Design Review Board

Regular Meeting
AGENDA

This meeting will be held virtually, at the link below:
https://global.gotomeeting.com/join/621923941

You can also dial in using your phone.
United States: +1 (571) 317-3122

Access Code: 621-923-941

Join from a video-conferencing room or system.
Dial in or type: 67.217.95.2 or inroomlink.goto.com
Meeting ID: 621 923 941
Or dial directly: 621923941@67.217.95.2 or 67.217.95.2##621923941

July 22, 2021 - 3:00 PM

The Design Review Board serves as an advisory body to City staff, Zoning Administrator, Planning Commission and City Council to make site design recommendations consistent with the City's Design Review Guidelines. The Design Review Board works with staff and applicants to review proposed site development permit applications, planned development applications and precise development plans, and make recommendations concerning architecture, site design layout, landscaping, parking, signage, exterior lighting and other aspects of urban design to City staff, Zoning Administrator, Planning Commission and City Council as appropriate.

The Design Review Board encourages applicants and/or their representatives to be available at the meeting to answer questions so that no agenda item need be deferred to a later date due to a lack of pertinent information.

1. CALL TO ORDER

2. ROLL CALL

3. CORRESPONDENCE

4. APPROVAL OF MINUTES

4.a. Approve Minutes of the May 27, 2021 Meeting.

Recommended Action: Approve the Minutes of the May 27, 2021 meeting.

Attachments:

1. DRBM_Draft_20210527

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Design Review Board 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. NEW BUSINESS

6.a. Request for Review and Recommendation to the Planning Commission regarding Proposed Major Site Development Permit for U-Haul Self-Storage and Rental Facility at 675 N. Orchard Avenue (APNs 002-030-09 & 10); File No. 21-6246

Recommended Action:

Attachments:

1. Application and Project Description
2. Site Plan
3. Landscape Plan
4. Floor Plan
5. Building Elevations
6. Colors and Materials

7. MATTERS FROM THE COMMISSION

8. MATTERS FROM STAFF

9. 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.

Mireya G. Turner, Planning Manager

CITY OF UKIAH
DESIGN REVIEW BOARD MEETING MINUTES
Held remotely via GoTo Meeting
May 27, 2021
3:00 p.m.

1. CALL TO ORDER

Chair Liden called the Design Review Board meeting to order at 3:03 p.m.

Chair Tom Liden presiding.

2. ROLL CALL

Present: Members Coale, Hawkes, Nicholson, and Chair Liden

Absent: Member Morrow

Staff Present: Craig Schlatter, Community Development Director
Mireya G. Turner, Planning Manager
Jesse Davis, Planning Manager

3. CORRESPONDENCE

None was received.

4. APPROVAL OF MINUTES

a. Approval of Draft Minutes of the June 10, 2021 Special Meeting

Motion/Second Liden/Nicholson to approve the June 10, 2020 Special Meeting Minutes, as submitted. Motion carried by an all AYE voice vote.

b. Approval of Draft Minutes of the June 25, 2021 Meeting

Motion/Second Hawkes/Nicholson to approve the June 25, 2020 Special Meeting Minutes, as submitted. Motion carried by an all AYE voice vote.

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

No comments were received.

6. NEW BUSINESS

a. Presentation and Discussion regarding Planned Maintenance/Restoration to Alex Thomas Plaza

Community Development Director Craig Schlatter requested this item be carried over to the next meeting.

There was consensus to carry the item over to a future date. Later discussion reversed this, as Board members decided not to include this item in the next agenda.

7. MATTERS FROM THE BOARD

None

8. MATTERS FROM STAFF

Community Development Director Craig Schlatter, Planning Manager Mireya Turner, and Planning Manager Jesse Davis presented updates on CDBG grant applications and awards, current planning projects, and Housing Element Implementation projects.

There was Board consensus to hold Design Review Board meetings no less than every six months.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 4:09 p.m.

AGENDA ITEM NO. 6a
Department of Community Development
300 Seminary Ave.
Ukiah, CA 95482
planning@cityofukiah.com

TO: Design Review Board

FROM: Mireya G. Turner, Planning Manager

DATE: July 19, 2021

SUBJECT: Request for Review and Recommendation to the Planning Commission regarding proposed Major Use Permit/Site Development Permit to allow the construction of U Haul Rental and Self-Storage Facility at 675 N. Orchard Ave. (APNs 002-030-09 & 10); File No. 21-6246.

PROJECT

Savelle Jefferson, Agent, has submitted an application for a thirty-eight foot, nine inch (38' 9") tall three-story self-storage (±102,791 sf), showroom (±2,945 sf), delivery/receiving area (±1,460 sf), and truck and trailer storage and rental, related retail sales, and automotive accessory sales. The project proposal includes the following:

- *846 self-storage units, of various sizes;*
- *504 U-Box storage containers, stored in the U-Box area (9,118 sf)*
- *Days and Hours of Operation:*
  - *Mon. - Thurs. 7:00 a.m. to 7:00 p.m.*
  - *Fri. 7:00 a.m. to 8:00 p.m.*
  - *Sat. 7:00 a.m. to 7:00 p.m.*
  - *Sun. 9:00 a.m. to 5:00 p.m.*
- *Twenty-one (21) customer parking spaces*
- *Lateral and diagonal parking spaces for truck/trailer parking and display;*
- *Loading bay for U-Box loading/unloading onto delivery trucks (no customer access);*
- *2,454 sf showroom for auto accessory retail sales and truck/trailer rental office;*
- *Atlas Architectural Metal Paneling, 1" thick, and Wood Grain Finish, to provide articulation, depth and texture to the building.*
- *Proposed colors to include: orange, green, walnut, chocolate brown, galvalume, and white;*
- *20% lot coverage landscaping proposed (28,363 sf)*
- *Signage not included in project; Sign permits will be required.*

Site plan, landscape plan, floor plans, elevations, and color and materials are included as Attachments **2 through 6**.

Location. The project location is a vacant parcel of ±3.24 acres (±141,134.4 sf), and is within the "C-1" Community Commercial zoning district. New and used car sales, and

mini/convenience storage are allowed with an approved use permit. U-Haul also currently operates a truck and trailer rental service at 1140 N. State St., also within the "C-1" Community Commercial zoning district.

Setting. The project is surrounded by the following uses:

North: Vacant parcel
South: Retail (Kohl's)
East: Highway 101
West: Multi-family residential development

Regulatory Framework. The applicant proposes a major use permit and site development permit for the construction and operation of a self-storage facility, with truck/trailer rental, and retail. The Project Site is located outside the Downtown Design District. Design Review Board recommendations for the Site Development Permit will be considered by the Planning Commission.

STAFF REQUEST

Staff requests the DRB review the project for design and make a recommendation to the Planning Commission.

ATTACHMENTS

1. Application and Project Description
2. Site plan
3. Landscape plan
4. Floor Plans
5. Elevations
6. Color and Materials

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

Planning Project #21-6246

PROJECT NAME: U-Haul of Ukiah			
PROJECT ADDRESS/CROSS STREETS: 675 N Orchard Avenue Ukiah, CA 95482			AP NUMBER(S): 002-030-10-00, 002-030-09-00
APPLICANT/AUTHORIZED AGENT: Savelle Jefferson, MCP	PHONE NO: 707-208-6562	FAX NO:	E-MAIL ADDRESS: savelle_jefferson@uhaul.com
APPLICANT/AUTHORIZED AGENT ADDRESS: 3601 Santa Rosa Avenue	CITY: Santa Rosa CA		STATE/ZIP: 95407
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: The John H. Thomas and Wendy M. Thomas Trust dated May 15, 2008 and the Daniel C. Thomas and Becky J. Thomas Revocable Trust dated June 4, 1991 as co-trustees	PHONE NO: 707-972-1675	FAX NO:	E-MAIL ADDRESS: danthomas@pacific.net
Dan Thomas 706 E Perkins St, Suite C	CITY: Ukiah, CA		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	$ 3,000 deposit
☐ 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:	**Building Size:**	**Number of Floors:** 3	
Use of Building (check all that apply)	**Description**	**Square Footage**	**Number of Units/Suites**
□ **Office (business/professional)**			
□ **Office (medical/dental)**			
□ **Retail**			
□ **Light Industrial**			
□ **Residential**			
X **Other:**	see project narrative		

Operating Characteristics			
Days and Hours of Operation:			
Number of Shifts:	**Days and Hours of Shifts:** see project narrative		
Number of Employees/Shift: see project narrative			
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:** see project narrative	

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, Daniel C. Thomas , 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).

DocuSigned by:
Daniel C. Thomas 5/7/2021
3668E74ADAB74CE...
PROPERTY OWNER SIGNATURE **DATE**

I, Daniel C. Thomas, 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.

DocuSigned by:
Daniel C. Thomas 5/7/2021
3668E74ADAB74CE...
☐ 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 n 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.

Daniel C. Thomas
☐ PROPERTY OWNER / ☐AUTHORIZED AGENT
(PLEASE PRINT NAME)

DocuSigned by:
Daniel C. Thomas 5/7/2021
3668E74ADAB74CE...
☐ PROPERTY OWNER / ☐AUTHORIZED AGENT **DATE**
(SIGNATURE)

Revised 08/19/2019

AMERCO
REAL ESTATE COMPANY
2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 •

Narrative Project Summary

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Ukiah's participation and counseling in regards to a major use permit for the property located at 675 N Orchard Avenue. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 3.25-acre property is located at 675 N Orchard Avenue. U-Haul's proposal includes the construction of a three-story self-storage store (+/-102,791 sf), showroom (+/-2,945 sf) and delivery/receiving (D&R) area (+/-1,460 sf). Our uses also consist of U-Haul truck and trailer sharing, related retail sales and automotive accessory sales.

The property is currently zoned Community Commercial (C1) and is within the Commercial land use designation of the General Plan. The proposed use is surrounded by other commercial businesses and will enhance the essential character of the area. The use of self-storage requires a conditional use permit and U-Haul is proposing to apply for the permit to allow this use.

The proposed land use is consistent with the provisions of the land use code, as well as the goals and policies of the City General Plan. By developing this vacant parcel, we meet the Land Use Policy Goals of the General Plan because we will provide jobs and a sustainable business. We believe, the proposed development will also allow U-Haul to better serve the storage needs of the community, increase business, and enhance surrounding property values which are also consistent Land Use Policy Goals.

Finally, the proposed use is compatible with the surrounding commercial uses and shall not be detrimental to the public's health, safety, and general welfare. By developing this vacant parcel, the businesses in the vicinity will be revitalized and neighborhood property values will be improved. In addition, the proposed commercial development will not alter the essential character of the locality.

The building design will be of high quality and attractive character that will enhance the image and vitality of the City and be consistent with Land Use and Community Design Goals. We are also in harmony with the Economic Goals of the General Plan because we are providing a quality business that provides jobs, goods, and services for the regional market.

Custom site design for every U-Haul store assures that the facility compliments the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is more of a commercial type use that serves the residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant, or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

The U-Haul Store:

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom, and may choose from a variety of products and services offered there. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul equipment and services.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.

- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.

- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape, and sustainable packing materials.

- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.

- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

Significant Policies:

- Days and Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.

- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.

- It is against policy for a business to be operated from a U-Haul storage room.

- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so and are assessed an additional fee.

- Items that may not be stored include chemicals, flammables, and paints.

