



CITY OF UKIAH
PLANNING COMMISSION AGENDA
October 8, 2008
6:00 P.M.



- 1. CALL TO ORDER** 6:00 P.M. CITY COUNCIL CHAMBERS
UKIAH CIVIC CENTER, 300 SEMINARY AVENUE
- 2. ROLL CALL** COMMISSIONERS SANDERS, LANDIS, MOLGAARD, MULHEREN,
AND 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**
September 10, 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 October 20, 2008.
- 8. VERIFICATION OF NOTICE**
- 9. PUBLIC HEARINGS**
 - A. Site Development Permit Amendment 08-33 and Subdivision Amendment 08-32**, filed by Petrovich Development Company, applicant, and Rite Aid Corporation, Owner, to modify two previously imposed conditions of approval to allow additional time in which to demolish the old Rite Aid building or secure approval to reuse the structure. The property is located on the corner block bounded by South State Street, Gobbi Street, and Oak Street, Ukiah – APN 002-301-43. Categorically exempt from the requirements of CEQA.

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. UNFINISHED BUSINESS

- A. Tree Protection** - Continued Discussion of Protecting Existing Trees During Construction Activities and Review of Preliminary Draft *Tree Protection Goals and Requirements for Construction Projects*.
- B. Green Building** - Status Report regarding Planning Directors roundtable meetings and Staff educational pursuits.

11. ONGOING EDUCATION

- A.** Tree Care Targeted in Downtown Chapel Hill – Town of Chapel Hill Website, 8/14/07.
- B.** Going for Platinum: A Design Firm Creates a Tool to Estimate the Cost of LEED Projects – Bruce Haxton, Eco-Structure Magazine, April, 2008.

12. PLANNING DIRECTOR'S REPORT (verbal)

13. PLANNING COMMISSION REPORTS (verbal)

14. ADJOURNMENT