



**CITY OF UKIAH
NOTICE OF PUBLIC HEARING
MISSING MIDDLE ORDINANCE**

NOTICE IS HEREBY GIVEN that the City of Ukiah City Council will review and consider an Ordinance updating Ukiah City Code to more effectively regulate 'Missing Middle Housing' consistent with the Ukiah 2040 General Plan. Modifications would be made primarily to Ukiah City Code Division 9, Chapter 2, Article 3, Low Density Residential (R-1) District, Article 4, Medium Density Residential (R-2) District and Article 5, High Density Residential (R-3) District to incorporate changes consistent with Ukiah 2040 General Plan's density-related analysis and housing goals, such as reduced setback, parking and lot-size requirements; allowing a greater variety of housing types, such as 'Dwelling Groups' for which a stand-alone Article will be drafted; allowing limited commercial uses on a discretionary basis, as well as minor consistency updates and procedural clarifications to address known consistency issues. Staff will also incorporate guidelines regarding California Senate Bill 9 (2021) enacted by Government Code Section §65852.21 and §66411.7 into Article 3. Furthermore, this Ordinance would amend Ukiah City Code to establish updated definitions in Division 9, Chapter 2, Article 21, Definitions.

PROJECT IMPACTS: The proposed project is subject to the California Environmental Quality Act (CEQA). This project meets the requirements for CEQA Section 15183, Projects Consistent with a Community Plan or Zoning. Pursuant to Section 15183, Findings of Consistency have been prepared that evaluate the Ordinance Amendment's consistency with the Final Environmental Impact Report for the City of Ukiah General Plan Update. The 2022 Final EIR, certified in November 2022, establishes the City's vision for development through the year 2040. The evaluation determined whether the proposed changes would have new or increased significant environmental effects beyond those identified in the 2022 Final EIR. The review determined that impacts associated with the Amendment are similar to those density-related analysis and housing goals proposed within the 2022 Final EIR and that the implementation of the ordinance changes would not result in any new or increased environmental impacts. Therefore, as consistent with Section 15183 of the State CEQA Guidelines, no additional environmental review is required.

PUBLIC HEARING DATE/TIME: Wednesday, October 2, 2024, at 5:30 p.m. or soon thereafter.

LOCATION: This meeting will take place both in-person at the Civic Center Council Chambers, located at 300 Seminary Ave., Ukiah, CA, and via teleconference. Teleconference attendance details will be included on the agenda posted to the City website, www.cityofukiah.com/meetings/ and at the Civic Center Agenda Board no less than 72 hours prior to the meeting. Hearing materials for this project will be made available at the Community Development Counter, as well as the City of Ukiah website, www.cityofukiah.com/ceqa/ at least 10 days prior to the Public Hearing.

WHAT WILL HAPPEN: The City Council will hold a public hearing to consider all public testimony and consider introducing and a first reading of the proposed Ordinance. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter. Pertinent documents are available for review at the Community Development Department counter or online 72 hours prior to the hearing at <http://www.cityofukiah.com/meetings/>.

IF YOU CANNOT ATTEND: Comments may be submitted via email to Kristine Lawler, City Clerk, at klawler@cityofukiah.com, Jesse Davis at jdavis@cityofukiah.com or in person prior to the hearing at the Community Development Department, located at 300 Seminary Avenue, Ukiah, CA 95482. Office hours: 8:00 am to 12:00 p.m. and 1:00 p.m. to 5:00 pm, Monday through Friday.

FOR MORE INFORMATION: All interested parties may contact Jesse Davis, Chief Planning Manager at (707) 463-6207 or jdavis@cityofukiah.com; or visit the Community Development Department located at 300 Seminary Ave. Office hours: 8:00 am to 12:00 pm and 1:00 pm to 5:00 pm, Monday through Friday.

ADA ACCOMODATION: If you plan to attend the public hearing and need a special accommodation because of a sensory or mobility impairment/disability, or have a need for an interpreter, please contact Kristine Lawler at (707) 463-6217 or klawler@cityofukiah.com to arrange for accommodations.

APPEAL: The City Council's action regarding this item shall be final unless appealed. The last day to file an appeal is the 10th day after the City Council's decision. To file an appeal, a written statement must be filed with the City Staff with a filing fee prior to the expiration of the above noted appeal period. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Community Development or City Clerk at, or prior to, the public hearing. All persons are invited to present testimony in this matter.