

Ukiah General Plan Update

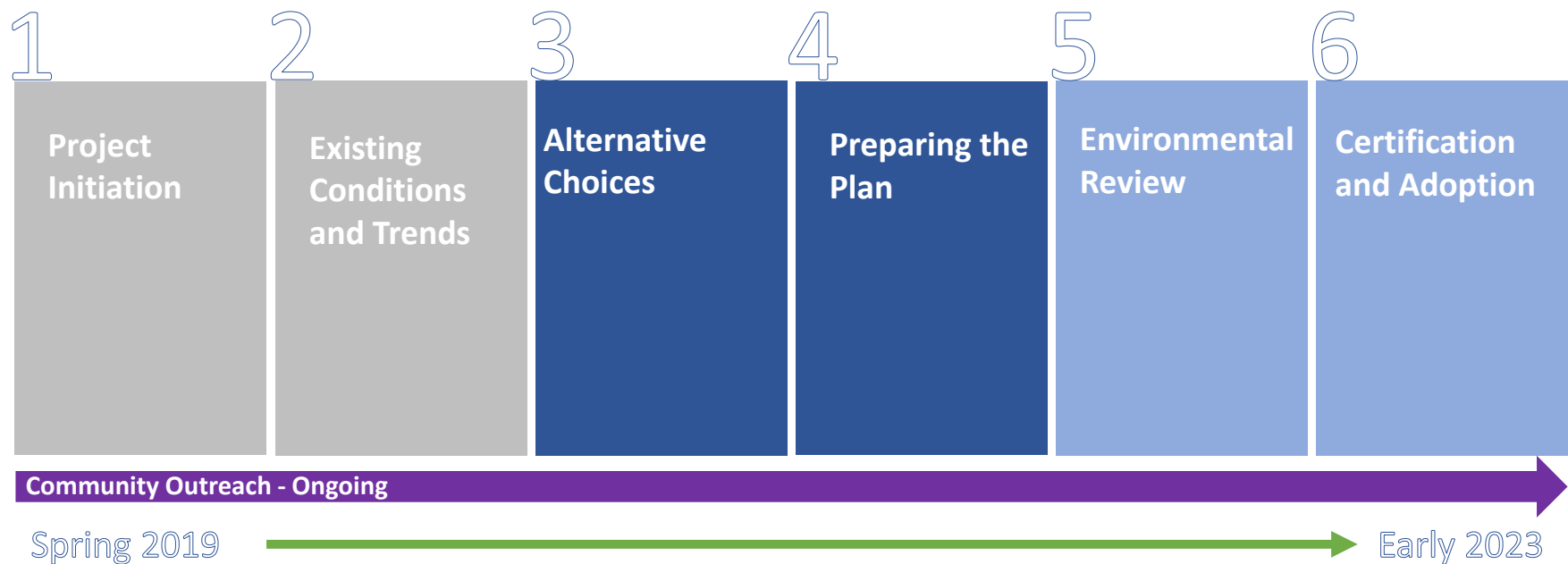
Informational Presentation

May 2, 2022

Mendocino LAFCo



General Plan Process



Website (ukiah2040.com)



[Ukiah 2040](#) [General Plan Basics](#) [Participate](#) [Documents](#) [Resources](#) [FAQs](#)

Select Language 



Email List

Comments

LAND USE ALTERNATIVES MEMORANDUM AVAILABLE FOR REVIEW!

The General Plan Land Use Alternatives Memorandum is available for review! The Land Use Alternatives Memorandum describes a series of possible land use concepts for future growth within the City over the next 20 years. City staff and the advanced planning specialists prepared the land use concepts based on community input from Community Workshops #1-3, PumpkinFest (2019), and technical analysis.



Community Workshop #1

- **Date:** September 24, 2019
- **Attendance:** 75
- **Informational:** General Plan Overview, Highlights from the Existing Conditions and Trends
- **Exercises:** Identification of Issues and Opportunities, and a Visioning activity



PumpkinFest 2019 (Community Workshop 2)

- **Date:** October 19, 2019
- **Attendance:** 200
- **Informational:** General Plan Overview, Highlights from the Existing Conditions and Trends work
- **Exercises:** Identification of Issues and Opportunities, and a Visioning activity

