Design Review Board

Special Meeting

AGENDA

This meeting will be held virtually at the Zoom link and number below.
https://zoom.us/j/97476094170?pwd=elF0NVZGRnl5cjdXbU1IR1E0ZUlQUT09

You can also dial in using your phone (US Toll-free): (877) 853-5247
Meeting ID: 974 7609 4170
Passcode: 509445

December 8, 2021 - 3:00 PM

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

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

1. CALL TO ORDER

2. ROLL CALL

3. CORRESPONDENCE

4. APPROVAL OF MINUTES

4.a. Approval of the November 8, 2021 Special Meeting Minutes

Recommended Action: Review and Approve Minutes of the November 8, 2021 Special Meeting

Attachments:

1. DRBM_Draft_20211108

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

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

6. NEW BUSINESS

6.a. Request for Review and Recommendation to the Planning Commission Regarding an Application for a Major Use Permit to Allow the Development of a new 2,137sf Valvoline Quick Lube Facility at 1280 Airport Park Boulevard; APN 180-080-90 (previously 180-080-29); File No. 21-6505.

Recommended Action: Staff requests the Board review the project for its conformance to the Airport Industrial Park- Planned Development (AIP--PD) design standards, and make a recommendation to the Planning Commission.

Attachments:

1. Application & Project Description
2. Site Plans
3. Ord. 1213-Amending-the-Airport-Park-Planned-Industrial-Development

7. MATTERS FROM THE COMMISSION

8. MATTERS FROM STAFF

9. ADJOURNMENT

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Ukiah Civic Center, located at 300 Seminary Ave., Ukiah, California, not less than 72 hours prior to the meeting set forth on this agenda.

Michelle Irace, Planning Manager
December 1, 2021

CITY OF UKIAH
DESIGN REVIEW BOARD SPECIAL MEETING MINUTES
Held remotely via GoTo Meeting
November 8, 2021
3:00 p.m.

1. CALL TO ORDER

Chair Liden called the Design Review Board meeting to order at 2:57 p.m.

Chair Tom Liden presiding.

2. ROLL CALL

Present:	Members Hawkes and Morrow, and Chair Liden
Absent:	None
Staff Present:	Mireya G. Turner, Planning Manager Jesse Davis, Planning Manager
Others Present:	Michelle Johnson Randy Figueiredo Nick Bhula Pinky Kushner Julio Tinajero Joti Chandi Alex de Grassi

3. CORRESPONDENCE

None was received.

4. APPROVAL OF MINUTES

a. Approval of Draft Minutes of the July 22, 2021 Special Meeting

Motion/Second Morrow/Hawkes to approve the July 22, 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 for a Major Site Development Permit to Allow for a Mixed-Use Development of a Vacant Parcel Consisting of a Car Wash and Automobile Service/Repair Facility and a One-Bedroom Apartment; 1006 South State Street; APN 003-130-74 & 75; File No. 20-5427

Planning Manager Jesse Davis presented the project.

Chair Liden opened the item for public input and the following people spoke: Randy Figueiredo, Pinky Kushner, Michelle Johnson and Nick Bhula,

Morrow/Hawkes approve a recommendation of the project as submitted, with the replacement of the plum tree to redbud or flowering pear and the proposed ground cover adjusted to the approved ground cover used in Costco project. The total proposed landscaping coverage will remain the same.

The motion was passed by roll call vote (3 ayes).

6b. Request for Review and Recommendation to the Planning Commission for a Major Site Development Permit to Allow for New Construction of a Commercial Cannabis Retail Structure; 1102 & 1104 South State Street; APNs 003-130-09 & 003-530-11; File No. 21-6370

MGT presented the project.

Chair Liden opened the item for public input and the following people spoke: Joti Chandi, Sonu Chandi

Hawkes/Morrow approve a recommendation of the project as presented.

The motion was passed by roll call vote (3 ayes).

7. MATTERS FROM THE BOARD

Chair Liden: The DRB is looking forward to Ron Meaux's appointment by the City Council. There is one vacancy remaining.

8. MATTERS FROM STAFF

9. ADJOURNMENT

There being no further business, the meeting adjourned at 3:50 p.m.

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

TO: Design Review Board

FROM: Michelle Irace, Planning Manager

DATE: December 1, 2021

SUBJECT: Request for Review and Recommendation to the Planning Commission Regarding an Application for a Major Use Permit to Allow the Development of a new 2,137 sf Valvoline Quick Lube Facility at 1280 Airport Park Boulevard; APN 180-080-90 (previously 180-080-29); File No. 21-6505.

PROJECT DESCRIPTION

The project proposes to construct a new 2,137 sf building (±23 feet tall at its highest point) on a vacant lot to house a quick lube facility. The building would also include a 2,137 sf basement to allow customers to drive into the facility at ground level, while the technicians' complete oil and lube services underneath the vehicles. As noted in the project application (**Attachment 1**), hours of operation would be 7:00 A.M. to 5:00 P.M., Monday through Sunday. Access would be provided via a driveway from Airport Park Boulevard that connects to the north side of the proposed building. The facility would include three service bays and stacking for up to 12 vehicles would be provided in the rear of the parcel. In addition, 13 parking spaces would be provided on-site. Product deliveries would be provided by small delivery trucks pulling into the vehicle staging area, or by pulling into the basement. All fluids will be stored in the basement within approved storage tanks, in accordance with County Environmental Health, state and federal regulations.

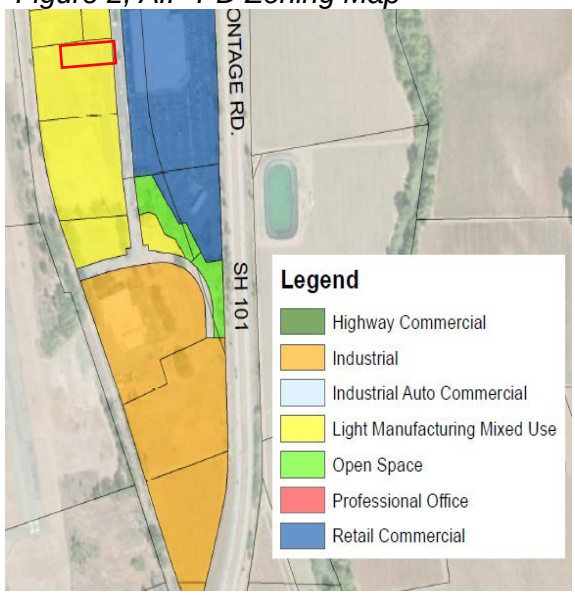
The building would be composed of conventional wood construction. The roof would be pre-engineered, pre-manufactured roof trusses supported on wood wall stud walls. The floor will be structural steel with a steel pan deck and concrete covering. The exterior of the building will be a mixture of stucco, lap siding and rock/cobblestone veneer. There will be a small tower on the north east corner that serves as an architectural feature. Exterior building colors would include beige/tan and slate grey with blue accents. The project would also include Valvoline corporate signage including exterior building signs, as well as a monument sign along Airport Park Boulevard. Preliminary signage is shown on the elevations and a Sign Permit will be required as a Condition of Approval for the project. See elevations (**Sheets A2 and A3 within Attachment 2**) for more details. Additionally, the project includes lighting, sidewalk improvements, pedestrian access through the parcel, street trees, and 4,280 sf of irrigated landscaping and biofiltration areas. See **Table 1** below and site plans in **Attachment 2** for more information.

