



## AGENDA SUMMARY REPORT

**SUBJECT:** Adoption of an Ordinance Amending the Official Zoning Map of the City of Ukiah from Residential – Planned Development (R-2: PD) to Medium Density Residential (R-2), as well as Approval of a Minor Subdivision Resulting in Two (2) Parcels at 960-979 Marlene Street; (APNs 003-100-24 - 003-100-43).

**DEPARTMENT:** Community Development

**PREPARED BY:** Jesse Davis, Chief Planning Manager

**PRESENTER:** Jesse Davis, Chief Planning Manager

### ATTACHMENTS:

1. Ordinance - Marlene Street Rezone
2. Draft Findings
3. Draft Conditions of Approval
4. Tentative Map

**Summary:** Council will consider adoption of an ordinance amending the official Zoning Map of the City of Ukiah from Residential – Planned Development (R-2: PD) to Medium Density Residential (R-2), as well as approve a Minor Subdivision resulting in two (2) parcels at 960-979 Marlene Street; (APNs 003-100-24 - 003-100-43).

**Background:** On February 13, 1980, after continuing the item from a meeting on November 28, 1979, the Ukiah Planning Commission approved Use Permit No. 80-40 allowing for a condominium conversion project and Planned Development on the subject property.

On October 3, 1984, the Tentative Map was amended to replace the previously required recreational improvements/tennis courts with an open turf area, and relocate the pool to the southwestern portion of the project site residents. The tentative map was amended by Resolution No. 85-29, and carried by a unanimous roll call vote with the condition that the lawn area be landscaped and automatic irrigation system be installed. Ultimately, after receiving an extension, the City Council adopted the final map on May 7, 1986, after all improvements were finalized and the associated covenants, conditions, and restrictions provided to Staff.

Besides minor repairs, upgrades or maintenance, there has been minimal development activity associated with the subject parcel or the associated structures since they were originally constructed. Since finalization of the condominiums in 1986, two (2) separate Planned Developments have been facilitated to the north of the subject property, including the Marlene Estates (PD #14) and 950 Marlene Street (PD #16). While Marlene Street Condominiums is a Planned Development, it is not assigned a PD number, and it is not separately identified on the official zoning map for the City of Ukiah.

Per UCC §9265(d), on September 11, 2024, the Planning Commission held a public hearing and formulated, by a unanimous 3-0 vote (one absence, one vacancy), a recommendation to the City Council, in concurrence with the City Engineer, approval of the requested minor subdivision and rezone. The Planning Commission recommended that the City Council approve the proposed Zoning Map Amendment per a draft ordinance (Attachment 1), rezoning the subject parcel from Medium Density Residential – Planned Development (R-2: PD) to Medium Density Residential (R-2) based on the Findings included in Attachment 2, the Conditions of Approval in Attachment 3.

On October 4, 2024, the City Council held a public hearing on the proposed zoning and General Plan amendment and formulated, by a unanimous 5-0 vote, introduction by title only an Ordinance to approve the Rezone, and in concurrence with the City Engineer, the associated Minor Subdivision, as conveyed on the Tentative Map (Attachment 4).

**Discussion:** The rezone would remove a Planned Development (PD) designation applied to the property in 1980, thereby allowing it to revert to its base (R-2) zoning designation. This zoning district is consistent with the Medium Density Residential (MDR) land use classification currently assigned and affirmed as part of City's 2040 General Plan. Subsequently, the project would subdivide an underutilized portion of the subject parcel, and allow for future development consistent with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP).

In accordance with the California Environmental Quality Act (CEQA), the City of Ukiah Planning Division, in coordination with Terra Nova Planning & Research Incorporated, prepared a technical memorandum for the proposed Project and determined that the Project is exempt per CEQA Guidelines Section 15301, Class 1, Existing Facilities, as well as Section 15315, Class 15, Minor Land Division.

Staff recommends Council adopt the Ordinance amending the official zoning map from Medium Density Residential – Planned Development (R-2: PD) to Medium Density Residential (R-2), as well as approve a Minor Subdivision resulting in two (2) parcels at 960-979 Marlene Street.

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**Recommended Action:** Adopt an Ordinance Amending the Official Zoning Map of the City of Ukiah from Residential – Planned Development (R-2: PD) to Medium Density Residential (R-2), as well as Approve a Minor Subdivision resulting in two (2) Parcels at 960-979 Marlene Street; (APNs 003-100-24 - 003-100-43).

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**BUDGET AMENDMENT REQUIRED:** N/A

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**CURRENT BUDGET AMOUNT:** N/A

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**PROPOSED BUDGET AMOUNT:** N/A

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**FINANCING SOURCE:** Cost Recovery; 100023100.59101.P9277

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**PREVIOUS CONTRACT/PURCHASE ORDER NO.:** N/A

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**COORDINATED WITH:** N/A

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**DIVERSITY-EQUITY INITIATIVES (DEI):**N/A

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**CLIMATE INITIATIVES (CI):** N/A

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**GENERAL PLAN ELEMENTS (GP):** H-2 (Expand Housing Opportunities); H-5 (Future Housing Needs); LU-1 (Variety of Housing Types)

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Approved:   
Sage Sangiacomo, City Manager