



Zoning Administrator

Regular Meeting

AGENDA

This meeting will be held remotely, at the link below:

<https://global.gotomeeting.com/join/487209829>

You can also dial in using your phone.

United States: [+1 \(786\) 535-3211](tel:+17865353211)

Access Code: 487-209-829

June 7, 2021 - 2:00 PM

1. **CALL TO ORDER**

2. **VERIFICATION OF NOTICE**

3. **APPEAL PROCESS**

4. **APPROVAL OF MINUTES**

4.a. Consider the Zoning Administrator Minutes of the February 16, 2021 meeting.

Recommended Action:

Attachments:

1. Draft Zoning Administrator Minutes_021621

5. **COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS**

The Zoning Administrator 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.

6. **SITE VISIT VERIFICATION**

7. **PUBLIC HEARING**

- 7.a. Request to consider a Minor Use Permit for residential use of an existing commercial structure at 330 North Main Street; APN 002-186-04; File No. 21-6197.

Recommended Action:

Staff recommends Zoning Administrator 1) conduct a public hearing; and 2) conditionally approve the Minor Use Permit, based on the Findings and subject to the Conditions of Approval included as Attachment 1 and 2.

Attachments:

1. 330 N Main Street_MiUP_Draft_Findings
2. 330 N Main Street_ MiUP_Draft_COAs
3. 330 N Main Street_MiUP_Application Materials
4. 330 N Main Street_MiUP_Referral Responses

- 7.b. Request to consider a Minor Use Permit for the Cultivo Outdoor Shade Canopy at 108 W Standley Street; APN 002-224-15; File No. 21-6134.

Recommended Action:

Staff recommends Zoning Administrator 1) conduct a public hearing; and 2) conditionally approve the Minor Use Permit, based on the Findings and subject to the Conditions of Approval included as Attachment 1 and 2.

Attachments:

1. 108 W Standley St_Draft_Findings
2. 108 W Standley St_Draft_COAs
3. 108 W Standley St_Use Permit Application, Plans & Schematics
4. 108 W Standley St_ Agency Comments
5. 108 W Standley St_Outdoor Dining Ordinance

- 7.c. Request to consider a Minor Use Permit for the Left Coast Seafood Outdoor Shade Canopy at 110 W Standley Street; APN 002-224-06; File No. 21-6245

Recommended Action:

Staff recommends Zoning Administrator 1) conduct a public hearing; and 2) conditionally approve the Minor Use Permit, based on the Findings and subject to the Conditions of Approval included as Attachment 1 and 2.

Attachments:

1. 110 W Standley Street_ MiUP_Draft_Findings
2. 110 W Standley Street_ MiUP_Draft_COAs
3. 110 W Standley Street_ MiUP_Application_Materials
4. 110 W Standley Street_ MiUP_Project_Referrals
5. 110 W Standley Street_ MiUP_Outdoor_Dining_Ordinance

8. 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. 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 72 hours prior to the meeting set forth on this agenda.

CITY OF UKIAH
ZONING ADMINISTRATOR MINUTES
Meeting Held Remotely through Teleconference
February 16, 2021
9:00 a.m.

STAFF PRESENT

Craig Schlatter, Zoning Administrator
Michelle Irace, Planning Manager

OTHERS PRESENT

Jay Donnellan
Ashley Bargaquast

1. CALL TO ORDER

The Zoning Administrator called the meeting to order at 9:01 a.m. via teleconference.

Zoning Administrator Craig Schlatter presiding.

2. VERIFICATION OF NOTICE

Staff confirmed timely noticing of the public hearing posted on today's agenda.

3. APPEAL PROCESS

Note: For matters heard at this meeting the final date to appeal is February 25, 2021, at 5:00 p.m.

4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

None.

5. APPROVAL OF MINUTES – December 21, 2020

Zoning Administrator Craig Schlatter approved the Minutes of January 12, 2021, with the following correction on pg. 2 of the Minutes:

- b. Consideration of Request for Approval of Minor Use Permit and Site Development Permit to Improve an Existing Parking Lot at 405 South Orchard Avenue; APNs 002-340-34 & 25; File No. 16-2109

Planning Manager Michelle Irace presented the staff report.

Zoning Administrator Schlatter opened the public hearing at 1:30 p.m. and Lee Kraemer spoke. Other members of the public that were present did not wish to speak ~~There was no one else present wishing to speak~~ and the public hearing was closed at 1:36 p.m.

6. SITE VISIT VERIFICATION

Zoning Administrator Craig Schlatter stated he had performed a site visit for the project site on this agenda.

7. PUBLIC HEARING

- a. Request to Renew an Existing Cannabis Microbusiness (Cultivation, Distribution & Dispensary/Retail) Use Permit at 270, 272 & 274 East Smith Street; APN 002-191-23; File No. 21-5910.

Planning Manager Michelle Irace presented the staff report and noted the following clarifications:

- The use permit renewal is required by both Division 6, Chapter 8, *Cannabis Retailers* and Section 9174.2, *Cannabis Related Businesses*, of the Ukiah City Code;
- The use permit renewal has been reviewed based on the criteria for review identified in both of the aforementioned UCC sections; and
- Where the staff report references a dispensary use permit it is clarified that the approved use permit and proposed renewal is also for a cannabis related business use permit for the microbusiness.

Zoning Administrator Schlatter opened the public hearing at 9:23 a.m. and Jay Donnellan and Ashley Bargenquast spoke. There was no one else present and the public hearing was closed at 9:26 a.m.

Zoning Administrator Craig Schlatter approved the renewal of the cannabis microbusiness (cultivation, distribution & dispensary/retail) use permit at 270, 272 & 274 East Smith Street; APN 002-191-23; File No. 21-5910; based on the findings and subject to the conditions of approval in the staff report, dated February 16, 2021.

8. **ADJOURNMENT**

There being no further business, the meeting adjourned at 9:29 a.m.



DATE: May 24, 2021
TO: Zoning Administrator
FROM: Jesse Davis, Planning Manager
SUBJECT: Request to consider a Minor Use Permit for residential use of an existing commercial structure at 330 North Main Street; APN 002-186-04; File No. 21-6197.

SUMMARY

OWNER: Jim Mulheren
APPLICANT: Michael Butzow
LOCATION: 330 No Main Street (APN 002-186-04)
TOTAL ACREAGE: > ±1 Acre
GENERAL PLAN: Commercial (C)
ZONING DISTRICT: Community Commercial (C1)
ENVIRONMENTAL DETERMINATION: Categorical Exemption, Article 19, Class 1, Section 15301, Existing Facilities (a) – Minor interior and exterior alterations.
RECOMMENDATION: Conditional Approval, based on Findings and subject to Conditions of Approval (Included as Attachments 1 and 2)

BACKGROUND

The existing structure was originally constructed as a single-family dwelling and converted to a commercial use in September 1988 per a requested change of occupancy for use of the structure as an office; activities on the subject parcel include a history of associated office uses.

PROJECT DESCRIPTION

A Minor Use Permit application was received to facilitate conversion of an existing commercial office structure located at 330 North Main Street into a Single-family residence per Ukiah City Code § 9082 (Permitted Uses – Community Commercial Zoning District). For this conversion request, proposed work is to include:

- Interior remodel and residential improvements (e.g. bedroom closets, smoke alarms, sprinklers, etc.) to facilitate a change of occupancy (from Commercial to Residential);
- Conversion of an existing ½ bath into a full-bathroom;
- Addition of kitchen area and associated appliances;
- Rear and side yard fencing.

Application materials including a detailed project description and site plans can be found in **Attachment 3**.

SURROUNDING LAND USES & ZONING

The project site maintains a General Plan land use designation of Commercial (C) and a zoning designation of Community Commercial (C1). No changes to the current land use or zoning designations are proposed under the project. Similar to adjacent and nearby properties, the subject parcel is within designated Flood Zone.

The project site is adjoined on both sides by commercial and residential uses, which presently include professional offices that maintain frontage along State Street. Table 1 includes a summary of adjacent land uses, further described below by Figures 1 & 2. The project site is surrounded by parcels zoned Community Commercial (C1), and more specifically the following uses:

Table 1, Surrounding Land Use and Zoning

	ZONING:	USE:
NORTH	Community Commercial (C1)	Duplex
EAST	Community Commercial (C1)	Single-Family Residence
SOUTH	Community Commercial (C1)	Parking
WEST	Community Commercial (C1)	Professional Offices

Figure 1. General Plan Land Use



Figure 2. Zoning Designation



Figure 3. Aerial View



AGENCY COMMENTS

Project referrals were sent to the following responsible or trustee agencies with interest or jurisdiction over the project: Ukiah Valley Fire Authority, City of Ukiah Public Works, City of Ukiah Police Dept., City of Ukiah Electric Utility, & City of Ukiah Building Division. The agencies' comments and recommended Conditions of Approval are contained in **Attachment 4**.

STAFF ANALYSIS

General Plan and Zoning Consistency

The parcel carries a General Plan Land Use designation of Commercial (C) and is zoned Community Commercial (C1). As previously described, the structure has been historically used for commercial uses but is surrounded by other residential uses. Additionally, it should be noted that when originally constructed, the building was used as a residence.

Per Ukiah City Code Section §9082, a Single-family dwelling is a Permitted Use, meaning that it requires approval of a use permit pursuant to the provision contained in §9262. A review of the submitted application materials indicates that the proposed conversion complies with all assigned zoning setbacks, height restrictions, and lot coverage ratios for the Community Commercial (C1) zoning district.

A review of the City's 2019-2027 Housing Element provides no restrictions or operational requirements for such a request. Based on previous actions, staff would consider this conversion to facilitate the creation of a new residential unit for annual reporting purposes.

Requirements for approval of a Use Permit are found within UCC §9262(E). Findings, specific to this project request are included in **Attachment 1** and the project is subject to Conditions of Approval contained within **Attachment 2**.

ENVIRONMENTAL DOCUMENTATION

The proposed project is subject to the California Environmental Quality Act (CEQA). The project qualifies for a categorical exemption pursuant to CEQA Guidelines Article 19 Class 1, Section 15301, Existing Facilities (a) – minor exterior and interior alterations.

The project involves minor exterior and minor improvements on a property with an existing commercial structure that is presently used as an office. The existing footprint of the subject structure will not be altered or expanded, and it will return to its originally constructed purpose as a residential structure. There are no unusual circumstances that would result in a reasonable possibility of a significant effect, and the project is determined to be consistent with the applicable general plan designation and policies, including applicable zoning designation and housing regulations.

Based on the aforementioned, Staff finds that the project would not result in a significant impact to the environment and may be categorically exempted pursuant to CEQA Guidelines Section 15301, Existing Facilities (a).

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 May 27, 2021
- Posted on the Project site on May 31, 2021
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing
- Provided to property owners within 300 feet of the project parcels on May 31, 2021

RECOMMENDATION

Staff recommends Zoning Administrator 1) conduct a public hearing; and 2) conditionally approve the Minor Use Permit, based on the Findings and subject to the Conditions of Approval included as Attachment 1 and 2.

ATTACHMENTS

1. Draft Findings
2. Draft Conditions of Approval
3. Project Application Materials
4. Agency Comments

**DRAFT FINDINGS FOR A MINOR USE PERMIT FOR
RESIDENTIAL USE OF AN EXISTING COMMERCIAL STRUCTURE AT
330 NORTH MAIN STREET; APN 002-186-04.
FILE NO. 21-6197.**

Recommendation for the Approval of the Minor Use Permit and Findings:

A Minor Use Permit application was received to facilitate conversion of an existing commercial office structure located at 330 No Main Street into a Single-family residence per Ukiah City Code § 9082 (Permitted Uses – Community Commercial Zoning District). For this conversion request, proposed work is to include:

- Interior remodel and residential improvements (e.g. bedroom closets, sprinklers, smoke alarms, etc.) to facilitate a change of occupancy (Commercial → Residential);
- Conversion of an existing ½ bath into a full-bathroom;
- Addition of kitchen area and associated appliances;
- Rear and side yard fencing.

Application materials including a detailed project description and site plans can be found in **Attachment 3**.

Minor Use Permit Findings

- 1. The proposed land use is consistent with the provisions of the Ukiah City Code as well as the goals and policies of the City General Plan.**

The parcel carries a General Plan Land Use designation of Commercial (C) and is zoned Community Commercial (C1). The proposed project is consistent with the City's 1995 General Plan goals and no component of the 2019-2017 Housing Elements prevents or restricts use of this zoning designation for residential uses. The proposed conversion of this structure has been determined compliant with the standards of Ukiah City Code, and a review of the surrounding area yields a mixture of residential and commercial uses. Prior to 1988, Staff understands that the structure was considered and functioned as a residential dwelling. With the inclusion of operational and standard conditions that address related construction components, this finding can be made.

- 2. The proposed land use is compatible with surrounding land uses and shall not be detrimental to the public's health, safety and general welfare.**

The proposed project would not alter the existing structure's footprint, and while it would convert the use of the structure, a review of adjacent and nearby properties indicate the existence of similar residential improvements. The project is site is adjoined on both sides by commercial and residential uses, which presently include professional offices that maintain frontage along State Street. Table 1 includes a summary of adjacent land uses. A review of the submitted application materials indicates that the proposed conversion complies with all assigned zoning setbacks, height restrictions, and lot coverage ratios for the associated zoning district. The project is not expected to engender activities detrimental to the public health, safety and general welfare. In addition, the project has been reviewed

by the following agencies to ensure compliance with the Ukiah City Code and other regulations relating to health, general welfare, and safety: Ukiah Valley Fire Authority, City of Ukiah Public Works Department, City of Ukiah Police Department, City of Ukiah Electric Utility Department, and the City of Ukiah Building Division. As requested, comments have been included as Conditions of Approval, as appropriate, thereby allowing this finding to be made.

The proposed project is subject to the California Environmental Quality Act (CEQA). The project qualifies for a categorical exemption pursuant to CEQA Guidelines Article 19 Class 1, Section 15301, Existing Facilities (a) - Interior Alterations.

The project involves interior and minor improvements on a property with an existing commercial structure that is presently used as an office. The existing footprint of the subject structure will not be altered or expanded. There are no unusual circumstances that would result in a reasonable possibility of a significant effect, and the project is determined to be consistent with the applicable general plan designation and policies, including applicable zoning designation and housing regulations.

Based on the aforementioned, Staff finds that the project would not result in a significant impact to the environment and may be categorically exempted pursuant to CEQA Guidelines Article 19 Class 1, Section 15301, Existing Facilities (a) - Interior Alterations.

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

- Published in the Ukiah Daily Journal on May 27, 2021
- Posted on the Project site on May 31, 2021
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing
- Provided to property owners within 300 feet of the project parcels on May 31, 2021

**DRAFT CONDITIONS OF APPROVAL FOR A MINOR USE PERMIT FOR
RESIDENTIAL USE OF AN EXISTING COMMERCIAL STRUCTURE AT
330 NORTH MAIN STREET; APN 002-186-04
FILE NO. 21-6197.**

Approved Project Description: Facilitate conversion of an existing commercial office structure located at 330 North Main Street into a Single-family residence per Ukiah City Code § 9082 (Permitted Uses – Community Commercial Zoning District). For this conversion request, proposed work is to include:

- Interior remodel and residential improvements (e.g. bedroom closets, smoke alarms, etc.) to facilitate a change of occupancy (from Commercial to Residential);
- Conversion of an existing ½ bath into a full-bathroom;
- Addition of kitchen area and associated appliances;
- Rear and side yard fencing.

Application materials including a detailed project description and site plans can be found in **Attachment 3**.

City of Ukiah Standard Conditions

1. This approval is not effective until the 10-day appeal period applicable to this Use 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.
2. 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.
3. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Engineering 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.
4. Building permits shall be issued within two years after the effective date of the Use Permit or same shall be null and void.
5. 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.
6. The Applicant shall obtain all required Sign Permits, in compliance with Division 3, Chapter 7, Signs, of the UCC.

7. 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.
8. All fees associated with the project planning permits and approvals shall be paid in full prior to occupancy.
9. As outlined in Article 20, Administration 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.

Ukiah Valley Fire Authority

11. The design and construction of all site alterations shall comply with the 2019 California Building Code (CBC), 2019 Plumbing Code, 2019 Electrical Code, 2019 California Mechanical Code, 2019 California Fire Code, 2019 California Energy Code, 2019 Title 24 California Energy Efficiency Standards, 2019, California Green Building Standards Code and City of Ukiah Ordinances and Amendments.
12. The commercial building will need to be converted to a residential Single-Family Dwelling and occupancy. Per 2019 CBC 3408, *"No change shall be made in the character of occupancies or use of any building unless such building is made to comply with all current code requirements."*
13. National Fire Protection Association (NFPA) 130 Fire Sprinklers Required to be installed, separate permit required.

Building Inspection

14. The design and construction of all site alterations shall comply with the 2019 California Building Code, 2019 Plumbing Code, 2019 Electrical Code, 2019 California Mechanical Code, 2019 California Fire Code, 2019 California Energy Code, 2019 Title 24 California Energy Efficiency Standards, 2019 California Green Building Standards Code and City of Ukiah Ordinances and Amendments.
15. The Building is currently a B occupancy and will need to be converted to an R-3 occupancy. Per 2019 CBC 3408 "No change shall be made in the character of occupancies or use of any building unless such building is made to comply with all current code requirements". This may be an extensive remodel and we recommend you hire an Architect or Engineer to review your building for code compliance before you comment to a change of occupancy.



City of Ukiah

Community Development Department
 Planning Division
 300 Seminary Ave., Ukiah CA 95482
 Email: planning@cityofukiah.com
 Web: www.cityofukiah.com
 Phone: (707) 463-6268
 Fax: (707) 463-6204

Planning Permit Application 21-6197

PROJECT NAME: Conversion from Office use to Single Family residence use				
PROJECT ADDRESS/CROSS STREETS: 330 North Main Street			AP NUMBER(S): 002-188-04-00 186	
APPLICANT/AUTHORIZED AGENT: Michael Butzow	PHONE NO: 707-391-2543	FAX NO:	E-MAIL ADDRESS: butzows@comcast.net	
APPLICANT/AUTHORIZED AGENT ADDRESS: 570 Road N		CITY: Redwood Valley	STATE/ZIP: CA 95470	
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: Jim Mulheren	PHONE NO:	FAX NO:	E-MAIL ADDRESS:	
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT		CITY:	STATE/ZIP:	
HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? ☐ YES ☒ NO				
☐ AIRPORT LAND USE COMM DETERMINATION REFERRAL 100.0800.611.003	\$	☐ REZONING - PLANNED DISTRICT 100.0800.611.001	\$	☐ USE PERMIT - AMENDMENT 100.0400.449.001
☐ ANNEXATION 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT - AMENDMENT 100.0400.449.001	\$	☐ USE PERMIT - MAJOR 100.0400.449.001
☐ APPEAL 100.0400.449.001	\$	☐ SITE DEVELOPMENT PERMIT - MAJOR 100.0400.449.001	\$	☒ USE PERMIT - MINOR 100.0400.449.001
☐ GENERAL PLAN AMENDMENT 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT - MINOR 100.0400.449.001	\$	☐ VARIANCE - MAJOR 100.0400.449.001
☐ MURAL PERMIT 100.0400.449.001	\$	☐ SPECIFIC/MASTER PLAN 100.0800.611.003	\$	☐ VARIANCE - MINOR 100.0400.449.001
☐ PRE-DEVELOPMENT MEETING 100.0800.611.003	\$	☐ MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	\$	☐ ZONING AMENDMENT MAP OR TEXT 100.0800.611.001
☐ STAFF RESEARCH (MORE THAN 1 HOUR) 10023100.41153	\$	☐ MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	\$	☐ REZONING 100.0800.611.001
☐ LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	\$	☐ OTHER	\$	☐ OTHER
COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO	\$	MAJOR PERMIT DEPOSIT:	\$	FILING DATE:
COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO	\$	MINOR PERMIT FEE:	\$	TOTAL AMOUNT PAID: \$
COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO	\$	TOTAL FEE	\$	RECEIPT NUMBER
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, storm water mitigation requirements, frontage improvements, etc.

Project Description

Please attach a written project description including summary of work (both interior and exterior for construction and operation) and/or business proposed. The purpose of the project description is to assist Staff in understanding the project. The project description will also be included in the Staff Report required to review (and ultimately approve or deny) the planning permit. 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.

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: 3936 sq. ft.	Building Size: 816 sq. ft.	Number of Floors: 1	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
☐ Office (business/professional)			
☐ Office (medical/dental)			
☐ Retail			
☐ Light Industrial			
☒ Residential	Single Family Residence	816	1
☐ Other:			
Operating Characteristics			
Days and Hours of Operation: NA			
Number of Shifts:	Days and Hours of Shifts:		
Number of Employees/Shift:			
Loading Facilities: ☐ Yes ☐ No	Type/Vehicle Size:		
Deliveries: ☐ Yes ☐ No	Type:	Number (day/week/month):	Time(s) of Day:
Outdoor areas associated with use? (check all that apply) ☐ Yes ☐ No	Sales area: ☐ Yes ☐ No Square Footage:	Unloading of deliveries: ☐ Yes ☐ No Square Footage:	Storage: ☐ Yes ☐ No Square Footage:
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		

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 or may be deemed "Incomplete."

Submittal Document	Application Type								
	LLA/VM	GPA	PRELIM	REZ	REZ-PD	SDP	Sub/TM	UP	VAR
Project Description	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 and Drainage Plan and SUSMP (7)					X	X	X		
Landscape Plan (2)			X CONCEPT		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		
Street Sections							X		
Tentative Map (6)							X		
Preliminary Title Report	X			X			X		
Colors & Materials Board			X CONCEPT		X	X			
Number of Plan Sets – Initial Submittal (5)									

- (1) **Building Elevations.** Drawing must include all elevations (front, rear, and sides) and identify materials and colors. 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.
- (7) **SUSMP – Standard Urban Storm Water Mitigation Plan – Required unless specifically exempt (Consult with Public Works Staff)**

LLA – Lot Line Adjustment
 REZ – Rezoning
 TM – Tentative Map
 VAR – Variance

VM-Voluntary Merger
 REZ-PD- Rezoning to Planned Development
 Sub- Subdivision
 UP – Use Permit

Prelim – Preliminary Review
 SDP – Site Development Permit
 GPA- General Plan Amendment

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, Michael Butzow, 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.

Michael Butzow

☐ OWNER / ☒ AUTHORIZED AGENT

DATE 4/16/2021

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.

Michael Butzow

☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT

(PLEASE PRINT NAME)

Michael Butzow

☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT

(SIGNATURE)

DATE 4/16/2021

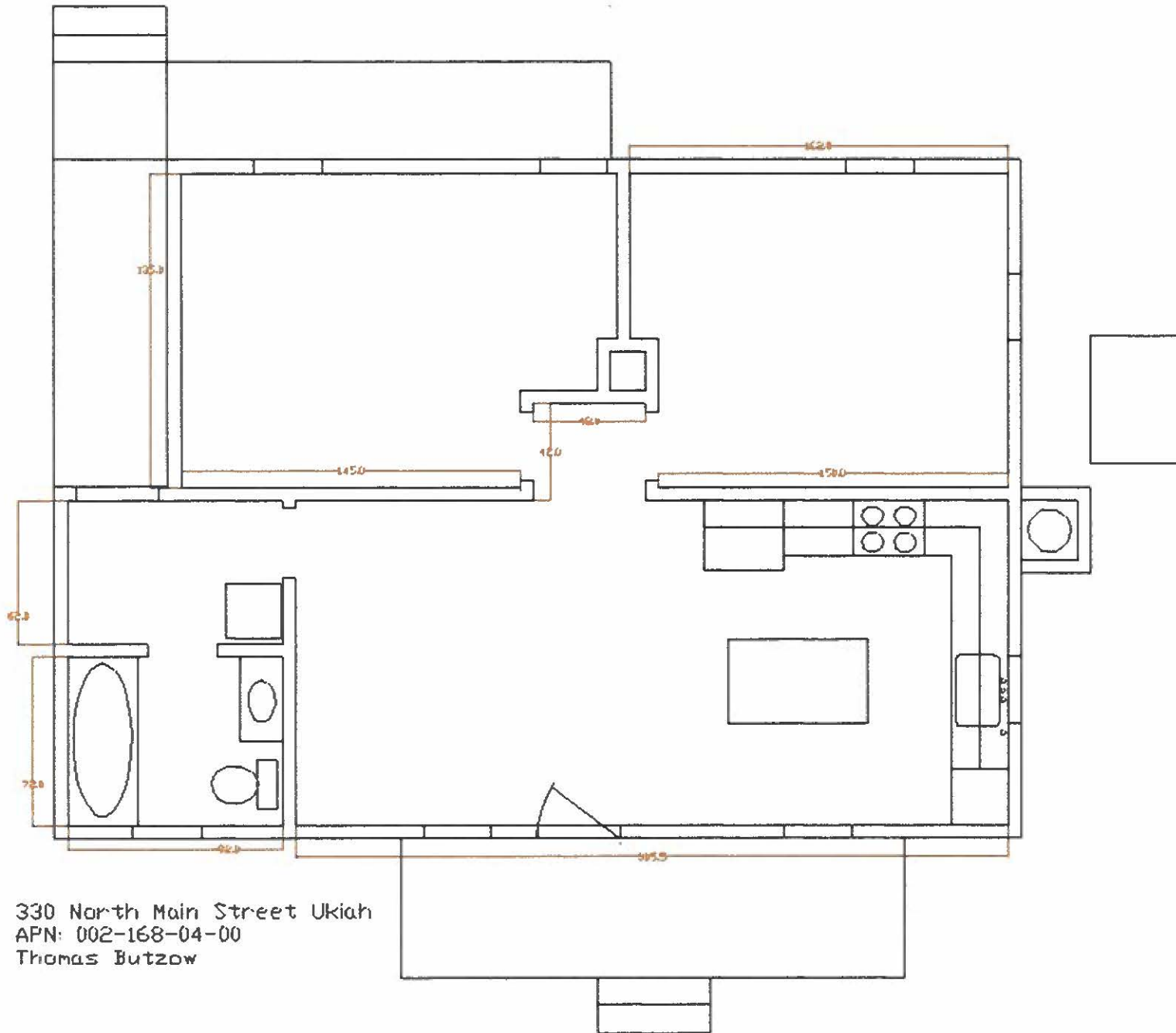
Revised 08/19/2019

Project Description
330 North Main Street
APN: 002-168-04-00
Single Family Residence Use Permit

The property at 330 North Main Street is in a C-1 zoning area. In 1981 the property received a permit to convert from Single Family Residence use to Office use.

We are applying for a Use Permit to convert the property from Office use to a Single Family Residence as a qualified permitted use. The scope of work will be interior remodeling to convert an existing half bathroom to a full bathroom, and add a kitchen. A rear and side fence will be constructed on the property. No exterior changes will be made to the existing structure. No major ground disturbance will occur as part of the project.

A completed Permit Application Form, floor plan, building elevation, site plan, and fence detail will be provided according to the requirements of the Planning Permit Application. Permits for the specific construction activities will be applied for separately.



330 North Main Street Ukiah
APN: 002-168-04-00
Thomas Butzow

MAIN STREET

SIDEWALK

HYDRANT

REDWOOD TREE

PROPOSED FENCE
7 FT. WOOD

EXISTING STRUCTURE
816 SQ. FT.

PARKING

18'-5"

17'-4"

19'-10"

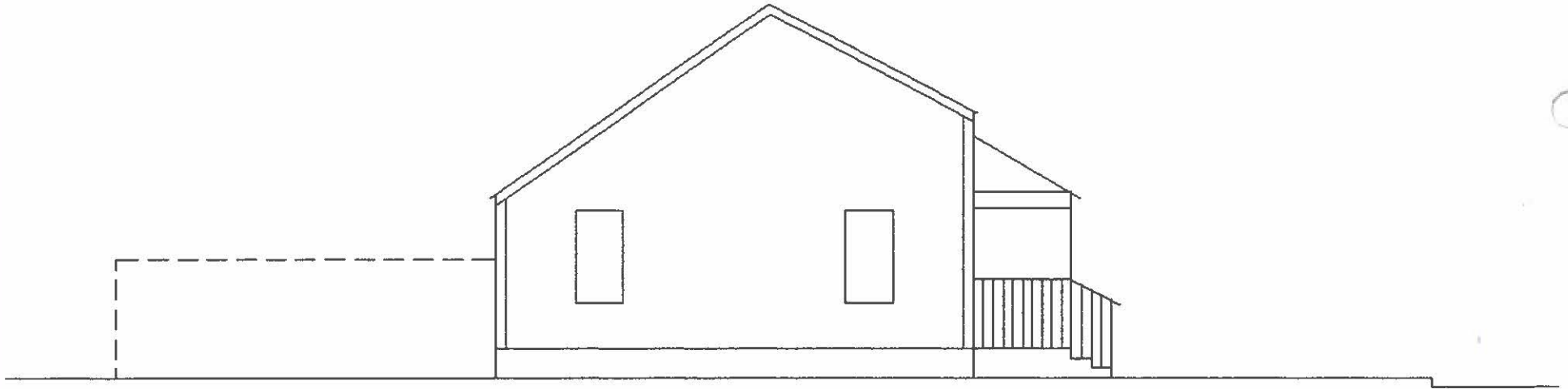
11'



THOMAS W. BUTZOW
APN: 002-186-04-00

330 NORTH MAIN STREET, UKIAH

South Elevation

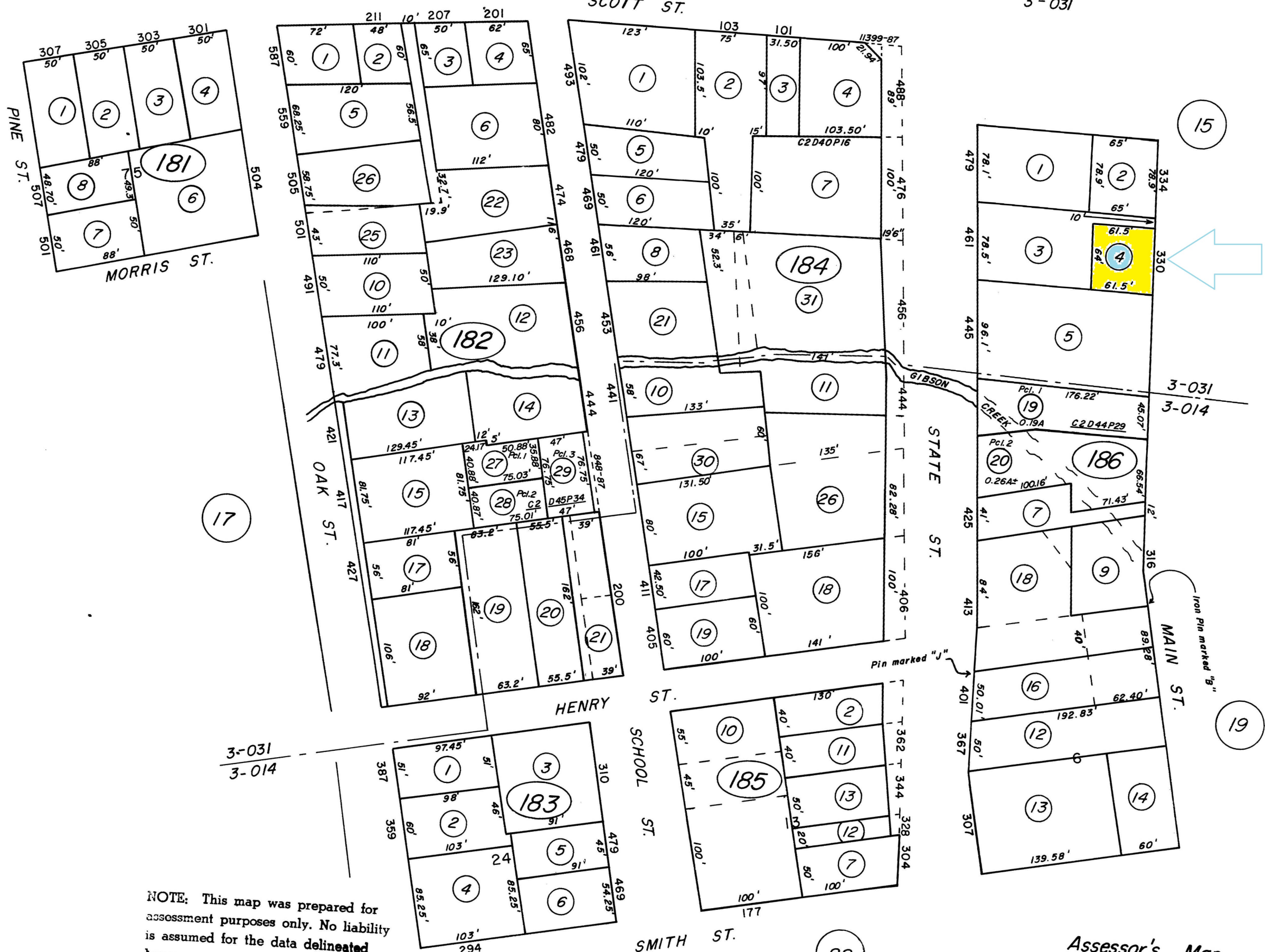


THOMAS W. BUTZOW
APN: 002-186-04-00

330 NORTH MAIN STREET, UKIAH

UKIAH CITY

Blks. 6, 13, 24
Blk. 75 Todds Addition



NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map
County of Mendocino, Calif.
March, 1948



PROJECT REVIEW REFERRAL

Please provide comments by: May 7, 2021

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. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:			
X	City of Ukiah Community Development Director	X	City of Ukiah Electric Utility Department
X	City of Ukiah Building Official		
X	City of Ukiah Public Works Department		
X	Ukiah Valley Fire Authority (Ian B.)		
X	City of Ukiah Police Dept. Captain		
FROM PROJECT PLANNER: Jesse Davis, Planning Manager			

PROJECT INFORMATION:	
Project Name & Permit #:	330 N Main Street – Residential Use on Commercial Zoned Property; #21-6197
Site Address & APN:	330 No Main Street.; APN 002-186-04
General Plan:	"C" Commercial
Zoning:	"C1" Community Commercial
Airport Compatibility Zone:	N/A
Date Filed:	04/20/2021
Resubmittal:	N/A
Date Referred:	04/22/2021
Prev. Projects on Site (include file #)	N/A
Applicant/Agent Name:	Mike Butzow
Phone:	707-391-2543.
Email:	butzows@comcast.net
Project Summary: The applicant proposes to convert an existing commercial office structure to a residential use. No alterations to the footprint or major ground disturbance is required or requested. The provided scope of work includes interior remodeling to convert an existing half bathroom to a full bathroom; installation of a kitchen; installation of rear and side fencing; as well as installation of a water heater in proximity to the HVAC units.	

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 - COU Electric Utility



No Comment



Comments / Conditions of Approval Attached

Signature

Date 4/22/2021

Comments / Conditions of Approval:

PROJECT REVIEW REFERRAL

Please provide comments by: May 7, 2021

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. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:			
X	City of Ukiah Community Development Director	X	City of Ukiah Electric Utility Department
X	City of Ukiah Building Official		
X	City of Ukiah Public Works Department		
X	Ukiah Valley Fire Authority (Ian B.)		
X	City of Ukiah Police Dept. Captain		
FROM PROJECT PLANNER: Jesse Davis, Planning Manager			

PROJECT INFORMATION:	
Project Name & Permit #:	330 N Main Street – Residential Use on Commercial Zoned Property; #21-6197
Site Address & APN:	330 No Main Street.; APN 002-186-04
General Plan:	"C" Commercial
Zoning:	"C1" Community Commercial
Airport Compatibility Zone:	N/A
Date Filed:	04/20/2021
Resubmittal:	N/A
Date Referred:	04/22/2021
Prev. Projects on Site (include file #)	N/A
Applicant/Agent Name:	Mike Butzow
Phone:	707-391-2543.
Email:	butzows@comcast.net
Project Summary: The applicant proposes to convert an existing commercial office structure to a residential use. No alterations to the footprint or major ground disturbance is required or requested. The provided scope of work includes interior remodeling to convert an existing half bathroom to a full bathroom; installation of a kitchen; installation of rear and side fencing; as well as installation of a water heater in proximity to the HVAC units.	

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) IAN BROESKE

☐

No Comment

☒

Comments / Conditions of Approval Attached

Signature



Date

5/6/21

Comments / Conditions of Approval:

1. The design and construction of all site alterations shall comply with the 2019 California Building Code, 2019 Plumbing Code, 2019 Electrical Code, 2019 California Mechanical Code, 2019 California Fire Code, 2019 California Energy Code, 2019 Title 24 California Energy Efficiency Standards, 2019 California Green Building Standards Code and City of Ukiah Ordinances and Amendments.
2. The commercial building will need to be converted to a residential SFD and occupancy. Per 2019 CBC 3408 " No change shall be made in the character of occupancies or use of any building unless such building is made to comply with all current code requirements "
3. NFPA 13D Fire Spinklers Required to be installed, seperate permit required.