Location. The proposed project is to be located on one vacant, undeveloped parcel (APN 180-080-90) in the Airport Industrial Park Planned Development (AIP-PD) area. The ±0.46 ac (20,000 sf) parcel was originally a part of APN 180-080-29 and was created by Minor

Subdivision 20-5835, which was approved by the City Engineer on February 16, 2021. The parcel fronts Airport Park Boulevard, and is surrounded by commercial and retail businesses including Costco Wholesale, Holiday Inn, Fowler Auto Center, Friedman Brothers, Les Schwab Tire Center, Tractor Supply, etc. Figure 1 provides an aerial image of the project's location and Figure 2 provides a zoning map.

Figure 1,Location Map

Figure 2, AIP-PD Zoning Map



Regulatory Framework. The parcel carries a General Plan Master Plan Area Use designation and is a Planned Development governed by AIP-PD Ordinance 1213 (last amended April 7, 2021; included as **Attachment 3**). The land use designation for the subject parcel within the AIP-PD is Light Manufacturing/Mixed-Use. This designation is intended to provide for an opportunity of diverse land uses to locate near each other that would typically be viewed as incompatible, but because of creative site planning and design, can function in harmony without adversely impacting one another. All new development within this designation requires Planning Commission approval of a Major Use Permit. Per Section (L)(1), a Site Development Permit shall not be required for any development proposal requiring a Use Permit. Within the Use Permit review process, all site development issues and concerns shall be appropriately analyzed.

The entirety of the site is not located within the Downtown Design District. As such, the project is subject to the City of Ukiah's Design Guidelines for Commercial projects outside the Downtown Design District. However, the criteria of the Design Guidelines are captured within the AIP-PD site planning and design standards. Specifically, the AIP-PD contains two set of design standards within the Light Manufacturing/Mixed Use designation: one set for commercial development and one set for manufacturing/industrial uses. The project is considered to be more of an industrial use; design standards for manufacturing/industrial uses are less

prescriptive. However, the AIP-PD notes that projects along the Airport Park Boulevard frontage shall be held to a higher standard (applied to commercial projects) due to their visibility and location. The AIP-PD also notes that although manufacturing/industrial uses should generally be located on the western portion of parcels near the railroad tracks, such uses can be appropriately sited along the frontage, so long as the commercial design guidelines are met. As such, the commercial design standards contained within AIP-PD Section (F)(5) are applicable to the project. In addition, the General Requirements for all projects within the Light Manufacturing/Mixed Use designation (Section (F)(2)) are applicable to the project. Table 1 below includes a list of all design and site planning standards applicable to the project and a summary of how the project meets them (see Sheet CS, Site Plan, included in **Attachment 2**). Although a Site Development Permit is not required, Staff is requesting DRB review on the below criteria and overall design of the project.

Table 1. Applicable AIP-PD Design Standards

Criteria	**AIP Development Requirements**	**Proposed**	**Staff Consistency Determination for DRB Review**
Front setback	25 ft from Airport Park Boulevard. Window, porches, landing spaces or other similar architectural features may extend up to two feet into the setback.	Front: ±86 ft from Airport Park Boulevard.	Consistent.
Side and rear setbacks	Shall be determined in the discretionary review process. Factor to consider include traffic circulation, landscaping, compatibility with surrounding uses and structures, etc.	Sides: ±10 ft from southern property line and ±20 ft from northern property line. Rear: ±82 ft from western property line.	Consistent; project has also been reviewed by Public Works for circulation and access.
Height	40 ft, provided it complies with the side-slope criteria for the airport.	Main building is approximately 18 ft tall, and 23 ft tall at its highest point.	Consistent; project is located within Airport Compatibility Zone 6 (Traffic Pattern), which has a 35 ft height limit. Proposed use is “normally acceptable” and meets all compatibility criteria.
Minimum lot area	20,000 sf minimum.	20,000 sf.	Consistent; Parcel approved through Minor Subdivision 20-5835.
Maximum lot coverage	Up to 40%.	10.6%.	Consistent; building is 2,137 sf within a

			20,000 sf lot (10.6% lot coverage).
Building Orientation	Buildings shall be shaped and oriented to support passive solar energy and to be compatible with surrounding land uses in terms of noise, privacy and functionality.	According to the applicant, "We believe our building is oriented the best for the Ukiah climate. We all know the airport is known for the cross winds which come from the west to east. With our three roll up doors the breeze will go right through the oil change center nicely. Also, there are no windows situated to the south so south wall has no windows. Also, the 6 large roll up doors will be all glass so solar energy will be maximized in the winter and we can open them all in the summer." The applicant also states that the "only piece of equipment is a small 5 HP air compressor that will be located in a sound proof closet. The oil pumps and lifts all operate on air, which does not emit noise".	Consistent.
Architectural Design	Various recommendations to ensure uniqueness while maintaining compatible with surrounding uses.	The exterior of the building will be a mixture of stucco, lap siding, rock/cobblestone veneer, and decorative wall scones. There will be a small tower on the north east corner that serves as an architectural feature. Windows provide visual breaks in the building. Exterior building colors would include beige/tan and slate grey with blue accents.	Consistent.
Signs	Various recommendations to ensure compatibility with buildings and surrounding uses, as well as Ukiah City Code Section 3227 for signs. Parcel frontage is 100 linear ft.; Therefore, 150 sf of signage is allowed. Monument sign may not exceed 12 ft high.	Project proposes 185 sf total of corporate Valvoline signage. Three signs would be placed on the north and east elevations (totaling 132.5 sf), and a 9 ft tall monument sign (53 sf signage face) would be installed along Airport Park Boulevard. Preliminary sign details are included in the site elevations; a Sign Permit will be required as a Condition of Approval.	Proposed signage exceeds the 150 sf allowance. However, per AIP-PD Section (5)(G)(5), relief from the sign standards may be granted through the discretionary review process if a finding is made that the proposed signage is compatible with the scale and character of development and

