



**City of Ukiah
Submitted Planning Applications**

As of 7/1/2024

Permit #	Site Address	Date of Submittal	Summary of Project	Status
24-000660	290 & 292 Seminary Ave.	6/5/24	A Minor Use Permit Application for use of an existing structure in a General Urban Zoning designation as a second hand, thrift store.	Incomplete: Submitted on 06/05/2024
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.	DRB Hearing: 4/25/24 (Recommended Approval to PC); PC Hearing - TBD
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	961 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.	CEQA IS/MND Draft - In Process

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



As of 7/1/2024

Permit #	Site Address	Approved Date	Summary of Project	Comments
23-8972	441 N State St.	4/24/24	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.	Approved by Planning Commission on 4/24/24
24-9268	1310 West Clay St.	4/25/24	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.	Approved by City Engineer on 4/25/24
24-9258	280 E. Standley St.	5/22/24	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: 3/28/24; Approved by Planning Commission on 5/22/24
24-000501	105 North Main Street	6/12/24	Consideration of an offer of public artwork on the Mendocino County Public Library – Ukiah Branch consistent with the City's Public Art Policy.	DRB Hearing: 5/23/24 (Recommend Approval to PC); Approved by Planning Commission on 6/12/24
24-9253	734 S. State St.	6/20/24	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.	DRB Hearing: 4/25/24 (Recommended Approval to ZA); Approved by Zoning Administrator on 6/20/24



**City of Ukiah
Advanced Planning Projects**

As of 7/1/2024

Permit #	Site Address	Approved Date	Summary of Project	Comments
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. Requested revisions are scheduled for adoption by the City Council on 07/17/24.
N/A	Citywide	N/A	Ordinance Amendment to residential zoning districts R1 to facilitate 'Missing Middle Housing' development, including 'Cottage Court', and clarify existing regulations for ADUs & JADUs.	Ad Hoc Review Scheduled for 05/16/24; TENTATIVE -ADU & JADU OA to PC Hearing on 7/24/24