- U-Haul stores are protected by video surveillance.

- U-Haul stores are non-smoking facilities.

- U-Haul will provide added services and assistance to our customers with disabilities.

Traffic Study:

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing, and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented

with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model, and an environmentally-sound way to conduct business.

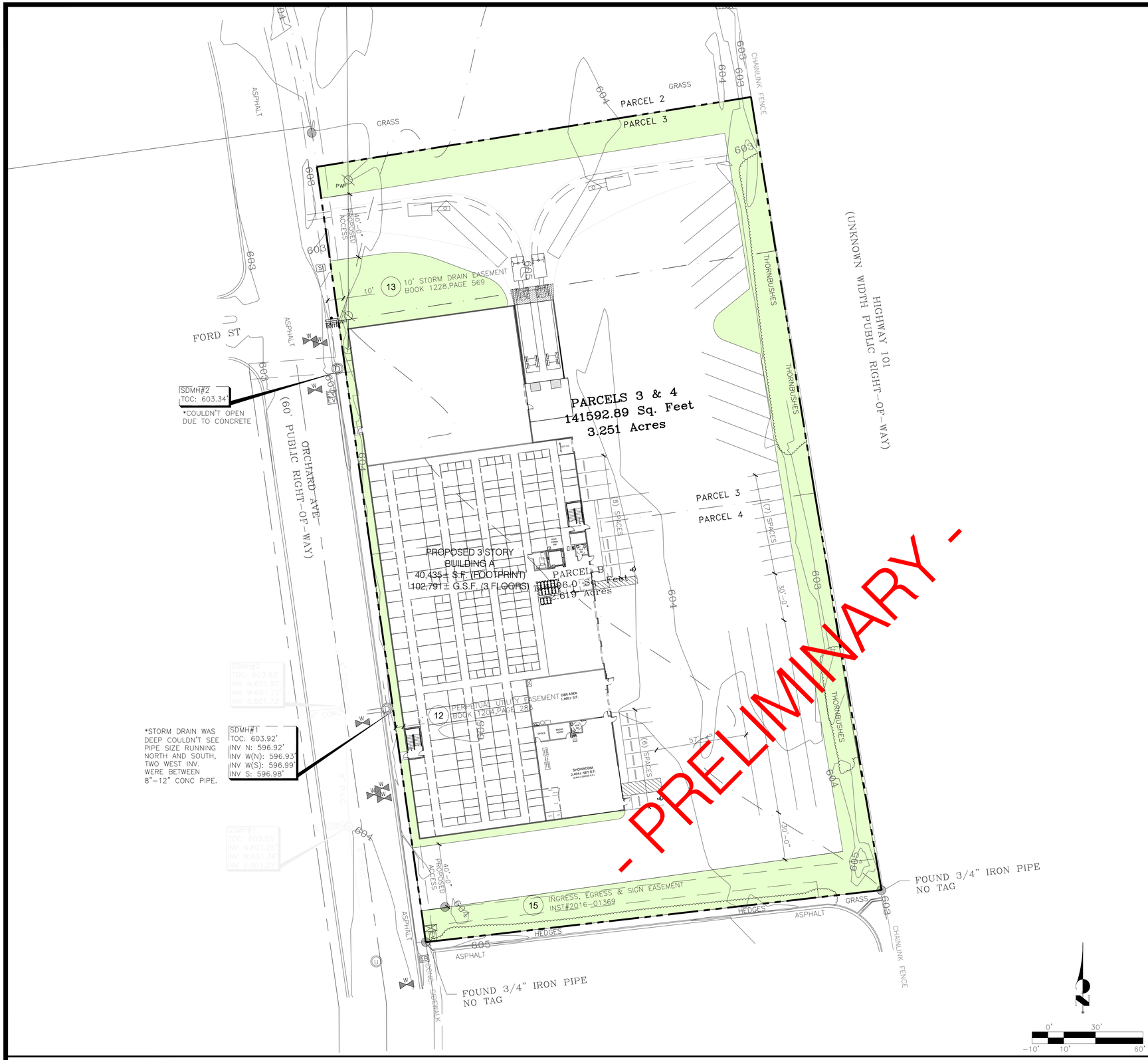
USE COMPARISON

Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

U-Haul looks forward to working with the City of Ukiah as you consider the major use permit application we are currently submitting.

Sincerely,

AMERCO Real Estate
2727 N Central Avenue
Phoenix, AZ 85004



- PRELIMINARY -

PRELIMINARY SITE PLAN

SCALE: 1" = 30' - 0"

SITE AERIAL

SCALE: N.T.S.

Municipality: City of Ukiah

Project Address: 675 North orchard Ave., Ukiah, CA 95482

APN /Acre / Area: 00203009 & 00203010 / 3.251 Acres / 141,592.89 S.F.

Zone: C-1 - Community Commercial

Adjacent Zoning:
- N- C-2 - Heavy Commercial/
- E- Unknown
- S- C-1 - Community Commercial
- W- PDR - Planned Development Residential

Uses: Mini-storage (Use Permit), Retail, Automotive Sales/Service (Use Permit)

Setbacks:
- Front yard: 5-ft.
- Side yard: 0-ft.
- Rear yard: 0-ft.

Height Limit: 50-ft.

Parking:
Retail = 1 sp./ 250 sf. of gross leasable space; Required: 2,945 / 250 = 12 sp.
Motor Vehicle Sales = 1 sp./ 500 sf. of floor area, plus 1 sp./ 2,000 sf. of outdoor area;
Required: 1,000 / 500 = 2 sp.; 10,741 / 2,000 = 6 sp. = Total 8 sp.
TOTAL REQUIRED: 20 sp.
TOTAL PROVIDED: 21 sp.

Landscape:
Landscape Coverage - Required: 20% (28,319 s.f.); Provided: 20% (28,363± s.f.)

All development projects in the C-1 zoning district requiring discretionary review shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project. Landscaping plans shall be submitted as a required component of all site development and use permits at the time of application filing. Properties within the downtown master plan (DMP) area are exempt from the landscaping requirements.

1. All proposed landscaping plans shall comply with the following standards:
   a. Landscaping shall be proportional to the building elevations.
   b. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.
   c. All landscape plantings shall be of sufficient size, health and intensity so that a viable and mature appearance can be attained in a reasonably short amount of time.
   d. Deciduous trees shall constitute the majority of the trees proposed along the south and west building exposures; non-deciduous street species shall be restricted to areas that do not inhibit solar access.
   e. Parking lots with 12 or more parking stalls shall have a tree placed between every 4 parking stalls within a continuous linear planting strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of 50% over all paved areas within 15 years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.
   f. Parking lots shall have a perimeter planting strip with both trees and shrubs.
   g. Parking lots with 12 or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.
   h. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the city engineer, based upon safety and maintenance factors.
   i. All new developments shall include a landscaping coverage of 20% of the gross area of the parcel, unless because of the small size of a parcel, such coverage would be unreasonable. A min. of 50% of the landscaped area shall be dedicated to live plantings.
   j. Landscaping plans shall include an automatic irrigation system and lighting plan.
   k. All required landscaping for commercial development projects shall be adequately maintained in a viable condition.
   l. The planning director, zoning administrator, planning commission, or city council shall have the authority to modify the required elements of a landscaping plan depending upon the size, scale, intensity, and location of the development project.

PROPOSED MIX

LOCKER SIZE	INTERIOR BUILDING 'A'											
	1st Flr	SQ. FT.	%	2nd Flr	SQ. FT.	%	3rd Flr	SQ. FT.	%	QTY	SQ. FT.	%
5 x 5	43	1,075	6%	49	1,225	6%	49	1,225	6%	141	3,525	6%
5 x 8	0	0	0%	1	40	0%	0	0	0%	1	40	0%
5 x 10	92	4,600	27%	119	5,950	27%	119	5,950	27%	330	16,500	27%
7 x 8	0	0	0%	1	56	0%	0	0	0%	1	56	0%
7 x 10	2	140	1%	2	140	.5%	2	140	0%	6	420	1%
10 x 8	1	80	0%	1	80	.5%	1	80	0%	3	240	0%
10 x 10	80	8,000	47%	100	10,000	45%	102	10,200	46%	282	28,200	46%
10 x 15	20	3,000	18%	31	4,650	21%	31	4,650	21%	82	12,300	20%
TOTAL	238	16,895	100%	304	22,141	100%	304	22,245	100%	846	61,281	100%

U-BOX AREA = 9,118± S.F.
TOTAL U-BOXES = 504 (126 x 4-HIGH)

SITE DATA

SHEET NOTES:

Attachment 2

REVISIONS:

NO:	DATE:	NOTES
1		
2		
3		
4		
5		
6		
7		
8		

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS, NOT FOR CONSTRUCTION, FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502

SITE ADDRESS:

U-HAUL OF UKIAH
675 N. ORCHARD AVE.
UKIAH, CA

SHEET CONTENTS:

PRELIMINARY
SITE PLAN

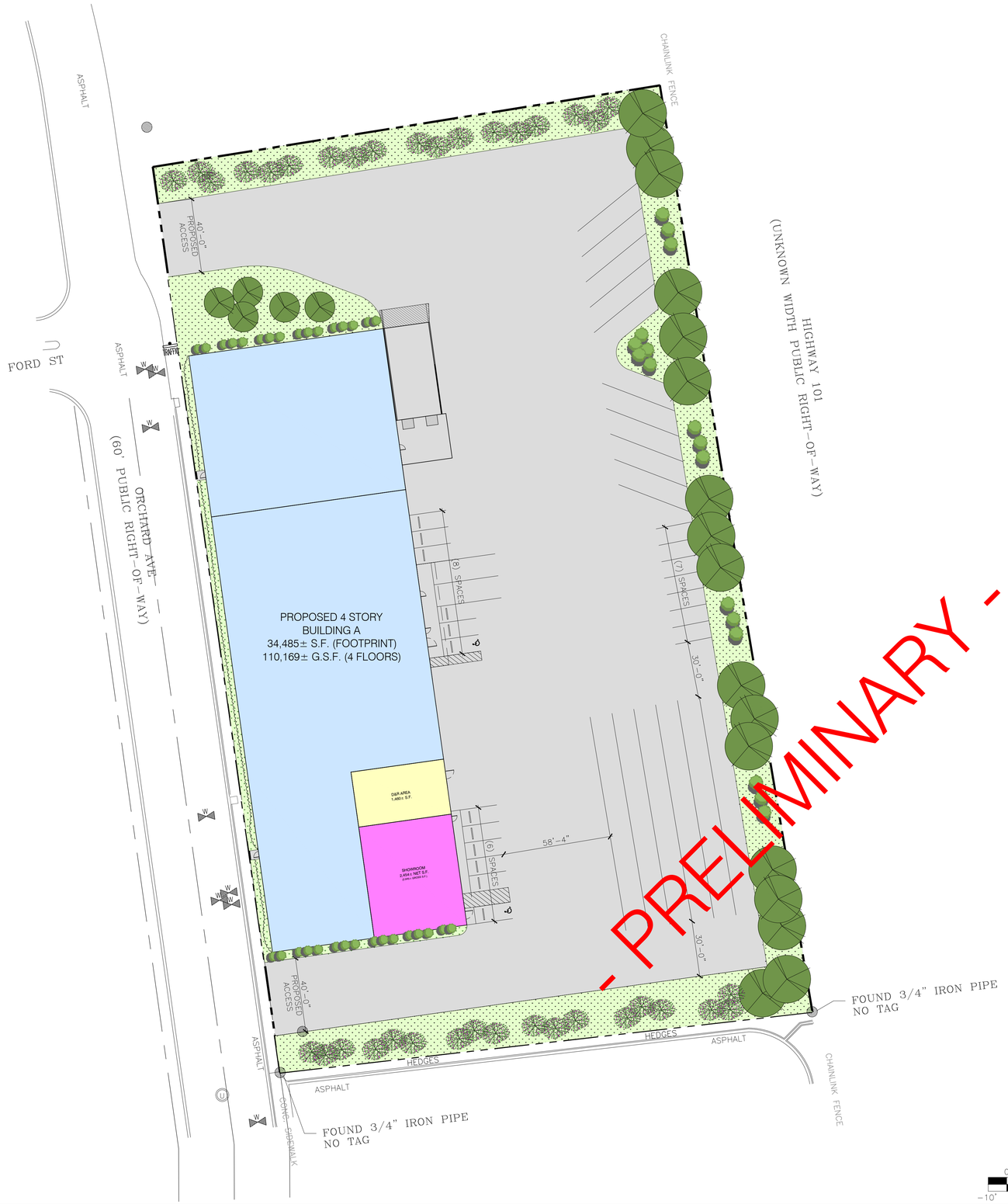
939072

DRAWN:	BLC
CHECKED:	NH
DATE:	05/05/21

SP1

939072A1B

© 2021 AMERCO REAL ESTATE COMPANY



- PRELIMINARY -

PRELIMINARY SITE PLAN

SCALE: 1" = 30' - 0"