Jesse Davis

From: Matthew Keizer
Sent: Tuesday, May 11, 2021 9:52 AM
To: Jesse Davis
Subject: RE: 330 No Main Project Referral Request (Change of Occupancy Commercial -> SFR)

Follow Up Flag: Follow up
Flag Status: Completed

1. The design and construction of all site alterations shall comply with the 2019 California Building Code, 2019 Plumbing Code, 2019 Electrical Code, 2019 California Mechanical Code, 2019 California Fire Code, 2019 California Energy Code, 2019 Title 24 California Energy Efficiency Standards, 2019 California Green Building Standards Code and City of Ukiah Ordinances and Amendments.
2. The Building is currently a B occupancy and will need to be converted to an R-3 occupancy. Per 2019 CBC 3408 "No change shall be made in the character of occupancies or use of any building unless such building is made to comply with all current code requirements". This may be an extensive remodel and we recommend you hire an Architect or Engineer to review your building for code compliance before you comment to a change of occupancy.



Matt Keizer, CBO, MCP

Building Official

Code Compliance Officer

Email: mkeizer@cityofukiah.com

300 Seminary Ave

Ukiah, CA 95482

Office 707-467-5718

Fax 707-463-6204

Inspection 707-463-6739

<http://www.cityofukiah.com/community-development/>

From: Jesse Davis <jdavis@cityofukiah.com>
Sent: Wednesday, May 5, 2021 2:30 PM
To: Ian Broeske <ibroeske@cityofukiah.onmicrosoft.com>; Matthew Keizer <mkeizer@cityofukiah.com>
Cc: Steven Oropeza <soropeza@cityofukiah.onmicrosoft.com>
Subject: 330 No Main Project Referral Request (Change of Occupancy Commercial -> SFR)

Hi Ian and Matt,

Greetings, and I hope this message finds you well. I have a very straightforward conversion of commercial occupancy

request at 330 No Main Street that requires a Minor Use Permit to proceed. Prior to 1988 the subject structure was considered a single-family dwelling, at which point it was converted for use as a small commercial office. While this project appears straightforward, I wanted to ensure there was a final opportunity for UVFD and Building to provide comment.

The applicant proposes to convert an existing commercial office structure to a residential use. No alterations to the footprint or major ground disturbance is required or requested. The provided scope of work includes interior remodeling to convert an existing half bathroom to a full bathroom; installation of a kitchen; installation of rear and side fencing; as well as installation of a water heater in proximity to the HVAC units.

Please see attached for additional information, and should you have any questions, please do not hesitate to contact me. Thank you in advance for your review and consideration of this request.

Best Regards,
Jesse Davis



Jesse Davis, AICP
Planning Manager
Department of Community Development
300 Seminary Avenue, Ukiah, CA 95482
P: 707.463.6207
www.cityofukiah.com/community-development



DATE: May 24, 2021
TO: Zoning Administrator
FROM: Jesse Davis, Planning Manager
SUBJECT: Request to consider a Minor Use Permit for the Cultivo Outdoor Shade Canopy at 108 W Standley Street; APN 002-224-150; File No. 21-6134.

SUMMARY

OWNERS: Zachary Y. Schat & Melissa S. Schat Revocable Trust
APPLICANT: Cultivo; Ashleigh & Fernando Plazola
LOCATION: 108 W Standley Street (APN 002-224-150)
TOTAL ACREAGE: ±0.07 Acres
GENERAL PLAN: Commercial (C)
ZONING DISTRICT: Downtown Zoning Code – Downtown Core (DC)
ENVIRONMENTAL DETERMINATION: Categorical Exemption, Article 19, Class 1, Section 15301, Existing Facilities (a) – Minor exterior alterations.
RECOMMENDATION: Conditional Approval, based on Findings and subject to Conditions of Approval (Included as Attachments 1 and 2)

BACKGROUND

Previously, the City's Downtown Zoning Code took a restrictive approach to regulating the location and permanence of outdoor dining facilities. Subsequently, local restaurant owners asked that these restrictions be eased to allow for larger outdoor dining areas with permanent structures for shade, seating, and demarcation of the dining area. In light of the COVID-19 pandemic, the City Council voted unanimously to adopt Ordinance No. 1210 (Outdoor Dining Ordinance), which amended Section 9224.7 of Division 9, Chapter 2, Article 18 of the City Code so that outdoor dining facilities are not prohibited in pedestrian walkways and required parking spaces, but are instead a permitted use in the Downtown Zoning District, subject to Zoning Administrator approval of a Minor Use Permit.

PROJECT DESCRIPTION

A Minor Use Permit application was received to facilitate installation of a ±250 sq ft steel framed shade awning within the right-of-way to serve as a permanent sidewalk dining canopy at Cultivo,

an existing restaurant located at 108 W Standley Street. The project would include the following components:

- Demolition and removal of existing sidewalk and utilization of street frontage, presently occupied for outdoor dining;
- Underground work to prepare for canopy installation including: drilling pier footings, clearing existing waste and abandoned utilities;
- Construction of new sidewalk, curb, gutter and utility boxes;
- Installation of ±250 sq ft steel frame awning;
- Installation of railing and movable planters.

Application materials, including a more detailed project description and site plans, can be found in **Attachment 3**.

SURROUNDING LAND USES & ZONING

The Project Site maintains a General Plan land use designation of Commercial (C) and a zoning designation of Downtown Core (DC) per the City of Ukiah Zoning, as it is within the Downtown Zoning District. No changes to the current land use or zoning designations are proposed under the project. The Project Site features no combining districts or other zoning restrictions, and is not subject to any mapped flood or particular seismic hazards.

The Project Site is adjoined on both sides by commercial uses, which presently include a restaurant and commercial retail. The Mendocino County Courthouse is directly opposite the Project Site. Table 1 includes a summary of adjacent land uses further described below by Figures 1 & 2. The Project Site is surrounded by parcels zoned Downtown Core (DC), and more specifically the following uses:

Table 1, Zoning and Land Use

	ZONING:	USE:
NORTH	Downtown Core	Retail
EAST	Downtown Core	Retail
SOUTH	Downtown Core	Courthouse
WEST	Downtown Core	Restaurant

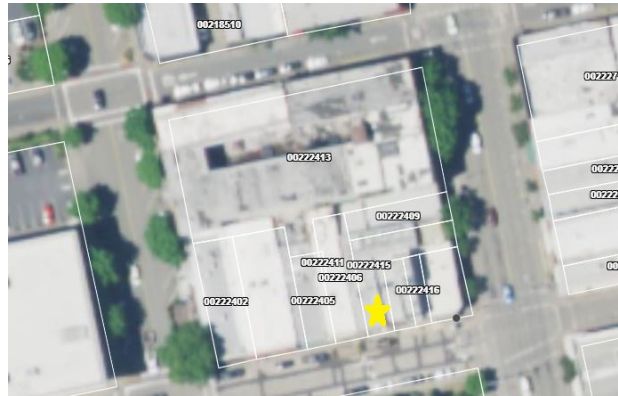
Figure 1. General Plan Land Use



Figure 2. Zoning Designation



Figure 3. Aerial View



AGENCY COMMENTS

Project referrals were sent to the following responsible or trustee agencies with interest or jurisdiction over the project: Ukiah Valley Fire Authority, City of Ukiah Public Works, City of Ukiah Police Dept., City of Ukiah Electrical Utility, & City of Ukiah Building Division. The agencies' comments and recommended Conditions of Approval are contained in **Attachment 4**. The Department of Public Works did not provide written comments but indicated that project coordination would be required to ensure effective project management for the 'Downtown Streetscape Project.'

STAFF ANALYSIS

General Plan and Zoning Consistency

The parcel carries a General Plan Land Use designation of Commercial (C) and is zoned Downtown Core (DC). The historical activities on the subject parcel include a history of associated restaurant uses.

The Project Site is located and accessed via Standley St., and is currently developed with a commercial building, and is surrounded by similar entities. The Project Site is entirely developed and is within the downtown area, within the area included in the Downtown Streetscape Project, which will provide streetscape improvements in downtown Ukiah on State Street, Perkins Street, and Standley Street, including sidewalk widening, curb ramps and bulb outs, street lights, street furniture and tree planting. Additional restaurants along Standley Street utilize outdoor dining establishments, but not to the obvious detriment of circulation or pedestrian movement.

Per Ukiah City Code § 9224.7 (Outdoor Dining Ordinance - **Attachment 5**), permanent outdoor dining structures and furniture such as concrete tables and benches are a permitted use, subject to Zoning Administrator approval of a Minor Use Permit, where the dining is incidental to an existing restaurant located on the same parcel. In this case, the proposed outdoor dining facilities would be incidental to the existing Cultivo restaurant and located on the same parcel. In addition, the proposal meets all of the requirements outlined in the Outdoor Dining Ordinance including: ingress/egress regulations, regulations for placement of chairs and tables, hours of operation, signage, service requirements, etc.

Per Ukiah City Code § 9231.3, Table 27 establishes the procedures for review and processing of Site Development Permits. Table 27 establishes three (3) levels of site development permits

based on the size of the project. A review of Table 27 indicates that this request is considered a 'Tier 1 Categorization', as it consists of new construction and additions up to 1,000 sf. No exception is required or requested for the project, as it otherwise complies with the revised Outdoor Dining Ordinance. Therefore, approval of a Site Development Permit is not required, and the construction of the awning can be processed through a Building Permit. In addition, the applicant is required to obtain an encroachment permit from the Department of Public Works for work within the right-of-way. Requirements for approval of a Use Permit within the City of Ukiah are found within UCC §9262(E). Findings, specific to this project request are included in **Attachment 1** and the project is subject to Conditions of Approval contained within **Attachment 2**.

ENVIRONMENTAL DOCUMENTATION

The proposed project is subject to the California Environmental Quality Act (CEQA). The project qualifies for a categorical exemption pursuant to CEQA Guidelines Article 19 Class 1, Section 15301, Existing Facilities (a) - Exterior Alterations.

The project involves exterior improvements on a property with an existing commercial structure that is presently used as a restaurant. The existing footprint of the subject structure will not be altered or expanded. There are no unusual circumstances that would result in a reasonable possibility of a significant effect, and the project is determined to be consistent with the applicable general plan designation and policies, including applicable zoning designation and outdoor dining regulations.

Based on the aforementioned, Staff finds that the project would not result in a significant impact to the environment and may be categorically exempted pursuant to CEQA Guidelines Section 15301, Existing Facilities (a) - Exterior Alterations.

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 May 27, 2021
- Posted on the Project Site on May 31, 2021
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing
- Provided to property owners within 300 feet of the project parcels on May 31, 2021

RECOMMENDATION

Staff recommends Zoning Administrator 1) conduct a public hearing; and 2) conditionally approve the Minor Use Permit, based on the Findings and subject to the Conditions of Approval included as Attachment 1 and 2.

ATTACHMENTS

1. Draft Findings
2. Draft Conditions of Approval
3. Project Application Materials
4. Agency Comments
5. Outdoor Dining Ordinance

**DRAFT FINDINGS FOR A MINOR USE PERMIT FOR
CULTIVO OUTDOOR SHADE CANOPY AT
108 W STANDLEY STREET; APN 002-224-150;
FILE NO. 21-6134**

The following findings are supported by and based on information contained in this staff report, the application materials, and the public record, in accordance with Ukiah City Code Sections 9262 and 9224.7 (Outdoor Dining – Ordinance No. 1210)

Minor Use Permit Findings

- 1. The proposed land use is consistent with the provisions of the Ukiah City Code as well as the goals and policies of the City General Plan.**

The parcel carries a General Plan Land Use designation of Commercial (C) and is zoned Downtown Core (DC). The proposed project is consistent with the City's 1995 General Plan goals and policies related to commercial uses and enhancing economic growth. Ordinance No. 1210 (Outdoor Dining Ordinance: 2021) amended Section 9224.7 of Division 9, Chapter 2, Article 18 of the Downtown Zoning Code so that outdoor dining facilities are not prohibited in pedestrian walkways and required parking spaces, but are instead a permitted use in the City's historic downtown, subject to Zoning Administrator approval of a Minor Use Permit. The installation of the proposed improvement aligns to this requirement, and has been determined compliant with the standards of Ukiah City Code. Staff has determined that the proposed outdoor dining area is identified in a manner which will clearly separate and delineate it from the areas of the sidewalk that will remain open to pedestrian traffic. With the inclusion of operational and standard conditions that address related construction components, this finding can be made.

- 2. The proposed land use is compatible with surrounding land uses and shall not be detrimental to the public's health, safety and general welfare.**

The proposed project would not alter the existing use as it relates to on-site activities, nor would it be considered incompatible with adjacent land uses, as these outdoor dining activities have been ongoing now for several years. It would, however, allow for a more effective and productive use of the existing space. The surrounding area features a mixture of commercial development, including restaurants with outdoor dining accommodations both permanent and temporary. In addition, the project has been reviewed by the following agencies to ensure compliance with the Ukiah City Code and other regulations relating to health, general welfare, and safety: Ukiah Valley Fire Authority, City of Ukiah Public Works Department, City of Ukiah Police Department, City of Ukiah Electric Utility Department, and the City of Ukiah Building Division. As requested, comments have been included as Conditions of Approval, as appropriate, thereby allowing this finding to be made.

The proposed project is subject to the California Environmental Quality Act (CEQA). The project qualifies for a categorical exemption pursuant to CEQA Guidelines Article 19 Class 1, Section 15301, Existing Facilities (a) - Exterior Alterations.

The project involves exterior improvements on a property with an existing commercial structure that

is presently used as a restaurant. The existing footprint of the subject structure will not be altered or expanded. There are no unusual circumstances that would result in a reasonable possibility of a significant effect, and the project is determined to be consistent with the applicable general plan designation and policies, including applicable zoning designation and outdoor dining regulations.

Based on the aforementioned, Staff finds that the project would not result in a significant impact to the environment and may be categorically exempted pursuant to CEQA Guidelines Article 19 Class 1, Section 15301, Existing Facilities (a) - Exterior Alterations.

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

- Published in the Ukiah Daily Journal on May 27, 2021
- Posted on the Project site on May 31, 2021
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing
- Provided to property owners within 300 feet of the project parcels on May 31, 2021

**DRAFT CONDITIONS OF APPROVAL FOR A MINOR USE PERMIT FOR
THE CULTIVO OUTDOOR SHADE CANOPY AT 108 W STANDLEY STREET;
APN 002-224-150; FILE NO. 21-6134**

Approved Project Description: A Minor Use Permit application was received to facilitate installation of a ±250 sq ft steel framed shade awning within the right-of-way to serve as a permanent sidewalk dining canopy at Cultivo, an existing restaurant located at 108 W Standley Street. The project would include the following components.

- Demolition and removal of existing sidewalk and utilization of street frontage, presently occupied for outdoor dining;
- Underground work to prepare for canopy installation including: drilling pier footings, clearing existing waste and abandoned utilities;
- Construction of new sidewalk, curb, gutter and utility boxes;
- Installation of ±250 sq ft steel frame awning;
- Installation of railing and movable planters.

Application materials, including a more detailed project description and site plans, can be found in **Attachment 3**.

City of Ukiah Standard Conditions

1. This approval is not effective until the 10-day appeal period applicable to this Use 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.
2. 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.
3. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Engineering 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.
4. Building permits shall be issued within two years after the effective date of the Use Permit or same shall be null and void.
5. 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.
6. The Applicant shall obtain all required Sign Permits, in compliance with Division 3, Chapter

7, Signs, of the UCC.

7. 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.
8. All fees associated with the project planning permits and approvals shall be paid in full prior to occupancy.
9. As outlined in Article 20, Administration 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.

City of Ukiah Special Conditions

10. Outdoor dining facilities shall be in accordance with Ordinance Number 1210.
11. Days and hours of operation for the outdoor dining shall not extend beyond the hours of operation for the restaurant which it serves. Movable tables chairs, and all other furniture used in the operation of outdoor dining shall be removed from any pedestrian walkways and stored indoors at night and whenever the cafe is not in operation.
12. Outdoor dining shall not be used for live entertainment unless in compliance with section 9224.6 of this code.
13. Outdoor heaters are allowed subject to fire and building code compliance.
14. Furnishings and decorations shall not encroach beyond the permitted use area or overhang pedestrian or vehicular circulation paths.
15. Any street, sidewalk, or City improvements, furnishings, and utilities damaged or destroyed by the outdoor dining use and/or facility shall be replaced to City standards with the cost borne by the permittee.
16. An outdoor dining installation in the street will impede regular mechanical street sweeper operations. The Permittee or his/her designee shall pick up all leaf litter and other debris up on the street, gutter, and drainage way areas adjacent to, and under, the outdoor dining installation on a weekly or as needed basis. Drainage ways shall be checked for blockages prior to, and after, rain events
17. The permittee is responsible for maintaining all outdoor dining furnishings and the outdoor dining area in good condition, including but not limited to the following:
 - a. All outdoor dining furnishings and all exterior surfaces within the outdoor dining area shall be easily cleanable and kept clean and free of debris.
 - b. The outdoor dining area and adjacent areas kept in a clean and safe condition

City of Ukiah Building Division

18. Submit plans and building permit application. Please submit four complete plan sets, two wet stamped and signed. All Conditions of Approval shall be printed on the first page of the Building Plans.
19. The design and construction of all site alterations shall comply with the current California Building Code, Plumbing Code, Electrical Code, California Mechanical Code, California Fire Code, California Energy Code, Title 24 California Energy Efficiency Standards, California Green Building Standards Code and City of Ukiah Ordinances and Amendments.

City of Ukiah Electric Utility Department

20. Customer/Contractor must call USA (Underground Service Alert-811/1-800-227-2600) before any digging/excavation begins at the work site and properly mark the proposed areas in white to be excavated. A USA Locate must be called in to locate any existing underground facilities (Electric, Telecommunications, Cable TV, Water, Sewer and Gas-PG&E).

City of Ukiah Public Works Department

21. The applicant shall obtain an Encroachment Permit for all work conducted with the right-of-way.

Ukiah Valley Fire Authority

22. The canopy must be constructed with a California State Fire Marshall approved and stamped material.
23. A fire extinguisher must be located in the outdoor eating area.



City of Ukiah

Community Development Department
 Planning Division
 300 Seminary Ave., Ukiah CA 95482
 Email: planning@cityofukiah.com
 Web: www.cityofukiah.com
 Phone: (707) 463-6268
 Fax: (707) 463-6204

Planning Permit Application

Project # 21-6134

PROJECT NAME: Cultivo Restaurant / Outdoor Dining, Shade Structure																							
PROJECT ADDRESS/CROSS STREETS: 108 West Standley St., Ukiah, Ca. 95482				AP NUMBER(S): 002-224-150																			
APPLICANT/AUTHORIZED AGENT: Ashleigh & Fernando Plazola		PHONE NO: 707-357-0692	FAX NO:	E-MAIL ADDRESS: ashleigh@cultivorestaurant.com																			
APPLICANT/AUTHORIZED AGENT ADDRESS: 108 West Standley St.			CITY: Ukiah, Ca. 95482		STATE/ZIP: 95482																		
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: Zachary Y. Schat and Melissa S. Schat Revocable Trust		PHONE NO: 707-272-1769	FAX NO:	E-MAIL ADDRESS: zach@schats.com																			
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT 202 West Perkins St., Unit C			CITY: Ukiah		STATE/ZIP: 95482																		
HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? ☒ YES ☐ NO																							
☐ AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	\$	☐ REZONING – PLANNED DISTRICT 100.0800.611.001	\$	☐ USE PERMIT – AMENDMENT 100.0400.449.001	\$																		
☐ ANNEXATION 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT – AMENDMENT 100.0400.449.001	\$	☐ USE PERMIT – MAJOR 100.0400.449.001	\$																		
☐ APPEAL 100.0400.449.001	\$	☐ SITE DEVELOPMENT PERMIT – MAJOR 100.0400.449.001	\$	☐ USE PERMIT – MINOR 100.0400.449.001	\$																		
☐ GENERAL PLAN AMENDMENT 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT – MINOR 100.0400.449.001	\$	☐ VARIANCE – MAJOR 100.0400.449.001	\$																		
☐ MURAL PERMIT 100.0400.449.001	\$	☐ SPECIFIC/MASTER PLAN 100.0800.611.003	\$	☐ VARIANCE – MINOR 100.0400.449.001	\$																		
☐ PRE-DEVELOPMENT MEETING 100.0800.611.003	\$	☐ MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	\$	☐ ZONING AMENDMENT MAP OR TEXT 100.0800.611.001	\$																		
☐ STAFF RESEARCH (MORE THAN 1 HOUR) 100.23100.41153	\$	☐ MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	\$	☐ REZONING 100.0800.611.001	\$																		
☐ LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	\$	☐ OTHER	\$	☐ OTHER	\$																		
<table border="1"> <tr> <td>COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$</td> <td>MAJOR PERMIT DEPOSIT:</td> <td>\$</td> <td colspan="2">FILING DATE:</td> </tr> <tr> <td>COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$</td> <td>MINOR PERMIT FEE:</td> <td>\$</td> <td colspan="2">TOTAL AMOUNT PAID: \$</td> </tr> <tr> <td>COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$</td> <td>TOTAL FEE:</td> <td>\$</td> <td colspan="2">RECEIPT NUMBER:</td> </tr> </table>						COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	MAJOR PERMIT DEPOSIT:	\$	FILING DATE:		COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	MINOR PERMIT FEE:	\$	TOTAL AMOUNT PAID: \$		COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	TOTAL FEE:	\$	RECEIPT NUMBER:	
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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, storm water mitigation requirements, frontage improvements, etc.

Project Description

Please attach a written project description including summary of work (both interior and exterior for construction and operation) and/or business proposed. The purpose of the project description is to assist Staff in understanding the project. The project description will also be included in the Staff Report required to review (and ultimately approve or deny) the planning permit. 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.

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: 2108 S.F.	Building Size: 2343 SF	Number of Floors: 2	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
☐ Office (business/professional)			
☐ Office (medical/dental)			
☐ Retail			
☐ Light Industrial			
☐ Residential			
☒ Other: Restaurant & Tavern	Full Service Restaurant	2,108 s.f parcel	2 Floors
Operating Characteristics			
Days and Hours of Operation: Monday - Saturday 11-9pm			
Number of Shifts: 2	Days and Hours of Shifts: Monday - Saturday 11-9pm		
Number of Employees/Shift: 18			
Loading Facilities: ☐ Yes ☒ No		Type/Vehicle Size:	
Deliveries: ☒ Yes ☐ No		Type: Food beer	Number (day/week/month): Daily
Outdoor areas associated with use? (check all that apply) ☒ Yes ☐ No		Sales area: ☒ Yes ☐ No	Time(s) of Day: 10-3 PM
Noise Generating Use? ☐ Yes ☒ No		Unloading of deliveries: ☐ Yes ☒ No	Storage: ☒ Yes ☐ No
		Square Footage:	Square Footage: 200 feet
		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		

I, * , owner authorize Ashleigh Plazola 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, Ashleigh Plazola, 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

3/19/2021
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.

Ashleigh Plazola
☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT
(PLEASE PRINT NAME)

Cyell
☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT
(SIGNATURE)

3/19/2021
DATE

I, * Zachary Schat, owner authorize Ashleigh Plazola
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).



3/19/2021

PROPERTY OWNER SIGNATURE

DATE

I, Ashleigh Plazola, 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
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3/19/2021

☐ OWNER / ☒ AUTHORIZED AGENT

DATE

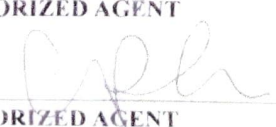
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approval of the application or related decision, or the adoption or certification of any environmental documents or
negative declaration which relates to its approval. This indemnification shall include, but is not limited to, all damages,
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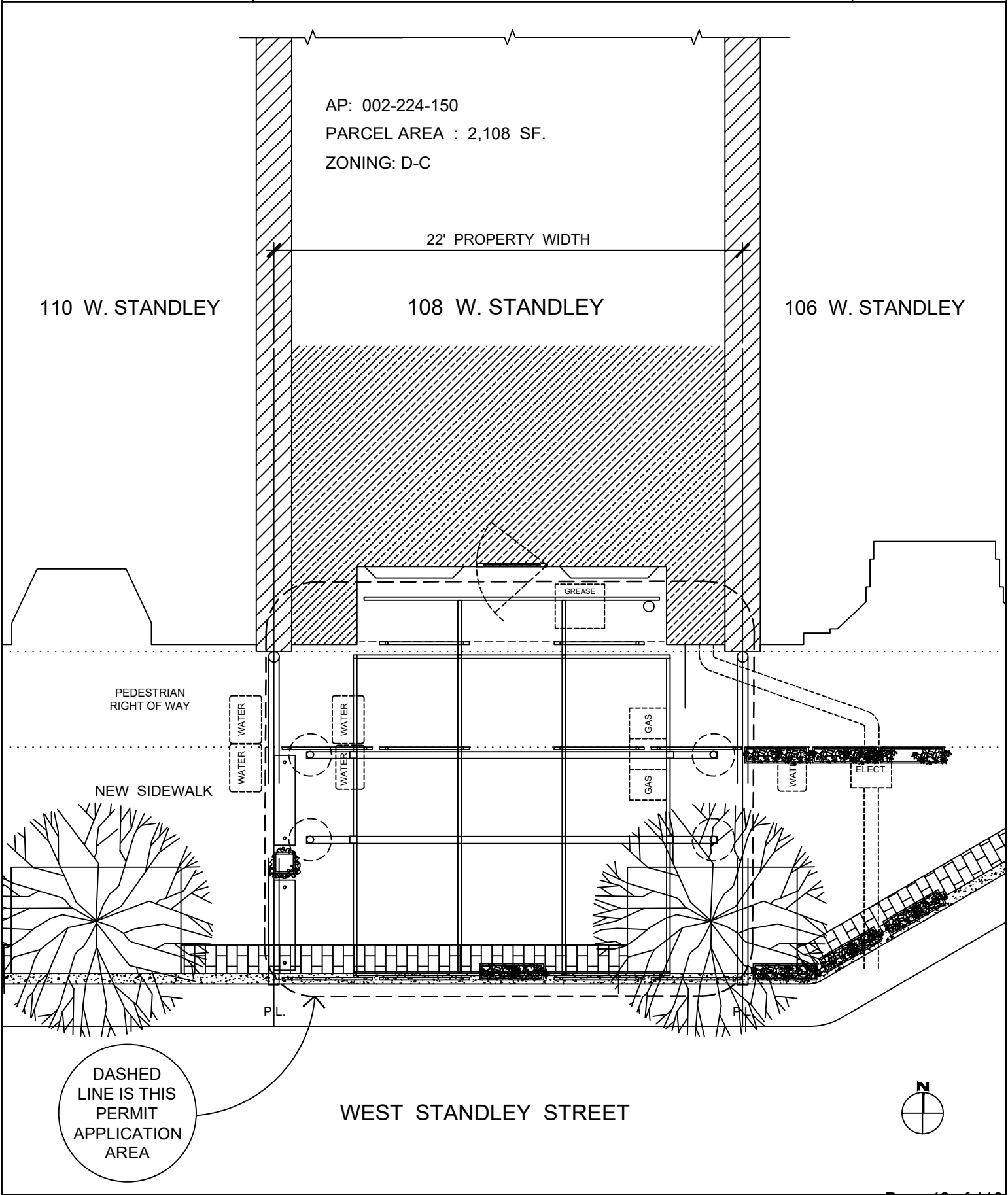
I have read and agree to all of the above.

Ashleigh Plazola
☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT
(PLEASE PRINT NAME)


☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT
(SIGNATURE)

3/19/2021
DATE

Revised 08/19/2019





APPLICATION FOR BUILDING PERMIT

SIDEWALK
DINING
CANOPY

CITY OF UKIAH
108 WEST STANDLEY ST.

NOTES

GENERAL NOTES

- CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE AND AS AMENDED BY THE CITY OF UKIAH.
- VERIFY ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE. COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED.
- UNLESS OTHERWISE SHOWN OR NOTED, ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE. DO NOT SCALE DRAWINGS.
- AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF THE PERSONS AND PROPERTY, PROVIDING NECESSARY SHORING AND BRACING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ALL DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL BRING OMISSIONS OR DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS TO THE STRUCTURAL ENGINEER'S ATTENTION PRIOR TO PROCEEDING WITH THE WORK.
- BUILDING DEPARTMENT APPROVED SET OF DRAWINGS AND PERMIT CARD TO BE ON JOBSITE AT ALL TIMES.
- PROTECT ADJACENT MATERIALS AND FINISHES FROM DAMAGE DURING THE COURSE OF THE WORK, INCLUDING LANDSCAPE.
- STAKE AND FENCE ALL TREES NEAR WORK AREA THAT MAY BE IMPACTED BY CONSTRUCTION, INCLUDING LOW HANGING BRANCHES.

SPECIAL PERMITS, TESTS & INSPECTIONS

DEFERRED APPROVALS

- NORMAL STRUCTURAL INSPECTIONS BY THE STRUCTURAL ENGINEER ARE REQUIRED FOR THIS PROJECT. A SPECIAL INSPECTION FORM SHALL BE SIGNED FOR WELDING INSPECTIONS AND MISC. ANCHOR PULL TESTING.

ELECTRICAL

- OUTLETS: ALL OUTDOOR OUTLETS SHALL BE GFCI (GROUND-FAULT CIRCUIT INTERRUPTER) OUTLETS.
- PROVIDE 2 OR MORE 20 AMP. FOR EVERY BRANCH CIRCUITS AT KITCHEN COUNTERTOPS, PANTRY, DINING ROOM. SUCH CIRCUITS SHALL HAVE NOT OTHER OUTLETS.
- ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY LUMINARIES.

PLUMBING

- NO PLUMBING PROPOSED

CONSTRUCTION AND DEMOLITION

C&D ORDINANCE PROCESS:

- THE CONSTRUCTION AND DEMOLITION WASTE DIVERSION REQUIREMENTS FROM THE 2019 CALIFORNIA GREEN CODE SHALL BE APPLICABLE TO ALL CONSTRUCTION PERMITS OF 2,000 SQUARE FEET OR MORE.

NOTE:

THIS PERMIT IS FOR 250 SQ. FT. AND IS UNDER THIS THRESHOLD REQ'MT.

SAFETY NOTES

- KEEP THE BUILDING AND SITE SECURE, AND KEEP ALL WORK AREAS CLEAN AND SAFE AT ALL TIMES.
- IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH THE PERTINENT SECTIONS AS THEY APPLY TO THIS PROJECT OF THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF CALIFORNIA LATEST EDITION & ALL OSHA REQUIREMENTS.
- THE ARCHITECT, STRUCTURAL ENGINEER, & THE OWNER DO NOT ACCEPT ANY RESPONSIBILITY FOR CONTRACTORS FAILURE TO COMPLY WITH THESE REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN & CONSTRUCTION OF ALL FORMS AND SHORING REQUIRED.

PROJECT DATA

PROJECT: COMMERCIAL SIDEWALK DINING CANOPY

SITE ADDRESS: 108 WEST STANDLEY ST.
UKIAH CALIFORNIA 95482

OWNER: ASHLEIGH & FERNANDO PLAZOLA
108 WEST STANDEY ST.
UKIAH, CALIFORNIA 95482

PHONE: (707) 357-0692 (ASHLEIGH)

GOVERNING CODES: CALIFORNIA ADMINISTRATIVE CODE 2019
CALIFORNIA ENERGY CODE 2019
CALIFORNIA BUILDING CODE 2019
CALIFORNIA HISTORIC BUILDING CODE 2019
CALIFORNIA RESIDENTIAL CODE 2019
CALIFORNIA FIRE CODE 2019
CALIFORNIA ELECTRIC CODE 2019
CALIFORNIA EXISTING BUILDING CODE 2019
CALIFORNIA MECHANICAL CODE 2019
CALIFORNIA GREEN BUILDING CODE 2019
CALIFORNIA PLUMBING CODE 2019
CALIFORNIA REFERENCED STANDARDS CODE

ASSESSORS PARCEL#: 002-224-150

GEN. PLAN ZONE : DC - DOWNTOWN CORE

MS-4 AREA : NO

FLOOD ZONE : NO

CONSTRUCTION TYPE : V - A

CBC OCCUPANCY : A-2 RESTAURANT/ TAVERN

PARKING REQ'D. : EXEMPT

BLDG. AREA : 2,000 SF.

BLDG. AREA - PERMIT : 250 SF.

NO. OF STORIES : TWO IN BLDG. / THIS PERMIT AT SIDEWALK

LOT AREA : 2,108 SF.

MS4 AREA : NO

FEMA FLOOD PLANE : NO

CLIMATE ZONE : 2

SEISMIC ZONE : 4

WIND EXPOSURE : B

FIRE ZONE : URBAN / CITY OF UKIAH

SPRINKLERED : YES

FIRE DISTRICT : CITY OF UKIAH, UKIAH VLY. FIRE DISTRICT

SHEET INDEX

SHEET INDEX

SHEET. NO. / SHEET TITLE

PROJECT DATA

G-0.1 TITLE PAGE WITH PROJECT DATA, LOCATION, SCOPE OF WORK

ARCHITECTURAL

A-1.1 SITE PLAN, BUILDING ELEVATIONS

A-2.1 NEW FLOOR PLAN

A-4.1 CANOPY FRAMING PLAN

STRUCTURAL

S-1.1 STRUCT. GEN. NOTES & DETAILS

PROJECT TEAM

BUILDING DESIGN

ALAN NICHOLSON DESIGN STUDIO
P.O. BOX 577
TALMAGE, CA. 95481

PHONE: 707.972.8879

GENERAL CONTRACTOR

WELDER TO BE DETERMINED

STRUCTURAL ENGINEER

SOLA STRUCTURAL ENGINEERING
RANDY GIROUARD
P.O. BOX 330
CLOVERDALE, CA 95425
PHONE: 707.894.5894

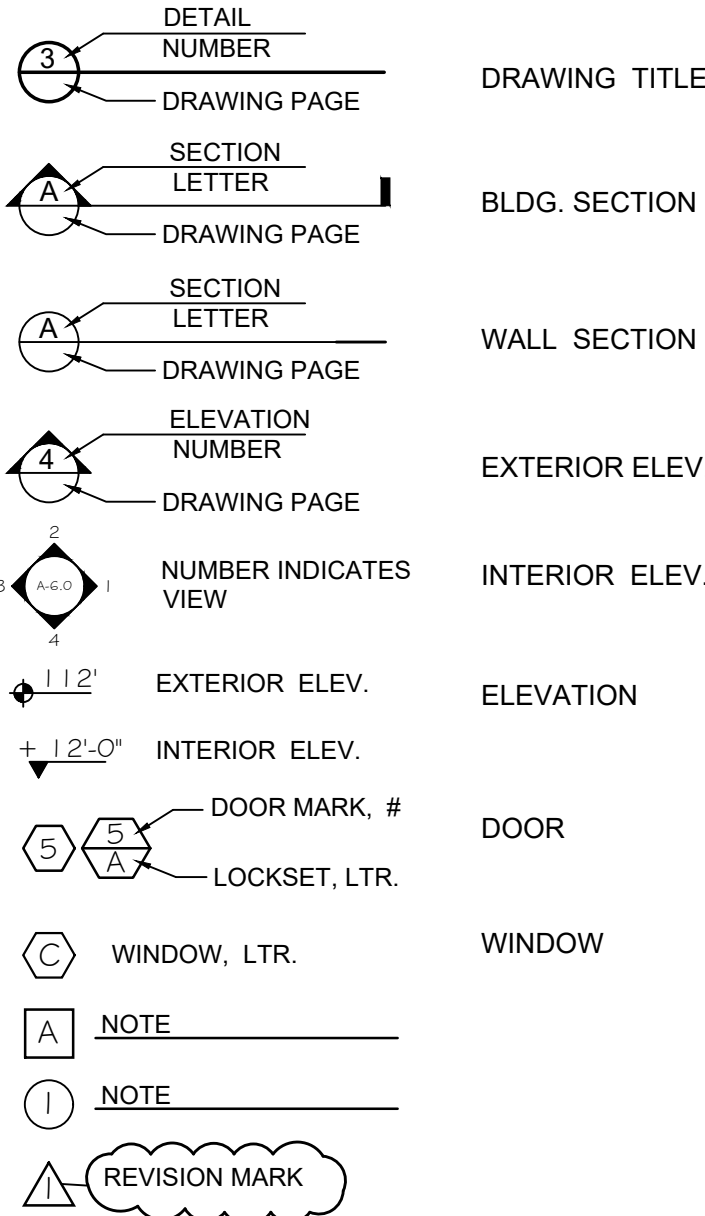
UNDERGROUND CONSTRUCTION

GENERA CONTRACTOR
THROUGH THE CITY OF UKIAH

GHILOTTI CONSTRUCTION
246 GHILOTTI AVE.
SANTA ROSA, CA. 95407

PHONE: 707.585.1221

SYMBOL LEGEND



WALLS

EXISTING WALL

NEW WALL

REMOVE WALL

INFILL

SCOPE OF WORK

ALTERATION AND NEW CONSTRUCTION (THIS PERMIT APPLICATION)

GENERAL UNDERGROUND WORK:

- DEMO AND REMOVE SIDEWALK AND STREET.
- CLEAR WASTE INCLUDING ABANDONED UTILITIES.
- DRILL PIER FOOTINGS FOR STEEL CANOPY FRAME.
- FORM AND PLACE RIENF. AND CAST IN PLACE HARDWARE POUR CONCRETE FNDN., POUR NEW CURB AND GUTTER
- SET NEW UTILITY BOXES, POUR NEW SIDEWALK.