City of Ukiah GENERAL PLAN UPDATE

VISION FOR THE FUTURE

1. Pick three words in each column that best describe what you want Ukiah to be like in 2040

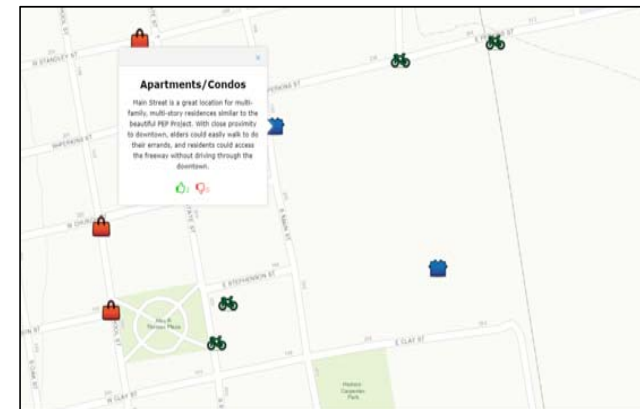
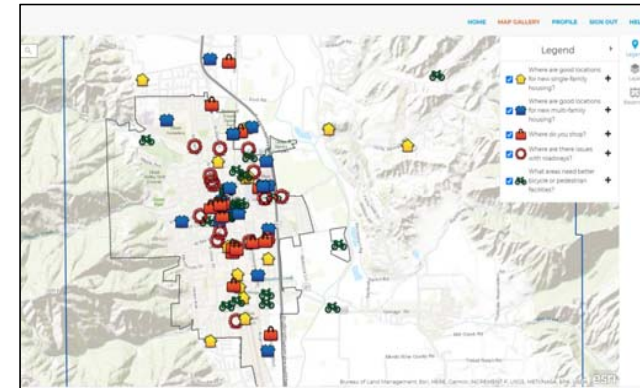
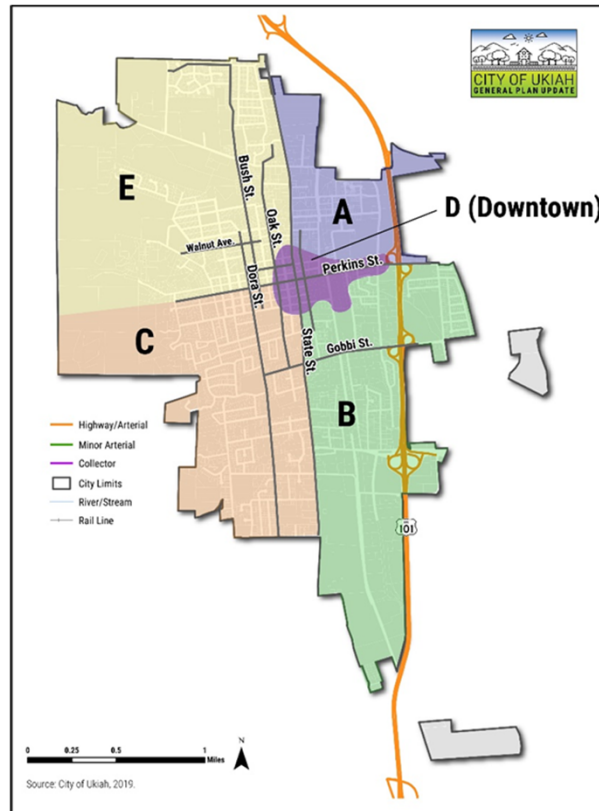
Values (Pick 3)	Assets (Pick 3)	Adjectives (Pick 3)
<input type="checkbox"/> Safety	<input type="checkbox"/> Open Space	<input type="checkbox"/> Changing
<input type="checkbox"/> Trust	<input type="checkbox"/> Parks	<input type="checkbox"/> Friendly
<input type="checkbox"/> Sense of Community	<input type="checkbox"/> Natural Resources	<input type="checkbox"/> Diverse
<input type="checkbox"/> Inclusiveness	<input type="checkbox"/> Historic Resources	<input type="checkbox"/> Unique
<input type="checkbox"/> Sense of Heritage and Tradition	<input type="checkbox"/> Airport	<input type="checkbox"/> Welcoming
<input type="checkbox"/> Collaboration	<input type="checkbox"/> Community Events	<input type="checkbox"/> Family-oriented
<input type="checkbox"/> Health	<input type="checkbox"/> Civic Facilities	<input type="checkbox"/> Engaging
<input type="checkbox"/> Fiscal Responsibility	<input type="checkbox"/> Hillside	<input type="checkbox"/> Close-knit
<input type="checkbox"/> Community Participation	<input type="checkbox"/> Neighborhoods	<input type="checkbox"/> Walkable
<input type="checkbox"/> Creativity	<input type="checkbox"/> Highway 101	<input type="checkbox"/> Bikeable
<input type="checkbox"/> Social Equity	<input type="checkbox"/> Location	<input type="checkbox"/> Vibrant
<input type="checkbox"/> Education	<input type="checkbox"/> Schools	<input type="checkbox"/> Business-friendly
<input type="checkbox"/> Fun	<input type="checkbox"/> Community College	<input type="checkbox"/> Proactive
<input type="checkbox"/> Entrepreneurship	<input type="checkbox"/> Shopping	<input type="checkbox"/> Transparent
<input type="checkbox"/> Transparent Local Government	<input type="checkbox"/> Recreation Opportunities	<input type="checkbox"/> Sustainable
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Trails	<input type="checkbox"/> Resilient
<input type="checkbox"/> Resiliency	<input type="checkbox"/> Downtown	
<input type="checkbox"/> Arts	<input type="checkbox"/> Economic Diversity	
	<input type="checkbox"/> Social Services	
	<input type="checkbox"/> Arts	
	<input type="checkbox"/> Green Landscape	

Issues: _____
e-mail address _____

Other, Mendocino County
Lake County
Other

Community Workshop #3 (Online)

- **Date:** December 7-8, 2020
- **Attendance:** 40
- **Informational:** General Plan Overview, Land Use Alternatives
- **Exercises:** Mapping exercise for areas of change, group discussion in breakout rooms



Online Engagement

- **Date:** Spring 2019 to Present Day
- **Participation:** 100+
- **Exercises:**
 - What I Love in Ukiah
 - Identification of Issues and Opportunities
 - Visioning activity

Existing Conditions and Trend Workbook

- Provides a snapshot in time of current (2019) conditions and trends in Ukiah
- Provides decision-makers and the public with background and context for developing the General Plan
- Supports development of the environmental setting in the Environmental Impact Report
- Released March 2020



General Plan Vision

The City of Ukiah is a diverse, family-oriented, and friendly community connected to the beautiful, surrounding natural open space areas that give the community its unique sense of place. Ukiah is a safe and resilient community that is fiscally responsible, environmentally conscious, and inclusive. The city offers a great place for people of all ages, incomes, and ethnicities to live, work, and visit.

