

City of Ukiah  
Submitted Planning Applications

5/1/2026

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.
PA26-000005	760 Apple Ave.	3/20/26	Minor Use Permit/Site Development Permit for construction of a ±410 square-foot conference room north of the existing contractor's shop on APN 003-050-66 to provide additional office space for the staff and owners.	Approved by Design Review Board (DRB) April 29, 2026 with clarifications requested to the Site Plan. Zoning Administrator Hearing TBD.
PA26-000011	214 & 228 E. Perkins	4/10/26	Planning Commission Pre-Development Review of an incoming Site Development Permit.	Awaiting payment. Further details forthcoming upon initial review. Planning Commission presentation tentatively scheduled for May 13th, 2026.
PA26-000012	1009 W. Perkins St.	4/20/26	Three parcel Minor Subdivision. The northern portion of the property fronts W. Perkins Street and currently contains an existing single-family dwelling. The southern portion of the property fronts W. Church Street and includes a second single-family dwelling on its eastern side, alongside a vacant, grassy field on its western side.	Under Agency Review.
PA26-000013	680 S. State St.	4/27/26	Minor Use Permit to convert the existing ±17,479 square foot retail structure into a bowling/entertainment facility. From 2008 - 2025, the structure and parcel were utilized by Rite-Aid Pharmacy. Since closure of the pharmacy in June 2025, the property has remained vacant.	Under Agency Review.

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



5/1/2026

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.	Resolution No. AC 2026-0001 approved by the Mendocino Airport Land Use Commission (ALUC) on April 16, 2026. Planning Commission public hearing scheduled for May 27, 2026.
Land Use	E – Zoning Code Amendments	12/31/2025	Update zoning districts and maps for consistency with the 2040 Land Use Diagram.	Zoning, General Plan Land Use, and Downtown Zoning Code map updates approved by City Council on March 18, 2026.
Land Use	D – City Gateway Design Standards	12/31/2025	Prepare gateway design standards addressing landscaping, signage, building form, and historic themes.	Resolution No. 2026-15 adopted by City Council on 4/1/26.
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.
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.	Resolution No. PC 2026-05 to expand bicycle storage and parking infrastructure and advance off-street parking reforms, approved by the Planning Commission on April 22, 2026. City Council review scheduled for May 20, 2026.

General Plan Element	Implementation Program	Date Due	Description	Status / Comments
Mobility Element	MOB 5.2 – Support for Charging Stations	12/31/2025	Support installation of electric vehicle charging stations.	In progress. Electric Utility Department and Community Development staff coordinated to install 18 public chargers across three locations, including the Library, Anton Stadium, and Ukiah Skate Park. Building permits are being finalized for submittal.
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 met on April 29, 2026.

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



COMMUNITY DEVELOPMENT DEPARTMENT

5/1/2026

Permit #	Site Address	Approved Date	Summary of Project	Comments
PPA25-000001	615 Talmage Ave.	3/11/26	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.	Approved by Planning Commission on 3/11/26
PA26-000001	228 E Perkins St.	4/1/26	Historic Demolition application pursuant to Ukiah City Code 3016. Vacant commercial structure formerly operating as the "Perkins St. Grill" and the "Lido" restaurant.	Approved by City Council on 4/01/26.