

**City of Ukiah
Submitted Planning Applications**

As of 02/01/2025

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	Major Site Development Permit 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. The site is currently an underutilized parking lot originally developed to support the shopping center and includes access, drainage, and public utility easements. Originally, the project requested a subdivision of the existing parcel into two lots, one for future development under separate permitting processes.	Received revised project scope request to eliminate the subdivision consideration 1/23/25; awaiting updated application information.



**City of Ukiah
General Plan Implementation Status**

As of 02/01/2025

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.	On January 8, 2025, a Planning Commission (PC) discussion and workshop was held, presented by and in consultation with Community Development and Community Services Staff. During this session, the Commission tasked Staff with developing preliminary concepts for the Open Space Zoning District. These concepts are scheduled to be presented at a future Planning Commission meeting.
Land Use	E - Zoning Code Amendments	12/31/2025	Zoning amendment to establish a consistent program for new signage, streamlining the application process and implementing design standards. This Ordinance Amendment addresses goals related to lighting, community character, and consistency across zoning designations, focusing on reducing poor signage that detracts from the built environment.	Staff is currently drafting updated sign regulations in preparation of initial presentation to the Design Review Board (DRB) on February 27, 2025.
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.	Proposals were received from consultants interested in preparing the Survey for the City, but fees proposed were quite a bit higher than staff estimates. Staff will be seeking additional direction on how to proceed from Council at a future date.

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 Climate Action Plan (CAP) and a Climate Adaptation & Resilience Strategy (CARS) are currently being prepared. Together, the CAP and CARS will establish a strategic roadmap for how the City will reduce greenhouse gas emissions, prepare for climate hazards, & build a more resilient community.	Staff and the consultant are currently authoring the draft CAP.
Economic Development	A - Economic Development Strategy	12/31/2025	On June 19, 2024, the Ukiah City Council provided direction to Staff in the preparation of an Economic Development Strategy that guides and supports annexation efforts - an "operational guide" and to help intentionally chart a course towards the Ukiah of the future.	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 primary goal areas for further exploration.
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.	City Council hearing scheduled for 2/19/25 (Introduction).
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.	Staff is currently authoring the draft Parks Gap Analysis.

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



As of 02/01/2025

Permit #	Site Address	Approved Date	Summary of Project	Comments
24-001480	401 S State St.	12/19/24	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).	Zoning Administrator (ZA) approved on 12/19/24.
24-001301	1351 S. State St.	12/13/24	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 approved on 12/13/24.
24-001455	1076 Cunningham St.	12/13/24	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 approved on 12/13/24.
24-001454	420 Cooper Ln.	12/18/24	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 approved on 12/18/24.
24-001349	414 E. Perkins St.	12/11/24	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 (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 11/04/2024: Approved.