



**CITY OF UKIAH
NOTICE OF PUBLIC HEARING
PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the City of Ukiah Planning Commission will review and consider adopting a resolution providing a recommendation to the Ukiah City Council on an ordinance that involves a comprehensive land use amendment and rezoning of parcels within and adjacent to the City of Ukiah's Downtown Zoning Code (DZC) Boundary. The project goal is to align zoning regulations with existing land uses and lot dimensions, the City's 2040 General Plan, and the most appropriate development framework based on parcel size, frontage, and adjacent street network. The proposed project includes the following changes:

- Rezone and amend parcels currently designated Urban Center (UC) and General Urban (GU) to Community Commercial (C-1), to address 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 UC district to Public Facilities (PF) consistent with the civic uses that are planned or under construction, including the Mendocino County Superior Courthouse and related facility parking.
- Rezone and amend portions of the UC district, as well as one (1) Heavy Commercial (C-2) parcel to Recreation/Public Facilities (REC/PF), consistent with the "Recreational" (REC) General Plan Designation. This affects the Great Redwood Trail alignment and existing Ukiah Rail Depot structure, reflecting their planned recreational functions.
- Rezone and amend two (2) parcels on Mason Street from UC to 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 Core land use to the west and south where it aligns with the traditional block grid. This includes amending parcels along the Oak Street and Seminary Avenue corridors to General Urban (GU) to reflect existing development patterns and cross-street boundaries.

PROJECT IMPACTS: Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning), City Staff has prepared Draft Findings of Consistency demonstrating that the proposed Downtown Zoning Code Amendments and Rezoning are consistent with the Ukiah 2040 General Plan, for which an Environmental Impact Report (EIR) was certified. As such, no additional environmental review is required except as necessary to evaluate project-specific effects not previously analyzed. The draft evaluation indicates that there are no project-specific effects peculiar to the project or its site, no unanalyzed off-site or cumulative impacts, and no substantial new information resulting in more severe environmental impacts than those previously anticipated and analyzed in the certified Ukiah 2040 General Plan EIR and the 2012 Downtown Zoning Code Mitigated Negative Declaration.

PUBLIC HEARING DATE/TIME: Wednesday, May 27, 2026, at 5:15 p.m. or soon thereafter.

PROJECT PLANNER: Jesse Davis (Planning Manager); (707) 463-6207; jdavis@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 consider adopting a resolution providing a recommendation to the Ukiah City Council. All interested parties may comment on the proposed Ordinance. 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.

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.