

**City of Ukiah
Submitted Planning Applications**

12/1/2025

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.
PA25-000019	1240 Airport Park Blvd.	9/10/25	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.	Design Review Board (DRB) recommended approval to the Planning Commission (PC) on 10/24/25. PC hearing scheduled for 12/10/25.
LLA25-000006	670 and 680 N. State St.	11/3/25	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.	Awaiting approval by the City Engineer.
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 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.
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.	In assessment for Historical Review eligibility pursuant to Ukiah City Code (UCC) 3016

City of Ukiah

2040 General Plan Implementation - Status of Projects In-Process or Recently (Within Previous 60 Days) Completed



12/1/2025

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 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. Commissioner Hilliker selected by PC to provide input to Downtown Zoning Code City Council Ad Hoc Committee. Committee met in August 2025, and October 29, 2025. PC workshop scheduled for 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.
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.	Economic Development Strategy currently deferred until the City's reorganization application is further progressed.

General Plan Element	Implementation Program	Date Due	Description	Status / Comments
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	Identification for potential infill eligibility within Airport Compatibility Zone 2 in progress. Informational Item scheduled before Mendocino Airport Commission 11/4/25, cancelled due to lack of quorum. On 11/19/25, the City Council appointed a new Airport Infill Policy Ad Hoc to assist with these efforts.
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.	Community workshop held on 10/16/25 and new historic preservation webpage launched on City's website. Staff and Historical Society of Mendocino County staff currently drafting an ordinance based on community and Ad Hoc input.
Agriculture Element, Land Use Element	C - Align Agricultural Standards	Completed/Ongoing	Align City Agricultural Standards with those of Mendocino County; and Development Pattern LU-7, to ensure the orderly and timely growth and expansion of the City.	On 10/08/25, the PC considered and adopted a resolution recommending rezoning one unincorporated parcel, Assessor's Parcel Number (APN) 167-280-15, addressed as 1 Carousel Lane, to the Public Facilities (PF) Zoning District, applying the Public (P) land use designation under the City's 2040 General Plan. The rezoning is proposed in anticipation of, and to facilitate, annexation of the property into the City of Ukiah. City Council approved a Resolution of Application to the Mendocino Local Agency Formation Commission (LAFCO) on 11/5/25.

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



12/1/2025

Permit #	Site Address	Approved Date	Summary of Project	Comments
PA25-000015	1201 Airport Park Blvd.	10/3/25	Minor Site Development Permit to facilitate façade and signage alterations to an existing restaurant in the Airport Industrial Park Planned Development (AIP-PD) Retail Commercial Land Use Designation	Design Review Board (DRB) recommended approval on 9/25/25; Zoning Administrator (ZA) public hearing scheduled for 10/2/25, continued to a date certain and approved on 10/3/25.
EA25-000016	295 Brush St.	10/17/25	Director's Determination to facilitate parking lot improvements to an existing facility used for religious assembly in a Heavy Commercial (C-2) zoning district per Use Permit No. 01-29 (Eastern Catholic Mission of Ukiah), approved in 2001	Approved by Community Development Director on 10/17/25.
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 Planning Commission (PC) on 11/12/25.
#LLA25-000005	420 Cooper Lane.	10/14/25	A Lot Merger that merges three contiguous parcels to facilitate the development of a 15-unit Inter-Tribal Elder Village: Parcel 1 (APN 003-582) – approximately 0.64 acres; Parcel 2 (APN 003-572-18) – approximately 1.75 acres; Parcel 3 (APN 003-572-17) – approximately 0.19 acres	Approved by the City Engineer on 10/14/25.