			would not have an adverse impact on health and safety.
Pedestrian Orientation	Pedestrian walkways shall be included to link parking areas, buildings, sidewalks and adjacent public rights-of-ways; pedestrian paths shall be landscaped include features such as planters, low-level lighting, outdoor seating areas, and pedestrian oriented signs.	5 ft. meandering walkway along the north side of the property, as well as a sidewalk connection along Airport Park Boulevard. Landscaping is provided along the pedestrian facilities. Outdoor employee seating area is provided on the south side of the building.	Consistent; see site plan on Sheet CS and Landscaping Plan on Sheet L1.
Lighting	Various regulations to ensure lighting is harmonious with building design and does not spill out onto adjacent properties or the night sky.	Lighting will be down shielded and not spill over onto adjacent properties.	Consistent; see Photometric Plan on Sheet E1.2
Energy Conservation	Passive solar orientation required and active solar is strongly encouraged. Sunlight shall be used for heating when possible and deciduous trees or vegetation shall be planted on south side of building to increase efficiency.	Building oriented to maximize Ukiah climate and deciduous trees proposed to increase shade in summer and maximize sun in winter. See response for “Building Orientation” criteria above for more information.	Consistent.
Outdoor Storage/Service Areas	Outdoor storage shall be located in the rear of the site and screened. Trash and recycling areas shall be designed in harmony with building and consistent with Ukiah City Code.	No outdoor storage proposed. Trash enclosure is proposed in the rear of the parcel, away from public view. Trash enclosure will be screened.	Consistent.
Public Utility & Access Easements	Five-foot utility easements shall be provided and five-foot sidewalk easements shall be provided along frontages.	All required public utility and access easements are included as Conditions of Approval for Minor Subdivision 20-5835 and will be included on the Parcel Map .	Consistent.
Landscaping	Several landscaping standards including 20 % minimum lot coverage, placing one tree between every 4 parking spaces, landscaping along frontages, irrigation systems, etc.	Project proposes 4,280 sf (21.1%) of landscaping; trees are provided between every 4 spaces; street trees and perimeter landscaping provided with irrigation, etc.	Consistent; see site plan on Sheet CS and Landscaping Plan on Sheet L1.
Parking/Access	Per UCC Section 9198(B)(5), three (3) parking spaces required for each of the first	Project proses 13 parking spaces. Access would be provided by a 25 ft wide driveway on the north side	Consistent; project reviewed by Public Works Department for

	five (5) bays and two (2) parking spaces for each additional bay. Project proposes three bays, so nine spaces are required. Per AIP-PD Section F(2)(b), every attempt shall be made to create parking that cannot be seen from public streets.	of the building that connects to Airport Park Boulevard via a 30 ft wide driveway. Seven parking spaces are located in the rear of the parcel, but six parking spaces are proposed along the Airport Park Boulevard.	access and circulation. See Sheet CS. Applicant notes that the six parking spaces need to be located along the frontage due to the narrow shape of the parcel, the access easements on the north and west boundaries, and in order to provide functional circulation.

STAFF REQUEST

Staff is requesting the DRB review the project for the AIP-PD design standards and make a recommendation to the Planning Commission.

ATTACHMENTS

1. Application and Project Description
2. Site plans
3. AIP-PD Ordinance 1213

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

City of Ukiah

Planning Permit Application

#21-6505

PROJECT NAME: UKIAH QUICK LUBE			Amppcar ?NL8 /./+/6.+7.
PROJECT ADDRESS/CROSS STREETS: 1280 AIRPORT PARK BLVD			AP NUMBER(S): ~~104-180-080~~
APPLICANT/AUTHORIZED AGENT:	PHONE NO:	FAX NO:	E-MAIL ADDRESS:
APPLICANT/AUTHORIZED AGENT ADDRESS:	CITY:		STATE/ZIP:
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: GABY AKERSTROM	PHONE NO:	FAX NO:	E-MAIL ADDRESS:
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT 425 TALMAGE RD.	CITY: UKIAH		STATE/ZIP: CA 95482

HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? ☐ YES ☒ NO

☐ AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	$	☐ REZONING – PLANNED DISTRICT 100.0800.611.001	$	☐ USE PERMIT – AMENDMENT 100.0400.449.001	$
☐ ANNEXATION 100.0800.611.001	$	☐ SITE DEVELOPMENT PERMIT – AMENDMENT 100.0400.449.001	$	☐ USE PERMIT – MAJOR 100.0400.449.001	$
☐ APPEAL 100.0400.449.001	$	☐ SITE DEVELOPMENT PERMIT – MAJOR 100.0400.449.001	$	☐ USE PERMIT – MINOR 100.0400.449.001	$
☐ GENERAL PLAN AMENDMENT 100.0800.611.001	$	☐ SITE DEVELOPMENT PERMIT – MINOR 100.0400.449.001	$	☐ VARIANCE – MAJOR 100.0400.449.001	$
☐ MURAL PERMIT 100.0400.449.001	$	☐ SPECIFIC/MASTER PLAN 100.0800.611.003	$	☐ VARIANCE – MINOR 100.0400.449.001	$
☐ PRE-DEVELOPMENT MEETING 100.0800.611.003	$	☐ MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	$	☐ ZONING AMENDMENT MAP OR TEXT 100.0800.611.001	$
☐ STAFF RESEARCH (MORE THAN 1 HOUR) 10023100.41153	$	☐ MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	$	☐ REZONING 100.0800.611.001	$
☐ LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	$	☐ OTHER	$	☐ OTHER	$

COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.	$	MAJOR PERMIT DEPOSIT:	$	FILING DATE:
COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.	$	MINOR PERMIT FEE	$	TOTAL AMOUNT PAID: $
COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	$	TOTAL FEE:	$	RECEIPT NUMBER:

APPLICATION NUMBER(S):

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

Project Description

Please attach a written project description including summary of work (both interior and exterior for construction and operation) and/or business proposed. The purpose of the project description is to assist Staff in understanding the project. The project description will also be included in the Staff Report required to review (and ultimately approve or deny) the planning permit. Providing complete information will help expedite the project review process and in determining what additional information, if any, related to the project and required environmental review is required.

Environmental Review and Reports

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

Use Information

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

Description of Building & Site

Parcel Size:	Building Size:		Number of Floors:
Use of Building (check all that apply)	**Description**	**Square Footage**	**Number of Units/Suites**
☐ Office (business/professional)			
☐ Office (medical/dental)			
☐ Retail			
☐ Light Industrial	OIL & LUBE	2137sf + 2137sf BASEMENT	
☐ Residential			
☐ Other:			

Operating Characteristics

Days and Hours of Operation:			
Number of Shifts: 1	**Days and Hours of Shifts:** 7 DAYS / WK 7AM TO 5PM		
Number of Employees/Shift: 6			
Loading Facilities: ☐ Yes ☒ No	**Type/Vehicle Size:** PASSENGER VEHICLE, SMALL RV		
Deliveries: ☒ Yes ☐ No	**Type:** OIL, ANTI FREEZE, WASTE OIL, ANTIFREEZE	**Number** (day/week/month): 1 DAY / WK	**Time(s) of Day:** 7AM
Outdoor areas associated with use? (check all that apply) ☐ Yes ☒ No	**Sales area:** ☐ Yes ☒ No Square Footage:	**Unloading of deliveries:** ☒ Yes ☐ No Square Footage: 500	**Storage:** ☒ Yes ☐ No Square Footage: 2137sf
Noise Generating Use? ☐ Yes ☐ No		**Description:**	

To Be Completed by Staff

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

Tree Policies

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

Notes

Submittal Requirements

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

Submittal Document	Application Type								
	LLA/VM	GPA	PRELIM	REZ	REZ-PD	SDP	Sub/TM	UP	VAR
Project Description	X	X	X	X	X	X	X	X	X
Building Elevations (1)			X		X	X		X	X
Floor Plan			X		X	X		X	X
Grading and Drainage Plan and SUSMP (7)					X	X	X		
Landscape Plan (2)			X CONCEPT		X	X			X
Site Plan (3)	X	X	X	X	X	X		X	X
Details – Architectural						X			
Details – Fence					X	X		X	
Details – Sign					X	X		X	
Site Contours (4)					X	X	X		
Street Sections							X		
Tentative Map (6)							X		
Preliminary Title Report	X			X			X		
Colors & Materials Board			X CONCEPT		X	X			
Number of Plan Sets – Initial Submittal (5)									

(1) **Building Elevations.** Drawing must include all elevations (front, rear, and sides) and identify materials and colors. One set of colored drawings is required.

