



**City of Ukiah
Submitted Planning Applications**

As of 11/01/2024

Permit #	Site Address	Date Submitted	Summary of Project	Status
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
24-001302	120/150 Brush St	9/23/24	Minor Use Permit for Cannabis Products Processing and Distribution Center with 5 workers per shift for curing, processing, grading, rolling of prerolls, packaging of bulk flower and warehousing of bulk flour. No landscaping, signage or other exterior modifications. Have a Distribution license with DCC.	Under review
24-001301	1351 S. State St.	9/27/24	Replacement (demo) of an outdated modular building with a new modular building on the same site within the AIP-PD. The upgrades will modernize and improve existing facilities for Reach Air Medical Services crew members.	Under Review. Agency Referral window 10/31/24 - 11/8/24
24-001349	414 E. Perkins	10/6/24	Redwood Credit Union Use Permit to allow voluntary improvements to a non-conforming/non-historical structure (drive-through lane in DTZC), less than 50 years of age.	Under Review. Agency Referral window 10/24/24 - 11/8/24
24-001334	233 Thomas St.	10/9/24	Demolition of a residential structure over 50 ears old to allow for more usable off-street area for the existing commercial structure on the subject property.	DRC Hearing 10/21/24 (Recommended Approval to CC). CC Hearing scheduled for 11/6/24
24-001455	1076 Cunningham St.	10/24/24	Renewal of Major Use Permit for on-site consumption	Under Review. Original Use Permit approved by CC on 9/27/2023 File no. 23-8481
24-001454	420 Cooper Ln.	10/29/24	Demolition of a residential structure over 50 years old to build an NCIHA elder housing and community center.	Under Review

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



As of 11/01/2024

Permit #	Site Address	Approved Date	Summary of Project	Comments
N/A	Citywide	9/4/24	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; CC adopted on 09/04/24.
N/A	Citywide	8/21/24	Ordinance - Right to Farm	Introduction to City Council (5-0) on 08/07/24; CC adopted on 08/21/24
24-9265	195 Low Gap Rd.	9/18/24	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 recommended approval to CC on 08/14/24; Introduction to CC (5-0) on 9/04/2024; CC adopted on 9/18/2024
24-000177	1825 Airport Rd.	9/25/24	Modification 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	PC approved on 09/25/24 (3-0)

24-9277	960-979 Marlene St	10/16/24	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 recommended approval to CC on 09/11/24; CC Hearing scheduled for 10/02/24 (Introduction), CC approved 10/16/24.
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**City of Ukiah
Advanced Planning Projects**

As of 11/01/2024

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	CC on 8/21/2024 provided direction to Staff to complete an updated Historic Resources Survey and develop a historic preservation code. Ukiah 2040 Environment and Sustainability Element IP 6.7H (2025), IP 6.7G and 6.7I (2030), Goal ENV-3; Policy ENV-3.1, ENV-3.5, ENV-3.6, and ENV-3.7. RFP 'Architectural and Historical Resource Survey Preparation' released 10/28/2024, proposals due by 12/5/2024. Addendum to RFP under preparation.
A_2022-02	Unincorporated Western Hills	N/A	Amendment of the Western Hills Annexation Area - Annexation Application.	LAFCo hearing scheduled for 11/04/2024
N/A	Citywide	N/A	Ordinance Amendment to bring consistency to Agricultural regulations of UCC with Mendocino County regulations and Ukiah 2040 Ag. Element by amending "A" and AE" zoning districts.	PC hearing scheduled for 11/13/24. Ukiah 2040 Agricultural Element Implementation Program C (Align Agricultural Standards).
N/A	Citywide	10/16/2024	Ordinance Amendment to encourage 'Missing Middle' housing within the City of Ukiah by amending the regulations of the R-1, R-2 and R-3 zoning districts.	PC recommended approval to CC on 09/25/24; CC Hearing scheduled for 10/02/24 (Introduction), CC adopted on 10/16/24

N/A	Existing southern terminus of the GRT at Commerce Drive to existing municipal facilities at Plant Road	10/16/2024	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 comment period in process: 8/29/24 - 9/26/24; CC adopted on 10/16/24
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