



CITY OF UKIAH NOTICE OF PUBLIC HEARING ZONING ADMINISTRATOR

NOTICE IS HEREBY GIVEN that the City of Ukiah Zoning Administrator will review and consider adoption of a Minor Site Development Permit at 105 Pomeroy St.; APN 002-247-02 to renovate and repurpose an existing commercial structure and utilize its previously approved signage allowance for continued restaurant use. The project includes the integration of a drive-through component, as permitted under Ukiah City Code (UCC) §9081, and in compliance with the off-street parking requirements of UCC §9198(D); File No. PA25-000007.

PROJECT IMPACTS: The proposed project at 105 Pomeroy St.; APN 002-247-02 is subject to the California Environmental Quality Act (CEQA), and qualifies for a Categorical Exemption under CEQA Guidelines, Article 19, Class 1, Section 15301 (Existing Facilities) (a), which applies to minor interior or exterior alterations of existing structures within an urbanized area. The project involves renovations to an existing 3,100-square-foot commercial structure previously occupied by a sit-down restaurant, for reuse as a quick-service restaurant with a drive-through. The building's footprint will remain unchanged, with proposed improvements including interior remodeling, exterior façade upgrades, and the addition of a drive-through lane. No major site grading or disturbance to natural features is proposed.

PUBLIC HEARING DATE/TIME: Tuesday, April 15, 2025, at 11:00 a.m. or soon thereafter.

LOCATION: This meeting will take place both in-person at the Ukiah Civic Center, located at 300 Seminary Ave., Ukiah, CA, and via teleconference/Zoom. Teleconference/Zoom attendance details will be included on the agenda posted to the City of Ukiah website, www.cityofukiah.com/meetings and at the Civic Center Agenda Board no less than 72 hours prior to the meeting. Hearing materials for this project will be made available at the Community Development Counter, as well as the City of Ukiah website <https://cityofukiah.com/ceqa/> at least 10 days prior to the Public Hearing.

WHAT WILL HAPPEN: The Zoning Administrator will hold a public hearing to consider all public testimony and determine to approve, conditionally approve or deny the request. If you challenge this matter in court, your claims may be limited to the issues raised during the public hearing or in written correspondence submitted to the Community Development Department before or during the hearing. All interested parties are invited to attend and provide testimony. All agenda documents will be available for public review at the Community Development Department counter or online at www.cityofukiah.com/meetings at least 72 hours prior to the hearing.

IF YOU ARE UNABLE TO ATTEND: You may submit comments by email to the Planning Division Planning at planningdivision@cityofukiah.com. Comments may also be submitted in person before the hearing at the Community Development Department, located at 300 Seminary Avenue, Ukiah, CA 95482. Please include the project number or a relevant reference in your submission.

FOR MORE INFORMATION: Interested parties may contact the Planning Division at planningdivision@cityofukiah.com or (707) 463 - 6215. You may also visit the Community Development Department at 300 Seminary Avenue, Ukiah, CA 95482.

ADA ACCOMMODATION: If you plan to attend the public hearing and require a special accommodation due to a sensory or mobility impairment, disability, or need for an interpreter, please contact the Planning Division at (707) 463 - 6215 or planningdivision@cityofukiah.com to arrange for assistance.

APPEAL: The Zoning Administrator's decision on this item is final unless appealed. The deadline to file an appeal is 10 days after the Zoning Administrator's decision. To appeal, a written statement must be submitted to City staff along with the required filing fee before the appeal period expires. If you challenge this project in court, your claims may be limited to the issues raised during the public hearing or in written correspondence submitted to the Community Development Department or City Clerk before or during the hearing. All interested parties are invited to provide testimony on this matter.