



COMMUNITY DEVELOPMENT DEPARTMENT

**City of Ukiah
Submitted Planning Applications**

3/1/2026

| 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. | Inactive. No Applicant communication since February, 2025. |
| PPA25-000001 | 615 Talmage Ave. | 1/15/26 | Modification to the 2007 Use Permit (File No. 07-33) for the existing gas station and convenience store to allow for the retail sale of distilled spirits in addition to currently permitted beer and wine sales. No exterior construction, site modifications, or further operational changes are proposed as part of this request. | PC Hearing Scheduled 3/11/26 |
| PA26-000001 | 228 E Perkins St. | 1/23/26 | Notification of incoming Historic Demolition application pursuant to Ukiah City Code 3016 received. Additional project details forthcoming upon initial review. | DRC Hearing Scheduled 3/04/26. |

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



3/1/2026

| General Plan Element | Implementation Program | Date Due | Description | Status / Comments |
|------------------------------|------------------------------------|------------|---|--|
| Land Use | E – Zoning Code Amendments | 12/31/2025 | Amend the Zoning Code to address Downtown Zoning Code and Design Guidelines. | In progress. Downtown Zoning Code (DZC) City Council Ad Hoc Committee met in August and October 2025. Planning Commission held an initial review of the Ad Hoc Committee recommendations on 12/10/25. Planning Commission workshop on DZC rezones facilitated on 02/24/26. Staff will progress the request to ALUC in March, 2026. |
| Land Use | E – Zoning Code Amendments | 12/31/2025 | Update zoning districts and maps for consistency with the 2040 Land Use Diagram. | In progress. Planning Commission reviewed proposed zoning and map consistency updates on 1/28/26. City Council review and potential adoption of updated Zoning, General Plan Land Use, and Downtown Zoning Code maps scheduled for 3/18/26. |
| Land Use | D – City Gateway Design Standards | 12/31/2025 | Prepare gateway design standards addressing landscaping, signage, building form, and historic themes. | In progress. Planning Commission adopted a resolution recommending gateway locations and design standards. Staff will return with updates as unfinished business at the PC Hearing Scheduled 3/11/26 City Council resolution scheduled for review on 3/18/26. |
| Economic Development | A – Economic Development Strategy | 12/31/2025 | Prepare, adopt, and regularly update an Economic Development Strategy. | In progress. Preparation of the Economic Development Strategy is deferred pending further progress on the City's reorganization and annexation applications. |
| Environment & Sustainability | H – Cultural and Historic Registry | 12/31/2025 | Update the list of cultural and historic resources eligible for state or national designation. | In progress. Updates are deferred until completion and adoption of the Historic Preservation Ordinance. |

| General Plan Element | Implementation Program | Date Due | Description | Status / Comments |
|------------------------------|--|------------|--|---|
| Environment & Sustainability | I – Historic Preservation Ordinance | 12/31/2030 | Adopt a Historic and Archaeological Preservation Ordinance. | In progress. City staff, in coordination with the Historical Society of Mendocino County, are drafting the ordinance based on community and Ad Hoc Committee input. |
| Mobility Element | A – Street Design / D – VMT Performance Measures | 12/31/2025 | Promote multimodal transportation through flexible parking regulations and implement VMT reduction measures. | In progress. In January 2026, staff initiated an ordinance amendment, including coordination with the City Attorney and the Climate Adaptation and Resilience Division, to expand bicycle storage and parking infrastructure and advance off-street parking reforms aimed at reducing duplicative vehicle parking requirements. |
| Mobility Element | MOB 5.2 – Support for Charging Stations | 12/31/2025 | Support installation of electric vehicle charging stations. | In progress. Beginning in 2024, Electric Utility Department and Community Development staff coordinated on an effort to install 18 public chargers across three locations. Final locations and initial designs were submitted for review in January 2026. Locations include the Library, Anton Stadium, and Ukiah Skate Park. |
| Mobility Element | G – Transit Center | 12/31/2030 | Coordinate with MTA and partners to seek funding and conduct feasibility work for a downtown transit center. | In progress. In January 2026, in coordination with CDD Staff, language was added to the draft Mendocino County RTP identifying a vacant Courthouse Boulevard site as a potential downtown transit center location by MTA and MCOG staff. |
| Mobility Element | L – Airport Parcels / MOB-6.3 | 12/31/2025 | Prepare a study identifying airport-supportive development parcels and develop an infill policy for Airport Compatibility Zones. | In progress. Airport Infill Policy Ad Hoc Committee appointed by City Council in November 2025 and met in December 2025. |

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



3/1/2026

| Permit # | Site Address | Approved Date | Summary of Project | Comments |
|--------------------|-------------------------|---------------|---|--|
| PA25-000019 | 1240 Airport Park Blvd. | 12/10/25 | 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. | 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. |
| 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. | Approved by the City Council on 1/21/26. |