



Planning Commission

Special Meeting

AGENDA

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482

October 22, 2019 - 6:00 PM

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The City of Ukiah 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 related to non-agenda items.

3. UNFINISHED BUSINESS

4. NEW BUSINESS

- 4.a. Request for review and recommendation for a Tentative Major Subdivision Map, Planned Development Rezone with Precise Development Plan and Major Site Development Permit that would allow 1) subdivision of one ±0.943 acre (gross) parcel into nine parcels, and 2) the development of eight single-family dwellings at 250 West Gobbi Street; APN 001-306-06. File No: 19-4625.

Recommended Action: Staff recommends Planning Commission 1) conduct a public hearing; 2) provide recommendation of approval to the City Council regarding the Tentative Subdivision Map, as conditioned by the City Engineer; 3) provide City Council a recommendation of approval of the Rezone and to Planned Development with Precise Development Plan; and 4) provide City Council with a recommendation of approval of the Gobbi Commons Site Development Permit, as conditioned

Attachments:

1. Staff Report for Gobbi Commons
2. ATT 1 Application Packet
3. ATT 2 Agency Comments
4. ATT 3 Draft Findings
5. ATT 4 Draft COA
6. ATT 5 UCC Ch2 Art 14 Planned Development Regs
7. ATT 6 Draft DRB Minutes and Applicant Responses
8. ATT 7 Draft Ord_RZ_Gobbi Commons

5. ADJOURNMENT

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection at the front counter at the Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482, during normal business hours, Monday through Friday, 8:00 am to 5:00 pm.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Ukiah City Hall, located at 300 Seminary Avenue, Ukiah, California, not less than 24 hours prior to the meeting set forth on this agenda.



DATE: October 22, 2019
TO: Planning Commission
FROM: Mireya G. Turner, Associate Planner

SUBJECT: Request for review and recommendation for a Tentative Major Subdivision Map, Planned Development Rezone with Precise Development Plan and Major Site Development Permit that would allow 1) subdivision of one ± 0.943 acre (gross) parcel into nine parcels, and 2) the development of eight single-family dwellings at 250 West Gobbi Street; APN 001-306-06. File No: 19-4625.

SUMMARY

OWNERS:	Patrick Henrie
APPLICANT:	Guillon, Inc.
LOCATION:	937 ft west of South State Street, and 280 ft east of South Dora Street. Address: 250 West Gobbi Street; APN: 001-306-06
TOTAL ACREAGE:	± 0.943 acre gross (41,077 sf); ± 0.863 acre net (37,592 sf)
GENERAL PLAN:	Medium Density Residential
ZONING DISTRICT:	Medium Density Residential (R2)
AIRPORT COMPATABILITY ZONE	D (Other Airport Environs)
ENVIRONMENTAL DETERMINATION:	Project is exempt, pursuant to CEQA Guidelines 15332, In-Fill Development Projects; and 15304, Minor Alterations to Land. Rezone is consistent with provisions outlined in Article 19 Section 15183; Projects Consistent with a Community Plan or Zoning.
RECOMMENDATION:	Conditional Approval



PROJECT DESCRIPTION AND BACKGROUND

Location. The proposed Gobbi Commons Project site is located at 250 West Gobbi Street, between South Dora Street and South State Street. The parcel is currently vacant, generally flat, and covered by invasive weeds and grasses which are routinely mowed. Existing vegetation includes grasses, shrubs, one fruit tree, and established oak trees. The entirety of the site lies within a Federal Emergency Management Agency (FEMA) Special Flood Hazard Area Zone X, which denotes the area as one of minimal flood hazard. The general drainage pattern for the site is in a north-western and southeastern direction.

Project Description. An application was received from Guillon, Inc. for approval of a Tentative Major Subdivision Map, Planned Development Rezone with Precise Development Plan and Major Site Development Permit that would allow 1) subdivision of one ± 0.943 acre (gross) parcel into nine parcels, and 2) the development of eight single-family dwellings at 250 West Gobbi Street. The project would comprise the following.

- Lot sizes ranging from 3,061 sf to 4,011 sf, with an average lot size of 3,465 sf.
- Eight market-rate single-story and two-story dwellings, ranging from approximately 1,250 sf to 1,400 sf with two and three bedrooms.
- Two-car attached garages with driveways large enough to accommodate parking for two additional vehicles.
- Six additional common parking spaces at terminus of "T" roadway.
- Vehicle access provided from West Gobbi Street by a 24-foot wide right of way, terminating into a "hammer-head".
- Four-foot wide pedestrian walkway along the hammerhead.
- Craftsman style architecture offering three different elevations and their mirrored versions, with various roof pitches, finishes and colors.
- Front porch and rear patios on each dwelling.
- Dark sky compliant lighting on the front of each dwelling.
- 1,090 sf interior common area containing approximately eight individual raised garden beds, crushed granite, and a water station.
- Front yard landscaping consisting of assorted trees, shrubs and grasses; rear and side yards would be zero-scaped; all landscaping would be incorporated to have minimal water usage and maintenance demand.
- Monument sign at entrance.
- Six-foot dog-eared cedar fencing separating each backyard, and surrounding the project Parcel.
- Fencing along the southern side of Lot 1 and 8 to consist of 6-foot dog-eared cedar, with additional 2-foot lattice.

- Low Impact Development features have been incorporated into the design of the project to regulate storm water run-off.

Application materials are included as **Attachment 1**.

SURROUNDING LAND USE AND ZONING

The proposed project site is surrounded by the following uses.

	GENERAL PLAN:	ZONING:	USE:
NORTH	Low Density Residential (LDR)	Single-family Residential (R1)	Single-family Residential
EAST	Medium Density Residential (MDR)	Medium Density Residential (R2)	Single-family and Multi-family Residential
SOUTH	LDR and MDR	R1 and R2	Single-family and Multi-family Residential
WEST	MDR and Commercial (C)	R2 and Neighborhood Commercial (CN)	Single-family Residential and Professional Offices

Figure 1. General Plan Designation

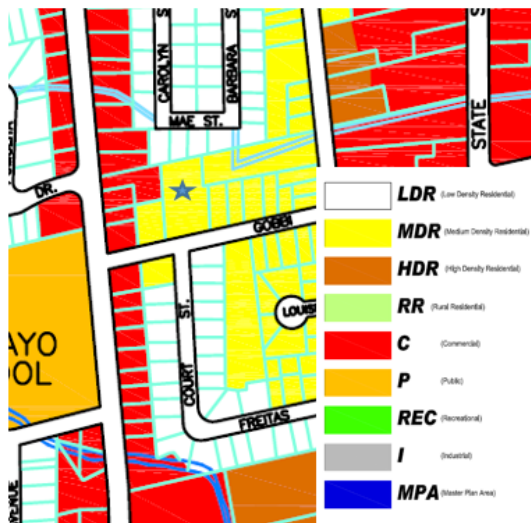


Figure 2. Zoning Designation

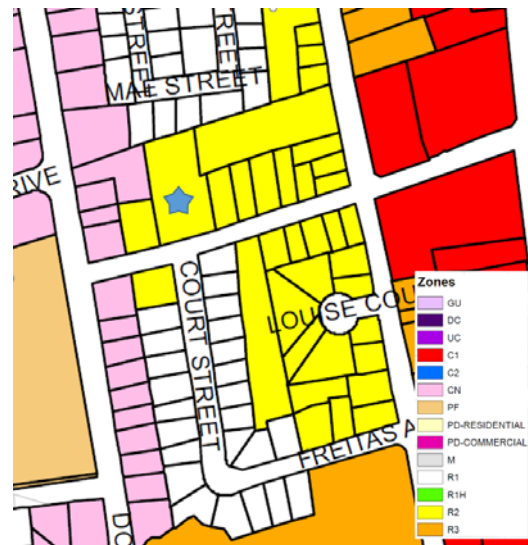
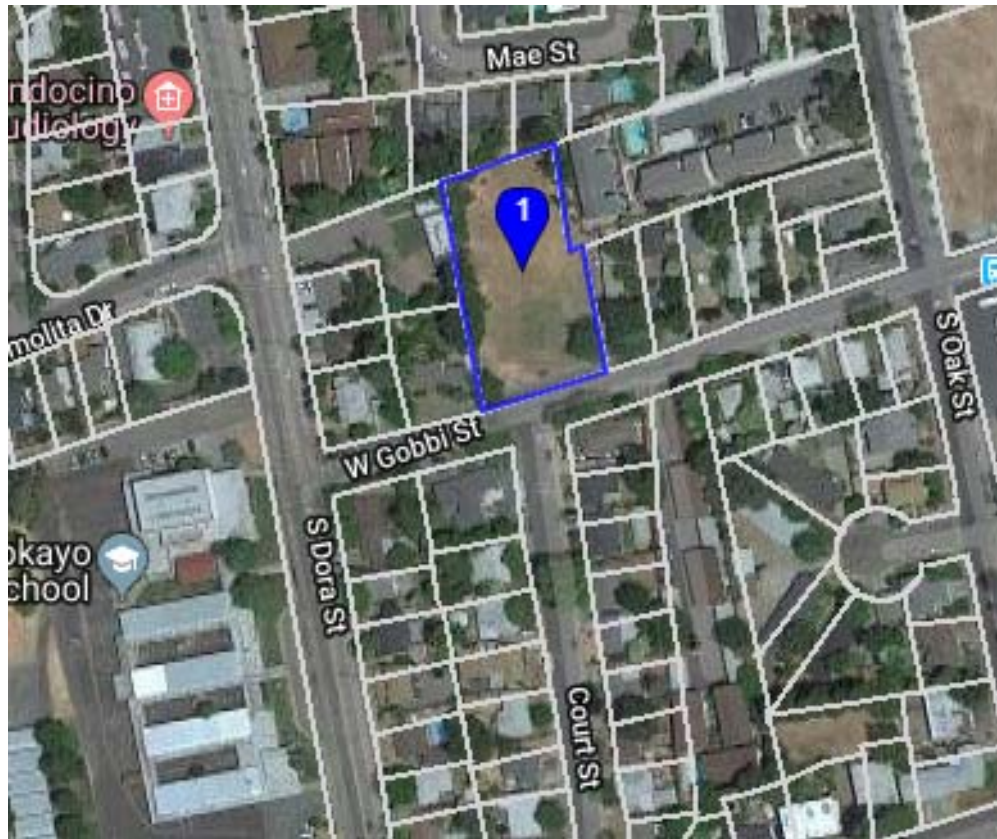


Figure 3. Aerial Map



AGENCY COMMENTS

Project referrals were sent to the following responsible or trustee agencies with interest or jurisdiction over the project: City of Ukiah Building Division, Public Works Department, Police Department, Electric Utility Department, and Airport Operations Manager. In addition, the project was referred to the Ukiah Valley Fire Authority, Mendocino Transit Authority, Mendocino County Air Quality, and the Sonoma State University Northwest Information Center. Agency comments are contained in **Attachment 2**. Draft Findings are contained within **Attachment 3** and Draft Conditions of Approval are included as **Attachment 4**.

STAFF ANALYSIS

Tentative Major Subdivision Map. The City of Ukiah Subdivision Ordinance, as adopted in 1958, classifies subdivisions based on slope and resulting parcel size of the project site. The lowest level, Type I Subdivisions are residential subdivisions on a less than 15% grade on lots with areas from 6,000 to 10,000 sf. However, the flexibility of the Planned Development Zoning Combining district allows the design of a major subdivision outside of the limiting standards of the Subdivision Ordinance. The Gobbi Commons Project includes a request for rezone from R2 to R2-PD to allow for reduced parcel size and reduced setbacks. The project was evaluated by various departments and agencies including the City Engineer, and conditions have been recommended to ensure safe traffic circulation, parking, fire truck access, storm water

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management, and road maintenance; similar to a major subdivision with larger minimum parcel size.

General Plan Consistency. The parcel has a General Plan designation of Medium Density Residential (MDR) which is *“intended to provide land area for a range of densities and a variety of housing types and ownerships, including townhomes, multiple family residential development, mobile home parks, and more urban-scale density developments.”*

The proposed project is consistent with goals, objectives, and policies in the following General Plan Elements: Economic Development, Community Design, Circulation & Transportation, and Housing. The Project would add eight market rate, single-family dwellings to the existing housing stock, enabling more households to reside near local jobs, supporting the local economy (Goal ED-1). The proposed dwellings are designed to be complementary with the overall character of the surrounding neighborhood (Implementation Measure CD-9.2(a)). Its proximity to local schools and businesses would reduce miles travelled as families go about daily tasks, using existing streets and circulation patterns (Goal CT-2). The project site is currently a vacant lot, located near schools and local businesses, in an area already served by City services (Goal H-5.6). Additionally, the Draft 2019-2027 Housing Element Update strongly encourages the development of infill housing stock, providing housing opportunities for all economic segments of the community, including market rate.

The General Plan allows up to 14 units per acre of gross land. At 0.94 acres (gross), the site would allow for up to 13 dwellings. No amendment to the General Plan designation for the project site is proposed or required, as the proposal is within the allowed density and the parcel will retain its MDR General Plan designation.

Zoning Ordinance Consistency. The subject property is currently zoned Medium Density Residential (R2). The R2 zoning district *“is intended to provide land area and opportunities for a range of densities and a variety of housing types, including townhomes, multiple-family residential development and duplexes. The maximum density is one to fourteen (14) dwelling units per acre of land.”*

As previously discussed, the site may be developed with up to 13 units and the proposed eight units would be within the maximum density allowed for this zoning district. However, the Applicant requests a Rezone for the parcel, from R2 to R2-PD Medium Density Residential-Planned Development Combining, to allow for development of the Precise Development Plan including reduced parcel sizes, and setbacks. Additionally, the Applicant requests a modification to the required landscaping; specifically, the requirement that 50% of the landscaped areas dedicated to live plantings, as described in more detail below.

Planned Development with Precise Development Plan. The Planned Development Combining Zoning District *“generally provides a method for deviating from standardized zoning requirements to foster well planned, creative, and quality development.”* UCC §9167 allows for application of a Rezone to Planned Development with either a Concept Development Plan or a Precise Development Plan (see **Attachment 5**). The Applicant has submitted a proposed Precise Development Plan and all required information for consideration in accordance with UCC §9167. In accordance with UCC §9165(b), a Use Permit is not required when a Planned Development zoning district and a Precise Planned Development project are proposed for permitted land uses within the underlying zone.

Table 1 includes the existing R2 development standards as well as the standards proposed as a part of the Precise Development Plan. Development plans and application materials can be found in **Attachment 1**.

Table 1. Development Standards

	UCC R2 Requirement	Proposed with Precise Plan of Development
Lot Size	6,000 sf	3,061 sf to 4,011 sf
Setbacks	Front: 15 ft Rear: 15 ft Sides: 10 ft	Front: 6 ft to 16 ft Rear: 10 ft to 25 ft Sides: 0 ft to 6 ft
Landscaping	20% of the gross area of the parcel, unless based upon the small size of a parcel, it would be unreasonable and illogical. A minimum 50% of the landscaped area shall be dedicated to live plantings.	Minimum 20% per lot. Each lot would have front, side and rear yards. The front yards are proposed to be landscaped with a variety of drought-tolerant grasses, shrubs, and trees, selected to minimize upkeep and water consumption. The Applicant proposes gravel utility areas in the side yard and zero-scaping in the rear yards, to allow for individual owner preference and minimize water consumption UCC §9167(E)(10)(I) states the Planning Commission or City Council may modify the required elements of a landscaping plan; and the request for the approval of the modification to the landscaping requirement is requested in writing by the applicant in (See Landscape Plan and letter in Attachment 1).
Height	30 ft	Approximately 26 ft max
Parking	2 spaces per dwelling unit	4 spaces per dwelling unit and 6 common spaces (38 total)

UCC §9167(F) sets forth six criteria to be considered when weighing the consistency of a proposed Precise Development Plan with the Zoning Ordinance. The six criteria for a Precise Plan of Development are below. Draft Findings supporting the project can be found in **Attachment 3** and Draft Conditions of Approval are included as **Attachment 4**.

1. User Impact and Needs: The design of the project shall consider the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, and other design concerns.

The site is located directly off of West Gobbi Street, an arterial street, designed to be a high-capacity urban road. It can accommodate the circulation demands of eight new households. City services are available to serve the project site. Noise and odor are anticipated to be typical of residential use and temporary construction. The proposed dwellings face inward toward the shared roadway, with lighting in front of each home, fostering a sense of neighborhood and promoting security. Each parcel has front and rear yard space, and there is a shared common area adjacent to Parcel 3 with proposed raised garden beds for each house and a dog watering station. Six foot dog-eared cedar fencing separates each backyard, with an additional two feet of

lattice on the fences along West Gobbi Street, providing privacy for each dwelling, as well as security. All dwellings will be constructed to 2016 Building codes, including specific requirements to reduce energy consumption.

In addition, the project has been reviewed and conditioned, as applicable, by the City of Ukiah Building Division, Public Works Department, Electric Utility Department, Police Department, the Ukiah Valley Fire Authority, etc. to ensure adequate design and compliance with all applicable safety codes.

2. Relationship to Physical Features: The location of the buildings and structures shall respect the natural terrain of the site and shall be functionally integrated with any natural features of the landscape to include the preservation of the existing trees, where feasible.

The project area is generally flat, with no significant alteration proposed. The existing trees located along the parcel line are proposed to remain to the extent feasible, with the exception of the oak tree on the southwest corner of the lot, located under the utility lines on West Gobbi Street, which was recommended for removal by the City's Electric Utility Department. Avoidance of tree driplines were considered in the placement of the building envelopes and fencing. In addition, in accordance with the Design Review Board recommendations for the project (further discussed below), existing trees be preserved and maintained in conformance with the City's Tree Management Guidelines.

3. Consistency of Architectural Style: All buildings or structures shall be harmonious and consistent with the proposed architectural style regarding roofing, exterior materials, windows, doors, textures, colors, and other exterior treatments.

The Gobbi Commons Project includes three floor plans, along with their mirrored versions, for the eight proposed dwellings. Elevations vary in roof pitches, finishes and colors, providing variety while maintaining continuity throughout the development. Elevations and color palettes are available in the application materials included in **Attachment 1**.

4. Balance and Integration with the Neighborhood: The overall design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of the surrounding built environment.

The proposed dwellings are both one and two story structures. The height of surrounding structures was taken into account during the design phase to ensure compatibility with the surrounding neighborhood.

5. Building Design: The design of buildings and structures shall strive to provide innovation, variety, and creativity in the proposed design solutions. All architectural elevations shall be designed to eliminate the appearance of flat facades and box like construction.

The dwellings are designed in the craftsman style architecture, with a variety of roof pitches and architectural details, to provide variety and creativity while maintaining a harmony of design.

6. Density: For residential projects, every effort shall be made to achieve the maximum density possible pursuant to the underlying zoning district.

The General Plan and Zoning designations of Medium Density Residential allows up to 14 units per acre of gross land. At 0.94 acres (gross), the site would allow for up to 13 dwellings. According

to the Applicant, *“At 8 units the site has a net density of 9.26 units and a gross density of 8.48, which is at the higher end of the Density range for the R2 District. In order to increase potential Density at the site, variances from code or concessions in development standards would need to be expanded upon. Such concessions, like parking or landscaped areas, could result in a project that has unintended consequences in a design that lacks quality and cohesiveness while also having impacts upon the surrounding roads and neighborhood.”*

Major Site Development Permit. Per UCC §9263, a Major Site Development Permit is required for development of the eight dwellings. Findings required for approval of Site Development Permits per UCC Section 9263(e) are included in **Attachment 3**.

Design Review Board. Per UCC §1169, the Design Review Board (DRB) shall review proposed site development permit applications, planned development applications and precise development plans, work with staff and the applicants to ensure design consistency with the Ukiah General Plan, Zoning Code, and Design Review Guidelines, and make recommendations concerning architecture, site design layout, landscaping, parking, signage, exterior lighting, and other aspects of urban design to City staff, Zoning Administrator, Planning Commission and City Council as appropriate. The Gobbi Commons Project was reviewed by the DRB on August 28, 2019. The recommendation to approve the project was unanimous, with two recommendations:

- 1) The Applicant should make an effort to preserve trees on-site in accordance with the City’s Tree Management Guidelines; and*
- 2) The proposed monument sign design should be reconsidered to a more organic design, in accordance with fire and building safety codes.*

The Draft Minutes of the DRB Meeting and a letter from the Applicant dated October 11, 2019 indicating agreement with both recommendations are included as **Attachment 6**.

ENVIRONMENTAL DOCUMENTATION

The project is subject to the California Environmental Quality Act (CEQA). The proposed project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Article 19 §15332, Class 32, In-Fill Development Projects and §15304, Minor Alterations to Land for the following reasons.

- a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations.*

The proposal is consistent with the Medium Density Residential General Plan designation and applicable General Plan policies. The project proposes single family dwellings which are permitted within the R2 zoning district. In addition, the project proposes a Precise Plan of Development, Site Development Permit and Subdivision in compliance with all applicable zoning codes.

- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The proposal is within the Ukiah City limits on a property that is less than one acre in size. The site is surrounded on all sides by existing urban uses, both commercial and residential in nature.

- c) The project site has no value as habitat for endangered, rare or threatened species.*

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The site is currently vacant, generally flat, and covered by invasive weeds and grasses which are routinely mowed. Existing vegetation includes grasses, shrubs, one fruit tree, and established oak trees. Minimal grading is proposed which will not substantially alter the natural grade. The project has been designed with consideration of existing trees and driplines. The Oak trees will remain to the extent feasible, with the exception of one that is recommended for removal by the City's Electric Utility Department.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

The proposed eight single family residences would be similar to the existing land uses in the immediate area. The project would not generate a significant amount of traffic or noise. The site is in a walkable area of town, on-site parking is provided and the site is located along Mendocino Transit Authority Route 7. There are no wetlands or creeks on-site. The general drainage pattern for the site is in a north-western and southeastern direction. A Preliminary Standard Urban Storm Water Mitigation Plan was prepared for the project with Low Impact Development features incorporated into the design to reduce impacts from storm water run-off and water quality. Lastly, the project has been reviewed and conditioned by several departments and agencies to reduce potential impacts from traffic, noise, air quality and water quality.

- e) *The site can be adequately served by all required utilities and public services.*

The project site is within the City limits and is already served by City utilities and public safety agencies.

In addition, CEQA §15183 states, *"CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies."*

The Project includes a proposed rezone to R2-PD. The General Plan allows up to 14 units per acre of gross land. At 0.94 acres (gross), the site would allow for up to 13 dwellings. No amendment to the General Plan designation for the project site is proposed or required, as the proposal is within the allowed density and the parcel will retain its MDR General Plan designation. As described above, the project would be consistent with the General Plan Goals and Policies. A Cultural Resources Survey was performed and found no signs of archaeological resources on-site. Recommendations for construction activities have been included as Conditions of Approval.

NOTICE

Notice of the Public Hearing was provided in the following manner, in accordance with UCC §9262(C):

- Published in the Ukiah Daily Journal on October 12, 2019
- Posted on the Project site on October 10, 2019
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing
- Mailed to property owners within 300 feet of the project parcels on October 10, 2019

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RECOMMENDATION

The Ukiah Municipal Code places the authority for approval of the Tentative Major Subdivision Map, Precise Plan of Development and Rezone with the City Council. The Planning Commission has the authority to consider the Tentative Subdivision Map, Precise Plan of Development, Rezone and Major Site Development Permit to make recommendations to the City Council.

Staff recommends Planning Commission 1) conduct a public hearing; 2) provide recommendation of approval to the City Council regarding the Tentative Subdivision Map, as conditioned by the City Engineer; 3) provide City Council a recommendation of approval of the Rezone and to Planned Development with Precise Development Plan; and 4) provide City Council with a recommendation of approval of the Gobbi Commons Site Development Permit, as conditioned.