City Council approved in Spring 2021

Guiding Principles

- Guide land uses and development that meet the needs of the community, are environmentally conscious, and maintain Ukiah as a diverse, family-oriented, and friendly community, where people from all racial, ethnic and cultural backgrounds thrive socially, economically, academically, and physically.
- Ensure development in all neighborhoods is compatible with the unique characteristics and land use patterns and fosters a sense of place.
- Promote resilient and sustainable facilities and infrastructure to ensure delivery of high-quality services.

City Council approved in Spring 2021

Guiding Principles

- Promote a diverse, local, business-friendly economy that fosters new job growth and is adaptable to changes in consumer habits and market trends.
- Maintain and advance a well interconnected circulation network that accommodates and encourages alternative modes of transportation that reduce congestion and encourage walkable and bikeable neighborhoods.
- Preserve existing open space resources while enhancing accessibility to parks and recreational amenities.
- Manage, conserve, and preserve the existing natural environment to ensure sustainable longevity for present and future generations.

City Council approved in Spring 2021

Guiding Principles

- Provide for a safe community through resilient infrastructure, community-wide education and preparation, and hazard planning that is responsive to potential climate-related, natural, and human-caused disasters.
- Preserve Ukiah Regional Airport as a vital economic driver and transportation system and maintain consistency with the criteria and policies of the Ukiah Municipal Airport Master Plan.
- Foster an inclusive community through conditions that allow for and stimulate a diversity of housing options for community members of all ages, incomes, and ethnicities.

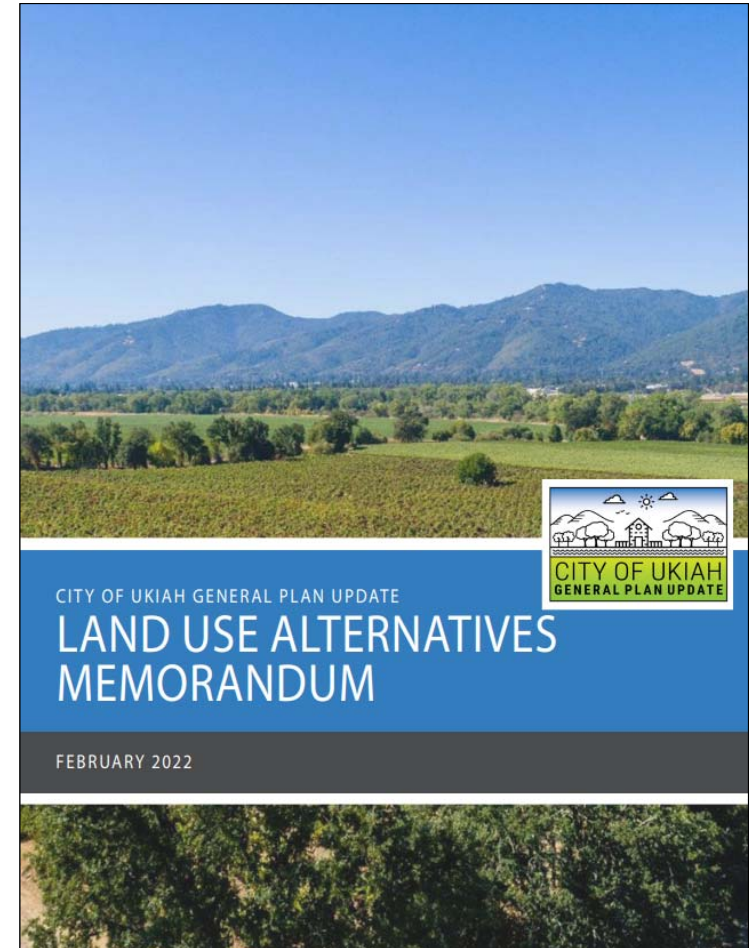
City Council approved in Spring 2021

Land Use Alternatives Process



Purpose of the Land Use Alternatives

- The Land Use Alternatives Memorandum is designed to look at big picture ideas land use changes.
- This memorandum is meant to support the selection of a Preferred Land Use Alternative.
- Will ultimately be used to develop an updated land use diagram for the City's 2040 General Plan.



Scope of Analysis

- The land use alternatives focus on expanded housing and commercial opportunities for the future.
- The Land Use Alternatives Memorandum analyzes three different land use alternatives.

1
↓

Alternative 1 as a “no change” or “business as usual” approach

2
↓






Alternative 2 maintains the land use designations of the existing General Plan but increases the allowed densities of the residential land uses.

