



Planning Commission

Regular Meeting **AGENDA**

Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/678443853>

You can also dial in using your phone.
United States: [+1 \(408\) 650-3123](tel:+14086503123); Access Code: 678-443-853

October 13, 2021 - 6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

4.a. Approval of Draft Minutes of September 22, 2021, a Regular Meeting.

Recommended Action: Approve the Draft Minutes of September 22, 2021, a Regular Meeting.

Attachments:

1. September 22, 2021 Planning Commission Minutes - Draft

5. **APPEAL PROCESS**

All determinations of the Planning Commission regarding major discretionary planning permits are final unless a written appeal, stating the reasons for the appeal, is filed with the City Clerk within ten (10) days of the date the decision was made. An interested party may appeal only if he or she appeared and stated his or her position during the hearing on the decision from which the appeal is taken. For items on this agenda, the appeal must be received by October 25, 2021

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

The Planning Commission welcomes input from the audience. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments.

7. **SITE VISIT VERIFICATION**

8. **VERIFICATION OF NOTICE**

9. **PLANNING COMMISSIONERS REPORT**

10. **DIRECTOR'S REPORT**

11. CONSENT CALENDAR

12. NEW BUSINESS

- 12.a. Consideration of Proposed Major Use and Site Development Permit for Development of a U-Haul Self-Storage and Rental Facility at 675 North Orchard Avenue; Former APNs 002-030-09 & 10; File No. 21-6246

Recommended Action: Staff recommends the Planning Commission approve the proposed Major Use Permit and Site Development Permit, categorically exempt from CEQA as described in CEQA Guidelines Article 19 Section 15332, Class 32, In-Fill Development Projects; based on the Findings, and subject to the Conditions included in the Staff Report dated October 7, 2021.

Attachments:

1. Application Packet
2. 675 N Orchard_UHaul_Findings
3. 675 N Orchard_UHaul_COA
4. DRB_Draft Minutes
5. Public Correspondence
6. Agency Comments

13. UNFINISHED BUSINESS

14. ADJOURNMENT

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available at the Civic Center 300 Seminary Ave. Ukiah, CA 95482; and online at: www.cityofukiah/meetings/ at the end of the next business day.

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.

Stephanie Abba
Planning Commission Secretary
October 7, 2021

CITY OF UKIAH
PLANNING COMMISSION MINUTES
REGULAR MEETING

Virtual Meeting Link: <https://global.gotomeeting.com/join/678443853>

Ukiah, CA 95482

September 22, 2021, 2021

6:00 p.m.

1. **CALL TO ORDER**

The City of Ukiah Planning Commission held a Regular Meeting on September 22, 2021. The meeting was legally noticed on September 17, 2021. Chair Christensen called the meeting to Order at 6:00 p.m. on the following virtual link: <https://global.gotomeeting.com/join/678443853>

CHAIR CHRISTENSEN PRESIDING.

2. **ROLL CALL**

Roll was taken with the following **Commissioners Present:** Rick Johnson, Michelle Johnson, Van Antwerp, Hilliker, and Chair Christensen. **Commissioners Absent:** None **Staff Present:** Craig Schlatter, Community Development Director; and Stephanie Abba, Planning Commission Secretary.

3. **PLEDGE OF ALLEGIANCE**

Everyone Recited

4. **APPROVAL OF MINUTES**

a. Approval of the Draft Minutes of September 08, 2021

Motion/Second R. Johnson/Hilliker to approve the Minutes of September 08, 2021. Motion carried by the following roll call vote: AYES: R. Johnson, M. Johnson, Van Antwerp, Hilliker, and Chair Christensen. NOES: None. ABSENT: None. ABSTAIN: None.

5. **APPEAL PROCESS**

Note: For matters heard at this meeting, the final date to appeal is October 4, 2021, at 5:00 p.m.

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

No public comment was received

7. **SITE VISIT VERIFICATION**

Verified

8. **VERIFICATION OF NOTICE**

Verified by Staff

9. **PLANNING COMMISSIONERS' REPORT**

Commissioner Antwerp informed the Commission that she is resigning. She will send in a Letter of Resignation on 9/23/21.

10. **PLANNING COMMISSION DIRECTOR'S REPORT**

Report received

11. CONSENT CALENDAR

No items on the consent calendar.

12. NEW BUSINESS

No New Business was Agendized.

13. UNFINISHED BUSINESS

Receive the Fourth 6-Month Report Regarding the Community Center and Winter Homeless Shelter (aka: B²) located at 1045 South State Street.

It is the consensus of the Planning Commission to continue to receive 6-month reports from the Community Development Department regarding Building Bridges.

Public Comment: Sage Wolf

14. ADJOURNMENT

There being no further business, the meeting adjourned at 7:01 p.m.

Stephanie Abba, Planning Commission Secretary



DATE: October 7, 2021

TO: Planning Commission

FROM: Mireya G. Turner, Associate Planner

SUBJECT: Request for Consideration of Proposed Major Use and Site Development Permit for development of a U-Haul Self-Storage and Rental Facility at 675 North Orchard Avenue; Former APNs: 002-030-09 & 10; File No: 21-6246.

SUMMARY

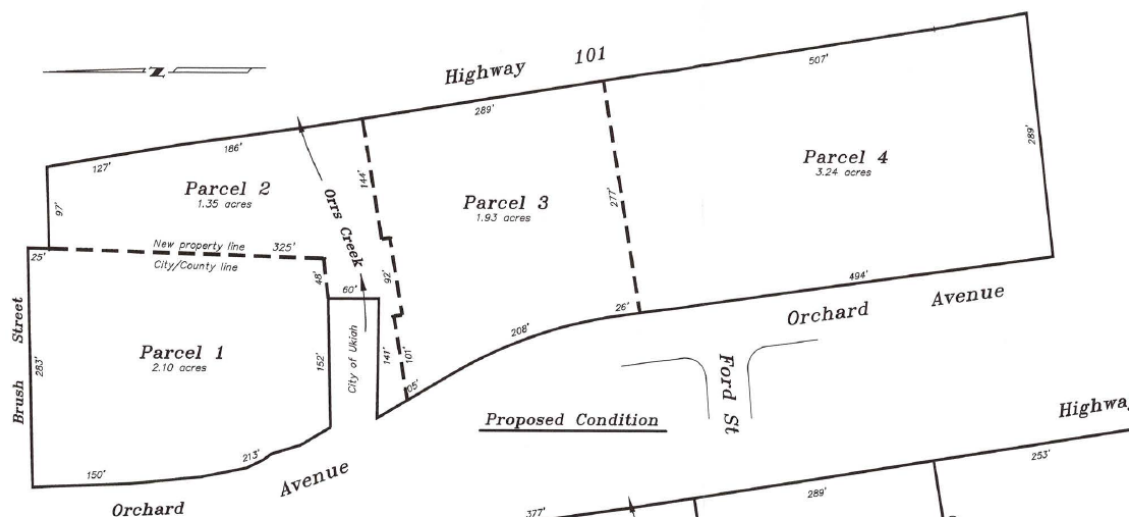
OWNERS:	Thomas and Becky Cunningham, Trustees
APPLICANT:	Savelle Jefferson, MCP
LOCATION:	675 North Orchard Avenue; former APNs 002-030-09 & 10
TOTAL ACREAGE:	±3.24 acres (141,134.4 sf)
GENERAL PLAN:	Commercial
ZONING DISTRICT:	Community Commercial (C2)
AIRPORT COMPATABILITY ZONE	Other Airport Environs
ENVIRONMENTAL DETERMINATION:	Project is exempt, pursuant to CEQA Guidelines 15332, In-Fill Development Projects.
RECOMMENDATION:	Conditional Approval



PROJECT DESCRIPTION AND BACKGROUND

Location. The Project site is currently addressed as 675 N. Orchard Ave. The existing parcel was created through a 2021 lot line adjustment, shown below as Parcel 4 in **Figure 1**. The new Assessor Parcel Number (APN) is not yet available from the County Assessor's Office. The street address also precedes the lot line adjustment and will be amended concurrent with the building permit. The parcel is currently vacant and generally flat. Existing vegetation includes grasses and shrubs. The entirety of the site lies within a Federal Emergency Management Agency (FEMA) Special Flood Hazard Area Zone AE, within the 1% (100-year) Annual Chance Flood Hazard Zone.

Figure 1. 2021 Approved Lot Line Adjustment



Project Description. An application, and later revised plans, were received from U-Haul Representative Savelle Jefferson for approval of a Major Use and Site Development for a forty-three foot, four inch (43'4") tall three-story self-storage facility ($\pm 102,791$ sf), showroom ($\pm 2,945$ sf), delivery/receiving area ($\pm 1,460$ sf), and truck and trailer storage and rental, related retail sales, and automotive accessory sales. The Project 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.

Staff Report
U-Haul MaUP/SDP
675 North Orchard Avenue
File No.: 21-6246

- Sat. 7:00 a.m. to 7:00 p.m.
- Sun. 9:00 a.m. to 5:00 p.m.
- Thirty-four (34) 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, beige, chocolate brown, sandstone, aquarium blue, tan, galvalume, and bone white;
- Change in materials on West elevation for visual separation of the façade and articulation of the elevation
- Trailer hitch and towing packages installation services in the Deliveries & Receivables (D&R) Room
- 20% lot coverage landscaping proposed (28,363 sf)
- Signage not included in project; Sign permits will be required.

Application materials, with the revised Elevations and Landscape Plan, are included as **Attachment 1**, with the Draft Findings and Conditions of Approval included as **Attachments 2 and 3**.

Background. At its July 22, 2021 meeting, the Design Review Board (DRB) approved recommendations to increase the number of trees in the parking lot area, break up the continuity of the pavement, diversify the Western elevation planes, create a Western side visual barrier with vegetation, and revise the proposed white color to a more earthen tone. The Applicant submitted a revised Landscape Plan and Elevation and Materials, including an increase in proposed parking to conform to the Zoning Ordinance. The revised versions are included in the Application Materials in **Attachment 1**. The DRB further recommended the Planning Commission determine the Project to be incompatible with the surrounding retail and residential environment, based on the (1992) Design Guidelines for Projects Outside the Downtown Design District. The Draft Minutes of the DRB's July 22, 2021 meeting are included as **Attachment 4**. Two letters have been received since the DRB meeting. They are included as **Attachment 5**.

SURROUNDING LAND USE AND ZONING

The Project Site is surrounded by the following uses.

	GENERAL PLAN:	ZONING:	USE:
NORTH	Commercial and High Density Residential	Community Commercial (C1) and High Density Residential (R3)	Vacant and Multi-family Residential
EAST	N/A	N/A	Highway 101 and City limits

SOUTH	Commercial	Community Commercial (C1)	Retail
WEST	Commercial and High Density Residential	Community Commercial (C1) and Heavy Commercial (C2)	Multi-family Residential

Figure 2. General Plan Designation

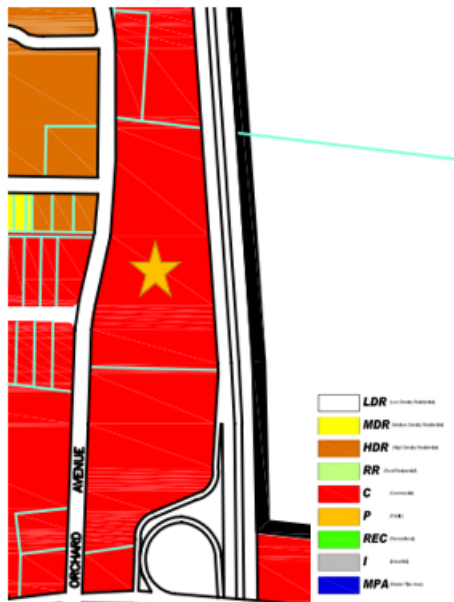


Figure 3. Zoning Designation

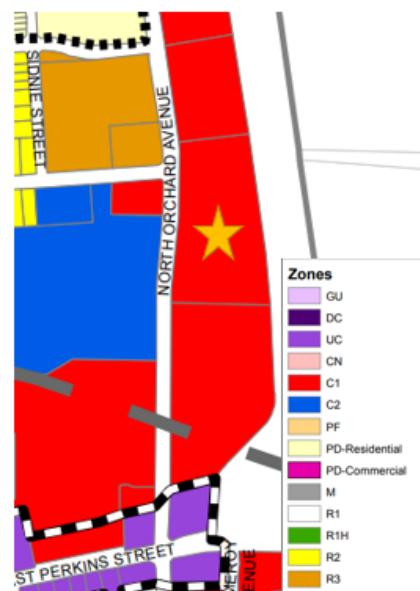


Figure 4. Aerial Map

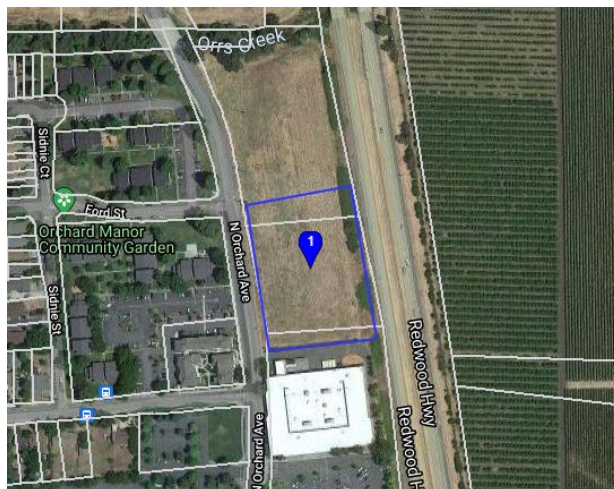
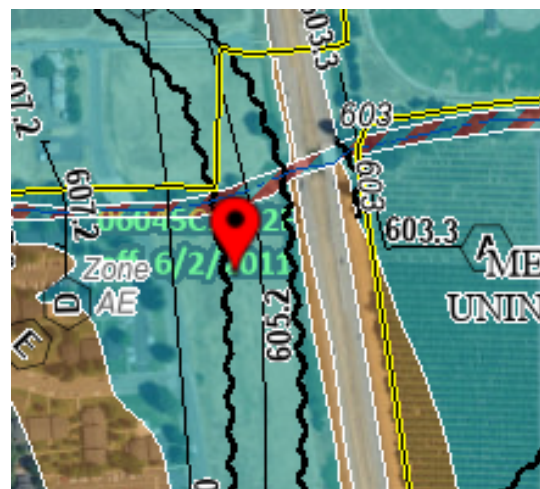


Figure 5. FEMA Flood Map



AGENCY COMMENTS

Staff Report
U-Haul MaUP/SDP
675 North Orchard Avenue
File No. 21-6246

The Project was referred to the following responsible or trustee agencies with interest or jurisdiction over the project: City of Ukiah Building Division, Public Works Department, Police Department, Electric Utility Department, and Ukiah Valley Fire Authority. Agency comments were integrated into the Draft Conditions, and are included as **Attachment 6**.

STAFF ANALYSIS

General Plan Consistency. The parcel has a General Plan designation of Commercial, the purpose of which is to *"identify where commerce and business may occur."* Examples of Allowable Uses include *"retail, service businesses, general commercial, shopping centers, shopping malls, public facilities, places of public assembly, parking lots, and residential uses."*

The proposed project is consistent with goals, objectives, and policies in the following General Plan Elements: Economic Development, Noise, and Land Use.

Economic Development & Community Development

The Project would add additional self-storage options for the community, and create jobs, supporting the local economy (Goal ED-1). The Project has been designed to be complementary with the overall character of the surrounding neighborhood (Implementation Measure CD-9.2(a)), which includes multi-family residential developments, and Community Commercial and Heavy Commercial uses, including Kohls and Home Depot.

