

**City of Ukiah
Submitted Planning Applications**

6/1/2025

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): 04/25/24 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 01/23/25; awaiting updated application information; DRB & PC Hearings: TBD
PA25-000011	214 E. Perkins St.	4/22/25	Demolition Permit for APNs 002-192-24 and 002-192-25 at 214 East Perkins Street, located on the north side of Perkins Street between South Dora and South Orchard avenues. The proposal involves removal of an existing ±6,000 sq. ft. vacant commercial structure constructed in 1947, previously used as a warehouse for Montgomery Ward, later occupied by the Pioneer Company and Curry's Furniture. The building is subject to historical review under Ukiah City Code Section 3016 but is not listed in the City's 1985 or 1999 historical resource surveys, is not within a designated historic district, and has not been assigned a California Historical Resource Status Code.	Demolition Review Committee (DRC): 05/22/25 Recommended Approval to City Council (CC); CC Hearing: 06/18/25
LLA25-000004	660/680 N. State St.	5/30/25	Commercial Lot Line Adjustment (LLA) involving two parcels: 660 (Parcel 1) and 680 (Parcel 2) North State Street. As shown on the Tentative Map, the gravel parking area is being shifted from Parcel 2 to Parcel 1. No new development is proposed or associated with this request. Following the adjustment, Parcel 1 will increase in size by approximately 1,675 square feet, and Parcel 2 will decrease by the same amount.	Agency Referral

City of Ukiah
2040 General Plan Implementation - Status



6/1/2025

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. PC: 05/28/25 Recommended Approval to City Council (CC); CC Hearing: TBD
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	Design Review Board workshop held 2/27/25 to review signage ordinance amendments. Planning Commission recommended approval and removal of UCC §3227(12) on 4/23/25. City Council (CC) introduced the Ordinance on May 21 (4-0) with minor revision to §3225(I): special event signs (gov't, educational, civic, religious) allowed up to 20 days prior, removed within 2 days after; no size/number limits, but prior approval by Community Development Director required. Does not apply to handbills or small posters. CC Adoption scheduled for 6/4/25.

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	The City shall update the list of cultural and historic resources worthy of nomination to state or national preservation lists.	A City Council Historic Preservation Ad Hoc has been appointed by the City Council to guide this work in 2025 and 2026.
Environment & Sustainability	I - Historic Preservation Ordinance	12/31/2030	The City shall adopt a Historic Archaeological Preservation Ordinance to review permanent changes to the exterior or setting of designated historic or impacts to Archaeological resources. Among other topics, the Ordinance should address the following: archaeological resource impact avoidance, new development in historically sensitive neighborhood, compatibility of energy conservation retrofitting, design review standards for new structures replacing demolished historic structures, and requirements for preservation of records and artifacts from demolished historic structures.	A City Council Historic Preservation Ad Hoc has been appointed by the City Council and met upon two occasions. Planning staff and Historical Society of Mendocino County staff will be collaboratively drafting a historic preservation ordinance.
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 was presented and adopted by the City Council at a Public Hearing on 05/21/25.

General Plan Element	Implementation Program	Date Due	Description	Status / Comments
Economic Development	A - Economic Development Strategy	12/31/2025	The City shall prepare, adopt, and regularly update an Economic Development Strategy, which shall be used as an operational guide to implement the economic development goals and policies of the General Plan.	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	E - Reduce Regulation for Local Agriculture	12/31/2025	Ordinance Amendment to bring consistency to create a new Administrative Use Permit (AUP) process in the City of Ukiah's Zoning Code. The new process would allow certain low-impact uses, which are currently subject to a public hearing, to be reviewed and approved by City staff if they meet specific standards. The ordinance also introduces detailed criteria for uses such as noncommercial animal keeping, outdoor sales, community gardens, live entertainment, and specialty food and beverage tastings. The goal is to simplify the review process for qualifying projects while maintaining protections for neighbors and the surrounding community.	Planning Commission hearing scheduled for 6/28/25.
Agriculture	C - Align Agricultural Standards	12/31/2025	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 02/19/25; 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.

General Plan Element	Implementation Program	Date Due	Description	Status / Comments
Housing Element	3c - Explore other policies and regulations that facilitate new infill housing development 3d - Facilitate improvements to permit processing to streamline housing development	Completed/Ongoing	An ordinance amending the Ukiah City Code in response to comments from the California Department of Housing and Community Development (HCD). This ordinance updates the City's zoning regulations to implement state law requirements for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) pursuant to Government Code Section 65852.2, establishing and expanding ministerial allowances. The ordinance also amends, removes, and adds regulations in response to written findings issued by HCD on April 24, 2025.	Planning Commission hearing scheduled for 6/28/25.

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



6/1/2025

Permit #	Site Address	Approved Date	Summary of Project	Comments
PA25-000007	105 Pomeroy Ave.	3/10/25	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.	Design Review Board (DRB) Hearing: 03/27/25 Recommended Approval to the Zoning Administrator (ZA); ZA approved on 04/15/25.
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 approved on 4/15/25.
PA25-000009	1317 Clay St.	4/1/25	Minor Variance to allow a 2' encroachment into the 5' rear/side (southern) setback on this corner lot, for an approximately 9ft x 29ft pool and spa accessory structure.	Zoning Administrator (ZA) Hearing held on 05/20/25, continued to a date certain of/approved on 5/27/25.