ATTACHMENTS

1. Application Materials
2. Agency Comments
3. Draft Findings for Tentative Major Subdivision Map, Rezone to Planned Development with Precise Development Plan, and Major Site Development Permit
4. Draft Conditions of Approval
5. UCC Chapter 2, Article 14, Regulations in Planned Development Combining Zone/Districts
6. Draft Minutes of Design Review Board Meeting on August 28, 2019 and Applicant responses to recommendations.
7. Draft Ordinance Establishing the Medium Density Residential-Planned Development Combining District (R2-PD) at 250 West Gobbi Street



Planning & Community Development Department

300 Seminary Avenue

Ukiah, CA 95482

Email: planning@cityofukiah.com

Web: www.cityofukiah.com

Planning Services

Phone: (707) 463-6203

Fax: (707) 463-6204

Planning Permit Application

PROJECT NAME: Globbi Commons					
PROJECT ADDRESS/CROSS STREETS: 250 WEST Globbi / South DORIA				AP NUMBER(S): 001-306-06	
APPLICANT/AUTHORIZED AGENT:		PHONE NO: 530-513-3626	FAX NO:	E-MAIL ADDRESS: JAKE@GUILLOININC.COM	
APPLICANT/AUTHORIZED AGENT ADDRESS: GUILLOIN INC 2550 LAKEVIEW DR #50			CITY: CHICO	STATE/ZIP: CA 95928	
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: MR & MRS. HENRIE		PHONE NO: 489-0647	FAX NO:	E-MAIL ADDRESS: HENRIEJ@AOL.COM	
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT: 555 DOOLAN CANYON DR. UKIAH			CITY: UKIAH	STATE/ZIP: CA 95482	
HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? ☐ YES ☒ NO					
☐ AIRPORT LAND USE COMM. DETERMINATION 100.0800.611.003	S	☒ REZONING 100.0800.611.001 PD overlay	S	☐ USE PERMIT - AMENDMENT 100.0400.449.001	S
☐ ANNEXATION 100.0800.611.001	S	☐ REZONING - PLANNED DISTRICT 100.0800.611.001	S	☐ USE PERMIT - MAJOR 100.0400.449.001	S
☐ APPEAL 100.0400.449.001	S	☐ SITE DEVELOPMENT PERMIT - AMENDMENT 100.0400.449.001	S	☐ USE PERMIT - MINOR 100.0400.449.001	S
☐ BOUNDARY LINE ADJUSTMENT 100.0800.610.001	S	☒ SITE DEVELOPMENT PERMIT - MAJOR 100.0400.449.001	S	☐ VARIANCE - MAJOR 100.0400.449.001	S
☐ GENERAL PLAN AMENDMENT 100.0800.611.001	S	☐ SITE DEVELOPMENT PERMIT - MINOR 100.0400.449.001	S	☐ VARIANCE - MINOR 100.0400.449.001	S
☐ MURAL PERMIT 100.0400.449.001	S	☐ SPECIFIC/MASTER PLAN 100.0800.611.003	S	☐ ZONING AMENDMENT - MAP 100.0800.611.001	S
☐ PRELIMINARY REVIEW (PC) 100.0800.611.003	S	☐ SUBDIVISION EXCEPTION 100.0800.610.001	S	☐ ZONING AMENDMENT - TEXT 100.0800.611.001	S
☐ PRELIMINARY REVIEW (PRC) 100.0800.611.003	S	☐ TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	S	☐ OTHER	S
☐ PRELIMINARY REVIEW (STAFF) 100.0800.611.003	S	☒ TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	S	☐ OTHER	S
COUNTY CEQA FILING FEE: \$					
CHECK PAYABLE TO MENDOCINO CO.		MAJOR PERMIT DEPOSIT: \$		FILING DATE:	
COUNTY CEQA (NEG DEC) FEE: \$		MINOR PERMIT FEE: \$		TOTAL AMOUNT PAID: \$	
CHECK PAYABLE TO MENDOCINO CO.		TOTAL FEE: \$		RECEIPT NUMBER:	
COUNTY CEQA (EIR) FEE: \$					
CHECK PAYABLE TO MENDOCINO CO.					
APPLICATION NUMBER(S):					

Recommendation: Prior to submitting an application, discuss your project with Staff to discover what fees (sewer, water, in-lieu park fees, traffic impact fees, etc.) may be required for your project. Also, ask about street tree requirements, required sidewalk repairs, drainage issues, frontage improvements, etc.

Project Description

The purpose of the project description is to assist Staff in understanding the project. Providing complete information will help expedite the project review process and in determining what additional information, if any, related to the project and required environmental review is required.

8 LOT SINGLE FAMILY SUBDIVISION

Environmental Review and Reports

Please be aware that projects are required to comply with the California Environmental Quality Act (CEQA). Projects will be reviewed by Staff for compliance with CEQA and Staff will determine the appropriate CEQA document to prepare for the project (exemption, negative declaration, etc.). In order to make this determination, specific reports (traffic, arborist, soils, etc.) and or additional information may be required.

Use Information

Please provide the following information related to the use of the site and building:

Description of Building & Site			
Parcel Size: <u>0.863 NET / 0.943</u>	Building Size: <u>VARIES</u>	Number of Floors: <u>2</u>	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
☐ Office (business/professional)			
☐ Office (medical/dental)			
☐ Retail			
☐ Light Industrial			
☒ Residential	<u>SINGLE FAMILY HOMES</u>	<u>VARIES</u>	<u>8</u>
☐ Other:			
Operating Characteristics			
Days and Hours of Operation: <u>N/A</u>			
Number of Shifts: <u>N/A</u>		Days and Hours of Shifts: <u>N/A</u>	
Number of Employees/Shift: _____			
Loading Facilities: ☐ Yes ☒ No		Type/Vehicle Size: <u>N/A</u>	
Deliveries: ☐ Yes ☒ No		Type: <u>N/A</u>	Number (day/week/month): <u>N/A</u>
Outdoor areas associated with use? (check all that apply) ☐ Yes ☐ No <u>N/A</u>		Sales area: ☐ Yes ☐ No	Unloading of deliveries: ☐ Yes ☒ No
		Square Footage:	Storage: ☐ Yes ☐ No <u>N/A</u>
		Square Footage:	Square Footage: <u>N/A</u>
Noise Generating Use? ☐ Yes ☒ No		Description:	

To Be Completed by Staff

General Plan Designation:	Zoning District:	Airport Land Use Designation:
City's Architectural & Historic Inventory: ☐ YES ☐ NO	Age of Building:	Demolition Policy:
Hillside: ☐ YES ☐ NO	Flood Designation FIRM Map:	Flood Designation Floodway Map:

Tree Policies

General Plan Open Space Conservation ☐ NO ☐ YES GOAL/POLICY #:	Community Forest Management Plan ☐ NO ☐ YES GOAL/POLICY #:
Landscaping and Streetscape Design Guidelines ☐ NO ☐ YES GUIDELINE #:	Commercial Development Design Guidelines ☐ NO ☐ YES GUIDELINE #:
Tree Protection and Enhancement Policy ☐ NO ☐ YES NOTES:	Tree Planting and Maintenance Policy ☐ NO ☐ YES NOTES:
UCC: Street Tree Policy, Purpose and Intent ☐ NO ☐ YES NOTES:	Other:

Notes

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Submittal Requirements

1. Items marked (X) are required for a complete application unless their deletion is approved by staff.
2. Other information may be required at the discretion of staff in order to fully evaluate the project and/or to conduct required environmental review for the project.
3. Please review the application packet prior to submittal to the City. Application packets that do not include the required materials may not be accepted for processing.

Submittal Document	Application Type									
	LLA	GPA	PRELIM	REZ	REZ-PD	SDP	TPM	TSM	UP	VAR
Project Description	X	X	X	X	X	X	X	X	X	X
Building Elevations (1)			X		X	X			X	X
Floor Plan			X		X	X			X	X
Grading Plan					X	X	X	X		
Landscape Plan (2)			X CONCEPT		X	X			X	X
Site Plan (3)	X	X	X	X	X	X			X	X
Details – Architectural						X				
Details – Fence					X	X			X	
Details – Sign					X	X			X	
Site Contours (4)					X	X	X	X	X	
Street Sections							X	X		
Tentative Map (6)							X	X		
Preliminary Title Report	X			X			X	X		
Colors & Materials Board			X CONCEPT		X	X			X	
Number of Plan Sets – Initial Submittal (5)										

- (1) **Building Elevations.** Drawing must include all elevations (front, rear, and sides). One set of colored drawings is required.
- (2) **Landscape Plan.** Plan must show all proposed trees, shrubs, and ground covers. Location, size and species must be indicated.
- (3) **Site Plan.** Must be prepared to scale and include: a north arrow, all property lines, adjoining streets, creeks, ponds, drainage ditches, existing curb, gutter, and sidewalk, existing and proposed buildings (with square footage noted), parking spaces, all existing trees, existing and proposed fences, buildings on adjacent parcels, existing fire hydrants within 600- feet, access and utility easements (with widths), location and width of all easements (access, drainage, utility, etc.) location of existing and proposed trash enclosures, and the percentage of average slope of the property. Site contours may also be required (see table above).
- (4) **Site Contours.** When required, site contours should be indicated on the site plan and grading plan. A separate site contour plan is not required.
- (5) Staff will determine the number of plans needed for the initial submittal. Once the application is complete, the number of plans sets required for the public hearing will be determined by staff. Plans are required to be provided prior to the hearing.
- (6) See Minor Subdivision Submittal Requirements or Major Subdivision Submittal Requirements handout for Tentative Map requirements.

BLA – Boundary Line Adjustment

REZ – Rezoning

TPM – Tentative Parcel Map/Minor Subdivision

VAR - Variance

GPA- General Plan Amendment

REZ-PD- Rezoning to Planned Development

TSM- Tentative Subdivision Map/Major Subdivision

Prelim – Preliminary Review

SDP – Site Development Permit

UP – Use Permit

SEE ENCLOSED AUTHORIZATION LETTER

I, _____, owner authorize _____ to act on my behalf for this project and I have read and agree with all of the above. (Application must be signed by owner).

PROPERTY OWNER SIGNATURE

DATE

I, JACOB MORLEY, am the ☐ owner / ☒ authorized agent of the property for which the development is proposed. The above information and attached documents are true and accurate to the best of my knowledge.

I have read and agree with all of the above.

I hereby authorize employees of the City of Ukiah, the City's authorized agents, and persons with review or decision making authority for the project to enter upon the subject property, as necessary, to inspect the premises, post notices, and process this application.

I understand that conditions of approval may be placed on my project by the city of Ukiah and it is my responsibility to fully understand the conditions and ask questions about them before action is taken on my planning permit.

☐ OWNER / ☒ AUTHORIZED AGENT

DATE

INDEMNIFICATION AGREEMENT

As part of this application, the applicant agrees to defend, indemnify, and hold harmless the City of Ukiah, its agents, officers, council members, employees, boards, commissions or Council from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void, or annul any approval of the application or related decision, or the adoption or certification of any environmental documents or negative declaration which relates to its approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of it or in connection with the approval of the application or related decision, whether or not there is concurrent, passive, or active negligence on the part of the City, its agents, officers, council members, employees, boards, commissions of Council. If for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

The City of Ukiah shall have the right to appear and defend its interests in any action through its City Attorney or outside counsel. The applicant shall not be required to reimburse the City for attorney's fees incurred by the City Attorney of the City's outside counsel if the City chooses to appear and defend itself in the litigation.

I have read and agree to all of the above.

Jacob Morley
☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT
(PLEASE PRINT NAME)

J. Morley
☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT
(SIGNATURE)

DATE



Revised July 29, 2019

Gobbi Commons
250 West Gobbi Street, City of Ukiah, Ca
APN: 001-306-06-00

RECEIVED

AUG 01 2019

Proposal:

The request involves subdividing an 0.863-acre net (0.943-acre gross) parcel into 8 individual lots for the construction of 8 detached single-family homes.

Single-Family Residential Units:	8
Net Density:	9.26 units per net acre
Gross Density:	8.48 units per gross acre
Total Parking Stalls:	38
Largest Parcel:	4,011 square feet
Smallest Parcel:	3,061 square feet
Average Parcel Size:	3,465 square feet

Requested Entitlements:

- Major Site Development Permit
- Major Subdivision
- Re-Zone to allow a Planned Development Overlay Zone
 - A Precise Development Plan pursuant to Planned Development Procedures (9167.E)

Project Location:

Gobbi Commons is located at 250 West Gobbi Street on the north side of the block, between South Dora Street to the west and South Oak Street to the east. The project site is across the street from Court Street.

Surrounding land uses include:

- North: Detached single-family
- South: West Court Street, professional office and detached single-family
- West: Detached single-family and professional office
- East: Detached single-family and a multi-family structure

The site is designated Medium Density Residential on the General Plan diagram and is located in the R-2 – Medium Density Residential zoning district. The R-2 district allows a density range of 1 to 14 units per acre.

Site Description:

The subject site is generally flat, with a small grade change from the northwest corner (630 feet) of the property down to the southeast corner (628 feet).

Ground cover consists of invasive weeds and grasses that are routinely mowed for weed abatement purposes. The trees on site are predominantly located along property lines.

Project Description:

Gobbi Commons is an 8-lot subdivision containing both attached and detached single-family homes. Lot sizes range from 3,061 to 4,011 square feet with an average lot size of 3,465 square feet with homes ranging in approximately 1,250 square feet to 1,400 square feet.

Units will be both single and two-stories in height. All homes will contain a 2-car garage and a driveway large enough to accommodate 2 additional vehicles. The proposal includes 6 additional parking stalls located at the terminus of the "T" roadway. The entire proposal accommodates 38 vehicles.

Additional Project Details

Access: Vehicle access is from West Gobbi Street by a 24-foot wide right-of-way that terminates into a "hammer-head". The design of the hammer-head is in compliance with Appendix D Fire Apparatus Access Road in the International Fire Code (D103).

To accommodate the pedestrian access, the hammerhead will contain a 4-foot wide area that is delineated for pedestrians. This area will either be finished with a stamped, stained markings, thermo-plastic or similar materials.

Architecture: The proposal includes 3 different elevations that will also be "mirrored" to one another. Elevations of homes will vary in roof pitches, finishes and colors which will provide visual interest, create internal mixture while still retaining continuity throughout.

All homes are designed in the craftsman style architecture and will contain a front porch and back patio. Details and interest to the elevations are in the form of gable ends, windows in the garage door, cultured stone and brick wainscoting at the patio. Finish material will consist of both stucco and Hardi-board.

Lighting: All lighting will be placed on the front of each single-family residence and will be dark sky compliant with the lighting directed downward.

Common Area: The total common area consists of 9,698 square feet, with approximately 1,090 square feet dedicated as an interior area dedicated to approximately 8 individual raised gardens beds, crushed granite and a water station. This water station will accommodate a dog bowl, leash hook and a hose bib.

Landscaping: Landscaping will be provided throughout the entire project. Front yards will be landscaped to minimize upkeep and water usage. The landscaping will be unified throughout the project with similar plants and trees to be incorporated on each lot. Rear yards will also contain landscaping, with the goal to be zeroscaped and with minimal water and time demand for maintenance. Water needs for the landscaping within the project will be in compliance with the Water and Conservation Act (AB 1881).

Fencing: Internally, fencing between the lots and surrounding the property will consist of 6-foot dog-eared cedar. Along the southern side of Lot 1 and 8, fencing would also consist of cedar, but will be 6-feet overall, with the top 2-feet as lattice.

Signage: A small sign with no lighting will be installed in the landscaped common area. The copy on the signage will note “Gobbi Commons” and will be constructed of durable materials and at a scale that is pedestrian in character.

Planned Development Combining Zone/District

A site-specific development is proposed, and pursuant to Ukiah City Code (UCC) section 9167.F, a Precise Development Plan is required to be submitted. As noted in the UCC, the following criteria shall be used in determining a precise development plan’s consistency with the purpose and intent of this article:

1. *User Impact and Needs: The design of the project shall consider the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, and other design concerns.*

The design has enough off-street parking, while the road is designed in compliance with international fire standards which can accommodate a fire truck and allow it to turn around on-site prior to exiting onto West Gobbi Street.

The homes are designed with front and rear patios that allow for both a private setting and allows for neighbors to engage the street. Windows are placed to provide additional “eyes on the street” which help security and crime deterrence. Individual placement and internal layout of each home allows for additional privacy amongst the residential units.

All homes will be designed and constructed to Title 24 of the California Building Code (CBC). This code section ensures that all related features and equipment that pertains to the construction of the home are structurally, mechanically sufficient, and that electrical and plumbing systems are adequate. The CBC also requires minimum energy efficiency standards, green design, construction and maintenance, fire and life safety and accessibility.

2. *Relationship to Physical Features: The location of the buildings and structures shall respect the natural terrain of the site and shall be functionally integrated with any natural features of the landscape to include the preservation of existing trees, where feasible.*

The subject property is generally level and the proposal does not drastically modify the terrain. Existing Oak trees, which are predominately around the boarder of the project site are incorporated into the design, while invasive shrubs and trees will be removed.

The new road is placed in a manner to minimize any conflicts when there are left hand turn movements from the project site and Court Street at the same time, which takes access to West Gobbi on the southern side.

3. *Consistency of Architectural Style: All buildings or structures shall be harmonious and consistent with the proposed architectural style regarding roofing, exterior materials, windows, doors, textures, colors, and other exterior treatments.*

The entire project is based upon Craftsman's Architectural Style, which feature a front porch beneath the extension of the main roof that is supported by columns. The roofs are low-pitched with gable or hipped roofs. Exterior finishes are consistent and are from the same color pallet. Exterior colors and textures treatments, add variety and interest throughout the project. Details in gable ends, windows in the front and garage door, and porch lighting furthers a harmonious development.

3. *Balance and Integration with the Neighborhood: The overall design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of the surrounding built environment.*

The proposal is surrounded by a mix of residential, office and commercial structures, both single and two stories in height.

5. *Building Design: The design of buildings and structures shall strive to provide innovation, variety, and creativity in the proposed design solutions. All architectural elevations shall be designed to eliminate the appearance of flat facades and box like construction.*

The proposal contains 8 distinct elevations that are pedestrian friendly in design, while also providing visual relief. The use of different roof angles and types, front porches, garages that are recessed, and colors all bring together a project that is warm, inviting while not being internally redundant.

6. *Density: For residential projects, every effort shall be made to achieve the maximum density possible pursuant to the underlying zoning district*

The subject parcel is located in the R2 – Medium Density Residential Zoning District. The R2 District permits a density range of 1 to 14 units per acre. The proposal itself is 8 single family lots on a site that is approximately 0.863 net acres (0.943 gross acres). As such, the site could accommodate up to 12 units net, or 14 units per gross acre. At 8 units the site has a net density of 9.26 units and a gross density of 8.48, which is at the higher end of the Density range for the R2 District.

In order to increase potential Density at the site, variances from code or concessions in development standards would need to be expanded upon. Such concessions, like parking or landscaped areas, could result in a project that has unintended consequences in a design that lacks quality and cohesiveness while also having impacts upon the surrounding roads and neighborhood.

General Plan Analysis

Goal/Policy Number Goal/Policy Text	Consistency Determination
Goal ED-1: Support a strong local economy.	Having a strong local economy is based on a balance of housing, employment and education opportunities, meeting social needs and creating a well-balanced community. The proposal to construct additional housing aides in the advancement of this goal.
Policy ED 1.1: Take steps to reinforce the valley's economy.	Providing housing for all segments of the population will aid in reinforcing the valley's economy in that it will provide short term construction related benefits, long term housing opportunities and increase property taxes.
Implementation Measure CD-9.2(a): Require that new building designs be complementary to the overall character of the neighborhood in which a project is located.	The proposal is surrounded by a mix of residential, office and commercial structures, both single and two stories in height.
Goal CT-2: Maximize the use of existing streets and circulation patterns.	The project utilizes the existing street pattern and is designed to allow vehicle to enter into the public right-of-way in a forward-facing fashion.
Policy CT-2.2: Encourage development along existing roads with available capacity and appropriate zoning prior to locating development in areas which require new transportation facilities.	The proposal is located within a portion of town that would encourage tenants to walk and bike to nearby facilities.
Goal CT-3: Design new development and redevelopment projects to be as accessible by foot, bicycle and transit as they are by auto.	The development is in an area that is currently served by mass transit, is located to major employment centers, an elementary school and is walkable. The project site is also bicycle friendly with a Class II bicycle path along West Gobbi.
Goal H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents.	The proposal includes 8 single-family dwelling units in the center of Ukiah. The California Building Code will require the structure to be built to specific energy efficient standards and thresholds. The Building Code will also ensure that the structure is safe and adequate for occupancy.
Goal H-2: Provide housing for all economic segments of the community.	The proposal will provide 8 single-family market rate ownership opportunities.
Goal H-4: Promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.	The proposal will provide 8 single-family market rate ownership opportunities.

Goal H-5: Use land effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies with a focus on infill development.	The project is in the center of town, on a parcel that is considered infill and surrounded by urban uses. The site is currently vacant.
H-5.1: Housing Design: Assure that new housing is well-designed to enhance Ukiah's neighborhoods and the community as a whole.	The subject site is located within an area mixed with residential, office and commercial uses, with a variety of building heights and styles. The design has a variety of finished materials, colors and details which add interest.
H-5.6: Infill Development. Support careful well-designed infill housing development in areas currently served by City services.	The project site is approximately 0.863 acres within the core of the city, meeting the definition of infill development.
H-5.7: Sustainable Development. Encourage and support sustainable site planning and development.	The project is subject to Low Impact Development (LID) which requires the management of stormwater runoff as part of green infrastructure. The California Building Code will ensure each structure is built with energy efficiency standards. Landscaping will be installed with drip bubblers, timers and mulch to minimize water usage. Shade trees will be provided within the project to minimize the urban heat island effect.
Implementation Measure H-5.h: Promote stormwater management systems for multi-family housing developments that have multiple benefits such as bio-swales to reduce downstream flooding, contamination of streams and rivers, fire hazard, and irrigation needs and to distribute stormwater and recharge groundwater.	The project will have to meet the Low Impact Development (LID), which require the management of stormwater runoff as part of green infrastructure. LID emphasizes conservation and use of on-site natural features to protect water quality. These features are designed into the project.
Implementation Measure H-5. j: Work with developers to create residential neighborhoods with mixed housing densities, types, and housing affordability levels that promote human interaction, neighborhood-scale services and facilities, safety, and connectivity to schools, neighborhoods, and commerce.	The proposal is within an existing neighborhood that contains both residential and commercial uses. The project contains common areas to promote neighborhood interactions. The site is well situated in that it is walkable to a variety of facilities, employment, goods and services.



October 8, 2019

Sent via email

Mireya G Turner, MPA
Associate Planner
City of Ukiah
3000 Seminary Avenue
Ukiah, CA 95482

RE: Landscape – Reduction in Percentage Request

Dear Ms. Turner;

Regarding the Gobbi Commons Planned Development – Tentative Subdivision Map (File no. 19-4625), we respectfully request leniency from the requirement found in the Ukiah City Code (UCC) section 9.167.E.10.i which states:

All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless based upon the small size of a parcel, it would be unreasonable and illogical. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.

Some lots will contain a Private Storm Drain System (PSDS) for Low Impact Development (LID) standards. These PSDS will have to contain live plant material to “bio-filter” storm run-off prior to the water entering the City’s storm drain system. These PSDS systems will be disclosed to buyers and have covenants running with the land.

However, since the proposed project includes lots that are smaller in size than traditional single-family requirements, we are anticipating the inability to fully comply with the above code section on some lots. Although we will make every attempt to complying with this requirement, we do expect future buyers will want to incorporate personal desires into their private back yards, which could include additional paved areas, crush granite, pavers and other features that require little to no maintenance (zero-scape).