STEEL FRAME:

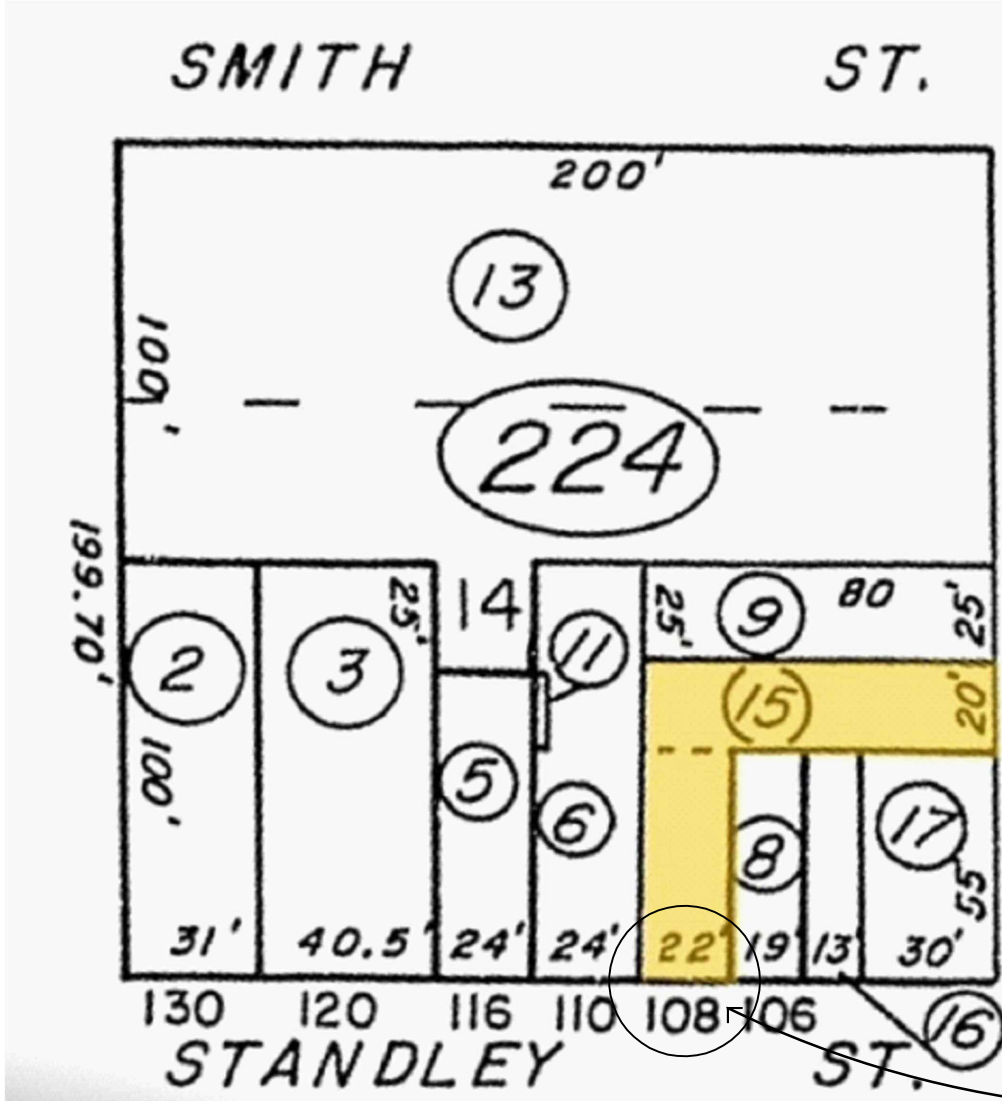
- WELDER SHALL BE LICENSED, INSURED AND BODED FOR WORK IN THE CITY PUBLIC RIGHT-OF-WAY.
- ALL WELDED ASSEMBLIES AND TEMPLATES SHALL BE PROVIDED BY APPROVED AND INSPECTED WELDING SHOP.
- ERECTION AND ASSEMBLY SHALL BE BY CODE AND APPROVED BY REQUIRED SPECIAL INSPECTIONS AND CITY BUILDING INSPECTOR.
- PAINT STEEL AND INSTALL AWNINGS. COVER AND PROTECT SIDEWALK AND ADJACENT STRUCTURES AND MATERIALS FORM PAINT OR WELDING SPATTER.

DEFERRED SUBMITTALS:

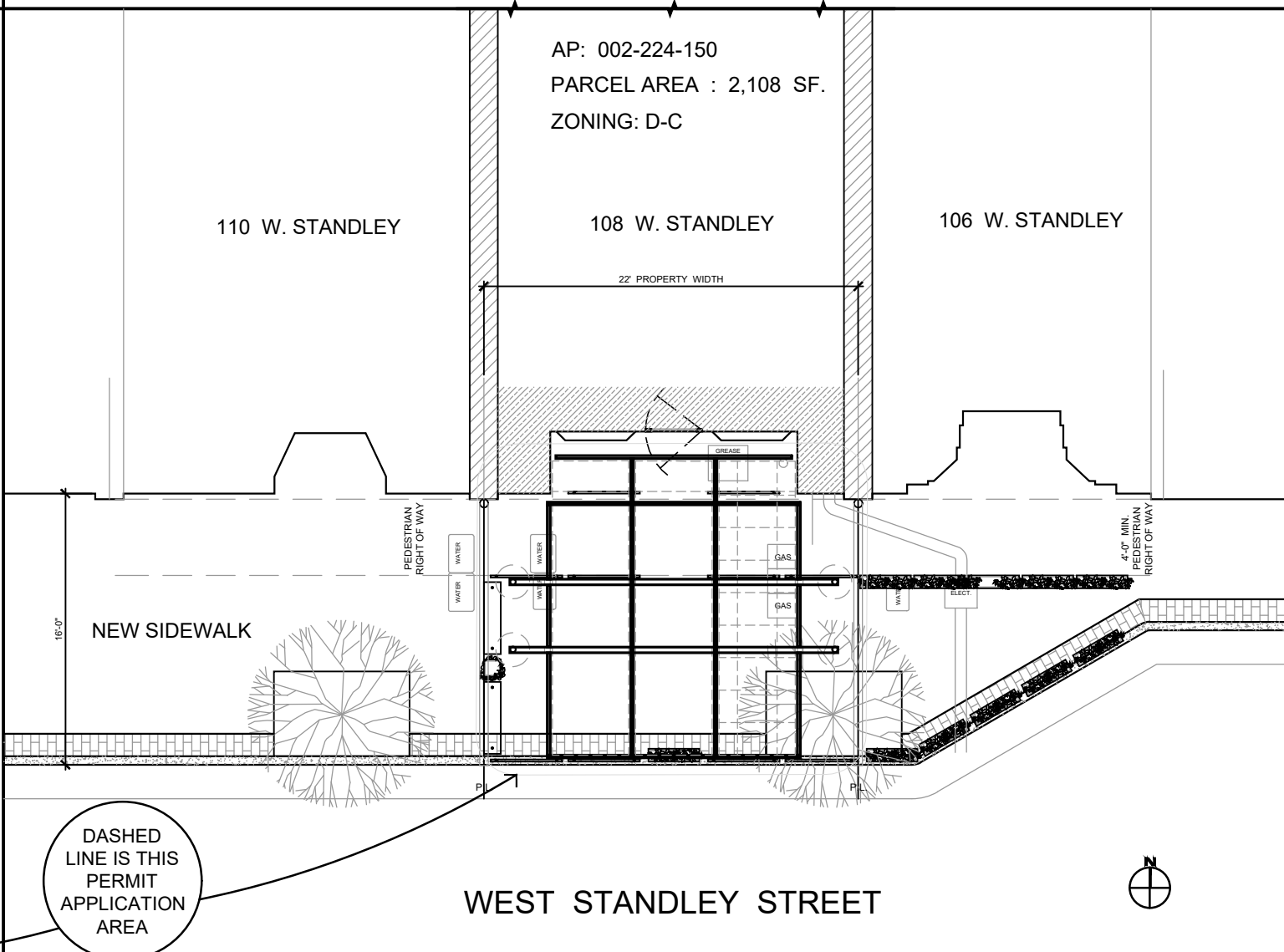
- THIS PROJECT REQUIRES SPECIAL INSPECTIONS AND TESTING FOR STEEL WORK. THE AGREEMENT FOR SPECIAL TESTING SHALL BE SIGNED BY ALL REQUIRED CONSULTANTS AND APPROVER BY THE CITY OF UKIAH BEFORE ISSUANCE OF BUILDING PERMIT.
- THE CITY REQUIRES AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND ABIDE BY THE PERMIT.

ALL PLUMBING AND ELECTRIC SHALL BE BY SEPARATE PERMIT.

LOCATION MAP



SITE PLAN



P.O. BOX 577

TALMAGE
CALIFORNIA
95481

TEL 707.972.8879
FAX 707.462.1045

alan nicholson DESIGN STUDIO

Alan Nicholson
January 5, 2021

MARK		DATE	BY
△			

BUSINESS	CULTIVO
OWNER:	ASHLEIGH & FERNANDO PLAZOLA
MAIL	108 WEST STANDLEY ST.
CITY	UKIAH, CALIF.
ZIP CODE	95482

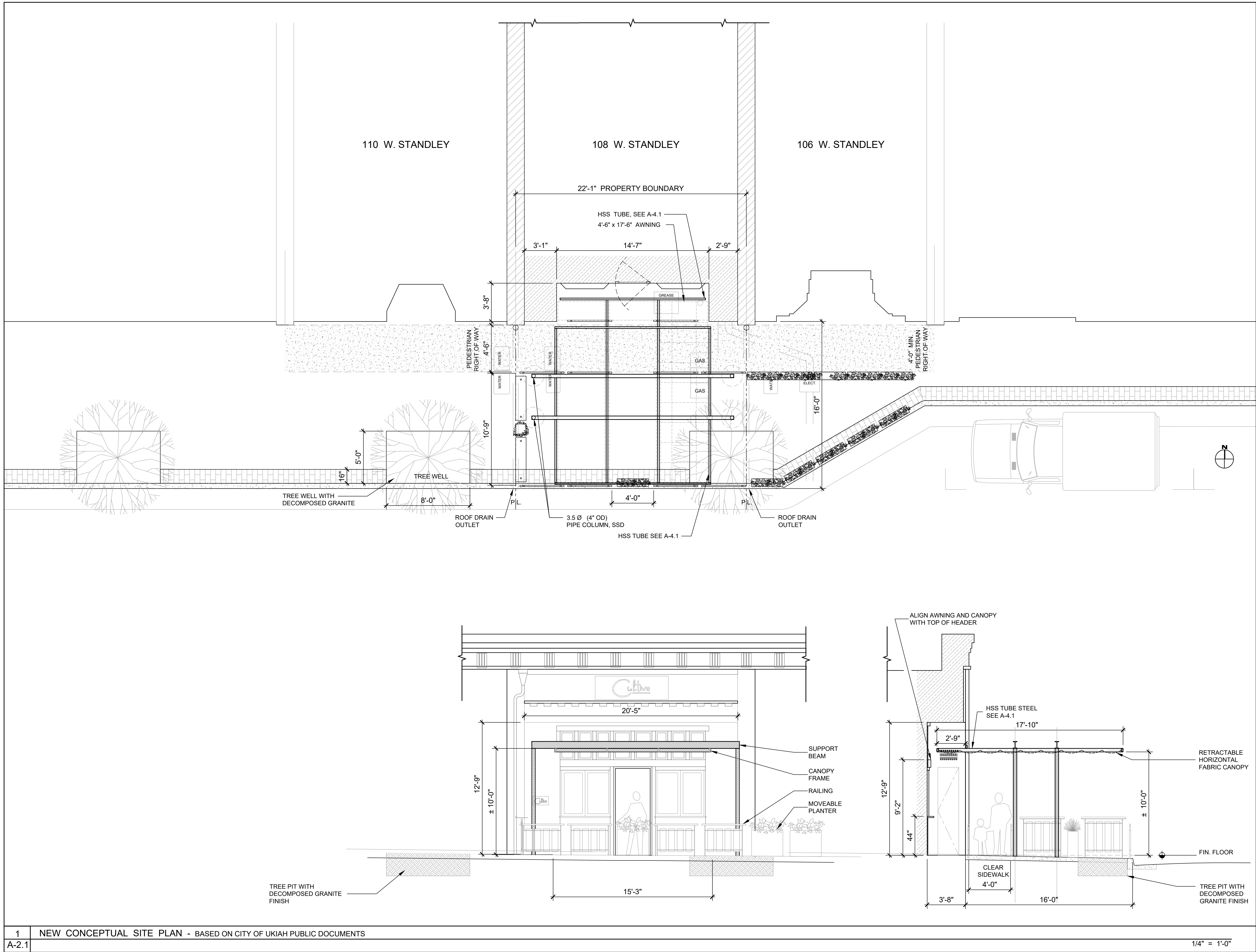
PROJECT	OUTDOOR DINING AREA
ADDRESS	108 WEST STANDLEY ST.
CITY	UKIAH, CA. 95482
AP NO.	002-224-150
PROJ. NO.	2004

NO SCALE

DWG TITLE	TITLE SHEET
FILE NAME	01/anDesign/Clients/Cultivo/CD Set
DRAWN BY	AN DRAFT DATE: 01.05.2021
CK BY	SHEET SIZE: 36" x 24"
SUBMITTED	

DWG. NO. **G-0.1**
SHEET 1 OF 4

Alan Nicholson
January 5, 2021



MARK	DATE	BY
△		

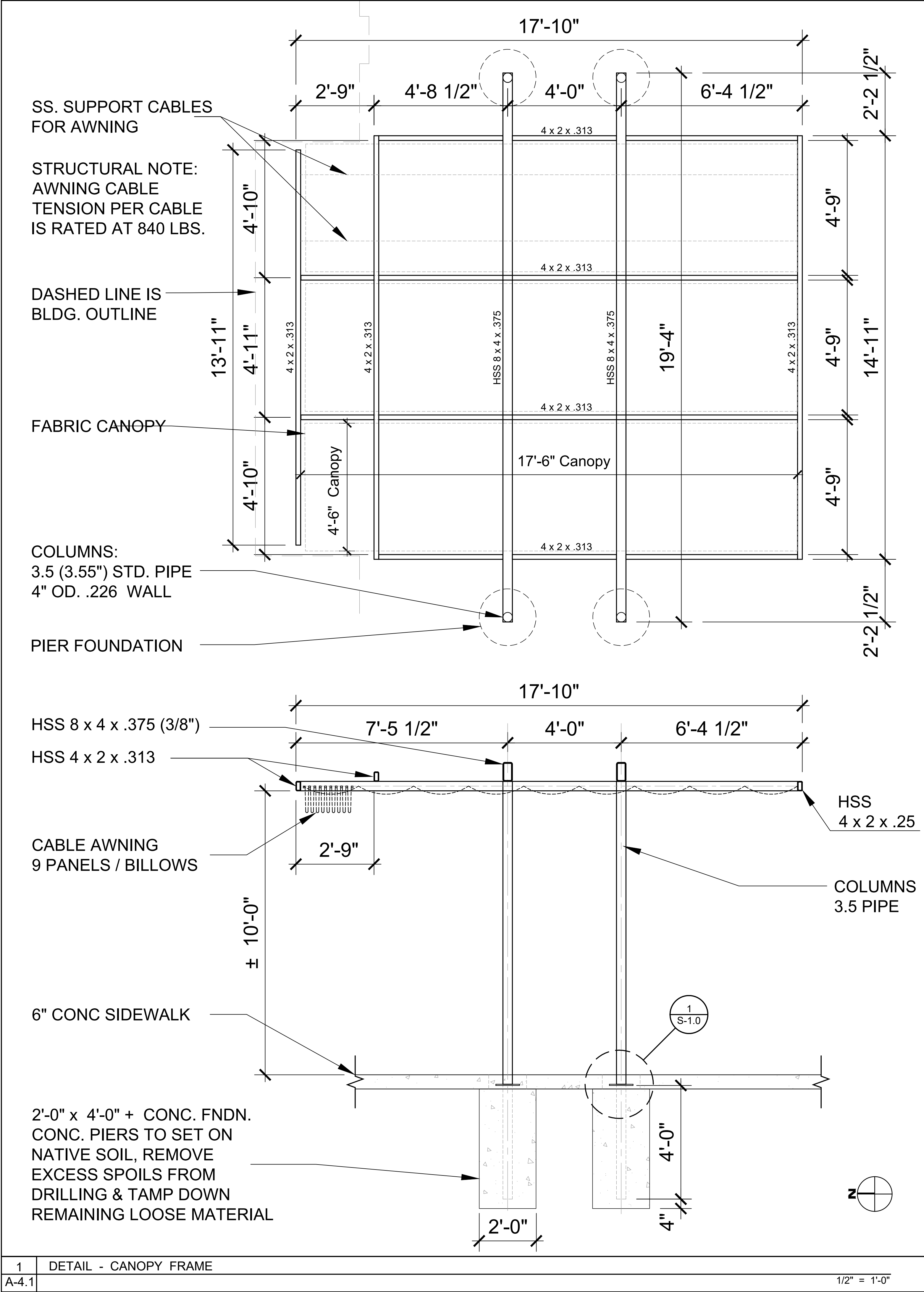
BUSINESS	CULTIVO
OWNER:	ASHLEIGH & FERNANDO PLAZOLA
MAIL	108 WEST STANDLEY ST.
CITY	UKIAH, CALIF.
ZIP CODE	95482

PROJECT	OUTDOOR DINING AREA
ADDRESS	108 WEST STANDLEY ST.
CITY	UKIAH, CA. 95482
AP NO.	002-224-150
PROJ. NO.	2004

SCALE	1/4" = 1'-0"
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DWG TITLE	SITE PLAN WITH RETRACTABLE AWNING
FILE NAME	01/anDesign/Clients/Cultivo/CD Set
DRAWN BY	AN DRAFT DATE: 01.05.2021
CK BY	SHEET SIZE: 36" x 24"
SUBMITTED	

DWG. NO. **A-1.1**
SHEET 2 OF 4



1	DETAIL - CANOPY FRAME	2	NOT USED
A-4.1		A-4.1	

P.O. BOX 577
TALMAGE
CALIFORNIA
95481

TEL 707.972.8879
FAX 707.462.1045

alan nicholson DESIGN STUDIO

Alan Nicholson
January 5, 2021

SoLa STRUCTURAL ENGINEERING INC.

P.O. BOX 330 CLOVERDALE, CA 95425
P. 707-894-5894 F. 707-894-8667

DISCLAIMER

The Engineer's seal and signature on this drawing indicated that only those structural items as outlined in the project calculations have been reviewed for structural integrity. All other work has NOT been reviewed and NO RESPONSIBILITY IS ASSUMED FOR ACCURACY OF OTHER ELEMENTS OF DESIGN.

SoLa Structural Engineering, Inc.

MARK	DATE	BY
△		

BUSINESS	CULTIVO
OWNER:	ASHLEIGH & FERNANDO PLAZOLA
MAIL	108 WEST STANDLEY ST.
CITY	UKIAH, CALIF.
ZIP CODE	95482

PROJECT	OUTDOOR DINING AREA
ADDRESS	108 WEST STANDLEY ST.
CITY	UKIAH, CA. 95482
AP NO.	002-224-150
PROJ. NO.	2004

SCALE	1/2" = 1'-0"
-------	--------------

DWG TITLE	DETAILS AWNING FRAME
FILE NAME	01/anDesign/Clients/Cultivo/CD Set
DRAWN BY	AN DRAFT DATE: 01.05.2021
CK BY	SHEET SIZE: 36" x 24"
SUBMITTED	

DWG. NO. **A-2.1**

SHEET 3 OF 4

1. GENERAL

- A. CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE AND AS AMENDED BY THE CITY OF UKIAH.
- B. VERIFY ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE. COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED.
- C. UNLESS OTHERWISE SHOWN OR NOTED, ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE. DO NOT SCALE DRAWINGS.
- D. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF THE PERSONS AND PROPERTY, PROVIDING NECESSARY SHORING AND BRACING.
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- F. CONTRACTOR SHALL BRING OMISSIONS OR DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS TO THE STRUCTURAL ENGINEER'S ATTENTION PRIOR TO PROCEEDING WITH THE WORK.

A. GENERAL DESIGN DATA:
 RISK CATEGORY II
 ROOF LIVE: 5 PSF (FABRIC CANOPY)

B. WIND DESIGN DATA:
 BASIC WIND SPEED: 95 MPH
 WIND EXPOSURE: B

C. SEISMIC DESIGN DATA:
 SEISMIC IMPORTANCE FACTOR I = 1.0
 $S_s = 1.947g$ $S_1 = 0.746g$
 SITE CLASS: D
 $S_{DS} = 1.56g$ $S_{D1} = 0.85g$
 SEISMIC DESIGN CATEGORY: D
 BASIC SFRS: CANTILEVER NON-BUILDING STRUCTURE
 $R = 2.0$ $C_s = 0.78$
 DESIGN BASE SHEAR: 1.57 kip (STRENGTH)
 ANALYSIS PROCEDURE USED: ELFP

A. THE FOLLOWING SPECIAL INSPECTIONS AND TESTING SHALL BE PROVIDED AS REQUIRED BY THE 2019 CALIFORNIA BUILDING CODE CHAPTER 17. REFER TO STATEMENT OF SPECIAL INSPECTIONS FOR SPECIFIC REQUIREMENTS.

1. PERIODIC INSPECTION OF FILLET WELDS $\leq 5/16$
2. CONTINUOUS INSPECTION OF PARTIAL JOINT PENETRATION (PJP) WELDS.
3. FOUNDATION DEPTH, SIZE AND SOIL BEARING CONDITIONS.
4. REINFORCING INSTALLATION

A. DESIGN OF NEW FOUNDATIONS IS BASED ON THE PRESUMPTIVE LOAD BEARING VALUES FOR CLASS 5 SOIL MATERIAL PER 2019 CBC TABLE 1806.2 AS FOLLOWS:

ALLOWABLE VERTICAL PRESSURE: 1500 PSF
ALLOWABLE LATERAL PRESSURE: 100 PSF/FT
ALLOWABLE LATERAL SLIDING: 130 PSF

B. EXCAVATIONS FOR NEW FOUNDATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. IF THE TRENCHES CANNOT STAND, FULLY FORM SIDES TO DIMENSIONS SHOWN.

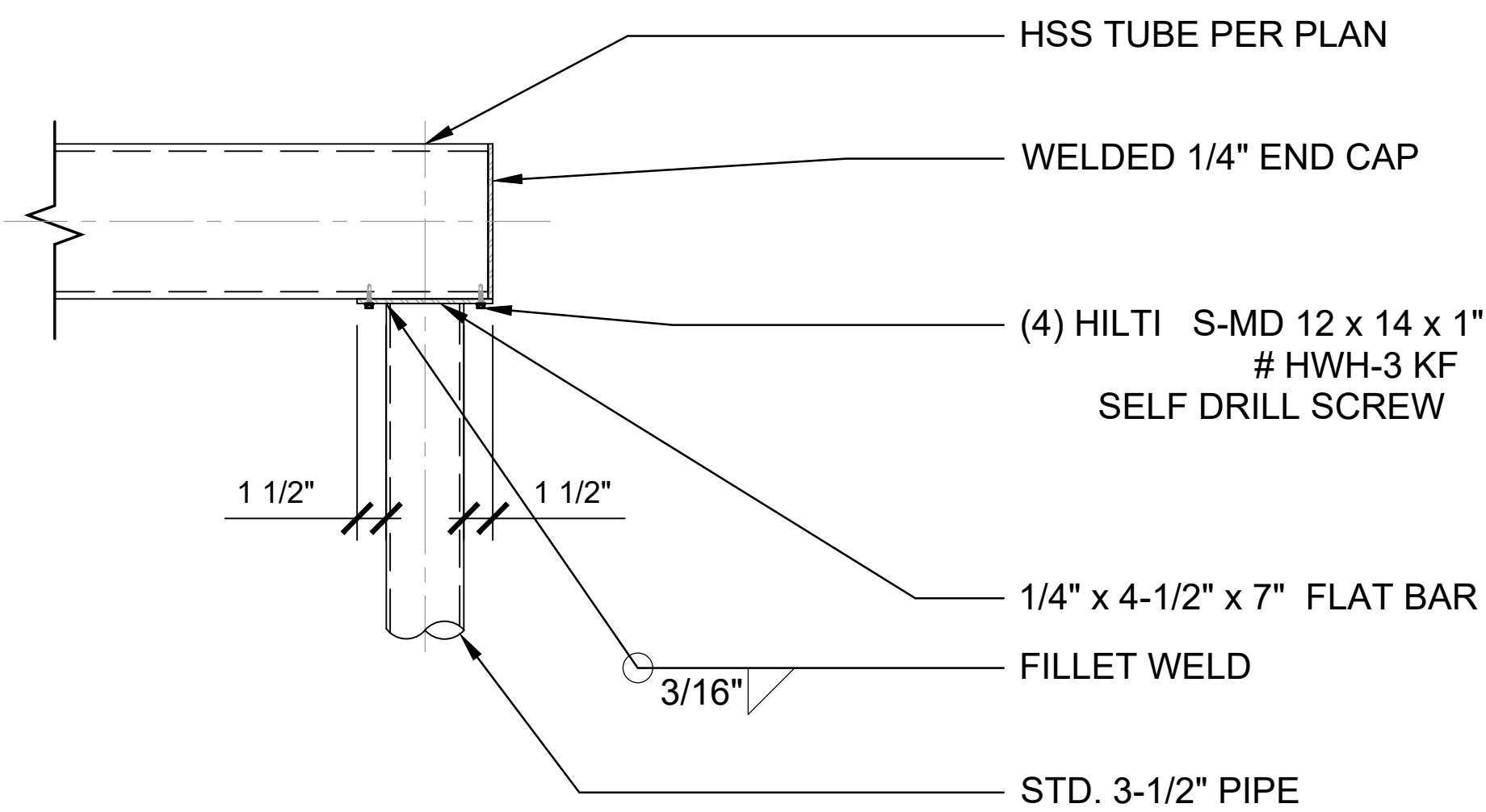
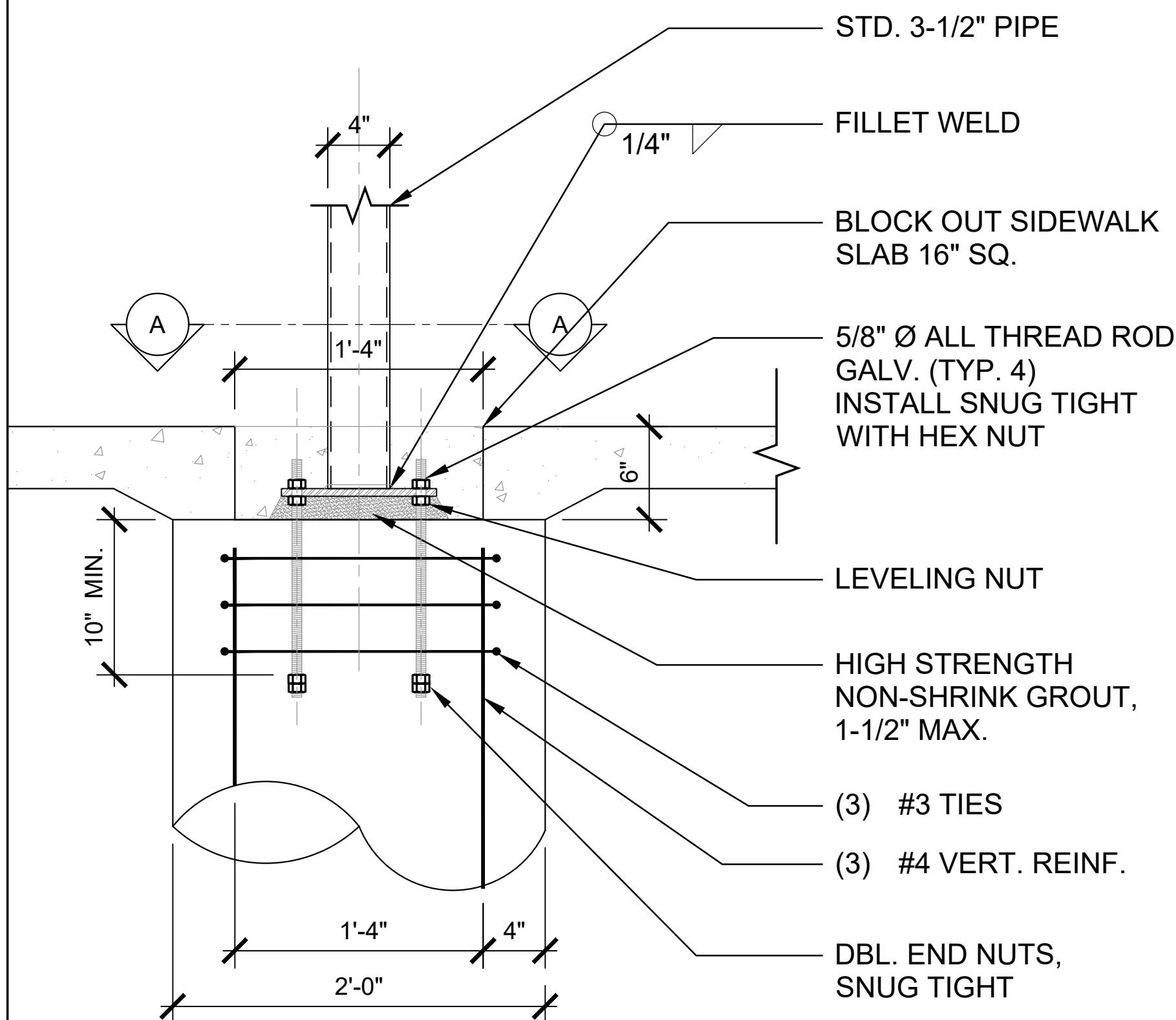
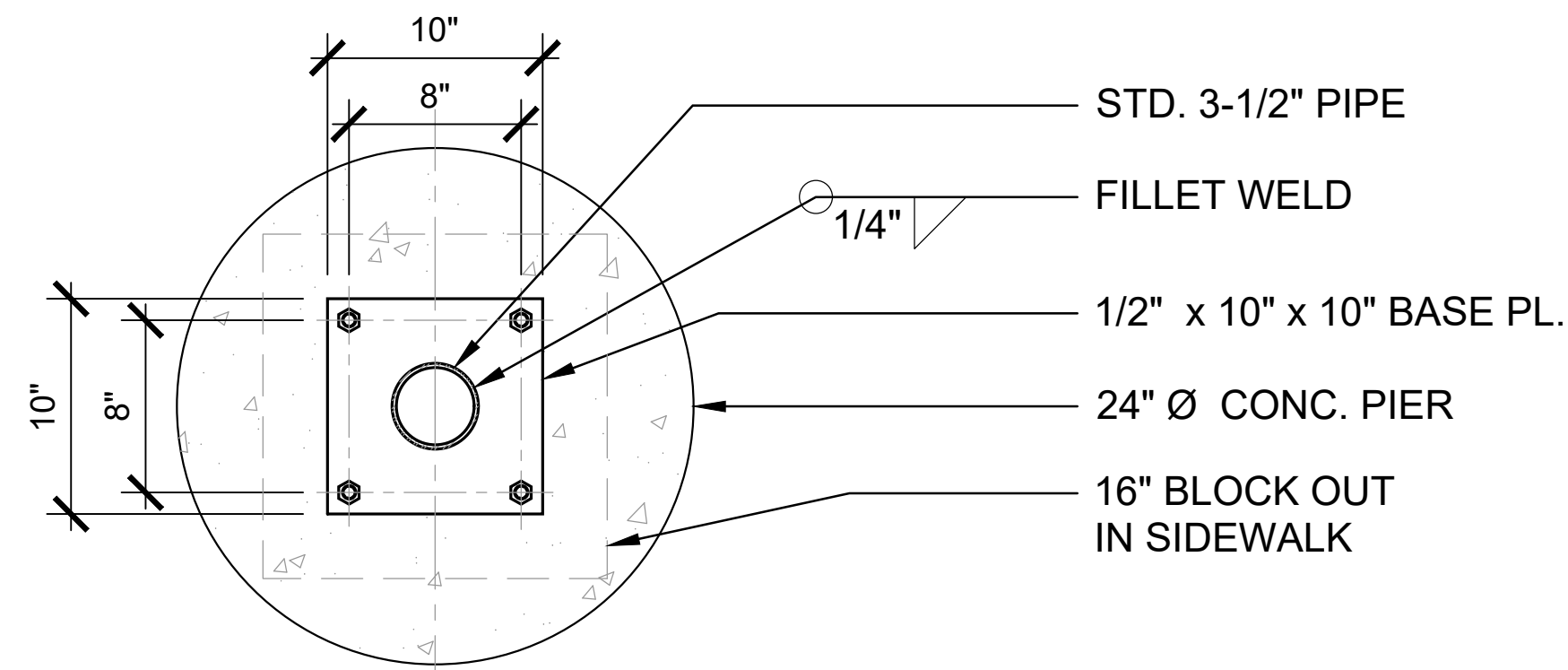
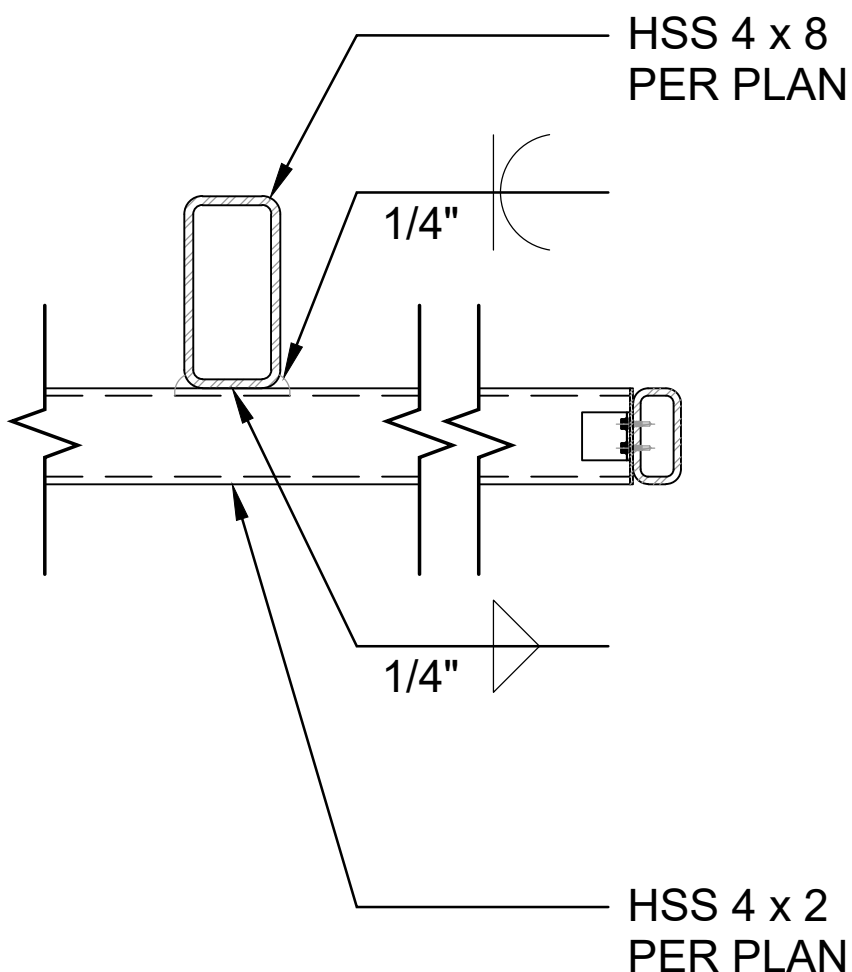
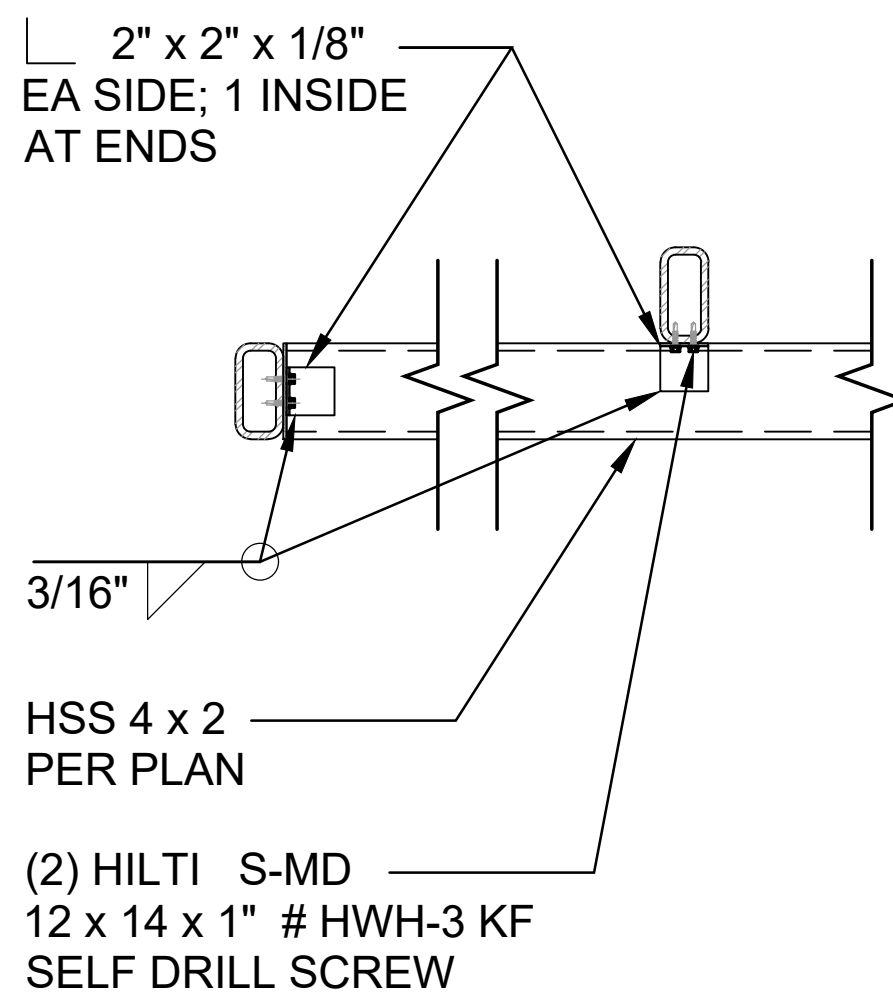
C. DO NOT ALLOW WATER TO STAND IN TRENCHES. IF BOTTOMS OF TRENCHES BECOME SOFTENED DUE TO RAIN OR OTHER WATER BEFORE CONCRETE IS CAST, EXCAVATE SOFTENED MATERIAL AND REPLACE WITH PROPERLY COMPACTED BACKFILL OR CONCRETE AT NO COST TO OWNER.

