



**CITY OF UKIAH**  
**PLANNING COMMISSION AGENDA**  
**June 25, 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**  
June 11, 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. For matters heard at this meeting, the City Clerk will accept appeals no later than 5:00 PM on July 7, 2008.
  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 July 9, 2008)**.
    - B. **Ordinance Amendment No. 08-18**, amending Ukiah City Code, Division 9, Chapter 2 (Zoning) to address various setback issues and facilitate infill, including amendment to R-1, R-2, C-N, C-1 and C-2 zones, and implement the Housing Element as it relates to these and other issues. CEQA document: 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. NEW BUSINESS**

**A. Downtown Ukiah- Perkins Street Corridor Form Based Code** - Status Report and Discussion of Schedule.

**B. Discussion of Joint Meeting with the Downtown Design Review Board** - Set date for meeting.

**11. ONGOING EDUCATION**

**A. Youth Engagement in Planning**, By Ramona Mullahey, American Planning Association, Spring 2008.

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

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

**14. ADJOURNMENT**