(2) **Landscape Plan.** Plan must show all proposed trees, shrubs, and ground covers. Location, size and species must be indicated.

(3) **Site Plan.** Must be prepared to scale and include: a north arrow, all property lines, adjoining streets, creeks, ponds, drainage ditches, existing curb, gutter, and sidewalk, existing and proposed buildings (with square footage noted), parking spaces, all existing trees, existing and proposed fences, buildings on adjacent parcels, existing fire hydrants within 600- feet, access and utility easements (with widths), location an d width of all easements (access, drainage, utility, etc.) location of existing and proposed trash enclosures, and the percentage of average slope of the property. Site contours may also be required (see table above).

(4) **Site Contours.** When required, site contours should be indicated on the site plan and grading plan. A separate site contour plan is not required.

(5) Staff will determine the number of plans needed for the initial submittal. Once the application is complete, the number of plans sets required for the public hearing will be determined by staff. Plans are required to be provided prior to the hearing.

(6) See Minor Subdivision Submittal Requirements or Major Subdivision Submittal Requirements handout for Tentative Map requirements.

(7) **SUSMP** – Standard Urban Storm Water Mitigation Plan – Required unless specifically exempt (Consult with Public Works Staff)

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

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

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

AUTHORIZED AGENT

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

PROPERTY OWNER SIGNATURE **DATE**

I, Mike Smith, am the ☐owner / ☑authorized agent of the property for which the development is proposed. The above information and attached documents are true and accurate to the best of my knowledge.
I have read and agree with all of the above.

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

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

☐ **OWNER** / ☑ **AUTHORIZED AGENT** **DATE**

INDEMNIFICATION AGREEMENT

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

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

I have read and agree to all of the above.

Gary Akerstrom

☑ **PROPERTY OWNER** / ☐ **AUTHORIZED AGENT**
(PLEASE PRINT NAME)

Mike Smith

☐ **PROPERTY OWNER** / ☑ **AUTHORIZED AGENT** **DATE**
(SIGNATURE)

Revised 09/03/2019

Mike Smith Engineering, Inc.
P.O. Box 611, Lodi, CA 95241
(209) 334-2332

8-31-21

Ukiah Quick Lube
1280 Airport Park Blvd.
Ukiah, CA

Project Description

This project will involve the development of an existing vacant parcel. Construction of a 2137 SF building with a full basement (2137 SF). This facility will be a typical Oil/ Lube business servicing drive thru customers. Staging is provided for 12 vehicles in the rear of the parcel. Customers will remain in their vehicle while service is being provided. The building elevations are based upon the recommendations of the product vendors. Product deliveries will be provided by smaller delivery trucks pulling into the vehicle staging area or for un-package bulk oil deliveries will come through an opening into the basement on the North end of the building, allowing a hose to transfer product into larger storage vessels.

Mike Smith Engineering, Inc.
P.O. Box 611, Lodi, CA 95241
(209) 334-2332

11-01-21

City of Ukiah
300 Seminary Ave.
Ukiah, CA
Application #21-6505

Project Description

a) **Building Construction:** The building is composed of conventional wood construction on top of a full basement. The roof will be pre-engineered, pre-manufactured roof trusses supported on wood wall stud walls. The floor will be structural steel with a steel pan deck and concrete covering. The exterior will be a mixture of stucco, lap siding and rock veneer. There will be a small tower on the North East corner that is only an architectural feature, and has no functional use.

b) **Business Details:** This facility will provide fluid replacement services for passenger vehicles and will accommodate recreational vehicles. The full basement allows complete service from below and allows the customer to remain in the vehicle during service. Hours of service will be from 7:00AM to 5:00PM, 7 days a week.

c) **Hazardous Materials:** All fluids, both new and used, will be stored in the basement. Transfer of fluids will be through a porthole on the North end of the building which will allow the delivery oil waste fluid disposal to be pumped back and forth. Fluids will be stored in approved storage vessels which are usually inspected daily to insure no leaks. Fluid will be transferred to customer vehicles be pneumatic pump, and will be removed by gravity.

Site Development:

Parking in the front of this facility is really the only solution to meet the required parking standards. Due to the access easement on the North and West boundary, and the required circulation to allow this facility to function efficiently, we had to locate the parking at the front. In reality, this parking will be rarely used since customers will remain in the vehicle for the complete service and never need to park. Employee parking is provided in the rear, which will typically be the only parking constantly occupied. It appears that many of the businesses along Airport Park Blvd. also have parking in the front.

Circulation:

Circulation arrows provided, and complete driveway improvements included showing development of complete access easements.

Pedestrian Orientation:

A continuous pedestrian pathway is provided which meets all requirements including an accessible pathway from airport Blvd. through to the rear of the parcel for future development access

Landscape Plan:

a) The "Landscape Coverage" calculation was provided on the cover sheet of the last submittal showing we meet the 2016 landscape area requirement. If this is not acceptable, we need more direction.
b) Landscape plan revised to show shrubs and trees.
Only trees from parking lot tree list used.
c) Planter added at Northwest parking area.
d) Landscape plan revised to include landscaping at frontage.
e) All proposed trees are deciduous.
f) Parking lot is provided.
g) Sidewalks are adjacent to landscaping.
h) Final Landscape plans will include irrigation specifications.
j) Bio-filtration basins can be used for outside seating.
k) Irrigation provided by typical water conserving drip system.

Elevations:

a) Detailed exterior elevations included.
b) The signage for this project is being designed and installed by Valvoline to meet Valvoline national express care specifications. The Monument sign adjacent to airport park Blvd. is depicted in the Color signage detail page with dimensions. The sign will be a blow mold plastic sign with LED back lighting and will be on a timer system. The base of the monument will have stone veneer matching the building. The two signs on the buildings aesthetic tower will also be Blow molded back lit signs with the dimensions laid out on the color signage detail page. These will also be on timer system. The signage located above the three bay doors facing Airport Park Blvd. will be a Valvoline quick lube channel letter sign and will have LED internal lighting the dimensions and colors are laid out on the color signage page. This sign will be on the same timer system as the rest of the signs on the building.

Sincerely,

Digitally signed by Michael W. Smith
Reason: I am approving this document
Date: 2021.11.01 12:39:12-07'00'

Michael W. Smith, P.E.
R.C.E. 44590
Mike Smith Engineering, Inc.