Noise

Goal NZ-1 reads, *"Stabilize or reduce transportation noise impacts on adjacent residential"*. Multi-family residential use exists to the West of the Project Site. The Ukiah City Code (UCC) Section 6048 allows 50 decibels maximum between the hours of 7:00 a.m. to 10:00 p.m. in High Density Residential areas, and 65 decibels maximum during the same hours in Commercial areas. The Project includes a building with the parking and main entrance facing to the east, away from the residential areas. This physical barrier will help shield noise generated by the cars and trucks visiting the Site, reducing impacts to the adjacent neighborhood. Also, the hours for the Project begin no earlier than 7:00 a.m., and end no later than 8:00 p.m. After those hours, the facility will be closed to the public, generating no noise.

Land Use

Examples of allowable uses within the Commercial General Plan designation include, *"retail, service businesses, general commercial, shopping centers, shopping malls, public facilities, places of public assembly, parking lots, and residential uses"*. The proposed Project includes storage (U-Box Containers), self-storage, truck and trailer rental, truck hitch and trailer package installation, and automotive accessory retail sales. No industrial-type uses are proposed that might make the Project inconsistent with the Commercial General Plan purpose.

Zoning Ordinance Consistency. The subject property is currently zoned Community Commercial (C1). The C1 zoning district *"is intended to promote, and provide flexibility for commercial development, and to encourage the establishment of community-wide commercial serving land uses."*

The Project includes truck and trailer rental, self-storage, installation of trailer hitches, and retail sales. Retail stores are an Allowed Use in the Community Commercial Zoning District. New and

Used Car Sales, and Mini/convenience storage are Permitted Uses, allowing for the activity with an approved Use Permit. New commercial construction requires an approved Site Development Permit. Although truck and trailer rentals are not a listed use within the “C-1” Zoning Guidelines, U-Haul was granted a previous truck and trailer rental use in 1977, with self-storage approved in 1978, at 1140 N. State Street, for a U-Haul Truck and Trailer Rental, within the “C-1” Community Commercial Zoning District. In the 1977 truck and trailer rental Staff Report, it was noted that the use was similar to nearby auto sales, service stations, and retail sales. The Conditions of Approval included a restriction that all after-hours activities be located in the portion of the parcel that would not present a noise impact to the adjacent residential parcels. The Project Site is located at the Northern end of a concentration of Community Commercial (C1) uses including large retail centers (Home Depot and Kohls).

Setbacks. Front yards for multiple story buildings is a minimum of five feet (5') from the street right of way line. Rear and side yards are zero, except if the parcel abuts on an R1, R2, or R3 zoning district. The Project Site is separated by North Orchard Avenue, and does not abut the residential zoning district. A front setback of approximately seven feet (7') is proposed to allow for street trees and landscaping.

Parking. According to Sections 9086 and 9198, a total of thirty-four (34) parking spaces are required. The Applicant proposes 34 spaces.

Height. The maximum height allowed in the “C-2” Community Commercial Zoning District is fifty feet (50'). The Applicant proposes a maximum roof height of thirty-nine feet (39'), and a top roof parapet height of forty-three feet, three inches (43' 3").

Landscaping. Section 9087 of the UCC requires a minimum of 20% of gross area of the parcel for landscape coverage, with a minimum of 50% of that area dedicated to live plantings. The proposed trees at the street, along the South elevation, along the East side of the Project Site, as visual screening from Highway 101, and throughout the parking lot are to be consistent with the City of Ukiah's Street Tree and Parking Lot Tree Lists.

Signage. Signage is not included in this Application, other than to address colors during the Design Review process. Future signage will require sign permits.

Required findings. Draft Findings supporting the Major Use Permit and Major Site Development Permit are included as **Attachments 2 and 3**.

Airport Land Use Compatibility Review. The Project Site is located in the Other Airport Environs (OAE) of the Ukiah Airport Land Use Compatibility Plan (ALUCP) Map. The Project Description fits the Land Use Category of Limited Retail/Wholesale, which is a Normally Compatible Use within the OAE zone. The height of the structure is less than the maximum height allowable for the C1 Zoning District. The Project was not sent to Mendocino County Planning and Building Services for review.

ENVIRONMENTAL DOCUMENTATION

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

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

The proposal is consistent with the Commercial General Plan designation and applicable General Plan policies. The project proposes self-storage and mini-storage, truck and trailer rental, and retail, which are permitted within the C-1 zoning district. In addition, the Project includes a Site Development Permit, in compliance with all applicable zoning codes.

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

The Project Site is within the Ukiah City limits on a property that is approximately 3.24 acres. The site is adjacent to Highway 101 to the east, major retail to the south, and multi-family residential to the west. The parcel to the north is vacant. The Project Site is currently vacant, with regularly mowed grasses and invasive plants.

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

The site is currently vacant, generally flat, and covered by invasive weeds and grasses which are routinely mowed. Minimal grading is proposed which will not substantially alter the natural grade.

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

The portion of North Orchard Avenue within the Project Site is deemed a Collector road, serving to move traffic from local streets to arterial road (Perkins Street). As of 2019, the Pavement Condition Index (PCI) value was Very Good (91 PCI). The local agencies did not request a traffic study during the review of this project.

The proposed hours of operation are:

Monday – Thursday	7:00 a.m. to 7:00 p.m.
Friday	7:00 a.m. to 8:00 p.m.
Saturday	7:00 a.m. to 7:00 p.m.
Sunday	9:00 a.m. to 5:00 p.m.

The Project is not anticipated to be a significant source of noise. No activities are proposed that would significantly impact air quality. The Project Site is approximately 300 feet South of Orrs Creek, within the “AE” Flood Hazard Area, but with no wetlands or creeks on-site. Conditions have been added to the Project to require compliance with the California Building Code and National Flood Insurance Program requirements. City of Ukiah water and wastewater connections are proposed and service is available. Lastly, the project has been reviewed and conditioned by several departments and agencies to reduce potential impacts from traffic, noise, air quality and water quality.

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

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

NOTICE

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

- Published in the Ukiah Daily Journal on October 2, 2021
- Posted on the Project site on October 1, 2021
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing
- Mailed to property owners within 300 feet of the project parcels on September 28, 2021

RECOMMENDATION

Staff recommends Planning Commission 1) conduct a public hearing; 2) approve the proposed Major Use Permit and Site Development Permit, categorically exempt from CEQA as described in CEQA Guidelines Article 19 §15332, Class 32, In-Fill Development Projects; based on the Findings, and subject to the Conditions included in the Staff Report, dated October 7, 2021.

ATTACHMENTS

1. Application Materials
2. Draft Findings
3. Draft Conditions of Approval
4. Draft Minutes of Design Review Board Meeting on July 22, 2021
5. Public Correspondence
6. Agency Comments



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

**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	\$																		
<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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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			
☒ 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

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

☐ 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.

Daniel C. Thomas

☐ PROPERTY OWNER / ☐ AUTHORIZED AGENT

(PLEASE PRINT NAME)

Daniel C. Thomas

5/7/2021

☐ 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.

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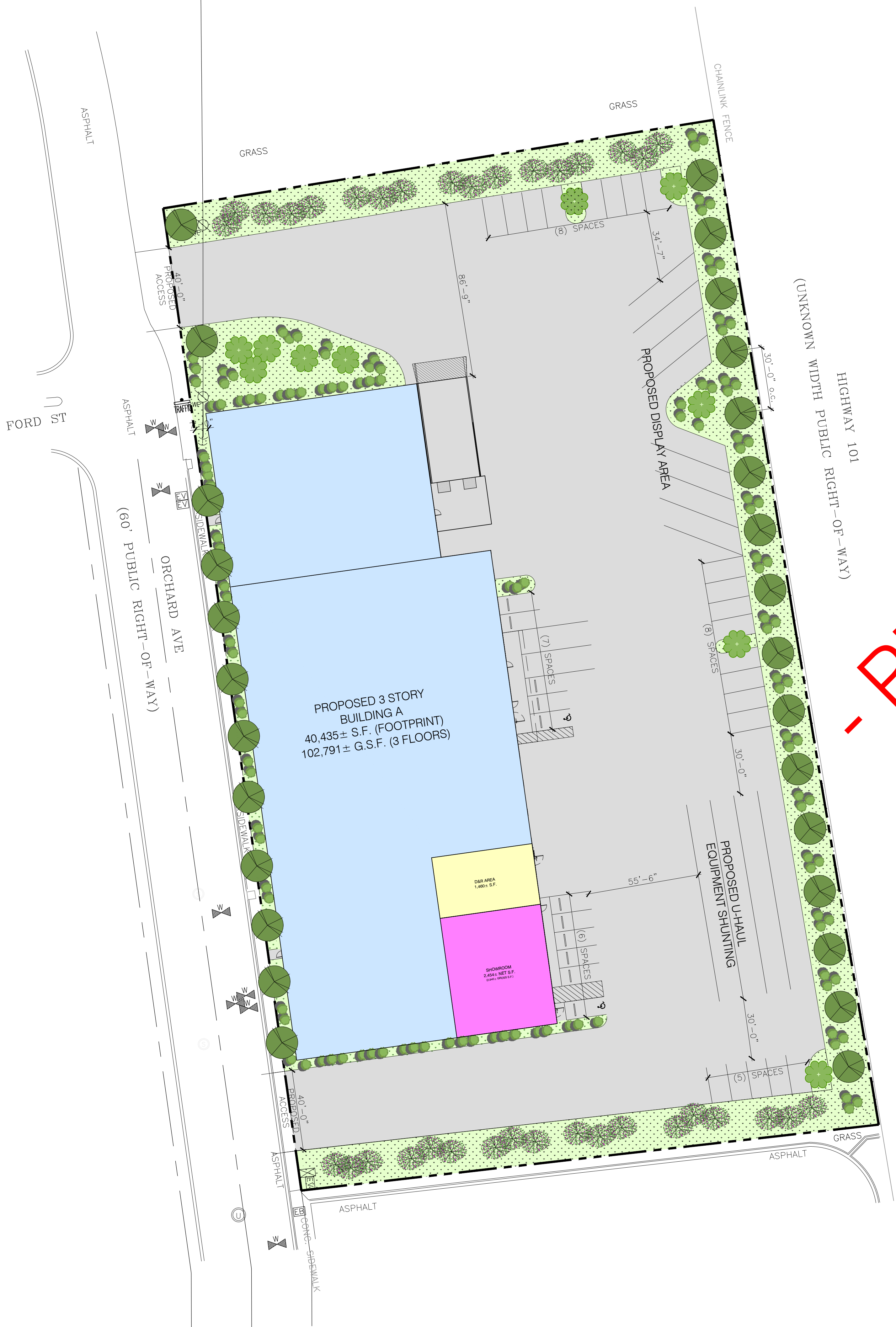
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U-Haul looks forward to working with the City of Ukiah as you consider the major use permit application we are currently submitting.

Sincerely,

AMERCO Real Estate
2727 N Central Avenue
Phoenix, AZ 85004



Landscape Key

- ACER Campestre (Hedge Maple) or equal-per city required Street Tree List
- Grevillea 'Coastal Gem' or equal-per city required Shrub List
- Cleveland Sage or equal-per city required Shrub List
- Deer Grass or equal-per city required Groundcover List
- Morus Alba (Fruitless Mulberry) or equal-per city required Parking Lot Tree List



SITE AERIAL SCALE: N.T.S.

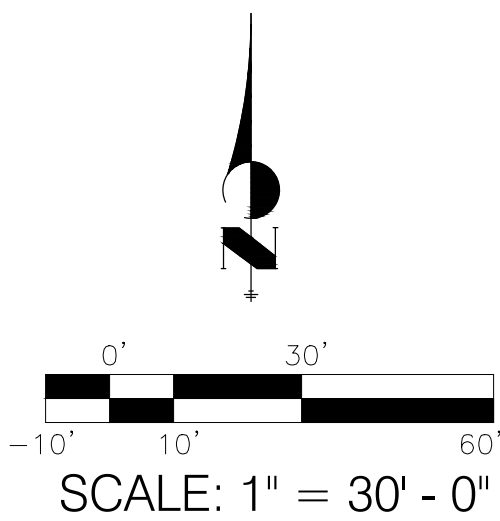
Municipality:	City of Ukiah		
Project Address:	675 North orchard Ave., Ukiah, CA 95482		
APN /Acre / Area:	00203009 & 00203010 / 3.251 Acres / 141,592.89 S.F.		
Zone:	C-1 - Community Commercial		
Adjacent Zoning:	N-	C-2 - Heavy Commercial/	
	E-	Unknown	
	S-	C-1 - Community Commercial	
	W-	PDR - Planned Development Residential	
Uses:	Mini-storage (Use Permit), Retail, Truck/Trailer Sharing (Use Permit)		
Setbacks:			
Front yard:	5-ft.		
Side yard:	0-ft.		
Rear yard:	0-ft.		
Height Limit:	50-ft.		
Parking:		Required	Provided
Retail:		12 sp.	12 sp.
1 sp/250 gross leasable space			
(2,945 / 250=12 sp)			
Motor Vehicle Sales	8 sp		8 sp
1 sp/ 500 sf floor area+ 1 sp/ 2,000 sf outdoor area			
(1,000 / 500 = 2 sp; 10,741 / 2,000=6 sp)			
Mini-Storage:	14 sp		14 sp
1 sp/2500 up to 25,000sf + 1sp 10,000 sf additional	34 sp		34 sp
(25,000/2500)+(36,281/10,000)=10+4=14			

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:

- Landscape shall be proportional to the building elevations.
- Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.
- 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.
- 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.
- 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.
- Parking lots shall have a perimeter planting strip with both trees and shrubs.
- 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.
- 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.
- 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.
- Landscaping plans shall include an automatic irrigation system and lighting plan.
- All required landscaping for commercial development projects shall be adequately maintained in a viable condition.
- 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.



SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	08-19-21	zl	revised per city comments
2	08-30-21	zl	Added parking for storage per city required
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
LANDSCAPE PLAN

939072

DRAWN:	BLC	SP1
CHECKED:	NH	
DATE:	08/13/21	

939072A1B



U-HAUL
MOVING & STORAGE OF UKIAH
 675 N. Orchard Ave, Ukiah, CA 95482



EAST ELEVATION
 Scale: 1" = 25'



SOUTH ELEVATION
 Scale: 1" = 25'



NORTH ELEVATION
 Scale: 1" = 25'



WEST ELEVATION
 Scale: 1" = 25'

ADVERTISING & MARKETING ASSOCIATES, INC.

