



Department of Planning and Community Development
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Planning Commission Workshop

Planning Permit Streamlining

Public Workshop: The Ukiah Planning Commission will be conducting a public workshop to discuss ideas for streamlining the planning permit process. Planning permits primarily include Site Development Permits (site planning, architecture, landscaping) and Use Permits. The Workshop will be conducted on Wednesday, August 12, 2015 at 6:00 pm or soon thereafter in the City Council Chambers, Ukiah Civic Center, 300 Seminary Avenue, Ukiah. The Planning Commission invites the public to attend and participate in the discussion.

The purpose of the Workshop is to receive different perspectives and ideas on the concept of streamlining the planning permit process. This is an opportunity for citizens to sound-board ideas with the Planning Commission and Staff, and to express concerns and/or support for the concept. Verbal and written comments/suggestions are welcomed.

The purpose of Streamlining: The purpose of identifying ways to streamline the planning permit process is to decrease the amount of time it takes to review project applications while maintaining comprehensive review. Two preliminary ideas include:

1. Developing standards for specific land uses and exempting projects from the planning permit requirement if they comply with the standards. Such land uses may include Community Gardens, Live Entertainment, Sidewalk Cafes, and Specialty Food and Beverage Sales with Tastings.
2. Creating a Staff level administrative permit for code conforming small projects that would not involve a public hearing unless one is requested via a response to public noticing. Such a permit could be processed in 2-weeks rather than the current 6 to 8-weeks. Projects that may qualify for a Staff level administrative permit could include small commercial and multi-family residential developments, outdoor sales establishments, temporary uses, small yard setback variances, relief from building height standards, etc.

For more information: Contact Charley Stump, Director of Planning and Community Development – cstump@cityofukiah.com / 707-463-6219.