

**City of Ukiah
Submitted Planning Applications**

As of 12/1/2023

Permit #	Site Address	Date of Submittal/ Resubmittal	Summary of Project	Status
n/a	Western Hills-Ukiah	n/a	Western Hills Annexation Area Amendment to include an additional 40-ac parcel (APN 003-190-11), rezoning and approval of an Addendum to the previously approved Initial Study/Mitigated Negative Declaration	Planning Commission hearing for recommendation to City Council: 11/8/23; City Council hearing: 12/6/23
23-8950	414 E. Perkins St.	10/12/23; 11/28/23	Site Development Permit for remodel of existing building for operation of Redwood Credit Union bank facility within the Urban Center (UC) zoning district of the Downtown Zoning Code	Incomplete 10/25/23; additional information received 11/28/23 and under review by Staff.
23-8972	441 N State St.	10/19/23	Major Use Permit for addition of outdoor cannabis consumption lounge at existing Vibe dispensary within the Community Commercial (C1) zoning district	Project referred to departments and agencies 11/1/23; referrals received and project in final completeness review. Planning Commission (tentative) on 12/27/23, pending final review.
23-8991	108 N. School St.	10/26/23	Major Use Permit for operation of a second hand vintage clothing store within the Urban Center (UC) zoning district of the Downtown Zoning Code	Project referred to departments and agencies 11/1/23; referrals received and analysis completed. Planning Commission hearing: 12/13/23
22-7956	162 Talmage Rd.	6/28/23; 10/10/23; 11/14/23	Major Amendment to Major Site Development Permit for the Splash Express Car Wash (formerly and approved as LUV Car Wash). Includes demolition of the existing structures and redevelopment of a new car wash facility, located within the Heavy Commercial (C2) zoning district.	LUV Car wash approved by Planning Commission on 6/28/23; Project modified and resubmitted by applicant for 10/18/23 City Council appeal hearing; Council determined that resubmitted project requires Planning Commission review. Planning Commission hearing 12/27/23 (tentative), pending final completeness analysis.

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: TBD; Awaiting response from Applicant.
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**City of Ukiah
Recently (Within Previous 90 Days) Approved Projects**

As of 12/1/23

Permit #	Site Address	Approval Date	Summary of Project	Comments
23-8753	104 Echo Way	10/19/23	104 Echo Way Minor Subdivision Modification	Approved by City Engineer on 10/19/23
23-8774	1104 S. State St.	10/11/23	Green Advt 101/Cookies Renewal of existing cannabis Major Use Permit within the Heavy Commercial (C2) zoning district	Approved by Zoning Administrator on 10/11/23
N/A	600 Live Oak Ave.	10/11/23	Todd Grove Public Art Mural Permit within the Public Facilities (PF) zoning district	Approved by Planning Commission on 10/11/23
23-8481	1076 Cunningham Rd.	9/27/23	Major Use Permit to include outdoor consumption lounge at the existing Heritage Mendocino cannabis dispensary within the Industrial (I) zoning district	Approved by Planning Commission on 9/27/23
23-8069	218 Mason St.	9/13/23	Minor Use Permit for conversion of use from commercial to mixed-use within the Community Commercial (C1) zoning district.	Approved by the Zoning Administrator on 9/13/23
22-7977	101 S. Main St.	9/29/23	Major Site Development Permit for construction of a new Redwood Credit Union bank facility, located within the Urban Center (UC) zoning district.	Planning Commission denied the Project on 6/14/23; Appeal from applicant approved by City Council on 9/29/23
A_2021-01	Citywide	9/11/2023	Annexation of City-Owned Parcels.	Application approved by LAFCo on 09/11/23. State Board of Equalization Acknowledgement letter received from LAFCo 11/20/23.

**City of Ukiah
Advanced Planning Projects**

As of 12/1/23

Permit #	Site Address	Approved Date	Summary of Project	Comments
N/A	Citywide	N/A	Ordinance Amendment for modifications to Objective Design and Development Standards for New Residential Construction (UCC 9055)	First Reading by City Council on 10/4/23; Second Reading and Adoption by City Council on 10/18/23. Ordinance effective 11/17/23.
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 in early 2024.
N/A	Citywide	N/A	2040 General Plan Implementation Programs	Climate Action Plan, Right-to-Farm Ordinance, SB 743 methodology, Update to Demo Permit Procedures in-process
A_2022-02	Unincorporated Western Hills	N/A	Amendment of the Western Hills Annexation Area - Annexation Application.	Annexation application submitted to LAFCo: 6/8/22. Incomplete letter from LAFCo received 6/29/22. Planning Commission hearing for recommendation to City Council: 11/8/23; City Council hearing: 12/6/23.
N/A	Citywide	N/A	Ordinance Amendment for modifications to Lot Line Adjustment Requirements.	Proposed amendments planned early 2024.