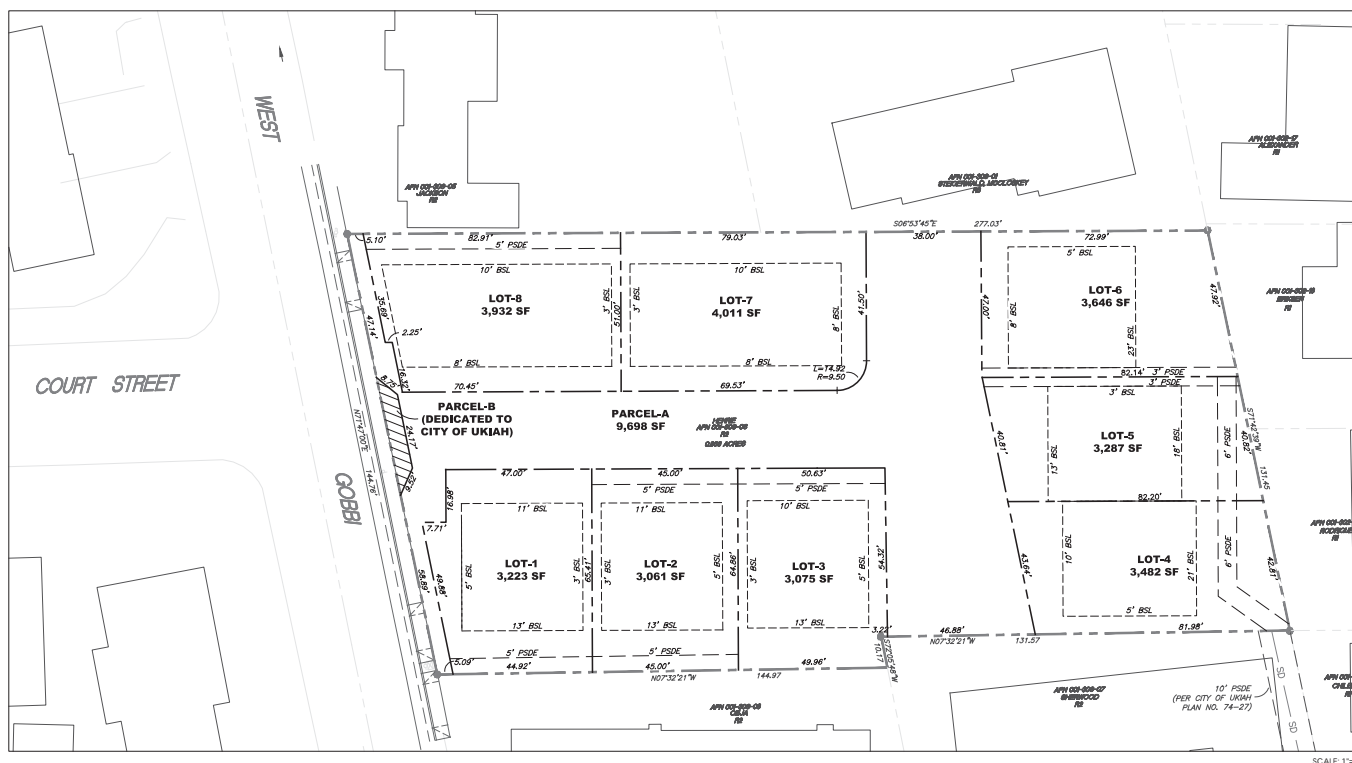
Front yard areas will contain live plant materials, including shrubs, ground cover and trees. The front yards will also contain a private irrigation system for each lot.

If you have any questions, please do not hesitate to contact me at 530-513-3626 or by email at jake@guilloninc.com. Thank you for your time and consideration.

Sincerely,


Jake Morley
Project Manager

WEST GOBBI STREET
UKIAH, MENDOCINO COUNTY
CALIFORNIA
APN: 001-306-06



DATE _____



EXISTING LAND USE:	VACANT
EXISTING ZONING:	MEDIUM DENSITY RESIDENTIAL (R-2)
PROPOSED ZONING:	RESIDENTIAL PLANNED DEVELOPMENT
NUMBER OF LOTS:	8 LOTS & COMMON AREA LOT
PARCEL A:	6,998 SFT (PRIVATE ACCESS & P.U.E.)
MINIMUM LOT SIZE:	3,061 SFT
MAXIMUM LOT SIZE:	4,011 SFT
AVERAGE LOT SIZE:	3,465 SFT
EXISTING ACREAGE:	0.863 ACRES

	PROPOSED PARCEL LINE
	EXISTING BOUNDARY LINE
	NEW EASEMENT
	FENCE LINE
	AC PAVING
	CONCRETE
	TREE DRIPLINE
	BUILDING LINE
<i>INV</i>	INVERT
<i>WM</i>	WATER METER
<i>SMH</i>	SANITARY SEWER MAIN HOLE
<i>FL</i>	FLOW LINE
<i>UP</i>	UTILITY POLE
<i>SCP</i>	SURVEY CONTROL POINT
<i>IP</i>	IRON PIPE MONUMENT
<i>EL</i>	ELEVATION
<i>(E)</i>	EXISTING
<i>RSL</i>	BUILDING SETBACK LINE
<i>PSD</i>	PRIVATE STORM DRAIN EASEMENT

BOUNDARY LINES / LOT LINES SHOWN ON THIS MAP DERIVED
FROM FOUND MONUMENTS AND RECORD DATA

BENCH MARK
SURVEY CONTROL POINT # 14 3/4 REBAR TAGGED "LACO"
ELEVATION=629.64

[illegible]

GOBBI COMMONS
A PLANNED DEVELOPMENT
TENTATIVE MAP
GUILLON INC.
11117 COMMERCE DRIVE, UKIAH

DRAWN	GG
CHECK	KD
APPROVED	BAT
DATE	07-22-2019
JOB NUMBER	9100.03
SHEET	

1.0

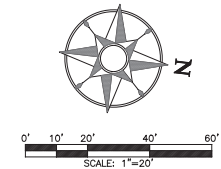
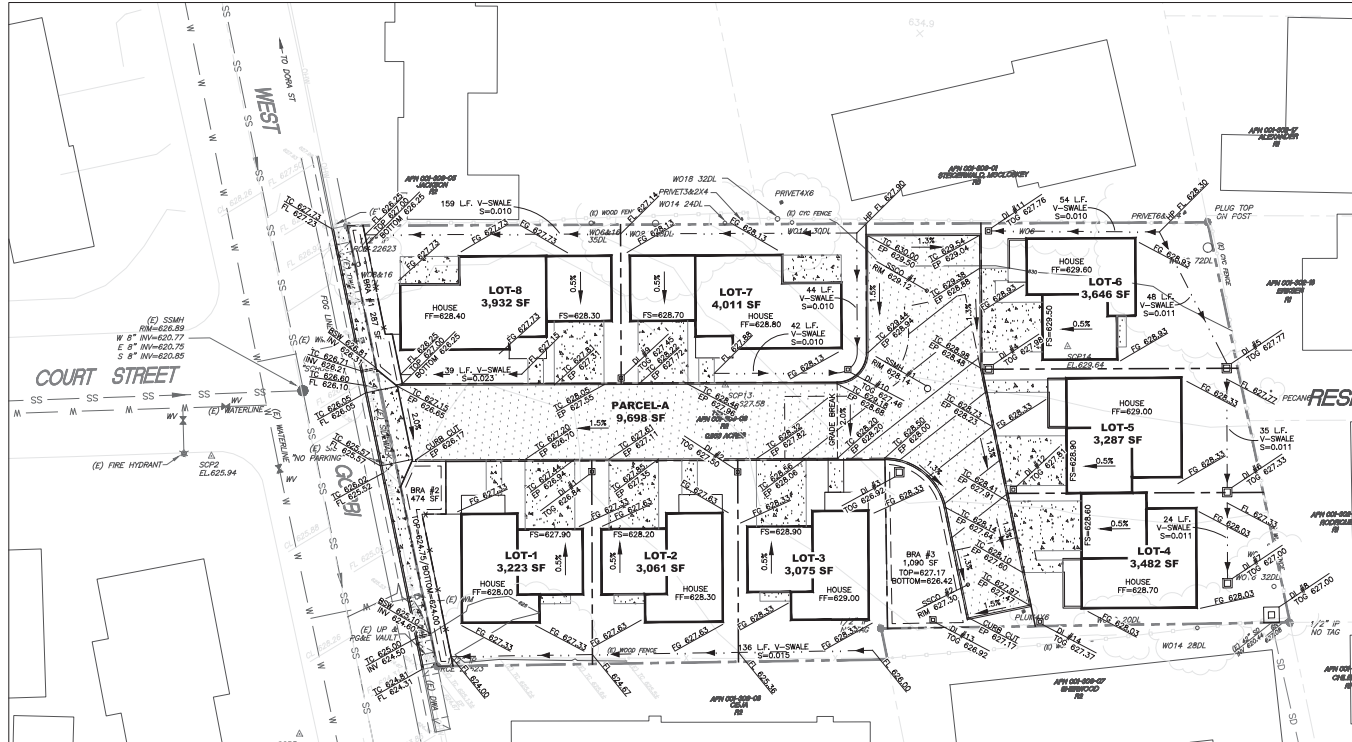
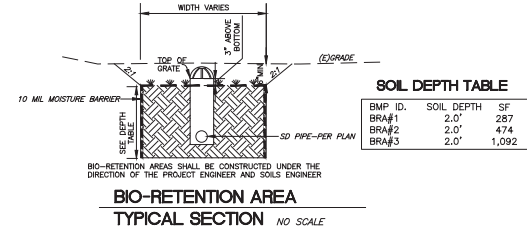
COURT STREET



2.0

LEGEND/ABBREVIATIONS

	PROPOSED PARCEL LINE		475 CONTOUR LINE
	EXISTING BOUNDARY LINE		WHITE OAK / DIA / DRUPINE
	NEW EASEMENT		PLUMB TREE
	FENCE LINE		PRIVET TREE
	AC PAVING		
	CONCRETE		
	TREE DRUPINE		
	BUILDING LINE		
	INVERT		
	WATER METER		
	SANITARY SEWER MANHOLE		
	FLOW LINE		
	UTILITY POLE		
	SURVEY CONTROL POINT		
	IRON PIPE MONUMENT		
	ELEVATION		
	EXISTING		
	FINISH FLOOR		
	FINISH SLAB		



LACO
EUREKA • UKIAH • SANTA ROSA
1-800-515-8854
www.lacoassociates.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

GOBBI COMMONS
A PLANNED DEVELOPMENT
PRELIMINARY IMPROVEMENT PLAN
GUILLON INC.
11177 COMMERCE DRIVE, UKIAH

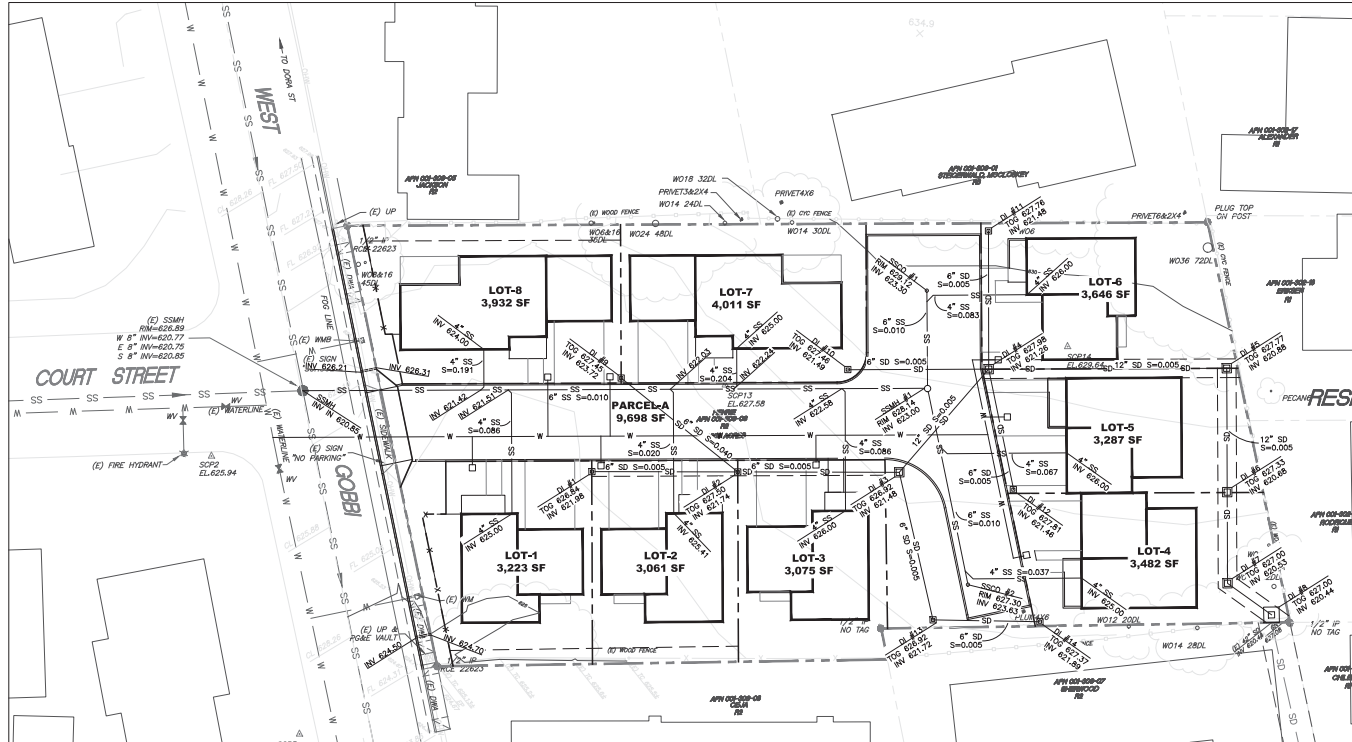
DRAWN	GG
CHECK	KD
APPROVED	BAT
DATE	07-22-2019
JOB NUMBER	9100.03
SHEET	

3.0

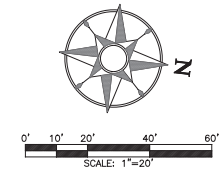
REUSE OF DOCUMENTS: This document and the ideas and design incorporated herein, as an instrument of professional service, is the property of LACO Associates and shall not be reused in whole or part for any other project without LACO Associates written authorization.

LEGEND/ABBREVIATIONS

EXISTING FEATURES SHOWN 50% SCREENED	
	PROPOSED PARCEL LINE
	EXISTING BOUNDARY LINE
	NEW EASEMENT
	FENCE LINE
	AC PAVING
	CONCRETE
	TREE DRIVELINE
	BUILDING LINE
	INVERT
	WATER METER
	SANITARY SEWER MANHOLE
	FLOW LINE
	UTILITY POLE
	SURVEY CONTROL POINT
	IRON PIPE MONUMENT
	ELEVATION
	EXISTING
	475 CONTOUR LINE
	SANITARY SEWER
	STORM DRAIN
	DOMESTIC WATER
	14" DIAMETER WHITE OAK WITH 30" DIAMETER DRUPLINE



SCALE: 1"=20'



LACO
EUREKA • UKIAH • SANTA ROSA
1-800-515-8854 www.lacoassociates.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

GOBBI COMMONS
A PLANNED DEVELOPMENT
PRELIMINARY UTILITY PLAN
GUILLON INC.
11117 COMMERCE DRIVE, UKIAH

DRAWN	GG
CHECK	KD
APPROVED	BAT
DATE	07-22-2019
JOB NUMBER	9100.03
SHEET	4.0

IRRIGATION NOTES:

- A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELCO) ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:
- (A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:
- (1) PROJECT INFORMATION:
 - (A) DATE
 - (B) PROJECT APPLICANT
 - (C) PROJECT ADDRESS OF AVAILABLE, PARCEL AND/OR LOT NUMBER(S)
 - (D) TOTAL LANDSCAPE AREA (SQUARE FEET)
 - (E) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)
 - (F) WATER SUPPLY TYPE (E.G., POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL
 - (G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
 - (H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
 - (2) PROJECT SIGNATURE AND DATE WITH STATEMENT, "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE"
 - (3) WATER EFFICIENT LANDSCAPE WORKSHEET:
 - (A) HYDRO ZONE INFORMATION TABLE
 - (B) WATER BUDGET CALCULATIONS
 1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
 2. ESTIMATED TOTAL WATER USE (ETWU)
 - (4) SOIL MANAGEMENT REPORT:
 - (5) LANDSCAPE DESIGN PLAN:
 - (6) IRRIGATION DESIGN PLAN: AND
 - (7) GRADING DESIGN PLAN:
- NOTE: AUTHORITY CITED: SECTION 65595 GOVERNMENT CODE
REFERENCE: SECTION 65556 GOVERNMENT CODE

THIS PLAN IS INTENDED TO SATISFY THE SPECIFIC REQUIREMENTS OF ORDER NO. R1-2015-0036, NPDES NO. CA0025054 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES FROM THE MUNICIPAL SEPARATE STORM SEWER SYSTEMS. ADDITIONAL DESIGN REQUIREMENTS IMPOSED BY GOVERNING AGENCIES, SUCH AS LOCAL GRADING ORDINANCES, CAL GREEN, CESA, 401 PERMITTING, AND HYDRAULIC DESIGN FOR FLOOD CONTROL SHALL APPLY AS APPROPRIATE.

CONCEPT PLANT SCHEDULE



EXISTING TREE - LARGE

ACCENT TREE

CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK
X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA

DECIDUOUS SHADE TREE

NYSSA SYLVATICA / TUPELO TREE
ULMUS PARVIFOLIA 'TRUE GREEN' / CHINESE ELM

NEW EVERGREEN TREE

QUERCUS USUBLEN / INTERIOR LIVE OAK

FRONT YARD LANDSCAPE AREA

ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCINN' / HOWARD MCINN MANZANTA
CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK
CISTUS X PURPUREUS / ORCHID ROCKROSE
DIETES BICOLOR / FORTNIGHT LILT
FESTUCA MAURE / ATLAS FESCUE
HELIOPSIS SCUTELLARIOPSIS / BLUE OAT GRASS
MAHONIA REPENS / CREEPING MAHONIA
NANDINA DOMESTICA 'GULF STREAM' TM / HEAVENLY BAMBOO
PENNETUM ORIENTALE / ORIENTAL POUNTAIN GRASS
SALVIA GREGGII 'DEEP RED' / AUTUMN SAGE
TILLAGHIA VIOLACEA 'VAREGATA' / STRIPED CAPE GARLIC
WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY

3,753 SF
3,833
1,360
349
2,156
2,464
4,361
4,361
4,361
4,361
4,361
4,361
1,971

REAR YARD LANDSCAPE AREA

COTTON AREA A

BOX OF LOW MAINTENANCE PLANTINGS, WITH PASSIVE USE BOULDERS FOR SEATING AND ACCENTS

COTTON AREA B

4' X 5' X 15' HIGH GARDEN BOXES, WITH DECOMPOSED GRANITE PAVING AND A BENCH

STORM WATER TREATMENT AREA

CAREX TURFICOLA / BERKELEY SEDGE
JUNCUS PATENS 'CARLHAN'S GREY' / SPREADING RUSH
STIPA PULCHRA / PURPLE NEEDLE GRASS

GRAVEL UTILITY AREA

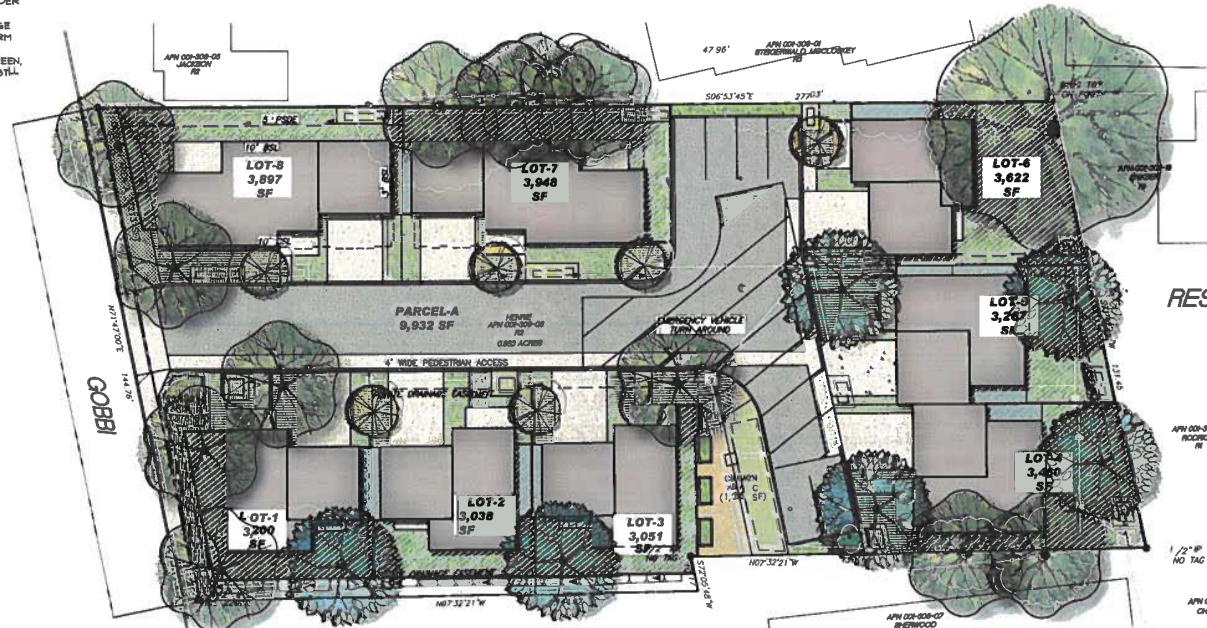
3/4 CRUSHED ROCK BONOMA GOLD OR EQUAL / 2" DEPTH OVER LANDSCAPE FABRIC

PASSIVE USE WALK WAY

DECOMPOSED GRANITE / 4" DEPTH

7,050 SF
286 SF
1,018 SF
1,651 SF
1,013 SF
453 SF

COURT STREET



LANDSCAPE PLAN



THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE, INC.
THPLA, INC.
California Landscape Architect #4122
P.O. BOX 8378
CHICO, CA 95927-8378
(530)832-8867 fax (530)832-9386
tphelps@thplains.com

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AUG 22 2019

CITY OF UKIAH
COMMUNITY DEVELOPMENT

GOBBI COMMONS
GUILLON INC. DEVELOPMENT COMPANY
WEST GOBBI STREET
UKIAH, CALIFORNIA

See Notes on Drawing for details of work and for the project's location and other information.

