

**City of Ukiah  
Submitted Planning Applications**

**As of 04/01/2024**

Permit #	Site Address	Date of Submittal	Summary of Project	Status
24-9258	280 E. Standley St.	2/1/24	Major Site Development Permit to allow for the temporary installation of nine (9) single-story prefabricated modular structures (totaling approximately 1,440 square feet) to serve as supplementary counseling offices for the existing health service provider(s) requiring Major and Minor Exceptions to the Downtown Zoning Code as regulated by Ukiah City Code §9231.5. Additional site modifications include renovation of the existing parking lot, relocation of the trash enclosure, and the addition of vinyl slates to the existing perimeter fencing	DRB Hearing: 03/28/2024 (Recommendation Provided - Applicant Response Pending)
24-9253	734 S. State St.	1/29/24	Minor Site Development Permit to facilitate tenant improvements to a commercial structure associated with an existing gasoline station (MUP #93-10), implement new landscaping and undertake various site improvements, including new signage, fascia, and station upgrades.	Under Review: DRB Hearing Tentative for 4/25/2024.
23-8950	414 E. Perkins St.	10/12/23	Site Development Permit to allow the remodel of existing building for operation of a Redwood Credit Union bank facility within the Urban Center (UC) zoning district of the Downtown Zoning Code.	Application Withdrawn: 02/29/2024
23-8972	441 N State St.	10/19/23	Major Use Permit for the development of an outdoor cannabis consumption area at an existing 'Cannabis Retail' business within the Community Commercial (C1) zoning district.	Under Review: PC Hearing Tentative for 04/24 or 05/08.
17-3069	1294 N. State St.	9/13/17	Resubmitted Major Use Permit and Site Development Permit to allow for construction of two retail suites (including one drive-through), within the Community Commercial (C1) zoning district.	Under Review: DRB Hearing Tentative for 4/25/2024.
24-9268	1310 West Clay St.	2/16/24	Minor Subdivision of an existing .71± acre lot into two (2) parcels. Parcel 1 would be 14,424 square feet gross, while Parcel 2 would be 20,234 square feet within the Low Density Residential (R1) zoning district.	Agency Referral: 02/16/2024



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24-9266	300 Hastings Ave.	2/16/24	Minor Subdivision of an existing 2.11± acre lot into three (3) parcels. Parcel 1 would be 30,197 square feet gross, Parcel 2 would be 42,301 square feet gross, and Parcel 3 would be 19,280 square feet gross within the Manufacturing (M) zoning district. No development, alteration or intensification of existing uses is proposed in conjunction with this minor subdivision.	Application Withdrawn: 03/15/2024
24-9265	195 Low Gap Rd.	2/20/24	A General Plan Amendment to convert the subject property from Low Density Residential (LDR) to Community Commercial (CC) land use designation, as well as a Rezone to convert the property from the Low Density Residential (R1) zoning district to the Community Commercial (C1) zoning district. If approved, the intended use of the property would be for a 'Professional Office'.	CEQA IS/MND Draft - In Process
24-9277	911 Marlene Street	3/14/24	Minor Subdivision of an existing 2.3± acre lot into two (2) parcels. Parcel 1 would be 1.23 acres and feature the existing condominiums; Parcel 2 would be 1.07 acres and undeveloped. Additionally, both parcels would be rezoned to R-2, removing the Planned-Development requirements of Use Permit No. 80-40.	Application Received

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

**As of 04/01/2024**



<b>Permit #</b>	<b>Site Address</b>	<b>Approved Date</b>	<b>Summary of Project</b>	<b>Comments</b>
23-8991	108 N. School St.	1/10/24	Major Use Permit for operation of a second hand vintage clothing store within the Urban Center (UC) zoning district of the Downtown Zoning Code	Approved by Planning Commission on 1/10/24.
22-7956	162 Talmage Rd.	1/10/24	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.	Approved by Planning Commission on 1/10/24.
23-9153	1230 Airport Park Blvd. Suite C	12/20/23	Minor Amendment to a Major Use Permit to allow 'Cannabis Distribution' within an existing structure that currently facilitates 'Cannabis Retail' located within the Airport Industrial Park Planned-Development (Light Manufacturing/Mixed-Use) zoning district.	Approved by Zoning Administrator on 3/14/24.



**City of Ukiah  
Advanced Planning Projects**

**As of 04/01/2024**

<b>Permit #</b>	<b>Site Address</b>	<b>Approved Date</b>	<b>Summary of Project</b>	<b>Comments</b>
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. An amended application was submitted to LAFCo on 03/15/24.
N/A	Citywide	N/A	Ordinance Amendment for modifications to Lot Line Adjustment Requirements.	Ordinance 1237 Adopted by City Council on 02/21/24
N/A	Citywide	N/A	Ordinance Amendment to residential zoning districts R1, R2, R3 to facilitate 'Missing Middle Housing' development and clarify existing regulations for ADUs.	Tentatively scheduled for PC for August 2024.