SITE AERIAL

SCALE: N.T.S.

SITE DATA

Municipality: City of Ukiah

Project Address: 675 North orchard Ave., Ukiah, CA 95482

APN /Acre / Area: 00203009 & 00203010 / 3.251 Acres / 141,592.89 S.F.

Zone: C-1 - Community Commercial

Adjacent Zoning:
- N- C-2 - Heavy Commercial/
- E- Unknown
- S- C-1 - Community Commercial
- W- PDR - Planned Development Residential

Uses: Mini-storage (Use Permit), Retail, Automotive Sales/Service (Use Permit)

Setbacks:
- Front yard: 5-ft.
- Side yard: 0-ft.
- Rear yard: 0-ft.

Height Limit: 50-ft.

Parking:
Retail = 1 sp./ 250 sf. of gross leasable space; Required: 2,945 / 250 = 12 sp.
Motor Vehicle Sales = 1 sp./ 500 sf. of floor area, plus 1 sp./ 2,000 sf. of outdoor area;
Required: 1,000 / 500 = 2 sp.; 13,561 / 2,000 = 7 sp. = Total 9 sp.
TOTAL REQUIRED: 21 sp.
TOTAL PROVIDED: 21 sp.

Landscape:
Landscape Coverage - Required: 20% (28,319 s.f.); Provided: 20% (28,387± s.f.)

All development projects in the C-1 zoning district requiring discretionary review shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project. Landscaping plans shall be submitted as a required component of all site development and use permits at the time of application filing. Properties within the downtown master plan (DMP) area are exempt from the landscaping requirements.

1. All proposed landscaping plans shall comply with the following standards:
   a. Landscaping shall be proportional to the building elevations.
   b. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.
   c. All landscape plantings shall be of sufficient size, health and intensity so that a viable and mature appearance can be attained in a reasonably short amount of time.
   d. Deciduous trees shall constitute the majority of the trees proposed along the south and west building exposures; non-deciduous street species shall be restricted to areas that do not inhibit solar access.
   e. Parking lots with 12 or more parking stalls shall have a tree placed between every 4 parking stalls within a continuous linear planting strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of 50% over all paved areas within 15 years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.
   f. Parking lots shall have a perimeter planting strip with both trees and shrubs.
   g. Parking lots with 12 or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.
   h. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the city engineer, based upon safety and maintenance factors.
   i. All new developments shall include a landscaping coverage of 20% of the gross area of the parcel, unless because of the small size of a parcel, such coverage would be unreasonable. A min. of 50% of the landscaped area shall be dedicated to live plantings.
   j. Landscaping plans shall include an automatic irrigation system and lighting plan.
   k. All required landscaping for commercial development projects shall be adequately maintained in a viable condition.
   l. The planning director, zoning administrator, planning commission, or city council shall have the authority to modify the required elements of a landscaping plan depending upon the size, scale, intensity, and location of the development project.

Plant Legend

ACER Campestre (Hedge Maple) or equal tree species

Grecian Laurel or approved equal tree species

Grevillea 'Coastal Gem' or equal shrub species

Cleveland Sage or equal shrub species

Deer Grass or equal groundcover/grasses

SHEET NOTES:

Attachment 3

REVISIONS:

NO:	DATE:	REMARKS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

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ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
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PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
U-HAUL OF UKIAH
675 N. ORCHARD AVE.
UKIAH, CA

SHEET CONTENTS:
PRELIMINARY
LANDSCAPE PLAN

939072

DRAWN:	zl	SP1
CHECKED:	pb	
DATE:	06/14/21	

939072A1C

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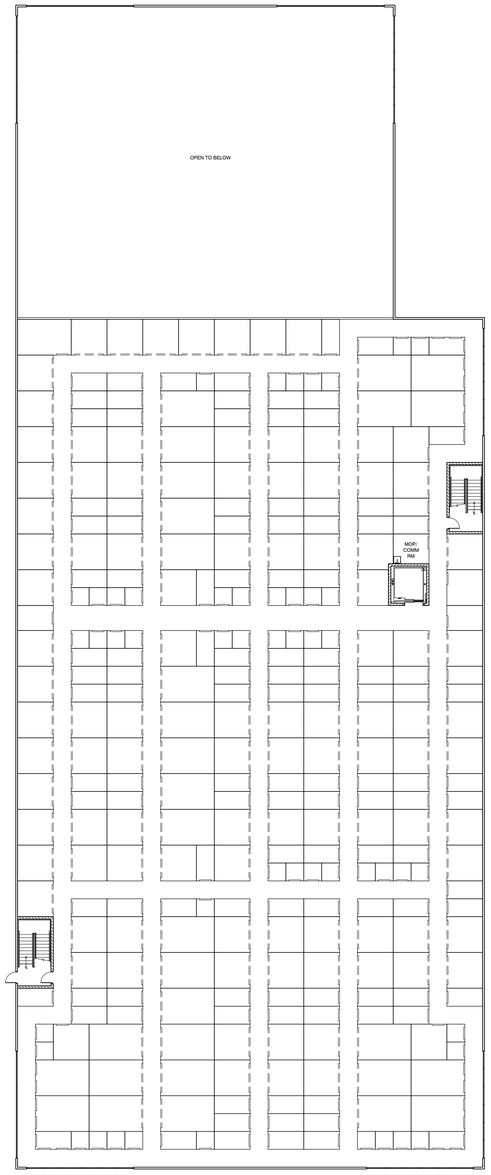
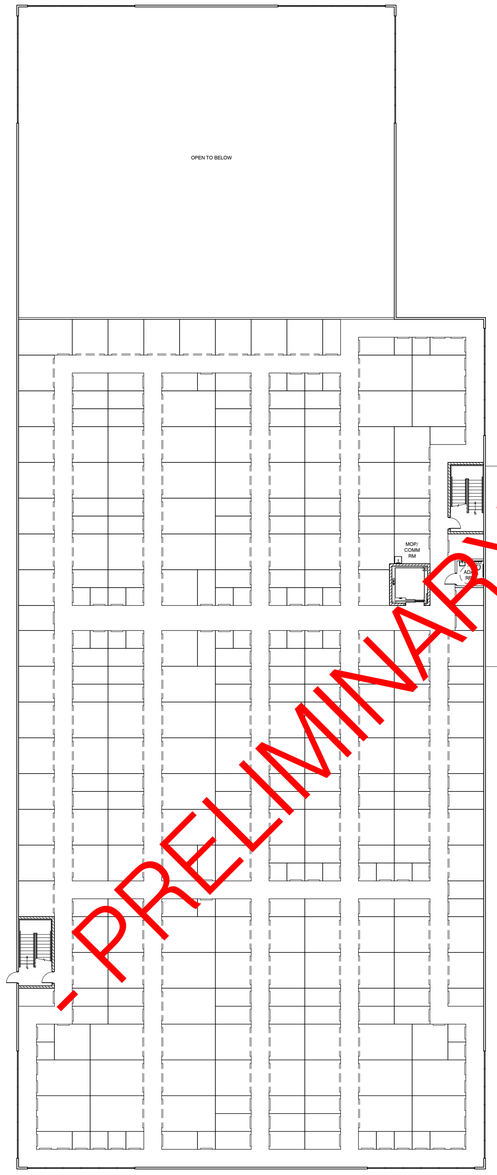
Attachment 4

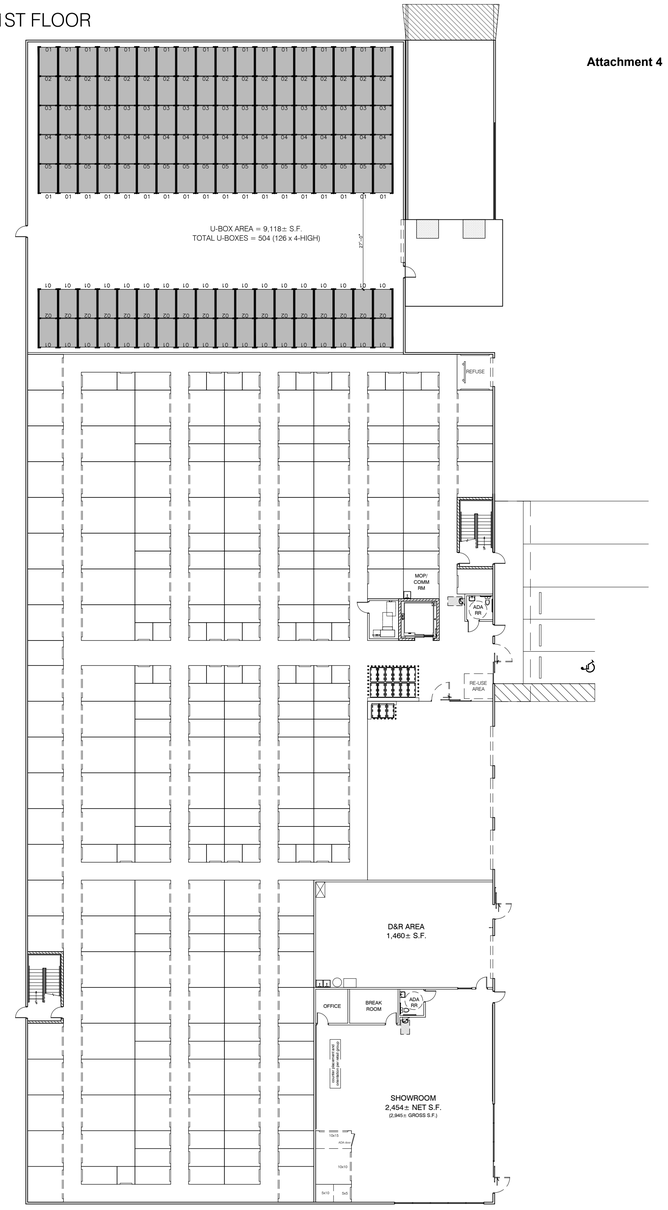
3RD FLOOR



2ND FLOOR



1ST FLOOR



PRELIMINARY - NOT FOR CONSTRUCTION

PROPOSED MIX

LOCKER SIZE	INTERIOR BUILDING 'A'											
	1st Flr	SQ. FT.	%	2nd Flr	SQ. FT.	%	3rd Flr	SQ. FT.	%	QTY	SQ. FT.	%
5 x 5	43	1,075	6%	49	1,225	6%	49	1,225	6%	141	3,525	6%
5 x 8	0	0	0%	1	40	0%	0	0	0%	1	40	0%
5 x 10	92	4,600	27%	119	5,950	27%	119	5,950	27%	330	16,500	27%
7 x 8	0	0	0%	1	56	0%	0	0	0%	1	56	0%
7 x 10	2	140	1%	2	140	.5%	2	140	0%	6	420	1%
10 x 8	1	80	0%	1	80	.5%	1	80	0%	3	240	0%
10 x 10	80	8,000	47%	100	10,000	45%	102	10,200	46%	282	28,200	46%
10 x 15	20	3,000	18%	31	4,650	21%	31	4,650	21%	82	12,300	20%
TOTAL	238	16,895	100%	304	22,141	100%	304	22,245	100%	846	61,281	100%