Sheet Title

LANDSCAPE PLAN

See

LANDSCAPE PLAN

See

LANDSCAPE PLAN

See

LANDSCAPE PLAN

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LANDSCAPE PLAN

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LANDSCAPE PLAN

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LANDSCAPE PLAN

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LANDSCAPE PLAN

IRRIGATION NOTES:

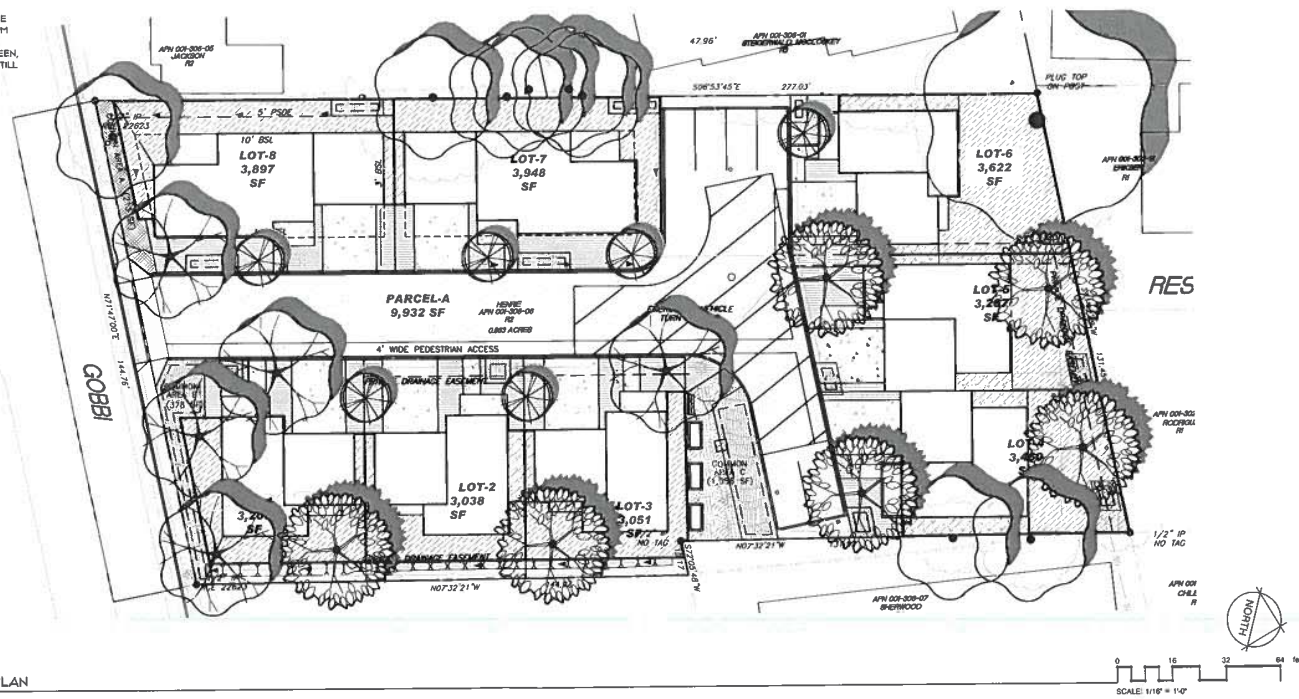
- A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELDO) ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:
 - (A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:
 - (1) PROJECT INFORMATION:
 - (A) DATE
 - (B) PROJECT APPLICANT
 - (C) PROJECT ADDRESS IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S)
 - (D) TOTAL LANDSCAPE AREA (SQUARE FEET)
 - (E) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)
 - (F) WATER SUPPLY TYPE (E.G., POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL
 - (G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
 - (H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
 - (I) APPLICANT SIGNATURE AND DATE WITH STATEMENT, "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE"
 - (2) WATER EFFICIENT LANDSCAPE WORKSHEET:
 - (A) HYDRO ZONE INFORMATION TABLE
 - (B) WATER BUDGET CALCULATIONS
 1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
 2. ESTIMATED TOTAL WATER USE (ETWU)
 - (C) SOIL MANAGEMENT REPORT
 - (D) LANDSCAPE DESIGN PLAN
 - (E) IRRIGATION DESIGN PLAN AND
 - (F) GRADING DESIGN PLAN

NOTE: AUTHORITY CITED: SECTION 65555, GOVERNMENT CODE
REFERENCE: SECTION 65556, GOVERNMENT CODE

THIS PLAN IS INTENDED TO SATISFY THE SPECIFIC REQUIREMENTS OF "ORDER NO. R1-7015-00030, NPDES NO. CA0070594 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES FROM THE MUNICIPAL SEWERAGE SYSTEMS. ADDITIONAL DESIGN REQUIREMENTS IMPOSED BY GOVERNING AGENCIES, SUCH AS LOCAL GRADING ORDINANCES, CAL GREEN, CEDA, 409 PERMITTING, AND HYDRAULIC DESIGN FOR FLOOD CONTROL SHALL APPLY AS APPROPRIATE.

CONCEPT PLANT SCHEDULE

	EXISTING TREE - LARGE	5
	ACCENT TREE CERISIA OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK X CHITALPA TASHKENTENSIS / PINK DAINT / PINK DAINT CHITALPA	6
	DECIDUOUS SHADE TREE NYSSA SYLVATICA / TUPELO TREE ULMUS PARVIFOLIA TRUE GREEN / CHINESE ELM	8
	NEW EVERGREEN TREE QUERCUS ILLINOENSIS / INTERIOR LIVE OAK	3
	FRONT YARD LANDSCAPE AREA ACHILLEA X MOONSHINE / MOONSHINE YARROW ARCTOSTAPHYLOS DENSIFLORA / HOWARD MCINN / MANZANTA CERISIA OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK CISTUS X PURPUREUS / ORCHID ROCKROSE DIETES BICOLOR / FORTNIGHT LIT FESTUCA FLABR / ATLAS PESCUE HELIOTROPIS / SUPERVIRENS / BLUE OAT GRASS MAHONIA REPENS / CREEPING MAHONIA NANDINA DOMESTICA / GULF STREAM TM / HEAVENLY BAMBOO PENNSETUM ORIENTALE / ORIENTAL POUNTAIN GRASS SALVIA OREGAN / DEEP RED / AUTUMN SAGE TULBAGHIA VIOLACEA / VARIEGATA / STRIPED CAPE GARLIC WESTRINGIA FRUTICOSA / MORNING LIGHT / MORNING LIGHT COAST ROSEMARY	3,753 SF 3,833 1,380 345 2,156 2,464 4,381 4,381 4,381 4,381 4,381 1,511
	REAR YARD LANDSCAPE AREA	
	COMMON AREA A PK OF LOW MAINTENANCE PLANTINGS, WITH PASSIVE USE Boulders FOR SEATING AND ACCENTS	
	COMMON AREA B 4" X 8" X 15" HIGH GARDEN BOXES, WITH DECOMPOSED GRANITE PAVING AND A BENCH	
	STORM WATER TREATMENT AREA CAREX TUPACUOLA / BERKELEY SEDGE JUNCUS PATENS / CARPANS GREY / SPREADING RUSH STIPA PULCHRA / PURPLE NEEDLE GRASS	
	GRAVEL UTILITY AREA 3/4 CRUSHED ROCK BONOMA GOLD OR EQUAL / 2" DEPTH OVER LANDSCAPE FABRIC	
	PASSIVE USE WALK WAY DECOMPOSED GRANITE / 4" DEPTH	



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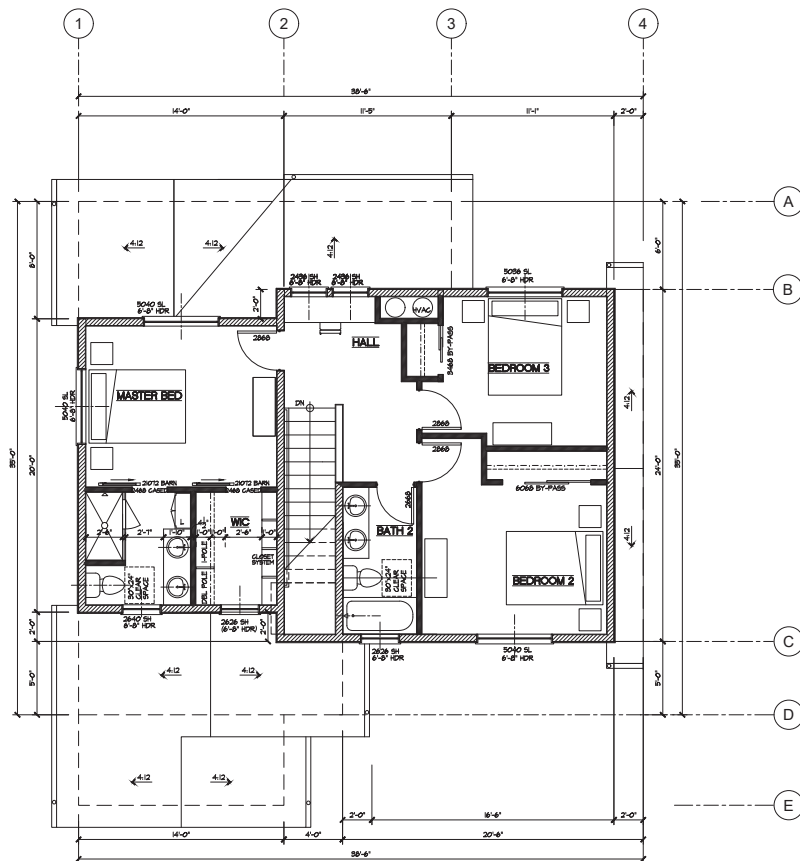
GOBBI COMMONS
GUILLON INC. DEVELOPMENT COMPANY
WEST GOBBI STREET
UTAH, CALIFORNIA

Sheet No. 1
LANDSCAPE PLAN

Scale: 1" = 10'

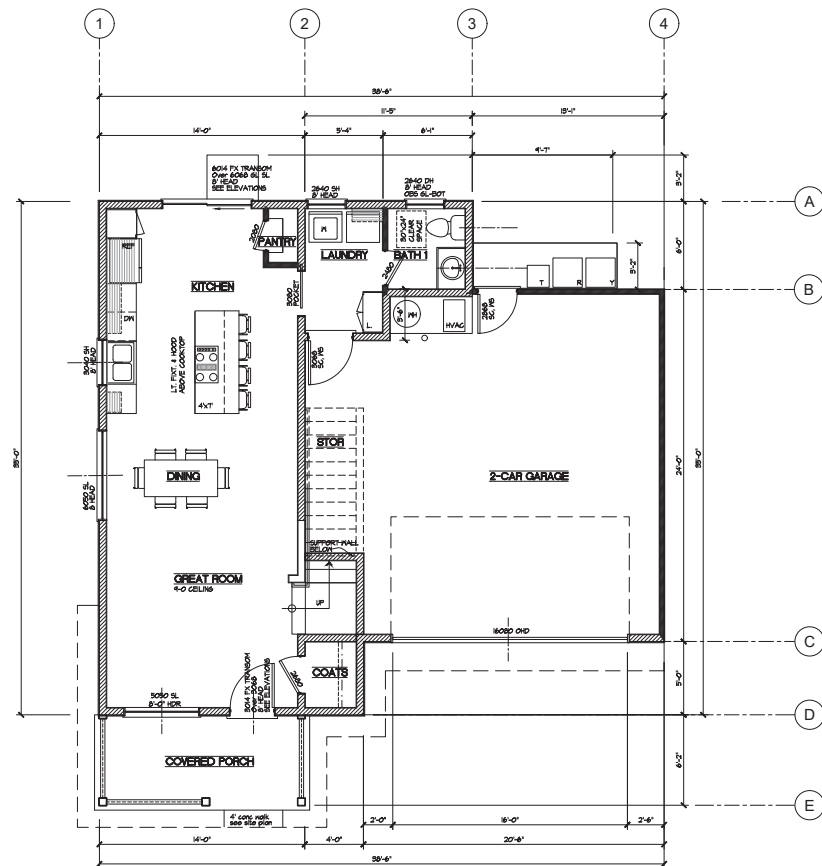
Date: 08/27/19

Project No. 19-010
Drawn By: TYP
Scale: 1" = 10'
Date: JAN 2019
File Name: 19-010



Second Floor Plan

8'-0" CEILING



First Floor Plan

9'-0" CEILING

Area Tabulations

	Floor Areas
House 1st Floor	601
House 2nd Floor	822
Total House Area	1423 SF
Garage	543
Patio	86
Front	86
Total Patio Areas	86 SF

PLAN A1

SCALE: 1/4"=1'-0" TYP. SIGN.

REVISIONS	BY

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GOBBI COMMONS

APN: 001-306-06

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UKIAH, CALIFORNIA

GULLON INC.

530.897.6458
1117 COMMERCE DRIVE
UKIAH, CA

FLOOR PLANS

LOTS 2, 3, 6

JOB NUMBER

844

DRAWN BY

M6

DATE

JULY 15, 2019



SHEET

A1.1

REVISIONS	BY

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UKIAH, CA

FLOOR PLANS

LOT 1

JOB NUMBER

844

DRAWN BY

MG

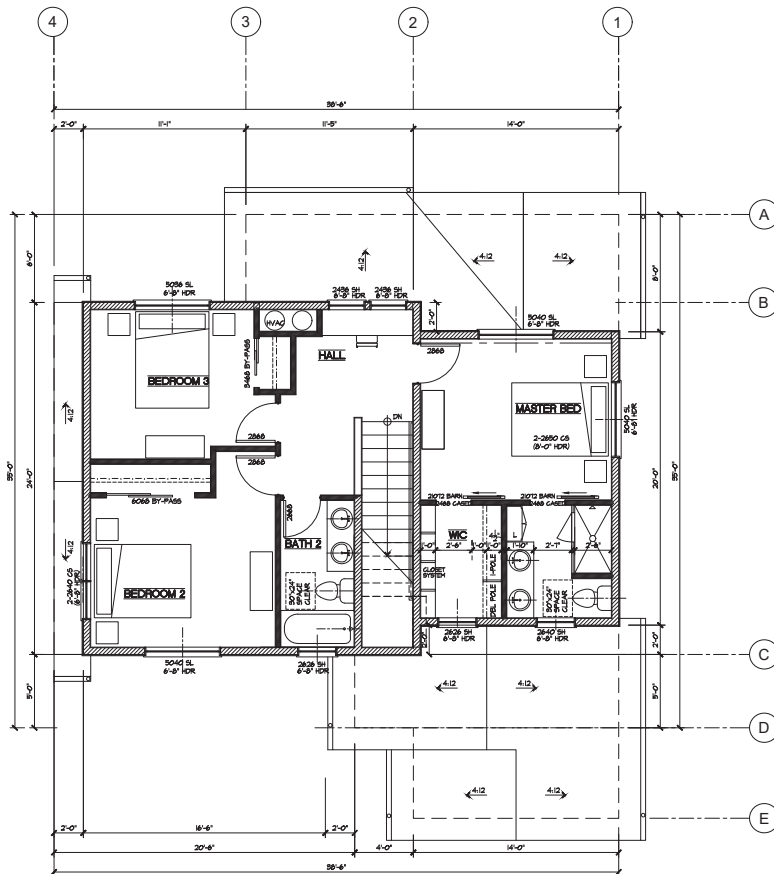
DATE

JULY 15, 2019



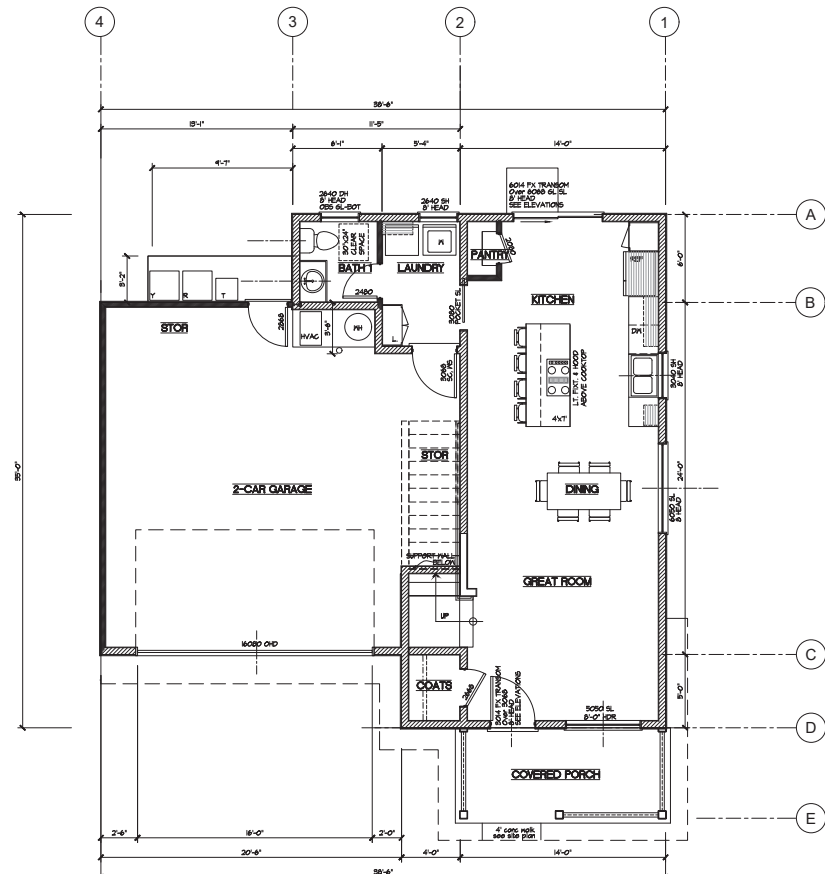
SHEET

A1.1R



Second Floor Plan

8'-0" CEILING



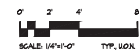
First Floor Plan

9'-0" CEILING

Area Tabulations

	Floor Areas
House 1st Floor	601
House 2nd Floor	822
Total House Area	1423 SF
Garage	543
Patios	
Front	86
Total Patio Areas	86 SF

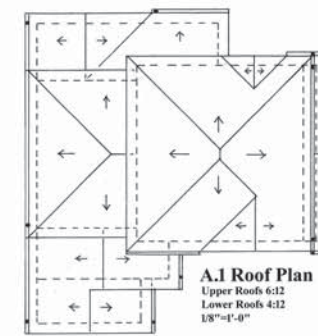
PLAN A1R



SCALE: 1/4"=1'-0" TYP. 1/8"=0'-0"

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ELEVATIONS
ROOF PLAN

PLAN A1
JOB NUMBER
844
DRAWN BY
KA
DATE
JULY 15, 2019



SHEET
A1.2.1



A.1 Left

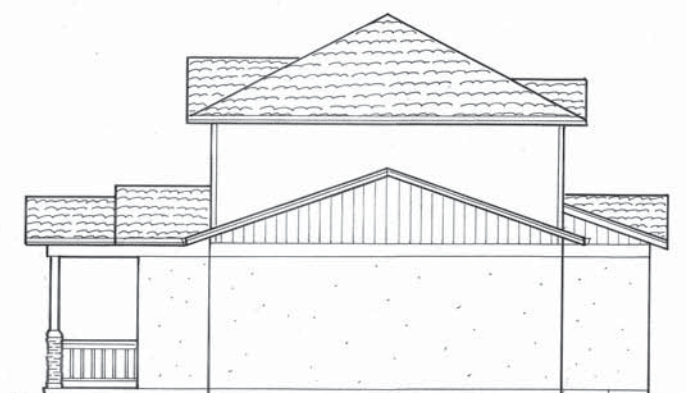


Plan A.1 Front

Lot 3, Reverse Lot 1



Plan A.1 Rear



A.1 Right

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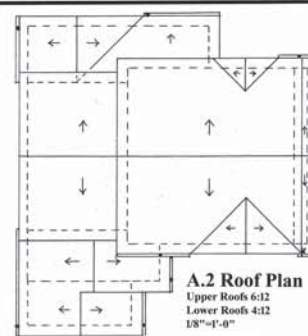
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ELEVATIONS
ROOF PLAN

PLAN A2
JOB NUMBER
844
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DATE
JULY 15, 2014



SHEET
A1.2.2



A.2 Left

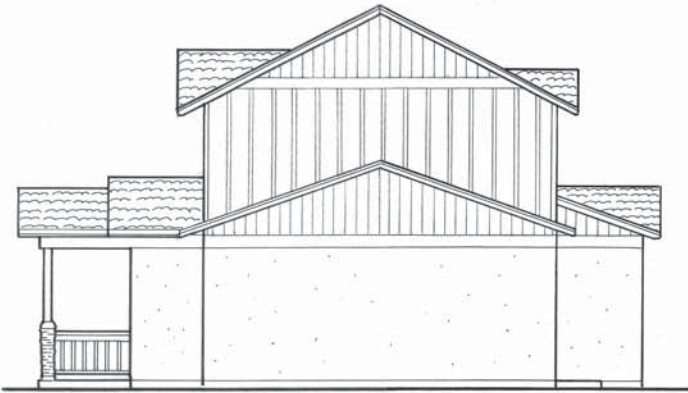


Plan A.2 Front

Lot 2 & 6

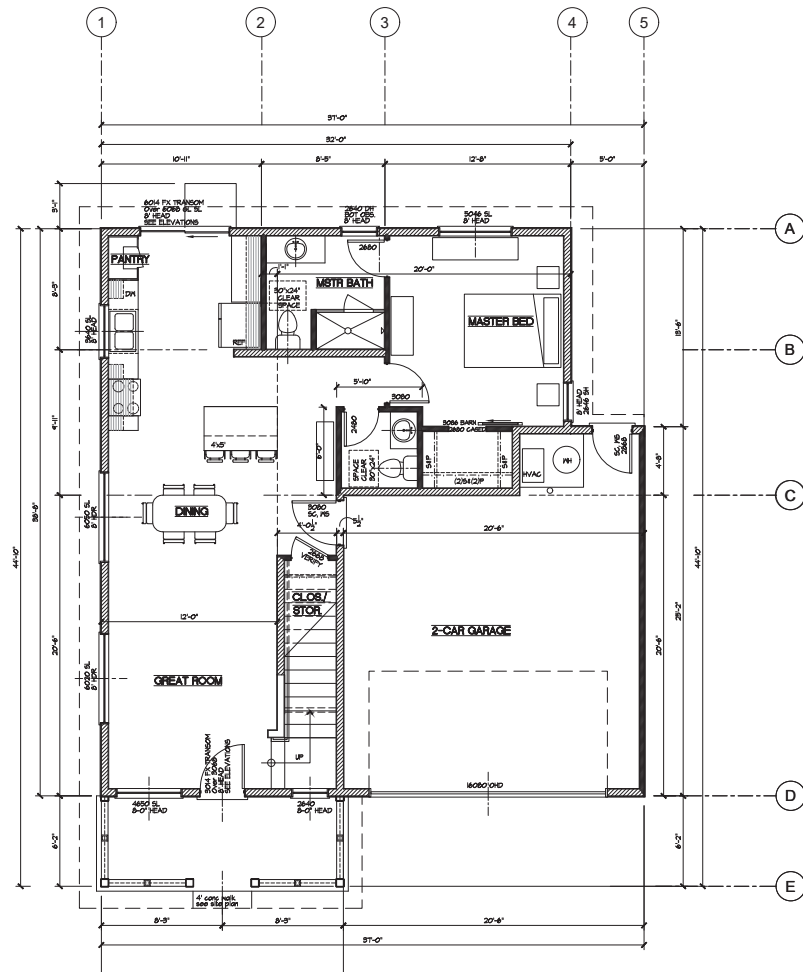
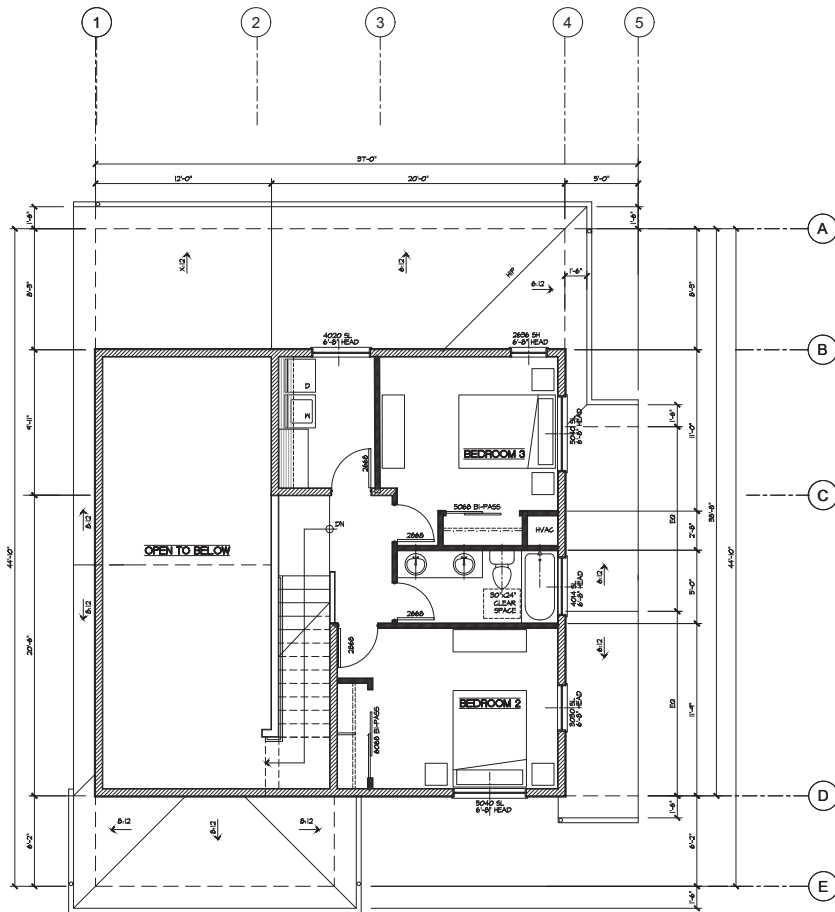


A.2 Rear



A.2 Right





Area Tabulations

	Floor Areas
House 1st Floor	878
House 2nd Floor	610
Total House Area	1488 SF
Garage	459
Patioes	
Front	102
Total Patio Areas	102 SF

PLAN B

SCALE: 1/4"=1'-0" TYP. 1/8"=0'-0"

