



**CITY OF UKIAH**  
**PLANNING COMMISSION AGENDA**  
**June 11, 2008**  
**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 LANDIS, MOLGAARD, ANDERSON, MULHEREN,  
CHAIRPERSON PRUDEN
  3. **PLEDGE OF ALLIGENCE**
  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**  
May 14, 2008  
May 28, 2008
  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. **PUBLIC HEARINGS**
    - A. **Major Site Development Permit No. 07-20**, filed by Steve Gomes, applicant; Mike Gomes, Owner, to construct a 10,080± square foot building for retail use (office supply) located at 511 S. Orchard Avenue, 800± feet north of Gobbi Street, together with all site improvements to support the proposed use, on a 33,696 square foot lot in the C-1 (Community Commercial) and Airport B-2 Zone (APN 002-340-45). Environmental Determination: Categorically Exempt. **(CONTINUED TO June 25, 2008).**
    - B. **Minor Use Permit and Site Development Permit No. 08-11**, filed by George Asfour, owner, to operate a permanent outdoor dining patio for about 30 people and construct a food preparation area at the Mendocino Smoke and Gift Shop at 1109 S. State Street, Ukiah. The 16,366 square foot lot is in the C-1 (Community Commercial) and Airport A (Runway Protection Zone) Zones (APN 003-140-38). Environmental Determination: Categorically Exempt.

**The City of Ukiah complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. If possible, please contact the City of Ukiah (707) 463-6200 at least 72 hours prior to the meeting time.**

**10. ONGOING EDUCATION**

- A. Fact Sheet #3: Making Parking Lots More Tree Friendly. Center for Urban Forest Research, Pacific Southwest Research Station, Davis, CA. January 2002.

**11. PLANNING DIRECTOR'S REPORT** (verbal)

**12. PLANNING COMMISSION REPORTS** (verbal)

**13. ADJOURNMENT**