D. ALL EXCAVATIONS, FORMS AND REINFORCING ARE TO BE INSPECTED BY THE LOCAL BUILDING INSPECTOR PRIOR TO PLACING CONCRETE.

5. REINFORCED CONCRETE

- A. CONCRETE SHALL BE HARDROCK CONCRETE, USING PORTLAND CEMENT TYPE I OR II LOW ALKALINE. MIX DESIGN SHALL BE AS FOLLOWS:
 - a. MINIMUM 28-DAY COMPRESSIVE STRENGTH = 2500 PSI.
 - b. MINIMUM CEMENT CONTENT = 4.5 SACKS/CU.YD. FLYASH MAY BE SUBSTITUTED FOR UP TO 25% WEIGHT OF THE CEMENT CONTENT.
 - c. MAXIMUM WATER-TO-CEMENT RATIO (WCR) = 0.50.
 - d. AGGREGATE SIZE = MAXIMUM SIZE APPROPRIATE FOR FORM & REBAR CLEARANCE.
- B. NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT.
- C. ALL REINFORCING STEEL BARS SHALL CONFORM WITH ASTM A615. BARS #5 AND LARGER SHALL BE GRADE 60. ALL OTHER BARS SHALL BE GRADE 40.
- D. MAINTAIN MINIMUM 3" COVERAGE TO FACE OF BARS FROM SIDES AND BOTTOM OF CONCRETE EMBEDDED IN EARTH. MAINTAIN MINIMUM 1" COVERAGE TO FACE OF BARS FROM TOP OF CONCRETE FOUNDATIONS
- E. PROVIDE SUFFICIENT MEANS OF SUPPORTING REINFORCEMENT IN ITS TRUE HORIZONTAL AND VERTICAL POSITIONS TO PREVENT DISPLACEMENT OF DURING PLACING OF CONCRETE.

- A. STRUCTURAL STEEL SHALL BE SUPPLIED, DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS.
- B. STEEL SHALL BE AS FOLLOWS:
 - 1. HOLLOW STRUCTURAL SECTIONS: ASTM 500B
 - 2. PIPES: ASTM A53 GR. B
 - 3. BASE PLATES: ASTM A572 GR. 50
 - 4. ALL OTHER STEEL: ASTM A36
 - 5. BOLTS: ASTM A307
 - 6. THREADED RODS: ASTM A36 OR F1554 GR. 36
 - 7. WELDING ELECTRODES: E70XX
- C. WELDING SHALL CONFORM TO AWS D1.1 AND BE PERFORMED BY CERTIFIED WELDERS.
- D. ALL STEEL EXPOSED TO WEATHER SHALL BE PAINTED. REFER TO ARCHITECTURAL DRAWINGS FOR PAINT SPECIFICATIONS.
- E. ALL FASTENERS EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED OR HAVE AN APPROVED WEATHER PROOF FINISH.
- F. HIGH STRENGTH NON-SHRINK GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI.



NOTE: WELD END CAPS ON ALL TUBE ENDS

5	DETAIL - PIPE COLUMN TO BEAM
S-1.0	1-1/2" = 1'-0"

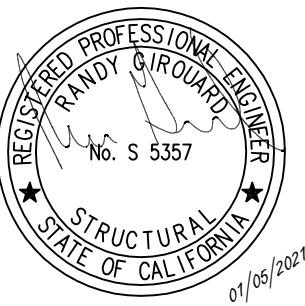
P.O. BOX 577
TALMAGE
CALIFORNIA
95481

TEL 707. 972. 8879
FAX 707. 462. 1045

alan nicholson DESIGN STUDIO

Alan Nicholson
January 5, 2021

SoLa STRUCTURAL ENGINEERING INC
P.O. BOX 330 CLOVERDALE, CA 95425
P. 707-894-5894 F. 707-894-8667



The Engineer's seal and signature on this drawing indicated that only those structural items as outlined in the project calculations have been reviewed for structural integrity. All other work has NOT been reviewed and NO RESPONSIBILITY IS ASSUMED FOR ACCURACY OF OTHER ELEMENTS OF DESIGN.

SoLa Structural Engineering, Inc.

MARK		DATE	BY
1			

BUSINESS	CULTIVO
OWNER: ASHLEIGH & FERNANDO PLAZOLA	
MAIL	108 WEST STANDLEY ST.
CITY	UKIAH, CALIF.
ZIP CODE	95482

PROJECT	OUTDOOR DINING AREA
ADDRESS	108 WEST STANDLEY ST.
CITY	UKIAH, CA. 95482
AP NO.	002-224-150
PROJ. NO.	2004

AS NOTED

DWG TITLE	STRUCTURAL NOTES AND DETAILS		
FILE NAME	01/anDesign/Clients/Cultivo/CD Set		
DRAWN BY	AN	DRAFT DATE: 01. 05. 2021	
CK BY		SHEET SIZE: 36" x 24"	
SUBMITTED			

DWG. NO. **S-1.1**
SHEET 4 OF 4

SoLa Structural Engineering Inc.

P.O. Box 330

Cloverdale, CA 95425

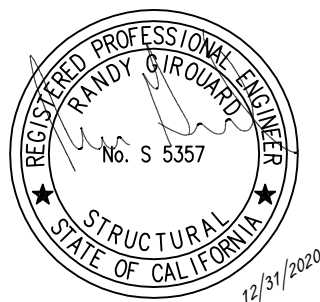
STRUCTURAL CALCULATIONS

for

STEEL FRAMED AWNING

Cultivo Restaurant
108 West Standley Ave
Ukiah, CA

PREPARED BY
RANDY GIROUARD, SE



CLIENT
Ashleigh & Fernando Plazola

Design Code: 2019 California Building Code (CBC)

Risk Category: II

Wind Design: 95 mph Exp B

Seismic Design: $S_s = 1.947$ g $S_1 = 0.746$ g

Site Class = D

Soil Design Values (Code Presumptive):

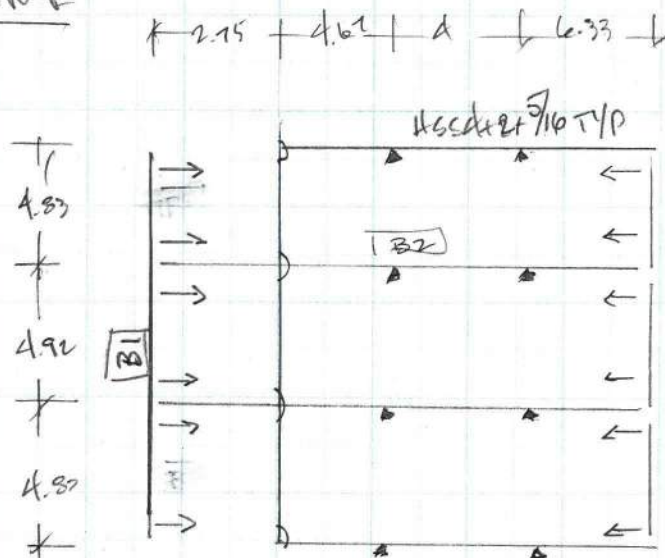
Allowable bearing capacity (D+ Live Loads) =	1500	psf
Allowable bearing capacity (D+ Live Load + Transient) =	2000	psf
Soil friction coefficient =	130	psf
Allowable passive pressure resistance =	100	psf/ft (1500 psf max)

Design Live Loads:

Roof Live Load, $L_r = 5$ psf (fabric canopy)

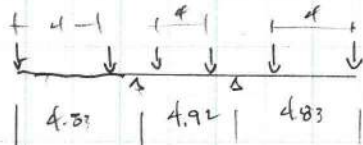


HORIZONTAL FRAME



PLAN VIEW

a) column HSS 4x2 1/4 cantilever **[B1]**



$$M_{max} \approx (4')(250) + (1')(250) = 1250 \text{ ft-lb} = 1.25 \text{ K-ft}$$

web
AND
BENDY

$$\left\{ \begin{array}{l} h/t = 5.58 < 2.42 \sqrt{E/F_y} = 60.9 \text{ compact web} \\ b/t = 14.2 < 1.2 \sqrt{E/F_y} = 20.1 \text{ compact flange} \end{array} \right.$$

$$M_{N/2} = \frac{(46 \text{ ksi})(1.79)(1/1.67)}{Z_{xx}} = 49.3 \text{ ksi} = 4.1 \text{ K-ft} \gg 1.25 \text{ OK}$$

shear OK

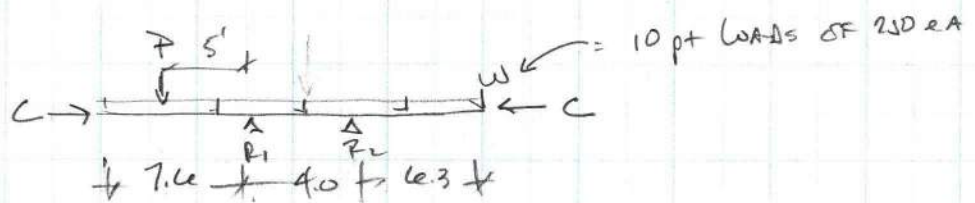
$$\Delta \approx \frac{(0.25)(48)^3}{(3)(E)(I_y)} = 0.21'' \text{ Acceptable}$$

* $L_p = 5.08 \text{ ft}$ OK By inspection



HSS Horizontal Frame

check [B2] for compression & flexure



$$w = (250)(10)\left(\frac{1}{18}\right) + 10 \text{ #/ft} = 150 \text{ #/ft} \quad (\text{wind or rain event})$$

$$P = (250)(4)\left(\frac{1}{2}\right) = 500 \text{ #}$$

$$C = (3)(250) = 750$$

$$M_{\text{max}} = (150)(7.6)^2\left(\frac{1}{2}\right) + (500)(4) = 6.83 \text{ K-ft}$$

$$\sqrt{M} \approx 30(7.6) + 40 = 270 = 0.27 \text{ K} \quad \text{Negligible}$$

$$C_{\text{max}} = 0.75 \text{ K}$$

$$L_b = 8' \text{ max conservative}$$

$$\Delta \approx 0.10 \quad \text{OK}$$

$$M/R_{\text{ft}} = 7.88 \text{ K-ft} > 6.83 \quad \text{OK}$$

$$\sqrt{M} - \text{OK by inspection}$$

$$P/R = 24.1 \text{ K} >> 0.75 \quad \text{OK}$$

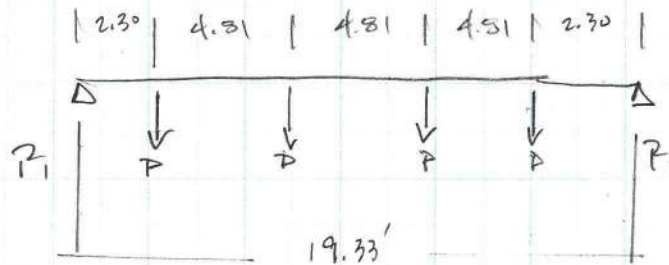
combined axial & flexure OK

$$R_1 = \frac{(150)(18)(2.6)}{4} + \frac{(500)(9)}{4} = 2700$$

$R_2 \leq R_1$
use R_1 FOR
[B3] check



check HSS 8x4x3/8 supporting the Horizontal FRM



$P = 276$ (conservative than a For Rain or Wind)

$$R_1 = (276)(4)(1/2) = 552$$

$$M = (552)(19.33/2) - (276)(2.4) - (276)(7.22) = 26.9 \text{ k-ft}$$

$V = 380$ — ok R_y in spectrum

$$L_b = 4'$$

$$M/\Omega_{FH} = 43 \text{ k-ft} > 26.9 \text{ k-ft}$$

$$\Delta_{TL} \approx \frac{[(276/2) + (\frac{276}{2})](19.33)^3(175)}{(48)(29000)(196)} = 0.46'' \text{ conservative Acceptable } \checkmark$$



Lateral Analysis

THE AWNING structure consist of (4) HSS column
cantilever'd from foundation to supporting a HSS horizontal open
FRAME. THE open FRAME supports canopy Fabric

- By observation seismic will control lateral Design
& wind will control uplift.

BASED ON LOCATION (see ATTACH): & site class D

$$S_s = 1.947$$

$$S_1 = 0.746$$

$$F_{AE} = 1.2$$

$$F_V = 1.4$$

NOTE: A ground motion HAZARD ANALYSIS is not
req'd per 11.4.8 Due to Exception 2.

$$S_{DS} = 1.56$$

$$S_{DI} = 0.85$$

$$SIC = D \quad (\text{TABLE 11-6.2 \& 11-6.3})$$

$$T_s = 0.85 / 1.56 = 0.67$$

calculate THE structure's period T

$$T = 2\pi \sqrt{\frac{\sum w_i \delta_i^2}{\sum f_i \delta_i}}$$



LATERAL ANALYSIS

CANTILEVER COLUMN CONSISTS
OF (2) 3 1/2" SDR SLOPE PIPE

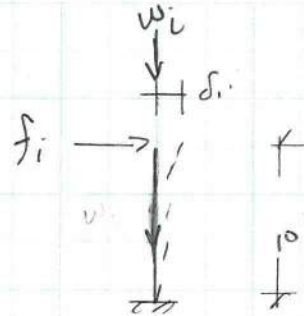
let $f_i = 1.0^k$

$$EI = 131 \times 10^3 \text{ K-in}^2$$

$$\delta_i = \frac{(1)(10)^3(1.728)}{(3)(131 \times 10^3)} = 0.04$$

canopy $w_i \approx (18')(2)(27.4^{\#11}) + (15')(2)(9^{\#11}) + (15')(2)(9^{\#11}) + (18)(2)(9^{\#11}) + (14)(1)(9)$
 $+ (1/16 \text{ lb})(15)(18')$

$\approx 2000^{\#} \text{ L FIBRIC} = 2.0^k$



$$T = 2\pi \sqrt{\frac{(2)(0.04)^2}{(32.17)(1^k)(0.04)}} = 0.32 \text{ sec} < 1.5 T_s = 1.00$$

Per Eq 128-2: $C_s = \frac{S_{DS}}{\left(\frac{R}{I}\right)} = \frac{1.56}{\left(\frac{2}{1}\right)} = 0.78 \text{ controls}$

$$M_w C_s = \frac{0.5 S_1}{(R/I)} = 0.19$$

$f = 1.0$

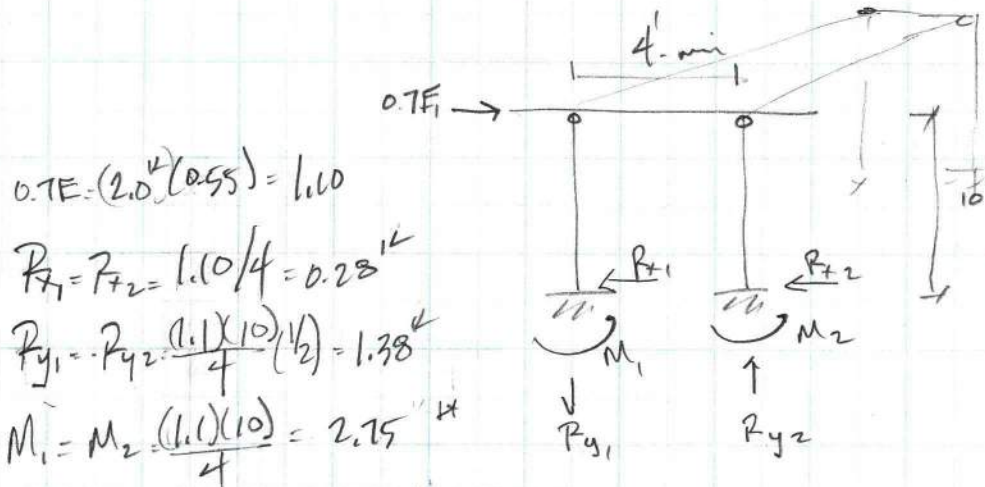
Use ASD Load Combo:

$$0.7 E_w = (1.0)(0.78)(0.7) = 0.55 W_e$$

$$0.7 E_v = (0.7)(0.2)(1.56) = 0.22 D$$



Check (4) CAPTIVE PIPE COLUMN



Per AISC MANUEL TABLE : 3 1/2 STD PIPE

$$M/S = 5.30 > 2.75 \quad \text{OK}$$

Per AISC MANUEL TABLE

$$P/R = 34.9 \text{ k} > 1.38 \quad \text{OK}$$

$$V/S = \frac{(0.6)(36)(2.51)}{1.67} = 32.1 > 0.28 \text{ k} \quad \text{OK}$$

combined axial & flexure OK by inspection

$$\phi_c = 0.044 \quad \text{OK}$$



check uplift

$$SD: \uparrow = (0.22)/(2000) = 440^{\#} \text{ total or } 110^{\#} \text{ per col}$$

wind: use ASCE-7-16 Chapter 27 for open flat roof

wind speed = 95 mph (Risk Category II)

Exp: B

H = 10'

$$P = q_h G C_u$$

$$G = 0.85$$

$$q_h = 0.0025 Z (0.85)(95)^2 = 20 \text{ psf}$$

$$C_u = 1.2 \text{ max } 1$$

$$\text{uplift} = (1.2)(20)(0.85) = 20.4 \text{ psf} > 16 \text{ psf min.}$$

ASD 0.6W

$$5(0.6)(20.4) = 12.2 \text{ psf}$$

$$P_{\text{uplift}} = (12.2)(15)(18) = 3306 \text{ or } 830 \text{ per column}$$

size round CIP cone Pier for uplift

0.6D : 0.6W

$$0.6D = (0.6)(2000/4) + (0.6)(145 \text{ psf})(2')^2(1/4)(D) \\ = 300 + 273D$$

$$0.6W = 830$$

$$D \geq 1.91' \quad \underline{2' \text{ min}}$$



a) HSS 8x4x3/8 to STD 3 1/2 pipe

LATERAL $\leftrightarrow$ = 280 #
UPWT $\uparrow$ = 830 #

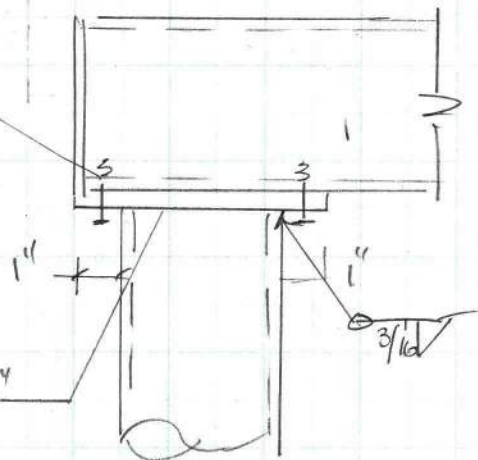
1/4" self Drilling Screws

$$V_A = \left(\frac{2440}{3} \right) (4) = 3253 > 280 \text{ OK}$$

$$T_A \text{ pullout} = \left(\frac{3540}{3} \right) (4) = 4720 > 280 \text{ OK}$$

$$T_A = \left(\frac{1000}{3} \right) (4) = 1333 > 830 \text{ OK}$$

(2) HWH 1/4" - 14x1
HWH #3
HWH SEAL
EA SIDE

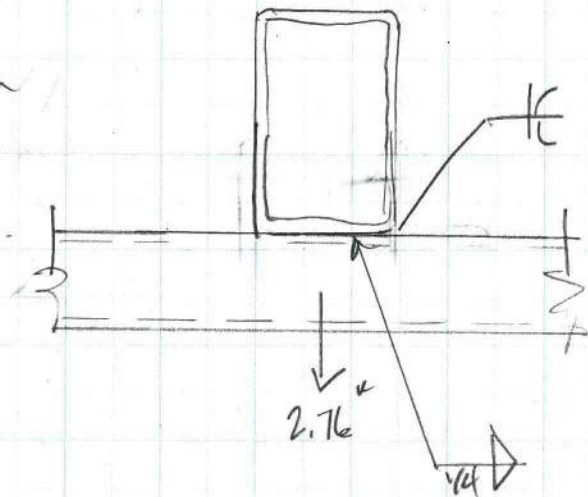


3/16" Fillet weld w/ E70xx Electrodes capacity OK
By observation

b) HSS 4x2x5/16 to HSS 8x4x3/8

(2) x 4" of 1/4" Fillet E70xx min

$$V_A = 29.7 \text{ k} > 2.76 \text{ k} \checkmark$$





FOUNDATION

$$DL = 2000/4 = 500$$

$$L_r = (5 \text{ psf})(15)(18)(1/4) = 340 \text{ ft}$$

$$\text{DL} = 840 \text{ ft}$$

use code minimum soil pressure = 1500 psf

$$A_b > 840/1500 = 0.56 \text{ ft}$$

$$2' \phi \text{ CIP pier } A_b = 2^2 \pi/4 = 3.14 \text{ ft}^2 \text{ OK}$$

$$\text{LATERAL: } (1.10)(1/4) = 0.28 \text{ ft} = 280 \text{ ft}$$

$$H = 10'$$

$$S_{\text{LATERAL}} = 100 \text{ psf}$$

Foundation is constrained by sidewalk
slab. use constrained pole embed formula

$$d = \sqrt{\frac{A_b 25 Ph}{S_3 b}}$$

$$P = 280$$

$$H = 10'$$

$$b = 2'$$

$$S_3 = 100 \text{ psf}$$

insert to obtain

$$d \geq 3.95 \text{ say } 4.0' \text{ min}$$

use 2' ϕ CIP concrete pier w/
4' embed - reinforce w/ (1) #5 vert.



check AB: use (4) 5/8" ϕ all-thread rods

10" embed; f'_c 2500 psi; ref FISSY GH 36

use Quick Anclor software to check AB.

LRFD $M_u = 2.75/0.7 = 3.93 \text{ k-ft} = 47.2 \text{ k-in}$
 $V_u = 0.29/0.7 = 0.40 \text{ k}$
 $T_u = 1.39/0.7 = 2.0 \text{ k}$

Ignore DL contribution which is conservative.

Refer to output file ATTACHED

DCT Tension = $6.77/2.59 = 0.89 \leq 1.0$

DCT Shear = $0.4/4.15 = 0.01 \leq 1.0$

DCT $T + V = 0.84 \leq 1.0$ OK

Calculate MAT Tension Transmitted By Base Plate

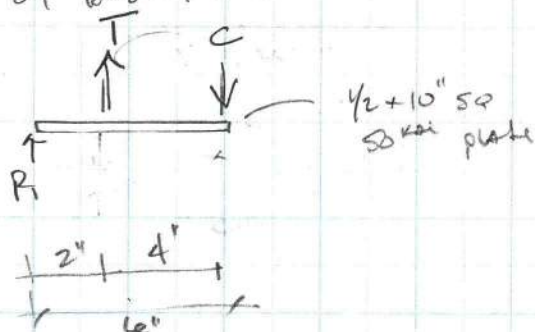
$Z = \frac{(10'')(4'')^2}{4} = 0.63 \text{ in}^3$

$F_y = 90 \text{ ksi}$

$M_{MAT} = (50)(0.63) = 31.3 \text{ k-in}$

$T = 31.3 \text{ k-in} / 4' = 7.83 \text{ k}$

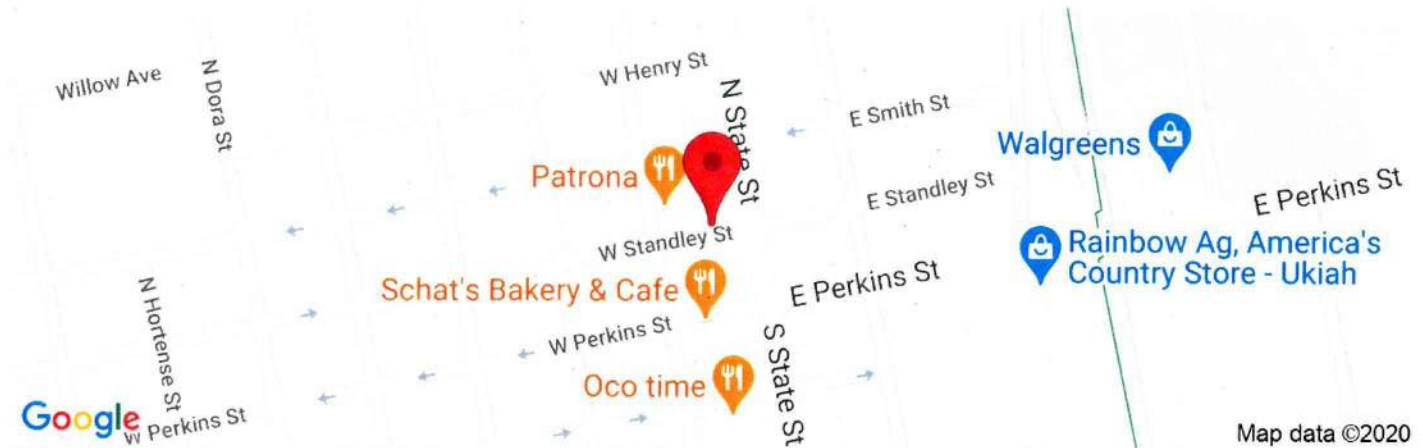
$R_t = (7.83)(4/6) = 5.22 \text{ k}$ ← note Tension For Double Check





OSHPD

Latitude, Longitude: 39.1506, -123.2082



Date 12/28/2020, 3:25:30 PM
 Design Code Reference Document ASCE7-16
 Risk Category I
 Site Class D - Default (See Section 11.4.3)

Type	Value	Description
S_s	1.947	MCE_R ground motion. (for 0.2 second period)
S_1	0.746	MCE_R ground motion. (for 1.0s period)
S_{MS}	2.336	Site-modified spectral acceleration value
S_{M1}	null-See Section 11.4.8 1.268	Site-modified spectral acceleration value
S_{DS}	1.557	Numeric seismic design value at 0.2 second SA
S_{D1}	null-See Section 11.4.8 0.846	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	null-See Section 11.4.8 D	Seismic design category
F_a	1.2	Site amplification factor at 0.2 second
F_v	null-See Section 11.4.8 $\rightarrow F_v = 1.7$	Site amplification factor at 1.0 second
PGA	0.817	MCE_G peak ground acceleration
F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	0.981	Site modified peak ground acceleration
T_L	8	Long-period transition period in seconds
S_{sRT}	2.222	Probabilistic risk-targeted ground motion. (0.2 second)
S_{sUH}	2.512	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
S_{sD}	1.947	Factored deterministic acceleration value. (0.2 second)
S_{1RT}	0.875	Probabilistic risk-targeted ground motion. (1.0 second)
S_{1UH}	0.995	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S_{1D}	0.746	Factored deterministic acceleration value. (1.0 second)
PGA_d	0.817	Factored deterministic acceleration value. (Peak Ground Acceleration)
C_{RS}	0.885	Mapped value of the risk coefficient at short periods
C_{R1}	0.879	Mapped value of the risk coefficient at a period of 1 s

GROUND MOTION HAZARD
 ANALYSIS NOT READ
 PER EXCEPTION #2 to
 11.4.8 ✓

$$T_s = 0.845 / 1.268 = 0.67$$

Project: *Cultivo Awning***Prepared by:** *RJG***Company:** *SoLa Structural Engineering Inc***Phone:** 707-894-5894**Email:** *randy@sola-se.com*

PROJECT INFORMATION

Anchor arrangement

Type of arrangement = Grid

Number of anchors = 4

Number of rows = 2 with spacing = 8 in.

Number of columns = 2 with spacing = 8 in.

$c_{right} = 6$ in., $c_{left} = 6$ in., $c_{top} = 6$ in., $c_{bottom} = 6$ in.

Concrete depth, $h_a = 48$ in.

Base plate properties

Length of plate in X-direction = 10 in.

Length of plate in Y-direction = 10 in.

Plates's left edge distance = 5 in.

Plates's right edge distance = 5 in.

Plates's top edge distance = 5 in.

Plates's bottom edge distance = 5 in.

Loading point (Profile) eccentricities from the center of the anchors

Eccentricity in X-direction = 0.0 in.

Eccentricity in Y-direction = 0.0 in.

Anchor properties

Anchor used: Headed Bolt of ASTM F 1554 Grade 36 steel [Anchor material is ductile]

$f_{uta} = 58000$ psi

Anchor diameter, $d_a = 0.625$ in.

Anchor effective c/s area, $A_{se} = 0.226$ in.²

Bearing area of anchor head, $A_{brg} = 0.404$ in.²

Anchor embedment depth, $h_e = 10$ in.

Concrete properties

$f'_c = 2500$ psi

$\epsilon_{c0} = 0.002$

$\epsilon_{cu} = 0.003$

Project: *Cultivo Awning***Prepared by:** *RJG***Company:** *SoLa Structural Engineering Inc***Phone:** 707-894-5894**Email:** *randy@sola-se.com*Concrete weight: Normal Wt.....[$\lambda = 1$]

Concrete is cracked under service load.

Supplementary reinforcement for tension: Not provided

Supplementary reinforcement for shear: Not provided

Edge reinforcement to control splitting: No reinforcement or smaller than No.4 bar is provided.

Strength reduction factor, ϕ

 ϕ for steel failure in tension = 0.75 ϕ for steel failure in shear = 0.65 ϕ for concrete breakout or side-face blowout in tension = 0.7 ϕ for anchor pullout in tension = 0.7 ϕ for concrete breakout in shear = 0.7 ϕ for anchor pryout in shear = 0.7**Applied loads**

Tension:

 $N_u = 2$ kips; seismic percentage = 100%

Moment about x-axis:

 $M_{ux} = 0$ kips-in.; seismic percentage = 0%

Moment about y-axis:

 $M_{uy} = 47.2$ kips-in.; seismic percentage = 100%

Shear in x-direction:

 $V_{ux} = 0.4$ kips; seismic percentage = 100%

Shear in y-direction:

 $V_{uy} = 0$ kips; seismic percentage = 0%

Moment about z-axis (pure torsion):

 $M_{uz} = 0$ kips-in.; seismic percentage = 0%**Miscellaneous information**

Seismic Design Category is C or higher

Code used: ACI 318-14

Load combination to compute required strength: ACI 318 Section 9.2

Maximum load from attachment:

tension = 5.2 kips; x-shear = 93 kips; y-shear = 93 kips.

Structural overstrength factor = 2.5

Project: Cultivo Awning

Prepared by: RJG

Company: SoLa Structural Engineering Inc

Phone: 707.894.5894

Email: randy@sola-se.com



Anchor	Tension	Shear x	Shear y
1	3.38	0.10	0.00
2	0.00	0.10	0.00
3	3.38	0.10	0.00
4	0.00	0.10	0.00

Resulting tension force = 6.77 kips acting at (0.00 , 0.00) in. from the centroid of the tension anchors.

Seismic ratio of resulting tension* = 1.00
 Seismic ratio of resulting shear x* = 1.00
 Seismic ratio of resulting shear y* = 0.00

* Seismic ratio is the ratio of anchor forces resulting from seismic loading to those resulting from total loading.

1. STEEL STRENGTH OF ANCHOR IN TENSION, ϕN_{sa}

Design strength of a single anchor:

$$\phi N_{sa} = \phi A_{se} f_{uta} = 0.75 \times 0.226 \times 58000 \text{ lbs} = 9.83 \text{ kips}$$

Based on the most heavily loaded anchor:

1. Anchor No. 1 carries 3.38 kips which is equal to 50.00% of the total tension load.

Design strength of the whole group = $9.83 / 0.50 = 19.66$ kips

2. Strength utilization ratio [for preventing brittle failure of anchors, see [17.2.3.4.3(a)]:

$$= \text{Applied load} / 1.2 \text{ times the nominal steel strength} = 0.22$$

2. CONCRETE BREAKOUT STRENGTH IN TENSION, ϕN_{cbg}

Considering active anchors in tension:

$$c_{\text{right}} = 14.00 \text{ in.}; c_{\text{left}} = 6.00 \text{ in.}; c_{\text{top}} = 6.00 \text{ in.}; c_{\text{bottom}} = 6.00 \text{ in.}; h_{ef} = 10 \text{ in.}$$

Three (or all) edge distances are less than $1.5h_{ef}$. Therefore, h_{ef} is reduced to 9.33 in.[17.4.2.3]

$$A_{Nco} = 9h_{ef}^2 = 784.00 \text{ in.}^2 \text{ and } A_{Nc} = 400.00 \text{ in.}^2 \text{[Fig. R17.4.2.1]}$$

Project: Cultivo Awning**Prepared by:** RJG**Company:** SoLa Structural Engineering Inc**Phone:** 707-894-5894**Email:** randy@sola-se.com

$$N_b = k_c \lambda_a \sqrt{f'_c} h_{ef}^{1.5} \text{ lbs.....[17.4.2.2]}$$

$$= 24 \times 1 \times \sqrt{2500} \times 9.33^{1.5} \text{ lbs} = 34.22 \text{ kips}$$

Eccentricity factor, $\Psi_{ec,N}$ [17.4.2.4]For eccentricity in x-direction, $\Psi_{ec,Nx} = 1 / (1 + 2 e'_{N,x} / 3h_{ef}) = 1.00$ For eccentricity in y-direction, $\Psi_{ec,Ny} = 1 / (1 + 2 e'_{N,y} / 3h_{ef}) = 1.00$

$$\Psi_{ec,N} = \Psi_{ec,Nx} \Psi_{ec,Ny} = 1.00$$

Edge effect factor, $\Psi_{ed,N}$ [17.4.2.5]

$$c_{a,min} = 6.00 \text{ in.}$$

$$\Psi_{ed,N} = 0.7 + 0.3 (c_{a,min} / 1.5h_{ef}) = 0.83$$

Factor for uncracked concrete, $\Psi_{c,N}$ [17.4.2.6]Because concrete is cracked under service load, $\Psi_{c,N} = 1.00$

Design strength of the anchor group (SDC C or higher):

$$0.75\phi N_{cbg} = 0.75\phi (A_{Nc} / A_{Nco}) \Psi_{ec,N} \Psi_{ed,N} \Psi_{c,N} \Psi_{cp,N} N_b$$

$$= 0.75 \times 0.7 \times (400.00 / 784.00) \times 1.00 \times 0.83 \times 1.00 \times 1.00 \times 34.22 = 7.59 \text{ kips}$$

Strength utilization ratio [for preventing brittle failure of anchors, see 17.2.3.4.2 and 17.2.3.4.3(a)]:

$$= \text{Applied load} / \text{Nominal concrete strength} = 0.47$$

ACI 318-14 Section 17.4.2.9 allows substituting the concrete breakout strength as calculated above by the design strength of anchor reinforcement where the anchor reinforcement is developed in accordance with Chapter 25 on both sides of the breakout surface.

