City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

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 Use Permit Amendment for the property located at 615 Talmage Road (APN 180-070-10). The applicant proposes to amend the existing Use Permit (File No. 07-33) for the gas station and convenience store to allow for the retail sale of distilled spirits (ABC Type-21 license) in addition to the currently permitted beer and wine sales. No exterior construction, site modifications, or operational changes are proposed as part of this request. The business will continue to operate as a neighborhood-serving fuel station and convenience store with no expansion in hours, building footprint, or intensity of use. File No. PPA25-000001.

PROJECT IMPACTS: The proposed project qualifies for a Categorical Exemption under CEQA Guidelines Section 15301 (Class 1 - Existing Facilities). The project involves the minor permitting and licensing alteration of an existing private structure involving no expansion of the existing use. The addition of distilled spirits does not introduce new land use impacts and will not increase noise, traffic, parking demand, or pedestrian activity beyond existing conditions.

PUBLIC HEARING DATE/TIME: **Wednesday, March 11, 2025, at 5:15 p.m. or soon thereafter.**
PROJECT PLANNER: Katherine Schaefers (Planning Manager); 707-463-6203; kschaefers@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.