From: Jeff Yokum <jeff@yokumsbodyshop.com>
Sent: Wednesday, December 1, 2021 9:23 AM
To: Michelle Irace <mirace@cityofukiah.com>
Cc: Brian Andres <brian.andres@yokumsbodyshop.com>; Mike Smith <mike@mseng.comcastbiz.net>
Subject: RE: Information needed for DRB packet

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Moring Michelle,

Super good notes here.. I like the report. As for questions super easy and I will describe my response to each red question.. Thanks Jeff Yokum

1. Building Orientation - There will be no noise from this facility. The only piece of equipment is a 5 HP air compressor which is small.. and it will be located in a sound proof closet. The oil pumps and lifts all operate on air so no noise. We believe our building is oriented the best for the Ukiah climate. We all know the airport is known for the cross winds which come from the west to east. With our three roll up doors the breeze will go right through the oil change center nicely. Also there are no windows situated to the south so south wall has no windows. Also the 6 large roll up doors will be all glass so solar energy will be maximized in the winter and we can open them all in the summer.
2. Signs I will attach the signs detail again but I am sure you have it.. the color rendering of the building actually came from Valvoline and that is the sign requirements for Valvoline and the design plan for the signs. Valvoline pays for and makes the signs so they have control over all signage at the Valvoline express care facilities. I had to sign a contract with Valvoline already that I agreed to their signage.. I will attach the sign plan again as well as the contract from valvoline. With that said though.. all the signs only add up to 132.5 Sq ft so if we can have up to 150 SQ ft then we are within guidelines anyway.. My only question is if you count the monument sign as double sided or just the size of the sign.. but even if we counted the monument double we are still only at 190 sq feet.. so I think we are good to go..
3. Energy conservation… I believe I answered all this very well on point 1 building orientation.
4. Outdoor Storage/Service Areas Yes this is true.. we will have no need for outside storage except the trash enclosure… all storage will be in the basement..

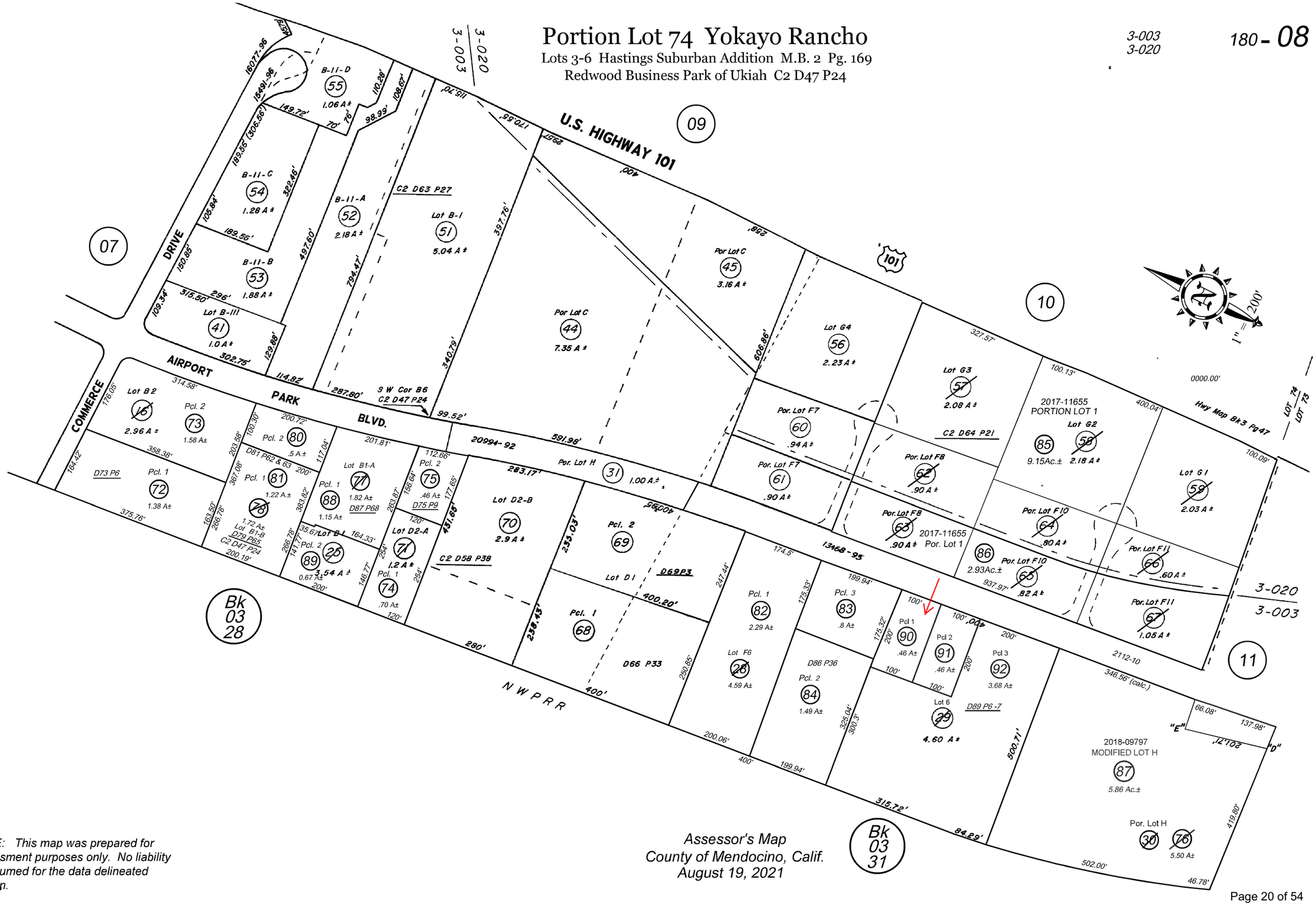
AIRPORT ROAD
PORT PARK BOULEVARD
Holiday Inn
Project Area
Costco

Portion Lot 74 Yokayo Rancho

Lots 3-6 Hastings Suburban Addition M.B. 2 Pg. 169
Redwood Business Park of Ukiah C2 D47 P24

3-003
3-020

180 - 08



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

Assessor's Map
County of Mendocino, Calif.
August 19, 2021

RAILROAD CENTERLINE

RAILROAD RIGHT-OF-WAY

R = 2170.39'
D = 02°13'34" L = 84.30'

N05°19'38"W 315.72'

N05°19'38"W 200.00'

LOT G
(AP 180-080-29)
(VACANT)

LOT H
(VACANT)

LOT F-6 B
(VACANT)

REDWOOD BUSINESS PARK
OF UKIAH

S84°40'22"W 500.71'

S84°40'22"W 165.00'

S84°40'22"W 325.00'

S84°40'22"W 500.36'

S84°40'22"W 329.90'

(P) ACCESS & UTILITY EASEMENT

N05°36'44"W 100.00'

N05°36'44"W 100.00'

N05°19'38"W 200.00'

PARCEL 3
(LOT G-3)
160,000 SF (3.67 AC)
(1284 APB)
(VACANT)