U-BOX AREA = 9,118± S.F.
TOTAL U-BOXES = 504 (126 x 4-HIGH)

0' 20'
-5' 5' 40'

PRELIMINARY FLOOR PLAN - BUILDING A

SCALE: 1" = 20' - 0"

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

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SHEET CONTENTS:
PRELIMINARY
FLOOR PLANS

939072

DRAWN: BLC
CHECKED: NH
DATE: 05/05/21
A1

939072A1B

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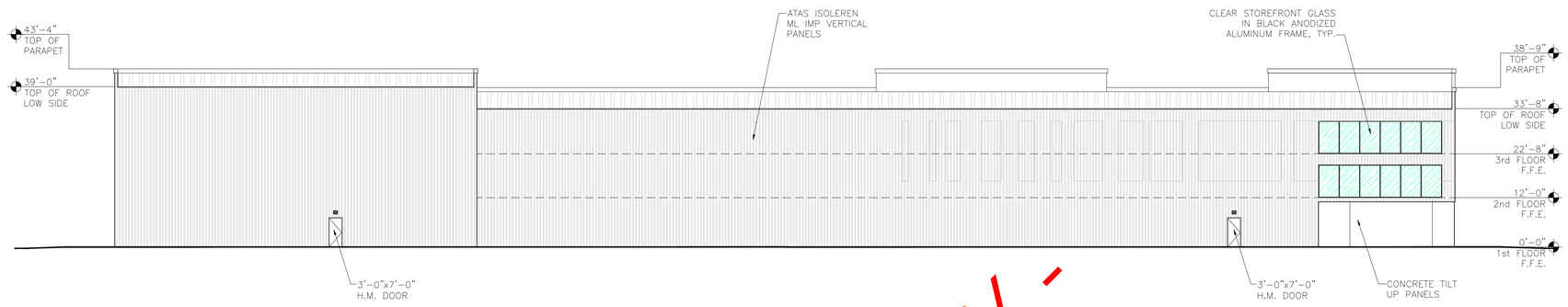
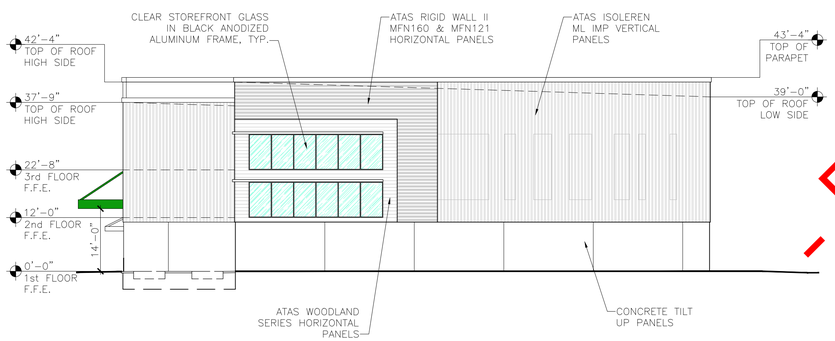
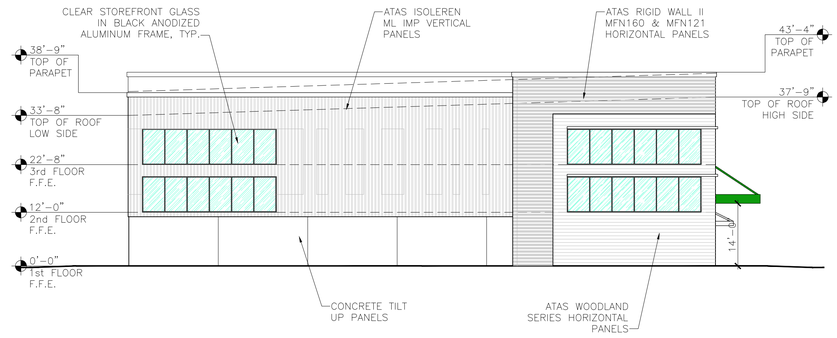
EAST ELEVATION — SCALE: 1/16" = 1' - 0"



WEST ELEVATION — SCALE: 1/16" = 1' - 0"



NORTH ELEVATION — SCALE: 1/16" = 1' - 0"



SOUTH ELEVATION — SCALE: 1/16" = 1' - 0"

- PRELIMINARY -

SHEET NOTES:

Attachment 5

REVISIONS:

NO:	DATE	INITIALS	NOTES
1	06/14/21	BLC	REVISED TO MATCH ART IMAGING
2			
3			
4			
5			
6			
7			
8			

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P: (602) 263-6502

SITE ADDRESS:

U-HAUL OF UKIAH
675 N. ORCHARD AVE.
UKIAH, CA

SHEET CONTENTS:

PRELIMINARY BUILDING ELEVATIONS

939072

DRAWN:	BLC
CHECKED:	NH
DATE:	05/07/21

A2

939072A1B

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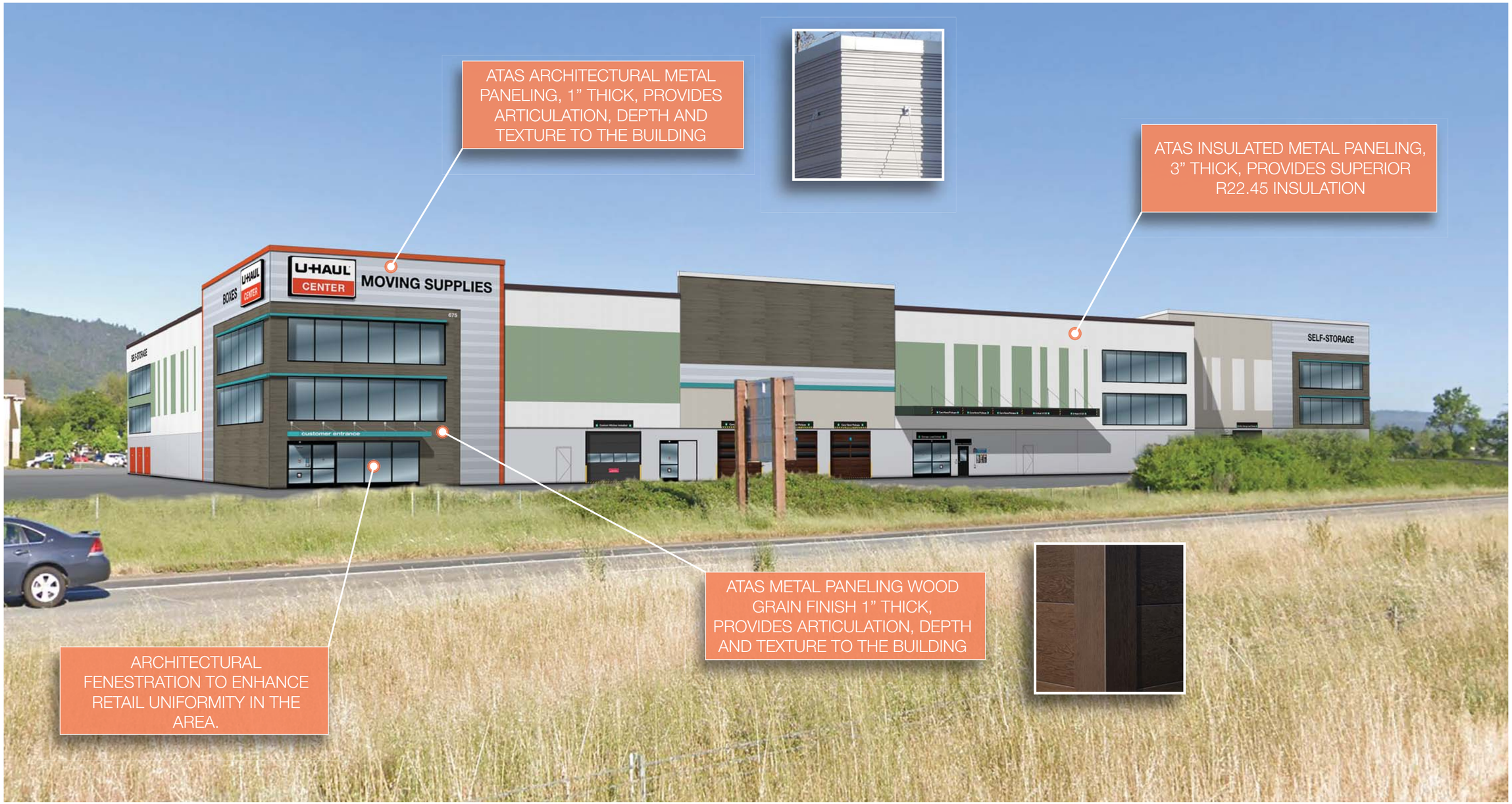
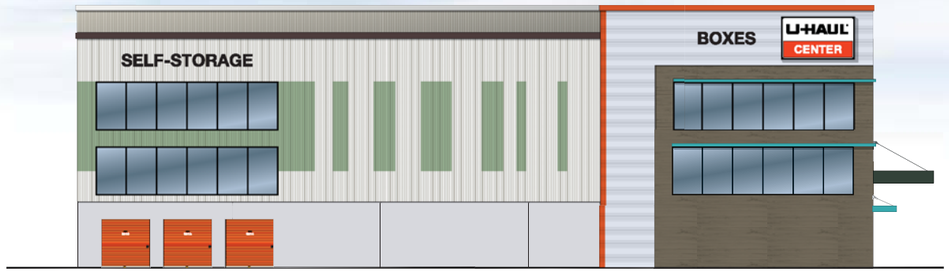
Attachment 6

