



CITY OF UKIAH
PLANNING COMMISSION AGENDA
December 9, 2009
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 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**
The minutes from the October 14, October 28, November 5, 2009 and November 10 meetings will be available for review at the January 13, 2010 meeting.
- 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 hear at this meeting, the City Clerk will accept appeal no later than 5:00 P.M. on December 21, 2009.
- 8. VERIFICATION OF NOTICE**
- 9. UNFINISHED BUSINESS**
 - A. Housing Element Workshop.** Review and discussion of Draft Housing Element.
(TO BE CONTINUED TO JANUARY 27, 2009)
 - B. Downtown Zoning Code Workshop.** Review and discussion of updated workshop schedule for 2010, including second review of Section 10: Tree Standards and Section 11: Circulation.

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. PUBLIC HEARING

- A. Guillon Retail Building Use Permit No. 09-31-UP-PC.** Review and possible adoption of a Mitigated Negative Declaration for the Guillon Retail Building Use Permit at 1230 Airport Park Boulevard. Should the Planning Commission adopt the Mitigated Negative Declaration, the Commission would consider the request for approval of a Major Use Permit to allow the construction of new 16,005 square foot retail building and associated site improvements in the Redwood Business Park, 1230 Airport Park Boulevard, APN 180-080-25. **(STAFF AND APPLICANT REQUESTED CONTINUANCE TO JANUARY 13, 2009)**
- B. New BP/ARCO Gas Station and Mini-Mart Use Permit and Site Development Permit No. 07-23-UP-SDP-PC.** Review and possible action on the request for approval to construct a new gas station, 2,400 square foot mini-market, and 600 square feet of vacant commercial space at 615 Talmage Road, APN 180-070-10.

11. ADJOURNMENT

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