



**PLANNING & BUILDING SERVICES**

CASE NO:	_____
DATE FILED:	_____
FEE:	_____
RECEIPT NO:	_____
RECEIVED BY:	_____
<i>Office Use Only</i>	

**APPLICATION FORM**

**APPLICANT:**

Name: City of Ukiah, Community Development Dept. Phone: (707) 467-5786

Mailing Address: 300 Seminary Avenue

City: Ukiah State/Zip: CA Email: planningdivision@cityofukiah.com

**PROPERTY OWNER:**

Name: N/A Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State/Zip: \_\_\_\_\_ Email: \_\_\_\_\_

**AGENT:**

Name: Jesse Davis, AICP Phone: 707-467-5786

Mailing Address: 300 Seminary Avenue

City: Ukiah State/Zip: CA Email: planningdivision@cityofukiah.com

**ASSESSOR'S PARCEL NUMBER/S:** See Attached

**PROPERTY ADDRESS:** Multiple - See Attached

**TYPE OF APPLICATION:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Administrative Permit                    | <input type="checkbox"/> General Plan Amendment         | <input type="checkbox"/> Use Permit – Cottage      |
| <input type="checkbox"/> Agricultural Preserve: New Contract      | <input type="checkbox"/> Land Division – Minor          | <input type="checkbox"/> Use Permit – Minor        |
| <input type="checkbox"/> Agricultural Preserve: Cancellation      | <input type="checkbox"/> Land Division – Major          | <input type="checkbox"/> Use Permit – Major        |
| <input type="checkbox"/> Agricultural Preserve: Rescind & ReEnter | <input type="checkbox"/> Land Division – Parcel         | <input type="checkbox"/> Use Permit – Modification |
| <input checked="" type="checkbox"/> Airport Land Use              | <input type="checkbox"/> Land Division – Re-Subdivision | <input type="checkbox"/> Variance                  |
| <input type="checkbox"/> Development Review                       | <input type="checkbox"/> Modification of Conditions     | <input type="checkbox"/> Other                     |
| <input type="checkbox"/> Exception                                | <input type="checkbox"/> Reversion to Acreage           |  |
| <input type="checkbox"/> Flood Hazard Development Permit          | <input type="checkbox"/> Rezoning                       |  |

*I certify that the information submitted with this application is true and accurate.*

*Jesse Lee Davis AICP*

03/17/2026

Signature of Applicant/Agent

Date

Signature of Owner

Date

**SITE AND PROJECT DESCRIPTION QUESTIONNAIRE**

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

**THE PROJECT**

**1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. If the proposal is for cancellation of a Williamson Act contract, please specify a proposed alternative use for the land.**

The proposed Project involves a comprehensive land use amendment and rezoning of specific parcels within and adjacent to the existing Downtown Zoning Code boundary in the City of Ukiah. The goal is to align zoning regulations with existing land uses and lot dimensions, the Ukiah 2040 General Plan, and the most appropriate development framework based on parcel size, frontage, and adjacent street network. Specifically, the Project proposes to:

- Rezone and amend parcels currently designated Urban Center (UC) and General Urban (GU) to Community Commercial (C-1), to address the misalignment of the DZC form-based codes on larger lots along the East Perkins Street corridor and surrounding downtown blocks.
- Rezone and amend portions of the Urban Center (UC) district to Public Facilities (PF), consistent with civic uses that are planned or under construction, including the proposed Mendocino County Superior Courthouse and related facility parking.
- Rezone and amend portions of the Urban Center (UC) district, as well as a Heavy Commercial (C-2) parcel, to Recreation/Public Facilities (REC/PF), consistent with the "Recreational" (REC) General Plan designation.
  - o This affects the Great Redwood Trail alignment and existing Ukiah Rail Depot structure, reflecting their planned recreational functions.
- Rezone and amend two parcels on Mason Street from Urban Center (UC) to Heavy Commercial (C-2), reflecting the existing mix of warehouse and commercial uses on those parcels.
- Refine the DZC boundaries to focus form-based code application on the Downtown Core, expanding the Downtown Cre land use to the west and south where it aligns with the traditional block grid. This includes adjusting parcels along the Oak Street and Seminary Avenue corridors to General Urban (GU) to better reflect existing development patterns and cross-street boundaries.