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UKIAH, CA

FLOOR PLANS

LOT 5

JOB NUMBER

844

DRAWN BY

M6

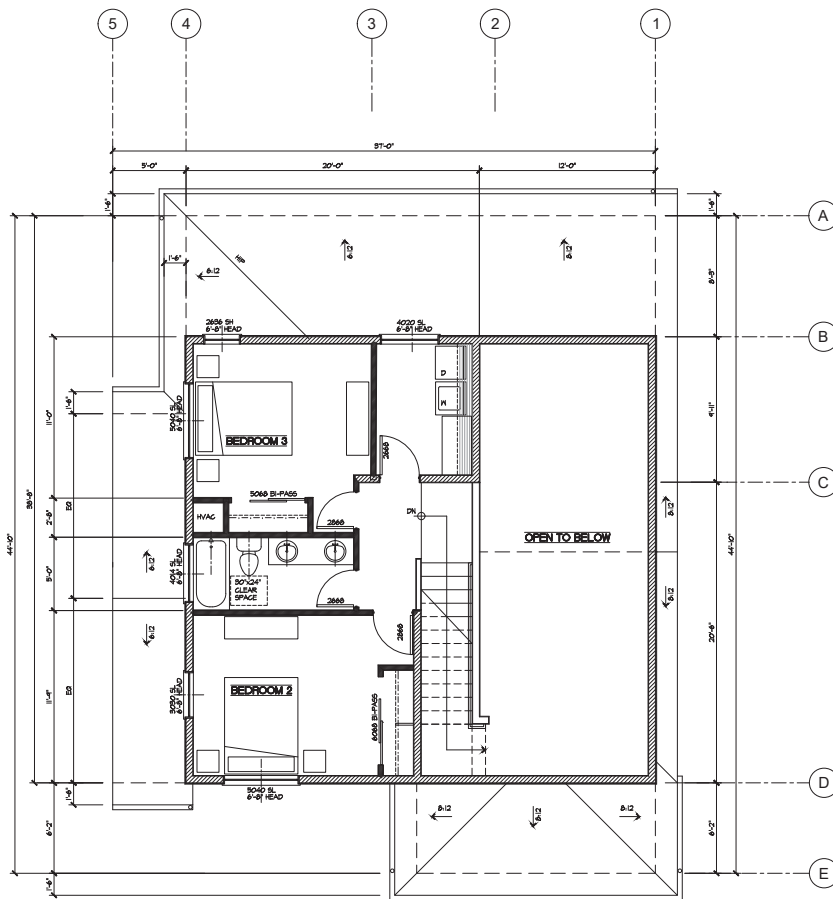
DATE

JULY 15, 2019

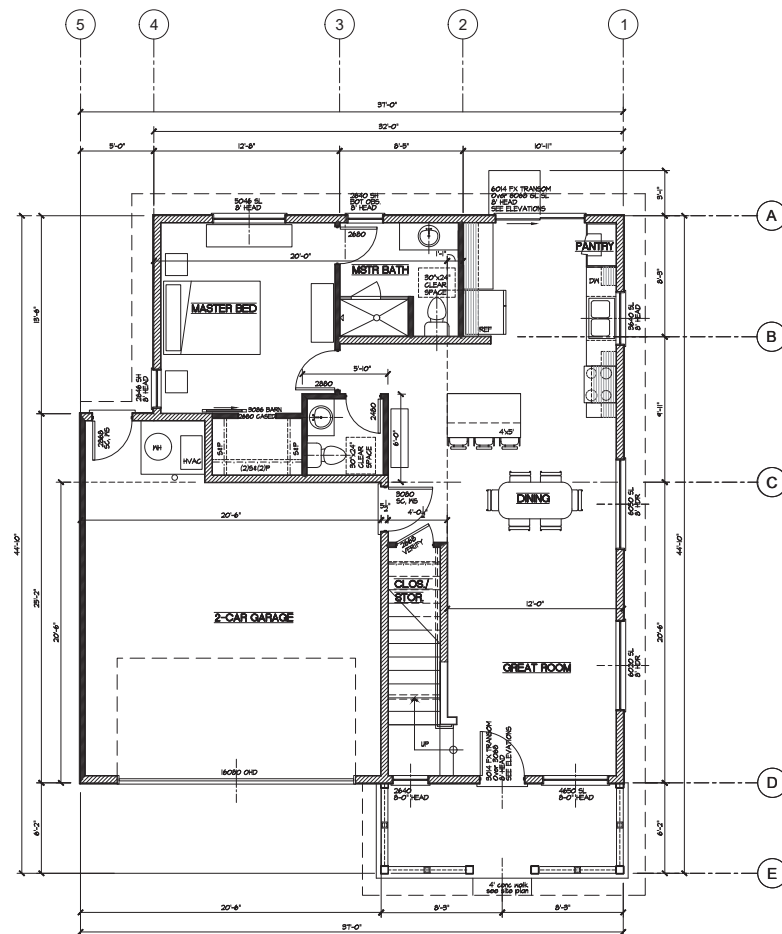


SHEET

A2.1



Second Floor Plan
9'-0" CEILING

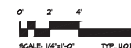


First Floor Plan
9'-0" CEILING

Area Tabulations

	Floor Areas
House 1st Floor	878
House 2nd Floor	610
Total House Area	1488 SF
Garage	459
Patios	
Front	102
Total Patio Areas	102 SF

PLAN BR



REVISIONS	BY

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FLOOR PLANS

LOT 4

JOB NUMBER

844

DRAWN BY

M6

DATE

JULY 15, 2019



SHEET

A2.1R

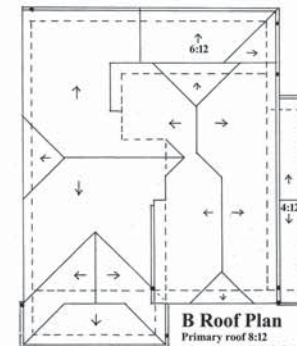


B Left



Plan B Front

Lot 5, Lot 4 Reverse



B Roof Plan
Primary roof 8:12
others as noted 6:12 & 4:12
1/8"=1'-0"



Plan B Rear



Plan B Right



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UKIAH, CA

ELEVATIONS
ROOF PLAN

PLAN B

JOB NUMBER

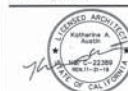
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KA

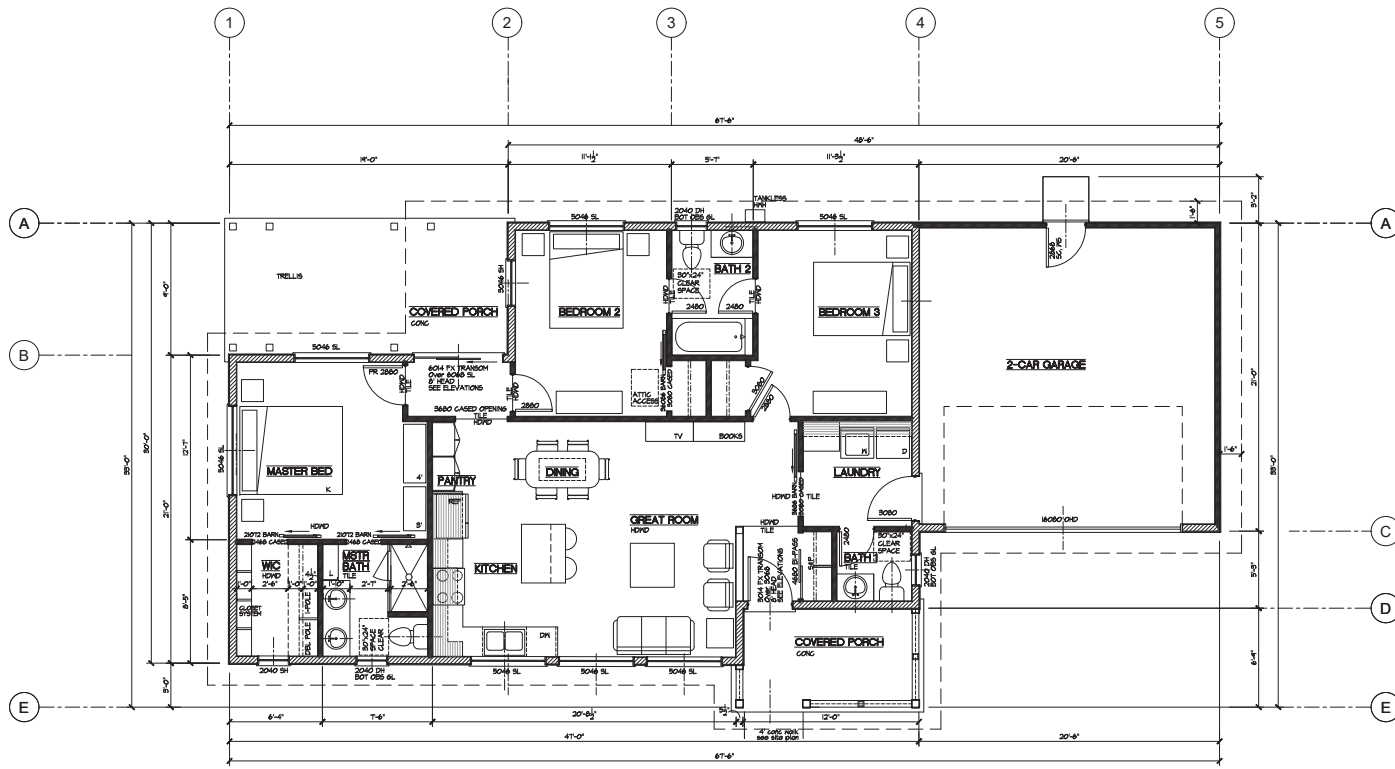
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SHEET

A2.2

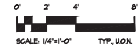


First Floor Plan

Area Tabulations

	Floor Areas
House 1st Floor	1195
Total House Area	1195 SF
Garage	431
Patios	
Front	82
Rear	171
Total Patio Areas	253 SF

PLAN C



REVISIONS	BY

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GOBBI COMMONS
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UKIAH, CALIFORNIA

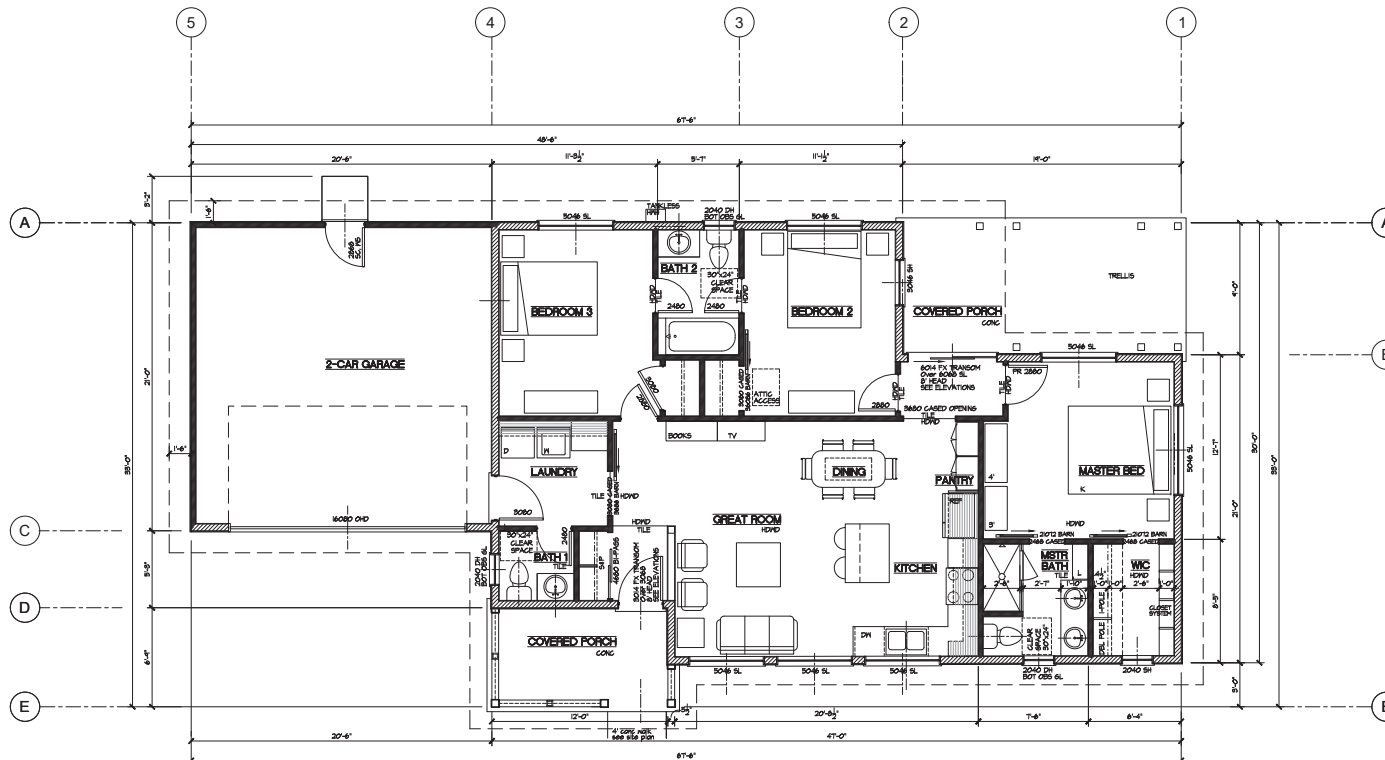
GUILLOIN INC.
530.897.6458
1117 COMMERCE DRIVE
UKIAH, CA

FLOOR PLANS

LOT 8
JOB NUMBER
844
DRAWN BY
MS
DATE
JULY 15, 2019



SHEET
A3.1

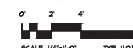


First Floor Plan

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	Floor Areas
House 1st Floor	1195
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Garage	431
Patios	
Front	82
Rear	171
Total Patio Areas	253 SF

PLAN CR



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GUILLOIN INC.

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UKIAH, CA

FLOOR PLANS

LOT 7

JOB NUMBER

844

DRAWN BY

M6

DATE

JULY 15, 2019



SHEET

A3.1R



C Left

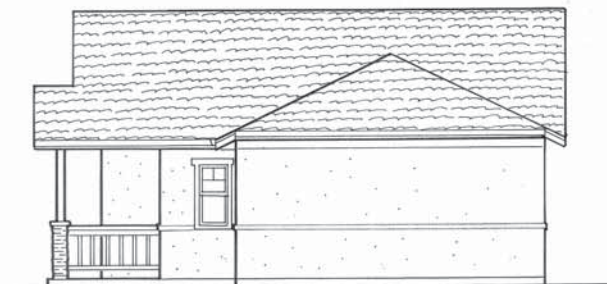


Plan C Front

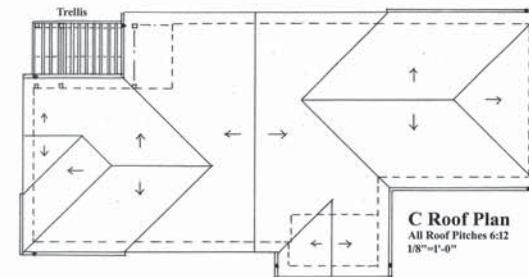
Lot 8, Lot 7 Reverse



C Rear



C Right



C Roof Plan
All Roof Pitches 6:12
1/8"=1'-0"

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UKIAH, CA

ELEVATIONS
ROOF PLAN

PLAN C

JOB NUMBER
B-44

DRAWN BY
KA

DATE
JULY 15, 2019



SHEET



SCALE: 1/4"=1'-0" TYP. S.D.R.

A3.2



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UKIAH, CA

STREET ELEVATIONS

JOB NUMBER
0-44
DRAWN BY
KA
DATE
JULY 15, 2019



SHEET

STREET VIEW 1



Gobbi Commons Color and Materials by Lot

All Paint Colors reference Benjamin Moore, All Roofs are GAF Timberline HD

Lots 1 and 4

Roof: Barkwood

Upper Walls: Brookline Beige HC-47

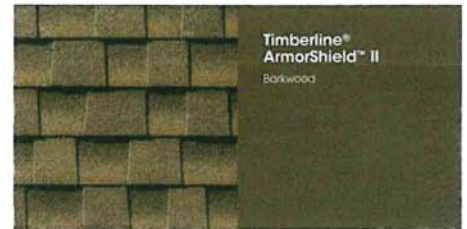
Lower Walls: Jackson Tan HC-46

Trim and Garage Door: Putnam Ivory HC-39

Accent on Gutters, Barge Boards: Etruscan AF-355

Front Door: Rolling Hills 1497

Vinyl Windows: Almond



LOT 1



LOT 4



Lots 2 and 5

Roof: Pewter Gray

Upper Walls: Silver Dollar 1460

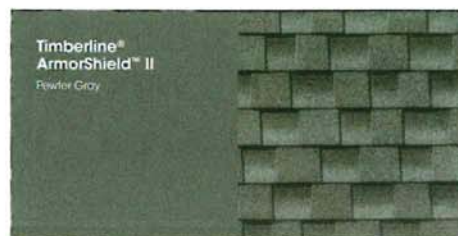
Lower Walls: Stone 211-40

Trim and Garage Door: Silver Satin 856

Accent on Gutters, Barge Boards: Silver Satin 856

Front Door: Dinner Party AF-300 (Red)

Vinyl Windows: Dark Grey



856 31e

1460 30m

2112-40 30n

dinner party
cena amistosa

AF-300 12o

Lot 3

Roof: Barkwood

Upper Walls: Rich Clay Brown 2164-30

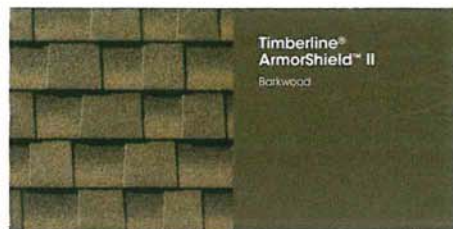
Lower Walls: Rich Clay Brown 2164-30

Trim and Garage Door: Almond Bisque 269

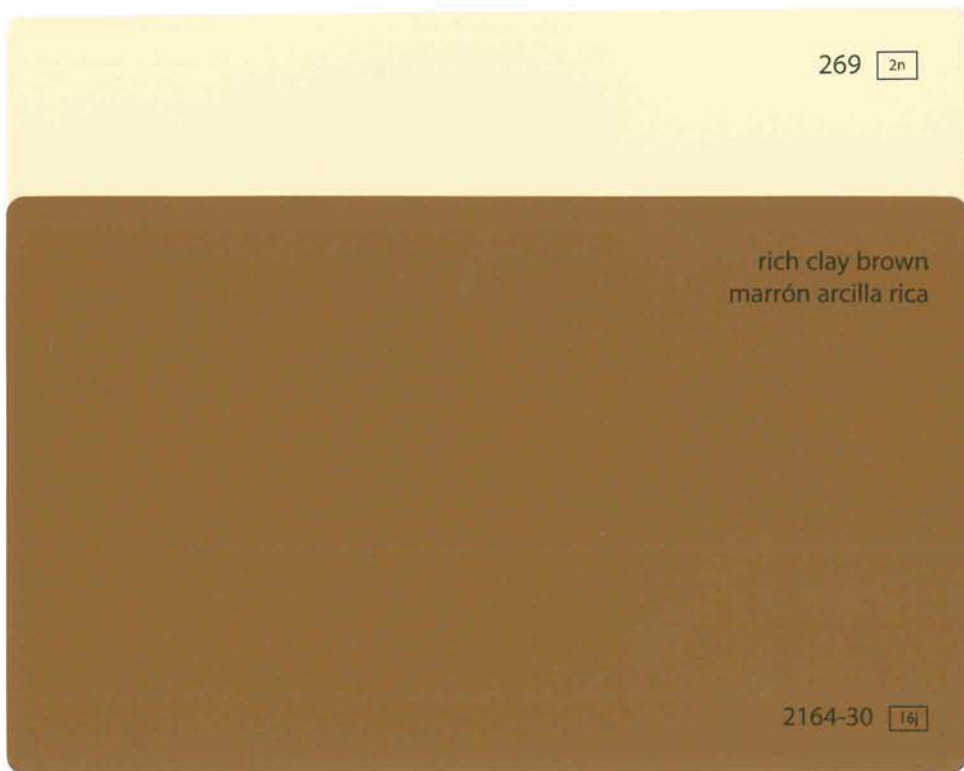
Accent on Gutters, Barge Boards, Vent: Almond Bisque 269

Front Door: Rolling Hills 1497

Vinyl Windows: Almond



LOT 3



Lot 6

Roof: Slate

Upper Walls: Rolling Hills 1497

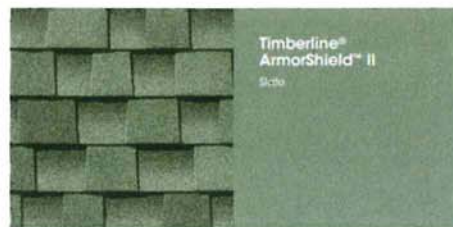
Lower Walls: Rolling Hills 1497

Trim and Garage Door: Almond Bisque 269

Accent on Gutters, Barge Boards: Almond Bisque 269

Front Door, Vent, Planter Box: Etruscan AF-355

Vinyl Windows: Almond



Lot 7

Roof: Pewter Gray

Upper Walls: Westminster Gold 200

Lower Walls: Westminster Gold 200

Trim and Garage Door: Ivory White 925

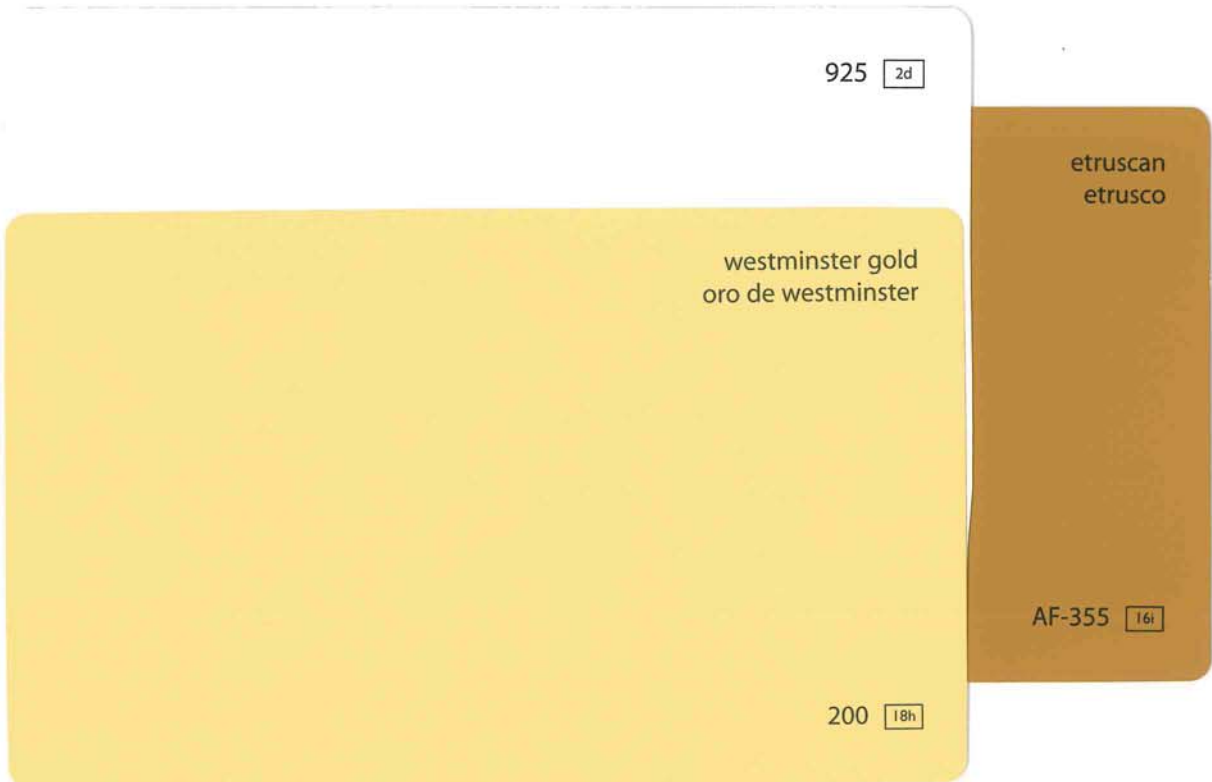
Accent on Gutters, Barge Boards: Ivory White 925

Front Door, Vent, Rear Trellis: Etruscan AF-355

Vinyl Windows: White



LOT 7



Lot 8

Roof: Pewter Gray

Upper Walls: Silver Satin 856

Lower Walls: Apparition 860

Trim and Garage Door: Apparition 860

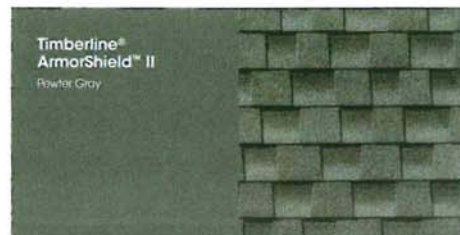
Accent on Gutters, Barge Boards: Silver Satin 856

Front Door: Dinner Party AF-300(Red)

Vent: Overcoat CC-544

Rear Trellis: Etruscan AF-355

Vinyl Windows: Dark Grey



LOT 8

P.H.