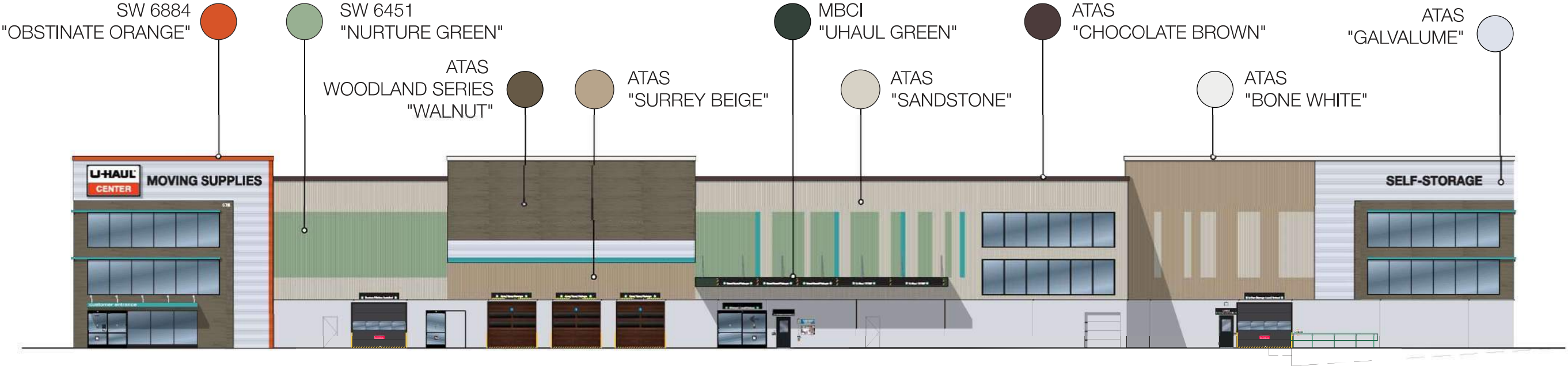


ARCHITECTURAL DESIGN & FACILITY IMAGING

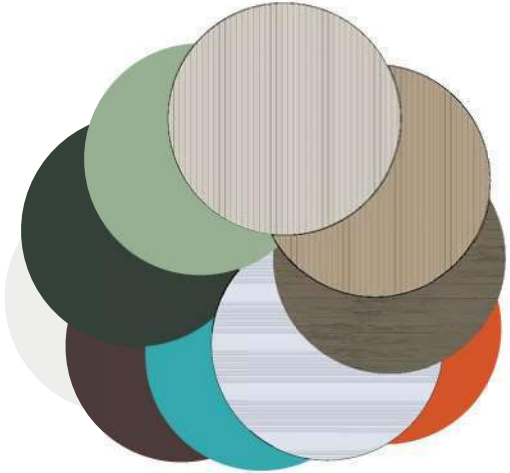
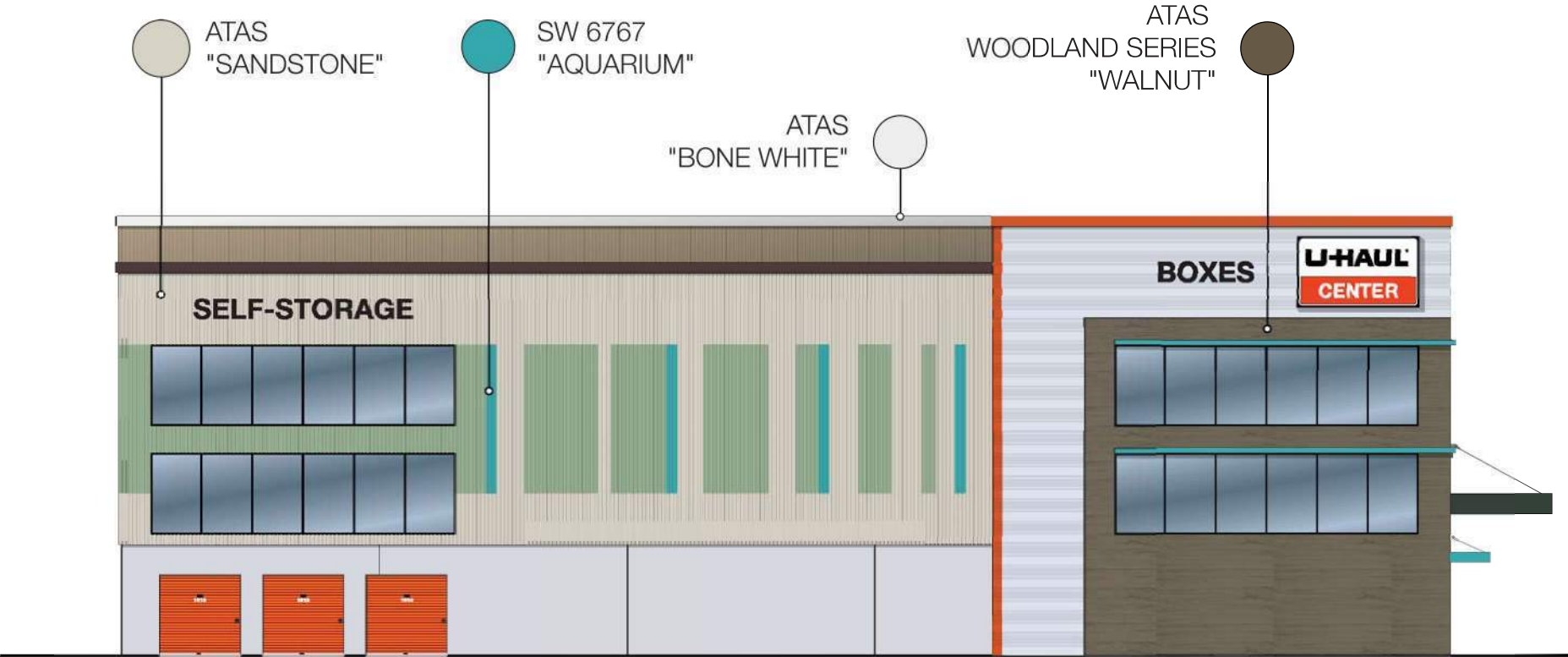
August 18, 2021

Conceptual renderings are subject to change and should not be implemented.

U-HAUL
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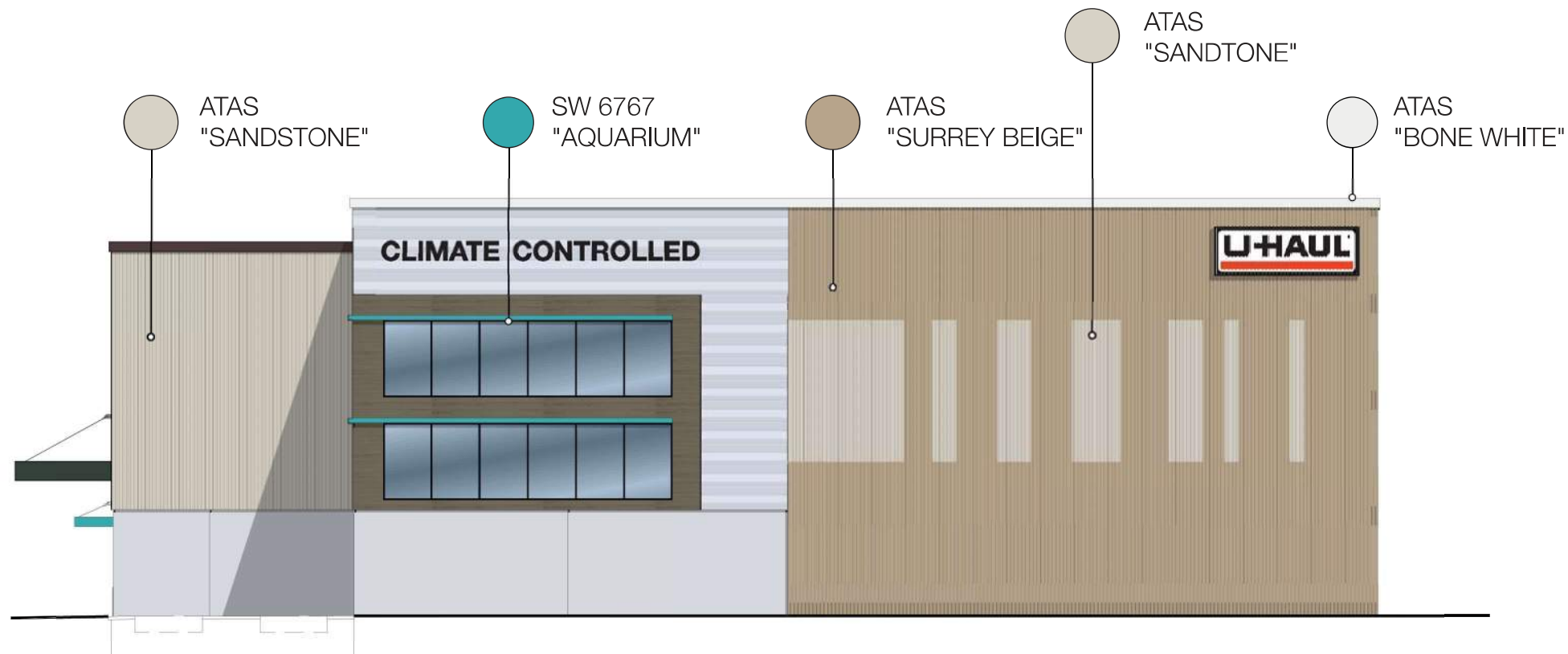
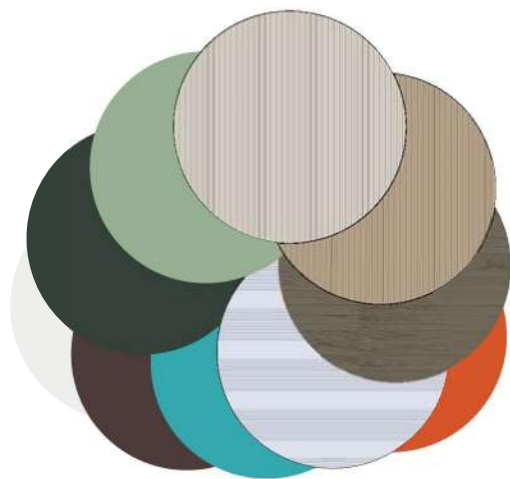


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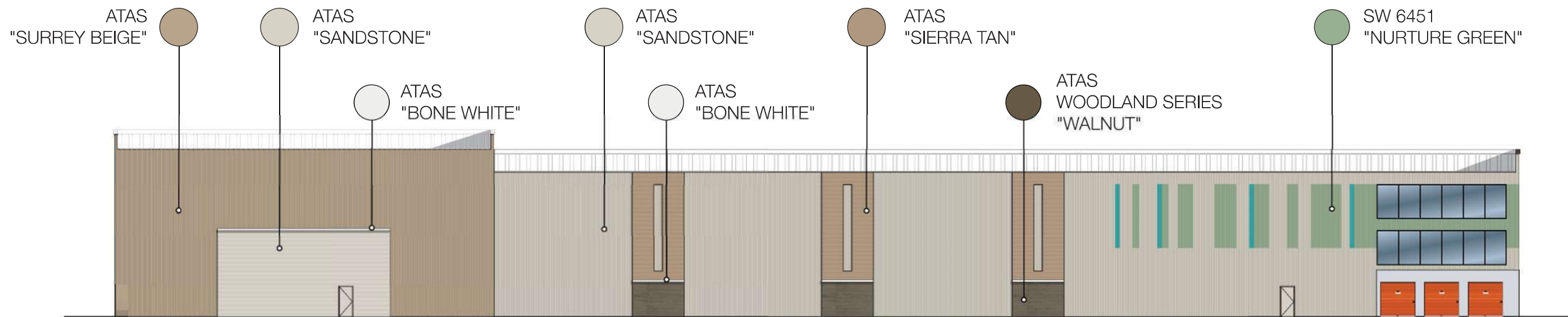


SOUTH ELEVATION
Scale: 1/16" = 1'

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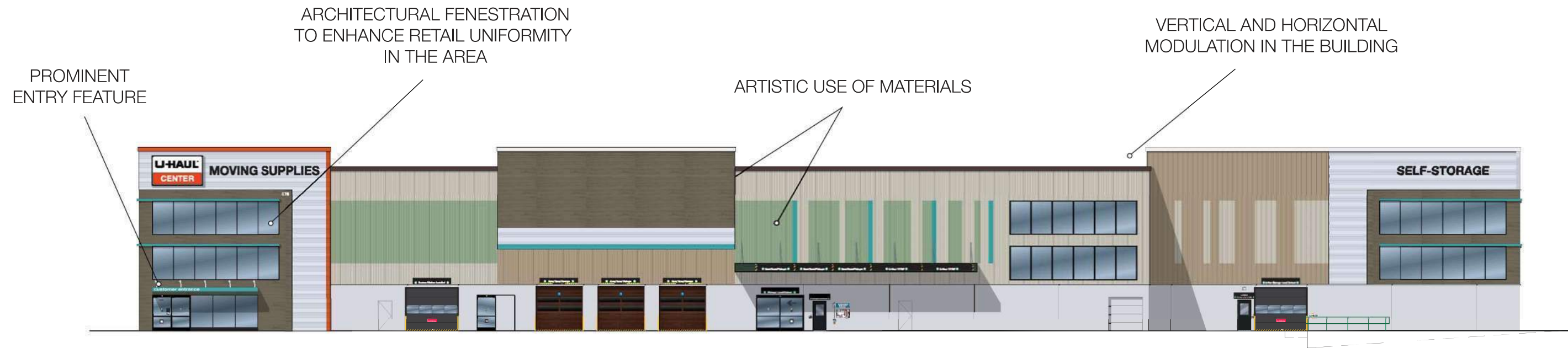
NORTH ELEVATION
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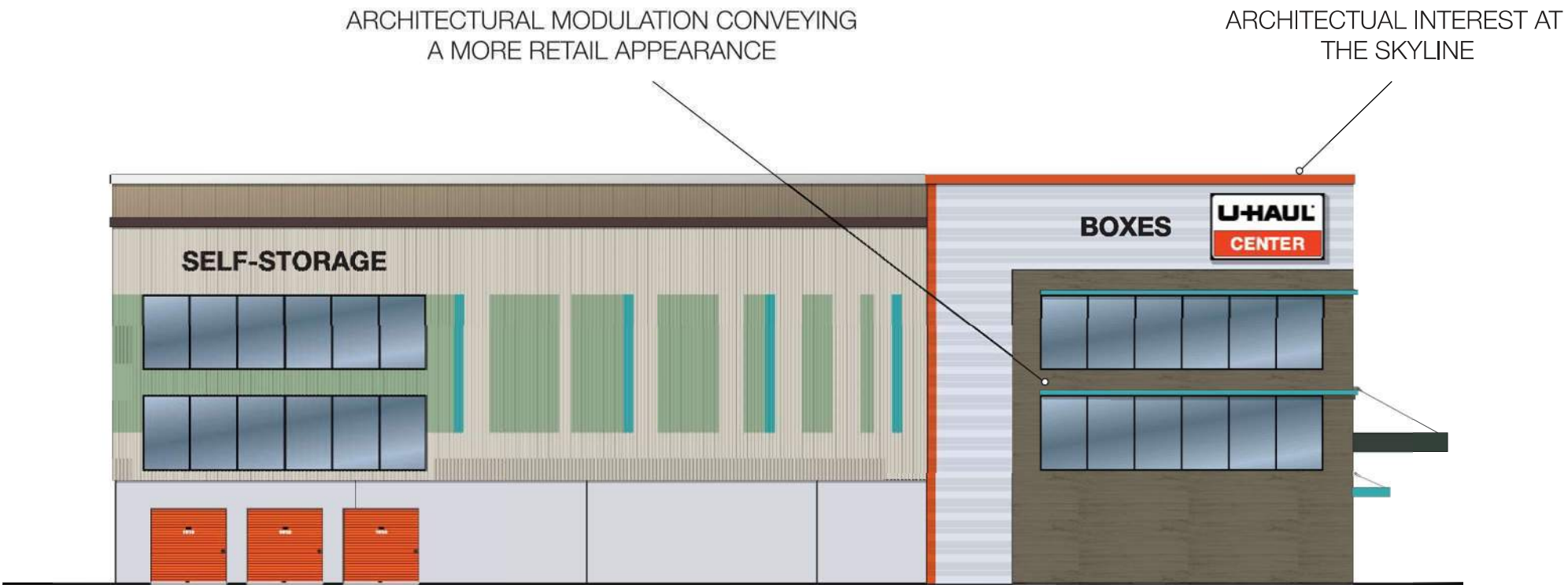
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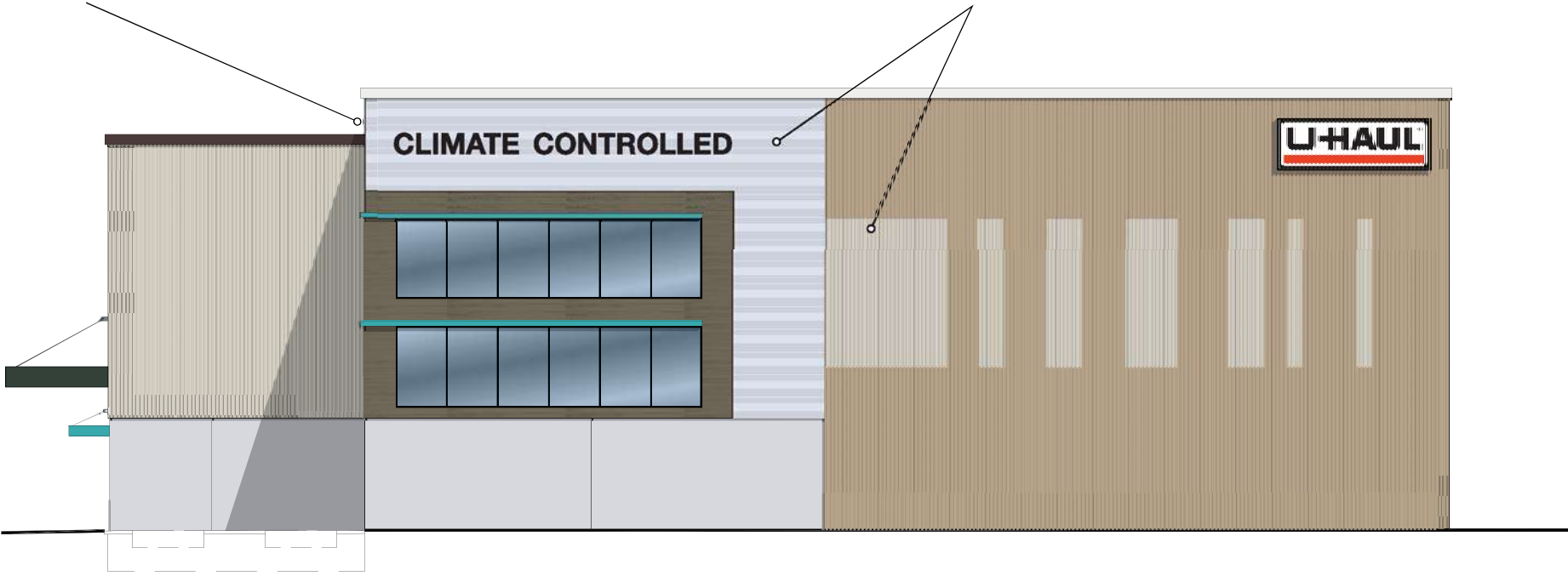
EAST ELEVATION
Scale: 1" = 25'



