



**CITY OF UKIAH
NOTICE OF PUBLIC HEARINGS
PLANNING COMMISSION
WEDNESDAY, JUNE 25, 2025, AT 6 PM OR SOON THEREAFTER**

NOTICE IS HEREBY GIVEN that the following ordinances have been submitted for Planning Commission review and recommendation to the City Council:

Accessory Dwelling Unit (ADU) Ordinance: 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. It also amends, removes, and adds regulations in response to written findings issued by the California Department of Housing and Community Development on April 24, 2025, pursuant to Government Code Section 66326(a).

Administrative Use Permit (AUP) Ordinance: This ordinance proposes to create a new administrative use permit process in the City of Ukiah's Zoning Code. The new process would allow certain low-impact uses, currently subject to a public hearing, to be reviewed and approved by City staff if they meet specific standards. It 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.

PROJECT IMPACTS: Both proposed ordinances are subject to the California Environmental Quality Act (CEQA) but qualify for the "common sense exemption" under CEQA Guidelines Section 15061(b)(3), as it can be determined with certainty that neither will have a significant effect on the environment.

The ordinance addressing Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) modifies and clarifies local permitting standards to ensure consistency with state law. It removes barriers to development by expanding ministerial approval pathways, particularly for properties with multifamily residential structures, and includes technical corrections for alignment with the municipal code. These updates are expected to support infill development, increase housing opportunities on residential parcels, and further local housing affordability goals. The ordinance does not introduce new discretionary entitlements or expand allowable land uses beyond what is permitted by statute.

The ordinance establishing an Administrative Use Permit introduces procedural changes to the City's permitting process by allowing certain low-impact uses, currently subject to discretionary review through a Minor Use Permit, Minor Variance, or Minor Site Development Permit, to be reviewed ministerially. This ordinance does not authorize new land uses, increase development intensity, or change any applicable environmental standards or regulations.

LOCATION: This meeting will take place both in-person at the Civic Center Council Chambers, located at 300 Seminary Ave., Ukiah, CA, and via teleconference. Teleconference attendance details will be included on the agenda posted to the City website, www.cityofukiah.com/meetings/ and at the Civic Center Agenda Board no less than 72 hours prior to the meeting. Hearing materials for these ordinances will be made available at the Community Development Counter, as well as the City of Ukiah website, www.cityofukiah.com/ceqa/ at least 20 days prior to the Public Hearing.

WHAT WILL HAPPEN: The Planning Commission will hold a public hearing to consider all public testimony and either recommend to approve, conditionally approve, or deny the ordinances to the City Council. All interested parties may comment on the project.

IF YOU CANNOT ATTEND: Comments may be submitted via email or mail to the Planners listed below, or in person prior to the hearing at the Community Development Department, located at 300 Seminary Avenue, Ukiah, CA 95482.

FOR MORE INFORMATION: All interested parties may contact Katherine Schaefer, Planning Manager at (707) 463-6203 or kschaefer@cityofukiah.com; or Jesse Davis, Chief Planning Manager at (707) 463-6207 or jdavis@cityofukiah.com; or visit the Community Development Department located at 300 Seminary Ave.

ADA ACCOMMODATION: If you plan to attend the public hearing and need a special accommodation because of a sensory or mobility impairment/disability, or have a need for an interpreter, please contact the City Clerk at (707) 463-6217 to arrange assistance.