SELF-STORAGE
CLIMATE CONTROLLED
U-HAUL
MOVING SUPPLIES
ALL VEHICLES
WHEN
TOWING
55
MAXIMUM

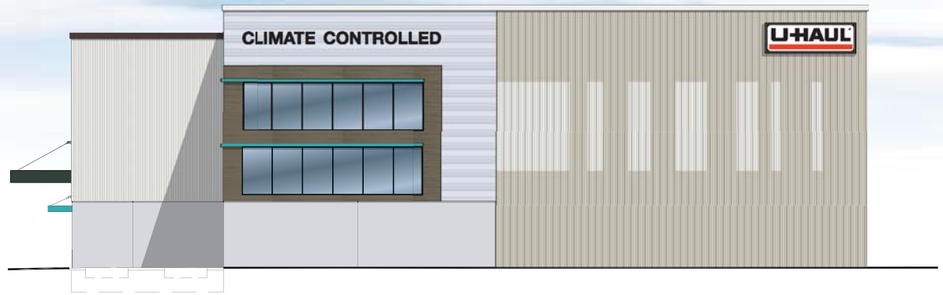
ALL VEHICLES
WHEN
TOWING
55
MAXIMUM


ATAS ARCHITECTURAL METAL PANELING, 1” THICK, PROVIDES ARTICULATION, DEPTH AND TEXTURE TO THE BUILDING
ATAS INSULATED METAL PANELING, 3” THICK, PROVIDES SUPERIOR R22.45 INSULATION
ATAS METAL PANELING WOOD GRAIN FINISH 1” THICK, PROVIDES ARTICULATION, DEPTH AND TEXTURE TO THE BUILDING
ARCHITECTURAL FENESTRATION TO ENHANCE RETAIL UNIFORMITY IN THE AREA.
U-HAUL
CENTER
MOVING SUPPLIES
BOXES
customer entrance
SELF-STORAGE

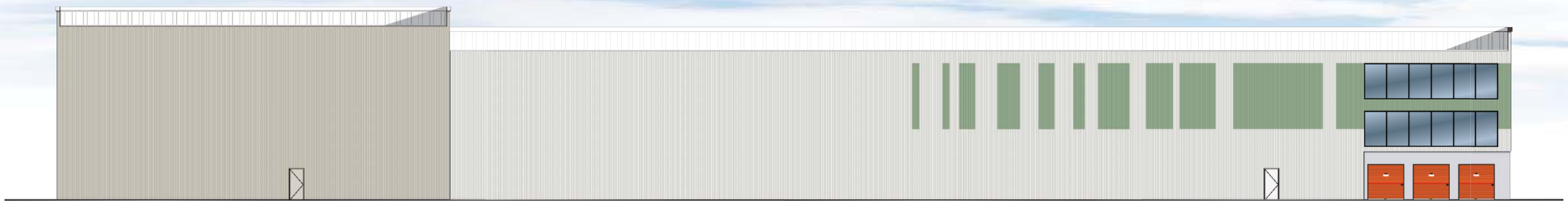
EAST ELEVATION
Scale: 1" = 25'



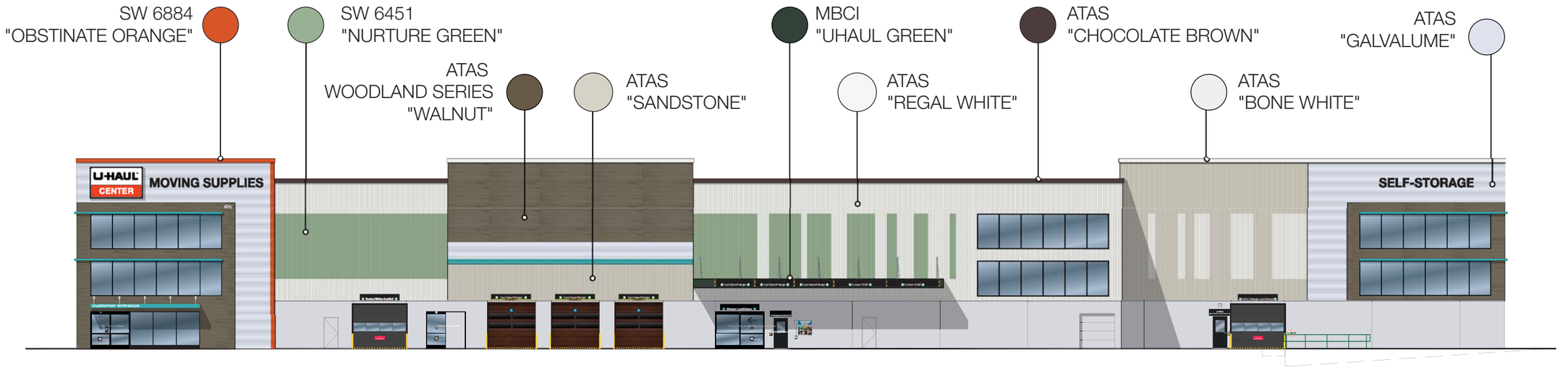
SOUTH ELEVATION
Scale: 1" = 25'



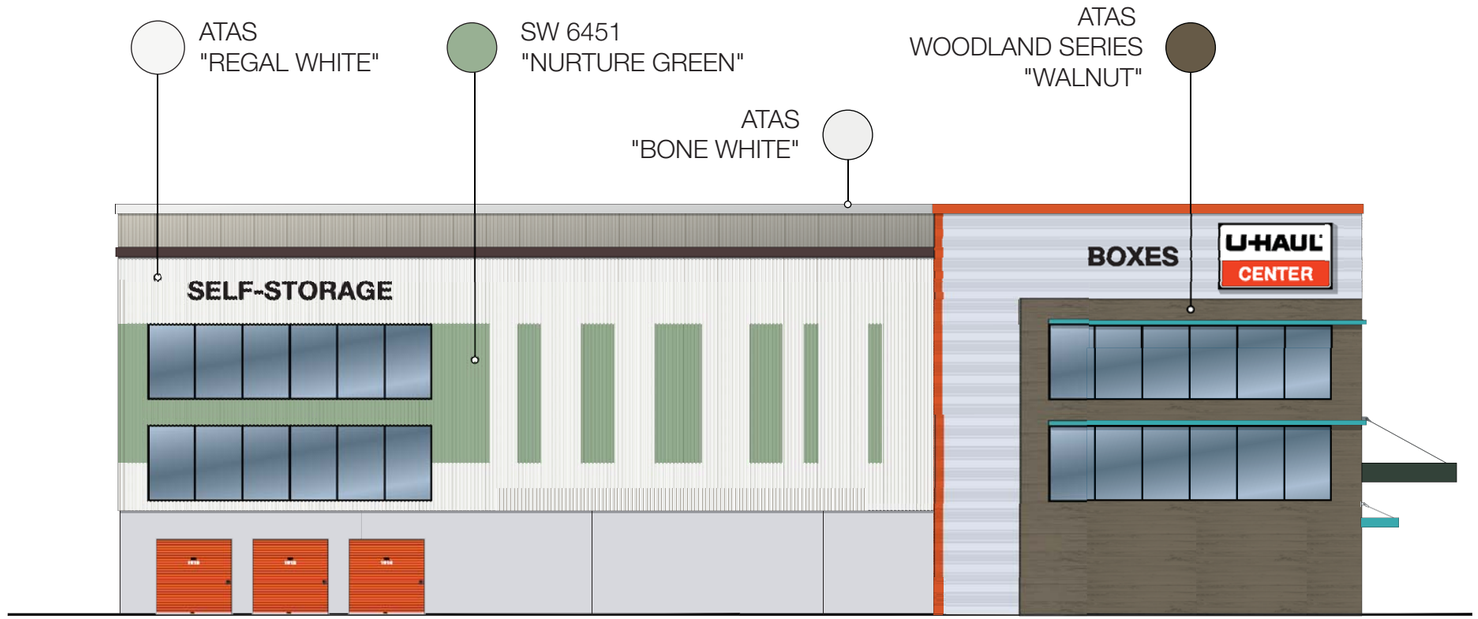
NORTH ELEVATION
Scale: 1" = 25'



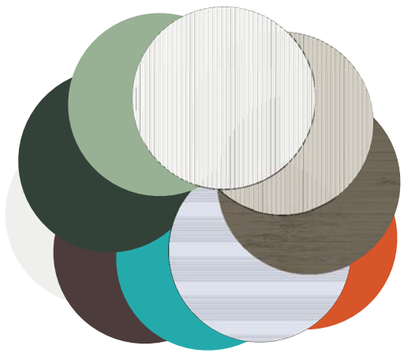
WEST ELEVATION
Scale: 1" = 25'

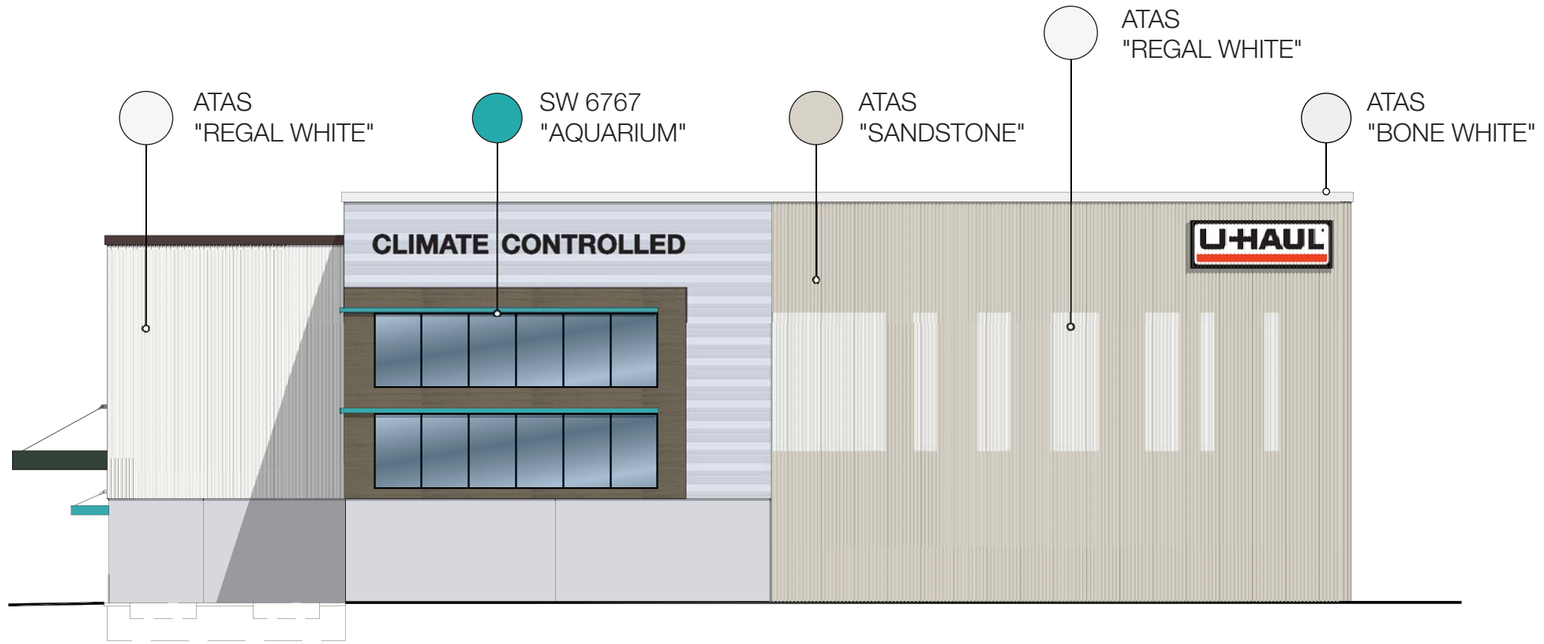


EAST ELEVATION
Scale: 1" = 25'