400 Series Double-Hung Window



EXTERIOR OPTIONS

Exterior Window Color



White



Sandtone



Canvas



Terratone



Forest Green



Dark Bronze



Black

Black and dark bronze interior only available with matching exterior color.

Now you can have the superior energy-efficiency and maintenance-free performance of vinyl, with more color flexibility, allowing you to enhance the look of your home.

Eight premium exterior colors in addition to white, tan and clay*, means you can coordinate colors with your exterior trim, siding and stucco. All windows with Milgard Premium Exterior Vinyl Finishes have a white interior. Exterior Standard colors are available with matching white, tan or clay interiors.

Our premium colors bring out the clean lines and angles of the window frame. Each color suits a neutral look, whether in light and dark variety, and can blend in with the surrounding wall color and create a smooth, contemporary look in your home.



Make a Statement with New Exterior Colors for Vinyl Windows and Doors

Create a signature look with stylish finishes.

If you're looking to boost your curb appeal, new vinyl colors for [Pella® 250 Series and Pella® 350 Series windows and doors](#) will surely do the trick. Our low-maintenance vinyl products are now available in 11 eye-catching exterior colors to help you design a signature look for your home.

Dual-Color Frames (exterior only with White interior)



Solid-Color Frames (same color on both interior and exterior)

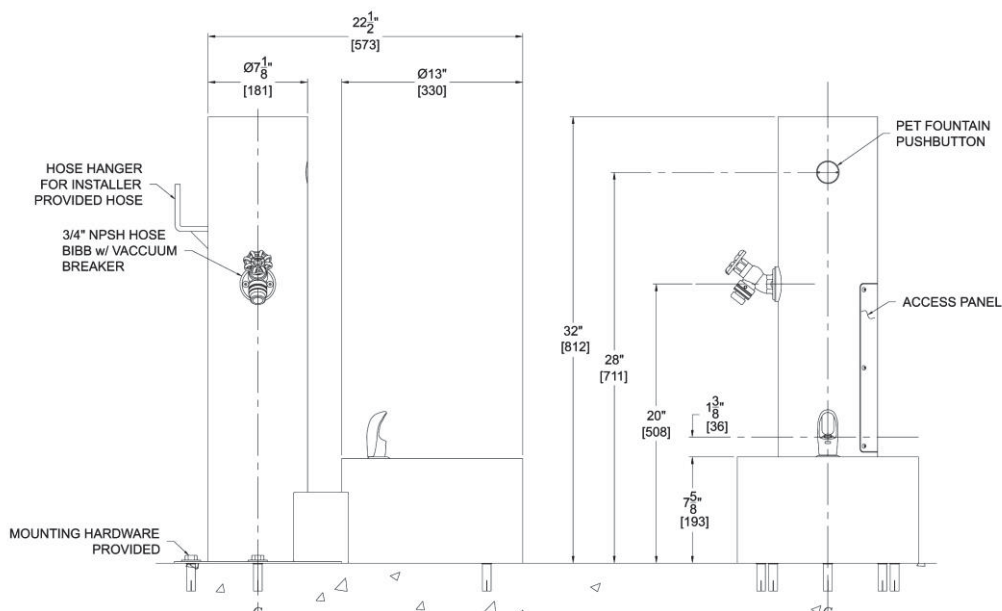




The Deluxe Dog Watering Station features all 14 gauge, 304 stainless steel construction and easy push button operation requiring less than 5 pounds of force to operate. The 18 gauge pet bowl has a slow drain, allowing the dog to quench its thirst while helping to prevent unsafe standing water. The fountain includes a leash hook and hose bibb with vacuum breaker for both pet washing and park maintenance.



Views:



7214 DELUXE DOG WATERING STATION

Heavy 14 gauge,
304 stainless steel
pedestal with
welded 18 gauge
dog bowl

15 different powder
coat color options
available

ADA Accessible
button height

DOG-ON-IT-PARKS

4818 Evergreen Way
Ste 250
Everett, WA 98203
P: 877-348-3647

www.dog-on-it-parks.com

Refer to installation manual for
more detailed specifications

Copyright 2016





PROJECT REVIEW REFERRAL

Please provide comments by: July 12, 2019

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. You are invited to comment on any aspect of the proposed project, including information required before you can finalize your comments and recommended conditions of approval for the project.

TO:

	Craig Schlatter, Director	Mendocino County Planning and Building
X	Michelle Irace, Planning Manager	Mendocino County Public Health
X	Matt Keiser, City Building Official	X Mendocino Transit Authority
X	Rick Seanor, City Public Works Dept.	US Army Corps of Engineers
X	Kevin Jennings, Fire Marshall	Regional Water Quality Control Board
X	Sean Kaeser, Ukiah Police Dept.	CA Dept. of Fish and Wildlife
X	Nancy Sawyer, Community Service Officer	CA Dept. of Transportation
X	Jimmy Lozano & Scott Bozzoli, Electrical	X Sonoma State Northwest Information Center
X	Ukiah Municipal Airport Operations Manager, Greg Owen	AT & T
	Airport Land Use Commission	PG & E (gas)
X	Mendocino County Air Quality	PG & E (Land Rights)
	Mendocino County Environmental Health	

FROM PROJECT PLANNER:

Mireya G. Turner, Associate Planner
Mturner@cityofukiah.com
707.463.6203

PROJECT INFORMATION:

Date Filed:	June 25, 2019	Date Referred:	6/28/2019
Prev. Projects on Site:	None, vacant land	Resubmittal:	
File #(s):	19-4625	Agent:	Guillon, Inc.
Project Name:	Gobbi Commons	Address:	2550 Lakewest Dr., Ste 50
Site Location:	250 West Gobbi Street		Chico, CA 95928
APN:	001-306-06	Phone:	(530) 513-3626
Zoning:	R2 – Medium Density Residential	Email:	Jake@guilloninc.com
General Plan:	Medium Density Residential		

DESCRIPTION: Rezone/General Plan Amendment to Planned Development, Tentative Subdivision Map, Major Use Permit & Major Site Development Permit for the creation of eight parcels for dwelling group of eight single family dwellings

ATTACHMENTS: Application, Project Description, Tentative Subdivision Map, Example of community garden boxes and dog watering station for common area, Fire Code Standards, Zoning and Location Maps, Contour Map.

Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print) Jimmy Lozano Ukiah Electric Utility Department

- ☐ No Comment
- ☒ Comments / Conditions of Approval Attached

Jimmy Lozano

7/2/2019

Signature

Da

Comments / Conditions of Approval:

Hi Mireya,

At this time, the City of Ukiah Electric Utility Department has the following comments/requirements for the project:

The Electric Utility has reviewed the proposed Rezone/General Plan Amendment to Planned Development, Tentative Subdivision Map, Major Use Permit & Major Site Development Permit for the creation of eight parcels for dwelling group of eight single family dwellings at 250 W. Gobbi Street and do have concerns related to our existing electric distribution in the immediate area of the parcel/s in question.

- ✓ 1) The COUE Utility Department currently does not have any underground electric utility infrastructure installed into the proposed lot at 250 W. Gobbi Street. The Developer/Customer will need to install all necessary infrastructure that may include, primary & secondary conduits, transformer pads, vaults and primary & secondary pull boxes per COUEUD specifications.
- ✓ 2) All future site improvements shall be submitted to the Electric Utility Department for review and comment. At this time, specific service requirements, service voltage and developer costs and requirements will be determined.
- ✓ 3) The main switchboard/service panel, pull section, and CT cabinet must be in accord with current EUSERC standards. The contractor shall submit service equipment specification sheets with appropriate EUSERC references for City approval prior to purchase and installation.
- ✓ 4) Developer shall provide projected load calculations, site plan/electrical drawings to the COUEUD, in order to determine the size of transformer for their project.
- ✓ 5) Developer/customer shall incur all costs of this future project to include (labor, materials, equipment) .
- ✓ 6) The COU Electric Department will require a 10' utility easement for any underground distribution extended into the parcel beyond the existing PUE. Easements must be surveyed and deeded or defined on the subdivision map recorded with the County Recorder Office of Mendocino County.

Should they have any questions please call Jim Lozano at 707-467-5774 or Scott Bozzoli at 707-467-5775.

Mireya Turner

From: Jimmy Lozano
Sent: Monday, October 7, 2019 10:21 AM
To: Mireya Turner
Subject: RE: Guillon's response to agency comments

Mireya,

Jake w/Guillon and I had discussed recording the easements, after all the electrical utility conduits/equipment/substructures are in place, because of the compact site and constraints The 10' wide easement was not going to be achievable in some areas.

Pending review of the proposed easements before they surveyed/recorded, we need to make sure it's a condition to be satisfied prior to final and recordation of the tentative subdivision map or prior to issuance of certificate of occupancy.

Thank you, jimmy

Jim Lozano
City of Ukiah Electric Utility
1320 Airport Road
Ukiah, Ca. 95482
PH: (707) 467-5774
FX: (707) 467-2811
jlozano@cityofukiah.com



From: Mireya Turner <mturner@cityofukiah.com>
Sent: Monday, October 7, 2019 10:03 AM
To: Jimmy Lozano <jlozano@cityofukiah.com>
Subject: RE: Guillon's response to agency comments

Good morning Jimmy,

I am working on the Gobbi Commons subdivision project and noted that we are requiring a 10' utility easement, surveyed and recorded.

Have you received a revised subdivision map showing these easements yet? I am just confirming if its done, or if I need to make sure it's a condition to be satisfied prior to final and recordation of the tentative subdivision map.

Thanks much.



Mireya G. Turner, MPA
Associate Planner
300 Seminary Avenue

Mireya Turner

From: Matthew Keizer
Sent: Friday, June 28, 2019 2:17 PM
To: Mireya Turner
Subject: RE: Project Review Request - Gobbi Commons - 250 W. Gobbi St.

1. A building permit will be required please submit plans and building permit application. Please submit 4 complete plan sets, two wet stamped and signed.
2. The design and construction of all site alterations shall comply with the 2016 California Building Code, 2016 Plumbing Code, 2016 Electrical Code, 2016 California Mechanical Code, 2016 California Fire Code, 2016 California Energy Code, 2016 Title 24 California Energy Efficiency Standards, 2016 California Green Building Standards Code and City of Ukiah Ordinances and Amendments.



Matt Keizer, Building Official

Email: mkeizer@cityofukiah.com

300 Seminary Ave

Ukiah, CA 95482

Office 707-467-5718

Fax 707-463-6204

3.

From: Mireya Turner <mtturner@cityofukiah.com>

Sent: Friday, June 28, 2019 1:59 PM

To: Michelle Irace <mirace@cityofukiah.com>; Matthew Keizer <mkeizer@cityofukiah.com>; Rick Seanor <rseanor@cityofukiah.com>; Kevin Jennings <kjennings@cityofukiah.com>; Sean Kaeser <skaeser@cityofukiah.com>; Nancy Sawyer <nsawyer@cityofukiah.com>; Jimmy Lozano <jlozano@cityofukiah.com>; Scott Bozzoli <sbozzoli@cityofukiah.com>; Greg Owen <gowen@cityofukiah.com>; mcaqmd@mendocinocounty.org; jacob@mendocinotransit.org; nwic@sonoma.edu

Subject: Project Review Request - Gobbi Commons - 250 W. Gobbi St.

Hello,

Attached please find a review request for Gobbi Commons, a proposed major subdivision (8 resulting lots), rezone & general plan amendment to Planned Development Residential, Major Use Permit for dwelling group, and major site development permit. The project location is 250 W. Gobbi Street.

Your consideration and reply no later than July 12, 2019, is greatly appreciated.

Please let me know if you have any difficulty accessing the attachments.

Cordially,

Interoffice Memorandum

City of Ukiah



To: Mireya Turner, Associate Planner
From: Jarod Thiele, Public Works Management Analyst *JT*
Date: July 11, 2019
Re: Project Review Committee Referral, Guillon Inc., 250 West Gobbi Street- Gobbi Commons

The Department of Public Works has reviewed the above referenced project and requests the following additional information:

1. Please provide a utility plan for water and sewer connections
2. Please provide a Preliminary Title Report
- ✓ 3. All work within the public right-of-way shall be performed by a licensed and properly insured contractor. The contractor shall obtain an encroachment permit for work within this area or otherwise affecting this area. Encroachment permit fee shall be \$45 plus 3% of estimated construction costs.
4. All driveway and parking areas shall be paved with asphaltic concrete, concrete, or other alternative surfacing, subject to approval by the City Engineer.
5. Driveway approach into the project shall be an ADA standard residential driveway with no curb returns.
6. 10-foot setback requirements on 2-story buildings are not being met per Code Section 9150.K.2 on Lots 3, 4, and 6.
- ✓ 7. Prior to construction of site improvements, a grading and drainage plan, and an erosion and sediment control plan, prepared by a Civil Engineer, shall be submitted for review and approval by the Department of Public Works. The plan shall include the detailed design of post-construction storm water best management practices (BMPs) in compliance with the City of Ukiah's Phase I Storm Water Permit and the Low Impact Development Technical Design Manual (LID Manual), in effect at the time of development. A Standard Urban Storm Water Mitigation Plan (SUSMP) shall be provided to support the design of the proposed drainage system.
- ✓ 8. Maintenance and inspection of all post-construction best management practices (BMPs) are the responsibility of the property owner. In accordance with the LID Manual, a legally binding, signed maintenance agreement approved by the City of Ukiah is required for the proposed

July 12, 2019

Stormwater treatment areas and all post-construction BMPs, and shall be recorded prior to final approval of the building permit.

- ✓ 9. Applicable City water & sewer connection fees shall be paid at the time of building permit issuance
- ✓ 10. Street Trees will be required every 30 feet along the frontage. It is assumed this will be included with your Landscape Plan
- 11. All parcels of the proposed subdivision are subject to the payment of park fees pursuant to City Code Section 8400 et seq. Note that park fees are applicable to residential development.
- 12. Based on the lack of parking, we imagine pedestrian use will be heavy, Public Works prefers 6 foot sidewalks along Gobbi Street.
- 13. Upon receipt of the requested information, specific conditions will be applied
- 14. A road maintenance agreement and CC&R's will be required for this project.
- 15. Agreement for Subdivision improvements may be required depending on the timing of construction and timing of map recordation



ORIGINAL

PROJECT REVIEW REFERRAL

Please provide comments by: July 12, 2019

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. You are invited to comment on any aspect of the proposed project, including information required before you can finalize your comments and recommended conditions of approval for the project.

TO:

Craig Schlatter, Director	Mendocino County Planning and Building
X Michelle Irace, Planning Manager	Mendocino County Public Health
X Matt Keiser, City Building Official	X Mendocino Transit Authority
X Rick Seanor, City Public Works Dept.	US Army Corps of Engineers
X Kevin Jennings, Fire Marshall	Regional Water Quality Control Board
X Sean Kaeser, Ukiah Police Dept.	CA Dept. of Fish and Wildlife
X Nancy Sawyer, Community Service Officer	CA Dept. of Transportation
X Jimmy Lozano & Scott Bozzoli, Electrical	X Sonoma State Northwest Information Center
X Ukiah Municipal Airport Operations Manager,	AT & T
Greg Owen	
Airport Land Use Commission	PG & E (gas)
X Mendocino County Air Quality	PG & E (Land Rights)
Mendocino County Environmental Health	

FROM PROJECT PLANNER:

Mireya G. Turner, Associate Planner
Mturner@cityofukiah.com
707.463.6203

PROJECT INFORMATION:

Date Filed:	June 25, 2019	Date Referred:	6/28/2019
Prev. Projects on Site:	None, vacant land	Resubmittal:	
File #(s)	19-4625	Agent:	Guillon, Inc.
Project Name:	Gobbi Commons	Address:	2550 Lakewest Dr., Ste 50
Site Location:	250 West Gobbi Street		Chico, CA 95928
APN:	001-306-06	Phone:	(530) 513-3626
Zoning:	R2 - Medium Density Residential	Email:	Jake@guilloninc.com
General Plan:	Medium Density Residential		

DESCRIPTION: Rezone/General Plan Amendment to Planned Development, Tentative Subdivision Map, Major Use Permit & Major Site Development Permit for the creation of eight parcels for dwelling group of eight single family dwellings

ATTACHMENTS: Application, Project Description, Tentative Subdivision Map, Example of community garden boxes and dog watering station for common area, Fire Code Standards, Zoning and Location Maps, Contour Map.

Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print)

Nancy Sawyer, Ukiah P.D.

☐ No Comment

☒ Comments / Conditions of Approval Attached

Signature

Nancy Sawyer

Date

8/21/19



Ukiah Police Department

Safety, Professionalism, Community Service

Justin Wyatt
Chief of Police

To: Mireya Turner, Associate Planner
CC: Lt. S. Kaeser, Chief J. Wyatt
From: CSO N. Sawyer

Project Review Address: 250 West Gobbi Street (Based on plan provided & site visit)
File #: 19-4625 Major Use Permit & Major Site Development Permit
Project Name: Gobbi Commons
Crime Prevention through Environmental Design (CPTED) Site Survey: August 14, 2019

Disclaimer

The recommendations provided are strictly suggestions to help reduce the chances of a crime being committed against the property. This survey is intended to assist you in improving the overall level of security and includes opportunities to reduce potential crime, improve safety and security measures. The information contained herein is based on guidelines set by the California Crime Prevention Training Institute and the observations of the individual officer(s) conducting the survey. It is not intended to imply the existing security measures, or proposed security measures are absolute or perfect.

All new construction or retrofits should comply with existing building codes, zoning laws and fire codes. Prior to installation or modifications, the proper licenses and variances should be obtained and inspections should be conducted by the appropriate agency. It is the responsibility of the owner/operator to ensure compliance with all Federal, State, and Local laws.

Confidentiality

Portions of this CPTED report may contain confidential information that may be privileged pursuant to California Evidence Code section 1040. Such privileged information may be potentially withheld pursuant to California Government Code section 6255

Introduction

250 West Gobbi Street, Gobbi Commons- Site is vacant land. The proposed project will include 8 single family residences with driveway, parking, and common area. Site driveway will connect with W. Gobbi St. which runs east and west and connects to major artery State St. on the east and Dora St. to the west. Both State St. and Dora St. run north and south. North of the site is a single-family residence. South of the site is Court Street, a professional office and single-family residences. East of the site is single family residence and a multi-family residence. West of the site is a single-family residence and professional office.



Ukiah Police Department

Safety, Professionalism, Community Service

Justin Wyatt
Chief of Police

CPTED Principles/Key Concepts

Crime Prevention through Environmental Design (CPTED) is a proactive crime-fighting technique in which the proper design and effective use of parks, open spaces, building(s) and their surroundings lead to a reduction in crime as well as an improvement in the quality of life for citizens of the community.

Access Control:

Properly located entrances, exits, fencing, landscaping and lighting to direct foot and motor traffic in ways that discourage crime.

Surveillance:

Generally, criminals do not want to be seen. Placing physical features, activities and people in ways that minimize the ability to see what is going on discourages crime. Landscaping and lighting are two methods used to provide natural surveillance. The three main types of surveillance are natural, organized (security), and mechanical (alarms, video surveillance).

Territorial Reinforcement:

Define the boundary between private and public areas to send a message to illegitimate users that they are not to be there and provide a sense of ownership to legitimate users.

Lighting:

Minimum maintained lighting standards providing nighttime illumination of parking lots, walkways, entrances, exits and related areas to promote a safe environment.

Maintenance:

Well maintained landscaping, lighting and property cleanliness shows a property is well-cared for and someone is responsible for the upkeep. A property that is not maintained may indicate the management is not concerned about the property and be willing to overlook criminal activity. See the "broken window theory".

CPTED-suggested for 250 West Gobbi Street-Gobbi Commons

Access Control:

- Place address numbers displayed in accordance with building and zoning codes to facilitate/expedite public safety responses.
- Keep proposed fencing and gates in good repair.

Surveillance:

- Keep windows free and clear of any obstructions for natural surveillance from interior to exterior.



Ukiah Police Department

Safety, Professionalism, Community Service

Justin Wyatt
Chief of Police

Territorial Reinforcement:

- Install signage at entrance to define location with designation and address.
- Install locking mechanism for water faucet for the proposed dog watering station.

Lighting:

- Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.
- Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.
- All building exterior lighting and parking lot lighting should be functioning and kept in good repair. (Consult with Planning Department to meet Illumination Engineering Society (IES) minimum standard for open parking and buildings.)

Maintenance:

- Report any graffiti to UPD @ 463-6262. After reporting, clean-up/paint over as soon as possible. Spray on graffiti remover can be purchased at hardware supply stores.
- Keep property free of debris/garbage.
- Weekly and/or inspection of exterior building and property to limit unauthorized usage of property.
- If any rooftop entrances to building, place locking mechanism to limit illegal entrance from rooftop.
- Any exterior electrical outlets can have locking plates or decommission for non-use to limit illegal usage.
- Any exterior water faucets should have a locking box cover or decommission for non-use to limit illegal usage.

Landscaping:

- All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance and eliminates hiding areas within the landscape.
- Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.
- If landscaping for screening is desired, this shall be accomplished by hostile vegetation such as holly.

Respectfully submitted,
Nancy Sawyer, ICPS, CPD
Community Service Officer
Ukiah Police Department
Phone: 707-467-5708
nsawyer@cityofukiah.com
8/20/19: njs



UKIAH VALLEY FIRE AUTHORITY

1500 SOUTH STATE STREET

UKIAH, CA 95482-6709

Phone: (707)463-7921 ♦ Fax: (707)462-2938 ♦ Email kjennings@cityofukiah.com

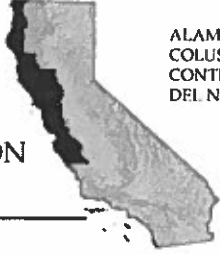
Comments: Gobbi Commons
250 West Gobbi St.

8 July 2019

1. One fire hydrant shall be required at the entrance to this development. Either side of main entrance will be appropriate. Associated "Red" curb is appropriate. Closest current hydrant is located across Gobbi St., and would require closure of street if put into use.
2. Parking may be a concern with only a 24-foot wide roadway. Signage and curb markings may be needed or restrict parking to one side of the roadway should be reviewed and discussed. Fire Departments largest apparatus, Ladder Truck, takes up 16-feet (width) when fully deployed.
3. Each residence shall be clearly addressed, either lighted or affixed lettering.
4. Each residence shall be required to have a residential fire sprinkler system.

Division Chief – Fire Marshal

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



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DEL NORTE

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MARIN
MENDOCINO
MONTEREY
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SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwwic@sonoma.edu
<http://www.sonoma.edu/nwwic>

July 9, 2019

File No.: 19-0014

Mireya Turner, Planner
City of Ukiah
Department of Planning & Community Development
300 Seminary Avenue
Ukiah, CA 95482

re: City File Number 19-4625 / 250 West Gobbi Street, Ukiah / Guillon, Inc.

Dear Ms. Turner:

Records at this office were reviewed to determine if this project could adversely affect cultural resources. Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.

Project Description: The proposed project entails the subdivision of a 0.863-acre net (0.943-acre gross) parcel into eight individual lots for the construction of eight detached single-family homes and associated landscaping. The project will also include development to accommodate parking for 38 vehicles, as well as a common area with raised garden beds, crushed granite, and a water station.

Previous Studies:

XX Study #S-33268 (Boghossian 1985), an architectural study covering approximately 100% of the proposed project area, identified no architectural resources within the proposed project area (see recommendations below).

