

**City of Ukiah  
Submitted Planning Applications**

**1/1/2026**

Permit #	Site Address	Date Submitted	Summary of Project	Status
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.	Incomplete/awaiting applicant response - Limited Updates Since 02/01/25.
PA25-000021	101 and 105 S Main St.	11/7/25	Historic Demolition Permit for two structures over 50 years old (APN 002-231-01). The request focuses on revising mitigation measures in a CEQA Addendum to the 2022 City Council–approved Initial Study and demolition permit, reflecting a new applicant and updated project timing.	Demolition Review Committee (DRC) recommended to City Council (CC) on 11/20/25, that the Draft Addendum (with modifications to the proposed CUL-2 and CUL-3) successfully mitigates the significant environmental impact of the demolition. CC meeting tentatively scheduled for 1/21/26.

## City of Ukiah

### 2040 General Plan Implementation - Status of Projects In-Process or Completed within the Last 60 Days



1/1/2026

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.	Completed. On 10/22/25, the Planning Commission (PC) recommended the Ordinance to the City Council (CC). CC Adopted on 11/5/25.
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 progress. Downtown Zoning Code City Council Ad Hoc Committee met in August 2025 and October 2025. PC workshop completed on 12/10/25.
Land Use	E - Zoning Code Amendments	12/31/2025	Zoning Districts and map consistency with the 2040 Land Use Diagram.	In progress. Working towards creating official zoning maps by updating parcel boundaries within City limits, integrating past lot line adjustments, compiling and rectifying past zoning inconsistencies, capturing past annexation boundaries, and Ukiah Municipal Airport Compatibility Plan (UKIALUCP) infill policy identification. PC workshop scheduled for 01/14/26.

General Plan Element	Implementation Program	Date Due	Description	Status / Comments
Land Use	D - City Gateway Design Standards	12/31/2025	The City shall prepare gateway design standards for all City gateways. The standards will address landscape design and materials, signage, building form, and historic themes that create a unique sense of place.	In progress. PC Workshop scheduled for 01/28/26.
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.	In progress. Economic Development Strategy currently deferred until the City's reorganization application is further progressed.
Mobility Element	L - Airport Parcels	12/31/2025	The City shall prepare a study to identify parcels on which new development could benefit the airport and support annexation of those parcels. (Policy MOB-6.3) Infill Policy for Compatibility Zones: The City shall work collaboratively with the County to develop an In-fill Policy within the Municipal Airport Compatibility Zones.	In progress. Airport Infill Policy Ad Hoc appointed by City Council in November 2025 and met once in December 2025.
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.	In progress but will be deferred until after the historic preservation ordinance is developed and adopted.
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.	In progress. Staff and Historical Society of Mendocino County staff currently drafting an ordinance based on community and Ad Hoc input.

**City of Ukiah**  
**Recently (Within Previous 60 Days) Approved Projects**



**1/1/2026**

Permit #	Site Address	Approved Date	Summary of Project	Comments
17-3069	1294 N. State St.	11/12/25	Resubmitted Site Development Permit to allow for construction two retail suites (including one drive-through), within the Community Commercial (C-1) zoning district at the "Old Tackroom" location. Original submittal 9/13/17; initial DRB evaluation on January 25, 2018; Resubmittal 8/29/25.	Approved by the Planning Commission on 11/12/25.
LLA25-000006	670 and 680 N. State St.	11/3/25	Commercial Lot Line Adjustment for two (2) parcels. No new development is proposed or associated with this request. Following the adjustment, Parcel 1 will increase in size by approximately 0.58 acres (25,264.8 sf), and Parcel 2 will decrease by the same amount.	Approved by the City Engineer on 11/19/25.
PA25-000019	1240 Airport Park Blvd.	12/10/95	Major Site Development Permit and Lot Merger of APNs (180-080-74; 180-080-75) converting a ±7,129-square-foot structure into an 'Urgent Care and Administrative Office' within the AIP-PD Mixed-Use Airport Industrial Park Planned Development.	Approved by the Planning Commission on 12/10/25.
File No. 25-001630	817 Waugh Ln.	11/21/25	Historic Demolition Permit request for a residential structure (APN 003-574-07). The proposal also includes demolition of a barn, garages, shed, and vineyard, none of which rise to the level of historical or architectural significance that would warrant review under the City's historic demolition procedures.	Determined exempt from historical review pursuant to Ukiah City Code (UCC) 3016(B) by the Community Development Department (CDD) Director on 12/22/25.