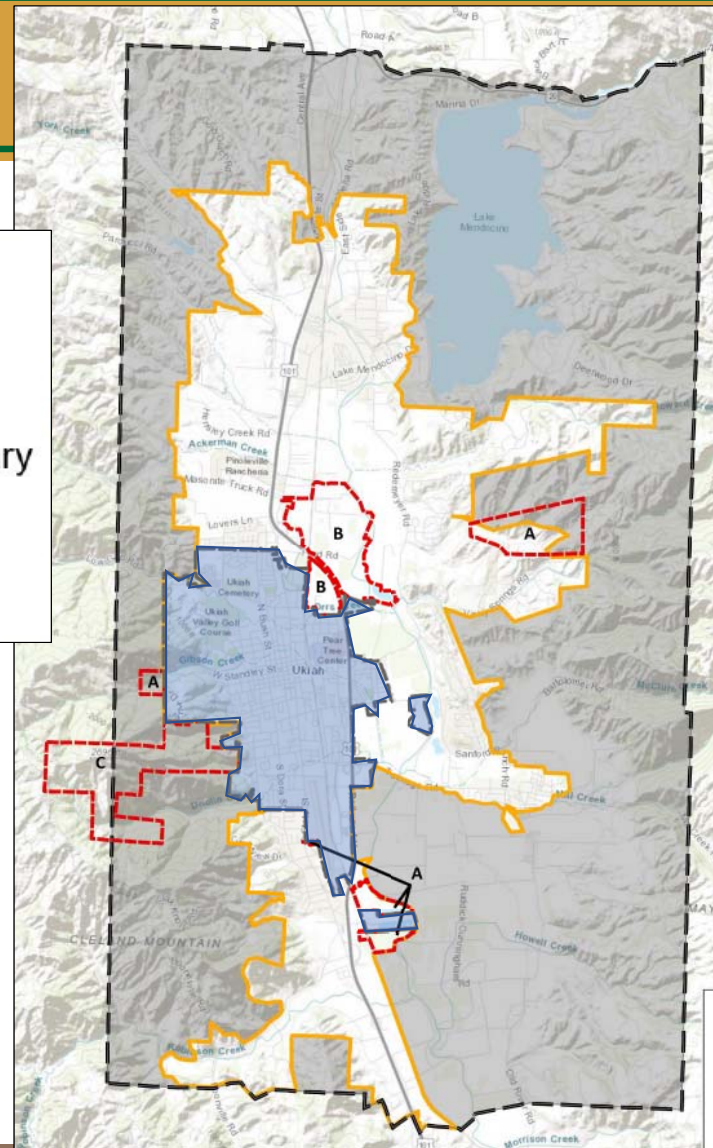
3
↓

Alternative 3 introduces new, expanded land use designations that provide greater distinction between residential and commercial land use types and to align existing land uses with corresponding designations. Alternative 3 also includes increased residential densities and building intensities (FARs) compared to Alternatives 1 and 2.

Planning Boundaries

Boundaries

-  City Limits
-  Annexation Areas
-  Current City SOI/UVAP Boundary
-  Proposed SOI
-  Area of Interest

