



**City of Ukiah  
Submitted Planning Applications**

**As of 9/02/2024**

Permit #	Site Address	Date Submitted	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	Incomplete: 06/05/24 Withdrawn: 08/06/24
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'.	PC Hearing: 08/14/24 (Recommended Approval to CC) City Council: 9/04/24 (Introduction of Ordinance)
24-9277	960-979 Marlene St	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.	PC Hearing: 08/28/24 (Continued to Date Certain) PC Hearing: 09/11/24 (Scheduled)
24-000177	1825 Airport Rd.	7/25/24	Modificaiton of existing Use Permit to allow for Non-Storefront Retail (Type 9) of 'Cannabis Products' and On-Site Consumption of 'Cannabis Products'. The requested uses would be in addition to the existing and approved cannabis activities on-site, including 'Processing', 'Distribution' and 'Non-Volatile Manufacturing'. The applicant proposes to use existing indoor and outdoor facilities to facilitate the requested uses. Beyond limited landscaping, no permanent exterior building improvements or substantial tenant improvements are proposed. No other changes to the existing use permit are proposed	Agency Referral: 07/30/24 PC Hearing: 09/25/24 (Tentative)

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



**As of 9/02/2024**

Permit #	Site Address	Approved Date	Summary of Project	Comments
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.	City Engineer (Approved): 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 (Approved): 3/28/24; PC (Approved): 5/22/24
24-000501	105 North Main St.	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 (Approved): 5/23/24; PC (Approved): 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 (Approved): 4/25/24; ZA (Approved): 6/20/24
N/A	Citywide	N/A	Ordinance Amendment to residential zoning districts to clarify existing regulations for ADUs & JADUs.	PC recommended approval to the CC on 07/24/24; Introduction to CC (5-0) on 08/21/24, and adoption scheduled for 09/04/24.
N/A	Citywide	N/A	Ordinance - Right to Farm	Introduced to City Council (5-0) on 08/07/24; CC adopted on 08/21/24



**City of Ukiah  
Advanced Planning Projects**

**As of 9/02/2024**

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 and streamline Demolition Permit procedures. Funded by Local Early Action Planning (LEAP) Grant. Anticipate bringing proposed amendments forward in late-2024.
A_2022-02	Unincorporated Western Hills	N/A	Amendment of the Western Hills Annexation Area - Annexation Application.	Revised application submitted to LAFCo on 07/19/24
N/A	Citywide	N/A	Ordinance Amendment to encourage 'Missing Middle' housing within the City of Ukiah by amending the regulations of the R-1 & R-2 zoning districts.	PC hearing tentatively scheduled for 09/25/24
N/A	Existing southern terminus of the GRT at Commerce Drive to existing municipal facilities at Plant Road	N/A	Construction of a 1.9 multi-modal trail segment of the Great Redwood Trail (GRT) in the south of Ukiah.	CEQA State Clearinghouse circulation and public commentary period in process: 8/29/24 - 9/26/24