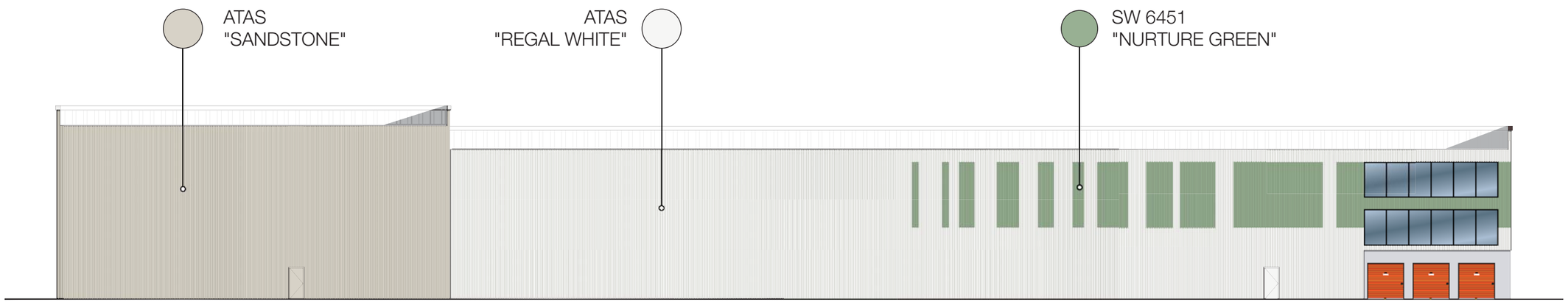


SOUTH ELEVATION
Scale: 1/16" = 1'





NORTH ELEVATION
Scale: 1/16" = 1'



WEST ELEVATION
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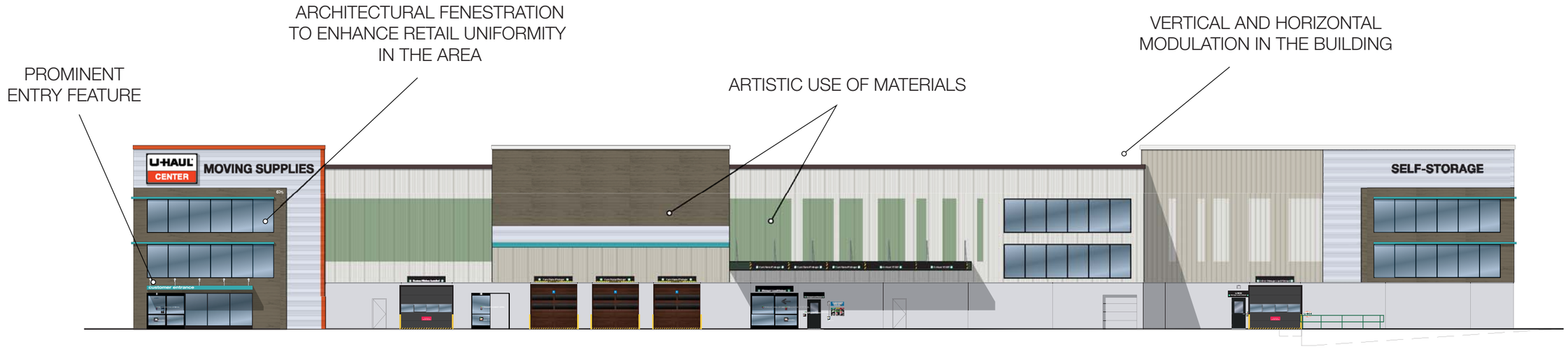
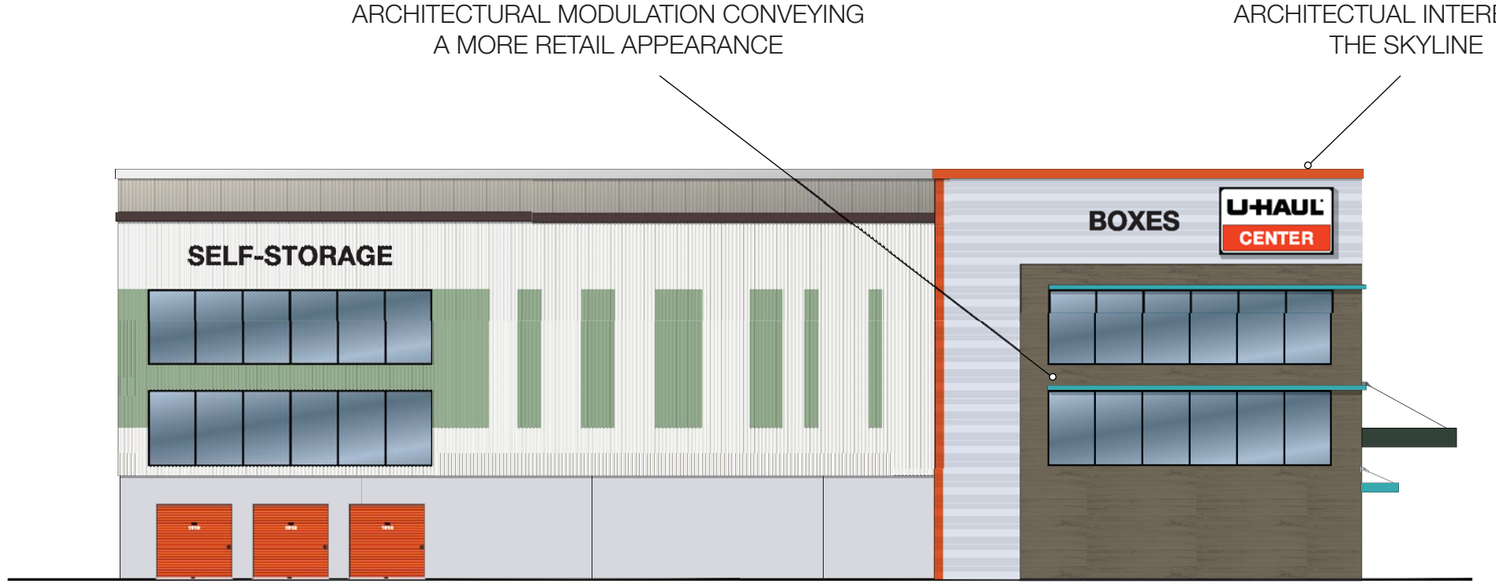


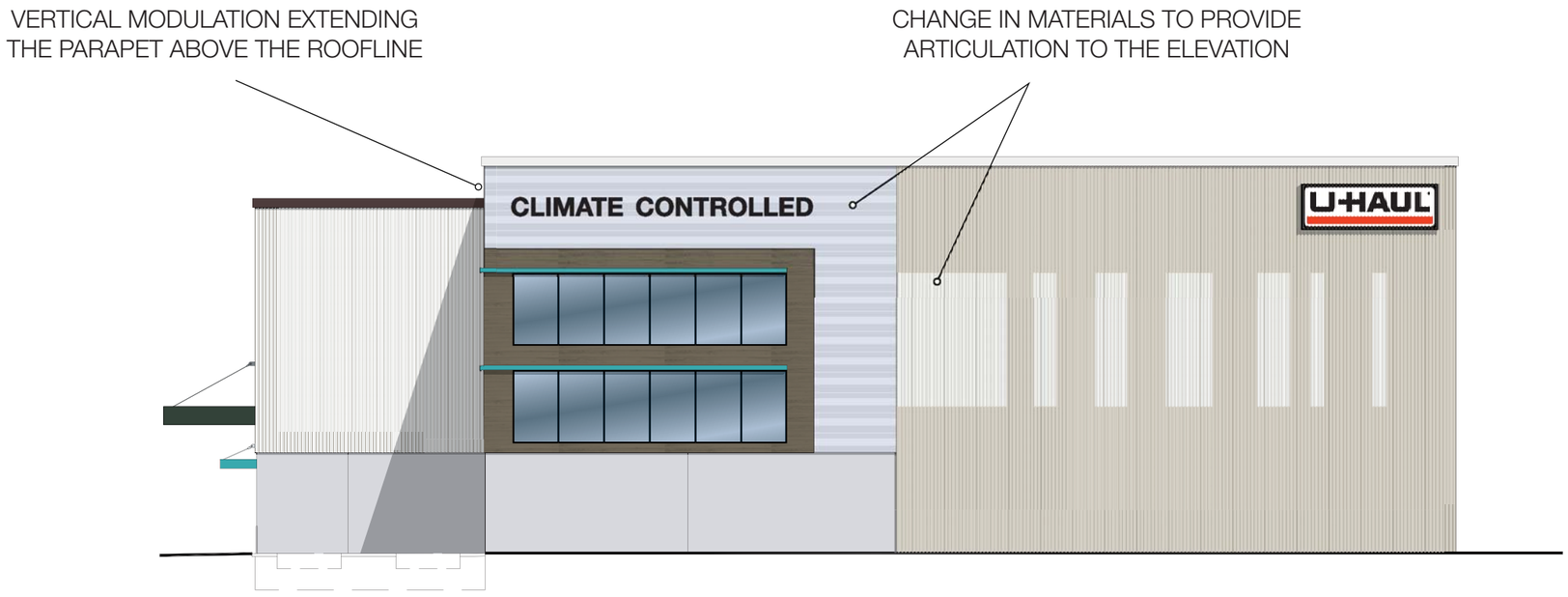
EAST ELEVATION

Scale: 1" = 25'

