City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

City of Ukiah
Submitted Planning Applications

11/1/2026

Permit #	Site Address	Date Submitted	Summary of Project	Status
PA24-000020/21	534 E Perkins St	12/23/2024	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.
PA26-000017	290 Seminary Ave	5/26/2026	Temporary Outdoor Community Activation Space in Downtown Ukiah	Zoning Administrator reviewed project on 9/9/26 and continued the meeting to a date not yet certain, with direction to Staff to address key questions not discussed within application.
PA26-000018	300 Plant Road	6/2/2026	Minor Use Permit involving APNs 184-080-11, 184-090-10, 184-090-11 and 184-010-04 to establish a commercial outdoor cannabis cultivation operation on an approximately 17-acre site leased from the City of Ukiah. The project would include up to 12 acres of flowering canopy.	Planning Review; CEQA Initial Study drafting.
PA26-000023	Four (4) Locations	8/31/26	Multi-mural project under one theme of Community	Scheduled for Design Review Board review and possible approval on 11/23/26.
PA26-000022	1310 W Clay St	8/31/26	4-parcel minor subdivision	Referral comments received; final analysis in progress.

City of Ukiah

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

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General Plan Element	Implementation Program	Date Due	Description	Status / Comments
Economic Development	A – Economic Development Strategy	12/31/2025	Prepare, adopt, and regularly update an Economic Development Strategy.	In progress and additional work to be undertaken within the coming months.
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. Working with Historic Preservation Policy Ad Hoc and Historical Society of Mendocino County.
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	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.
Mobility	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	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. Staff and Airport Policy Ad Hoc Committee finalizing final parcel list for recommendation to Airport Land Use Commission.

General Plan Element	Implementation Program	Date Due	Description	Status / Comments
Safety	CC - Mendocino MJHMP	12/31/2025	Update city plans, regulations, and standards to implement the 2020 Mendocino County Multi-Jurisdiction Hazard Mitigation Plan.	In progress. In June 2026, CDD Staff coordinated with the County of Mendocino on completion of the Multi-Jurisdictional Hazard Mitigation Plan Ukiah Annex.
Environment & Sustainability	E -- Prepare an Urban Forest Master Plan	12/31/2040	Prepare an Urban Forest Master Plan that includes the types of trees appropriate for Ukiah.	In progress. Education seminars, workshops, and program sign-ups are underway.

City of Ukiah
Recently (Within Previous 90 Days) Approved Projects

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

11/1/2026

Permit #	Site Address	Approved Date	Summary of Project	Comments
			No current planning projects approved within previous 90 days.	