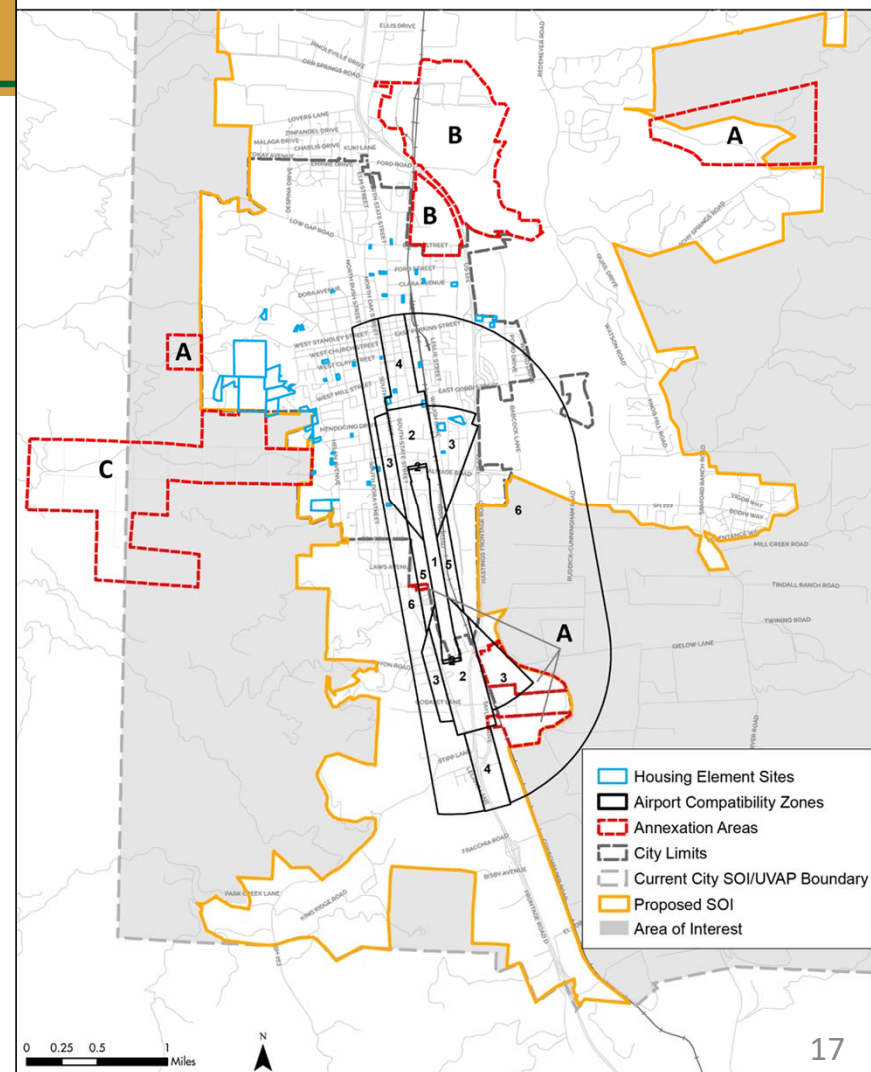


Methodology

- Analyzing development of vacant and underutilized parcels;
- Inclusion of the proposed Sphere of Influence (SOI);
- Buildout of the City's 6th Cycle Housing Element Update (*adopted in October 2019*);
- Inclusion of annexation areas pursued by the City; and
- Recognition of the Ukiah Municipal Airport Land Use Compatibility Plan.

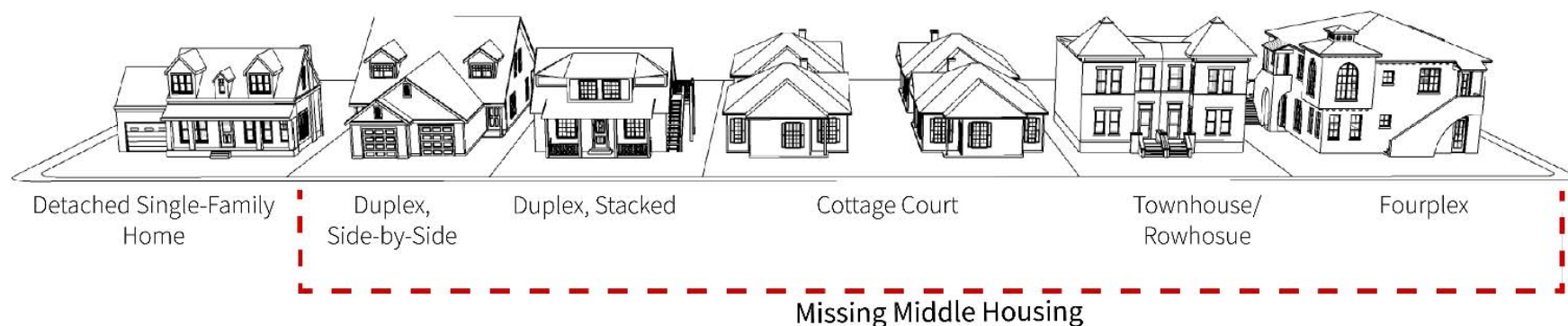


Figure 2: Buildout Sites



Missing Middle Housing

- To address the diversity of housing needed in Ukiah and meet the requirements of State law, the City needs to look beyond the current process used to plan for housing.
- To meet the diverse needs of the community, Ukiah, like other communities nationwide, needs to strive for a mix of housing types and price points.