PARCEL 2
(LOT G-2)
20,000 SF (0.46 AC)
(1282 APB)
(VACANT)

PARCEL 1
(LOT G-1)
20,000 SF (0.46 AC)
(1280 APB)
(VACANT)

LOT F-6 C
(VACANT)

S84°40'22"W 200.00'

S84°40'22"W 200.00'

S84°40'22"W 175.36'

(E) ACCESS & UTILITY EASEMENT
PER INST NO. 2000-10216, MCR

SCALE
0 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

(E) FH

(PROPOSED) 25' BUILDING SETBACK, SIDEWALK & PUBLIC UTILITY

(E) 25' BUILDING SETBACK, SIDEWALK & PUBLIC UTILITY
EASEMENT PER MAP OR 66, PG 36, MCR

(E) UTILITY STUB (4, E, TEL, TV) (CONDUIT)

(E) UTILITY STUB (4, E, TEL, TV) (CONDUIT)

(E) PEDESTAL

(E) ELECTRIC TRENCH

(E) WATER STUB

(E) UTILITY STUB (4, E, TEL, TV)

(E) UTILITY STUB (4, E, TEL, TV) (CONDUIT)

N05°36'44"W 200.00'

N05°36'44"W 400.00'

N05°36'44"W 374.44'

(E) WATER STUB

(E) ELECT TRENCH

(E) WATER MAIN

(E) SEWER STUB

(E) FH

(E) STORM DRAIN

(E) SEWER MAIN

(E) SEWER TRUNK LINE

AIRPORT PARK BOULEVARD

(E) VAULT

(E) PEDESTAL

(E) PMH

(E) UTILITY TRENCH (4, E, TEL, TV)

(E) PEDESTAL
Center Costco Driveway

COSTCO

FOWLER

PROJECT
LOT G DEVELOPMENT

CLIENT REDWOOD BUSINESS PARK OF UKIAH
425 TALMAGE ROAD
UKIAH, CALIFORNIA 95482

NORTH COUNTIES ENGINEERING CO.
425 TALMAGE ROAD, UKIAH, CALIFORNIA 95482
TEL. (707)462-1981
FAX. (707)462-5681

NO.	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

DRAWING
LOT G TENTATIVE MAP
MINOR SUBDIVISION

SCALE

DRAWN BY

DATE 11/15/20

JOB NO.
2620

SHEET
1
OF
1

PROPOSED SITE DEVELOPMENT PLAN FOR:

JEFF YOKUM

1280 AIRPORT PARK BLVD.

UKIAH, CA 95482

VICINITY MAP

NORTH
NTS.

PROJECT DATA:

PROJECT OWNER	JEFF YOKUM 1280 AIRPORT PARK BLVD. UKIAH, CA 95482
PROJECT LOCATION	1280 AIRPORT PARK BLVD. UKIAH, CA 95482
APN	180-080-90
PROJECT DESCRIPTION	PROPOSED AUTO MAINTENANCE FACILITY
OCCUPANCY	B/S1
CONSTRUCTION TYPE	VB
STORIES	TWO -GROUND FLOOR BASEMENT
FIRE SPRINKLERS	NO

AREAS:

GROUND FLOOR	2,137 S.F.
BASEMENT	2,137 S.F.

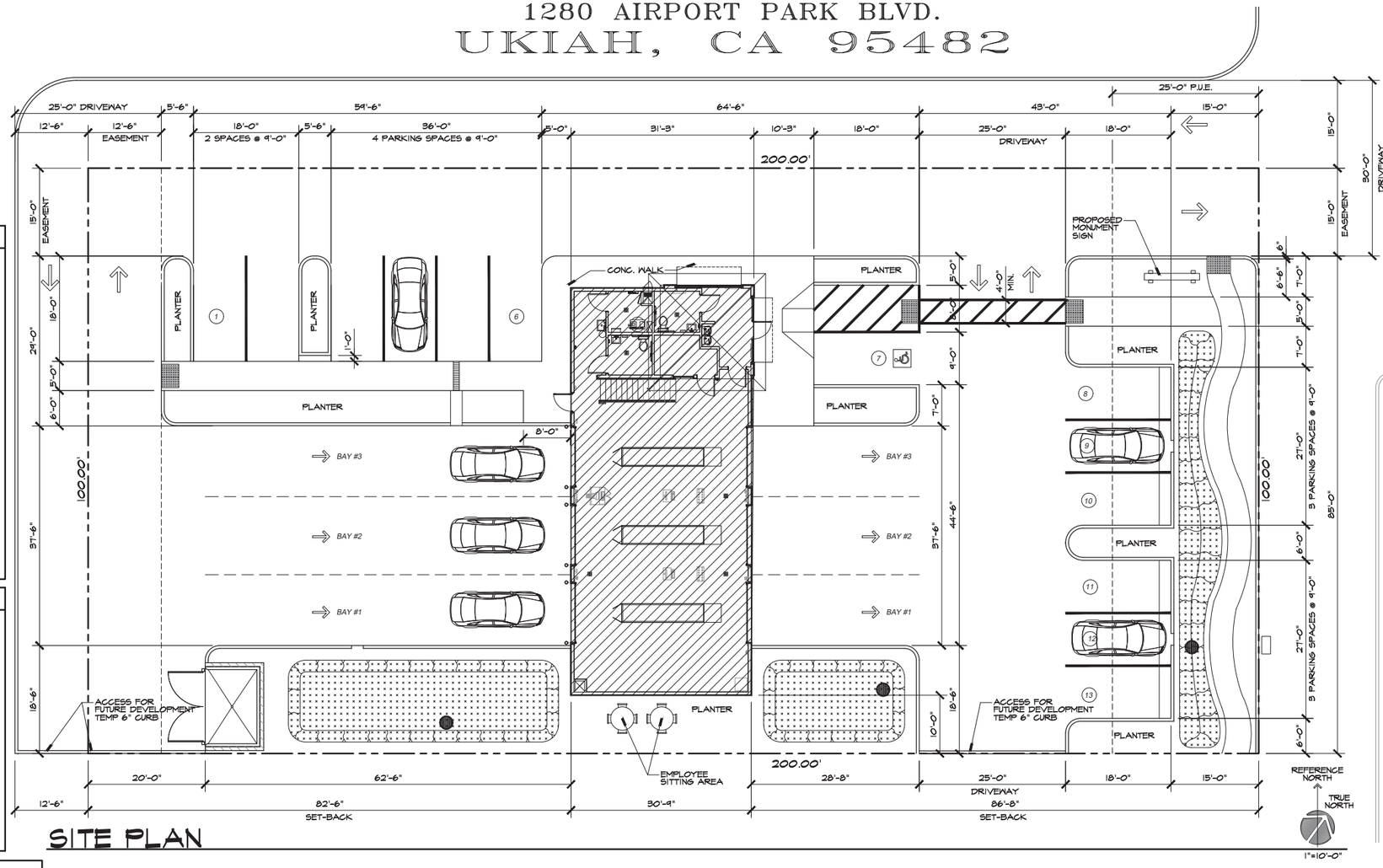
UTILITIES:

WATER	CITY OF UKIAH
SEWER	CITY OF UKIAH
STORM DRAIN	CITY OF UKIAH

SHEET INDEX:

MIKE SMITH ENGINEERING, INC.

