



CITY OF UKIAH
PLANNING COMMISSION AGENDA
December 10, 2009



LOCATION CHANGE TO :
OLD F.S.S. BUILDING
UKIAH AIRPORT TERMINAL
1403 SOUTH STATE STREET
6:00 P.M.

- 1. CALL TO ORDER** 6:00 P.M.
- 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 heard at this meeting, the City Clerk will accept appeals no later than 5:00 PM on December 21, 2009.
- 8. VERIFICATION OF NOTICE**
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.

9. PUBLIC HEARING

A. Orchard Avenue Electric Substation File Nos. 09-03-GPA-CC, 09-04-REZ-CC, 09-05-SDP-PC, 09-06-UP-PC, 09-07-BLA-CE. Review and possible adoption of a Mitigated Negative Declaration for a General Plan Amendment, Rezoning, Site Development Permit and Use Permit for a new electric substation on the west side of Orchard Avenue between East Gobbi Street and Cindee Lane. Should the Planning Commission adopt the Mitigated Negative Declaration, the Commission would consider and make a recommendation on the project to the City Council.

11. PLANNING DIRECTOR'S REPORT (verbal)

12. PLANNING COMMISSION REPORTS (verbal)

13. ADJOURNMENT

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