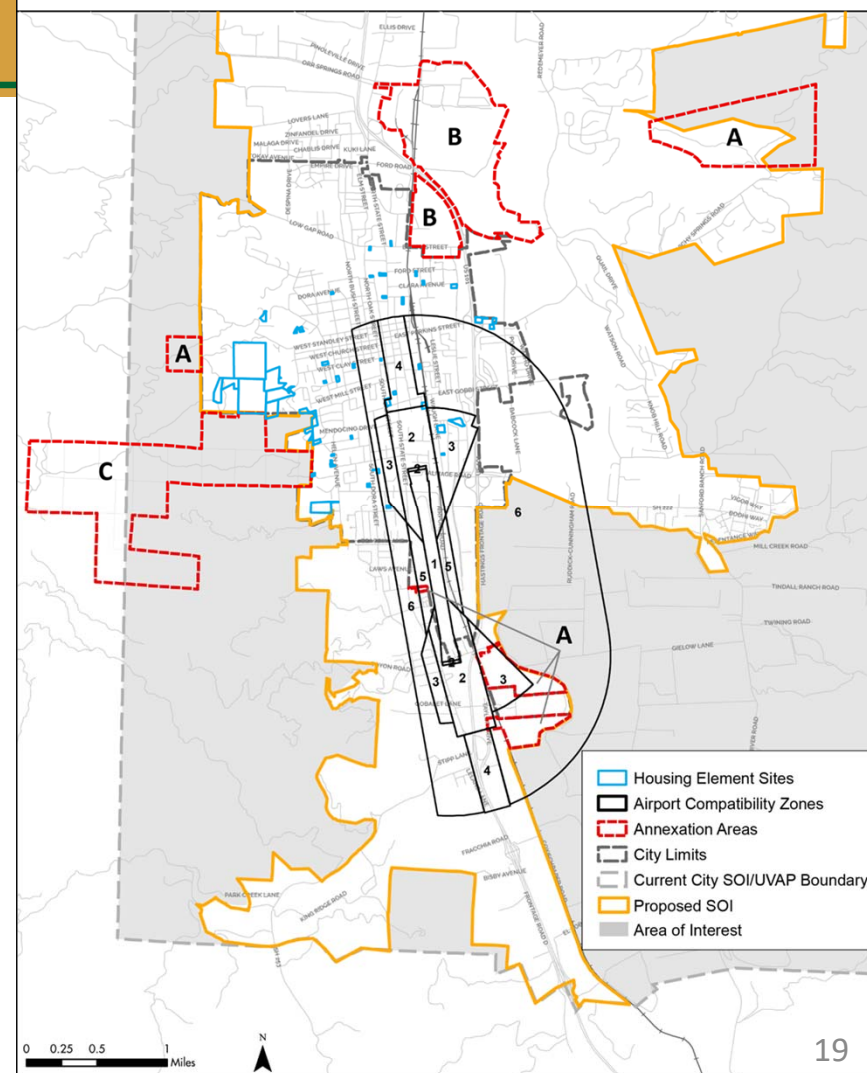
Methodology - Annexation

Annexation Areas

- A. City-owned properties** totaling approximately 437 acres.
- B. Brush Street/Masonite Area Properties Annexation Area** totaling approximately 473 acres over 63 properties.
- C. Ukiah Western Hills Open Land Acquisition and Limited Development Agreement Project** totaling approximately 707 acres.



Figure 2: Buildout Sites



Council Directives on Annexations

- **August 27, 2019:** Council approved the following Policy Directives: 1) update the Ukiah General Plan; 2) update the City of Ukiah's Sphere of Influence, as proposed in Figure 1; 3) prepare and adopt annexation policies as part of the City's long-term land use planning and City Council Strategic Plan; and 4) evaluate and amend the city zoning code to improve efficiencies/public service and protect natural resources.
- **January 16, 2020:** Council adopted an Annexation Policy (Resolution No. 2020-06) that states that the City will pursue, apply for, and support the annexation of unincorporated areas to the City to avoid the negative consequences of continued urban sprawl and to ensure the efficient provision of municipal services to unincorporated areas without placing an undue financial burden on the City or its residents.