The primary purpose of this Project is to implement the 2040 General Plan’s intent to resolve the mismatch between the form-based standards of the DZC and the existing development patterns along Perkins Street and downtown, as well as to accurately categorize public and recreational lands.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: <input type="checkbox"/> Other:	N/A				
GRAND TOTAL (Equal to gross area of Parcel):					

**3. Is the project commercial, industrial, or institutional? If yes, complete item 3. If no, skip to item 4.**

Estimated No. of Employees per shift: \_\_\_\_\_

N/A

Estimated No. of shifts per day: \_\_\_\_\_

Type of loading facilities proposed: \_\_\_\_\_

**4. Will the project be phased? (Work being done over separate periods of time)**

NO  YES If yes, explain your plans for phasing:

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**5. Will vegetation be removed on areas other than the building sites and roads?**

NO  YES If yes, explain:

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**6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?**

NO  YES If yes, explain:

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**7. How much off-street parking will be provided?**

	Number	Size
No. of covered spaces:	_____	_____
No. of uncovered spaces:	_____	_____
No. of standard spaces:	_____	_____
No. of accessible spaces:	_____	_____
Existing no. of spaces:	_____	_____
Proposed additional spaces:	_____	_____
Total:	_____	_____

N/A

**8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.**

NO  YES Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

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**9. For grading or road construction, complete the following:**

Amount of cut: \_\_\_\_\_ cubic yards  
Amount of fill: \_\_\_\_\_ cubic yards  
Max. height of fill slope: \_\_\_\_\_ feet  
Max. height of cut slope: \_\_\_\_\_ feet  
Amount of import/export: \_\_\_\_\_ cubic yards  
Location of borrow or disposal site: \_\_\_\_\_

N/A

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

NO  YES

11. Will the proposed development convert land currently or previously used for agriculture to another use?

NO  YES

12. Will the development provide public or private recreation opportunities?

NO  YES If yes, explain how:

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13. Is the proposed development visible from State Route 1 or other scenic route?

NO  YES

14. Is the proposed development visible from a park, beach or other recreational area?

NO  YES

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking:  NO  YES

Filling:  NO  YES N/A

Dredging:  NO  YES

Structures:  Open Coastal Waters  Wetlands  Estuaries  Lakes

If so, what is the amount of material to be dredged/filled?: \_\_\_\_\_ cubic yards

Location of dredged material disposal site?: \_\_\_\_\_

Has a U.S. Army Corps of Engineers permit been applied for?  NO  YES

16. Will there be any exterior lighting?

NO  YES If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

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17. Utilities will be supplied to the site as follows:

Electricity:  Utility Company (service exists to parcel)

Utility Company (requires extension of service to site): \_\_\_\_\_ feet \_\_\_\_\_ miles

On Site Generation – Specify:

Gas:  Utility Company/Tank

On Site Generation – Specify:

None

Telephone:  NO  YES

**18. What will be the method of sewage disposal?**

- Community Sewage System (specify supplier): City of Ukiah
- Septic Tank
- Other (specify): \_\_\_\_\_

**19. What will be the domestic water source:**

- Community Water System (specify supplier): City of Ukiah
- Well
- Spring
- Other (specify): \_\_\_\_\_

**20. Are there any associated projects and/or adjacent properties under your ownership?**

- NO
- YES If yes, list below (Assessor's Parcel Number, address, etc.)

N/A

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**21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, State and Federal agencies:**

N/A

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**22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)**

The Project area encompasses approximately 65 acres comprising 216 parcels within the central portion of the City of Ukiah. 96 of those parcels are proposed for a change in zoning. The area includes the historic Downtown Core, and the East Perkins Street corridor. The project site is located approximately one mile north of the Ukiah Municipal Airport. The project area falls within the Airport Influence Area (AIA) as defined by the 2021 UKIALUCP. Specifically, portions of the project area are located within Compatibility Zone 4 (Outer Approach/Departure Zone), Compatibility Zone 6 (Traffic Pattern Zone), and the Other Airport Environs (OAE) zone.

**23. Are there existing structures on the property? If yes and the proposal is for a subdivision, describe below and identify the use of each structure on the plot plan or tentative map.**

- NO
- YES

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**24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.**