XX This office has no record of any previous archaeological studies for the proposed project area (see recommendations below).

Archaeological and Native American Resources Recommendations:

XX Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Mendocino County have been found in XXXXX, XXXXX, XXXX (list environmental settings and features). The proposed project area is located on a flat terrace on a valley floor, near a hilly, wooded area. The project area is situated less than 1 mile from Gibson Creek and approximately 1.25 miles from the Russian River. Given the similarity of one or more of these

environmental factors, there is a moderate potential for unrecorded Native American resources in the proposed project area.

We therefore recommend that a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

XX We recommend that the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916) 373-3710.

Built Environment Recommendations:

XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Mendocino County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions, please contact our office at nwic@sonoma.edu or at (707) 588-8455.

Sincerely,

Jessika Akmenkalns, Ph.D.
Researcher

Mendocino county Air Quality Management District

Planning Referral or Building Permit Application Quick Response List

Project # _____

The District's response to the above project is indicated by the items checked below:

☐ **Projects Subject to Permitting by the Air Quality Management District:**

- ☐ This project is subject to District Regulation 1 regarding air quality permits. The applicant is required to obtain an Authority to Construct permit from the District prior to beginning construction and/or installation of the equipment.
- ☐ The Applicant currently holds a valid Air Quality Permit to Operate. The applicant is required to obtain an Authority to Construct permit from the District prior to beginning any modifications to the operation.
- ☐ This project may be subject to one or more of the following requirements as indicated:

☐ **Diesel Engines – Stationary and Portable Equipment and Mobile Vehicles:**

- ♦ Any stationary onsite diesel IC engines 50 horsepower or greater (i.e. large power generators or pumps) or any propane or natural gas engines 250 horsepower or greater may require a permit from the District.
- ♦ Portable diesel powered equipment that may be used during the proposed project are required to be registered with the state Portable Equipment Registration Program (PERP) or obtain permits from the District.
- ♦ Projects located adjacent to sensitive receptors (schools, child care facilities, health care facilities, senior facilities, businesses, and residences, etc.) during the construction phase of this project have the potential for exposure to diesel particulate.
- ♦ Heavy duty truck idling and off-road diesel equipment or other diesel engine idling is limited to less than 5 minutes.

☐ **Demolition / Renovation Projects:**

- ☐ **All Commercial Buildings, Government Buildings, Schools, Multi-Family Dwellings are subject the requirements of Mendocino County Air Quality Management District Regulation 1, Rule 492, National Emission Standards for Hazardous Air Pollutants (NESHAPS) for Asbestos.**

- Prior to receiving a Demolition/ Renovation Permit from the Planning & Building Agency the applicant is required to:
 - (1) Have an Asbestos Survey conducted by a licensed Asbestos contractor for the presence of asbestos containing materials,
 - (2) Submit a completed Asbestos Demolition/Renovation form, all test results and applicable notification fees to the District at least 10 days prior to beginning the project,
 - (3) Have any Asbestos containing materials abated by a licensed abatement contractor prior to beginning any demolition or renovation activities.
 - (4) Obtain written authorization from the District indicating that all requirements have been met prior to receiving.

☐ **Single Family Dwellings Less Than Four (4) Units**

- Prior to receiving a Demolition/ Renovation Permit from the Planning & Building Agency the applicant is required to:
 - (1) Submit a completed Asbestos Demolition/Renovation form to the District and obtain written authorization from the District.

☐ **Grading Projects:**

- **All grading activities must comply with the following fugitive dust mitigation measures in accordance with District Regulation 1, Rule 1- 430:**
 - (1) All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions
 - (2) All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 miles per hour.
 - (3) Earth or other material that has been transported by trucking or earth moving equipment, erosion by water, or other means onto paved streets shall be promptly removed.
 - (4) Asphalt, oil, water or suitable chemicals shall be applied on materials stockpiles, and other surfaces that can give rise to airborne dusts.
 - (5) All earthmoving activities shall cease when sustained winds exceed 15 miles per hour.
 - (6) The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours.
 - (7) The operator shall keep a daily log of activities to control fugitive dust.

☐ **Projects Less Than One (1) Acre or One (1) Mile of Road Located in NOA areas:**

- (1) Construction vehicle speed at the work site must be limited to fifteen (15) miles per hour or less.
- (2) Prior to any ground disturbance, sufficient water must be applied to the area to be disturbed to prevent visible emissions from crossing the property line;
- (3) Areas to be graded or excavated must be kept adequately wetted to prevent visible emissions from crossing the property line
- (4) All storage piles must be kept adequately wet or treated with a chemical dust suppressant or covered when not being added to or removed
- (5) Equipment must be washed down before moving from the property onto paved public roads
- (6) Visible track-out onto paved public roads must be cleaned using wet sweeping or a HEPA filter equipped vacuum device within 24 hours.

☐ **Large Area Grading Projects Greater Than One (1) Acre or One (1) Mile of Road:**

☐ **Not Located in Naturally Occurring Asbestos (NOA) areas:**

- Prior to starting any construction the applicant is required to:
 - (1) Submit a Large Area Grading permit application to the District.
 - (2) Obtain a final determination from the Air Quality Management District as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR sections 93106 and 93105 relating to Naturally Occurring Asbestos.
 - (3) Obtain written verification from the District stating that the project is in compliance with State and Local regulations relating to Naturally Occurring Asbestos.

☐ **Located in Naturally Occurring Asbestos (NOA) areas:**

- Prior to starting any construction the applicant is required to:
 - (1) Submit a Large Area Grading permit application to the District.
 - (2) Obtain a final determination from the Air Quality Management District as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR sections 93106 and 93105 relating to Naturally Occurring Asbestos, or
 - (3) Submit an Asbestos Dust Mitigation Plan and/or Geologic Survey to the District in compliance with California Code of Regulations (CCR), Sections 93106 and 93105 relating to Naturally Occurring Asbestos.
 - (4) Obtain written verification from the District stating that the project is in compliance with State and Local regulations relating to Naturally Occurring Asbestos.

☐ **Property Development:**

- Prior to starting any construction the applicant is required to:
 - (1) Obtain a Property Development Permit from the District for any open outdoor burning.
 - (2) Obtain a Large Area Grading Permit, if applicable
- The District recommends that the applicant consider alternate means of disposal other than open burning, such as cutting the majority of the larger material up as firewood, and chipping smaller material, if feasible to mitigate impacts from open outdoor burning.

☐ **Installation of Wood Burning Devices:**

- **Installation of wood burning devices is prohibited by District Regulation 4 with the following exceptions:**
 - (1) Wood burning appliances in existing residential, commercial or public buildings designated as a historical site.
 - (2) The installation of wood burning appliances on display at a retail business whose purpose is the sale of wood burning appliances to the public.
 - (3) Fireplaces and wood burning appliances installed on railroad equipment that is owned and/or operated by an active railroad or public museum.
 - (4) Wood burning appliances used primarily in the preparation of food.
 - (5) Wood burning appliances used in compliance with all other local, state and District regulations for recreational outdoor heating.
- **Building officials are prohibited from issuing a Certificate of Occupancy or approving a final building inspection until one of the following has been documented;**
 - (1) The authorized local building official observes and documents that no wood burning appliances have been installed, or;
 - (2) The project is a residential dwelling of three units or less and not part of a new major subdivision subject to Rule 4.1-400 (e) and;
 - (A) The authorized local building official observes and documents the presence of EPA certification labels on all installed wood burning appliances on the premises, or;
 - (B) The authorized local building official observes and documents that only pellet fueled wood burning appliances have been installed, or;
 - (3) The Air Pollution Control Officer has issued a statement, in writing, that the project is exempt from this Regulation, or
 - (4) The Air Pollution Control Officer has issued a statement, in writing, that the project is in compliance with this Regulation.

☐ **New Commercial Development Mitigation Recommendations:**

- **New Road Construction:** The District recommends that at a bare minimum all roads be covered with a sealant or rocked to prevent fugitive dust emissions.
- **Parking Lot Tree Planting:** The District recommends that commercial parking lot tree planting be defined as no less than 1 tree per 4 parking spaces to provide a beneficial reduction in summer heat gain.
- **Mass Transit:** The District recommends that applicant work in conjunction with the local Transit Authority (MTA) to provide a shelter in addition to the concrete pad so that the benefits and incentives to use mass transit would be immediately available.
- **Electric Vehicle Charging:** To further mitigate impacts to local air quality, it is recommended that applicant encourage the use of low emission vehicles by providing a minimum of 2, AC Level 2, electric vehicle charging stations.

**DRAFT FINDINGS FOR GOBBI COMMONS
TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT REZONE WITH
PRECISE DEVELOPMENT PLAN AND MAJOR SITE DEVELOPMENT PERMIT
250 WEST GOBBI STREET (APN 001-306-06)
FILE NO. 19-4625**

The Community Development Department's recommendation for conditional approval of a Tentative Subdivision Map, Planned Development Rezoning with Precise Development Plan, and Major Site Development Permit for a project that would include 1) subdivision of one ± 0.943 acre (gross) parcel into nine separate parcels; and 2) development of eight market rate, single-family dwellings, and common areas is based in part on the following findings, in accordance with UCC §8004, §8032, §9168, §9263, and §9265.

Tentative Major Subdivision Map

1. The proposed Tentative Major Subdivision Map is in conformance with the General Plan, and therefore, is consistent with the findings required for approval required by Government Code §65402, and Ukiah City Code §8004.
2. The division of the property into nine parcels is consistent with the requirements outlined for major subdivisions in the California Subdivision Map Act.
3. The division of the existing parcel into nine parcels is consistent with the modified use and development standards of the Medium Density Residential (R2) Zoning District and with the purpose and intent of the Planned Development (PD) Combining Zone criteria established for this parcel, which allows greater flexibility in determining lot areas, lot dimensions, yard/setback areas, and requirements for landscaping with live plantings.
4. The project was evaluated by various departments and agencies including the City Engineer, and conditions have been recommended to ensure safe traffic circulation, parking, fire truck access, storm water management, and road maintenance; similar to a major subdivision with larger minimum parcel size.
5. The proposed single-family residential housing complex is compatible with surrounding land uses and as proposed, will not be detrimental to the public's health, safety, and general welfare.

Planned Development Rezone with Precise Development Plan

6. The proposed Rezone to R2-PD Medium Density Residential-Planned Development Combining Zone with Precise Development Plan for the Gobbi Commons Project, as conditioned, is consistent with the criteria required UCC §9167(F) for the following reasons.
 - i. *User Impact and Needs: The design of the project shall consider the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, and other design concerns.*

The site is located directly off of West Gobbi Street, an arterial street, designed to be a high-capacity urban road. It can accommodate the circulation demands of eight new households. City services are available to serve the project site. Noise and odor are

Findings

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anticipated to be typical of residential use and temporary construction. The proposed dwellings face inward toward the shared roadway, with lighting in front of each home, fostering a sense of neighborhood and promoting security. Each parcel has front and rear yard space, and there is a shared common area adjacent to Parcel 3 with proposed raised garden beds for each house and a dog watering station. Six foot dog-eared cedar fencing separates each backyard, with an additional two feet of lattice on the fences along West Gobbi Street, providing privacy for each dwelling, as well as security. All dwellings will be constructed to 2016 Building codes, including specific requirements to reduce energy consumption.

In addition, the project has been reviewed and conditioned, as applicable, by the City of Ukiah Building Division, Public Works Department, Electric Utility Department, Police Department, the Ukiah Valley Fire Authority, etc. to ensure adequate design and compliance with all applicable safety codes.

- ii. *Relationship to Physical Features: The location of the buildings and structures shall respect the natural terrain of the site and shall be functionally integrated with any natural features of the landscape to include the preservation of the existing trees, where feasible.*

The project area is generally flat, with no significant alteration proposed. The existing trees located along the parcel line are proposed to remain to the extent feasible, with the exception of the oak tree on the southwest corner of the lot, located under the utility lines on West Gobbi Street, which was recommended for removal by the City's Electric Utility Department. Avoidance of tree driplines were considered in the placement of the building envelopes and fencing. In addition, in accordance with the Design Review Board recommendations for the project (further discussed below), existing trees be preserved and maintained in conformance with the City's Tree Management Guidelines.

- iii. *Consistency of Architectural Style: All buildings or structures shall be harmonious and consistent with the proposed architectural style regarding roofing, exterior materials, windows, doors, textures, colors, and other exterior treatments.*

The Gobbi Commons Project includes three floor plans, along with their mirrored versions, for the eight proposed dwellings. Elevations vary in roof pitches, finishes and colors, providing variety while maintaining continuity throughout the development.

- iv. *Balance and Integration with the Neighborhood: The overall design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of the surrounding built environment.*

The proposed dwellings are both one and two story structures. The height of surrounding structures was taken into account during the design phase to ensure compatibility with the surrounding neighborhood.

- v. *Building Design: The design of buildings and structures shall strive to provide innovation, variety, and creativity in the proposed design solutions. All architectural elevations shall be designed to eliminate the appearance of flat facades and box like construction.*

The dwellings are designed in the craftsman style architecture, with a variety of roof pitches and architectural details, to provide variety and creativity while maintaining a harmony of design.

- vi. *Density: For residential projects, every effort shall be made to achieve the maximum density possible pursuant to the underlying zoning district.*

The General Plan and Zoning designations of Medium Density Residential allows up to 14 units per acre of gross land. At 0.94 acres (gross), the site would allow for up to 13 dwellings. According to the Applicant, *"At 8 units the site has a net density of 9.26 units and a gross density of 8.48, which is at the higher end of the Density range for the R2 District. In order to increase potential Density at the site, variances from code or concessions in development standards would need to be expanded upon. Such concessions, like parking or landscaped areas, could result in a project that has unintended consequences in a design that lacks quality and cohesiveness while also having impacts upon the surrounding roads and neighborhood."*

7. The proposed project meets the purpose and intent of the Planned Development Combining Zoning District required for adoption of an ordinance to establish a Planned Development Combining Zone required by Zoning Ordinance section 9168 as described in the Staff Report and above in Finding 5.

Major Site Development Permit

8. The Gobbi Commons Major Site Development Permit, as conditioned, is based in part on the following findings, in accordance with §9263:

A. The proposal is consistent with the goals, objectives, and policies of the City General Plan.

The proposed project is consistent with goals, objectives, and policies in the following General Plan Elements: Economic Development, Community Design, Circulation & Transportation, and Housing. The Project would add eight market rate, single-family dwellings to the existing housing stock, enabling more households to reside near local jobs, supporting the local economy (Goal ED-1). The proposed dwellings are designed to be complementary with the overall character of the surrounding neighborhood (Implementation Measure CD-9.2(a)). Its proximity to local schools and businesses would reduce miles travelled as families go about daily tasks, using existing streets and circulation patterns (Goal CT-2). The project site is currently a vacant lot, located near schools and local businesses, in an area already served by City services (Goal H-5.6). Additionally, the Draft 2019-2027 Housing Element Update strongly encourages the development of infill housing stock, providing housing opportunities for all economic segments of the community, including market rate.

No amendment to the General Plan designation for the project site is proposed or required, as the proposal is within the allowed density and the parcel will retain its MDR General Plan designation.

B. The location, size, and intensity of the proposed project will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.

The project would be served via a new driveway from West Gobbi Street, an arterial road designed for high-capacity urban traffic circulation. Access, circulation and traffic patterns have been deemed adequate by the Public Works and Fire Marshal. In addition, the site is in a walkable area of town, on-site parking is provided and the site is located along Mendocino Transit Authority Route 7.

C. The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses.

Findings

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The Gobbi Commons Project proposes thirty-eight (38) parking spaces; sixteen (16) within the attached garages, sixteen (16) spaces on the on-site driveways, and six (6) at either end of the terminus of the shared “T” roadway. Parking is not proposed along Gobbi Street. All of the proposed parking spaces are located in such a manner that will not create a hazardous or inconvenient condition to adjacent or surrounding uses.

- D. *Sufficient landscaped areas have been reserved for purposes of separating or screening the proposed structure(s) from the street and adjoining building sites, and breaking up and screening large expanses of paved areas.*

The project site is proposed to be surrounded on all sides by a six-foot dog-eared cedar fence, with additional fencing along the rear side lot lines of each individual parcel. An additional two feet of lattice is proposed for the fencing along Gobbi Street. Landscaping is proposed in the area between the Gobbi Street fence and the public right of way. This fencing creates a boundary between private and public areas, to promote residential security, as well as creates a visual screening of the on-site parking areas from the road.

- E. *The proposed development will not restrict or cut out light and air on the property, or on the property in the neighborhood; nor will it hinder the development or use of buildings in the neighborhood, or impair the value thereof.*

Lighting is proposed in front of each residence, directed downward, and dark sky compliant. The site is surrounded by other buildings similar in size and scale. The project would not cut out light or air on the property or neighborhood, nor would it hinder development or use of buildings within the neighborhood.

- F. *The improvement of any commercial or industrial structure will not have a substantial detrimental impact on the character or value of an adjacent residential zoning district.*

Not applicable. The Gobbi Commons Project is residential, and the parcel is vacant.

- G. *The proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks, and the natural grade of the site.*

The site is currently vacant, generally flat, and covered by invasive weeds and grasses which are routinely mowed. Existing vegetation includes grasses, shrubs, one fruit tree, and established oak trees. Minimal grading is proposed which will not substantially alter the natural grade. The project has been designed with consideration of existing trees and driplines. The Oak trees will remain to the extent feasible, with the exception of one that is recommended for removal by the City’s Electric Utility Department. Trees will be maintained in accordance with the City’s Tree Management Guidelines. Avoidance of tree driplines were considered in placement of the proposed building envelopes. Low Impact Development design features and private storm drain easements with landscaped storm water treatment areas are integrated into the project to provide adequate site drainage.

- H. *There is sufficient variety, creativity, and articulation to the architecture and design of the structure(s) and grounds to avoid monotony and/or a box-like uninteresting external appearance.*

The Gobbi Commons Project includes three floor plans, along with their mirrored versions, for the eight proposed dwellings. Elevations vary in roof pitches, finishes and colors, providing variety while maintaining continuity throughout the development.

These features are intended to provide articulation and variety in the building design. The project was reviewed by the Design Review Board (DRB) on August 28, 2019; the DRB did not have any recommended changes regarding architectural style of the proposal.

California Environmental Quality Act

9. The project is subject to the California Environmental Quality Act (CEQA). The proposed project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Article 19 §15332, Class 32, In-Fill Development Projects and §15304, Minor Alterations to Land for the reasons described in the staff report.

In addition, the project is consistent with CEQA §15183 which states, "CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies."

10. The Notice of Public Hearing was provided in the following manner, in accordance with UCC §9262(C):
- Published in the Ukiah Daily Journal on October 12, 2019
 - Posted on the Project site on October 10, 2019
 - Posted at the Civic Center (glass case) 72 hours prior to the public hearing
 - Mailed to property owners within 300 feet of the project parcels on October 10, 2019

**DRAFT CONDITIONS OF APPROVAL FOR GOBBI COMMONS
TENTATIVE MAJOR SUBDIVISION MAP, PLANNED DEVELOPMENT REZONE WITH
PRECISE DEVELOPMENT PLAN, AND MAJOR SITE DEVELOPMENT PERMIT AT 250
WEST GOBBI STREET
(APN 001-306-06); FILE NO. 19-4625**

The following Conditions of Approval shall be made a permanent part of the Tentative Major Subdivision Map, Planned Development Rezone with Precise Development Plan and Major Site Development Permit, shall remain in force regardless of property ownership, and shall be implemented in order for this entitlement to remain valid.

Project Description. An application was received from Guillon, Inc. for approval of a Tentative Major Subdivision Map, Planned Development Rezone with Precise Development Plan and Major Site Development Permit that would allow 1) subdivision of one ± 0.943 acre (gross) parcel into nine parcels, and 2) the development of eight single-family dwellings at 250 West Gobbi Street. The project would also comprise the following.

- Lot sizes ranging from 3,061 sf to 4,011 sf, with an average lot size of 3,465 sf.
- Eight market-rate single-story and two-story dwellings, ranging from approximately 1,250 sf to 1,400 sf with two and three bedrooms.
- Two-car attached garages with driveways large enough to accommodate parking for two additional vehicles.
- Six additional common parking spaces at terminus of "T" roadway.
- Vehicle access provided from West Gobbi Street by a 24-foot wide right of way, terminating into a "hammer-head".
- Four-foot wide pedestrian walkway along the hammerhead.
- Craftsman style architecture offering three different elevations and their mirrored versions, with various roof pitches, finishes and colors.
- Front porch and rear patios on each dwelling.
- Dark sky compliant lighting on the front of each dwelling.
- 1,090 sf interior common area containing approximately eight individual raised garden beds, crushed granite, and a water station.
- Front yard landscaping consisting of assorted trees, shrubs and grasses; rear and side yards would be zero-scaped; all landscaping would be incorporated to have minimal water usage and maintenance demand.
- Monument sign at entrance.
- Six-foot dog-eared cedar fencing separating each backyard, and surrounding the project Parcel.
- Fencing along the southern side of Lot 1 and 8 to consist of 6-foot dog-eared cedar, with additional 2-foot lattice.
- Low Impact Development features have been incorporated into the design of the project to regulate storm water run-off.

The following Conditions of Approval apply to the project.

Draft Conditions of Approval
Gobbi Commons TSM/RZ/PD/MASDP
250 West Gobbi Street; APN 001-306-06;
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City of Ukiah Special Conditions

1. A Major Subdivision and Tentative Subdivision Map shall be approved by the City Council. A copy of the final subdivision map shall be provided to the City Engineer, nor later than eighteen (18) months from the date of approval. Submitted final map shall conform to all particulars of the "Map Act" and Division 9, Chapter 1 of the Ukiah Municipal Code.
2. Prior to issuance of building permits, Developer shall submit a copy of the recorded Final Subdivision Map to the Community Development Department.
3. An address assignment application shall be submitted to assign addresses to the proposed dwellings.
4. In the event that prehistoric archaeological features such as a concentration of flaked stone artifacts, or culturally modified soil (midden) or dietary shell are encountered at any time during preparatory grading or underground excavation to remove existing structures, all work should be halted in the vicinity of the discovery. A qualified archaeologist should be contacted immediately to make an evaluation and determine if the discovered material represents a definite cultural resource. If it is determined that a potentially significant feature has been revealed, a temporary suspension of earth disturbing activities should be enforced until an appropriate mitigation program can be developed and implemented to satisfy the Planning Division. An archaeological monitor shall observe all further work during construction activities that are located within or near an archaeological site area, and formal tribal consultation may be required.

City of Ukiah Standard Conditions

5. This approval is not effective until the 10-day appeal period applicable to this Site Development Permit has expired without the filing of a timely appeal. If a timely appeal is filed, the project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.
6. All fees associated with the project planning permits and approvals shall be paid in full prior to occupancy.
7. As outlined in Article 20, Administrative and Procedures, of the Zoning Code this planning permit may be revoked through the City's revocation process if the approved project related to this Permit is not being conducted in compliance with these stipulations and conditions of approval; or if the project is not established within two years of the effective date of this approval; or if the established use for which the permit was granted has ceased or has been suspended for 24 consecutive months.
8. All Conditions of Approval shall be printed on all sets of building permit project plans pertaining to any site preparation work or construction associated with the development of the project and ancillary site improvements approved by the Site Development Permit.
9. All use, construction and the location thereof, or occupancy, shall conform to the application and to any supporting documents submitted therewith, including any maps, sketches, or plot plans accompanying the application or submitted by applicant in support thereof.
10. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Engineering

Draft Conditions of Approval
Gobbi Commons TSM/RZ/PD/MASDP
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Department of the City of Ukiah; except where higher standards are imposed by law, rule, or regulation or by action of the Planning Commission such standards shall be met.

11. Building permits shall be issued within two years after the effective date of the Site Development Permit or same shall be null and void.
12. In addition to any particular condition which might be imposed; any construction shall comply with all building, fire, electric, plumbing, occupancy, and structural laws, rules, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
13. The Applicant shall obtain all required Sign Permits, in compliance with Division 3, Chapter 7, Signs, of the UCC. Future tenants shall comply with the adopted sign program for the project.
14. The Applicant shall submit verification of all applicable permits or approvals in compliance with all local, state and federal laws to the Community Development Department prior to issuance of building permits.