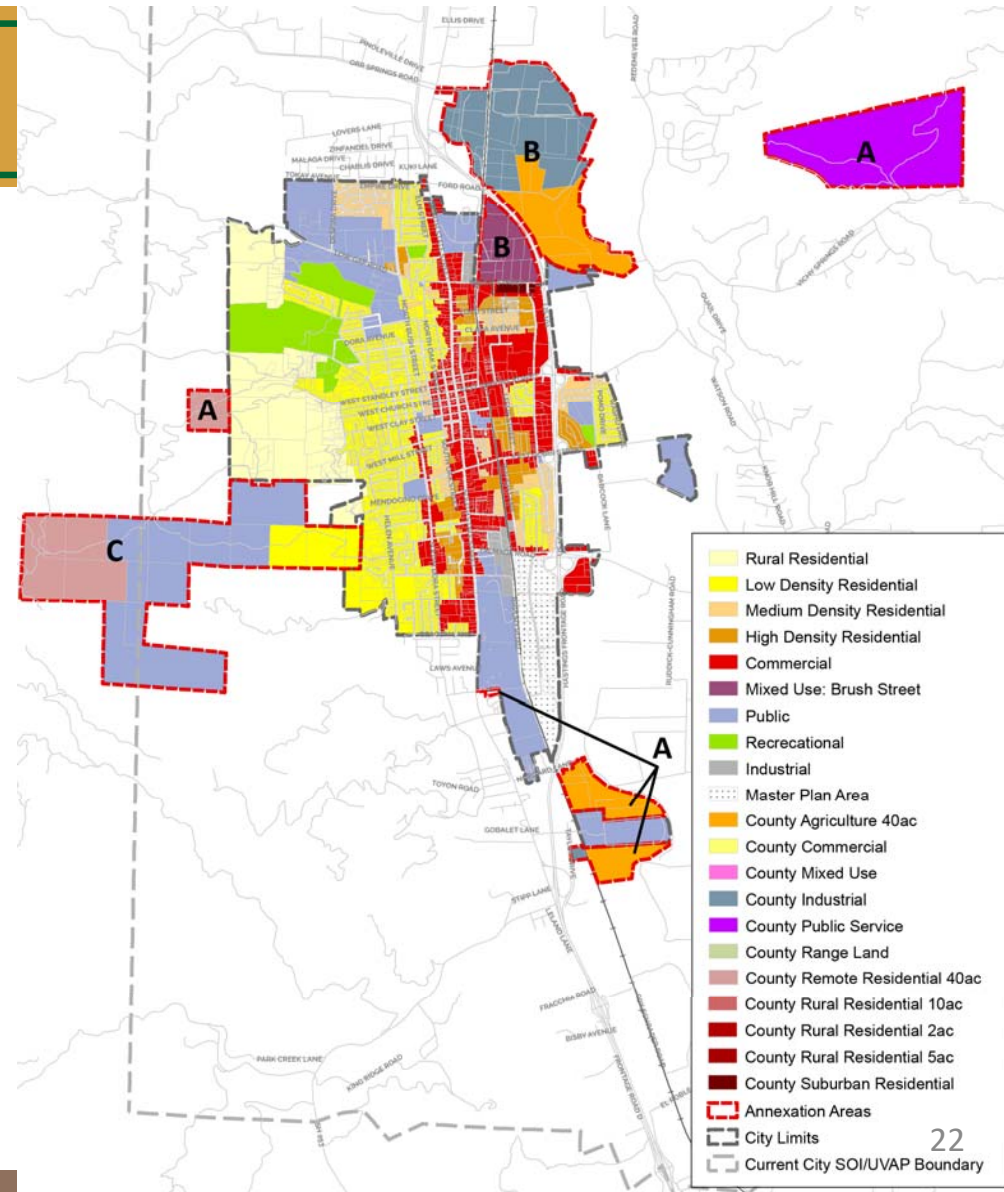
Council Directives on Annexations

- **August 5, 2020:** Council directed Staff to move forward with preparing applications for the Brush Street Triangle, Masonite Area properties, and property around the City's Water Treatment Plant.
- **November 4, 2020 (regular meeting):** Council directed Staff to move forward with preparation of the annexation application for certain City-Owned Properties.
- **January 19, 2022 (regular meeting):** Council directed Staff to submit a revised annexation application to LAFCo to annex City-owned properties in unincorporated Mendocino County.

Note: The previous directives above do not include Council direction related to the Ukiah Valley Fire Protection District's annexation of the City of Ukiah, which was approved by LAFCo in 2021.

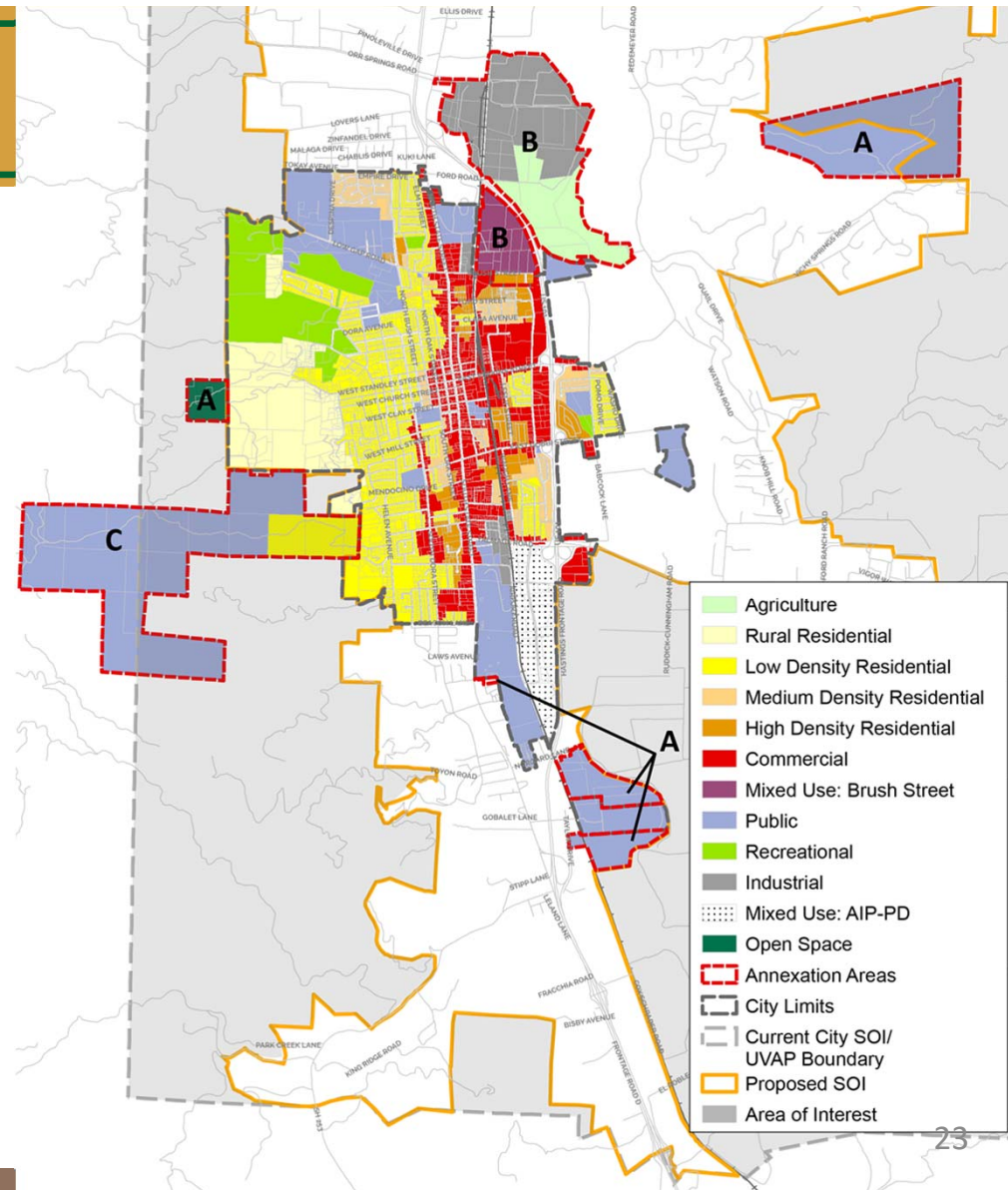
Alternative 1

- “Base Case” Alternative.
- Analyzes the existing General Plan land use designations and existing densities for vacant land within the City.
- Alternative 1 focuses on existing designations, with annexation areas analyzed using their existing County UVAP Land Use designations.