CS	COVER SHEET, PROJECT DATA & OVERALL SITE PLAN
C1	GRADING PLAN
C2	SITE DETAILS
L1	LANDSCAPE PLAN
A1	FLOOR PLAN & BASEMENT PLAN
A2	EXTERIOR ELEVATIONS
A3	COLORED ELEVATIONS
E1.1	ELECTRICAL SITE PLAN
E1.2	PHOTOMETRIC STUDY



SITE PLAN

1"=10'-0"

OCCUPANT LOAD CALCULATION

	ROOM:	FLOOR AREA (S.F.):	OCCUPANT: LOAD FACTOR		OCCUPANT LOAD:	
			BUILDING CODE	PLUMBING CODE	BUILDING CODE	PLUMBING CODE
1	WAITING AREA	112 S.F.	100	200	1.1	0.6
2	RESTROOM	64 S.F.	ACCESSORY		Ø	Ø
3	OFFICE	79 S.F.	100	200	0.8	0.4
4	RESTROOM	58 S.F.	ACCESSORY		Ø	Ø
5	MECHANICAL	63 S.F.	300	5000	0.2	0.1
6	SUPPLIES	97 S.F.	300	5000	0.3	0.1
7	SERVICE BAYS	1,664 S.F.	100	2000	16.6	0.8
8	BASEMENT STORAGE	543 S.F.	300	5000	1.8	0.1
9	BASEMENT SECURE STORAGE	52 S.F.	300	5000	0.2	0.1
10	BASEMENT SERVICE BAYS	1,542 S.F.	100	2000	15.4	0.8
		GROUND FLOOR OCC. LOAD			19	2
		BASEMENT OCC. LOAD			18	1
		TOTAL OCC. LOAD			37	3

CODE COMPLIANCE

ALL WORK PERFORMED SHALL BE IN ACCORDANCE TO THE LATEST EDITION OF APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO:

- 2019 CALIFORNIA BUILDING CODE, (CBC)
- 2019 CALIFORNIA ELECTRICAL CODE, (CEC)
- 2019 CALIFORNIA GREEN BUILDING CODE, (CGBC)
- 2019 CALIFORNIA MECHANICAL CODE, (CMC)
- 2019 CALIFORNIA PLUMBING CODE, (CPC)
- 2019 CALIFORNIA ENERGY CODE, (CEC)
- 2019 CALIFORNIA FIRE CODE, (CFC)
- 2019 CALIFORNIA HISTORICAL BUILDING CODE
- 2019 CALIFORNIA EXISTING BUILDING CODE
- 2019 CALIFORNIA REFERENCED STANDARDS CODE

LANDSCAPE COVERAGE:

PARCEL AREA	20,000 S.F.
LANDSCAPE AREA REQ'D. (20%)	4,000 S.F.
LANDSCAPE AREA PROVIDED	4,280 S.F.

REVISIONS	BY

MIKE SMITH ENGINEERING, INC.
4 NORTH MAIN STREET
LODI, CALIFORNIA 95240
PHONE (209) 334-2332

TITLE:
COVER SHEET
PROJECT DATA
SITE PLAN
VICINITY MAP

PROJECT:
PROPOSED SITE DEVELOPMENT PLAN FOR:
JEFF YOKUM
PROJECT LOCATION:
1280 AIRPORT PARK BLVD.
UKIAH, CA 95482

STAMP

REGISTERED PROFESSIONAL ENGINEER
MICHAEL W. SMITH
NO. C044590
EXP. 3-31-22
CIVIL
STATE OF CALIFORNIA

Digitally signed by Michael W. Smith
Reason: I am approving this document
Date: 2021.11.29 14:16:58-08'00'

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CHECKED	MS
DATE	9/9/21
SCALE	AS NOTED
JOB NO.	21041
SHEET	SITE DEVELOPMENT

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1 OF 19 SHEETS

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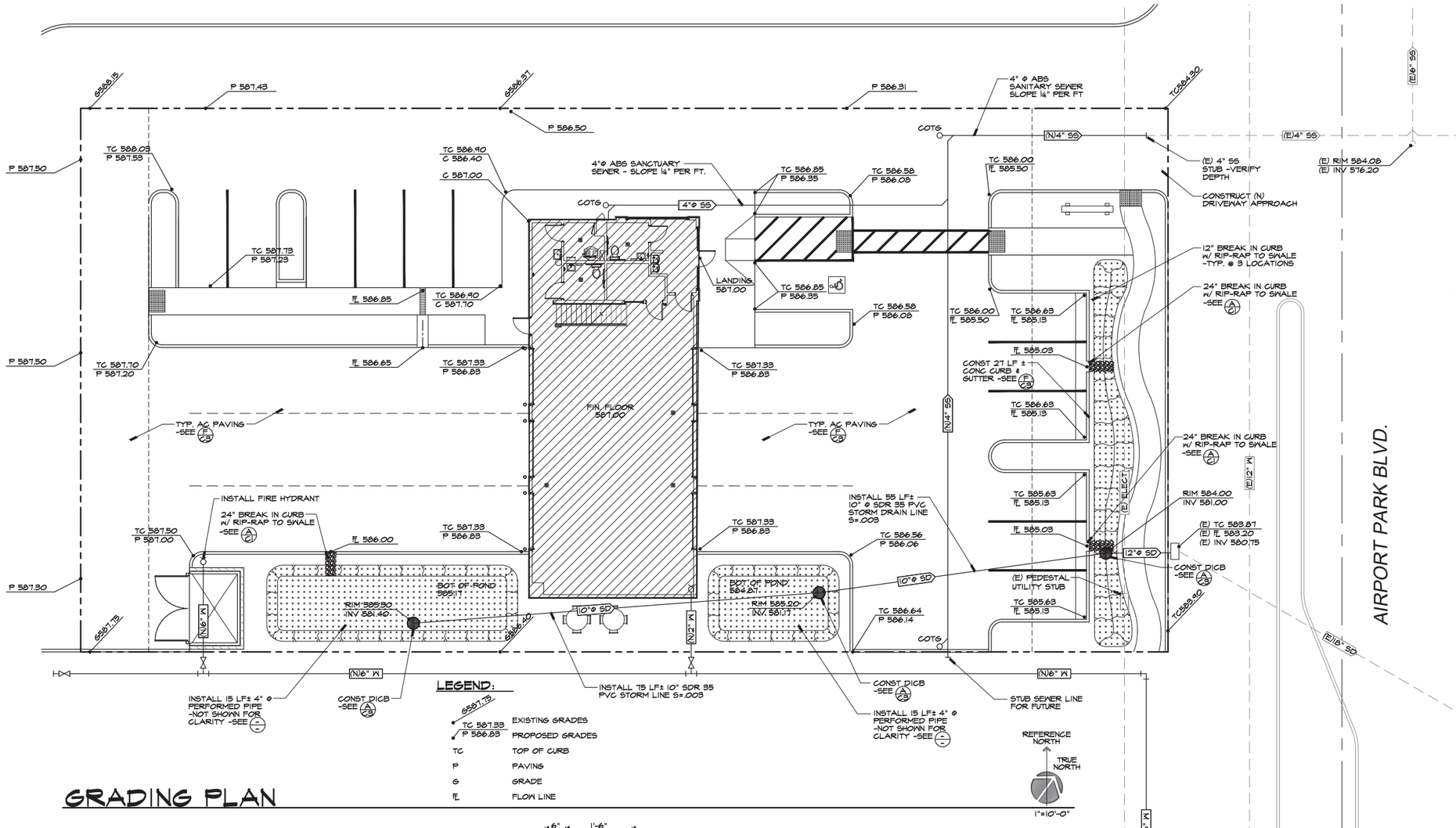
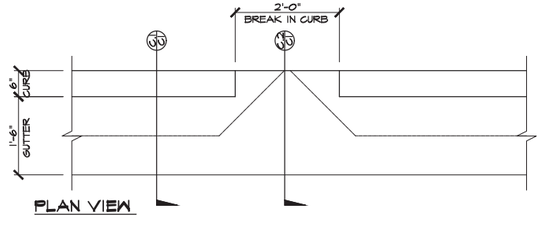
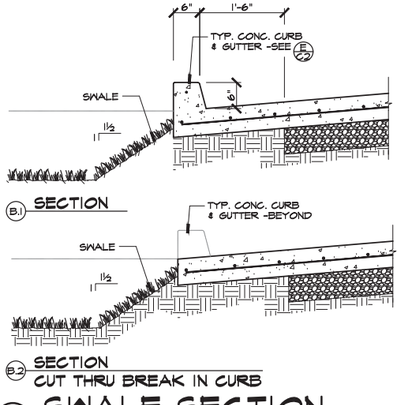


