



**City of Ukiah
Submitted Planning Applications**

1/9/2025

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. Original submittal 9/13/17 (File no. 17-3069). Initial DRB evaluation on January 25, 2018.	Design Review Board Hearing (DRB): 4/25/24 Recommended Approval to Planning Commission (PC); PC Hearing: TBD
PA24-000020/21	534 E. Perkins St.	12/23/24	A Major Site Development Permit and Minor Subdivision of APN 002-200-43 within the Pear Tree Center, approximately 150 feet west of the E. Perkins St./S. Orchard Ave. intersection. The proposal includes the construction of a ±1,700 sq. ft. Starbucks retail, operating as carry-out and drive-through only, with no interior dining, and a total gross building area, including the outdoor canopy, of approximately 2,885 sq. ft. Additionally, the project includes subdividing the existing parcel into two lots, one for future development under separate permitting processes. The site is currently an underutilized parking lot originally developed to support the shopping center and includes access, drainage, and public utility easements.	Initial Review
LLA24-00004	218 Mason St.	12/30/24	The proposed Lot Line Adjustment between four (4) parcels along Mason Street is necessary to address boundary discrepancies and ensure that all existing improvements are fully contained within their respective legal boundaries. No development is proposed or associated with this request, as the primary purpose is to facilitate minor adjustments and corrections.	Agency Referral
LLA25-00001	N/A	1/7/25	LLA #1 (Hull - City of Ukiah): The proposed adjustment between 4 parcels is necessary to adjust the lot lines of APN 003-190-11 (Parcel "1"), APN 001-040-83 (Parcel "2"), APN 157-050-18/APN 157-070-05/APN 003-190-16/APN 003-190-17 (Parcel "3"), and APN 157-050-16 (Parcel "4") to fulfill the Development Agreement for the recently annexed 'Western Hills'	Agency Referral

LLA25-00002	N/A	1/7/25	LLA #2 (Hull - City of Ukiah): The proposed adjustment between 4 parcels is necessary to adjust the lot lines of Parcel "1", along with existing city parcels APN 157-050-15 (Parcel "2"), APN 157-050-13/APN 157-060-02 (Parcel "3"), and APN 157-050-03/APN 157-060-03 (Parcel "4") to fulfill the Development Agreement for the recently annexed 'Western Hills':	Agency Referral
LLA25-00003	N/A	1/7/25	LLA #3 (Hull - City of Ukiah): The proposed adjustment between 4 parcels is necessary to adjust the lot lines of Parcel "1", along with existing city parcels APN 157-030-02/APN 157-050-14 (Parcel "2"), APN 003-260-01/APN 003-500-14 (Parcel "3"), and APN 003-190-19 (Parcel "4") to fulfill the Development Agreement for the recently annexed 'Western Hills'. The completion of LLA #3 would conclude the needed adjustments for the Western Hills Development Agreement.	Agency Referral

City of Ukiah
2040 General Plan Implementation - Status



COMMUNITY DEVELOPMENT DEPARTMENT

1/9/2025

General Plan Element	Implementation Program	Date Due	Description	Status / Comments
Land Use	E - Zoning Code Amendments	12/31/2025	Zoning districts and map consistency with the 2040 Land Use diagram. This Ordinance Amendment will 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.	A Planning Commission (PC) workshop is scheduled for January 8, 2025. Staff received direction and input to continue the workshop to a date uncertain.
Environment & Sustainability	H - Cultural and Historic Registry	12/31/2025	On 8/21/2024, City Council (CC) directed Staff to complete an updated Historic Resources Survey and develop a historic preservation code. A Request for Proposals (RFP) for Architectural and Historical Resource Survey Preparation was released on 10/28/2024, with proposals due by 12/5/2024.	Staff will make a recommendation to CC for contract award at CC's February 5, 2025, meeting.
Environment & Sustainability	I - Historic Preservation Ordinance	12/31/2030	This was formerly reported as the ordinance amendment for modifications to Ukiah City Code (UCC) Section 3016 for demolition permit procedures. Development of the historic preservation code will holistically integrate demolition permit procedures.	Development of the historic preservation ordinance and code will be undertaken either concurrently or immediately after development of the updated architectural and historical resource survey.
Environment & Sustainability	M - Adopt a Municipal Climate Action Plan (CAP)	12/31/2025	A Municipal Climate Action Plan (CAP) is a strategic framework outlining policies, programs, and actions to reduce greenhouse gas emissions, enhance sustainability, adapt to climate change, and promote environmental stewardship.	On January 2, 2025, staff reviewed the CAP technical appendix and is now awaiting the complete draft of the CAP for further review.

Economic Development	A - Economic Development Strategy	12/31/2025	A Economic Development Strategy is used as an operational guide to implement the economic development goals and policies of the General Plan. The strategy should address business attraction, retention, and expansion, infrastructure priorities, tourism, intergovernmental coordination and cooperation, economic diversification, and workforce development.	Between August 1 and October 31, 2024, interviews were conducted with key stakeholders and community champions as identified in the Ukiah 2040 General Plan. Staff is currently analyzing the interviews to identify roughly three
Agriculture	C - Align Agricultural Standards	12/31/2030	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.	Planning Commission (PC) recommended approval to CC on December 11, 2024. CC Introduction scheduled for January 15, 2025.
Public Facilities, Services, and Infrastructure	B - Parks Gap Analysis	12/31/2025	Preparation of a parks gap analysis identifying areas of the City underserved by parks and recreation facilities access.	Ongoing. Survey conducted and analyzed from 2024 Pumpkinfest to determine opportunities improved facilities or programming.

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



1/9/2025

Permit #	Site Address	Approved Date	Summary of Project	Comments
24-001480	401 S State St.	12/19/2024	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).	Zoning Administrator (ZA) approved on 12/19/24.
24-001302	120/150 Brush St	12/13/2024	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.	ZA approved on 12/13/24.
24-001301	1351 S. State St.	12/13/2024	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 approved on 12/13/24.
24-001455	1076 Cunningham St.	12/13/2024	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 approved on 12/13/24.
24-001349	414 E. Perkins St.	12/11/2024	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 (5-0). PC approved on 12/11/24 (3-0).

A_2022-02	Unincorporated Western Hills	11/4/2024	Western Hills Annexation Request & Sphere of Influence Amendment	LAFCo Hearing 11/4/24: Approved.
24-001454	420 Cooper Ln.	10/29/2024	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 approved on 12/18/24.
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.
24-001334	233 Thomas St.	10/9/2024	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