Ukiah Valley Fire Authority

The following must be demonstrated on the Building Plans for approval by the Fire Marshall prior to Building Permit issuance:

15. One fire hydrant will need to be installed per the CFC (locations to be determined on building plans).
16. Access will need to accommodate fire engines for ingress and egress.
17. Each residence shall be clearly addressed, either lighted or affixed lettering.

Department of Public Works

18. Prior to construction of site improvements, a final grading and drainage plan, and an erosion and sediment control plan, prepared by a civil engineer, shall be submitted for review and approval by the Department of Public Works. The plan shall include the detailed design of the proposed storm water best management practices (BMPs). Drainage improvements shall be in compliance with the City of Ukiah's Phase I Storm Water Permit and the Low Impact Development Technical Design Manual (LID Manual). A final Storm Water Low Impact Development Submittal (SWLIDS) shall be provided to support the design of the proposed drainage system.
19. Maintenance and inspection of all post-construction best management practices (BMPs) are the responsibility of the property owner. In accordance with the LID Manual, a legally binding, signed maintenance agreement approved by the City of Ukiah is required for the proposed storm water treatment planters and all post-construction BMPs, and shall be recorded prior to final approval of the building permit.
20. Street trees shall be spaced approximately every 30 ft. along Gobbi Street within a landscape strip or within 5 ft. of the back of sidewalk. Street trees shall be installed in accordance with City Standard Drawing No 601. Tree types shall be approved by the City Engineer. Street trees may be placed on the property instead of within the public right of way if the location is approved by the City Engineer, based upon safety and maintenance factors.

21. All work within the public right-of-way shall be performed by a licensed and properly insured contractor. The contractor shall obtain an encroachment permit for work within this area or otherwise affecting this area. Encroachment permit fee shall be \$45 plus 3% of estimated construction costs.
22. Applicable City water and sewer connection fees shall be paid at the time of building permit issuance.
23. All driveway and parking areas shall be paved with asphaltic concrete, concrete, or other alternative surfacing, subject to approval by the City Engineer.
24. Driveway approach into the project shall be an ADA standard residential driveway with no curb returns.
25. All parcels of the proposed subdivision are subject to the payment of park fees pursuant to City Code Section 8400, et seq.
26. A Road Maintenance Agreement, and Covenants, Conditions and Restrictions (CC&R) will be required for this project.
27. An Agreement for Subdivision Improvements may be required depending on the timing of construction and timing of map recordation. Please contact the Public Works Department, at 707.463.6282, for more information.

Electric Utility Department

28. Developer shall install all necessary infrastructure that may include, primary and secondary conduits, transformer pads, vaults and primary and secondary pull boxes per City of Ukiah Electrical Utility Department (COUEUD) specifications.
29. All future site improvements shall be submitted to the Electric Utility Department for review and comment. At this time, specific service requirements, service voltage and developer costs and requirements will be determined.
30. The main switchboard/service panel, pull section, and CT cabinet must be in accord with current EUSERC standards. The contractor shall submit service equipment specification sheets with appropriate EUSERC references for City approval prior to purchase and installation.
31. Developer shall provide projected load calculations, site plan. Electrical drawings to the City Electric Utility Dept., in order to determine the size of the transformer for their project.
32. A 10-ft. utility easement for any underground distribution extended into the parcel beyond the existing PUE shall be required. **Prior to recordation of the final map**, easements must be surveyed and deeded or defined on the map. Alterations to the 10-ft. utility easement shall be submitted to the COUEUD for approval prior to recordation of the final map.
33. Developer shall incur all costs of project, to include labor, materials, and equipment.

Building Division

34. Submit plans and building permit application. Please submit four complete plan sets, two wet stamped and signed.
35. The design and construction of all site alterations shall comply with the 2016 California Building Code, 2016 Plumbing Code, 2016 Electrical Code, 2016 California Mechanical Code,

2016 California Fire Code, 2016 California Energy Code, 2016 Title 24 California Energy Efficiency Standards, 2016 California Green Building Standards Code and City of Ukiah Ordinances and Amendments.

Mendocino County Air Quality Management District

36. The applicant may be required to obtain an Authority to Construct Permit from the District prior to beginning construction and demolition.
37. Diesel Engines – Stationary and Portable Equipment and Mobile Vehicles:
- a. Any stationary onsite diesel IC engines 50 horsepower or greater (i.e. large power generators or pumps) or any propane or natural gas engines 250 horsepower or greater may require a permit from the District.
 - b. Portable diesel powered equipment that may be used during the proposed project are required to be registered with the state Portable Equipment Registration Program (PERP) or obtain permits from the District.
 - c. Projects located adjacent to sensitive receptors (schools, child care facilities, health care facilities, senior facilities, businesses, and residences, etc.) during the construction phase of this project have the potential for exposure to diesel particulate.
 - d. Heavy duty truck idling and off-road diesel equipment or other diesel engine idling is limited to less than 5 minutes.
38. Grading Projects- During Construction-All grading activities must comply with the following fugitive dust mitigation measures in accordance with District Regulation 1, Rule 1-430:
- a. All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions.
 - b. All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 mph.
 - c. Earth or other material that has been transported by trucking or earth moving equipment, erosion by water, or other means onto paved streets shall be promptly removed.
 - d. Asphalt, oil, water, or suitable chemicals shall be applied on materials stockpiles, and other surfaces that can give rise airborne dusts.
 - e. All earthmoving activities shall cease when sustained winds exceed 15 mph.
 - f. The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours.
 - g. The operator shall keep a daily log of activities to control fugitive dust.
39. Property Development-Prior to starting any construction, the applicant is required to:
- a. Obtain a Property Development Permit from the District for any open outdoor burning.
 - b. Obtain a Large Area Grading Permit, if applicable
 - c. The District recommends that the applicant consider alternate means of disposal other than open burning, such as cutting the majority of the larger material up as firewood, and chipping smaller material, if feasible to mitigate impacts from open outdoor burning.

CHAPTER 2 ZONING

ARTICLE 14. REGULATIONS IN PLANNED DEVELOPMENT (PD) COMBINING ZONE/DISTRICTS

SECTION:

- [§9165](#): Purpose And Intent
- [§9166](#): Application Of Combining Zone/District
- [§9167](#): Procedures And Process
- [§9168](#): Action On Planned Development Zoning Projects
- [§9169](#): Expiration Of Planned Development Combining Zone/District

§9165 PURPOSE AND INTENT

The purpose of the planned development combining zone is to allow flexibility in design and development in order to promote economical and efficient use of land; to increase the level of urban amenities; to preserve the natural environment; and to provide for phased completion of development projects. It generally provides a method for deviating from standardized zoning requirements to foster well planned, creative, and quality development. (Ord. 1005, §1, adopted 1998)

§9166 APPLICATION OF COMBINING ZONE/DISTRICT

- A. The planned development combining zone may be combined with any zoning district.
- B. A use permit for permitted land uses within the underlying zone shall not be required when a planned development zoning district and a precise planned development project are proposed. (Ord. 1005, §1, adopted 1998)

§9167 PROCEDURES AND PROCESS

- A. Preapplication Review: Prior to application, the prospective applicant should consult with the planning department to obtain information and guidance before entering into bidding commitments or incurring substantial expense in the preparation of plans, surveys, and other data.
- B. Minimum Area: A planned development combining zone shall include a minimum area of one-half (1/2) acre, under single ownership or otherwise subject to unified planning, construction, and management, unless the subject property has all of the following characteristics, in which case there is no minimum site area requirement:
 1. The property is located in the downtown master plan area as depicted in figure VI.2-KK of the Ukiah general plan.
 2. The property is within easy walking distance to routine destinations such as a grocery store, medical offices, retail shopping, restaurants, etc.
 3. The property is situated along a transit route or within easy walking distance to a transit stop.
 4. All public services and infrastructure are available to adequately serve the project.

5. There is adequate outdoor recreation areas/yard space within the project and/or the site is in close proximity to a public park or recreation area.

6. The project includes an actual development plan and the buildings are architecturally compatible or superior in design to the surrounding existing development.

C. Application For Rezoning: Application for a planned development combining zone shall be made pursuant to article 20 of this chapter. The applicant shall include on the application or the plot plan as applicable the following information:

1. Existing topography and the approximate location of buildings, improvements, and natural or environmental features for the property and adjacent land within one hundred feet (100').

2. The current general plan land use designation, the current zoning, and the current land uses in the proposed district and adjacent land within one hundred feet (100').

3. A general land use plan showing proposed uses to be developed on the site, supported by projected acreage, population, housing units, building floor area, employment, or related planning and development data, as determined by the planning director.

4. A general facility plan showing the approximate location of existing and proposed streets, pedestrianways, and circulation features; proposed public utility services and facilities; and proposed public or community facilities and uses.

D. Concept Development Plan: If no specific development is proposed as part of the planned development combining zone application, the applicant shall submit a concept development plan which shall contain a descriptive written statement indicating the following:

1. The manner in which the proposed development will be in accord with the general plan.

2. The architectural and environmental design qualities to be attained.

3. A general description of proposed land use regulations, site development regulations, and performance standards sufficient to govern subsequent development, including, but not limited to, the following:

a. Allowable uses.

b. Maximum and/or minimum regulations governing density and intensity of use, building floor area, height, coverage, lot size and dimensions, setbacks and open spaces, landscaping, signs, architectural design, and other features of the development.

c. Conditions, covenants, and restrictions, and proposed means of management and continued maintenance and operation of common facilities.

4. A general phasing plan and schedule, indicating the anticipated time for beginning of construction and completion of each phase of development.

5. Evidence that the applicant has sufficient control over the land to effectuate the proposed plan.

E. Precise Development Plan: If a specific development project is proposed as part of the planned development combining zone application, a precise development plan shall be submitted. If a concept development plan was approved as part of the planned development combining zone project, a precise development plan shall be required prior to the issuance of building permits. The precise development plan shall contain the following information:

1. All the information required for a concept development plan.
2. A detailed site plan sufficient to fully illustrate the proposed project and adjoining land uses. The site plan shall also indicate the existing topography and proposed grading.
3. Elevation drawings of all proposed structures.
4. Details of the location, dimensions, and design of all proposed signs.
5. Floor plans of all proposed structures.
6. An automobile and bicycle parking plan.
7. Residential and mixed use developments shall contain on site recreation facilities commensurate with the size, scale, and scope of the project. Such facilities may include, but not be limited to, picnic areas, tot lots, open turf areas, and sport courts.
8. The location and design of all required trash and recycling facilities.
9. A clear depiction of all easements on the property.
10. A proposed landscaping and lighting plan commensurate with the size and scale of the proposed development project. Landscaping plans shall be submitted as a required component of all precise development plans accompanying planned development zoning applications at the time of application filing. All proposed landscaping plans shall comply with the following standards:
 - a. Landscaping shall be proportional to the building elevations.
 - b. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.
 - c. All landscape plantings shall be of sufficient size, health and intensity so that a viable and mature appearance can be attained in a reasonably short amount of time.
 - d. Deciduous trees shall constitute the majority of the trees proposed along the south and west building exposures; nondeciduous street species shall be restricted to areas that do not inhibit solar access.
 - e. Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip, rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%)

after ten (10) years of growth of all paved areas. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.

f. Parking lots shall have a perimeter planting strip with both trees and shrubs.

g. Parking lots shall have defined pedestrian sidewalks or marked pedestrian facilities within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.

h. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the city engineer, based upon safety and maintenance factors.

i. All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless based upon the small size of a parcel, it would be unreasonable and illogical. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.

j. Landscaping plans shall include an automatic irrigation system and lighting plan for both the landscaping and exterior of buildings.

k. All required landscaping for precise development plan projects shall be adequately maintained.

l. The planning commission or city council shall have the authority to modify the required elements of a landscaping and lighting plan depending upon the size, scale, intensity, and location of the development project. If the city council significantly modifies the elements of landscaping and lighting plan with major changes that were not contemplated or discussed by the planning commission, the matter may be returned by the city council to the planning commission for its review.

m. The location, height, and design of all walls and fences shall be consistent with the scale and style of the proposed development, and shall be compatible with the surrounding built environment.

11. Any other project related information requested by the planning director.

F. Criteria For Precise Development Plan: The following criteria shall be used in determining a precise development plan's consistency with the purpose and intent of this article:

1. User Impact And Needs: The design of the project shall consider the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, and other design concerns.

2. Relationship To Physical Features: The location of the buildings and structures shall respect the natural terrain of the site and shall be functionally integrated with any natural features of the landscape to include the preservation of existing trees, where feasible.

3. Consistency Of Architectural Style: All buildings or structures shall be harmonious and consistent with the proposed architectural style regarding roofing, exterior materials, windows, doors, textures, colors, and other exterior treatments.
4. Balance And Integration With The Neighborhood: The overall design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of the surrounding built environment.
5. Building Design: The design of buildings and structures shall strive to provide innovation, variety, and creativity in the proposed design solutions. All architectural elevations shall be designed to eliminate the appearance of flat facades and box like construction.
6. Density: For residential projects, every effort shall be made to achieve the maximum density possible pursuant to the underlying zoning district. (Ord. 1005, §1, adopted 1998; Ord. 1112, §2, adopted 2008)

§9168 ACTION ON PLANNED DEVELOPMENT ZONING PROJECTS

- A. Notice Of Public Hearings: Notice of planning commission and city council public hearings shall be given pursuant to subsection 9265C of this chapter.
- B. Action By The Planning Commission:
 1. The planning commission shall review and formulate a recommendation on the application to the city council.
 2. The planning commission may request additional information from the applicant when, in its opinion, there are substantial issues or significant public concerns requiring such information in order to act on the application. In such cases, the planning commission shall continue the public hearing for such time as is reasonable for preparation of the requested information.
 3. The planning commission may recommend changes in the concept development plan or precise development plan, and forward such recommended changes to the city council with its recommendation regarding establishment of the planned development combining zone.
 4. In formulating their recommendation to the city council, the planning commission shall find that the proposed project is consistent with the Ukiah general plan and the purposes of this article.
- C. Action By The City Council:
 1. The city council may adopt an ordinance establishing a planned development combining zone if it finds that:
 - a. The proposed planned development combining zone/district, concept development plan and/or precise development plan as recommended by the planning commission, or as modified by the city council, is consistent with the general plan and with the purposes of this article. Any substantial modification to the concept development plan or precise

development plan by the city council which has not been reviewed by the planning commission shall be returned by the city council to the planning commission for its review.

b. The proposed planned development combining zone/district and all uses therein shall be compatible and complementary to existing and potential development in the general vicinity of the project site.

2. The city council shall consider the planned development combining zone application and concept development plan or precise development plan, together with the recommendation of the planning commission.

3. An ordinance establishing a planned development combining zone, if enacted by the city council shall incorporate the concept development plan or precise development plan for the district as approved by the city council.

4. Each planned development combining zone shall be shown on the zoning map by the letters "PD", and identified sequentially by order of enactment and reference to the enacting ordinance.

5. A precise development plan proposed subsequent to the adoption of a planned development combining zone and concept development plan shall be processed in the same manner as a site development permit, shall contain all the information required in subsection 9167E of this article, and may, in the event of approval, be conditioned by the city in the same manner as a site development permit.

In taking action on a precise development plan that has been submitted subsequent to the adoption of a planned development combining zone and concept development plan, the planning commission shall find that it is consistent with the Ukiah general plan, concept development plan, and with the criteria in subsection 9167F of this article.

A decision made by the planning commission on a precise development plan that has been submitted subsequent to the adoption of a planned development combining zone and concept development plan is final unless appealed to the city council. All appeals shall be made pursuant to section 9266 of this chapter.

6. Changes to adopted planned development combining zones/districts:

a. Concept development plans and precise development plans may be amended under the same procedures applicable to initial approval. An amendment may be initiated by staff, the planning commission, the city council, or by the original applicant or a successor thereto having a continuing controlling interest in development or management of uses within the planned development combining zone/district.

b. A precise development plan may be amended by applying for rezoning as provided in article 20 of this chapter.

c. Minor revisions or modifications not increasing the density or intensity of the project and which would not adversely affect off site property, may be approved by the planning director if it is determined that the circumstances or conditions applicable at the time of original

approval remain valid and that changes would not affect any required findings. (Ord. 1005, §1, adopted 1998)

§9169 EXPIRATION OF PLANNED DEVELOPMENT COMBINING ZONE/DISTRICT

A. Any planned development combining zone/district created after the effective date of this article shall expire after three (3) years from its approval date by the city council if actual construction has not occurred. A one year extension of the three (3) year time period may be granted by the planning director if substantial progress has been made towards securing a building permit. All requests for an extension must be made in writing, and shall detail the progress made towards implementing the project and securing a building permit. If any PD combining zone/district expires, the zoning (or its current equivalent) which existed prior to the adoption of the PD district shall be in full force and effect. (Ord. 1005, §1, adopted 1998)

**The Ukiah City Code is current through Ordinance 1195,
passed August 7, 2019.**

Disclaimer: The City Clerk's Office has the official version of the Ukiah City Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

**CITY OF UKIAH
DESIGN REVIEW BOARD
DRAFT MINUTES
Civic Center Annex Conference Room
#5 411 W. Clay
Ukiah, CA 95482
August 28, 2019
3:00 p.m.**

1. CALL TO ORDER

Chair Liden called the Design Review Board meeting to order at 3:03 p.m. in Conference Room #5, Civic Center Annex, 411 W. Clay, Ukiah, California.

Chair Tom Liden presiding.

2. ROLL CALL

Present: Members Nicholson, Morrow, and Chair Liden. Member Hawkes was present at 3:05

Staff Present: Shannon Riley, Deputy City Manager; Craig Schlatter, Director of Community Development; Michelle Irace, Planning Manager; Mireya G. Turner, Associate Planner

Others present: Steve Honeycutt, Jake Morley, Wendy Jackson, June and Kerri (last names unknown).

3. CORRESPONDENCE

None was received.

4. APPROVAL OF MINUTES

The Minutes from the May 23, 2019 meeting are available for review and approval.

Motion/Second Morrow/Nicholson to approve May 23, 2019 minutes, with the number of open DRB positions listed in Item 7 corrected from two to one. Motion carried by an all AYE voice vote.

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

No comments were received.

6. NEW BUSINESS

- a. Request for review and recommendation to the Planning Commission regarding an application for Major Site Development Permit, Rezone to Planned Development, and Tentative Subdivision Map to allow the construction of eight single family residences at 250 West Gobbi St. (APN 001-306-0); File No. 19-4625.

Presenter: Associate Planner Mireya Turner

Public Hearing Opened: 3:15 p.m.

Public Comment: Shannon Riley, Steve Honeycutt, Jake Morley, Wendy Jackson, June and Kerri.

Public Hearing Closed: 3:50 p.m.

Motion/Second Nicholson/Morrow to recommend Planning Commission approve a Major Site Development Permit, Rezone to Planned Development, and Tentative Subdivision Map to allow the construction of eight single family residences at 250 West Gobbi St. with the following recommendations:

- The Applicant should make an effort to preserve trees on-site in accordance with the City's Tree Management Guidelines.
- The proposed monument sign design should be reconsidered to a more organic design, in accordance with fire and building safety codes.

Motion carried by an all AYE voice vote of the members.

7. MATTERS FROM THE BOARD

Member Nicholson questioned the low number of DRB meetings this year.

Staff clarified that this is due to the lack of applications received that require DRB review. Staff also mentioned that it is anticipated that DRB will be of great assistance in developing objective design standards if the City is awarded SB2 grant funds.

8. MATTERS FROM STAFF

None.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 4:08 p.m.



October 11, 2019

Sent via Email

Mireya G. Turner, MPA
Associate Planner
City of Ukiah
300 Seminary Avenue
Ukiah, Ca 95482

RE: Design Review Board – Response to Recommendations of the Board

Dear Mr. Turner:

We wanted to take a quick moment and formally respond to the two recommendations that came from the Design Review Board (DRB) meeting that was held on August 28, 2019

Board: The Applicant should make an effort to preserve tree on-site in accordance with the City's Tree Management Guidelines.

Response: We will incorporate the City's Tree Management Guidelines, which are based upon adopted standards from the International Society of Arboriculture and the American National Standards Institute. Some of those standards include educating construction crews, fences around the drip zones, utilization of mulch and minimizing soil compaction and removal of roots.

The design itself has incorporated all existing trees into the project as we view them as bringing value to the setting and future home owners. There are a few invasive trees (mostly Privets) that will be removed, as well as the Arundo at the southeastern corner of the site.

Board: The proposed monument sign design should be reconsidered to a more organic design, in accordance with fire and building safety codes.

Response: During discussion with the Board, they mentioned utilization of a boulder with the sign mounted onto it. We like this idea and have no issue incorporating this design element into the project. Prior to commissioning the sign, we will request that appropriate City Departments review the proposal.

Thank you for the opportunity to comment on the recommendations.

Sincerely,


Jake Morley
Project Manager

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH
AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF UKIAH,
CALIFORNIA AND ESTABLISHING THE PLANNED DEVELOPMENT
COMBINING ZONING (PD) AT 250 WEST GOBBI STREET (APN 001-
306-06)**

The City Council of the City of Ukiah does hereby ordain as follows:

SECTION ONE- FINDINGS AND DECLARATIONS

The City Council finds and declares as follows:

1. The Planning Commission held a public workshop to provide direction on the location of the proposed zoning map amendment on October 22, 2019. The Planning Commission voted to recommend the City Council approve proposed Zoning Ordinance map amendment rezoning the subject parcel from Medium Density Residential (R2) to Medium Residential Density-Planned Development Combining Zoning District (R2-PD) ("Zoning Map Amendment").
2. The Zoning Map Amendment is consistent with the findings required for adoption of an ordinance to approve a Zoning Ordinance amendment as required by Zoning Ordinance section 9265.
3. General Plan: The Zoning Map Amendment is consistent with General Plan because it implements General Plan, Goal ED-1, Policy ED 1.1, Implementation Measure CD-9.2, Goal CT-2, Policy CT-2.2, Goal CT-3, Goal H-1, Goal H-2, Goal H-4, Goal H-5, Policies, H-5.1, 5.6 & 5.7 and Implementation Measures H-5.h and j.
4. The General Plan allows up to 14 units per acre of gross land. At 0.94 acres (gross), the site would allow for up to 13 dwellings. No amendment to the General Plan designation for the project site is proposed or required, as the proposal is within the allowed density and the parcel will retain its MDR General Plan designation.
5. The proposed planned development combining zone/district and all uses therein are compatible and complementary to the existing and potential development in the general vicinity of the project site, and will result in a more appropriate land use designation given the policy of encouraging housing development in walking distance to stores and other commercial and public services.
6. The City of Ukiah as lead agency has determined the Zoning Ordinance map amendment is consistent with the development density established by the existing zoning and General Plan, and is not subject to further environmental review, according to California Environmental Quality Act (CEQA) §15183.
7. Notice of the proposed Zoning Ordinance Map Amendment was provided in the following manner:

- Mailed to property owners within 300 feet of the project site on October 10, 2019 and _____
- Published in the Ukiah Daily Journal on October 12, 2019 and _____
- Posted at the Civic Center (glass case) on October 17, 2019 and _____
- Posted on the City's Web site October 10, 2019 and _____

5. The City Council has considered the planned development combining zone application and precise development plan, attached hereto as Exhibit A, together with the recommendation of the Planning Commission to approve the ordinance, and the precise development plan.

SECTION TWO – ADOPTION OF ORDINANCE AND PLAN

1. The Official Zoning Map for the City of Ukiah is amended to change the land use designation of 250 West Gobbi Street, APN 001-306-06 from Medium Density Residential (R2) to include the Planned Development Combining Overlay (R2-PD)

2. This Ordinance incorporates the precise development plan attached hereto as Exhibit A.

SECTION FOUR

This ordinance shall be published as required by law in a newspaper of general circulation.

Section FIVE

This ordinance shall become effective thirty (30) days after adoption.

Introduced by title only on _____ by the following roll call vote:

AYES:
NOS:
ABSENT:
ABSTAIN:

Passed and adopted on _____ by the following vote:

AYES:
NOS:
ABSENT:
ABSTAIN:

Maureen Mulheren, Mayor

ATTEST:

Kristine Lawler, City Clerk