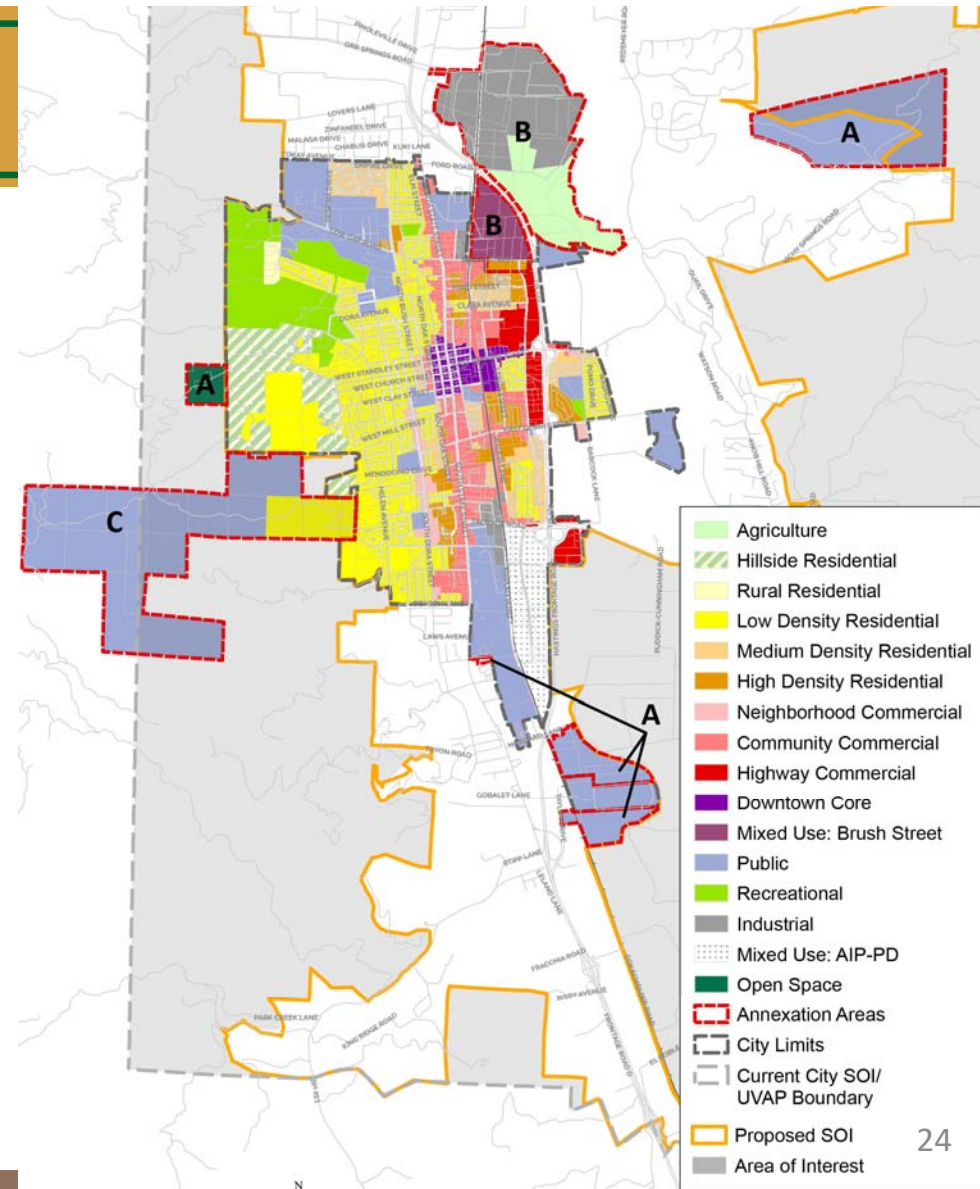
Alternative 2

- Assumes increases in the residential densities allowed by each land use designation.
- Redesignation of three parcels currently designated Rural Residential that are developed with recreation uses including a portion of the Ukiah Municipal Golf Course, Low Gap Park, and the City View Trail.
- Applies City designations in annexation areas.



Alternative 3

- Assumes increased residential densities and building intensities.
- Includes new designations that provide additional refinement of the types of uses allowed in the City.
- Divides the Commercial land use designation into more detailed designations: Downtown Core, Highway Commercial, Community Commercial, and Neighborhood Commercial.



Buildout Outcomes

- The total buildout based on potential land use changes for each alternative are as follows:

1
↓

Housing Unit Capacity:
+ 1,692

Non-Residential Sq Ft:
+ 3,831,300 sq ft

2
↓

Housing Unit Capacity:
+ 1,868

Non-Residential Sq Ft:
+ 3,831,300 sq ft

3
↓

Housing Unit Capacity:
+ 2,350

Non-Residential Sq Ft:
+ 4,514,820 sq ft

4/12/22 Joint Study Session Decision

Ukiah Planning Commission unanimously recommended and City Council unanimously approved Land Use Alternative 3.

Upcoming Timeline

