



**City of Ukiah  
Submitted Planning Applications**

**As of 12/03/2024**

Permit #	Site Address	Date Submitted	Summary of Project	Status
17-3069	1294 N. State St.	7/11/23	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 at the "Old Tackroom" location.	Design Review Board Hearing (DRB): 4/25/24 Recommended Approval to Planning Commission (PC); PC Hearing: TBD. Original submittal 9/13/17 (File no. 17-3069). Initial DRB evaluation on January 25, 2018. Revised project submitted July 2023 notably omitting the second-story residential use in favor of a single-story commercial structure with a drive-thru
24-001302	120/150 Brush St	9/23/24	Minor Use Permit to allow for 'Cannabis Distribution' in accordance with a Type 11: Distribution License from the California Department of Cannabis Control (DCC). Distribution activities would utilize an existing warehouse structure (150 Brush Street) within the Manufacturing (M) zoning district.	Zoning Administrator (ZA) Hearing scheduled for 12/13/24
24-001301	1351 S. State St.	9/27/24	Minor Use Permit for the demolition and replacement of an existing modular structure within the Ukiah Municipal Airport. The replacement structure will allow for modernized and improved crew facilities for Reach Air Medical Services staff.	ZA Hearing scheduled for 12/13/24
24-001349	414 E. Perkins St.	10/6/24	Minor Use Permit for voluntary modifications to an existing nonconforming structure per Ukiah City Code (UCC) Section 9231.14(C)(3) to allow for renovation and reuse for 'Financial Services', as well as a Major Site Development Permit to utilize the existing drive-through facility in accordance with the Downtown Zoning Code (DZC)	DRB Hearing: 11/21/24 Recommended Approval to PC. PC Hearing scheduled for 12/11/24
24-001455	1076 Cunningham St.	10/24/24	In accordance with UCC Section 9174.3(C)(5)(B), a one year renewal of a previously approved modification to a Major Use Permit allowing for 'Cannabis Consumption - Outdoor' at an existing 'Cannabis Microbusiness'.	ZA Hearing scheduled for 12/13/24
24-001454	420 Cooper Ln.	10/29/24	Demolition of a structure over 50 years old in compliance with UCC Section 3016 (Historical Review).	Demolition Review Committee (DRC) Hearing: 11/22/24 Recommend Approval to City Council (CC); CC Hearing scheduled for 12/18/24
24-001480	401 S State St.	11/5/24	Minor Use Permit request to allow for voluntary modifications of an existing structure to facilitate 'General Retail' and 'Small Products Manufacturing' within the DZC in accordance with UCC Section 9231.14(C)(3).	ZA Hearing scheduled for 12/13/24



**City of Ukiah  
Advanced Planning Projects**

**As of 12/03/2024**

Permit #	Site Address	Approved Date	Summary of Project	Comments
N/A	Citywide	N/A	Ordinance Amendment for modifications to UCC Section 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. A Request for Proposals (RFP) 'Architectural and Historical Resource Survey Preparation' was released on 10/28/2024, with proposals due by 12/5/2024.
N/A	Citywide	N/A	Ordinance Amendment to bring consistency to Agricultural regulations of UCC with Mendocino County regulations and Ukiah 2040 Agriculture Element by amending Agricultural Combining "A" and Agriculture Exclusive "AE" zoning districts.	PC hearing scheduled for 11/13/24, continued to 12/11/24. Ukiah 2040 Agricultural Element IP C (2030).
N/A	Citywide	N/A	An Ordinance Amendment to facilitate the creation of an Open Space (O-S) zoning designation, as envisioned in the Ukiah 2040 General Plan. The designation seeks to preserve and manage areas of significant natural value, such as wildlife habitats, riparian corridors, creeks, and scenic resources, while supporting community resilience and sustainable land use practices.	PC workshop scheduled for 12/11/2024.

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



**As of 12/03/2024**

Permit #	Site Address	Approved Date	Summary of Project	Comments
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.	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 on 10/16/24.
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 Approved on 11/6/24
A_2022-02	Unincorporated Western Hills	11/4/2024	Western Hills Annexation Request & Sphere of Influence Amendment	LAFCo Hearing 11/04/2024: Approved.

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	CEQA Document for the 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.