Strength reduction factor of 0.75 shall be used in the design of the anchor reinforcement.

3. STRENGTH IN CONCRETE SIDE FACE BLOWOUT FOR HEADED ANCHOR IN TENSION, ϕN_{sbg}

Anchor embedment depth is less than or equal to 2.5 times the minimum edge distance. Sideface blowout does not apply.

Project: *Cultivo Awning*Prepared by: *RJG*Company: *SoLa Structural Engineering Inc*

Phone: 707-894-5894

Email: *randy@sola-se.com*

4. PULLOUT STRENGTH OF ANCHOR IN TENSION, ϕN_{pn}

Design strength of a single headed bolt or stud (SDC C or higher):

$$0.75\phi N_{pn} = 0.75\phi \Psi_{c,p} (8A_{brg} f'_c) \\ = 0.75 \times 0.7 \times 1 \times 8 \times 0.404 \times 2500 \text{ lbs} = 4.24 \text{ kips}$$

(Note: $\Psi_{c,p} = 1$ When concrete is cracked under service load.)

Based on the most heavily loaded anchor:

1. Anchor No. 1 carries 3.38 kips which is equal to 50.00% of the total tension load.

Design strength of the whole group = $4.24/0.50 = 8.48$ kips

2. Strength utilization ratio [for preventing brittle failure of anchors, see 17.2.3.4.2 and 17.2.3.4.3(a)]:
= Applied load / Nominal concrete strength = 0.42

5. CONCRETE BREAKOUT STRENGTH IN SHEAR, ϕV_{cbg}

Shear in X-Direction

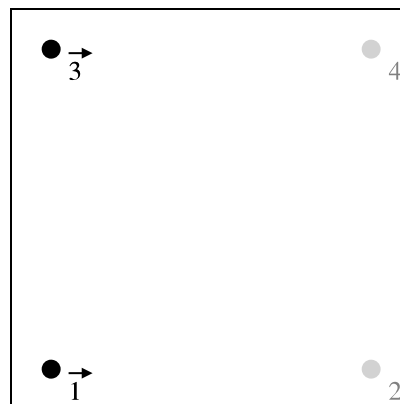
$$\phi V_{cbg} = \phi (A_{Vc} / A_{Vco}) \Psi_{ec,v} \Psi_{ed,v} \Psi_{c,v} \Psi_{h,v} V_b$$

Governing failure mode corresponds to the positive X-direction.

Breakout takes place from the 2nd line of anchors from the governing edge with 2 active anchors carrying 100.00 % of the total shear.

Anchors carrying shear in positive X-direction:

Anchor	Shear x
1	0.20
3	0.20



Project: Cultivo Awning**Prepared by:** RJG**Company:** SoLa Structural Engineering Inc**Phone:** 707-894-5894**Email:** randy@sola-se.comShear perpendicular to the edge:Governing edge distance in the direction of shear, $c_{a1} = 14$ in. $c_{top} = 6.00$ in.; $c_{bottom} = 6.00$ in.; $h_a = 48$ in.

Projected breakout area: width = 20 in.; height = 21 in.

 $A_{Vco} = 4.5c_{a1}^2 = 882.00$ in.² and $A_{Vc} = 420.00$ in.²[Fig. R17.5.2.1(a) and (b)] $l_e = \text{Min. of } h_{ef} \text{ and } 8d_a = 5$ in. V_b is the smaller of (a) and (b):

$$(a) [7(1_e / d_a)^{0.2} \sqrt{d_a}] \lambda_a \sqrt{f_c} (c_{a1})^{1.5} = 21.97 \text{ kips}$$

$$(b) 9 \lambda_a \sqrt{f_c} (c_{a1})^{1.5} = 23.57 \text{ kips}$$

Governing $V_b = 21.97$ kipsEccentricity factor, $\Psi_{ec,V}$ [17.5.2.5]

$$\Psi_{ec,V} = 1 / (1 + 2e'_V / 3c_{a1}) = 1.00$$

Edge effect factor, $\Psi_{ed,V}$ [17.5.2.6]

$$\Psi_{ed,V} = 1.0 \text{ for } c_{a2} = 1.5c_{a1}$$

$$\Psi_{ed,V} = 0.7 + 0.3[c_{a2} / 1.5c_{a1}] \text{ for } c_{a2} < 1.5c_{a1}$$

 $c_{a2} = 6$ in. $\Psi_{ed,V} = 0.79$ Factor for uncracked concrete, $\Psi_{c,V}$ [17.5.2.7]For cracked concrete at service load, with no or less than No.4 bar edge reinforcement, $\Psi_{c,V} = 1.0$ Factor for small concrete depth, $\Psi_{h,V}$ [17.5.2.8]

$$\Psi_{h,V} = 1, \text{ for } h_a = 1.5c_{a1}$$

$$\Psi_{h,V} = \sqrt{1.5c_{a1} / h_a}, \text{ for } h_a < 1.5c_{a1}$$

 $h_a = 48$ in. $\Psi_{h,V} = 1.00$

$$\phi V_{cbg} = (1/1.00) \times 0.7 \times (420/882.0) \times 1.00 \times 0.79 \times 1.0 \times 1.00 \times 21.97 = 5.75 \text{ kips}$$

Shear parallel to the edge:Governing edge distance parallel to the shear, $c_{a1} = 6$ in. $c_{right} = 14.00$ in.; $c_{left} = 6.00$ in.; $h_a = 48$ in.

Projected breakout area: width = 15 in.; height = 9 in.

 $A_{Vco} = 4.5c_{a1}^2 = 162.00$ in.² and $A_{Vc} = 135.00$ in.²[Fig. R17.5.2.1(a) and (b)] $l_e = \text{Min. of } h_{ef} \text{ and } 8d_a = 5$ in.

Project: Cultivo Awning**Prepared by:** RJG**Company:** SoLa Structural Engineering Inc**Phone:** 707-894-5894**Email:** randy@sola-se.com

V_b is the smaller of (a) and (b):

$$(a) [7(1_e / d_a)^{0.2} \sqrt{d_a}] \lambda_a \sqrt{f_c} (c_{a1})^{1.5} = 6.16 \text{ kips}$$

$$(b) 9 \lambda_a \sqrt{f_c} (c_{a1})^{1.5} = 6.61 \text{ kips}$$

Governing $V_b = 6.16 \text{ kips}$

Edge effect factor, $\Psi_{ed,V} = 1.0$ for shear parallel to the edge [17.5.2.1]

Factor for cracked concrete, $\Psi_{c,V} = 1.0$

Factor for small concrete depth, $\Psi_{h,V} = 1.00$

$$\phi V_{cbg} = (1/1.00) \times 2 \times (135/162.0) \times 1.0 \times 1.00 \times 6.16 = 7.19 \text{ kips}$$

Governing shear strength in X-direction, $\phi V_{cbg} = 5.75 \text{ kips}$

Shear in Y-Direction

No applied shear in Y-direction; concrete breakout strength calculation for shear in Y-direction is skipped.

6. STEEL STRENGTH OF ANCHOR IN SHEAR, ϕV_{sa}

Design strength of a single anchor:

$$\phi V_{sa} = \phi 0.6 A_{se} f_{uta} = 0.65 \times 0.6 \times 0.226 \times 58000 \text{ lbs} = 5.11 \text{ kips}$$

In X-direction, governing concrete breakout involves 2 anchors.

Based on the most heavily loaded anchor:

Anchor No. 3 carries 50.00% of the total shear in positive X-direction.

$$\text{Design strength of the whole group in X-direction} = 5.11 / 0.50 = 10.22 \text{ kips}$$

No applied shear in Y-direction; steel strength calculation of anchor in shear for Y-direction is skipped.

7. CONCRETE PRYOUT STRENGTH OF ANCHOR IN SHEAR, ϕV_{cpg}

$$\phi V_{cpg} = \phi k_{cp} N_{cpg}$$

$$h_{ef} = 2.5 \text{ in.} \dots k_{cp} = 2.0$$

$$N_{cpg} = N_{cbg}$$

where N_{cbg} is determined for anchors carrying shear in the direction of the applied shear force (see Anchor Forces table) assuming $e'_N = e'_V$

Project: *Cultivo Awning***Prepared by:** *RJG***Company:** *SoLa Structural Engineering Inc***Phone:** 707-894-5894**Email:** *randy@sola-se.com*

Shear in X-Direction

$$\begin{aligned}
 N_{cbg} &= (A_{Nc} / A_{Nco}) \Psi_{ec,N} \Psi_{ed,N} \Psi_{c,N} \Psi_{cp,N} N_b \\
 &= (400.01/144.00) \times 1.00 \times 1.00 \times 1.00 \times 1.00 \times 9.60 \\
 &= 26.67 \text{ kips}
 \end{aligned}$$

$$N_{cpg} = N_{cbg} = 26.67 \text{ kips}$$

$$\phi V_{cpg} = 0.7 \times 2 \times 26.67 = 37.33 \text{ kips}$$

Shear in Y-Direction

No applied shear in Y-direction; concrete pryout strength calculation of anchor in shear for Y-direction is skipped.

SUMMARY OF STRENGTH CALCULATIONS OF THE ANCHOR GROUP

Tension: 7.59 kips

Shear in X-direction: 5.75 kips

Interaction:

$$\begin{aligned}
 &[N_{ua} / \phi N_n]^{5/3} + [V_{uax} / \phi V_{nx}]^{5/3} \\
 &= [6.77/7.59]^{5/3} + [0.40/5.75]^{5/3} \\
 &= 0.84 \text{OK}
 \end{aligned}$$

CHECK TO PREVENT BRITTLE FAILURE OF ANCHORS IN TENSION

For structures assigned to SDC C or higher and strength-level earthquake force applied to anchors exceeds 20 percent of the total factored anchor force, at least one of the three options needs to be satisfied:

Option 1 - Strength utilization of ductile steel anchors higher than strength utilization of concrete failure mechanisms.

Anchor steel: Ductile; Steel anchor has highest strength utilization: No. Option 1 is NOT satisfied.

Option 2 - Tension strength exceeds the maximum tension transmitted from attachment.

Maximum tension from attachment: $5.20 \text{ kips} \leq \phi N_n (7.59 \text{ kips})$.

Option 2 is satisfied.

Project: <i>Cultivo Awning</i>	
Prepared by: <i>RJG</i>	
Company: <i>SoLa Structural Engineering Inc</i>	
Phone: 707-894-5894	Email: <i>randy@sola-se.com</i>



Option 3 - Tension strength exceeds the factored tension with overstrength.

Factored tension with overstrength = 16.92 kips $> \phi N_n$ (7.59 kips).

Option 3 is NOT satisfied.

CHECK TO PREVENT BRITTLE FAILURE OF ANCHORS IN SHEAR (X-DIRECTION)

For structures assigned to SDC C or higher and strength-level earthquake force applied to anchors exceeds 20 percent of the total factored anchor force, at least one of the two options needs to be satisfied:

Option 1 - Shear strength exceeds the maximum shear transmitted from attachment.

Maximum shear from attachment: 93.00 kips $> \phi V_{nx}$ (5.75 kips).

Option 1 is NOT satisfied.

Option 2 - Shear strength exceeds the factored shear with overstrength.

factored shear with overstrength = 1.00 kips $\leq \phi V_{nx}$ (5.75 kips).

Option 2 is satisfied.

From: [Matthew Keizer](#)
To: [Jesse Davis](#)
Subject: RE: Cultivo Outdoor Dining / Shade Structure (Project # 21 – 6134) Project Referral
Date: Monday, April 19, 2021 11:42:39 AM
Attachments: [image002.png](#)
[image003.png](#)

For me they will need a permit and they have already submitted one on this project. So no comments.



Matt Keizer, CBO, MCP

Building Official

Code Compliance Officer

Email: mkeizer@cityofukiah.com

300 Seminary Ave

Ukiah, CA 95482

Office 707-467-5718

Fax 707-463-6204

Inspection 707-463-6739

<http://www.cityofukiah.com/community-development/>

From: Jesse Davis <jdavis@cityofukiah.com>

Sent: Monday, April 19, 2021 9:46 AM

Subject: Cultivo Outdoor Dining / Shade Structure (Project # 21 – 6134) Project Referral

Good Morning,

Attached please find a Project Review Referral Form and Referral Packet for your response regarding a proposed 'Sidewalk Dining Canopy' at 108 West Standley Street.

The Applicant requests installation of a permanent steel framed shade awning to serve as a 'Sidewalk Dining Canopy'; the scope of work includes demolition and removal of a portion of the sidewalk and street, general underground work, as well as attachment of the shade canopy to the structure at 108 West Standley Street per Ukiah City Code § 9224.7 (Outdoor Dining – Ordinance No. 1210 (February 3, 2021).

Your consideration and comments no later than May 3, 2021 are sincerely appreciated. Thank you in advance.

Best Regards,
Jesse Davis



Jesse Davis, AICP

Planning Manager

Department of Community Development

300 Seminary Avenue, Ukiah, CA 95482

P: 707.463.6207

www.cityofukiah.com/community-development

PROJECT REVIEW REFERRAL
Please provide comments by: May 3, 2021

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. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:			
X	City Electric Utility Dept.	X	City Community Development Director
X	City Building Official		
X	City Public Works Dept.		
X	Ukiah Valley Fire Authority		
X	Ukiah Police Department		
FROM PROJECT PLANNER: Jesse Davis, (707) 463-6207			

PROJECT INFORMATION:	
Project Name & Permit #:	Cultivo Outdoor Dining / Shade Structure (Project # 21 – 6134)
Site Address & APN:	108 West Standley Street, Ukiah, CA; APN (002-224-150)
General Plan:	C – Commercial
Zoning:	DC - Downtown Core
Airport Compatibility Zone:	Zone C (Common Traffic Pattern)
Date Filed:	04/07/2021
Resubmittal:	N/A
Date Referred:	04/19/2021
Prev. Projects on Site (include file #)	N/A
Applicant/Agent Name:	Ashleigh & Fernando Plazola
Phone:	707-272-1769
Email:	ashleigh@cultivorestaurant.com
Project Summary: A requested installation of a permanent steel framed shade awning to serve as a 'Sidewalk Dining Canopy'; the scope of work includes demolition and removal of a portion of the sidewalk and street, general underground work, as well as attachment of the shade canopy to the structure at 108 West Standley Street per Ukiah City Code § 9224.7 (Outdoor Dining – Ordinance No. 1210 (February 3, 2021).	

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 -COU Electric Utility

☐
☒

No Comment

Comments / Conditions of Approval Attached

4/19/2021

Signature

Date

Comments / Conditions of Approval:

Hi Jesse,

The only comment the COU Electric Utility has for the proposed project is:

Customer/Contractor must call USA (Underground Service Alert-811/1-800-227-2600) before any digging/excavation begins at the work site and properly mark the proposed areas in white to be excavated. A USA Locate must be called in to locate any existing underground facilities (Electric, Telecommunications, Cable TV, Water, Sewer and Gas-PG&E), per Legislation in California and Nevada.

Thank you,
Jimmy Lozano

PROJECT REVIEW REFERRAL

Please provide comments by: May 3, 2021

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. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:			
X	City Electric Utility Dept.	X	City Community Development Director
X	City Building Official		
X	City Public Works Dept.		
X	Ukiah Valley Fire Authority		
X	Ukiah Police Department		
FROM PROJECT PLANNER: Jesse Davis, (707) 463-6207			

PROJECT INFORMATION:	
Project Name & Permit #:	Cultivo Outdoor Dining / Shade Structure (Project # 21 – 6134)
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Date Filed:	04/07/2021
Resubmittal:	N/A
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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) Ian Broeske

☐ No Comment
☒ Comments / Conditions of Approval Attached

Signature

Date

Comments / Conditions of Approval:

-The canopy must be constructed with a California State Fire Marshall approved and stamped material.

-A fire extinguisher must be located in the outdoor eating area.

ORDINANCE NO. 1210

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING SECTION 9224.7 OF DIVISION 9, CHAPTER 2, ARTICLE 18 OF THE CITY CODE TO REGULATE PERMANENT OUTDOOR DINING FACILITIES.

The City Council of the City of Ukiah hereby ordains as follows:

SECTION ONE.

Section 9224.7 in Division 9, Chapter 2, Article 18 of the Ukiah City Code is hereby amended to read as follows:

§9224.7 OUTDOOR DINING

On-site outdoor dining shall comply with the requirements of this section where allowed by Table 3: Allowed Uses and Permit Requirements, and only when the outdoor dining is incidental to and part of the operation of a restaurant located on the same parcel.

A. Purpose: The provisions of this section are intended to allow outdoor dining in association with a restaurant located on the same parcel as the outdoor dining, where the outdoor dining is clearly incidental to the adjacent restaurant use and will not negatively impact the operations and function of the existing restaurant, including parking facilities, pedestrian access and circulation, and disabled access facilities.

B. Location of Outside Dining: Outdoor dining shall be located on the same site as the restaurant which the outdoor dining will serve. Outdoor dining facilities, such as tables, chairs, umbrellas, etc., shall not be located in pedestrian walkways, required parking spaces, or disabled access facilities (such as parking spaces, walkways, entries, etc.) on or adjacent to said site. However, where there is sufficient clearance to accommodate the usual pedestrian traffic and to comply with applicable state and federal law, outdoor dining facilities are a permitted use in the areas described in the preceding sentence, subject to Zoning Administrator approval of a minor use permit. Outdoor dining areas may be located in landscaped areas if located in such a manner as not to damage the landscaping.

C. Hours of Operation: Days and hours of operation for the outdoor dining shall not extend beyond the hours of operation for the restaurant which it serves. Movable tables, chairs, and all other furniture used in the operation of outdoor dining shall be removed from any pedestrian walkways and stored indoors at night and whenever the cafe is not in operation.

D. Live Entertainment: Outdoor dining shall not be used for live entertainment unless in compliance with section 9224.6 of this code.

E. Structures, Tables, Chairs, Furniture, Signage:

1. In order to provide adequate and safe ingress/egress, a minimum unobstructed pedestrian walkway width of forty-eight inches (48") or the width of the

doors, whichever is greater, shall be maintained. The required width of the unobstructed pedestrian walkway shall extend from the front of the door(s) to the public sidewalk. A reduced width may be approved by the Building Official in compliance with the building code.

2. A minimum of sixty inches (60") of unobstructed space shall be maintained between exits and any structures, furniture or fixtures related to outdoor dining, or as required by the building code, whichever is greater.

3. All outdoor dining furniture, including tables, chairs, umbrellas, and planters, shall be movable. However, permanent outdoor dining furniture such as concrete tables and benches are a permitted use, subject to Zoning Administrator approval of a minor use permit.

4. Umbrellas shall be secured with a minimum base of not less than sixty (60) pounds and shall leave a vertical clearance of seven feet (7') from the sidewalk surface.

5. Outdoor heaters are allowed subject to fire and building code compliance. Non-live music and/or speakers may be authorized with Zoning Administrator approval of a minor use permit.

6. No signage shall be allowed in the outdoor dining area except for the name of the establishment on an awning or umbrella fringe and in compliance with this section and Division 3, Chapter 7 of this code (sign ordinance).

7. Permanent outdoor dining structures such as shade covers and barriers are a permitted use, subject to Zoning Administrator approval of a minor use permit.

F. Maintenance: The permittee is responsible for maintaining all outdoor dining furnishings and the outdoor dining area in good condition, including but not limited to the following:

1. All outdoor dining furnishings and all exterior surfaces within the outdoor dining area shall be easily cleanable and kept clean and free of debris.

2. The outdoor dining area and adjacent areas kept in a clean and safe condition.

G. Food and Beverages: Outdoor dining areas may only serve food and nonalcoholic beverages prepared or stocked for sale at the adjoining indoor restaurant; provided, however, that the service of beer or wine or both solely for on-premises consumption by customers within the outdoor dining area may be authorized by the Planning Director and Police Department if each of the following requirements are met:

1. The outdoor dining operation is duly licensed, or prior to the service of any beer or wine will be duly licensed by State authorities to sell beer or wine for consumption within the outdoor dining area.

2. The authorized outdoor dining area is identified in a manner which will clearly separate and delineate it from the areas of the sidewalk that will remain open to pedestrian traffic.

3. One or more signs, as approved as part of the encroachment permit, are posted during all times the sidewalk cafe is in operation, which shall give notice to the cafe's customers that the drinking of beer or wine or the carrying of any open container which contains beer or wine is prohibited and unlawful outside the delineated outdoor dining area.

Outdoor dining areas authorized by the Planning Department and Police Department and in compliance with the requirements of this section are exempt from Section 6000 of this code.

H. Service Requirements:

1. Service areas (such as busing and service stations) may be located within the outdoor dining area. Service areas shall comply with subsection B of this Section (Location of Outside Dining). Outdoor food preparation in the outdoor dining area is prohibited.

2. Restrooms for the outdoor dining area shall be provided in the adjoining indoor restaurant. Seating for the outdoor dining may be counted in determining the restroom requirements for the indoor restaurant at the discretion of the Building Official.

I. Revocation: The outdoor dining may be revoked by the City upon finding that one or more of the requirements of this Section have been violated or that the outdoor dining is being operated in a manner that constitutes a nuisance.

SECTION TWO

Table 3 in Section 9223.1 of Article 18, Chapter 2 in Division 9 of the Ukiah City Code is hereby amended to specify that the Use Category "Restaurant – outdoor dining (on site)" is a permitted use with an approved Minor Use Permit in the General Urban (GU), Urban Center (UC), and Downtown Core (DC) zoning districts.

SECTION THREE.

1. Publication: Within fifteen (15) days after its adoption, this Ordinance shall be published once in a newspaper of general circulation in the City of Ukiah. In lieu of publishing the full text of the Ordinance, the City may publish a summary of the Ordinance once 5 days prior to its adoption and again within fifteen (15) days after its adoption.

3. Effective Date: The ordinance shall become effective thirty (30) days after its adoption.

Introduced by title only on January 20, 2021, by the following roll call vote:

AYES: Councilmembers Crane, Dueñas, Brown, and Mayor Orozco
NOES: None
ABSENT: None
ABSTAIN: None

Adopted on February 3, 2021, by the following roll call vote:

AYES: Councilmembers Crane, Rodin, Duenas, and Mayor Orozco
NOES: None
ABSENT: Councilmember Brown
ABSTAIN: None



Juan V. Orozco, Mayor

ATTEST:



Kristine Lawler, City Clerk



DATE: May 24, 2021
TO: Zoning Administrator
FROM: Jesse Davis, Planning Manager
SUBJECT: Request to consider a Minor Use Permit for the Left Coast Seafood Outdoor Shade Canopy at 110 W Standley Street; APN 002-224-06; File No. 21-6245

SUMMARY

OWNERS: Brent Hughey
APPLICANT/AGENT: Richard Ruff
LOCATION: 110 W Standley Street (APN 002-224-06)
TOTAL ACREAGE: ±0.06 Acres
GENERAL PLAN: Commercial (C)
ZONING DISTRICT: Downtown Zoning Code – Downtown Core (DC)
ENVIRONMENTAL DETERMINATION: Categorical Exemption, Article 19, Class 1, Section 15301, Existing Facilities (a) – Minor exterior alterations.
RECOMMENDATION: Conditional Approval, based on Findings and subject to Conditions of Approval (Included as Attachments 1 and 2)

BACKGROUND

Previously, the City's Downtown Zoning Code took a restrictive approach to regulating the location and permanence of outdoor dining facilities. Subsequently, local restaurant owners asked that these restrictions be eased to allow for larger outdoor dining areas with permanent structures for shade, seating, and demarcation of the dining area. In light of the COVID-19 pandemic, the City Council voted unanimously to adopt Ordinance No. 1210 (Outdoor Dining Ordinance) which amended Section 9224.7 of Division 9, Chapter 2, Article 18 of the City Code so that outdoor dining facilities are not prohibited in pedestrian walkways and required parking spaces, but are instead a permitted use in the Downtown Zoning District, subject to Zoning Administrator approval.

PROJECT DESCRIPTION

A Minor Use Permit application was received to facilitate installation of a ±338 sq ft steel framed outdoor canopy within the right-of-way to serve as a permanent sidewalk dining canopy at Left

Coast Seafood, an existing restaurant located at 110 W Standley Street. The project would include the following components:

- Demolition and removal of existing sidewalk and utilization of street frontage, presently occupied for outdoor dining;
- Underground work to prepare for canopy installation including: drilling pier footings, clearing existing waste and abandoned utilities;
- Construction of new sidewalk, curb, gutter and utility boxes;
- Installation of ±338 sq ft steel frame awning and associated lighting and heating equipment;
- Installation of railing and movable planters;
- Installation of retractable 'Solar Screens' to protect guests from excessive wind and sunlight;

Application materials, including a more detailed project description and site plans, can be found in **Attachment 3**.

SURROUNDING LAND USES & ZONING

The Project Site maintains a General Plan land use designation of Commercial (C) and a zoning designation of Downtown Core (DC) per the City of Ukiah Zoning, as it is within the Downtown Zoning District. No changes to the current land use or zoning designations are proposed under the project. The project site features no combining districts or other zoning restrictions, and is not subject to any mapped flood or particular seismic hazards.

The Project Site is adjoined on both sides by commercial uses, which include a restaurant and commercial retail. The Mendocino County Courthouse is directly opposite the Project Site. Table 1 includes a summary of adjacent land uses further described below by Figures 1 & 2. The Project Site is surrounded by parcels zoned Downtown Core (DC), and more specifically the following:

Table 1, Zoning and Land Use

ZONING:		USE:
NORTH	Downtown Core	Retail
EAST	Downtown Core	Restaurant
SOUTH	Downtown Core	Courthouse
WEST	Downtown Core	Retail

Figure 1. General Plan Land Use

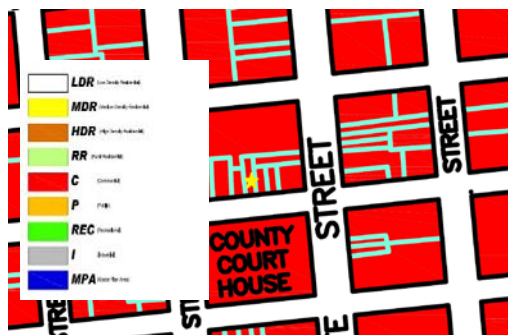


Figure 2. Zoning Designation



Figure 3. Aerial View



AGENCY COMMENTS

Project referrals were sent to the following responsible or trustee agencies with interest or jurisdiction over the project: Ukiah Valley Fire Authority, City of Ukiah Public Works, City of Ukiah Police Dept., City of Ukiah Electrical Utility, & City of Ukiah Building Division. The agencies' comments and recommended Conditions of Approval are contained in **Attachment 4**. The Department of Public Works did not provide written comments but indicated that project coordination would be required to ensure effective project management for the 'Downtown Streetscape Project'.

STAFF ANALYSIS

General Plan and Zoning Consistency

The Project Site carries a General Plan Land Use designation of Commercial (C) and is zoned Downtown Core (DC). The historical activities on the subject parcel include a history of associated restaurant uses.

The Project Site is located and accessed via Standley St., and is currently developed with a commercial building, and surrounded by similar entities. The Project Site is entirely developed and is within the downtown area, within the area included in the Downtown Streetscape Project, which will provide streetscape improvements in downtown Ukiah on State Street, Perkins Street, and Standley Street, including sidewalk widening, curb ramps and bulb outs, street lights, street furniture and tree planting. Additional restaurants along Standley Street utilize outdoor dining establishments, but not to the obvious detriment of circulation or pedestrian movement.

Per Ukiah City Code § 9224.7 (Outdoor Dining Ordinance - **Attachment 5**), permanent outdoor dining structures and furniture such as concrete tables and benches are a permitted use, subject to Zoning Administrator approval of a Minor Use Permit, where the dining is incidental to an existing restaurant located on the same parcel. In this case, the proposed outdoor dining facilities would be incidental to the existing Left Coast Seafood restaurant and located on the same parcel. In addition, the proposal meets all of the requirements outlined in the Outdoor Dining Ordinance including: ingress/egress regulations, regulations for placement of chairs and tables, hours of operation, signage, and service requirements.

Per Ukiah City Code § 9231.3, Table 27 establishes the procedures for review and processing of Site Development Permits. Table 27 establishes three (3) levels of site development permits based on the size of the project. A review of Table 27 indicates that this request is considered a 'Tier 1 Categorization', as it consists of new construction and additions up to 1,000 sf. No exception is required or requested for the project, as it otherwise complies with the revised Outdoor Dining Ordinance. Therefore, approval of a Site Development Permit is not required, and the construction of the awning can be processed through a Building Permit. In addition, the applicant is required to obtain an encroachment permit from the Department of Public Works for work within the right-of-way. Requirements for approval of a Use Permit within the City of Ukiah are found within UCC §9262(E). Findings, specific to this project request are included in **Attachment 1** and the project is subject to Conditions of Approval contained within **Attachment 2**.

ENVIRONMENTAL DOCUMENTATION

The proposed project is subject to the California Environmental Quality Act (CEQA). The project qualifies for a categorical exemption pursuant to CEQA Guidelines Article 19 Class 1, Section 15301, Existing Facilities (a) - Exterior Alterations.

The project involves exterior improvements on a property with an existing commercial structure that is presently used as a restaurant. The existing footprint of the subject structure will not be altered or expanded. There are no unusual circumstances that would result in a reasonable possibility of a significant effect, and the project is determined to be consistent with the applicable general plan designation and policies, including applicable zoning designation and outdoor dining regulations.

Based on the aforementioned, Staff finds that the project would not result in a significant impact to the environment and may be categorically exempted pursuant to CEQA Guidelines Section 15301, Existing Facilities (a) - Exterior Alterations.

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 May 27, 2021
- Posted on the Project site on May 31, 2021
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing
- Provided to property owners within 300 feet of the project parcels on May 31, 2021

RECOMMENDATION

Staff recommends Zoning Administrator 1) conduct a public hearing; and 2) conditionally approve the Minor Use Permit, based on the Findings and subject to the Conditions of Approval included as Attachment 1 and 2.

ATTACHMENTS

1. Draft Findings
2. Draft Conditions of Approval

3. Project Application Materials
4. Agency Comments
5. Outdoor Dining Ordinance

**DRAFT FINDINGS FOR A MINOR USE PERMIT FOR
LEFT COAST OUTDOOR SEAFOOD SHADE CANOPY AT
110 W STANDLEY STREET; APN 002-224-06;
FILE NO. 21-6245**

The following findings are supported by and based on information contained in this staff report, the application materials, and the public record, in accordance with Ukiah City Code Sections 9262 and 9224.7 (Outdoor Dining – Ordinance No. 1210)

Minor Use Permit Findings

- 1. The proposed land use is consistent with the provisions of the Ukiah City Code as well as the goals and policies of the City General Plan.**

The parcel carries a General Plan Land Use designation of Commercial (C) and is zoned Downtown Core (DC). The proposed project is consistent with the City's 1995 General Plan goals and policies related to commercial uses and enhancing economic growth. Ordinance No. 1210 (Outdoor Dining Ordinance: 2021) amended Section 9224.7 of Division 9, Chapter 2, Article 18 of the Downtown Zoning Code so that outdoor dining facilities are not prohibited in pedestrian walkways and required parking spaces, but are instead a permitted use in the City's historic downtown, subject to Zoning Administrator approval of a Minor Use Permit. The installation of the proposed improvement aligns to this requirement, and has been determined compliant with the standards of Ukiah City Code. Staff has determined that the proposed outdoor dining area is identified in a manner which will clearly separate and delineate it from the areas of the sidewalk that will remain open to pedestrian traffic. With the inclusion of operational and standard conditions that address related construction components, this finding can be made.

- 2. The proposed land use is compatible with surrounding land uses and shall not be detrimental to the public's health, safety and general welfare.**

The proposed project would not alter the existing use as it relates to on-site activities, nor would it be considered incompatible with adjacent land uses, as these outdoor dining activities have been ongoing now for several years. It would, however, allow for a more effective and productive use of the existing space. The surrounding area features a mixture of commercial development, including restaurants with outdoor dining accommodations both permanent and temporary. In addition, the project has been reviewed by the following agencies to ensure compliance with the Ukiah City Code and other regulations relating to health, general welfare, and safety: Ukiah Valley Fire Authority, City of Ukiah Public Works Department, City of Ukiah Police Department, City of Ukiah Electric Utility Department, and the City of Ukiah Building Division. As requested, comments have been included as Conditions of Approval, as appropriate, thereby allowing this finding to be made.

The proposed project is subject to the California Environmental Quality Act (CEQA). The project qualifies for a categorical exemption pursuant to CEQA Guidelines Article 19 Class 1, Section 15301, Existing Facilities (a) - Exterior Alterations.

The project involves exterior improvements on a property with an existing commercial structure that

is presently used as a restaurant. The existing footprint of the subject structure will not be altered or expanded. There are no unusual circumstances that would result in a reasonable possibility of a significant effect, and the project is determined to be consistent with the applicable general plan designation and policies, including applicable zoning designation and outdoor dining regulations.

Based on the aforementioned, Staff finds that the project would not result in a significant impact to the environment and may be categorically exempted pursuant to CEQA Guidelines Article 19 Class 1, Section 15301, Existing Facilities (a) - Exterior Alterations.

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

- Published in the Ukiah Daily Journal on May 27, 2021
- Posted on the Project site on May 31, 2021
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing
- Provided to property owners within 300 feet of the project parcels on May 31, 2021

**DRAFT CONDITIONS OF APPROVAL FOR A MINOR USE PERMIT FOR
THE LEFT COAST SEAFOOD OUTDOOR SHADE CANOPY AT 110 W STANDLEY
STREET;
APN 002-224-06; FILE NO. 21-6245**

Approved Project Description: A Minor Use Permit application was received to facilitate installation of a ±338 sq ft steel framed outdoor canopy within the right-of-way to serve as a permanent sidewalk dining canopy at Left Coast, an existing restaurant located at 110 W Standley Street. The project would include the following components:

- Demolition and removal of existing sidewalk and utilization of street frontage, presently occupied for outdoor dining;
- Underground work to prepare for canopy installation including: drilling pier footings, clearing existing waste and abandoned utilities;
- Construction of new sidewalk, curb, gutter and utility boxes;
- Installation of ±338 sq ft steel frame awning;
- Installation of railing and movable planters;
- Installation of retractable 'Solar Screens' to protect guests from excessive wind and sunlight;
- Installation of associated lighting and heating equipment.

Application materials, including a more detailed project description and site plans, can be found in **Attachment 3**.

City of Ukiah Standard Conditions

1. This approval is not effective until the 10-day appeal period applicable to this Use 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.
2. 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.
3. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Engineering 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.
4. Building permits shall be issued within two years after the effective date of the Use Permit or same shall be null and void.
5. 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.

6. The Applicant shall obtain all required Sign Permits, in compliance with Division 3, Chapter 7, Signs, of the UCC.
7. 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.
8. All fees associated with the project planning permits and approvals shall be paid in full prior to occupancy.
9. As outlined in Article 20, Administration 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.