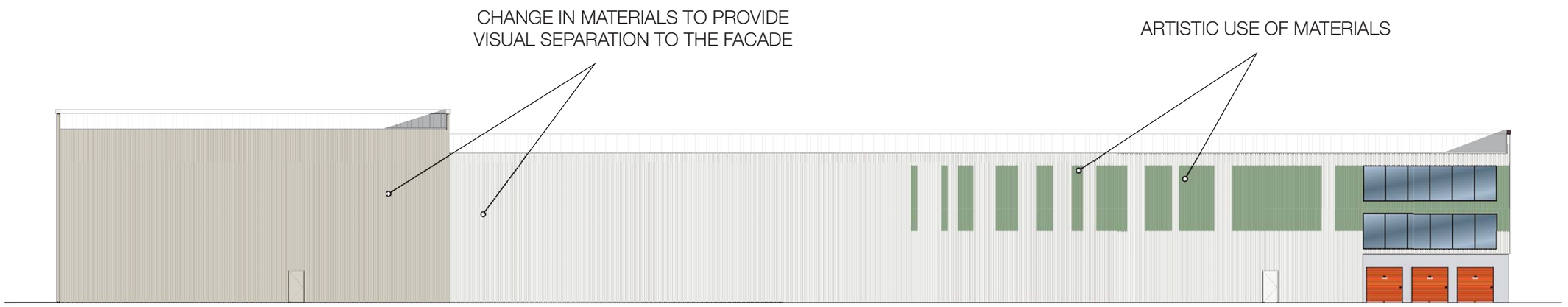


SOUTH ELEVATION

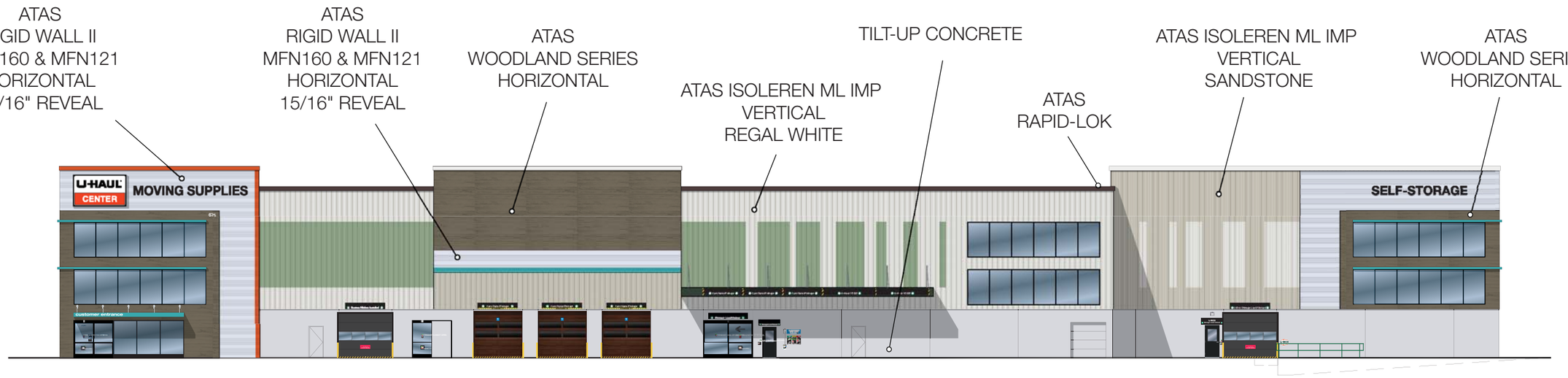
Scale: 1/16" = 1'



NORTH ELEVATION
Scale: 1/16" = 1'

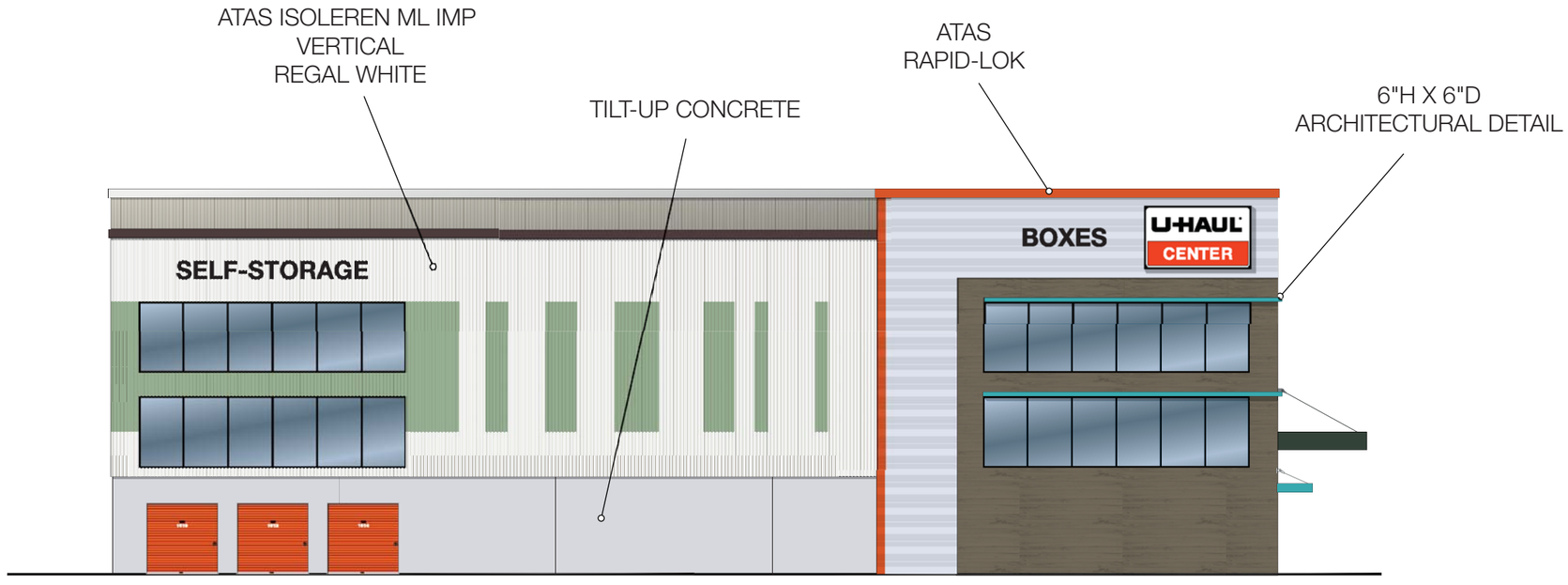


WEST ELEVATION
Scale: 1" = 25'



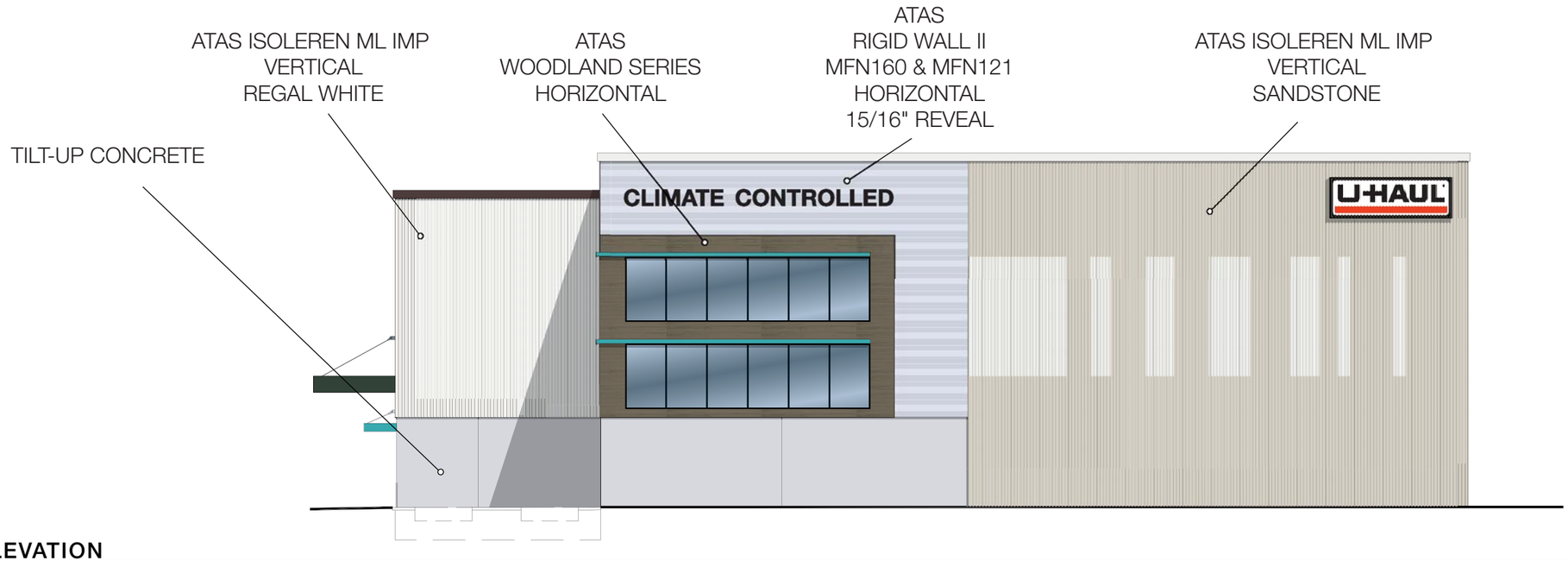
EAST ELEVATION

Scale: 1" = 25'

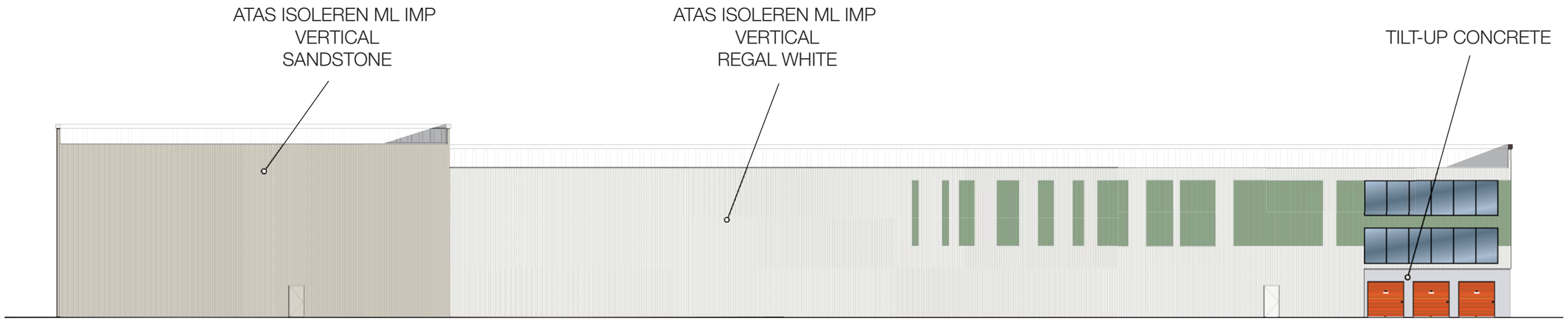


SOUTH ELEVATION

Scale: 1/16" = 1'



NORTH ELEVATION
Scale: 1/16" = 1'



WEST ELEVATION
Scale: 1" = 25'

MOVING & STORAGE OF UKIAH

675 N. Orchard Ave. Ukiah, CA 95482

LIT CABINET SIGN
12'W X 7'H
84 SQFT

PLASTIC FORMED
CHANNEL LETTERS
25.79'W X 2'H
51.58 SQFT

PLASTIC FORMED
CHANNEL LETTERS
21.51'W X 2'H
43.02 SQFT

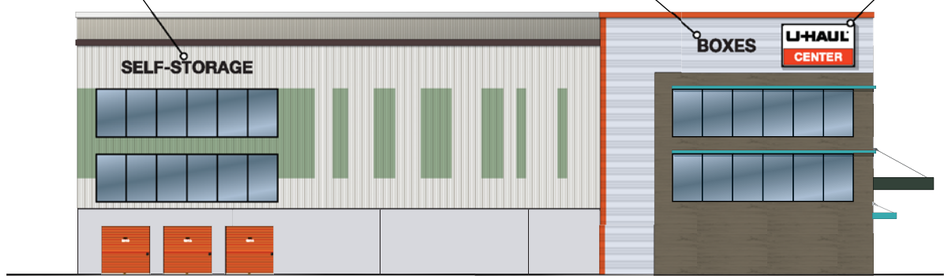
EAST ELEVATION

Scale: 1" = 25'