- NO
- YES

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# Project Referral Form

<b>APPLICATION FOR MAJOR LAND USE ACTION REVIEW MENDOCINO COUNTY AIRPORT LAND USE COMMISSION UKIAH MUNICIPAL AIRPORT</b>			ALUC Identification No.
<b>PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)</b>			
Date of Application	<u>03/12/2026</u>	Phone Number	<u>N/A</u>
Property Owner	<u>Multiple</u>	Mailing Address	<u>Various</u>
Agent (if any)	<u>City of Ukiah</u>	Phone Number	<u>707-467-5786</u>
Mailing Address	<u>300 Seminary Avenue, Ukiah, CA</u>		
<b>PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)</b>			
<i>Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways</i>			
Street Address _____			
Assessor's Parcel No. <u>N/A</u> Parcel Size <u>N/A</u>			
Subdivision Name _____ Zoning _____			
Lot Number _____ Classification _____			
<b>PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)</b>			
<i>If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed</i>			
Existing Land Use (describe)	<u>See Enclosed Project Maps</u>		
Proposed Land Use (describe)	<u>See Enclosed Project Materials</u>		
For Residential Uses	Number of Parcels or Units on Site (include secondary units) _____		
For Other Land Uses	Hours of Use _____ <u>See Enclosed Parcel List</u>		
	Number of People On Site...	Maximum Number	_____
		Method of Calculation	_____
Height Data	Height above Ground or Tallest Object (including antennas and trees)	<u>N/A</u>	ft.
	Highest Elevation (above sea level) of Any Object or Terrain on Site		ft.
Flight Hazards	Does the project involve any characteristics which could create electrical Interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If yes, describe _____		

<b>REFERRING AGENCY (TO BE COMPLETED BY AGENCY STAFF)</b>	
Date Received _____	Type of Project
Agency Name _____	<input type="checkbox"/> General Plan Amendment
Staff Contact _____	<input type="checkbox"/> Zoning Amendment or Variance
Phone Number _____	<input type="checkbox"/> Subdivision Approval
Agency's Project _____	<input type="checkbox"/> Use Permit
_____	<input type="checkbox"/> Public Facility
_____	<input type="checkbox"/> Other _____
<b>ALUC SECRETARY'S REVIEW (TO BE COMPLETED BY ALUC SECRETARY)</b>	
Application Receipt	Date Received _____ By _____
	Is Application Complete? <input type="checkbox"/> Yes <input type="checkbox"/> No
	If no, cite reasons _____
Primary Criteria Review	Compatibility Zone(s) <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
	<input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> Other Airport Environs
	Allowable (not prohibited) Use? <input type="checkbox"/> Yes <input type="checkbox"/> No _____
	Density/Intensity Acceptable? <input type="checkbox"/> Yes <input type="checkbox"/> No _____
	Open Land Requirement Met? <input type="checkbox"/> Yes <input type="checkbox"/> No _____
	Height Acceptable? <input type="checkbox"/> Yes <input type="checkbox"/> No _____
	Easement/Deed Notice Provided? <input type="checkbox"/> Yes <input type="checkbox"/> No _____
Special Conditions	Describe: _____
	_____
Supplemental Criteria Review	Noise _____
	Safety _____
	Airspace Protection _____
	Overflight _____
<b>ACTIONS TAKEN (TO BE COMPLETED BY ALUC SECRETARY)</b>	
ALUC Secretary's Action	<input type="checkbox"/> Approve Date _____
	<input type="checkbox"/> Refer to ALUC
ALUC Action	<input type="checkbox"/> Consistent Date _____
	<input type="checkbox"/> Consistent with Conditions (list conditions/attach additional pages if needed)
	_____
	<input type="checkbox"/> Inconsistent (list reasons/attach additional pages if needed)
	_____



# COUNTY OF MENDOCINO

## DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482 752

SOUTH FRANKLIN STREET • FORT BRAGG • CALIFORNIA • 95437

JULIA KROG, DIRECTOR

PHONE: 707-234-6650

FAX: 707-463-5709

FB PHONE: 707-964-5379

FB FAX: 707-961-2427

[pbs@mendocinocounty.gov](mailto:pbs@mendocinocounty.gov)

[www.mendocinocounty.gov/pbs](http://www.mendocinocounty.gov/pbs)

## Indemnification And Hold Harmless

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

### Indemnification Agreement

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

03-17-2026

\_\_\_\_\_  
Date

*Jesse Lee Davis III*

\_\_\_\_\_  
Applicant



# COUNTY OF MENDOCINO

## DEPARTMENT OF PLANNING AND BUILDING SERVICES

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[www.mendocinocounty.gov](http://www.mendocinocounty.gov)

## ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No's 11-072, 16-150, 18-122, 19-170 and 23-190)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$98.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

*I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.*

*Jesse Lee Davis AIA*

**Applicant Signature**

03-17-2026

**Date**

### OFFICE USE ONLY:

Project or Permit Number \_\_\_\_\_