



**CITY OF UKIAH**  
**PLANNING COMMISSION AGENDA**  
**June 9, 2010**  
**6:00 P.M.**

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- 1. CALL TO ORDER** 6:00 P.M. CITY COUNCIL CHAMBERS  
UKIAH CIVIC CENTER, 300 SEMINARY AVENUE
- 2. ROLL CALL** COMMISSIONERS HELLAND, MOLGAARD,  
WHETZEL, SANDERS AND CHAIRPERSON PRUDEN
- 3. PLEDGE OF ALLEGIANCE**
- 4. SITE VISIT VERIFICATION**  
Each Planning Commissioner must visit the site of any project on the agenda requiring a quasi-judicial action, and failure to accomplish this task shall constitute grounds for recusal.
- 5. APPROVAL OF MINUTES.** Minutes from the May 12, 2010 meeting are included for review and approval. The minutes from the May 26, 2010 meeting will be available for review and approval on June 23, 2010.
- 6. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS**  
The Planning Commission welcomes input from the audience. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments.
- 7. APPEAL PROCESS**  
All determinations of the Planning Commission regarding major discretionary planning permits are final unless a written appeal, stating the reasons for the appeal, is filed with the City Clerk within ten (10) days of the date the decision was made. An interested party may appeal only if he or she appeared and stated his or her position during the hearing on the decision from which the appeal is taken.
- 8. VERIFICATION OF NOTICE**
- 9. NEW BUSINESS – REPORT.**
  - A. Report on the Scoping Comments Received on the Walmart Expansion Environmental Impact Report (EIR).** Environmental Science Associates (ESA), the City's EIR consult, will report on the comments received during the scoping period for the Walmart Expansion EIR.

**Americans with Disabilities Act Accommodations.** Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. Please call (707) 463-6752 or (707) 463-6207 to arrange accommodations.

**10. NEW BUSINESS – EDUCATIONAL WORKSHOP.**

- A. Education and Training on the California Environmental Quality Act (CEQA).** Environmental Science Associates (ESA) will conduct an educational workshop on the California Environmental Quality Act ("CEQA 101").

**11. OLD BUSINESS – PUBLIC HEARING**

- A. Text Amendment to Zoning Ordinance Article 11: Regulations in Hillside Lot Size (-H) District.** Review and possible recommendation to the City Council regarding staff proposed amendments to Zoning Ordinance Article 11: Regulations in Hillside Lot Size Districts (aka the Hillside Ordinance).  
*Continued from May 26, 2010*

**12. DIRECTOR'S REPORT**

**13. PLANNING COMMISSIONERS' REPORT**

**14. ADJOURNMENT**

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