City of Ukiah Special Conditions

10. Outdoor dining facilities shall be in accordance with Ordinance Number 1210.
11. Days and hours of operation for the outdoor dining shall not extend beyond the hours of operation for the restaurant which it serves. Movable tables chairs, and all other furniture used in the operation of outdoor dining shall be removed from any pedestrian walkways and stored indoors at night and whenever the cafe is not in operation.
12. Outdoor dining shall not be used for live entertainment unless in compliance with section 9224.6 of this code.
13. Outdoor heaters are allowed subject to fire and building code compliance.
14. Furnishings and decorations shall not encroach beyond the permitted use area or overhang pedestrian or vehicular circulation paths.
15. Any street, sidewalk, or City improvements, furnishings, and utilities damaged or destroyed by the outdoor dining use and/or facility shall be replaced to City standards with the cost borne by the permittee.
16. An outdoor dining installation in the street will impede regular mechanical street sweeper operations. The Permittee or his/her designee shall pick up all leaf litter and other debris up on the street, gutter, and drainage way areas adjacent to, and under, the outdoor dining installation on a weekly or as needed basis. Drainage ways shall be checked for blockages prior to, and after, rain events
17. The permittee is responsible for maintaining all outdoor dining furnishings and the outdoor dining area in good condition, including but not limited to the following:
 - a. All outdoor dining furnishings and all exterior surfaces within the outdoor dining

- area shall be easily cleanable and kept clean and free of debris.
- b. The outdoor dining area and adjacent areas kept in a clean and safe condition

City of Ukiah Building Division

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

City of Ukiah Electric Utility Department

20. Customer/Contractor must call USA (Underground Service Alert-811/1-800-227-2600) before any digging/excavation begins at the work site and properly mark the proposed areas in white to be excavated. A USA Locate must be called in to locate any existing underground facilities (Electric, Telecommunications, Cable TV, Water, Sewer and Gas-PG&E).

City of Ukiah Public Works Department

21. The applicant shall obtain an Encroachment Permit for all work conducted with the right-of-way.

Ukiah Valley Fire Authority

22. The canopy must be constructed with a California State Fire Marshall approved and stamped material.
23. A fire extinguisher must be located in the outdoor eating area.



City of Ukiah

Community Development Department
 Planning Division
 300 Seminary Ave., Ukiah CA 95482
 Email: planning@cityofukiah.com
 Web: www.cityofukiah.com
 Phone: (707) 463-6268
 Fax: (707) 463-6204

Planning Permit Application

PROJECT NAME: Left Coast Seafood Restaurant & Market																				
PROJECT ADDRESS/CROSS STREETS: 110 West Standley Street Ukiah, Ca 95482				AP NUMBER(S): 002-224-06-00																
APPLICANT/AUTHORIZED AGENT: Richard Ruff	PHONE NO: 707-391-7548	FAX NO: 707-472-0527	E-MAIL ADDRESS: richard@ruffarchitect.com																	
APPLICANT/AUTHORIZED AGENT ADDRESS: 100 West Standley Street		CITY: Ukiah	STATE/ZIP: Ca 95482																	
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: Brent Hughey		PHONE NO: 925-518-0101	FAX NO:	E-MAIL ADDRESS: hughey@neuropsychalliance.com																
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT: 2820 Victoria Ridge Ct.		CITY: Pleasanton, Ca		STATE/ZIP: 94566																
HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? ☒ YES ☐ NO																				
☐ AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	\$	☐ REZONING – PLANNED DISTRICT 100.0800.611.001	\$	☐ USE PERMIT – AMENDMENT 100.0400.449.001	\$															
☐ ANNEXATION 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT – AMENDMENT 100.0400.449.001	\$	☐ USE PERMIT – MAJOR 100.0400.449.001	\$															
☐ APPEAL 100.0400.449.001	\$	☐ SITE DEVELOPMENT PERMIT – MAJOR 100.0400.449.001	\$	☒ USE PERMIT – MINOR 100.0400.449.001	\$ 900.00															
☐ GENERAL PLAN AMENDMENT 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT – MINOR 100.0400.449.001	\$	☐ VARIANCE – MAJOR 100.0400.449.001	\$															
☐ MURAL PERMIT 100.0400.449.001	\$	☐ SPECIFIC/MASTER PLAN 100.0800.611.003	\$	☐ VARIANCE – MINOR 100.0400.449.001	\$															
☐ PRE-DEVELOPMENT MEETING 100.0800.611.003	\$	☐ MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	\$	☐ ZONING AMENDMENT MAP OR TEXT 100.0800.611.001	\$															
☐ STAFF RESEARCH (MORE THAN 1 HOUR) 100.23100.411.53	\$	☐ MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	\$	☐ REZONING 100.0800.611.001	\$															
☐ LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	\$	☐ OTHER	\$	☐ OTHER	\$															
<table border="1"> <tr> <td>COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$</td> <td>MAJOR PERMIT DEPOSIT:</td> <td>\$</td> <td>FILING DATE:</td> </tr> <tr> <td>COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$</td> <td>MINOR PERMIT FEE:</td> <td>\$ 900.00</td> <td>TOTAL AMOUNT PAID: \$</td> </tr> <tr> <td>COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$</td> <td>TOTAL FEE:</td> <td>\$</td> <td>RECEIPT NUMBER:</td> </tr> </table>						COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	MAJOR PERMIT DEPOSIT:	\$	FILING DATE:	COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	MINOR PERMIT FEE:	\$ 900.00	TOTAL AMOUNT PAID: \$	COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	TOTAL FEE:	\$	RECEIPT NUMBER:
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COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	TOTAL FEE:	\$	RECEIPT NUMBER:																
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, storm water mitigation requirements, frontage improvements, etc.

Project Description

Please attach a written project description including summary of work (both interior and exterior for construction and operation) and/or business proposed. The purpose of the project description is to assist Staff in understanding the project. The project description will also be included in the Staff Report required to review (and ultimately approve or deny) the planning permit. 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.

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:	Building Size:	Number of Floors:	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
☐ Office (business/professional)			
☐ Office (medical/dental)			
☒ Retail	OUTDOOR CANOPY	338 SQ. FT.	1
☐ Light Industrial			
☐ Residential			
☐ Other:			
Operating Characteristics			
Days and Hours of Operation: Monday-Thursday 11-8, Friday & Saturday 11-9			
Number of Shifts: 2- Lunch & Dinner	Days and Hours of Shifts: Monday- Friday Lunch 11-4, Monday-Saturday Dinner 11-9		
Number of Employees/Shift: 11			
Loading Facilities: ☐ Yes ☒ No	Type/Vehicle Size:		
Deliveries: ☐ Yes ☒ No	Type:	Number (day/week/month):	Time(s) of Day:
Outdoor areas associated with use? (check all that apply) ☐ Yes ☐ No	Sales area: ☐ Yes ☐ No Square Footage:	Unloading of deliveries: ☐ Yes ☐ No Square Footage:	Storage: ☐ Yes ☐ No Square Footage:
Noise Generating Use? ☐ Yes ☒ No	Description: OUTDOOR CANOPY		

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		

I, Brent Hughey, owner authorize Richard Ruff
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

5/6/2021
DATE

I, Richard Ruff, 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.

R. Palafax For Richard Ruff 5-13-21
☐ 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.

Brent Hughey
☒ PROPERTY OWNER / ☐ AUTHORIZED AGENT
(PLEASE PRINT NAME)

Richard Ruff
☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT
(SIGNATURE)

5/6/2021
DATE

Revised 08/19/2019



LEFT COAST PROJECT DESCRIPTION

The vision of our outdoor canopy encompasses four pillars:

We will create a striking visual aesthetic that combines the existing architectural framework of the building time period, while mixing in modern and reclaimed elements from our geography all while maintaining alignment with the city's vision.

To create an enjoyable ambiance for our guests to better their dining experience as an outdoor extension of our concept.

Our outdoor environment is to protect our guests from the elements of excessive heat, bright light, wind, rain and hail.

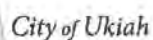
This secured enclosure will protect our furniture and fixtures as well as a place to keep less desirables out.

In order to achieve these results, we have partnered with Ruff & Associates to ensure the completion of this vision and all of its structural elements. The canopy will be assembled with "Solar Screens".

These screens will aid us in achieving a number of project goals.

They will be on tracks or rails and can raise or lower to protect our guests from rain, excessive wind and direct sunlight, while still allowing airflow and line of sight. At night the kevlar lined screens will act as security to completely enclose our outdoor structure. This will keep at bay any transients that may be seeking secure or out of sight shelter.

Thank you
Matt Talbert
General Manager
Left Coast Seafood & Marketplace

**PLOT PLAN**
BUILDING INSPECTION DIVISION

JOB ADDRESS 110 WEST STANDLEY STREET

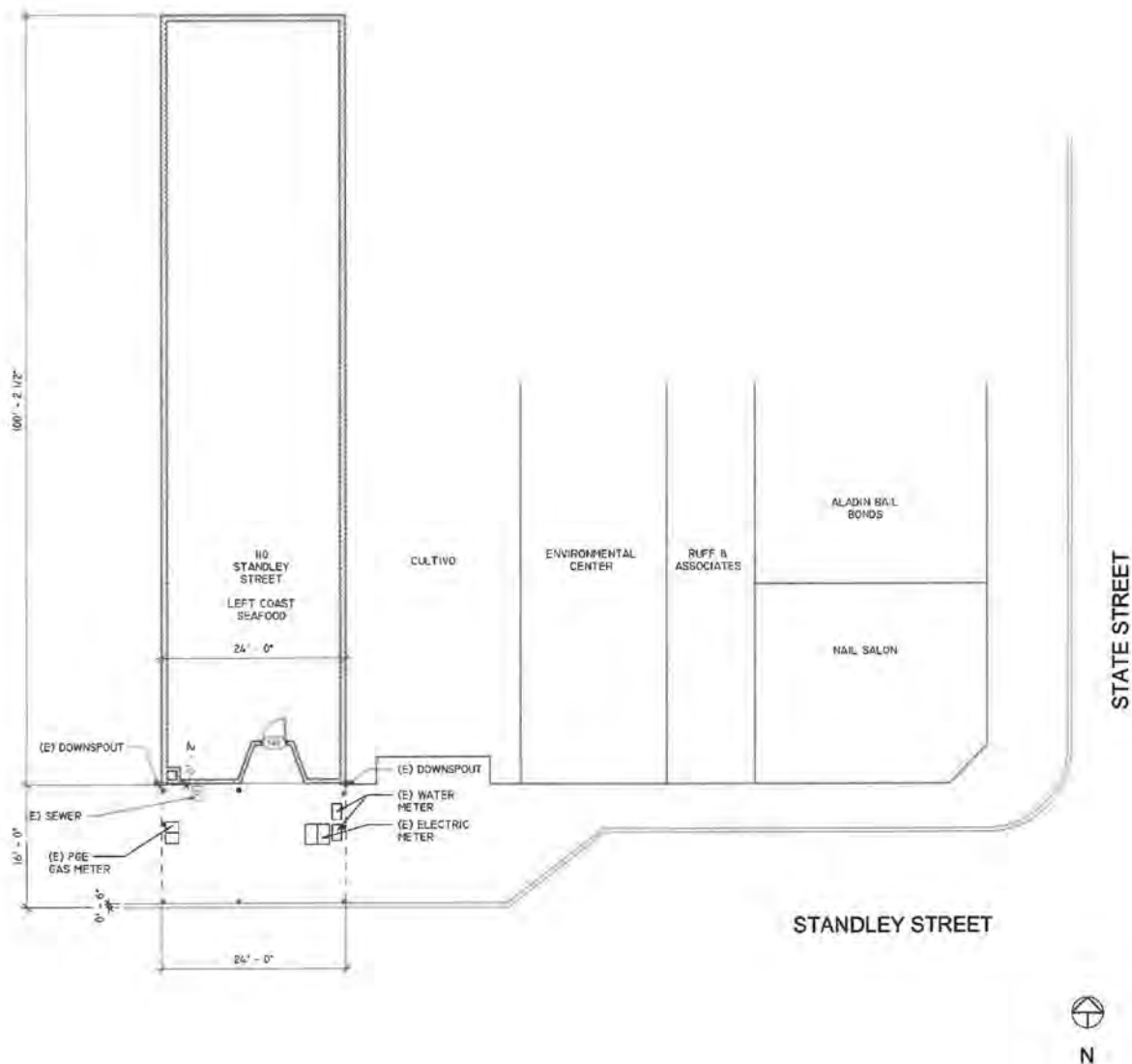
ASSESSOR'S PARCEL NO. 002-224-06-00

APPLICATION NO.

TOWN OR COMMUNITY UKIAH, CA 95482

OWNER'S (LEGAL) NAME BRENT HUGHEY

Show all buildings, structures, mobile homes, septic tanks and leach fields, wells, streams, lakes, roads, streets, alleys, retaining walls, fences, easements, electrical power poles, and any other improvements and indicate all distances between. Specify whether existing or proposed. Draw and show scale. Indicate orientation with a North Arrow.



5/12/2021 3:35:07 PM Z:\PROJECTS 2021\Left Coast Restaurant\Sidewalk Canopy Structure\LEFT COAST SIDEWALK AWNING.rvt

GENERAL NOTES
REGULATORY AGENCIES 1. ALL WORK SHALL CONFORM TO THE MOST CURRENT APPLICABLE, CALIFORNIA CODE OF REGULATIONS (TITLE -24) PART S1-12, INCLUDING BUT NOT LIMITED TO: CALIFORNIA ADMINISTRATIVE CODE, 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA HISTORICAL BUILDING CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE & 2019 CALIFORNIA REFERENCED STANDARDS CODE. 2. SEPARATE DRAWINGS, CALCULATIONS AND SUBMITTAL MATERIALS SHALL BE PROVIDED FOR REVIEW AND APPROVAL OF SIGNAGE. SEPARATE DRAWINGS, CALCULATIONS AND SUBMITTAL MATERIALS SHALL BE PROVIDED FOR REVIEW AND APPROVAL OF SIGNAGE. 3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AS HOLDER OF PERMITS TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. INSPECTION REQUESTS SHALL BE IN ACCORDANCE WITH REGULATORY AGENCIES' REQUIREMENTS. INSPECTORS SHALL HAVE COMPLETE ACCESS TO ALL WORK. 4. A RECORD OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE IN ACCORDANCE WITH REGULATORY AGENCY REQUIREMENTS. 5. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY ANY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES WHICH ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT. A REPRODUCIBLE AS-BUILT SET SHALL BE PROVIDED TO THE OWNER WHEN COMPLETE. PREPARATION FOR CONSTRUCTION 1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY FAMILIARIZE HIMSELF/HERSELF WITH THESE DRAWINGS AND THE SITE CONDITIONS, AND TO VERIFY ALL DETAILS WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION. 2. DO NOT SCALE DRAWINGS. 3. DIMENSIONS ARE TO FACE LINE OF STUD (F.O.S.) UNLESS OTHERWISE NOTED. WHERE REQUIRED, MINIMUM CLEAR DIMENSIONS HAVE BEEN NOTED. SEE COVER SHEET FOR GRAPHIC EXPLANATION. 4. ANY DISCREPANCY OR ERROR IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO THE COMMENCEMENT OF WORK. ANY DISCREPANCY OR ERROR IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO THE COMMENCEMENT OF WORK. 5. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS, AND TYPICAL DETAILS OF CONSTRUCTION. WORK NOT EXPRESSLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED. 6. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE/SHE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT AND HIS CONSULTANTS DO NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES FOR SUCH METHODS OF CONSTRUCTION. ANY SUPPORT SERVICES PROVIDED BY THE ARCHITECT AND HIS CONSULTANTS DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES, WHICH ARE FURNISHED BY THE ARCHITECT AND HIS CONSULTANTS, WHETHER OF MATERIAL OR WORK AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION. 7. THE ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR AMBIGUITIES AND OMISSIONS NOT BROUGHT TO THEIR ATTENTION. 8. BY SUBMITTING A BID, THE BIDDER AGREES AND WARRANTS THAT HE/SHE HAS EXAMINED THE DRAWINGS AND FOUND THAT THEY ARE ADEQUATE FOR COMPLETION OF THE PROJECT. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS SHALL BE MADE IN ACCORDANCE WITH THE DECISION OF THE ARCHITECT AND/OR OWNER. 10. CONTRACTOR'S SCOPE OF WORK: ALL LABOR, MATERIALS, FABRICATION, EQUIPMENT, APPLIANCES, APPURTENANCES, TRANSPORTATION AND SERVICES REQUIRED FOR CONSTRUCTION, ERECTION, AND INSTALLATION OF ALL OF THE VARIOUS WORK INDICATED ON THE DRAWINGS AND/OR SPECIFIED UNDER EACH OF THE SPECIFICATION SECTIONS; ANY SITE DEMOLITION AND REMOVAL OF ANY MATERIAL, RUBBISH, OR DEBRIS ABOVE OR BELOW GRADE; ALL EARTHWORK AND FOUNDATION WORK. 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE WORK IN ACCORDANCE WITH THE PROPERTY LINES AND ELEVATIONS PER THE SURVEY DRAWING AND GRADING/DRAINAGE PLAN. 12. CONTRACTOR TO COORDINATE ALL PLUMBING, GAS, ELECTRICAL, SPRINKLER, AND HVAC SYSTEMS FOR COMPATIBILITY WITH THE PROPOSED DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION. 13. CONTRACTOR TO VERIFY ALL ELECTRICAL, PLUMBING AND HVAC REQUIREMENTS FOR EXISTING OR SPECIFIED EQUIPMENT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONFIRM EQUIPMENT LIST WITH THE ARCHITECT BEFORE COMMENCEMENT OF WORK. 14. RUFF + ASSOCIATES, INC. SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, HANDLING, PRESENCE, DISPOSAL, REMOVAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), OR OTHER TOXIC SUBSTANCES. SUCH WORK, IF REQUIRED, SHALL BE COMPLETED UNDER SEPARATE CONTRACT.

GENERAL NOTES
QUALITY AND JOB MANAGEMENT 1. THE CONTRACTOR SHALL CONSULT THE INTERIOR FINISH SCHEDULE FOR ALL INTERIOR MATERIALS COORDINATION, CABINETS, ETC. 2. ALL ITEMS OF MILLWORK SHALL BE CAREFULLY ERECTED WITH TIGHT-FITTING JOINTS. CAREFULLY CUT AND SECURED. EXPOSED NAILS OR SCREWS SHALL BE SET IN PUTTY. BACK PRIME ALL MILLWORK BEFORE INSTALLATION AND PROTECT AGAINST DAMPNESS. MOLDS AND FACES SHALL BE CLEAN CUT AND TRUE PATTERN. ALL WORK SHALL BE THOROUGHLY CLEANED AND SANDED TO RECEIVE THE FINISH. SHARP CORNERS OF SMALL MEMBERS OF FINISH WOODWORK SHALL BE SLIGHTLY ROUNDED. 3. ALL FRAMING SHALL BE INSTALLED CLOSELY FITTED, ACCURATELY SET IN PLACE TO THE REQUIRED LINES AND LEVELS, AND SHALL BE OF THE DIMENSIONS SHOWN ON DRAWINGS. DO NOT IMPAIR STRUCTURAL MEMBERS BY CUTTING OR DRILLING - CONSULT ARCHITECT. 4. ALL PROPRIETARY PRODUCTS NOTED ON THE DRAWINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND HAVE PRIOR APPROVAL FROM THE LOCAL GOVERNING AGENCIES. 5. THE ARCHITECT AND THE ENGINEER WILL MAKE PERIODIC VISITS TO THE JOB SITE TO OBSERVE THE PROGRESS OF THE WORK. THE ARCHITECT AND ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY PERSONS PERFORMING ANY OF THE WORK OR FOR FAILURE OF ANY OF THOSE PARTIES TO CARRY OUT THE WORK IN CONFORMANCE WITH CONTRACT DOCUMENTS. 6. CUTTING & PATCHING: AVOID DAMAGING ADJACENT EXISTING WORK. REPAIR OR REPLACE AT NO COST TO OWNER ANY DAMAGE CAUSED BY CONSTRUCTION. CUTTING & PATCHING: AVOID DAMAGING ADJACENT EXISTING WORK. REPAIR OR REPLACE AT NO COST TO OWNER ANY DAMAGE CAUSED BY CONSTRUCTION. 7. TEMPORARY SHORING: STRUCTURALLY BRACE AND SUPPORT ALL MATERIALS REQUIRING THE SAME FOR THE WORK TO OCCUR SAFELY AND IN COMPLIANCE WITH JURISDICTIONAL REGULATIONS. CHANGES TO WORK & SUBMITTALS 1. CHANGES OR MODIFICATIONS TO THE WORK DURING CONSTRUCTION SHALL BE RECORDED WITH THE APPROPRIATE REGULATORY AGENCIES, AND APPROVALS FROM SUCH AGENCIES SHALL BE OBTAINED PRIOR TO MAKING SUCH CHANGES. REGULATORY AGENCIES SHALL BE NOTIFIED BY THE CONTRACTOR OF ALL SUCH CONSTRUCTION CONTRACT CHANGES AFTER PERMITS ARE ISSUED. 2. THE ARCHITECT SHALL BE INFORMED, IN WRITING, OF ALL CHANGES OR SUBSTITUTIONS MADE TO THESE PLANS AND SPECIFICATIONS. THE ARCHITECT SHALL HAVE NO IMPLIED OR ASSUMED RESPONSIBILITY FOR CHANGES IMPLEMENTED WITHOUT THE ARCHITECT'S PRIOR APPROVAL. 3. SHOP DRAWINGS: SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL SUPPLY THE ARCHITECT/ENGINEER WITH A MINIMUM OF TWO (2) COPIES OF CHECKED SHOP DRAWINGS BEARING THE CONTRACTOR'S STAMP OF APPROVAL AND SIGNATURE, A MINIMUM OF THREE (3) WEEKS PRIOR TO FABRICATION. THE REVIEW OF SHOP DRAWINGS AND SPECIFICATIONS BY THE ARCHITECT/ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT, COMPLETE, NOR DOES IT INFER THAT THEY SUPERSEDE THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS. 4. SUBSTITUTIONS: PROPRIETARY ARTICLES MAY BE SUBSTITUTED IF, IN THE OPINION OF THE ARCHITECT AND OWNER, THE MATERIAL OR ARTICLE IS EQUAL TO THAT SPECIFIED. REQUEST FOR SUBSTITUTIONS SHALL NOT DELAY WORK. CONTRACTOR SHALL COORDINATE ACCEPTED SUBSTITUTIONS WITHOUT ADDITIONAL COST TO OWNER. ALL SUBSTITUTIONS MUST HAVE WRITTEN PERMISSION. COLOR SAMPLES OF ALL MATERIALS THAT AFFECT THE AESTHETICS OF THE DESIGN MUST BE SUBMITTED. WHEN A MANUFACTURED PRODUCT IS NOT SPECIFIED, CONTRACTOR WILL UTILIZE THE HIGHEST QUALITY PRODUCT AVAILABLE ON THE MARKET IN THE MIDDLE PRICE RANGE. CONTRACTOR SHALL ON NO ACCOUNT USE LOWER-END PRODUCTS AT THE BOTTOM PRICE RANGE WHEN BETTER QUALITY PRODUCT IN THE MIDDLE PRICE RANGE EXISTS. 5. ONLY DRAWINGS, SPECIFICATIONS, ADDENDA AND CHANGE ORDERS BEARING APPROVAL OF OWNER SHALL BE USED IN THE EXECUTION OF WORK PERMITTED ON JOB SITE. 6. ADDENDA WILL BE ISSUED DURING BIDDING TO CLARIFY DRAWINGS (AND SPECIFICATIONS) AS REQUIRED. THESE WILL BECOME A PART OF THE CONTRACT - CONSULT ARCHITECT. 7. THERE SHALL BE NO DEVIATIONS WHATSOEVER FROM THE CONTRACT DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL THEREOF. THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY CLAIMS ARISING AS A RESULT OF UNAPPROVED CHANGES. COMPLETION 1. ALL WORK SHALL BE CLEAN AND READY FOR USE UPON COMPLETION. EXPOSED AND SEMI-EXPOSED SURFACES BE DUSTED, MOPPED, WASHED, WIPED AND BUFFED AS NECESSARY TO LEAVE WORK IN A NEW, CLEAN, IMMACULATE CONDITION. 2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING OWNER(S) WITH RECORD CONSTRUCTION/AS-BUILT SET OF DRAWINGS AND ALL WARRANTIES FOR PRODUCTS USED AFTER COMPLETION OF PROJECT.

ABBREVIATION TERMS

& L @	AND ANGLE AT	F.F.L. FIN. FLR. FLOOR. F.O. F.O.F. F.O.S. F.R.P. F.S.E.C.	FINISH FLOOR FINISH FLOOR FLUORESCENT FACE OF FACE OF FINISH FACE OF STUD FIBERGLASS REINFORCED PANEL FOOD SERVICE EQUIPMENT CONTRACTOR	P.T. PTD. PTN. R. R.D. REF. REG. REQ. RM. R.O. R.S. RWD. R.W.L. SCH. SECT. S.F. SH. SHR. SHTG. SHT. SIM. SPEC. SQ. STD. STL. S.S. S.S.D.	PRESSURE TREATED PAINTED PARTITION RISER ROOF DRAIN REFRIGERATOR REGISTER REQUIRED ROOM ROUGH OPENING ROUGH SAWN REDWOOD RAIN WATER LEADER SCHEDULE SECTION SQUARE FEET SHELF SHOWER SHEATHING SHEET SIMILAR SPECIFICATION SQUARE STANDARD STEEL STAINLESS STEEL SEE STRUCTURAL DRAWINGS STORAGE STRUCTURE SUSPENDED SHEAR WALL
A.B. ABV. A.C. A.C.T.	ANCHOR BOLTS ABOVE AIR CONDITIONING ACOUSTICAL CEILING TILE	GAL. GALV. G.F.R.C. G.B. G.C.	GAUGE GALVANIZED GLASS FIBER REINFORCED CONCRETE GRAB BAR GENERAL CONTRACTOR	T. T.B. T.B.D. TEMP. T.O.C. T&G THK. T.N. T.O.B. T.O.CONC. T.O.P. T.O.PL. T.O.W. TYP.	TREAD TOWEL BAR TO BE DETERMINED TEMPERED TOP OF CURB TONGUE AND GROOVE THICK TOE NAIL TOP OF BEAM TOP OF CONCRETE TOP OF PAVEMENT TOP OF PLATE TOP OF WALL TYPICAL
ACOUS. ADJ. A.F.FL. AL. ALT. A.P. APPL. APPROX.	ACOUSTIC ADJUSTABLE OR ADJACENT ABOVE FINISHED FLOOR ALUMINUM ALTERNATE ACCESS PANEL APPLIANCE APPROXIMATELY	CL. GND. G.S.M. G.W.B. GYP. H.B. HDWD. HDWR HGT. HORIZ. HR. INSUL. INT.	GLASS GROUND GALVANIZED SHEET METAL GYPSUM WALL BOARD GYPSUM HOSE BIBB HARDWOOD HARDWARE HEIGHT HORIZONTAL HOUR, HOURS INSULATION INTERIOR	UN.O. VERT. V.I.F. WT. W/ W.C. WD. WDW. W.H. W/I W/O W.P. W.R. WSCT.	UNLESS NOTED OTHERWISE VERTICAL VERIFY IN FIELD WEIGHT WITH WATER CLOSET WOOD WINDOW WATER HEATER WITHIN WITHOUT WATER PROOF WATER RESISTANT WAINSCOT
ARCH. BD. BLDG. BLKG. BM. B.N. BOT. C.G. C.J. C.L. CLG. CLO. CLR. C.M.U.	ARCHITECT BOARD BUILDING BLOCKING BEAM BOUNDARY NAILING BOTTOM CORNER GUARD CONTROL JOINT CENTER LINE CEILING CLOSET CLEAR CONCRETE MASONRY UNIT	JAN. J.T. K.E.C. KIT. LAV. MAX. MECH. MIN. MISC. MTD. MTL. MTRL. (N) N.I.C. NO. NOM. N.T.S. O/ O.C. O.D. OH. O.S.C.I.	JANITOR JOINT KITCHEN EQUIPMENT CONTRACTOR KITCHEN LAVATORY MAXIMUM MECHANICAL MINIMUM MISCELLANEOUS MOUNTED METAL MATERIAL NEW NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OVER ON CENTER OVERFLOW DRAIN OVERHEAD OWNER SUPPLIED, CONTRACTOR INSTALLED		
CNTR. COL. CONC. CONST. CONT. CPT. CTR. CTSK. DBL. DK.F. DIA. DIM. DISP. DIST. DN. D.F. DR. DS DTL. DWG. (E) EA. ELEC. ELEV. EMRGY ENG. E.P.	COUNTER COLUMN CONCRETE CONSTRUCTION CONTINUOUS CARPET CENTER COUNTERSINK DOUBLE DRINKING FOUNTAIN DIAMETER DIMENSION DISPENSER DISTANCE DOWN DOUGLAS FIR DOOR DOWNSPOUT DETAIL DRAWING (EXISTING) EACH ELECTRICAL ELEVATION EMERGENCY ENGINEERED ELECTRICAL PANELBOARD EQUAL EQUIPMENT EXCEPT EXTERIOR FURNISHED BY OTHERS FLOOR DRAIN FOUNDATION FINISH TO FINISH	P.B.O. PEN PERP. PL. PLAS. PLYWD. P.L. P.LAM. P.S.F. P.S.I.	PROVIDED BY OWNER PERIMETER EDGE NAILING PERPENDICULAR PLATE PLASTER PLYWOOD PROPERTY LINE PLASTIC LAMINATE POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH		

SYMBOLS

	DOOR No.		WINDOW No.		GENERAL CONSTRUCTION SHEET NOTES
	WALL TYPE		KEY NOTE		DATUM REFERENCE: ELEVATION, WORK OR CONTROL
	FINISH NOTE REFERENCE		DIMENSIONS		ALIGN
	ALIGN FINISH SURFACES		EXISTING CONSTRUCTION TO REMAIN		EXISTING TO BE REMOVED
	NEW CONSTRUCTION		CHANGE IN FINISH FLOOR MATERIALS		SIGNAGE DETAIL NO.
	SIGNAGE KEYNOTE		SHEET NO.		SIGNAGE SYMBOL
	HOLDOWN		SHEAR WALL NUMBER		SHEAR WALL REFERENCE
	DETAIL NO.		DETAIL REFERENCE		DRAWING NO.
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5.410.2.3 Commissioning plan. Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The Commissioning Plan shall include the following:

- General project information
- Commissioning goals
- Systems to be commissioned. Plans to test systems and components shall include:
 - An explanation of the original design intent
 - Equipment and systems to be tested, including the extent of tests
 - Functions to be tested
 - Conditions under which the test shall be performed
 - Measurable criteria for acceptable performance
- Commissioning team information
- Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. A systems manual and systems operations training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:

- Site information, including facility description, history and current requirements.
- Site contact information.
- Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
- Major systems.
- Site equipment inventory and maintenance notes.
- A copy of verifications required by the enforcing agency or this code.
- Other resources and documentation if applicable.

5.410.2.5.2 Systems operations training. A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:

- System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
- Review and demonstration of servicing/preventive maintenance.
- Review of the information in the systems manual.
- Review of the record drawings on the system/equipment

5.410.2.6 Commissioning report. A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 Testing and adjusting. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.1 (Reserved).

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include, as applicable to the project:

- HVAC systems and controls
- Indoor and outdoor lighting and controls
- Water heating systems
- Renewable energy systems
- Landscape irrigation systems
- Water reuse systems

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, balance the system in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guarantees/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 Scope. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 Definitions. The following terms are defined in chapter 2.

ARTERIAL HIGHWAY.
A-WEIGHTED SOUND LEVEL (dBA)
1 BTU/HOUR.
COMMUNITY NOISE EQUIVALENT LEVEL (CNEL).
COMPOSITE WOOD PRODUCTS.
DAY-NIGHT AVERAGE SOUND LEVEL (Ldn).
DECIBEL (dB)
ENERGY EQUIVALENT (NOISE) LEVEL (L_{eq}).
EXPRESSWAY
FREEWAY
GLOBAL WARMING POTENTIAL (GWP).
GLOBAL WARMING POTENTIAL VALUE (GWP VALUE).
HIGH-GWP REFRIGERANT.
LONG RADIUS ELBOW.
LOW-GWP REFRIGERANT.
MERV.
MAXIMUM INCREMENTAL REACTIVITY (MIR).
PSIG
REACTIVE ORGANIC COMPOUND (ROC).
SCHRADER ACCESS VALVES.
SHORT RADIUS ELBOW.
SUPERMARKET.
VOC.

SECTION 5.503 FIREPLACES

5.503.1 General. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the *California Energy Code*, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA Phase II emission limits where applicable.

SECTION 5.504 POLLUTANT CONTROL

5.504.1.3 Temporary Ventilation. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of additions or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30 percent based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct opening's and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

5.504.4 Finish material pollutant control. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.4.

Table 4.504.4.1 - ADHESIVE VOC LIMIT ^{1,2}
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	50
Wood flooring adhesive	100
Rubber floor adhesives	50
Sealcoat adhesives	50
Ceramic tile adhesives	55
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Coat line adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CRIC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	500
Contact adhesives	80
Special purpose control adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic to plastic	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

- If an adhesive is used to bond dissimilar substrates together the adhesive with the highest VOC content shall be allowed.
- For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168, <http://www.arb.ca.gov/DREBS/COURT/MR1168.PDF>.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

- Adhesives, adhesive bonding primers adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCQAMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.
- Aerosol adhesives, and smaller units sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

Table 5.504.4.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	CURRENT VOC LIMIT
Architectural	250
Marine deck	750
Nonferrous bare rod	250
Roadseal	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	250
Nonporous	775
Porous	550
Modified bituminous	750
Marine deck	750
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

Table 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{1,2}
Grams of VOC Per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY	CURRENT LIMIT
Flat coatings	150
Nonflat coatings	100
Nonflat-high gloss coatings	150
Specialty Coatings	
Aluminum roof coatings	400
Bluminox specialty coatings	400
Bluminox roof coatings	50
Bluminox roof primers	350
Band insulations	250
Concrete coting compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry big coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Formwork release compounds	250
Graphic arts coatings (sign paints)	500
High-temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings ¹	120
Magnesium cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multifloor coatings	250
Primer/sealer and undercoaters	100
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Resilient coatings	250
Roof coatings	50
Rust preventive coatings	250
Shellacs	
Clear	750
Opaque	550
Specialty primers, sealers, and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Top and trim exterior coatings	420
Waterproofing membranes	250
Wood coatings	375
Wood preservatives	350
Zinc-rich primers	340

- Grams of VOC per liter of coating, including water and including exempt compounds.
- The specified limits remain in effect unless revised limits are listed in subsequent columns if the table.
- Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PAMIR limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

- Manufacturer's product specification
- Field verification of on-site product containers

5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet at least one of the following testing and product requirements:

- Carpet and Rug Institute's Green Label Plus Program.
- Compliant with the VOC-emissions limits and testing requirements specified in the California Department of Public Health Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as CDPH Standard Method V1.1 or Specification 01350).
- NSF/ANSI 140 at the Gold level or higher.
- Scientific Certifications systems Sustainable Choice; or
- Compliant with the California Collaborative for High Performance Schools (CA-CHPS) Criteria Interpretation for EQ 2.2 dated July 2012 and listed in the CHPS High Performance Product Database.

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for (ATCM)Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.1 Early compliance. Reserved

5.504.5.3 Documentation. Verification of compliance with this section shall be provided as required by the enforcing agency. Documentation shall include at least one of the following:

- Product certification and specification.
- Chain of custody certification.
- Products labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
- Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European EN 335 standards.
- Other methods acceptable to the enforcing agency.

Table 4.504.4.5 - FORMALDEHYDE LIMITS ¹
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particle board	0.05
Medium density fiberboard	0.11
Thin medium density fiberboard ²	0.13

- Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1533-96. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.
- Thin medium density fiberboard has a maximum thickness of 5/16 inches (8 mm).

5.504.4.6 Resilient flooring systems. For 80 percent of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following:

- Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.
- Compliant with the VOC-emissions limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010;
- Compliant with the California Collaborative for High Performance Schools (CA-CHPS) Criteria Interpretation for EQ 2.2 dated July 2012 and listed in the CHPS High Performance Product Database; or
- Compliant wit CDPH criteria as certified under the Greenguard Children's & Schools Program.

5.504.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 8. MERV 8 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions:

- An ASHRAE 10-percent to 15-percent efficiency filter shall be permitted for an HVAC unit meeting the 2013 California Energy Code having 6000 Btu/h or less capacity per fan coil, if energy use of the air delivery system is 0.4 Wcfm or less at design air flow.
- Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 Environmental tobacco smoke (ETS) control. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entrances, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 Indoor moisture control. Buildings shall meet or exceed the provisions of *California Building Code*, CCR, Title 24, Part 2, Sections 1203 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures not applicable to low-rise residential occupancies, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 Outside air delivery. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the 2013 *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8

5.506.2 Carbon dioxide (CO₂) monitoring. For buildings or additions equipped with demand control ventilation, CO₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the 2013 *California Energy Code*, Section 120(c)(4).

