16/23; 6/13/23; 7/5/23	Major Site Development Permit for construction of a new 4,715 sf Redwood Credit Union bank facility, located within the Urban Center (UC) zoning district.	Design Review Board Meeting: 3/23/23 Planning Commission Hearing: 5/10/23. Item Denied on 6/14/23 by PC; PC Decision Appealed by Applicant 6/23/23. City Council Appeal Hearing: 7/19/23; Council recommended project modifications and hearing continued to a time and date uncertain. Awaiting response from Applicant.	Michelle Irace
17-3069	1294 N. State St.	9/13/17; 9/14/21; 9/28/22; 5/12/23; 7/11/23	Resubmitted Major Use Permit and Site Development Permit to allow for construction of two retail suites (including one drive-through), located in the C-1 (Community Commercial) zoning district.	Incomplete 6/2/22; 9/29/22; 5/27/23; Design Review Board Meeting: Awaiting response from Applicant.	Michelle Irace
22-7483	734 S. State St.	8/15/22	Xpress Gas Station Major Use Permit-request to resume operation of the gas station within the Community Commercial (C1) Zoning District.	Applicant Withdrew Application on 8/20/23	Jesse Davis
23-8774	1104 S. State St.	8/24/2023	Green Advt 101/Cookies Cannabis Use Permit Annual Renewal	Submitted: 8/24/23. Referred out on 8/29/23. Agency responses due by 9/12/23.	Michelle Irace
23-8753	104 Echo Way	8/4/2023	104 Echo Way Minor Variance Setback Reduction	Submitted: 8/4/23; Referred out on 8/15/23; Scheduled for ZA on 9/13/23	Michelle Irace



City of Ukiah
Recently (Within Previous 90 Days) Approved Projects

As of 9/1/2023

Permit #	Site Address	Approval Date	Summary of Project	Comments	Assigned Planner
23-8376	441 N State St.	6/1/23	Renewal of a Cannabis Retail Facility. Per UCC Section 9174.2(D), cannabis-related business will be subject to review after the first year of operation by the Zoning Administrator.	Submitted: 04/24/23 Zoning Administrator Hearing: Approved on 6/1/23	Michelle Irace
23-8331	300 Seminary Ave.	6/1/23	Minor Site Development Permit for installation of a 39' training tower by the UVFA for roof operations, interior firefighting, confined space rescues, search and rescue operations, door breaching/forcible entry, high-angle descent and rescue.	Submitted: 04/18/23 Zoning Administrator Hearing: Approved on 6/1/23, but subsequently appealed and withdrawn by the UVFA on 06/14/23.	Jesse Davis
23-8466	960 N. State St.	6/27/23	Minor Use Permit for operation of Medstar Ambulance within existing structures, located within the Community Commercial (C1) Zoning District.	Submitted: 5/18/23 Zoning Administrator Hearing: Approved on 06/27/23	Michelle Irace
23-8552	1361 West Clay Street & 624 Mary Lane	6/28/2023	Lot Line Adjustment #23-8552; 624 Mary Lane (APN: 001-242-17); Parcel 2: 1361 West Clay Street (APN: 001-242-35)	Approved by City Engineer on 06/28/23	Jesse Davis



**City of Ukiah
Advanced Planning Projects**

As of 8/1/2023

Permit #	Site Address	Approved Date	Summary of Project	Comments	Assigned Planner
n/a	Citywide	n/a	Ordinance Amendment for modifications to Objective Design and Development Standards for New Residential Construction (UCC 9055)	Proposed amendments reviewed by Design Review Board 7/27/23. Planning Commission Hearing: 9/13/23	Jesse Davis
n/a	Citywide	n/a	Ordinance Amendment for modifications to UCC 3016 for Demolition Permit procedures	Working with Rincon Consultants, Inc. to update/streamline Demolition Permit procedures. Funded by Local Early Action Planning (LEAP) Grant. Anticipate bringing proposed amendments forward Fall, 2023.	Michelle Irace
n/a	Citywide	n/a	2040 General Plan Implementation Programs	2040 General Plan adopted by City Council 12/7/22. Implementation efforts began January, 2023	Michelle Irace, Jesse Davis
n/a	Unincorporated Western Hills	n/a	Western Hills Open Land Acquisition and Limited Development Agreement Project - Annexation Application.	Annexation application submitted to LAFCo: 6/8/22. Incomplete letter from LAFCo received 6/29/22. Prezoning and application modifications to PC/CC anticipated Fall, 2023	Michelle Irace, Jesse Davis

n/a	Citywide	n/a	Annexation of City-owned parcels.	Submitted Annexation Application to LAFCo 2/23/22. Incomplete letter received 3/25/22. Updated application submitted in June 2022. Rezoning and application modifications to Planning Commission 3/22/23 City Council on 4/5/23. Application update submitted to LAFCo on 04/20/23. Application scheduled for LAFCo review on 09/11/2023.	Jesse Davis
n/a	Citywide	n/a	Ordinance Amendment for modifications to Lot Line Adjustment Requirements.	Proposed amendments to CC in October, 2023	Jesse Davis