PLASTIC FORMED
CHANNEL LETTERS
21.51'W X 2'H
43.02 SQFT

PLASTIC FORMED
CHANNEL LETTERS
9.39'W X 2'H
18.78 SQFT

LIT CABINET SIGN
12'W X 7'H
84 SQFT

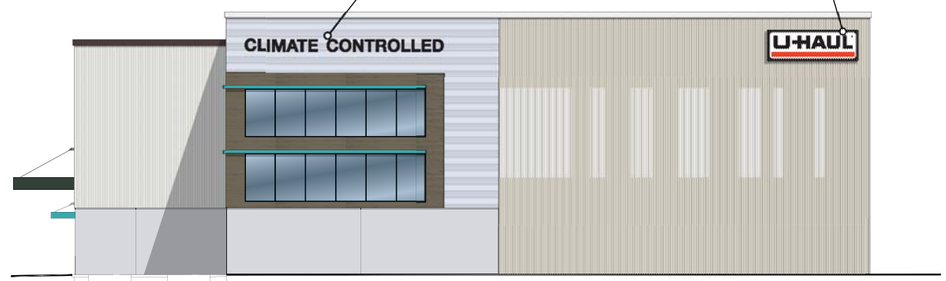


SOUTH ELEVATION

Scale: 1" = 25'

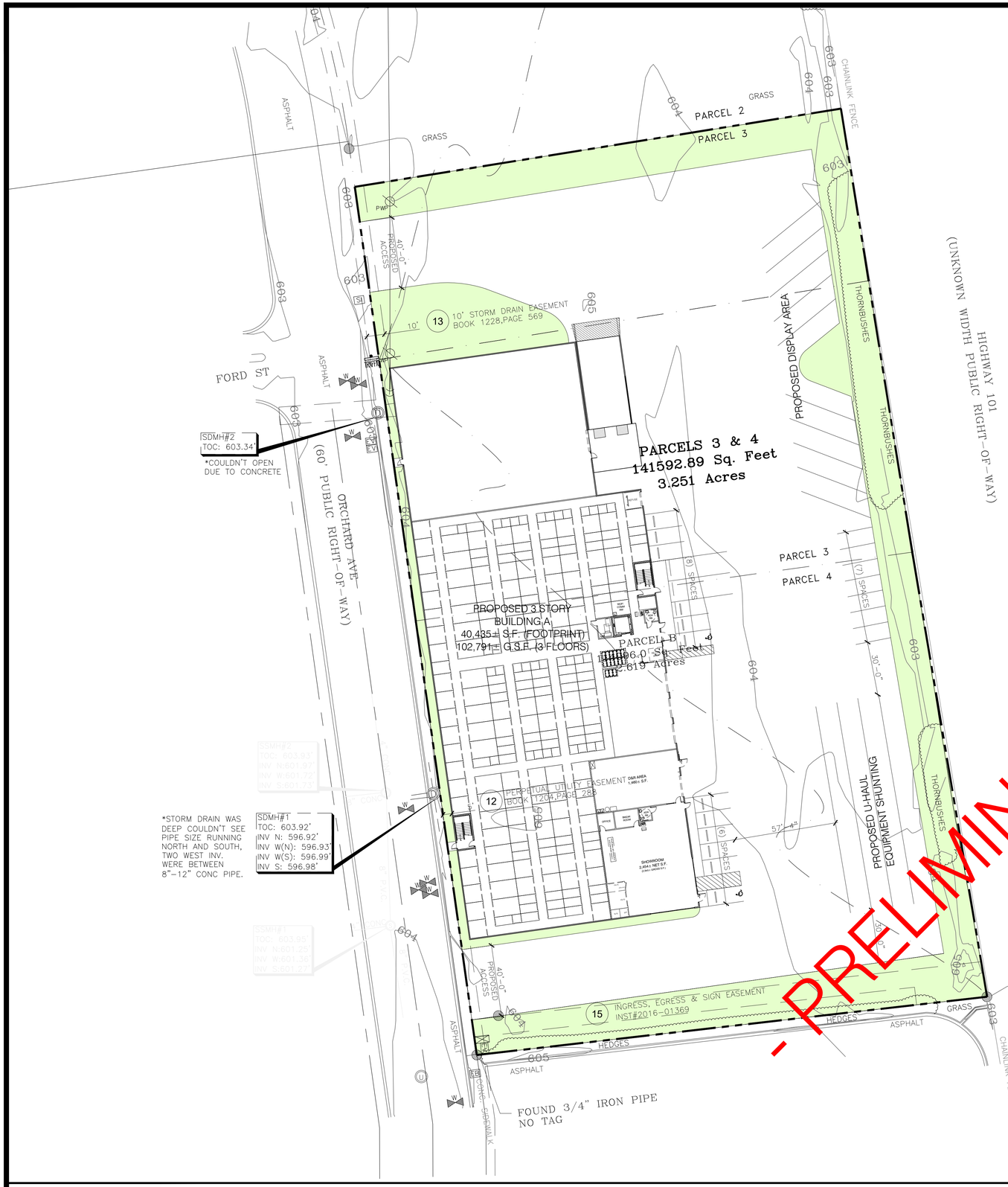
PLASTIC FORMED
CHANNEL LETTERS
32.88'W X 2'H
65.76 SQFT

LIT CABINET SIGN
15'W X 5'H
75 SQFT



NORTH ELEVATION

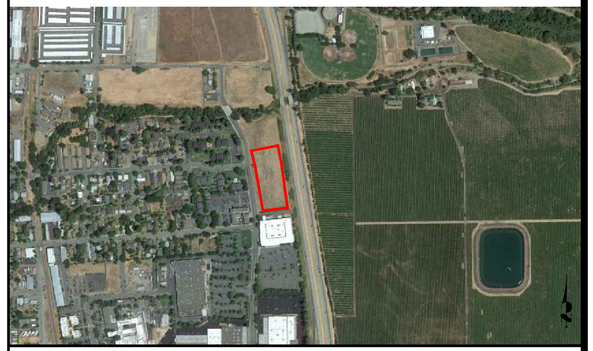
Scale: 1" = 25'



- PRELIMINARY -

PRELIMINARY SITE PLAN

SCALE: 1" = 30' - 0"



SITE AERIAL

SCALE: N.T.S.

Municipality: City of Ukiah

Project Address: 675 North orchard Ave., Ukiah, CA 95482

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- E- Unknown
- S- C-1 - Community Commercial
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   d. Deciduous trees shall constitute the majority of the trees proposed along the south and west building exposures; non-deciduous street species shall be restricted to areas that do not inhibit solar access.
   e. Parking lots with 12 or more parking stalls shall have a tree placed between every 4 parking stalls within a continuous linear planting strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of 50% over all paved areas within 15 years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.
   f. Parking lots shall have a perimeter planting strip with both trees and shrubs.
   g. Parking lots with 12 or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.
   h. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the city engineer, based upon safety and maintenance factors.
   i. All new developments shall include a landscaping coverage of 20% of the gross area of the parcel, unless because of the small size of a parcel, such coverage would be unreasonable. A min. of 50% of the landscaped area shall be dedicated to live plantings.
   j. Landscaping plans shall include an automatic irrigation system and lighting plan.
   k. All required landscaping for commercial development projects shall be adequately maintained in a viable condition.
   l. The planning director, zoning administrator, planning commission, or city council shall have the authority to modify the required elements of a landscaping plan depending upon the size, scale, intensity, and location of the development project.

PROPOSED MIX

LOCKER SIZE	INTERIOR BUILDING 'A'											
	1st Flr	SQ. FT.	%	2nd Flr	SQ. FT.	%	3rd Flr	SQ. FT.	%	QTY	SQ. FT.	%
5 x 5	43	1,075	6%	49	1,225	6%	49	1,225	6%	141	3,525	6%
5 x 8	0	0	0%	1	40	0%	0	0	0%	1	40	0%
5 x 10	92	4,600	27%	119	5,950	27%	119	5,950	27%	330	16,500	27%
7 x 8	0	0	0%	1	56	0%	0	0	0%	1	56	0%
7 x 10	2	140	1%	2	140	.5%	2	140	0%	6	420	1%
10 x 8	1	80	0%	1	80	.5%	1	80	0%	3	240	0%
10 x 10	80	8,000	47%	100	10,000	45%	102	10,200	46%	282	28,200	46%
10 x 15	20	3,000	18%	31	4,650	21%	31	4,650	21%	82	12,300	20%
TOTAL	238	16,895	100%	304	22,141	100%	304	22,245	100%	846	61,281	100%

U-BOX AREA = 9,118± S.F.
TOTAL U-BOXES = 504 (126 x 4-HIGH)

SITE DATA

SHEET NOTES:

Attachment 2 REVISED

REVISIONS:

NO:	DATE:	REMARKS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS, NOT FOR CONSTRUCTION, FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:

U-HAUL OF UKIAH
675 N. ORCHARD AVE.
UKIAH, CA

SHEET CONTENTS:

PRELIMINARY SITE PLAN

939072

DRAWN:	BLC
CHECKED:	NH
DATE:	05/05/21

SP1

939072A1B

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AMERCO®
REAL ESTATE COMPANY
2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 •

Narrative Project Summary

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Ukiah's participation and counseling in regards to a major use permit for the property located at 675 N Orchard Avenue. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 3.25-acre property is located at 675 N Orchard Avenue. U-Haul's proposal includes the construction of a three-story self-storage store (+/-102,791 gsf), showroom (+/-2,945 gsf) and delivery/receiving (D&R) area (+/-1,460 sf). Our uses also consist of U-Haul truck and trailer sharing and related retail sales.

The property is currently zoned Community Commercial (C1) and is within the Commercial land use designation of the General Plan. The proposed use is surrounded by other commercial businesses and will enhance the essential character of the area. The use of self-storage requires a conditional use permit and U-Haul is proposing to apply for the permit to allow this use as well as truck and trailer sharing and related retail sales.

The proposed land use is consistent with the provisions of the land use code, as well as the goals and policies of the City General Plan. By developing this vacant parcel, we meet the Land Use Policy Goals of the General Plan because we will provide jobs and a sustainable business. We believe, the proposed development will also allow U-Haul to better serve the storage needs of the community, increase business, and enhance surrounding property values which are also consistent Land Use Policy Goals.

Finally, the proposed use is compatible with the surrounding commercial uses and shall not be detrimental to the public's health, safety, and general welfare. By developing this vacant parcel, the businesses in the vicinity will be revitalized and neighborhood property values will be improved. In addition, the proposed commercial development will not alter the essential character of the locality.

The building design will be of high quality and attractive character that will enhance the image and vitality of the City and be consistent with Land Use and Community Design Goals. We are also in harmony with the Economic Goals of the General Plan because we are providing a quality business that provides jobs, goods, and services for the regional market.

Custom site design for every U-Haul store assures that the facility compliments the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is more of a commercial type use that serves the residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant, or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

The U-Haul Store:

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom, and may choose from a variety of products and services offered there. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul equipment and services.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.

- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.

- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape, and sustainable packing materials.

- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.

- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

Significant Policies:

- Days and Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.

- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.

- It is against policy for a business to be operated from a U-Haul storage room.

- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so and are assessed an additional fee.

- Items that may not be stored include chemicals, flammables, and paints.

- U-Haul stores are protected by video surveillance.

- U-Haul stores are non-smoking facilities.

- U-Haul will provide added services and assistance to our customers with disabilities.

Traffic Study:

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing, and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented

with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model, and an environmentally-sound way to conduct business.

USE COMPARISON

Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

U-Haul looks forward to working with the City of Ukiah as you consider the major use permit application we are currently submitting.

Sincerely,

AMERCO Real Estate
2727 N Central Avenue
Phoenix, AZ 85004