SOUTH ELEVATION
Scale: 1/16" = 1'

VERTICAL MODULATION EXTENDING THE PARAPET ABOVE THE ROOFLINE

CHANGE IN MATERIALS TO PROVIDE ARTICULATION TO THE ELEVATION

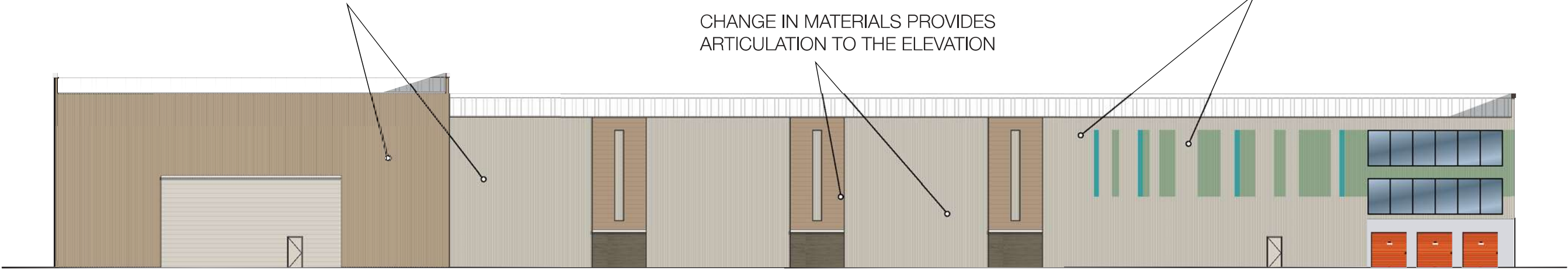


NORTH ELEVATION
Scale: 1/16" = 1'

CHANGE IN MATERIALS TO PROVIDE VISUAL SEPARATION TO THE FACADE

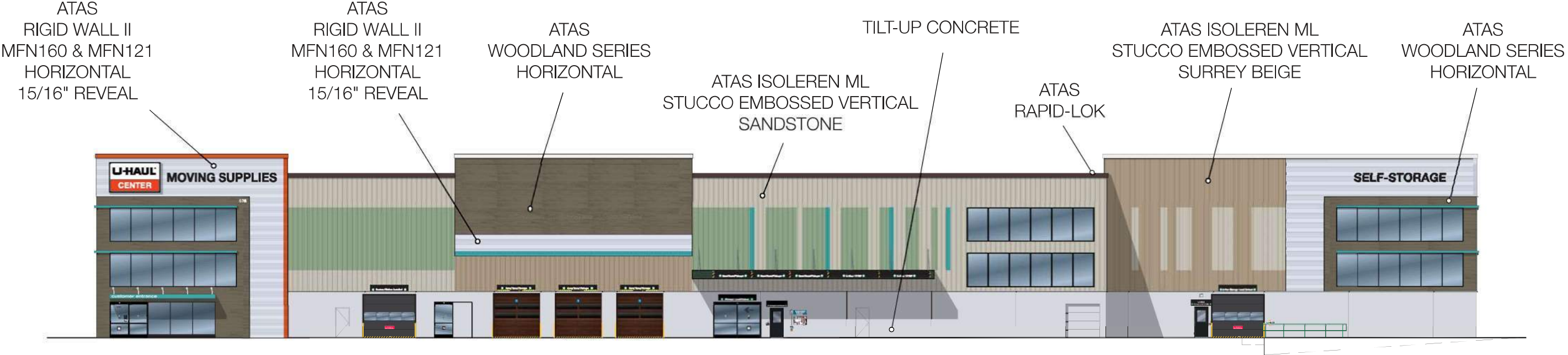
CHANGE IN MATERIALS PROVIDES ARTICULATION TO THE ELEVATION

