



CITY OF UKIAH NOTICE OF PUBLIC HEARING PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the City of Ukiah Planning Commission will review and consider the adoption of a Major Site Development Permit for the property located at 1294 and 1296 N. State Street (APNs 001-370-36 and 001-370-37). The project involves the construction of an approximately 3,261 square-foot, single-story commercial shell building. The proposed development includes on-site parking, landscaping, and pedestrian access improvements consistent with the C-1 zoning standards of the site. Although the original proposal included a drive-through, a removal of this component is recommended to address potential traffic and safety concerns, particularly related to queuing and peak-hour congestion near the adjacent intersection of North State Street and South Empire Drive. This recommendation is intended to ensure safe and convenient access for both vehicles and pedestrians. File No. 25-001039; PA25-000017 (formerly File No. 17-3069).

PROJECT IMPACTS: The proposed project qualifies for a Categorical Exemption under CEQA Guidelines Section 15332 (Class 32), as it involves construction on a small, previously developed parcel within an urban area. The development occurs within the City of Ukiah limits on a project site that is no more than five acres in total area (± 0.90 acres). The site is a historically developed location, previously housing a commercial building destroyed by fire. The site is substantially surrounded by auto-centric uses (existing commercial enterprises along N. State Street/Empire Drive), meeting the definition of an infill site.

PUBLIC HEARING DATE/TIME: **Wednesday, November 12, 2025, at 5:15 p.m. or soon thereafter.**

PROJECT PLANNER: Katherine Schaefer (Planning Manager); 707-463-6203; kschaefer@cityofukiah.com

LOCATION: Civic Center Council Chambers, 300 Seminary Avenue, Ukiah, CA. Hybrid participation will be available via teleconference (Zoom). Access details will be provided in the posted agenda at least 72 hours before the meeting at www.cityofukiah.com/meetings and on the Civic Center agenda board.

WHAT WILL HAPPEN: The Planning Commission will hold a public hearing to consider all public testimony and either approve, conditionally approve, or deny the project. All interested parties may comment on the project. Hearing-related documents will be available for review at the Community Development Department counter and online at least 10 days prior to the hearing at www.cityofukiah.com/ceqa/.

HOW TO PARTICIPATE OR COMMENT: All interested persons may attend and provide testimony. Written comments may be submitted to the City Clerk at cityclerk@cityofukiah.com or the Planning Division at planningdivision@cityofukiah.com, or delivered to the Community Development Department, 300 Seminary Avenue, Ukiah, CA 95482. Please reference the file number(s) in your correspondence.

ADA ACCOMMODATION: If you require accommodation due to a disability or need an interpreter, contact the City Clerk at (707) 463-6217 or cityclerk@cityofukiah.com as soon as possible before the meeting.

APPEAL: The Planning Commission's decision on this item is final unless appealed. The deadline to file an appeal is 10 days after the Planning Commission'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.