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 Acoustical control. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413 or Outdoor-Indoor Sound Transmissions Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such factories, stadiums, storage, enclosed parking structures and utility buildings.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

- Within the 65 CNEL noise contour of an airport.
Exceptions:
 - L_{eq} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICL) plan.
 - L_{eq} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.
- Within the 65 CNEL or L_{eq} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq}-1-hr during any hour of operation shall have building, addition or alterations exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of a least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1 wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be construction to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (L_{eq}-1hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Example of assemblies and their various STC ratings may be found at the California Office of Noise Control: http://www.toolbase.org/PDF/CasStudies/stc_ccc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508-1.1 and 5.508-1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high -global-warming potential (high-GWP) refrigerant with a GWP of 50 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO₂), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack

5.508.2.1.2 Copper pipe. Copper tubing with and OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve cap. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it the cap shall have a neoprene O-ring in place.

5.508.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.
Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel, or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coatings. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

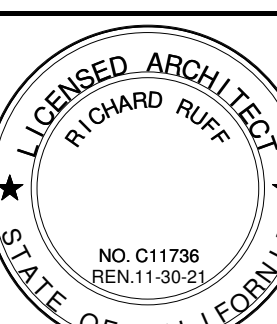
5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one-pound pressure change from 300 psig, measured with the same gauge.

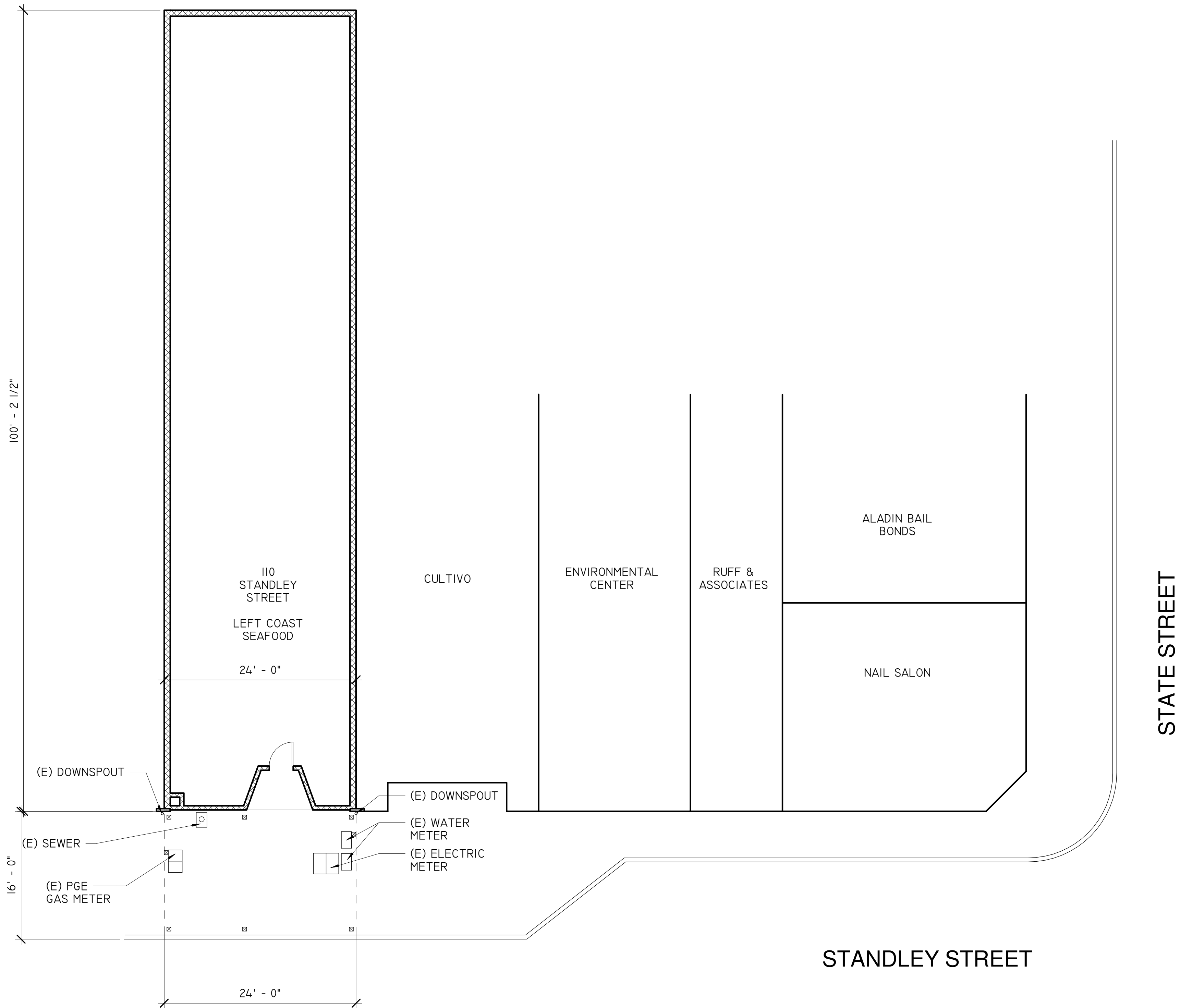
5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 Pressure vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24 hour period.

BY					
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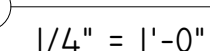
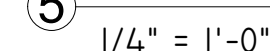
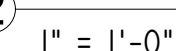
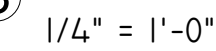
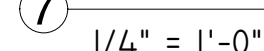
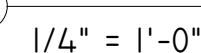
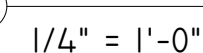
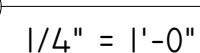


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110 WEST STANDLEY STREET	
UKIAH, CA, 95482	

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DATE ISSUED 12/17/2009

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SHEET OF

AGENT/APPLICANT AUTHORIZATION

I, Brent Hughes, authorize the following Agent/Applicant to represent this project. The Authorized Agent/Applicant has my permission to make decisions regarding the processing of this application. If at any time I wish to remove/replace this authorization, I understand that I shall notify the Planning and Building Department in writing as to my decision.

Site Address: 110 W. Standley St. Ukiah, CA 95482

Scope (description) of work: _____

Authorized Agent/Applicant

Name (Please Print): Richard Ruff

Mailing Address: 100 West Standley Street

City/State/Zip: Ukiah Ca 95482

Phone Number: 707-391-7548

E-Mail: richard@ruffarchitect.com

I declare under penalty of perjury that I am the property owner for the address listed above and I personally completed the above information and certify its accuracy.

Owner Signature: 

Date: 5/6/2021

General Specifications

USA Rating (Input: Natural & L.P. Gas) 0-2000' elevation
CAN Rating (Input: Natural & L.P. Gas) 0-4500' elevation

Standard Series

Model	INPUT (BTU/hr)		Length
	Minimum	Maximum	
PH-40 A	20,000	40,000	11.5'
PH-50 A	25,000	50,000	16.5'
PH-75 A	37,500	75,000	21.5'

Gas Inlet Pressure

Gas	Minimum	Maximum
Natural	4.5" W.C.	14.0" W.C.
L.P.	11.5" W.C.	14.0" W.C.

Electrical Rating

- DSI Ignition
- 120v, 60 Hz, 1 Amps
- 24 volt low voltage on/off - modulating control panels

Optional Equipment

- Elbow kit / 180 degree U-Bend kit for PH-50 and PH-75

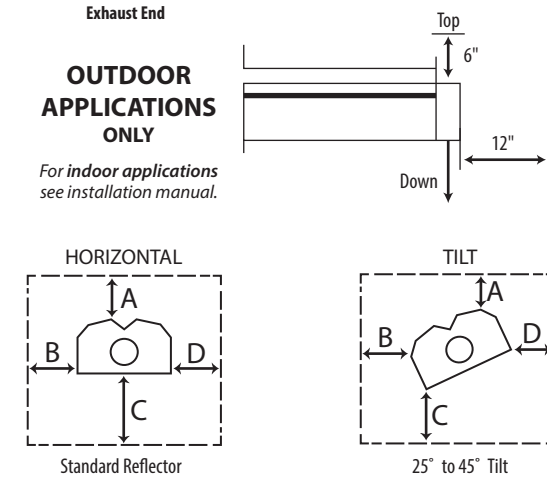
Gas Pressure at Manifold

Natural Gas3.5" W.C.
L.P. Gas10.5" W.C.
Gas Connection Size0.5" N.P.T.

Standard Equipment

Variable input temperature control panel, modulating gas burner, low noise combustion air blower, visual burner inspection sight glass, air proving safety switch, 3-try spark ignition control, 100% safety shut off valves, 4" heat treated aluminized radiant emitter, aluminum reflector, heat economizer baffle, stainless steel hangers and burner-head, decorative grille, on indicator light. 304 Stainless steel construction on High Output Series. Standard units have 304 stainless steel burner box and aluminum reflectors. OPTIONAL: 316 marine grade stainless steel.

Clearance to Combustibles

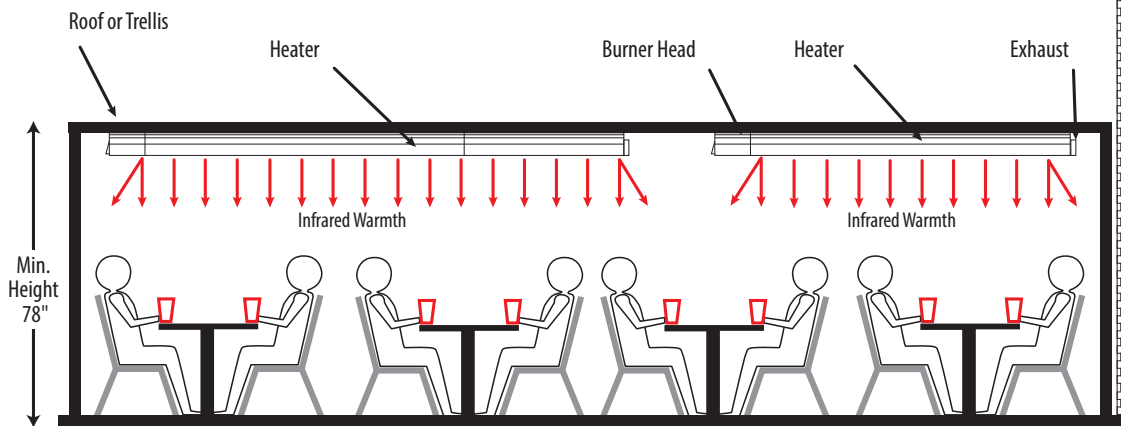


Installation Type 1 (Inches)

Input	A	B	C	D
40	4	12	34	12
50	4	12	41	12
75	4	15	46	15
40 HO	8	17	41	17
75 HO	6	12	42	12

Installation Type 2 (Inches)

Input	A	B	C	D
40	4	4	31	28
50	4	4	35	28
75	4	4	40	31
40 HO	8	4	28	25
75 HO	6	4	31	22



DIMENSIONS

Model	Length
PH-40 A	137"
PH-50 A	197"
PH-75 A	257"
PH-40 HO	64"
PH-75 HO	124"
Width of All Units	15"
Height of Heater	8"

Example of a multiple unit installation. In this instance two units are used to provide a comfortable heating environment. More units can be used to achieve any length or configuration required. Our design expertise is offered to all customers to ensure proper layout and performance.

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Email: sales@calcana.com

USA

Calcana USA Ltd.
30201 County Road 49
Loxley, Alabama 36551
Tel: 251-964-4400 Fax: 251-964-4404

Distributed by:

1-800-778-6729

www.patioheaterusa.com • www.patioheatercanada.com
www.calcana.com • www.sunraypatioheaters.com

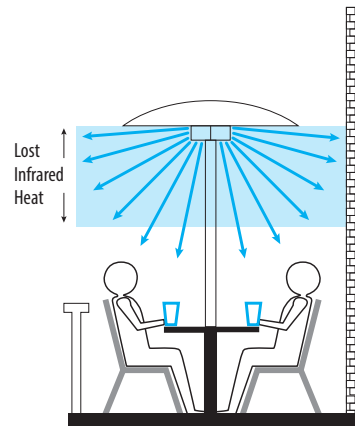


PATIO HEATING SYSTEMS
Commercial • Residential

Calcana Custom Patio Heating Solutions

Mushroom Style

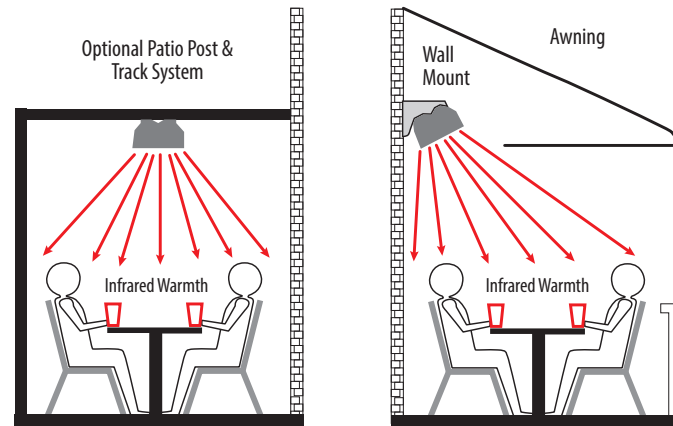
More Fuel
Less Heat



VS

Calcana Infrared Heatwave

More Heat
Less Fuel

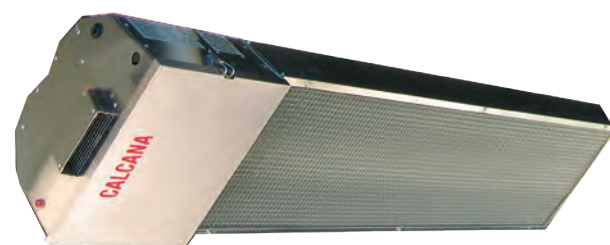


SIDE WALL MOUNTING

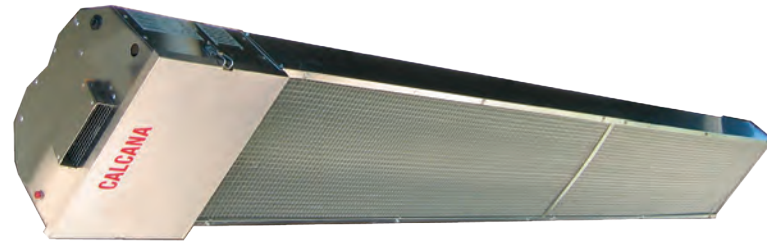


STAINLESS STEEL CONSTRUCTION

HIGH OUTPUT SERIES (patented)



PH-40 HO
40,000 Btu/Hr
5' Length



PH-75 HO
75,000 Btu/Hr
10' Length

Experience a *Calcana* heatwave on your patio today!

316 Marine Grade option now available.

Design features include:

Safely enclosed flame: The flame is protected from wind and is located inside the Low Intensity Infrared Emitter Tube. This tube captures heat energy contained in hot flue gases and turns the energy into comfortable HEAT waves.

Low clearance to combustibles: Can be safely installed in locations with awnings.

Slim, narrow dimensions: Easy to install in narrow, low overhead clearance locations; suitable for long, narrow street side patio locations.

Overhead Design: No floor space is lost as units hang from existing trellis or other overhead structures. Units can also mount to walls at an angle.

Variable input burner: Patent pending, variable input design provides the right level of heat output for each location.

Four lengths to choose from: 5, 10, 15 & 20 foot lengths are available. Multiple units can be grouped together to achieve any length required.

Certified for outdoor & indoor applications: Units are design certified to operate in outdoor environments, which include wind, rain, snow and temperatures as low as -40F. For indoor applications, the units can be safely vented through the wall or roof.

Easy-light ignition system: No pilot lights to ignite by hand, no valves to turn, no

thermocouples to replace. By using a reliable, 3-Try, direct spark, electronic, 100% safety shut off, ignition system, units safely and consistently operate in all types of weather with the flick of a switch.

Local or remote control: Heaters can be operated remotely, or controls can be located on the units.

Low maintenance: No ceramic parts to break or replace. No thermocouples to replace. Emitter tubes do not glow cherry red, therefore are not fatigued to the point of premature failure.

Economical to operate: Highlight efficient reflectors capture the radiant energy, and direct it to the patio area. Heats more area with less fuel than any other style of patio heater.

Heavy duty construction: High quality materials and workmanship eliminates metal fatigue and reflector warp or separation. Stainless Steel options are available.

Natural gas or propane: Units available for use with either fuel.



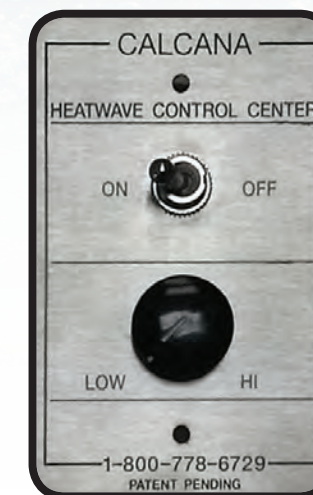
CLEAR SPAN MOUNTING



LOW CLEARANCE TO COMBUSTIBLES



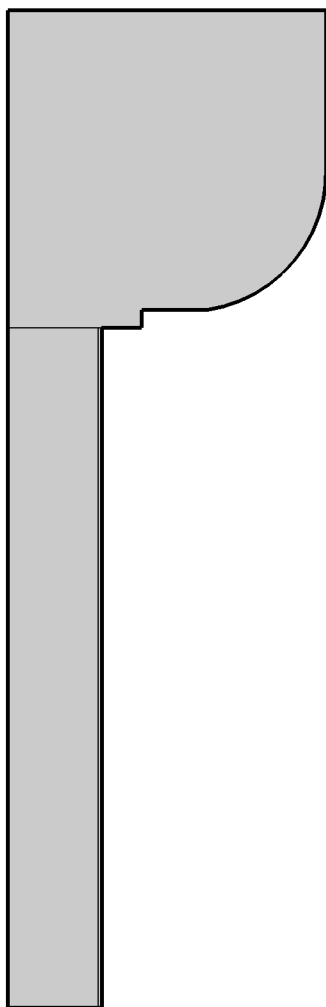
OVERHEAD INSTALLATION



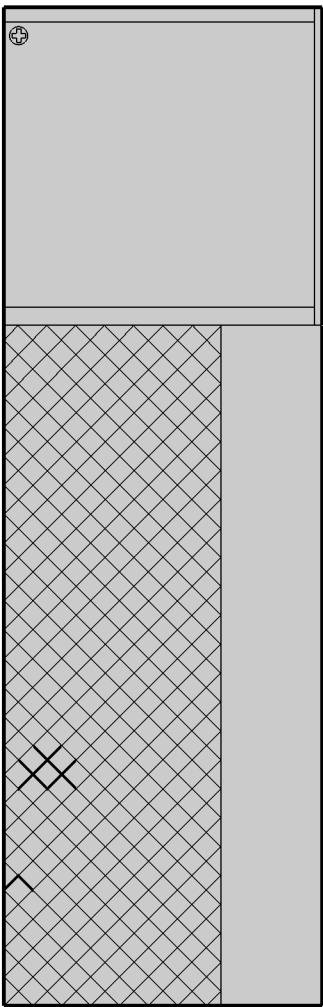
REMOTELY LOCATED CONTROL PANEL



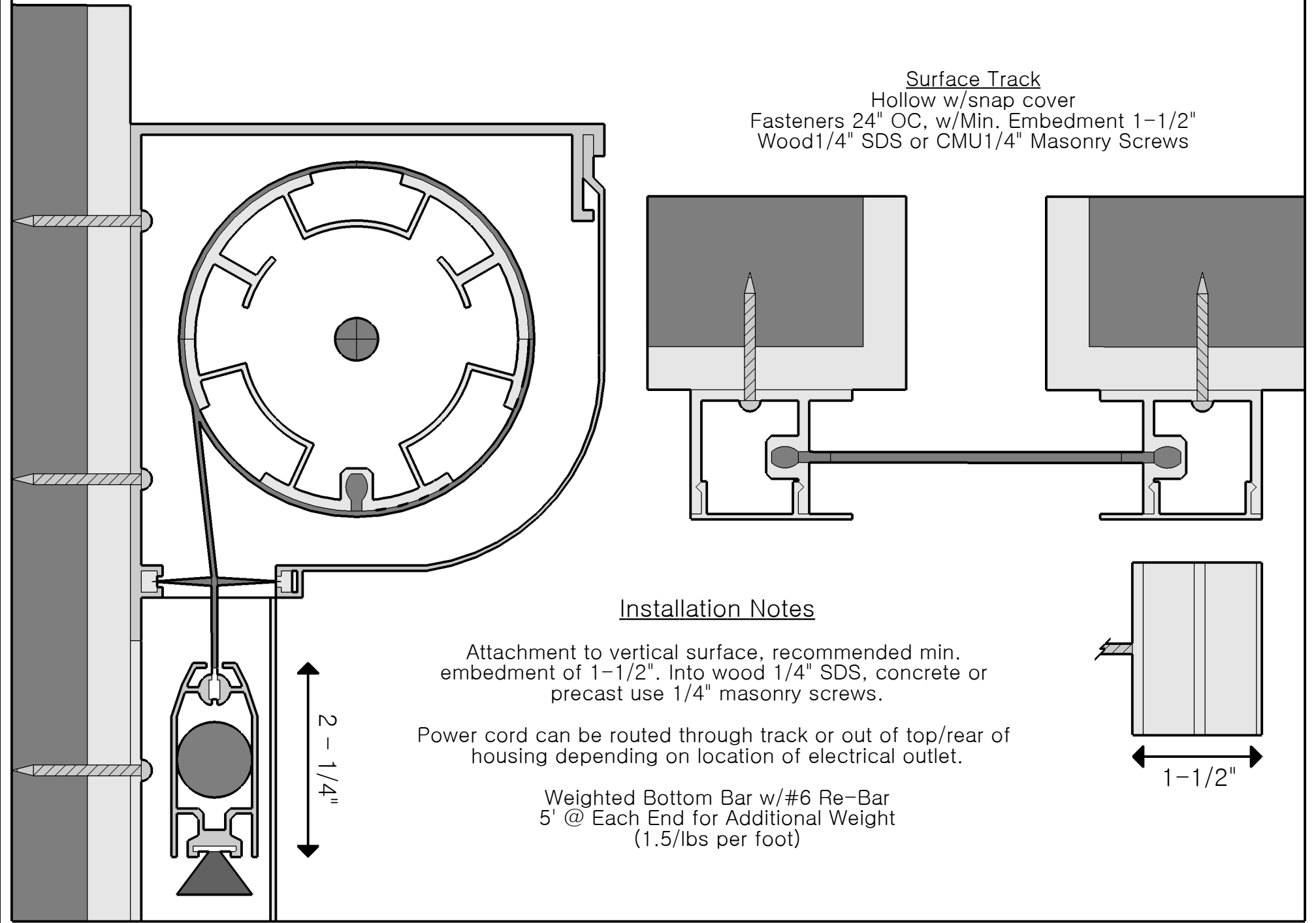
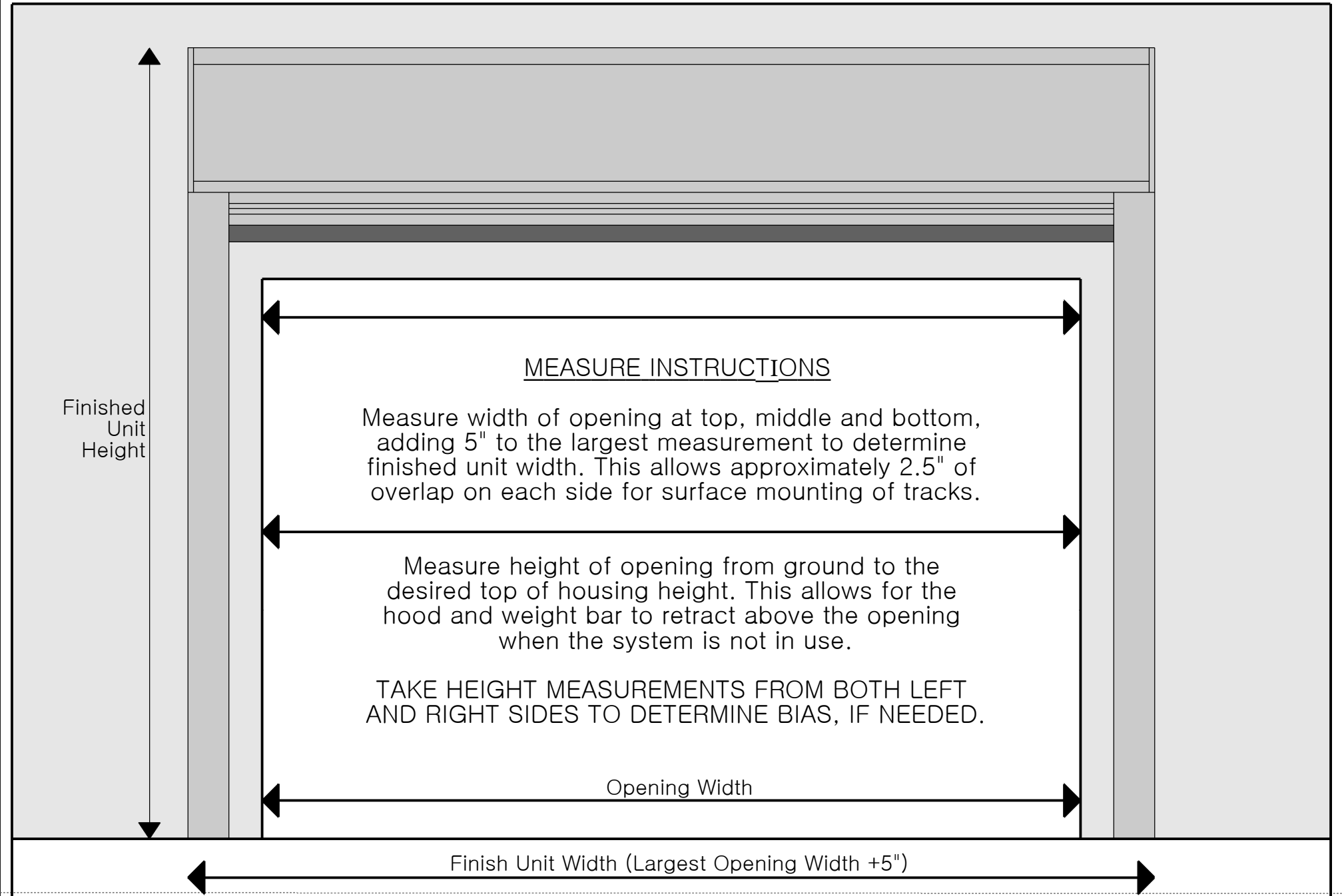
Motorized Roll Screen Products, 5-1/2" and 7" Housings
Up to 30' in Width

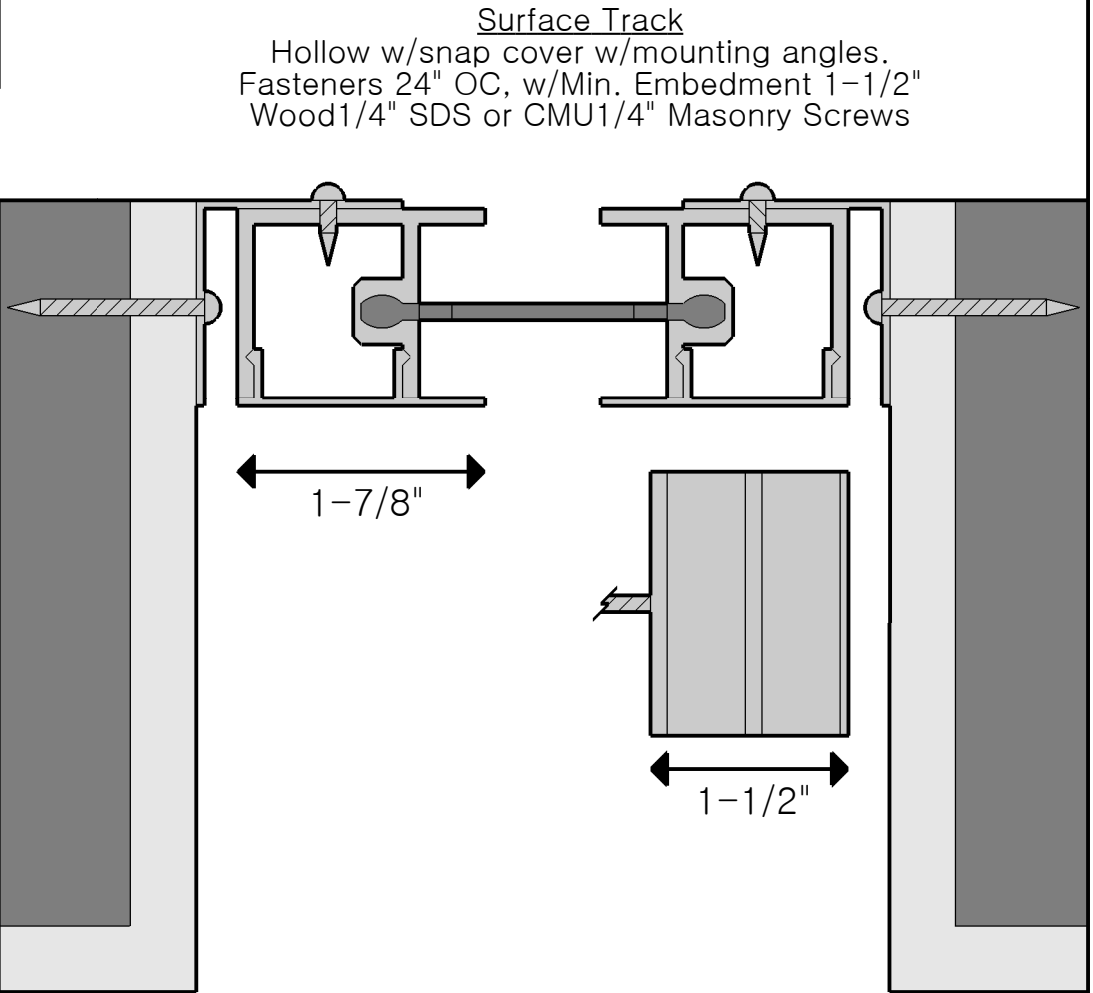
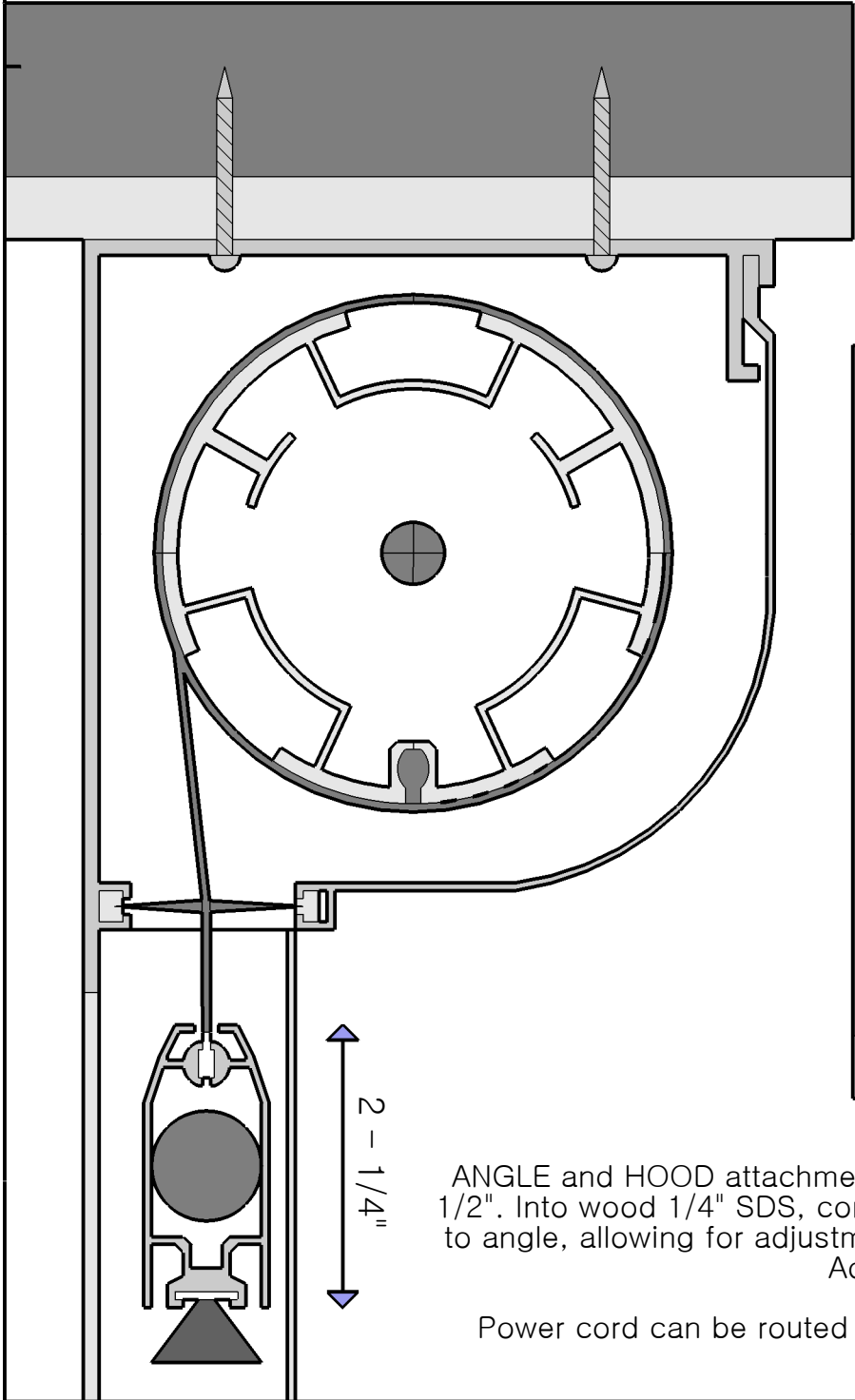
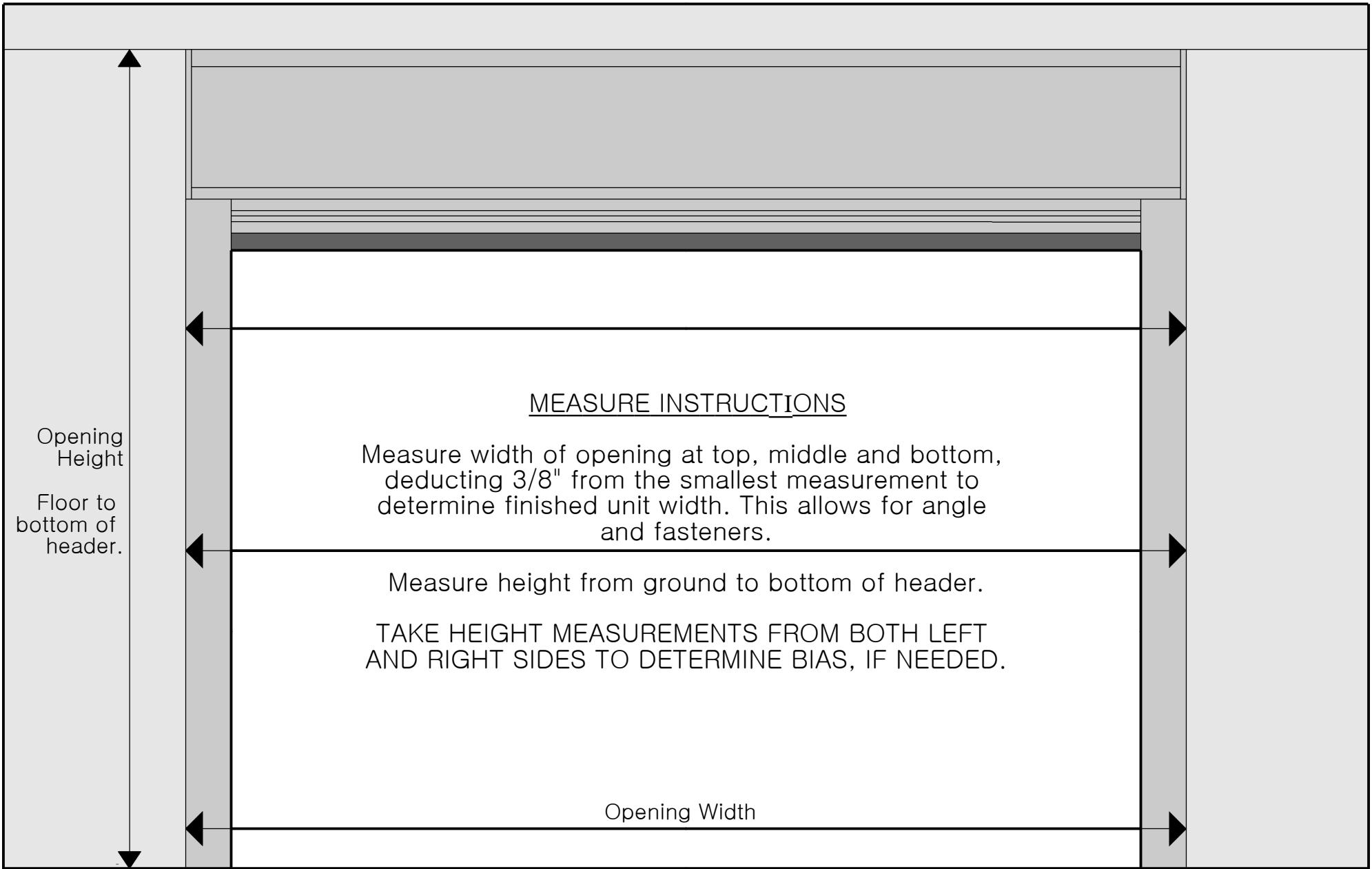