ARTISTIC USE OF MATERIALS

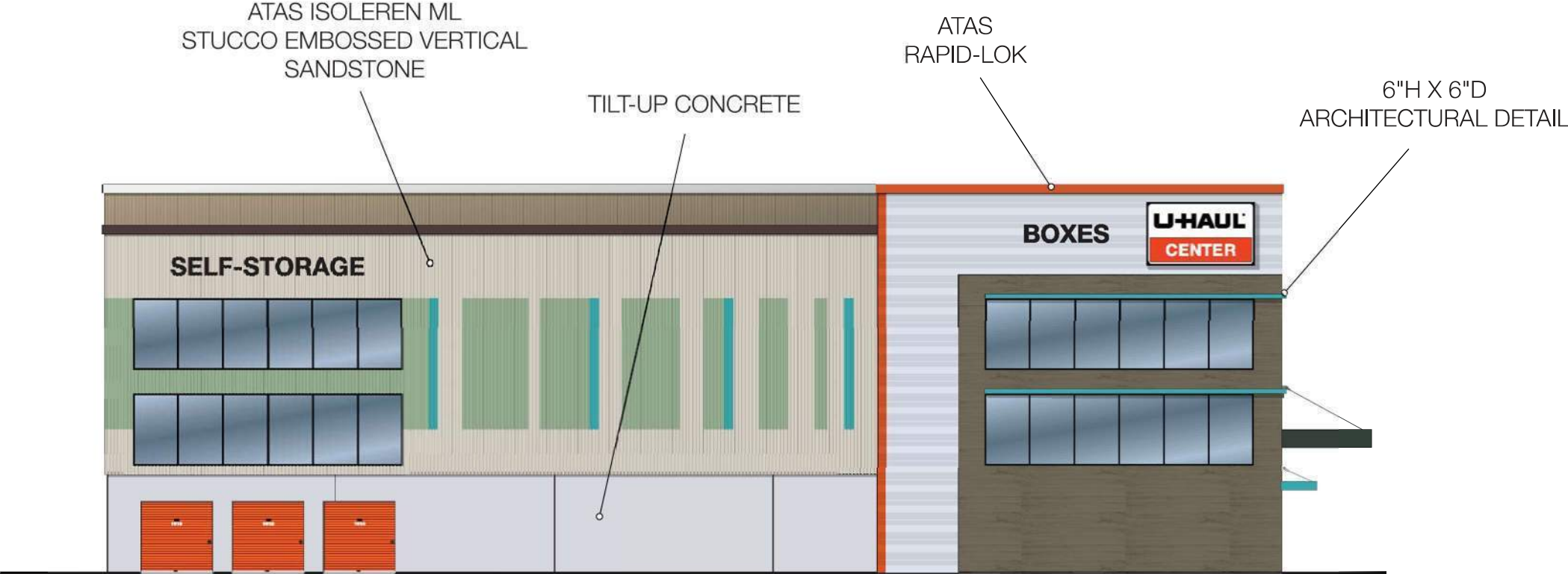


WEST ELEVATION
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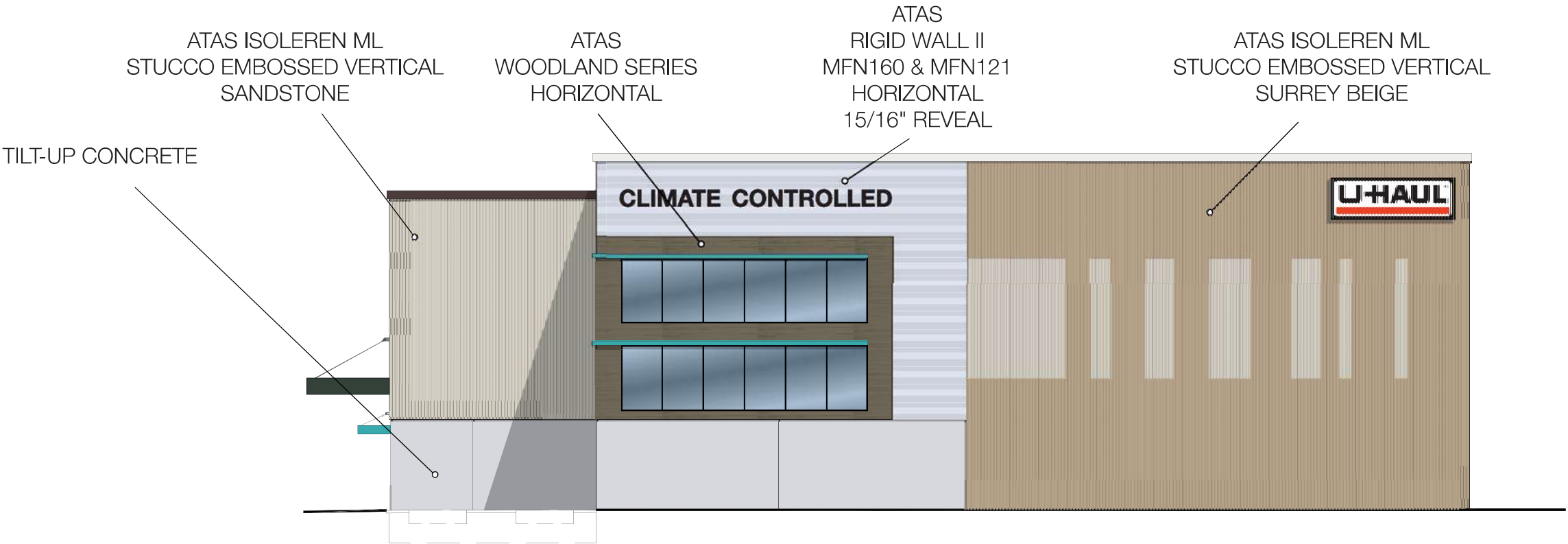
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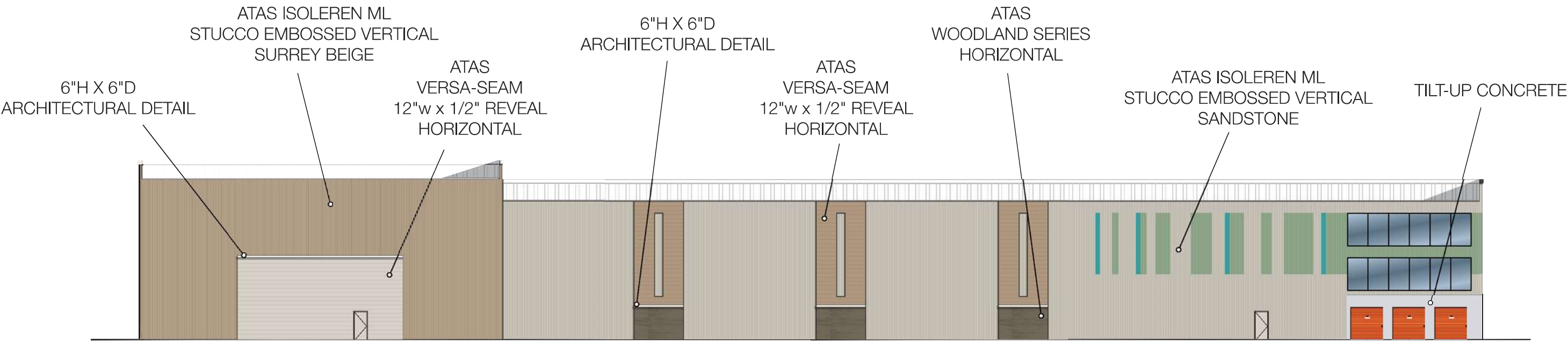
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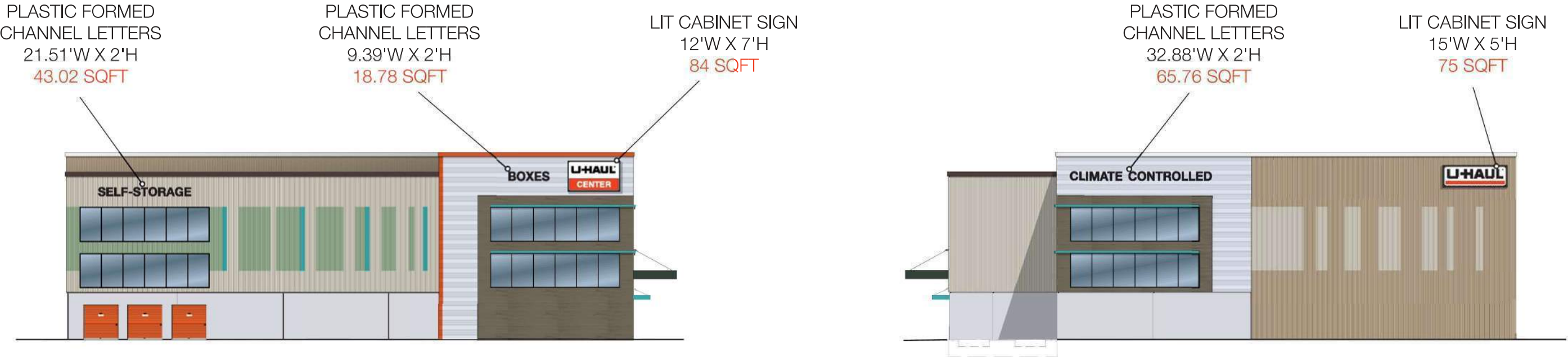
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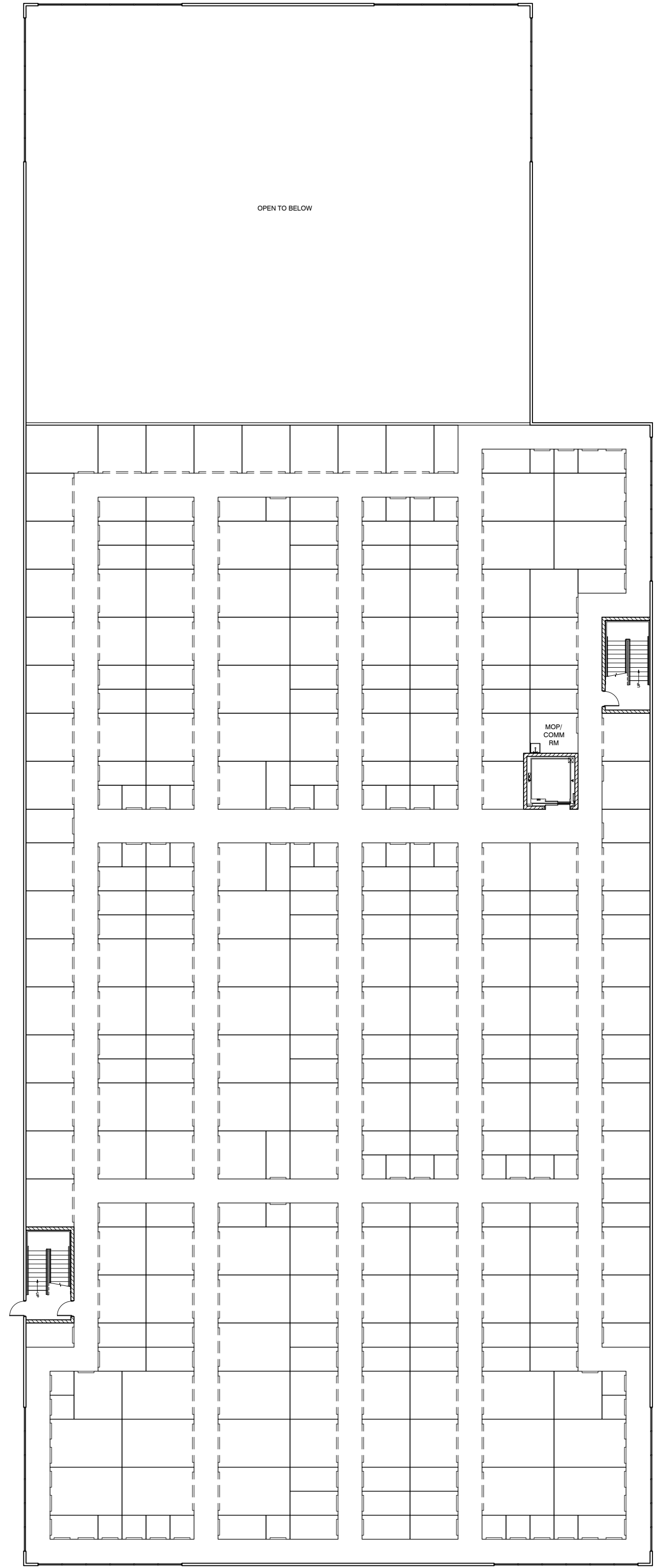
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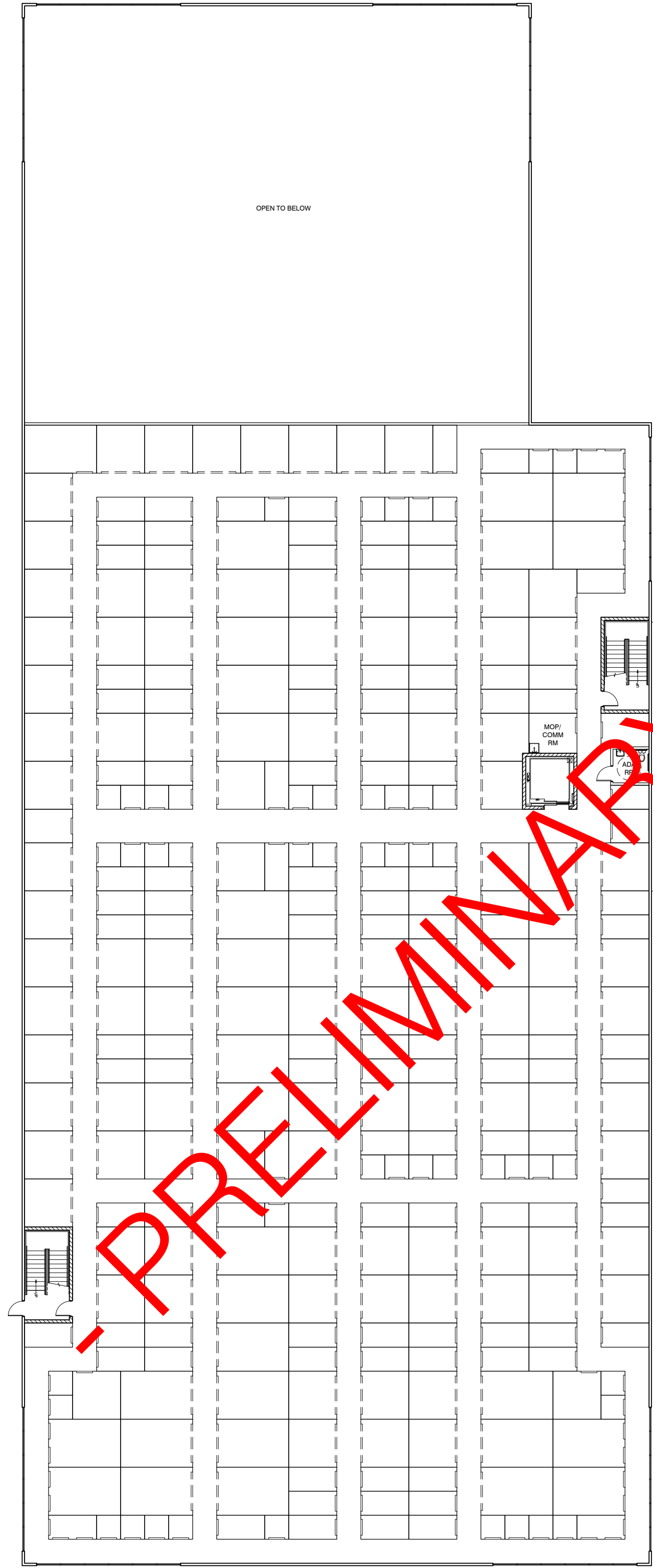
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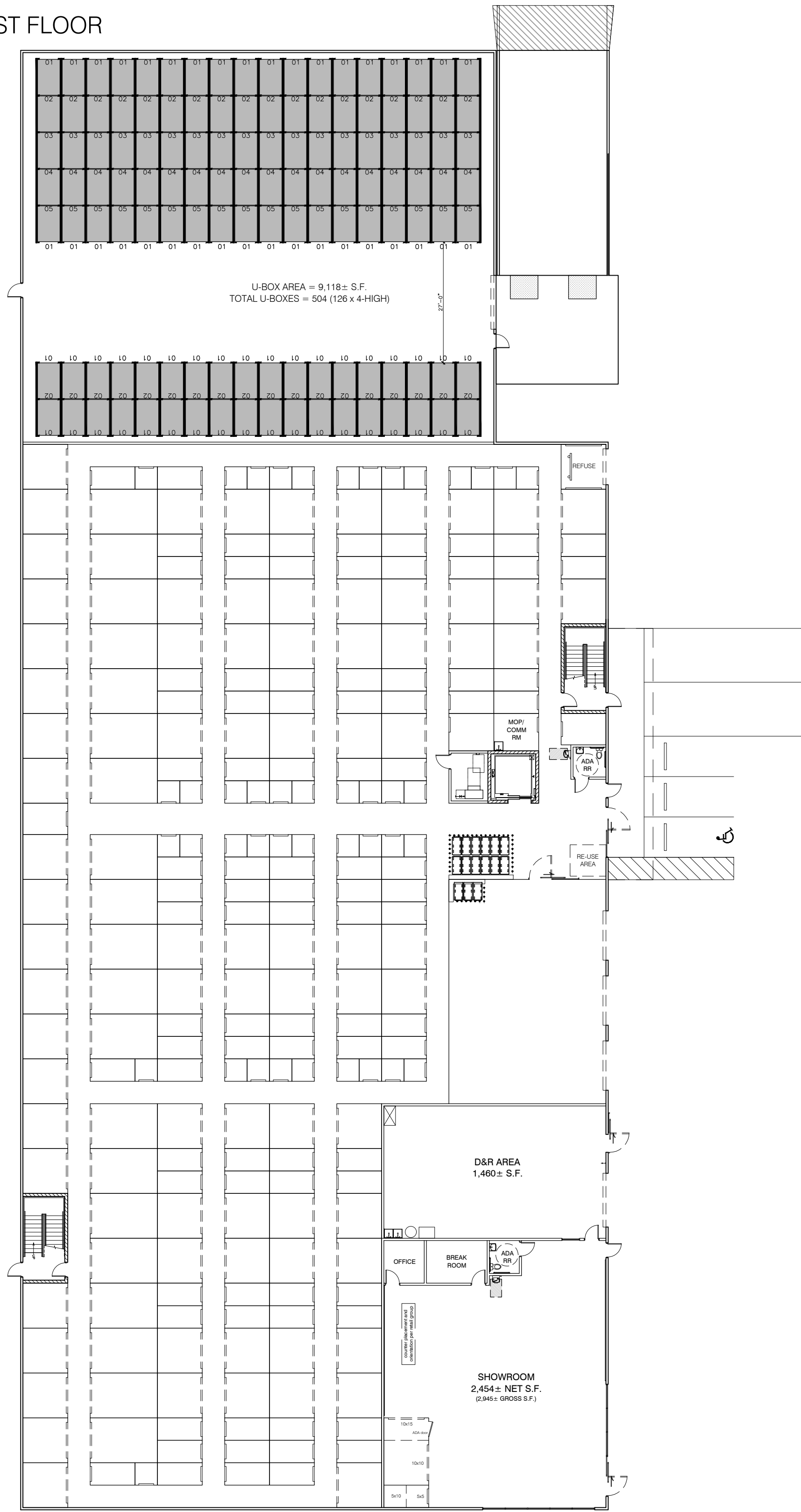
3RD FLOOR



2ND FLOOR

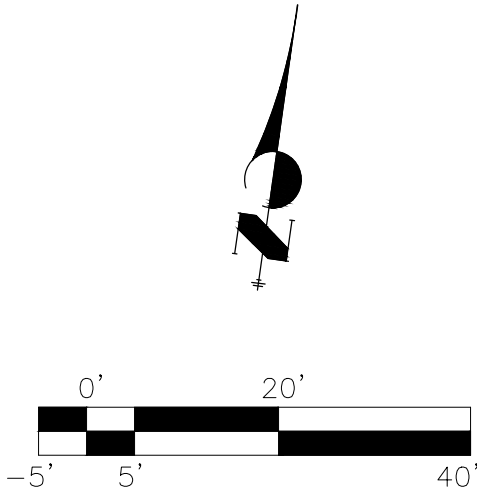


1ST FLOOR



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
5 x 8	0	0	0%	1	40	0%	0	0	0%	1	40
5 x 10	92	4,600	27%	119	5,950	27%	119	5,950	27%	330	16,500
7 x 8	0	0	0%	1	56	0%	0	0	0%	1	56
7 x 10	2	140	1%	2	140	.5%	2	140	0%	6	420
10 x 8	1	80	0%	1	80	.5%	1	80	0%	3	240
10 x 10	80	8,000	47%	100	10,000	45%	102	10,200	46%	282	28,200
10 x 15	20	3,000	18%	31	4,650	21%	31	4,650	21%	82	12,300
TOTAL	238	16,895	100%	304	22,141	100%	304	22,245	100%	846	61,281

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



PRELIMINARY FLOOR PLAN - BUILDING A

SCALE: 1" = 20' - 0"

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	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
FLOOR PLANS

939072

DRAWN: BLO

CHECKED: NH

DATE: 05/05/21

939072A1B

NOTES CORRESPONDING TO SCHEDULE B

AS PER COMMITMENT NO. NCS-1050544-PHX1 DATED JANUARY 29, 2021

9. The Land lies within the boundaries of proposed community facilities District No. 2013-1 (Chen Energy), as disclosed by a map filed January 09, 2014 in Book 85, Page 35 of maps of assessment, and community facilities districts. BLANKET IN NATURE.
10. The Land lies within the boundaries of proposed community facilities District No. 2014-1 (Chen Energy), as disclosed by a map filed August 25, 2015 in Book 84, Page 84 of maps of assessment, and community facilities districts. BLANKET IN NATURE.
11. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code. NO DOCUMENT PROVIDED.
12. An easement for public utilities, sewer mains, water mains and incidental purposes, recorded April 30, 1979 as Book 1204, Page 288 of Official Records. In Favor of: City of Ukiah. Affects: as described therein (Affects Parcel B) SHOWN HEREON-5' PERPETUAL UTILITY EASEMENT.
13. An easement for storm drain and incidental purposes, recorded September 26, 1979 as Book 1228, Page 569 of Official Records. In Favor of: City of Ukiah. Affects: as described therein (Affects Both Parcels) SHOWN HEREON-10' STORM DRAIN EASEMENT.
14. An easement for construction, reconstruction, inspection, improvement, maintenance, repair, operation and replacement of utilities including but not limited to storm drainage facilities and incidental purposes, recorded June 30, 2009 as Instrument No. 2009-09631 of Official Records. In Favor of: The City of Ukiah, a municipal corporation. Affects: as described therein (Affects Parcel A) SHOWN HEREON-THOMAS DRAINAGE EASEMENT.
15. The terms, provisions and easement(s) contained in the document entitled "Easement, Signage and Maintenance Agreement" recorded February 05, 2016 as Instrument No. 2016-01369 of Official Records (Affects Parcel B) SHOWN HEREON-INGRESS, EGRESS & SIGN EASEMENT.
16. The effect of a deed dated February 10, 2020, executed by Moreno & Company, a general partnership, as Grantor, to Daniel Cunningham Thomas and Becky Jean Thomas as Trustees of the Daniel C. Thomas and Becky J. Thomas Revocable Trust Dated June 4, 1991, as to an undivided 68% interest and John H. Thomas and Wendy M. Thomas, Trustees of the John H. Thomas and Wendy M. Thomas Trust Dated May 15, 2006, as to an undivided 32% interest, as Grantees, recorded February 16, 2020, as Instrument No. 2020-01772 of Official Records. NOTE: The Company will require an Affidavit of Execution and Delivery of Deed executed by the grantor in the presence of a First American notary or other satisfactory proof that the deed was valid prior to removing the exception or insuring the contemplated transaction. BLANKET IN NATURE.

