



**City of Ukiah
Submitted Planning Applications**

4/1/2025

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); On 03/04/25 revised application and plan materials were submitted to the attention of staff; awaiting applicant response; 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; DRB & PC Hearings: TBD
PA25-000005	195 Seminary Ave.	3/3/25	Major Use Permit Renewal for 195 Seminary Avenue (APN 002-272-16) to allow for the sale and delivery of 'Cannabis Products' at an existing 'Cannabis-Related Business' within an existing commercial structure. The original 'Dispensary Use Permit' was approved by the Planning Commission on February 23, 2022.	Zoning Administrator (ZA) Hearing Scheduled: 4/15/25

Permit #	Site Address	Date Submitted	Summary of Project	Status
PA25-000007	105 Pomeroy Ave.	3/10/25	<p>Minor Site Development Permit for 105 Pomeroy Street (APN 002-247-02) to renovate and repurpose an existing commercial building. The project will maintain the current size and layout of the building, and will utilize the previously approved 75' pole sign. The project includes the addition of a drive-through component, and increased site landscaping. The structure, originally constructed in 1969, has historically operated as a Denny's, and has remained vacant since 2023.</p>	<p>Design Review Board (DRB) Hearing: 3/27/25 Recommended Approval to ZA; ZA Hearing Scheduled: 4/15/25</p>

City of Ukiah
2040 General Plan Implementation - Status



4/1/2025

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 the regular PC Hearing on May 14, 2025.
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	On February 27, 2025, a Design Review Board (DRB) discussion and workshop was held to review and provide a recommendation to the Planning Commission on proposed ordinance amendments regarding signage. These concepts are scheduled to be presented at the regular PC Hearing on April 23, 2025.

General Plan Element	Implementation Program	Date Due	Description	Status / Comments
Land Use	E - Zoning Code Amendments	12/31/2025	The City shall amend the Zoning Code to address the following topics: Downtown Zoning Code and Design Guidelines	In summer 2025, the Zoning Reform Ad Hoc will meet with Staff to further potential amendments to the Downtown Zoning Code by balancing the differing needs of Perkins Street - "Revitalization" and Downtown "Preservation" as it pertains to land use and economic development.
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 higher than staff's initial estimates. A City Council Ad Hoc was formed and assigned to 'Historic Preservation' topics.
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.	The draft CAP is currently circulating for community feedback from March 3, 2025 to April 2, 2025.
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.

General Plan Element	Implementation Program	Date Due	Description	Status / Comments
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 approved introduction of the ordinance on 2/19/25; adopted by the City Council on 03/05/25.
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.	The Parks Gap Analysis was approved by the City Council on 03/19/2025.

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



4/1/2025

Permit #	Site Address	Approved Date	Summary of Project	Comments
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'	City Engineer (CE) approved on 1/7/25
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':	City Engineer (CE) approved on 1/7/25
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.	City Engineer (CE) approved on 1/7/25