Side/Profile View

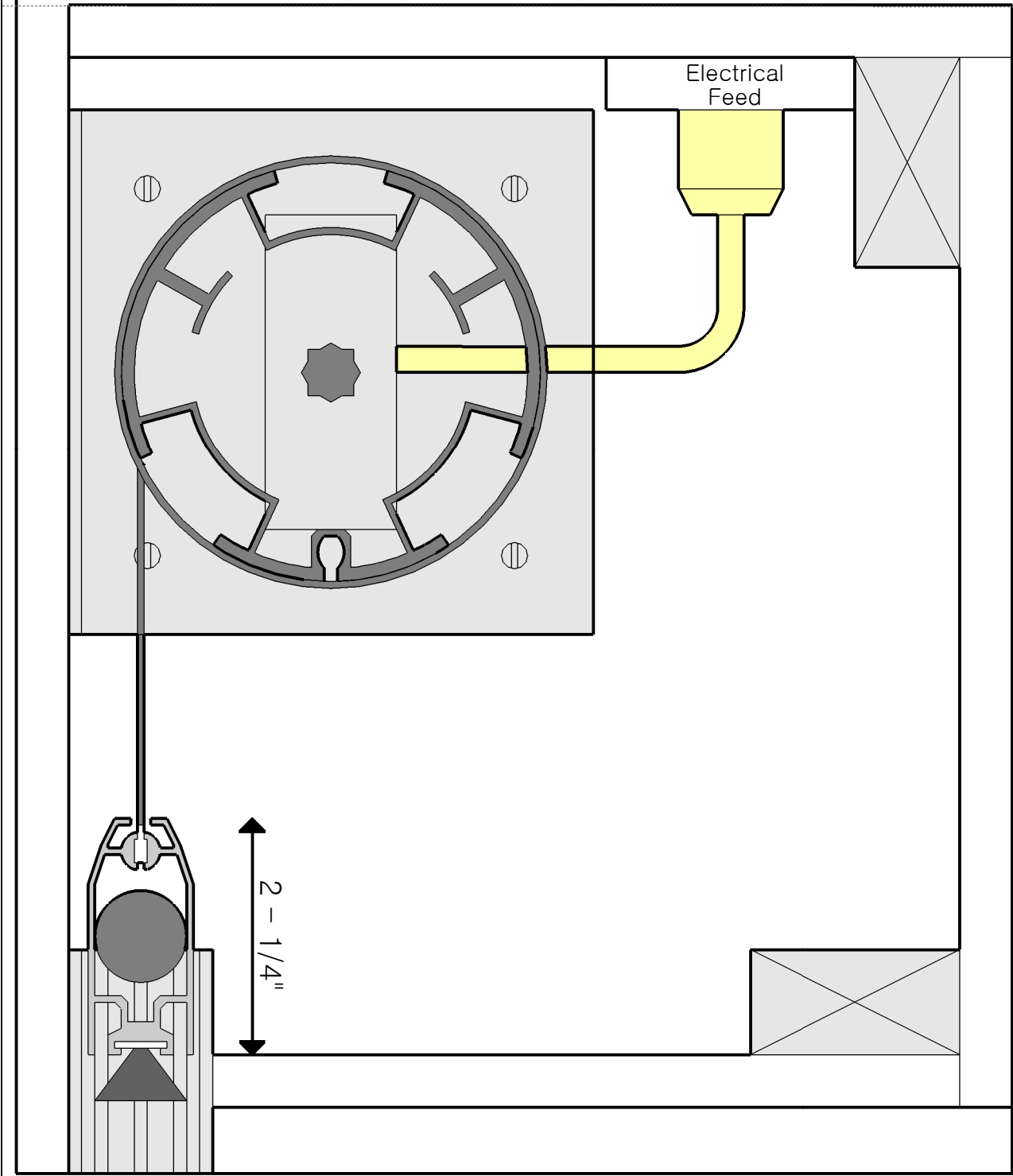
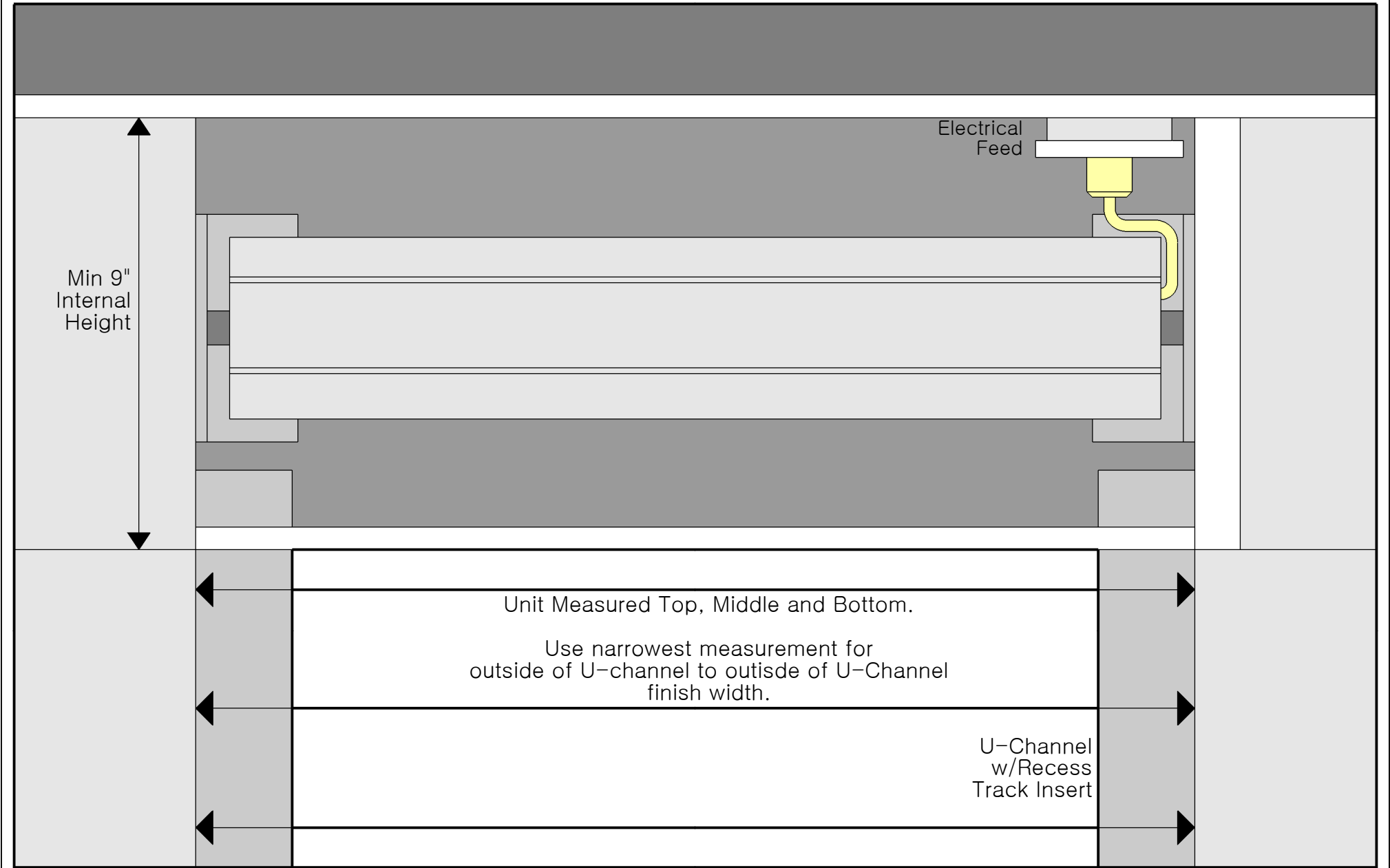


Front View





Installation Notes
ANGLE and HOOD attachment to vertical surface, recommended min. embedment of 1-1/2". Into wood 1/4" SDS, concrete or precast use 1/4" masonry screws. Tracks attached to angle, allowing for adjustment. Weighted Bottom Bar w/#6 Re-Bar 5' @ Each End for Additional Weight (1.5/lbs per foot)
Power cord can be routed through track or out of top/rear of housing depending on location of electrical outlet.



Installation Notes
5"x5" Recess Brackets to receive roll-tube.

NOTE: 7"x7" Brackets typically if width of tube is greater than 20'.

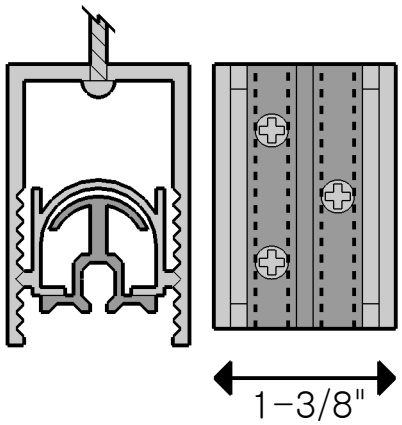
Min. Vertical Clearance of 9" to conceal unit & weight bar and sweep.

Removeable access panels located at front or bottom of recess cavity.

Power feed required at one of of recess cavity, ensuring that receptical/box is forward inside of cavity. Make sure receptacle box allows for screen operation and for removal and installation of roll tube.

Weighted Bottom Bar w/#6 Re-Bar 5' @ Each End for Additional Weight (1.5/lbs per foot)

Recess Track
U-Channel w/track insert and adj. clips.
Fasteners 24" OC, Min. Embedment 1-1/2"
Wood 1/4" SDS or CMU 1/4" Masonry Screws



Description

The Halo RL56 SeleCCTable™ is a complete LED Baffle-Trim Module for 5 inch and 6 inch aperture recessed downlights; suitable for new construction, remodel and retrofit installation. Using the CCT selectable switch users can choose between five different color temperatures. The lens provides uniform illumination and wet location listing. Precision construction makes any housing AIR-TITE for added savings and code compliance.

Catalog #	Type
Project	
Comments	Date
Prepared by	

Specification Features

CCT Select System

- Use the switch to choose between 2700K, 3000K, 3500K, 4000K, and 5000K CCT.

Module - Trim

- Module construction includes LED array, heat sink, reflector, lens, baffle and trim ring.
- Regressed baffle
- Heat sink designed to conduct heat away from the LED array, keeping the junction temperatures below specified maximums, even when installed in insulated ceiling environments.

LED Array

- Mid power LED array provides a uniform source with high efficiency and no pixilation.
- 90 CRI minimum, R9 greater than 50
- Color accuracy at 4 SDCM in between endpoints, provide color accuracy and uniformity.
- Color Temperature (CCT) has a selectable range from 2700K to 5000K (factory default 3000K)

Optical Assembly

- Regressed lens
- Impact-resistant polycarbonate
- Convex form and lamp-like appearance
- Diffuse for even illumination

Driver

- Integral 120V 60 Hz constant current driver provides noise free operation
- Continuous, flicker-free dimming from 100% to 5%.
- Inline electrical quick connect and E26 adapter (provided) provides mains connections
- See Dimming Guide for compatible dimmers

Retention

- Integral torsion springs and Push-N-Twist clips offer two mounting options
- Torsion springs are pre-installed and adjust to fit 5" or 6" compatible housings
- Push-N-Twist universal installation clips are pre-installed and designed to fit 5" or 6" compatible housings

Designer Skins (sold separately)

- RL56 skins are accessory rings that attach to the RL56 for a permanent finish. Refer to the RL56 accessories specification sheet for details.
- White (Paintable)
- Satin Nickel
- Tuscan Bronze

Gaskets

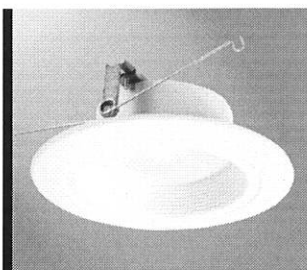
- Closed cell gaskets achieve restrictive airflow requirements without additional caulking

Compliance

- UL Certified
- Wet and Damp location listed.
- Airtight certified per ASTM-E283
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- EMI/RFI emissions per FCC 47CFR Part 15 consumer limits
- Contains no mercury or lead and RoHS compliant
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11
- Can be used for State of California Title 24 high efficacy luminaire compliance. Complies with Title 24 JA8-2016-E.
- Can be used International Energy Conservation Code (IECC) high efficiency luminaire compliance.
- ENERGY STAR® listed, reference database for current listings

Warranty

Five year limited warranty, consult website for details.
www.eaton.com/lighting/legal



RL56

5/6-Inch All-Purpose LED Retrofit Module with SeleCCTable switch

600 Lumen Series

FOR USE IN INSULATED CEILING AND NON- INSULATED CEILING RATED HOUSINGS

HIGH-EFFICACY LED WITH INTEGRAL DRIVER - DIMMABLE



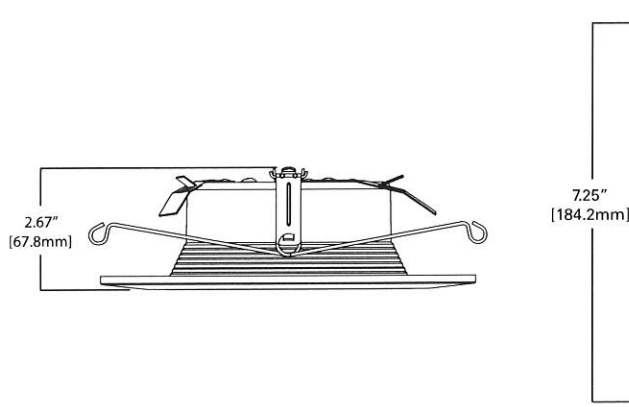
2700K • 3000K • 3500K
4000K • 5000K



Refer to ENERGY STAR® Certified Products List. Can be used to comply with California Title 24 High Efficacy requirements. Certified to California Appliance Efficiency Database under JAB.



Dimensions



ENERGY DATA @ 3000K	
Lumens	600 Series
Input Voltage	120V
Input Current	.065 (mA)
Input Power	7.6 (W)
Efficiency	87.5 %
Inrush (A)	.91
THD: ≤ 20%	
PF: ≥ 0.90	
T Ambient -30 - +40°C	
Sound Rating ≤ 20dba	

ENERGY DATA @ 3000K	
Lumens	900 Series
Input Voltage	120V
Input Current	0.1 (mA)
Input Power	12.1 (W)
Efficiency	77.69%
Inrush (A)	.96
THD: ≤ 20%	
PF: ≥ 0.90	
T Ambient -30 - +40°C	
Sound Rating ≤ 20dba	

Ordering Information

SAMPLE NUMBER: RL56069S1EWH

A complete luminaire consists of a housing, and LED module, order separately.

Models	Lumens	CRI/CCT	Driver	Finish	Accessories
RL56 = 5"/6" all-purpose retrofit LED module	06 =600 lumens (nominal) 09 =900 lumens (nominal)	9S =90 CRI minimum, white tuning, selectable CCT 2700K-5000K	1E =120V 60Hz leading or trailing edge phase cut 1% dimming	WH =Matte white baffle	RL56TRMWHB =5"/6" White Paintable Trim Ring, Baffle RL56TRMSNB =5"/6" Satin Nickel Trim Ring, Baffle RL56TRMTBZB =5"/6" Tuscan Bronze Trim Ring, Baffle RL56TRMWH =5"/6" White Paintable Trim Ring RL56TRMSN =5"/6" Satin Nickel Trim Ring RL56TRMTBZ =5"/6" Tuscan Bronze Trim Ring

Housings

Halo LED 5-inch

H550ICAT= 5" LED, Insulated Ceiling, Air-Tite, New Construction Housing

H550RICAT= 5" LED, Insulated Ceiling, Air-Tite, Remodel Housing

E550ICAT= 5" LED, Insulated Ceiling, Air-Tite, New Construction Housing

E550RICAT= 5" LED, Insulated Ceiling, Air-Tite, Remodel Housing

Halo LED 6-inch

H750ICAT= 6" LED, Insulated Ceiling, Air-Tite, New Construction Housing

H750RICAT= 6" LED, Insulated Ceiling, Air-Tite, Remodel Housing

H750T= 6" LED, Non-IC, Air-Tite, New Construction Housing

H750TCP= 6" LED, Non-IC, New Construction/Remodel Chicago Plenum Housing

H2750ICAT= 6" LED, Shallow, Insulated Ceiling, Air-Tite, New Construction (use with 691X, 694X, 696X trims only)

H2750RICAT= 6" LED, Shallow, Insulated Ceiling, Air-Tite, Remodel (use with 691X, 694X, 696X trims only)

E750ICAT= 6" LED, Insulated Ceiling, Air-Tite, New Construction Housing

E750RICAT= 6" LED, Insulated Ceiling, Air-Tite, Remodel Housing

Halo LED retrofit

ML7E26RFX= 6" Retrofit Enclosure, Non-IC, E26 Screw base Interface

ML7BFXK= 6" Retrofit Enclosure, Non-IC, BX Whip

Halo Shallow Housings 5-inch

H25ICAT= 5" Shallow, Insulated Ceiling, Air-Tite New Construction

H25RICAT= 5" Shallow, Insulated Ceiling, Air-Tite Remodel

H25ICATNB= 5" Shallow, Insulated Ceiling, Air-Tite New Construction, No Socket Bracket

Halo Shallow Housings 6-inch

H27ICAT= 6" Shallow, Insulated Ceiling, Air-Tite New Construction

H27RICAT= 6" Shallow, Insulated Ceiling, Air-Tite Remodel Housing

H27T= 6" Shallow, Non-IC, New Construction Housing

H27RT= 6" Shallow, Non-IC, Remodel Housing

E27ICAT= 6" Shallow, Insulated Ceiling, Air-Tite New Construction

E27RICAT= 6" Shallow, Insulated Ceiling, Air-Tite Remodel Housing

E27TAT= 6" Shallow, Non-IC, New Construction Housing

E27RTAT= 6" Shallow, Non-IC, Remodel Housing

Halo Standard Housings 5-inch

H5ICAT= 5" Insulated Ceiling, Air-Tite New Construction Housing

H5RICAT= 5" Insulated Ceiling, Air-Tite Remodel Housing

H5ICATNB= 5" Insulated Ceiling, Air-Tite New Construction Housing, No Socket Bracket

H5T= 5" Non-IC, New Construction Housing

H5RT= 5" Non-IC, Remodel Housing

H5TNB= 5" Non-IC, New Construction Housing, No Socket Bracket

E5ICAT= 5" Insulated Ceiling, Air-Tite New Construction Housing

E5RICAT= 5" Insulated Ceiling, Air-Tite Remodel Housing

E5ICATNB= 5" Insulated Ceiling, Air-Tite New Construction Housing, No Socket Bracket

E5TAT= 5" Non-IC, New Construction Housing

E5RTAT= 5" Non-IC, Remodel Housing

E5TATNB= 5" Non-IC, New Construction Housing, No Socket Bracket

Halo Standard Housings 6-inch

H7ICAT= 6" Insulated Ceiling, Air-Tite New Construction Housing

H7RICAT= 6" Insulated Ceiling, Air-Tite Remodel Housing

H7ICT= 6" Insulated Ceiling, New Construction Housing

H7RICT= 6" Insulated Ceiling, Remodel Housing

H7ICATNB= 6" Insulated Ceiling, Air-Tite New Construction Housing, No Socket Bracket

H7ICTNB= 6" Insulated Ceiling, New Construction Housing, No Socket Bracket

H7T= 6" Non-IC, New Construction Housing

H7RT= 6" Non-IC, Remodel Housing

H7TNB= 6" Non-IC, New Construction Housing, No Socket Bracket

H7TCP= 6" Non-IC, Chicago Plenum, New Construction/Remodel Housing

H7UICAT= 6" Insulated Ceiling, Universal, Air-Tite, New Construction Housing

E7ICAT= 6" Insulated Ceiling, Air-Tite New Construction Housing

E7RICAT= 6" Insulated Ceiling, Air-Tite Remodel Housing

E7ICATNB= 6" Insulated Ceiling, Air-Tite New Construction Housing, No Socket Bracket

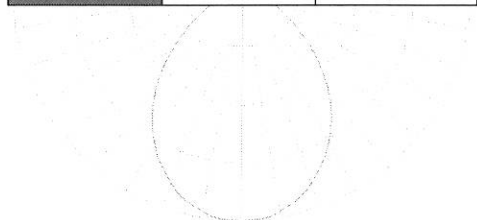
E7TAT= 6" Non-IC, New Construction Housing

E7RTAT= 6" Non-IC, Remodel Housing

E7TATNB= 6" Non-IC, New Construction Housing, No Socket Bracket

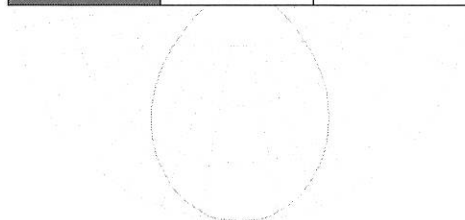
Photometric Data

RL56069S1EWH-3000K		
Luminaire lumens		665
Input watts		7.6
LER (LPW)		87.5
Spacing Criteria	0-180	1.14
	90-270	1.14
	Diagonal	1.22
Beam angle (degrees)		87.8
Field angle (degrees)		139
Zonal lumen	Lumens	% Lumens
0-30	247	37.2
0-40	387	58.2
0-60	595	89.4
0-90	665	100



* Tested in accordance with IES LM63. Field results may vary.

RL56099S1EWH-3000K		
Luminaire lumens		940
Input watts		12.1
LER (LPW)		77.7
Spacing Criteria	0-180	1.16
	90-270	1.16
	Diagonal	1.22
Beam angle (degrees)		88.9
Field angle (degrees)		140
Zonal lumen	Lumens	% Lumens
0-30	345	36.7
0-40	541	57.5
0-60	838	89.1
0-90	940	100



* Tested in accordance with IES LM63. Field results may vary.

Color Metric Summary

TM-30-15	R _r = 89.8
	R _g = 98
CRI/CIE	R _a = 93.7
	R ₉ = 69.1

93°

CCT - Range of 2700K- 5000K



Color Metric Summary

TM-30-15	R _r = 89.9
	R _g = 97.7
CRI/CIE	R _a = 93.1
	R ₉ = 64.6

93°

CCT - Range of 2700K- 5000K



Product Specifications

PRODUCT SPECIFICATIONS	
Lumens	665
Watts	7.6
Lumens Per Watt (Efficacy)	87.5
Color Accuracy (CRI)	92
Light Color (CCT)	3000K
Correlated Color Temperature (CCT)	
warm white soft white bright white	
2700K 3000K 4500K 6500K	

PRODUCT SPECIFICATIONS	
Lumens	940
Watts	12.1
Lumens Per Watt (Efficacy)	77.69
Color Accuracy (CRI)	90
Light Color (CCT)	3000K
Correlated Color Temperature (CCT)	
warm white soft white bright white	
2700K 3000K 4500K 6500K	

Jesse Davis

From: Matthew Keizer
Sent: Monday, May 17, 2021 12:33 PM
To: Jesse Davis
Subject: RE: Left Coast Outdoor Dining / Shade Structure (Project # 21 – 6245) Project Referral

Follow Up Flag: Follow up
Flag Status: Completed

1. A permit will be required. Please submit plans, building permit application. Please submit Five complete plan sets, two wet stamped and signed.
2. The design and construction of all site alterations shall comply with the 2019 California Building Code, 2019 Plumbing Code, 2019 Electrical Code, 2019 California Mechanical Code, 2019 California Fire Code, 2019 California Energy Code, 2019 Title 24 California Energy Efficiency Standards, 2019 California Green Building Standards Code and City of Ukiah Ordinances and Amendments.



Matt Keizer, CBO, MCP

Building Official

Code Compliance Officer

Email: mkeizer@cityofukiah.com

300 Seminary Ave

Ukiah, CA 95482

Office 707-467-5718

Fax 707-463-6204

Inspection 707-463-6739

<http://www.cityofukiah.com/community-development/>

From: Jesse Davis <jdavis@cityofukiah.com>
Sent: Monday, May 17, 2021 10:52 AM
Subject: Left Coast Outdoor Dining / Shade Structure (Project # 21 – 6245) Project Referral

Good Morning All,

Attached please find a Project Review Form and Referral Packet for your response to a minor use permit application requesting a 'Sidewalk Dining Canopy' at 110 West Standley Street/Left-Coast Seafood Restaurant.

The Applicant requests installation of a 'Sidewalk Dining Canopy'; the scope of work includes installation of a permanent shade canopy and associated improvements in front of 110 West Standley Street per Ukiah City Code § 9224.7 (Outdoor Dining – Ordinance No. 1210 (February 3, 2021)). The request is to be reviewed at the level of a minor use permit.

Your consideration and comments no later than May 24, 2021 are sincerely appreciated. The expedited review is requested to ensure that time is sufficient for coordination with the 'Downtown Streetscape Project', which is presently ongoing. Should additional information be required regarding lighting or heating improvements, please reach out to Planning Staff for supplemental application materials. Thank you in advance.

Best Regards,
Jesse Davis



Jesse Davis, AICP
Planning Manager
Department of Community Development
300 Seminary Avenue, Ukiah, CA 95482
P: 707.463.6207
www.cityofukiah.com/community-development

Jesse Davis

From: Jason Benson
Sent: Friday, May 21, 2021 12:03 PM
To: Jesse Davis; Tim Eriksen
Cc: Mireya Turner
Subject: RE: 675 N. Orchard_Thomas_LLA (2021) - Application and Approval Documents

Follow Up Flag: Follow up
Flag Status: Flagged

Jesse –

I confirmed with Tim this has been processed/signed on his end and returned to you. Please let us know if you need additional documents reviewed or if we are missing something.



Thanks,

Jason Benson, PE
Public Works – Senior Engineer
P: (707)510-5485

From: Jesse Davis <jdavis@cityofukiah.com>
Sent: Wednesday, May 12, 2021 8:43 AM
To: Tim Eriksen <teriksen@cityofukiah.com>; Jason Benson <jbenson@cityofukiah.com>
Cc: Mireya Turner <mturner@cityofukiah.com>
Subject: 675 N. Orchard_Thomas_LLA (2021) - Application and Approval Documents

Good Morning Tim & Jason,

Hope this message finds you starting the day well. I've confirmed that this LLA can be processed administratively by the City Engineer, as [no public notice is required per UCC §8296](#). That being said, the City Engineer must still make the 'Findings' required to approve the request. To that extent, please see attached for documentation that demonstrates the adjustment will not create a greater number of parcels than existed prior to the adjustment; an increase in the number of nonconforming parcels; an increase the nonconformity of any parcel; and that all actions are consistent with the General Plan, Zoning Ordinance, and Building Code.

The County's Subdivision Committee has [agendized their corresponding Boundary Line Adjustment for review tomorrow at 9:00 AM](#). Please see attached, as well as in your mailbox for updated materials for your review and approval. Thank you in advance.

Best,
Jesse Davis



Jesse Davis, AICP

Planning Manager

Department of Community Development

300 Seminary Avenue, Ukiah, CA 95482

P: 707.463.6207

www.cityofukiah.com/community-development

PROJECT REVIEW REFERRAL

Please provide comments by: May 24, 2021

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. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:			
X	City Electric Utility Dept.	X	City Community Development Director
X	City Building Official		
X	City Public Works Dept.		
X	Ukiah Valley Fire Authority		
X	Ukiah Police Department		
FROM PROJECT PLANNER: Jesse Davis, (707) 463-6207			

PROJECT INFORMATION:	
Project Name & Permit #:	Left Coast Dining / Shade Structure (Project # 21 – 6245)
Site Address & APN:	110 West Standley Street, Ukiah, CA; APN 002-224-06
General Plan:	C – Commercial
Zoning:	DC - Downtown Core
Airport Compatibility Zone:	Zone C (Common Traffic Pattern)
Date Filed:	05/14/2021
Resubmittal:	N/A
Date Referred:	05/17/2021
Prev. Projects on Site (include file #)	N/A
Applicant/Agent Name:	Richard Ruff
Phone:	707-472-0527
Email:	richard@ruffarchitect.com
Project Summary: A requested installation of a permanent 'Sidewalk Dining Canopy'; the scope of work includes installation of a shade canopy and associated improvements in front of 110 West Standley Street per Ukiah City Code § 9224.7 (Outdoor Dining – Ordinance No. 1210 (February 3, 2021).	

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 -COU Electric Utility

☐
☒

No Comment

Comments / Conditions of Approval Attached

Signature

Date

Comments / Conditions of Approval:

Hi Jesse,

The only comment the COU Electric Utility has for the proposed project is:

Customer/Contractor must call USA (Underground Service Alert-811/1-800-227-2600) before any digging/excavation begins at the work site and properly mark the proposed areas in white to be excavated. A USA Locate must be called in to locate any existing underground facilities (Electric, Telecommunications, Cable TV, Water, Sewer and Gas-PG&E), per Legislation in California and Nevada.

Thank you,
Jimmy Lozano

ORDINANCE NO. 1210

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING SECTION 9224.7 OF DIVISION 9, CHAPTER 2, ARTICLE 18 OF THE CITY CODE TO REGULATE PERMANENT OUTDOOR DINING FACILITIES.

The City Council of the City of Ukiah hereby ordains as follows:

SECTION ONE.

Section 9224.7 in Division 9, Chapter 2, Article 18 of the Ukiah City Code is hereby amended to read as follows:

§9224.7 OUTDOOR DINING

On-site outdoor dining shall comply with the requirements of this section where allowed by Table 3: Allowed Uses and Permit Requirements, and only when the outdoor dining is incidental to and part of the operation of a restaurant located on the same parcel.

A. Purpose: The provisions of this section are intended to allow outdoor dining in association with a restaurant located on the same parcel as the outdoor dining, where the outdoor dining is clearly incidental to the adjacent restaurant use and will not negatively impact the operations and function of the existing restaurant, including parking facilities, pedestrian access and circulation, and disabled access facilities.

B. Location of Outside Dining: Outdoor dining shall be located on the same site as the restaurant which the outdoor dining will serve. Outdoor dining facilities, such as tables, chairs, umbrellas, etc., shall not be located in pedestrian walkways, required parking spaces, or disabled access facilities (such as parking spaces, walkways, entries, etc.) on or adjacent to said site. However, where there is sufficient clearance to accommodate the usual pedestrian traffic and to comply with applicable state and federal law, outdoor dining facilities are a permitted use in the areas described in the preceding sentence, subject to Zoning Administrator approval of a minor use permit. Outdoor dining areas may be located in landscaped areas if located in such a manner as not to damage the landscaping.

C. Hours of Operation: Days and hours of operation for the outdoor dining shall not extend beyond the hours of operation for the restaurant which it serves. Movable tables, chairs, and all other furniture used in the operation of outdoor dining shall be removed from any pedestrian walkways and stored indoors at night and whenever the cafe is not in operation.

D. Live Entertainment: Outdoor dining shall not be used for live entertainment unless in compliance with section 9224.6 of this code.

E. Structures, Tables, Chairs, Furniture, Signage:

1. In order to provide adequate and safe ingress/egress, a minimum unobstructed pedestrian walkway width of forty-eight inches (48") or the width of the

doors, whichever is greater, shall be maintained. The required width of the unobstructed pedestrian walkway shall extend from the front of the door(s) to the public sidewalk. A reduced width may be approved by the Building Official in compliance with the building code.

2. A minimum of sixty inches (60") of unobstructed space shall be maintained between exits and any structures, furniture or fixtures related to outdoor dining, or as required by the building code, whichever is greater.

3. All outdoor dining furniture, including tables, chairs, umbrellas, and planters, shall be movable. However, permanent outdoor dining furniture such as concrete tables and benches are a permitted use, subject to Zoning Administrator approval of a minor use permit.

4. Umbrellas shall be secured with a minimum base of not less than sixty (60) pounds and shall leave a vertical clearance of seven feet (7') from the sidewalk surface.

5. Outdoor heaters are allowed subject to fire and building code compliance. Non-live music and/or speakers may be authorized with Zoning Administrator approval of a minor use permit.

6. No signage shall be allowed in the outdoor dining area except for the name of the establishment on an awning or umbrella fringe and in compliance with this section and Division 3, Chapter 7 of this code (sign ordinance).

7. Permanent outdoor dining structures such as shade covers and barriers are a permitted use, subject to Zoning Administrator approval of a minor use permit.

F. Maintenance: The permittee is responsible for maintaining all outdoor dining furnishings and the outdoor dining area in good condition, including but not limited to the following:

1. All outdoor dining furnishings and all exterior surfaces within the outdoor dining area shall be easily cleanable and kept clean and free of debris.

2. The outdoor dining area and adjacent areas kept in a clean and safe condition.

G. Food and Beverages: Outdoor dining areas may only serve food and nonalcoholic beverages prepared or stocked for sale at the adjoining indoor restaurant; provided, however, that the service of beer or wine or both solely for on-premises consumption by customers within the outdoor dining area may be authorized by the Planning Director and Police Department if each of the following requirements are met:

1. The outdoor dining operation is duly licensed, or prior to the service of any beer or wine will be duly licensed by State authorities to sell beer or wine for consumption within the outdoor dining area.

2. The authorized outdoor dining area is identified in a manner which will clearly separate and delineate it from the areas of the sidewalk that will remain open to pedestrian traffic.

3. One or more signs, as approved as part of the encroachment permit, are posted during all times the sidewalk cafe is in operation, which shall give notice to the cafe's customers that the drinking of beer or wine or the carrying of any open container which contains beer or wine is prohibited and unlawful outside the delineated outdoor dining area.

Outdoor dining areas authorized by the Planning Department and Police Department and in compliance with the requirements of this section are exempt from Section 6000 of this code.

H. Service Requirements:

1. Service areas (such as busing and service stations) may be located within the outdoor dining area. Service areas shall comply with subsection B of this Section (Location of Outside Dining). Outdoor food preparation in the outdoor dining area is prohibited.

2. Restrooms for the outdoor dining area shall be provided in the adjoining indoor restaurant. Seating for the outdoor dining may be counted in determining the restroom requirements for the indoor restaurant at the discretion of the Building Official.

I. Revocation: The outdoor dining may be revoked by the City upon finding that one or more of the requirements of this Section have been violated or that the outdoor dining is being operated in a manner that constitutes a nuisance.

SECTION TWO

Table 3 in Section 9223.1 of Article 18, Chapter 2 in Division 9 of the Ukiah City Code is hereby amended to specify that the Use Category "Restaurant – outdoor dining (on site)" is a permitted use with an approved Minor Use Permit in the General Urban (GU), Urban Center (UC), and Downtown Core (DC) zoning districts.

SECTION THREE.

1. Publication: Within fifteen (15) days after its adoption, this Ordinance shall be published once in a newspaper of general circulation in the City of Ukiah. In lieu of publishing the full text of the Ordinance, the City may publish a summary of the Ordinance once 5 days prior to its adoption and again within fifteen (15) days after its adoption.

3. Effective Date: The ordinance shall become effective thirty (30) days after its adoption.

Introduced by title only on January 20, 2021, by the following roll call vote:

AYES: Councilmembers Crane, Dueñas, Brown, and Mayor Orozco
NOES: None
ABSENT: None
ABSTAIN: None

Adopted on February 3, 2021, by the following roll call vote:

AYES: Councilmembers Crane, Rodin, Duenas, and Mayor Orozco
NOES: None
ABSENT: Councilmember Brown
ABSTAIN: None



Juan V. Orozco, Mayor

ATTEST:



Kristine Lawler, City Clerk