LEGAL DESCRIPTION

The Land referred to herein below is situated in the City of Ukiah, County of Mendocino, State of California, and is described as follows:

PARCEL A:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN ON THE PARCEL MAP RECORDED IN MAP CASE 2, DRAWER 50, PAGES 10-11, MENDOCINO COUNTY RECORDS; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF ORCHARD AVENUE NORTH 09°00'00" WEST, 395.71 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE LEAVING SAID RIGHT OF WAY NORTH 07°51'42" EAST, 279.43 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY 101; THENCE ALONG THE SAID WESTERLY RIGHT OF WAY LINE NORTH 09°01'18" WEST (RECORD PER HWY MAPS NORTH 08°31'45" WEST), 450 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE MORENO & COMPANY PROPERTY AS DESCRIBED IN OUTCLAIM DEED RECORDED APRIL 27, 2010 IN INSTRUMENT NUMBER 2010-05399, OFFICIAL RECORDS, MENDOCINO COUNTY RECORDS; THENCE LEAVING SAID HIGHWAY RIGHT OF WAY SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID MORENO & COMPANY PROPERTY, 204 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE CITY OF UKIAH PROPERTY RECORDED IN BOOK 1228, OFFICIAL RECORDS, PAGE 569, MENDOCINO COUNTY RECORDS AND AS SHOWN ON THE PARCEL MAP RECORDED IN MAP CASE 2, DRAWER 35, PAGE 38, MENDOCINO COUNTY RECORDS; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID CITY OF UKIAH PROPERTY SOUTH 07°14'12" EAST, 60.00 FEET; THENCE NORTH 89°06'44" WEST, 141.34 FEET TO THE EASTERLY RIGHT OF WAY OF ORCHARD AVENUE AS SHOWN ON SAID PARCEL MAP; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 30°35'00" EAST, 105.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 22°34'55" AND AN ARC LENGTH OF 208.89 FEET; THENCE SOUTH 09°00'00" EAST, 124.11 FEET TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN BOUNDARY LINE ADJUSTMENT, FILE NO. 10-23-BLACE, AS DESCRIBED IN OUTCLAIM DEED RECORDED MARCH 31, 2011 AS INSTRUMENT NO. 2011-04472 OF OFFICIAL RECORDS.

PARCEL B:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN ON THE PARCEL MAP RECORDED IN MAP CASE 2, DRAWER 50, PAGES 10-11, MENDOCINO COUNTY RECORDS; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF ORCHARD AVENUE NORTH 08°00'00" WEST, 395.71 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 80°51'42" EAST, 279.43 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY 101; THENCE ALONG THE SAID WESTERLY RIGHT OF WAY LINE SOUTH 08°01'18" EAST (RECORD PER HWY MAPS SOUTH 08°31'45" EAST), 298.85 FEET; THENCE SOUTH 10°05'34" EAST (RECORD SOUTH 09°29'01" EAST), 110.05 FEET TO THE SOUTHEAST CORNER OF PARCEL 1 AS SHOWN ON THE PARCEL MAP RECORDED IN MAP CASE 2, DRAWER 50, PAGES 10-11, MENDOCINO COUNTY RECORDS; THENCE LEAVING SAID HIGHWAY RIGHT OF WAY AND THEN FOLLOWING ALONG THE NORTH LINE OF SAID PARCEL 1 SOUTH 83°29'15" WEST, 289.42 FEET TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN BOUNDARY LINE ADJUSTMENT, FILE NO. 10-23-BLACE, AS DESCRIBED IN OUTCLAIM DEED RECORDED MARCH 31, 2011 AS INSTRUMENT NO. 2011-04473 OF OFFICIAL RECORDS.

For conveyancing purposes only: APN 002-030-09-00 (Affects Parcel A)
002-030-10-00 (Affects Parcel B)

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

TO: AMERCO REAL ESTATE COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6a, 7a, 7b(1), 7c, 8, 9, 11, 13, 14, 16, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 16, 2021.

For inquiries, questions or concerns about this survey contact MJ.Feldbusch@ussurveyor.com or call 1-800-867-8783 ext. 201



PREPARED FOR:

AMERCO
entity #719071

PROJECT LOCATION:

MENDOCINO COUNTY, STATE OF CALIFORNIA

PROJECT ADDRESS:

675 N ORCHARD AVE
UKIAH, CA 95482

PROJECT TYPE:

ALTA/NSPS LAND
TITLE SURVEY



MICHAEL F. FELDBUSCH, L.S.
CALIFORNIA LICENSE NO. 8506

DATE OF CERTIFICATION 03/05/2021
NOT VALID WITHOUT
ORIGINAL SIGNATURE

SHEET 1 OF 1

JOB NUMBER:

SS54632.DWG

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permission of U.S. SURVEYOR

NOTE:
THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND
FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, MORTGAGES,
LOT PLANS, CONSTRUCTION, LANDSCAPING, PLANNING, ETC. IT IS A VIOLATION
OF THE FEDERAL COPYRIGHT ACT, 17 USC 101, 102, 103, 104, 105, 106, 107, 108, 109,
110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126,
127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143,
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739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755,
756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772,
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894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910,
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945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961,
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979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995,
996, 997, 998, 999, 1000.

FLOOD DATA This property is in Zone AE
of the Flood Insurance Rate Map, Community Panel No. 06045C1512F
which has an effective date of JUNE 02, 2011 and is in a Special
Flood Hazard Area. Field surveying was not performed to determine this zone.
An elevation certificate may be needed to verify this determination or apply
for an amendment from the Federal Emergency Management Agency.

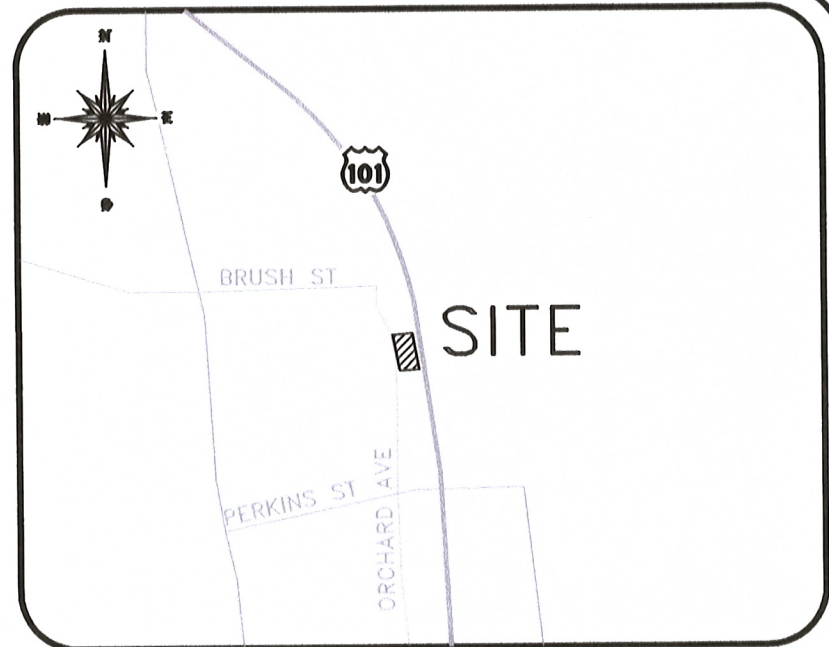
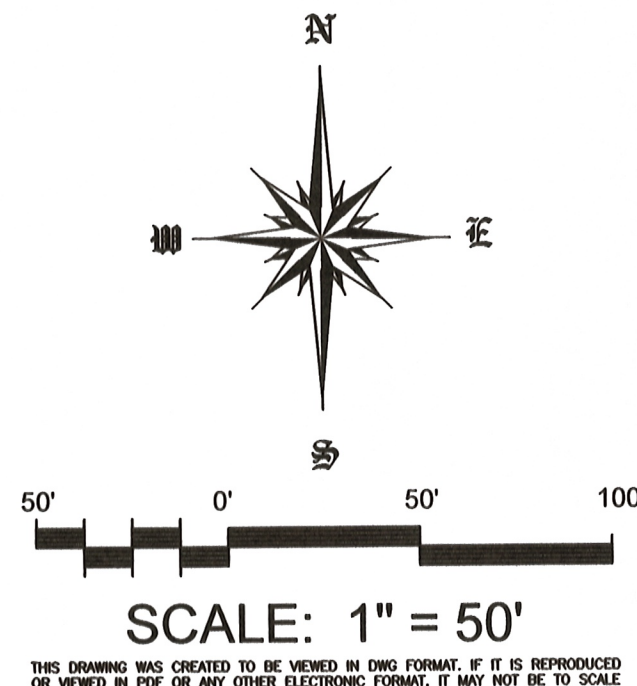
NOTICE: OTHER FLOODMAPS MAY EXIST THAT SHOW FLOODPLAIN AS DETERMINED BY STATE OR MUNICIPALITIES.
THE CERTIFICATION ONLY COVERS THE FEMA FIRM MAP REFERENCED HEREON.

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES,
WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT
OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE
UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY
BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.



Know what's below
Call before you dig.

ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP

NOT TO SCALE

STANDARD LEGEND

- | | | |
|-----------------------------|------------------------------|-----------------------|
| ● MONUMENT FOUND | ○ STREET LIGHT POLE | ○ STORM DRAIN LINE |
| ○ MONUMENT SET | ○ ELEC. TRANSFORMER | ○ STORM DRAIN MANHOLE |
| ○ MAG NAIL FOUND | ○ LIGHT POLE | ○ STORM INLET |
| ○ X MARK AS NOTED | ○ BURIED ELECTRIC | ○ ELECTRIC MANHOLE |
| ○ R.R. SPIKE FOUND | ○ OVERHEAD ELECTRIC | ○ ELECTRIC METER |
| ○ R.R. SPIKE SET | ○ ELEC. METER | ○ CATCH BASIN |
| ○ BENCHMARK | ○ ELEC. BOX | ○ CURB INLET |
| ○ CONC. R/W MARKER | ○ GENERATOR | ○ TELEPHONE BOX |
| ○ MEASURED DATA | ○ ELECTRICAL VAULT | ○ TELEPHONE FLEXBOX |
| ○ CALCULATED DATA | ○ ELECTRICAL PEDESTAL | ○ TELEPHONE WAREHOUSE |
| ○ R/W RIGHT OF WAY | ○ WATER LINE | ○ TELEPHONE MANHOLE |
| ○ DLS BACK SET LINE | ○ WATER MANHOLE | ○ TELEPHONE POLE |
| ○ RCP REINFORCED CONC PIPE | ○ WATER VALVE | ○ TELEPHONE LINE |
| ○ CMP CORRUGATED METAL PIPE | ○ WATER METER | ○ UNBUNDLED TELEPHONE |
| ○ PVC PLASTIC PIPE | ○ HYDRANT | ○ UNBUNDLED |
| ○ METAL | ○ WATER FLOW PREVENTOR | ○ CABLE TELEVISION |
| ○ AGL ABOVE GROUND LEVEL | ○ FIRE DEPARTMENT CONNECTION | ○ CABLE TELEVISION |
| ○ S.F. SQUARE FOOT | ○ WATER VAULT | ○ FIBER OPTIC CABLE |
| ○ L/2 LANDSCAPING | ○ GAS VALVE | ○ OVERHEAD CABLE |
| ○ FUEL TANK LID | ○ GAS METER | ○ CABLE BOX |
| ○ FLAG POLE | ○ UNKNOWN MANHOLE | ○ CABLE PEDESTAL |
| ○ FROZEN MANHOLE | ○ UNDERGROUND CABLE MANHOLE | ○ UNDERGROUND |
| ○ UNKNOWN VAULT | ○ GAS MANHOLE | ○ TELECOMMUNICATIONS |
| ○ SHG UNDERGROUND VAULT | ○ WATER POLE | ○ TELECOMMUNICATIONS |
| ○ MAIL BOX | ○ WATER MANHOLE | ○ TELECOMMUNICATIONS |
| ○ BOLLARD | ○ TRAFFIC SIGNAL BOX | ○ VAULT |
| ○ BORE HOLE | ○ TRAFFIC SIGNAL | ○ FIBER OPTIC |
| ○ MONITORING WELL | ○ STOP SIGN | ○ FENCE |
| ○ SIGN | | |

SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNCIL OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. A USER SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

1. ZONING--C-1 COMMUNITY COMMERCIAL
SETBACKS--
-FRONT= 5'
-SIDE= 0'
-REAR= 0'
- HEIGHT RESTRICTIONS-- NOT TO EXCEED 50'
- PARKING PROVIDED-- NONE AT TIME OF SURVEY
- VERTICAL DATUM-- NAVD83
- BENCHMARK--OPUS SOLUTION
4. NOTES REGARDING TABLE A ITEMS 16, 17, & 18--
NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN RECENT MONTHS.
NO OBSERVABLE CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK REPAIRS.
NO WETLAND AREAS DELINEATED BY APPROPRIATE AUTHORITIES AT TIME OF SURVEY.

IMPROVEMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

A1 NONE NOTED

SURVEYOR NOTES

THIS SURVEY IS SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS.
ITEMS LISTED BELOW MAY REPRESENT AN EASEMENT THAT WAS NOT SHOWN IN SCHEDULE B DOCUMENTS

A2 NONE NOTED

RECORD CLOSURE 1:202261.32
MEASURED CLOSURE 1:500000

FIELD SURVEY: IW CAD: MDT PLS REVIEW: _____

CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED.
THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

DATE OF ORIGINAL: MARCH 5, 2021
REVISION: DATE: , 2021
REVISION: DATE: , 2021
REVISION: DATE: , 2021

**FINDINGS FOR U-HAUL
MAJOR USE AND SITE DEVELOPMENT PERMIT
675 NORTH ORCHARD AVENUE (APNS 002-030-09 & 10)
FILE NO. 21-6246**

The Community Development Department's recommendation for conditional approval of a Major Use Permit and Major Site Development Permit for a project that would include Permit to allow a three-story U-Box and self-storage ($\pm 102,791$ sf), showroom ($\pm 2,945$ sf), trailer hitch and towing package installation, delivery/receiving area ($\pm 1,460$ sf), and truck and trailer rental, and related retail sales is based in part on the following findings, in accordance with UCC §8004, §9082, §9083, §9085, §9086, §9087, §9198, §9263.

Major 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 proposed project is consistent with goals, objectives, and policies in the following General Plan Elements: Economic Development and Land Use. The Project would add additional self-storage options for the community, and create jobs, supporting the local economy (Goal ED-1). The Project has been designed to be complementary with the overall character of the surrounding neighborhood (Implementation Measure CD-9.2(a)), which includes multi-family residential developments, and Community Commercial and Heavy Commercial uses, including Kohls and Home Depot.

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 provide uses included within the Community Commercial Zoning District Guidelines, is compliant with the design and development standards of the zoning district; and is similar to the surrounding commercial uses. It would be serviced by the City's water, sewer, electric, police, and fire services. In addition, the project has been reviewed by the following agencies to ensure compliance with the Ukiah City Code and other codes and regulations relating to health and safety: Ukiah Valley Fire Authority, City of Ukiah Public Works Department, City of Ukiah Police Department, City of Ukiah Electric Utility Department, and City of Ukiah Community Development Department – Building Division. Comments have been included as Conditions of Approval, as appropriate.

Major Site Development Permit Findings

1. The U-Haul Major Site Development Permit, as conditioned, is based in part on the following findings, in accordance with §9263:

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

The proposed project is consistent with goals, objectives, and policies in the following General Plan Elements: Economic Development and Land Use. The

Findings
U-Haul MaUP/SDP
675 North Orchard Avenue; APNs 002-030-09 & 10
File No. 21-6246

Project would add additional self-storage options for the community, and create jobs, supporting the local economy (Goal ED-1). The Project has been designed to be complementary with the overall character of the surrounding neighborhood (Implementation Measure CD-9.2(a)), which includes multi-family residential developments, and Community Commercial and Heavy Commercial uses, including Kohls and Home Depot.

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

The project would be served via a new driveway from North Orchard Avenue, an arterial road designed for high-capacity urban traffic circulation. Access, circulation and traffic patterns have been deemed adequate by the Public Works and Fire Marshal. In addition, the site is in a walkable area of town, on-site parking is provided and the site is located along Mendocino Transit Authority Route 9.

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

The Project proposes thirty-four (34) parking spaces for employees and customers; with additional parking set aside for display and equipment shunting space. Parking is not proposed along North Orchard Avenue. All of the proposed parking spaces are located in such a manner that will not create a hazardous or inconvenient condition to adjacent or surrounding uses.

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

The Project Landscape/Site Plan shows trees, shrubs and grasses along the entire perimeter of the parcel, with the exclusion of the entrance and exit. There are trees and shrubs breaking up the parking areas. Street trees and shrubs along the North Orchard, and shrubbery along the South elevation of the building will provide screening.

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

Security lighting is proposed and will be directed downward, and dark sky compliant. The proposed structure is separated from neighboring housing by North Orchard Avenue. It is separated from the commercial structure to the South, by two driveways. The project would not cut out light or air on the property or neighborhood, nor would it hinder development or use of buildings within the neighborhood.

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

The U-Haul structure has been modified to meet the Design Review Board's recommendation of variation of the Western elevation, with visual separations of color and texture, landscaped visual screening, and earthen tones, in order to mitigate any detrimental impact on the character or value of the adjacent residential zoning district.

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

The site is currently vacant, generally flat, and covered by invasive weeds and grasses which are routinely mowed. Existing vegetation includes grasses and shrubs. Minimal grading is proposed which will not substantially alter the natural grade. Trees will be maintained in accordance with the City's Tree Management Guidelines. Low Impact Development design features and private storm drain easements with landscaped storm water treatment areas are integrated into the project to provide adequate site drainage.

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

The U-Haul structure has been modified to meet the Design Review Board's recommendation of variation of the Western elevation, with visual separations of color and texture, landscaped visual screening, and earthen tones, in order to mitigate any detrimental impact on the character or value of the adjacent residential zoning district.

California Environmental Quality Act

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

**CONDITIONS OF APPROVAL FOR U-HAUL
MAJOR USE PERMIT AND MAJOR SITE DEVELOPMENT PERMIT
AT 675 NORTH ORCHARD AVENUE
(APNS 002-030-09 & 10); FILE NO. 21-6246**

The following Conditions of Approval shall be made a permanent part of the Major Use Permit and Major Site Development Permit, shall remain in force regardless of property ownership, and shall be implemented in order for this entitlement to remain valid.

Project Description. An application was received from Savelle Jefferson, on behalf of U-Haul, for approval of Major Use Permit and Major Site Development Permit to allow a three-story U-Box and self-storage (±102,791 sf), showroom (±2,945 sf), delivery/receiving area (±1,460 sf), and truck and trailer rental, related retail sales. The project would also comprise 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.
- Thirty-four (34) 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, beige, chocolate brown, sandstone, aquarium blue, tan, galvalume, and bone white;
- Change in materials on West elevation for visual separation of the façade and articulation of the elevation
- Trailer hitch and towing packages installation services in the Deliveries & Receivables (D&R) Room
- 20% lot coverage landscaping proposed (28,363 sf)
- Signage not included in project; Sign permits will be required.

The following Conditions of Approval apply to the project.

City of Ukiah Special Conditions

1. Concurrent with the Building Permit, an address assignment application shall be submitted to assign a new address to the parcel.

Draft Conditions of Approval
U-Haul MaUP/SDP
675 North Orchard Avenue; APNs 002-030-09 & 10
File No. 21-6246

2. In the event that prehistoric archaeological features such as a concentration of flaked stone artifacts, or culturally modified soil (midden) or dietary shell are encountered at any time during preparatory grading or underground excavation to remove existing structures, all work should be halted in the vicinity of the discovery. A qualified archaeologist should be contacted immediately to make an evaluation and determine if the discovered material represents a definite cultural resource. If it is determined that a potentially significant feature has been revealed, a temporary suspension of earth disturbing activities should be enforced until an appropriate mitigation program can be developed and implemented to satisfy the Planning Division. An archaeological monitor shall observe all further work during construction activities that are located within or near an archaeological site area, and formal tribal consultation may be required.

City of Ukiah Standard Conditions

3. This approval is not effective until the 10-day appeal period applicable to this Major Use Permit/Site Development Permit has expired without the filing of a timely appeal. If a timely appeal is filed, the project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.
4. All fees associated with the project planning permits and approvals shall be paid in full prior to occupancy.
5. As outlined in Article 20, Administrative and Procedures, of the Zoning Code this planning permit may be revoked through the City's revocation process if the approved project related to this Permit is not being conducted in compliance with these stipulations and conditions of approval; or if the project is not established within two years of the effective date of this approval; or if the established use for which the permit was granted has ceased or has been suspended for 24 consecutive months.
6. All Conditions of Approval shall be printed on all sets of building permit project plans pertaining to any site preparation work or construction associated with the development of the project and ancillary site improvements approved by the Site Development Permit.
7. 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.
8. 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.
9. Building permits shall be issued within two years after the effective date of the Site Development Permit or same shall be null and void.
10. 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.

11. The Applicant shall obtain all required Sign Permits, in compliance with Division 3, Chapter 7, Signs, of the UCC. Future tenants shall comply with the adopted sign program for the project.
12. 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.

Department of Public Works

13. Prior to construction of site improvements, a final grading and drainage plan, and an erosion and sediment control plan, prepared by a civil engineer, shall be submitted for review and approval by the Department of Public Works. The plan shall include the detailed design of the post-construction storm water best management practices (BMPs) in compliance with the City of Ukiah's Phase I Storm Water Permit and Low Impact Development Technical Design Manual (LID Manual), in effect at the time of development. A Standard Urban Storm Water Mitigation Plan (SUSMP) shall be provided to support the design of the proposed drainage system.
14. Maintenance and inspection of all post-construction best management practices (BMPs) are the responsibility of the property owner. In accordance with the LID Manual, a legally binding, signed maintenance agreement approved by the City of Ukiah is required for the proposed Stormwater treatment areas and all post-construction BMPs, and shall be recorded prior to final approval of the building permit.
15. Street trees will be required every 30 feet along the frontage.
16. All work within the public right-of-way shall be performed by a licensed and properly insured contractor. The contractor shall obtain an encroachment permit for work within this area or otherwise affecting this area. Encroachment permit fee shall be \$45 plus 3% of estimated construction costs.
17. Applicable City water and sewer connection fees shall be paid at the time of building permit issuance.
18. All driveway and parking areas shall be paved with asphaltic concrete, concrete, or other alternative surfacing, subject to approval by the City Engineer.
19. Driveway approach into the project shall be an ADA standard residential driveway with no curb returns.
20. The frontage of this property currently lacks concrete curb, gutter, sidewalk and street trees. Pursuant to Section 9181C of the Ukiah City Code, the Applicant shall be required to construct frontage improvements (including an ADA compliant concrete sidewalk, street trees, and repairs to existing curb, gutter and sidewalk if necessary), to the satisfaction of the City Engineer.
21. The property is located within the floodplain and is subject to the floodplain provisions of the California Building Code and National Flood Insurance Program requirements. The following shall be required: a) A pre-construction elevation certificate, based on the plans, will be required prior to the issuance of a building permit; and b) A post-construction elevation certificate based on construction will be required prior to final inspection.

Electric Utility Department

Draft Conditions of Approval
U-Haul MaUP/SDP
675 North Orchard Avenue; APNs 002-030-09 & 10
File No. 21-6246

22. This property does not have an electric service and will require additional planning for a new electrical service for the project site. A project this size will require a new underground service from a pad mounted transformer and may require additional substructures (Vaults, Junction Pedestals, Pull Boxes and Conduits) to be installed by the developer/customer. In some cases, infrastructure may need to be installed/extended beyond the customer's parcel, in order to serve the proposed project site.
23. Developer will need to provide EUSERC approved electrical equipment that is to be used on this project, before any Main Switchgear/Service Panels are purchased for the proposed project.
24. Developer shall provide projected load calculations to the Electric Utility Department.
25. All future site improvements shall be submitted to the COU Building Division and the Electric Utility Department for review and comment. At this time, specific service requirements, service voltage and developer costs and requirements will be determined.
26. The City of Ukiah Electric Utility Department will require an easement provided to the EUD for any electric service that transverses through the property and/or around any City owned Electric equipment or extends, beyond any PUE. Easements shall be completed on the City approved easement format.
27. Developer shall incur all costs of project, to include labor, materials, and equipment.

Building Division and Ukiah Valley Fire Authority

28. 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.
29. The proposed building will fall under an occupancy of S-1, and will meet the requirements for the occupancy type. Including construction Type 1A or 1B, fire sprinklers, and Smoke and Heat removal system.

**CITY OF UKIAH
DESIGN REVIEW BOARD MEETING MINUTES
Held remotely via GoTo Meeting
July 22, 2021
3:00 p.m.**

1. CALL TO ORDER

Chair Liden called the Design Review Board meeting to order at 3:01 p.m.

Chair Tom Liden presiding.

2. ROLL CALL

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

Absent: None

Staff Present: Mireya G. Turner, Planning Manager

Others Present: Parul Butala, U-Haul Planning Director
Chis Watson, U-Haul MCP
Savelle Jefferson, U-Haul MCP
Zulema Longoria, U-Haul Planner

3. CORRESPONDENCE

None was received.

4. APPROVAL OF MINUTES

a. Approval of Draft Minutes of the May 27, 2021 Special Meeting

Motion/Second Liden/Coale to approve the May 27, 2021 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

6a. 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

Planning Manager Mireya Turner presented the project.

Chair Liden opened the item for public input at 3:18 p.m. and the following people spoke: Savelle Jefferson and Parul Butala

Motion/Second Hawkes/Coale to recommend to the Planning Commission that the Applicant increase the number of trees in the parking lot area, to break up the continuity of the pavement; the Applicant create diversification of the Western Elevation planes; create a visual barrier with vegetation, and revise the proposed white color to a more earthen tone.

The motion was passed by roll call vote (4 ayes)

Motion/Second Coale/Hawkes to recommend to the Planning Commission that the proposed use is not compatible with the surrounding retail and residential environment, based on the Design Guidelines for Projects Outside the Downtown Design District.

The motion was passed by roll call vote (3 ayes, Board Member Morrow NO).

7. MATTERS FROM THE BOARD

Chair Liden noted that there are two vacancies on the Board, with the resignation of Member Nicholson, and non-renewal of Member Coale's term. All interested parties may submit applications to the City Clerk.

8. MATTERS FROM STAFF

9. ADJOURNMENT

There being no further business, the meeting adjourned at 4:12 p.m.

Planning Commission
Community Development Dept.
City of Ukiah
300 Seminary Ave.
Ukiah, CA 95482

Dear Commissioners,

In reference to the proposed Major Use & Site Development Permit application for a U-Haul Self Storage and Rental Facility at 675 N. Orchard Ave., I would like to express my concerns. I feel that this is the wrong location for this project. The Orchard Plaza shopping center is not only the gateway to Ukiah, but a well designed retail shopping and restaurant venue. According to the Design Guidelines for Commercial Projects adopted by the City of Ukiah under Compatibility With Surrounding Development, "The placement and layout of buildings, parking areas, landscaping, exterior lighting, and other site design features should be compatible with surrounding land uses and architecture from both functional and aesthetic standpoint." A three story self storage facility with a parking lot full of rental equipment and vehicles with U-Haul signage on them is not compatible in a well planned and designed retail shopping center.

The Design Review Board also addressed this issue and added this concern with their recommendations to you. This project is much more compatible to mixed use areas which are established for utilitarian services and auto part or tire stores such as Airport Blvd.

We have very limited nicely designated high end retail space left in Ukiah. This lot is prime to attract like businesses.

Thanks for your time and consideration.

signature sized.jpg –

Tom Liden
1050 N. Oak St.
Ukiah, CA 95482

Planning Commission
Community Development Dept.
City of Ukiah
300 Seminary Ave.
Ukiah, CA 95482

RE: U-Haul Self Storage and Rental Facility at 675 N. Orchard Ave.
Major Use & Site Development Permit application
Planning Project No. 21-6246

Dear Commissioners,

This letter is in opposition to the proposed U-Haul Self Storage Facility and storage / parking yard as proposed for an Orchard Avenue location.

This is a collision of Zoning and incompatible uses. Incompatible land use can be compared to a nuisance ordinance in that it is a matter of location, not the thing itself. It is merely a matter of the right thing in the wrong place, like a pig in a parlor instead of a barnyard. A U-Haul rental business is not the same as the long-established commercial character as retail, restaurants, and predominant shopping malls, nor the multi-family, low density residential neighborhood across the street.

Land use planning balances private property rights with the desired community character. Land use plans and zoning are often assumed to be the same thing. However, they are distinct elements that serve different purposes for the planning and development of cities. Land use, as the name suggests, is associated with planning, control, and rights of property. Zoning, on the other hand, is the allocation of land in a city by dividing uses into different zones. The purpose of zoning is to protect and conserve the value of land use. Without discretionary maintenance, zoning can over-run its intended function to create a chaotic, confusing urban fabric undermining existing property values and uses.

The City of Ukiah should analyze and classify incompatible and non-conforming uses of land and buildings even though allowed use is permitted by zoning. The proposed U-Haul industrial use begs the discussion of what the intent of zoning is. Zoning offers an opportunity to preserve the condition of existing land and buildings by limiting development of new structures and restricting activities that would be inconsistent with those existing buildings. The purpose of this approach is to better enable the city to minimize the adverse effects on adjacent properties and the fundamental identity of the City.

The proposed structure will obscure views of the eastern hills from citizens in town and views of the city from the highway. Furthermore, there is no lighting plan, and the facility will create night-time glare for residents across the street.

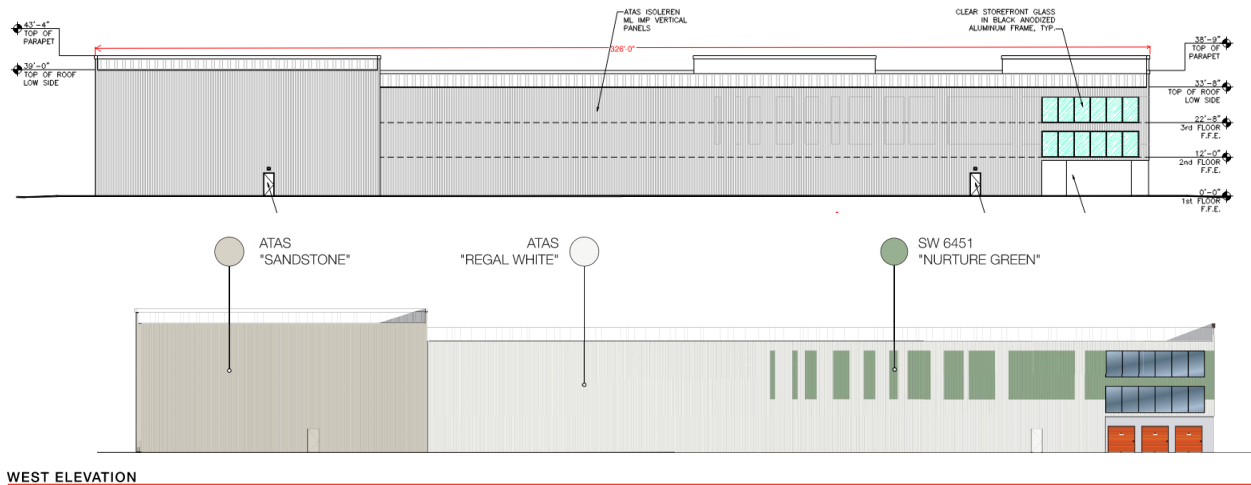
U-Haul is an Arizona based national, publicly traded real estate company, providing the largest moving equipment and storage rental service in North America. They want to build a 40-foot high, self-storage box that is 325' long. Longer than a football field that is only 4 feet away from the 6' sidewalk, essentially a flat wall, scaled for highway architecture in Arizona,

not for Ukiah California. This will not be a friendly neighbor to the long established, low-density residential neighborhood with expansive lawns directly across the street. The architectural patterns in an area describe and determine its character. This does match any local neighborhood character and belongs in the industrial borders of Ukiah.

The closest neighbor will be Kohl's retail store. It has a more sensitive street presence with articulated offset walls setback 14' to 20' from the curb with a 6' sidewalk. It allows variation for landscaping and diversity for the streetscape. At least it tries to fit in.



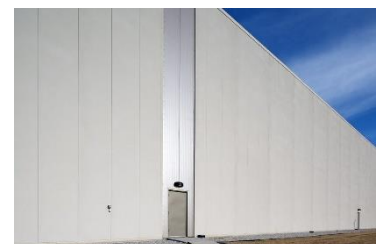
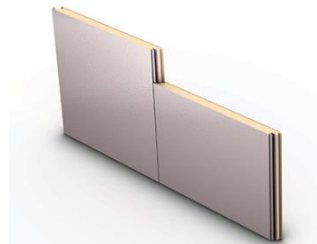
The applicant claims it will be built with high quality materials with attractive character. In fact, the building is clad with 40-foot-tall industrial use, painted metal panels, frequently used in auto sales, wineries, or other low budget industrial buildings scattered throughout suburban America and our industrial zoned properties along North State Street.



This project is a proposal in the wrong place. There are many more appropriate locations in Ukiah for this, just not at the gateway to our town and a signpost for our city. I urge you to deny this project as out of scale and character for this neighborhood and an inappropriate use for this central Ukiah location.

Thank you,
Alan Nicholson

September 8, 2021



PROJECT REVIEW REFERRAL

Please provide comments by: June 30, 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:			
	City Planning Director		Mendocino County Planning and Building
X	City Building Official		Mendocino County Surveyor/Assessor
X	City Public Works Dept.		Mendocino Transit Authority
X	Ukiah Valley Fire Authority		US Army Corps of Engineers
X	City Police Dept. Captain		Regional Water Quality Control Board
	City Police Dept. Community Service Officer		CA Dept. of Fish and Wildlife
X	City Electric Utility Dept.		CA Dept. of Transportation
	Ukiah Municipal Airport Operations Manager		Sonoma State Northwest Information Center
	Airport Land Use Commission		AT & T
	Mendocino County Air Quality		PG & E (gas)
	Mendocino County Environmental Health		PG & E (Land Rights)
	Military Review-Large Development Projects		
FROM PROJECT PLANNER: Mireya G. Turner, Planning Manager			

PROJECT INFORMATION:	
Project Name & Permit #:	U-Haul Rental and Self-storage, #21-6246
Site Address & APN:	675 N. Orchard Ave.; APN 002-030-09 & 10* (new APN pending)
General Plan:	Commercial
Zoning:	"C-1" Community Commercial
Airport Compatibility Zone:	Other Airport Environs
Date Filed:	05/13/2021
Resubmittal:	N/A
Date Referred:	6/16/2021
Prev. Projects on Site (include file #)	BLA #21-6150
Applicant/Agent Name:	Savelle Jefferson, Agent, U-Haul
Phone:	707.208.6562
Email:	Savelle_jefferson@uhaul.com
Project Summary: The Applicant proposes construction of 3-story self-storage (±102,791 sf), showroom (±2,945 sf), and delivery/receiving area (±1,460 sf), and truck and trailer storage and rental, related retail sales, and automotive accessory sales. The ±3.25 acre parcel is relatively flat, and undeveloped.	

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 Department

☐ No Comment

☒ Comments / Conditions of Approval Attached

Jimmy Lozano

6/21/2021

Signature

Date

Comments / Conditions of Approval:

Hi Mireya,

Regarding the Project Review Referral for – U-Haul of Ukiah File #21-6246 at 675 N. Orchard Avenue.

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

- 1) This property does not have an electric service and will require additional planning for a new electrical service for the proposed project site. A project this size will require a new underground service from a pad mounted transformer and may require additional substructures (Vaults, Junction Pedestals, Pull Boxes and Conduits) to be installed by the developer/customer. In some cases, infrastructure may need to be installed/extended beyond the customer's parcel, in order to serve the proposed project site.
- 2) All future site improvements shall be submitted to the COU Building Department and the Electric Utility Department for review and comment. At this time, specific service requirements, service voltage and developer costs and requirements will be determined.
- 3) Developer will need to provide EUSERC approved electrical equipment that is to be used on this project, before any Main Switchgear/Service Panels are purchased for the proposed project.
- 4) Developer shall provide projected load calculations to the EUD.
- 5) Developer/customer shall incur all costs of this project to include (labor, materials, equipment).
- 6) The City of Ukiah Electric Utility Department will require an easement provided to the EUD for any electric service that transverses through the property and/or around any City owned Electric equipment or extends, beyond any PUE. Easements shall be completed on the City approved easement format.

Should they have any questions or desire to meet at the project location, please call Jimmy Lozano at (707) 467-5774.

Thank you, Jimmy

Interoffice Memorandum



To: Mireya Turner, Associate Planner
From: Tim Eriksen, Public Works Director
Date: July 1, 2021
Re: Project Review Committee Referral, 675 North Orchard Avenue,
U-Haul of Ukiah

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

1. All work within the public right-of-way shall be performed by a licensed and properly insured contractor. The contractor shall obtain an encroachment permit for work within this area or otherwise affecting this area. Encroachment permit fee shall be \$45 plus 3% of estimated construction costs.
2. All driveway and parking areas shall be paved with asphaltic concrete, concrete, or other alternative surfacing, subject to approval by the City Engineer.
3. Driveway approach into the project shall be an ADA standard commercial driveway with no curb returns.
4. Prior to construction of site improvements, a grading and drainage plan, and an erosion and sediment control plan, prepared by a Civil Engineer, shall be submitted for review and approval by the Department of Public Works. The plan shall include the detailed design of post-construction storm water best management practices (BMPs) in compliance with the City of Ukiah's Phase I Storm Water Permit and the Low Impact Development Technical Design Manual (LID Manual), in effect at the time of development. A Standard Urban Storm Water Mitigation Plan (SUSMP) shall be provided to support the design of the proposed drainage system.
5. Maintenance and inspection of all post-construction best management practices (BMPs) are the responsibility of the property owner. In accordance with the LID Manual, a legally binding, signed maintenance agreement approved by the City of Ukiah is required for the proposed Stormwater treatment areas and all post-construction BMPs, and shall be recorded prior to final approval of the building permit.
6. Applicable City water & sewer connection fees shall be paid at the time of building permit issuance.
7. Street Trees will be required every 30 feet along the frontage. It is assumed this will be included with your Landscape Plan.

8. The frontage of this property currently lacks concrete curb, gutter, sidewalk and street trees. Pursuant to Section 9181C of the Ukiah City Code, the applicant shall be required to construct frontage improvements (including an ADA compliant concrete sidewalk, street trees, and repairs to existing curb, gutter and sidewalk if necessary), to the satisfaction of the City Engineer.
9. The property is located within the floodplain and is subject to the floodplain provisions of the California Building Code and National Flood Insurance Program requirements. The following shall be required:
 - a. A pre-construction elevation certificate, based on the plans, will be required prior to the issuance of a building permit.
 - b. A post construction elevation certificate based on construction will be required prior to final inspection.

Mireya Turner

From: Matthew Keizer
Sent: Wednesday, June 16, 2021 2:48 PM
To: Mireya Turner; Jason Benson; Tim Eriksen; Ian Broeske; Scott Bozzoli; Jimmy Lozano
Subject: RE: Request for Review - U-Haul Rental and Self-Storage at 675 N. Orchard Ave.

Building

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 proposed building will fall under an occupancy of S-1, and will meet the requirements for the occupancy type. Including construction Type 1A or 1B, Fire sprinklers, and Smoke and Heat removal system.



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: Mireya Turner <mturner@cityofukiah.com>

Sent: Wednesday, June 16, 2021 1:53 PM

To: Matthew Keizer <mkeizer@cityofukiah.com>; Jason Benson <jbenson@cityofukiah.com>; Tim Eriksen <teriksen@cityofukiah.com>; Ian Broeske <ibroeske@cityofukiah.onmicrosoft.com>; Scott Bozzoli <sbozzoli@cityofukiah.com>; Jimmy Lozano <jlozano@cityofukiah.com>

Subject: Request for Review - U-Haul Rental and Self-Storage at 675 N. Orchard Ave.

Good afternoon,

Attached please find a Review Referral Request for a proposed U-Haul Vehicle Rental and 3-story Self-Storage facility at 675 N. Orchard.

Your consideration and comments by Wednesday, June 30, 2021, are greatly appreciated.

Cordially,



Mireya G. Turner, MPA (*she, her*)

Planning Manager

Department of Community Development

300 Seminary Avenue, Ukiah, CA 95482

P: 707.463.6203

www.cityofukiah.com/community-development

Planning Commission
Community Development Department
City of Ukiah
300 Seminary Ave.
Ukiah, CA 95482

October 11, 2021

RE: U-Haul Self Storage and Rental Facility at 675 N. Orchard Ave.
Major Use & Site Development Permit application, Planning Project No. 21-6246

Dear Commissioners:

I am a resident of the Wagenseller Neighborhood that adjoins the proposed U-Haul complex on N. Orchard Avenue. For the following reasons, I strongly oppose this project.

You may be aware that a housing development known as Orr Creek Commons on nearby Brush Street very close to the proposed U-Haul facility recently opened 40 units and another 40 units are currently under construction. A bit further west on Brush Street lies Brush Meadows, the farm labor community housing that contains 72 units. And even closer to the proposed U-Haul complex are the Duane Hill Terrace (32 units), Orchard Village (48 units) and Orchard Manor (63 units). Thus, within approximately 1/4 mile of the proposed U-Haul campus will be 295 housing units, many of which currently or will house children. These developments are of course, in addition to the densely populated Wagenseller Neighborhood just to the west of the proposed U-Haul campus containing multiple single family homes and apartment complexes. Certainly, a massive commercial facility is not compatible with this residential neighborhood.

Visitors arriving in their own cars and trucks as well as large equipment rented by the U-Haul complex would only add to the traffic, noise and fossil fuel emissions effecting this neighborhood. In addition to going north and south on Orchard Avenue, this traffic will likely also spread onto the residential streets of Ford and Clara Avenues, streets that are all ready often congested. Clara Avenue, in fact serves as an MTA bus route. Until the amount of vehicle traffic from the residents and the proposed U-Haul complex is clearly understood and factored into your decision, it would be premature and foolhearty to approve this project.

The U-Haul plans also do not discuss lighting. It is foreseeable that a facility this large will produce a significant source of glaring lights, affecting the well-being of nearby neighbors. And while U-Haul has touted the supposed aesthetic appeal of its proposed building, photos of similar real-life structures demonstrate that this enormous, monolithic structure is not suitable as a neighbor to a Ukiah residential neighborhood.

You may also be aware that the City of Ukiah has promised and then unfortunately renigned on several plans to improve the Wagenseller Neighborhood, including a public park, refurbishment of a dangerous and blighted foot bridge to allow more safe walking and biking through the neighborhood as well as re-paved streets and the addition of sidewalks. Rather than improve this neglected neighborhood, if approved, the U-Haul project will further burden it.

Perhaps the most obvious question to ask ourselves is why this densely populated location has been chosen when several other suitable commercial parcels are for sale or lease in and around the City of Ukiah. These other locations such as Airport Blvd are in solely commercial areas where families do not live. While it is recognized that the Orchard Avenue parcel is zoned commercial, that is certainly not sufficient reason to approve this application.

I trust you will carefully weigh this decision and keep in mind the pledge of the City to create and maintain safe and walkable neighborhoods. Moreover, while the spectre of climate change is now inescapable, please use your authority as public officials to protect our neighborhoods from unnecessary congestion, excessive carbon emissions and vehicle pollution.

Thank you for your time and attention.

Most sincerely,
Susan Sher

Planning Commission
Community Development Dept.
City of Ukiah
300 Seminary Ave.
Ukiah, CA 95482

Subject: Proposed U-Haul Self-Storage and Rental Facility
675 N. Orchard Ave., Ukiah, CA

Dear Commissioners,

I am writing this letter in opposition to the U-Haul Self-Storage Facility proposed at 675 N. Orchard Avenue in Ukiah. While this project may be an allowed use in the Community Commercial (C1) zoning district and may meet the majority of the relevant standards required by the zoning code for the C1 district, the project just simply isn't compatible with surrounding uses, both functionally and aesthetically. Furthermore, it is apparent that the proposed design makes little effort to comply with the *City of Ukiah Design Guidelines for Commercial Projects Outside the Downtown Design District* (Design Guidelines).

While the U-Haul facility proposes to contain a retail component, for the sale of goods and services related to storage, the proposed building would largely serve as a storage facility for patrons from the larger Ukiah valley. Functionally, by not providing an entrance to the building along the west side or bicycle parking in the parking lot, it appears that this facility is intended to serve the larger community, not the adjacent community that may otherwise wish to walk or bike to the Site. In a neighborhood where essential public facilities such as parks, schools, and gathering places are lacking, a business geared at short-term visits to a secure and self-contained facility, would not provide the sense of community that is needed in the Wagenseller Neighborhood.

Furthermore, I watched the Design Review Board meeting regarding this project on July 22, 2021 and was hopeful the applicant would modify the design according to the recommendations presented by the Design Review Board; however, this does not appear to be the case. Two of the principal recommendations of the Design Review Board were to create diversification of the Western Elevation planes and create a visual barrier with vegetation along the western side. The modified West Elevation provided in the August 18, 2021, submittal does not demonstrate that this recommendation has been taken seriously. Adding three panels and toning down the white metal wall to a light tan color does not create a more interesting or visually compatible (with the surrounding area) façade. Please remember that the Design Guidelines discourage monotonous box-like structures devoid of variety and distinctiveness and without openings and changes in wall plans and the use of metal buildings, unless designed in a creative and unique way. This project proposes a large rectangular metal building, with limited unique design features.

Visual simulations provided for the proposed project show views of the proposed building only from Highway 101 to the east. No visual simulations are provided from the west side, where two- and three-story multi-family residential units have windows facing east, directly towards the Site. The City does not

have ample evidence to demonstrate that this project will not have a visual impact on the adjacent residential neighborhood. Since U-Haul is a storage facility company and the use is technically allowed at the Site, the design of the project is critical for convincing the community that a U-Haul facility is a desired use at the Site. This includes meeting the standards of the Design Guidelines with good faith and recognizing the importance of pedestrian-oriented development in one of the most highly-populated neighborhoods in Ukiah.

From an environmental standpoint, I do not believe the City has ample evidence to make the required findings for utilizing the California Environmental Quality Act (CEQA) Class 32 exemption for In-Fill Development Projects for the following reasons:

1. Requirement a): The project is not consistent with the Community Design Element of the City General Plan. The Design Guidelines were created to implement the goals and policies of the Community Design Element of the City General Plan and to provide design guidance and criteria for commercial development. By not complying with these guidelines for the reasons listed above and expressed by the Design Review Board, this project cannot currently be found to be in compliance.
2. Requirement d): Sufficient evidence has not been provided to demonstrate that the project will not result in any significant effects relating to water quality. The staff report notes that the project will include Low Impact Development (LID) features, and while these types of features do not have to fully be engineered during the entitlement process, the project should demonstrate that there is sufficient room to accommodate required features, especially for a project that includes a building and parking area that are so large. This project will modify an existing pervious surface so stormwater flows from the proposed acres of impervious surfaces should be required to be retained on-site.

Thank you for your consideration.

Becky Dalske, Clara Avenue Resident