GRADING PLAN



A/C1 CURB DETAIL

¾"=1'-0"



B/C1 SWALE SECTION

¾"=1'-0"

REVISIONS	BY

MIKE SMITH ENGINEERING, INC.
4 NORTH MAIN STREET
LODI, CALIFORNIA 95240
PHONE (209) 334-2332

TITLE:
COVER SHEET
PROJECT DATA
SITE PLAN
VICINITY MAP

PROJECT:
PROPOSED SITE DEVELOPMENT PLAN FOR:
JEFF YOKUM
PROJECT LOCATION:
1280 AIRPORT PARK BLVD.
UKIAH, CA 95482

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NO. C044590
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ELECTRONICALLY SIGNED
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JOB NO.	21041
SHEET	SITE DEVELOPMENT

C1
2 OF 19 SHEETS

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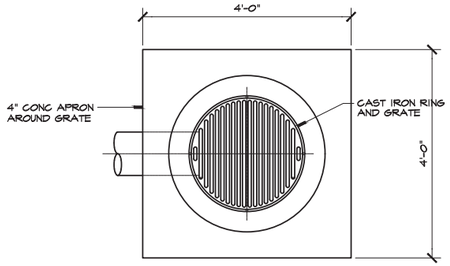
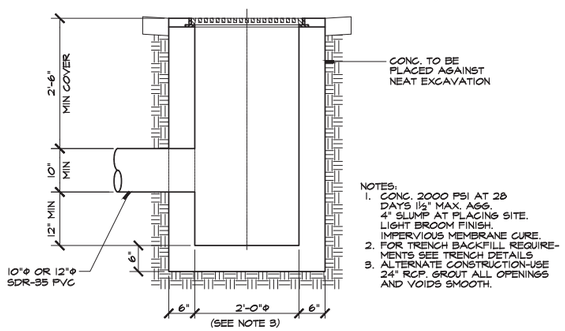
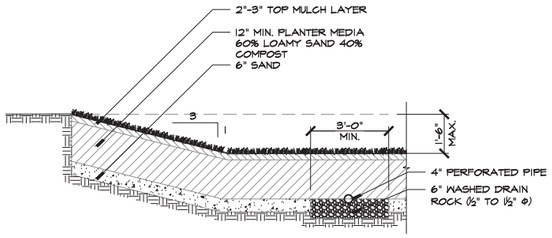
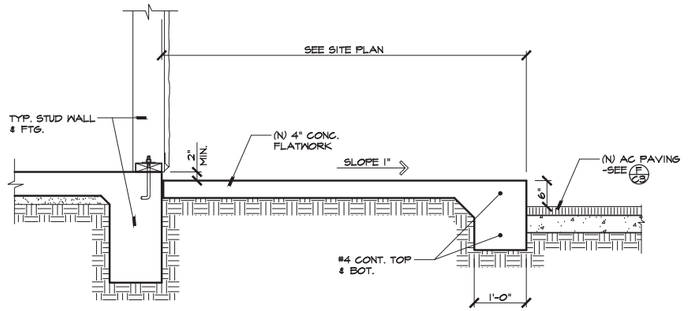




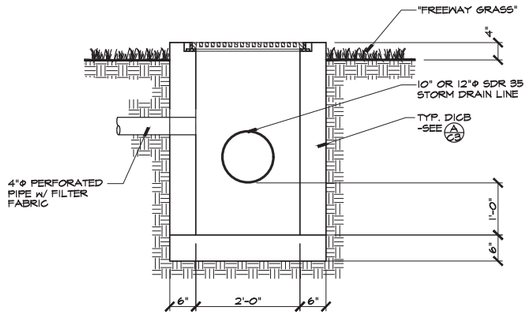
A/C2 DROP INLET CATCH BASIN
NOT TO SCALE



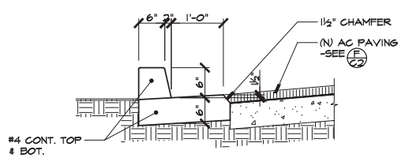
B/C2 POND SECTION -NO FENCE REQ'D.
⅜" = 1'-0"



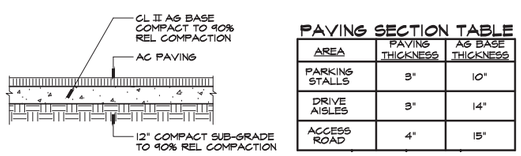
C/C2 TYP. CONC. WALK
¾" = 1'-0"



D/C2 CATCH BASIN DET.
¾" = 1'-0"

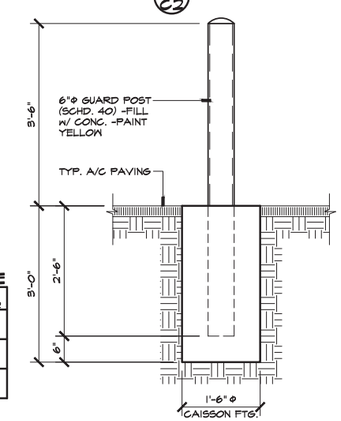


E/C2 TYP. CURB & GUTTTER
¾" = 1'-0"

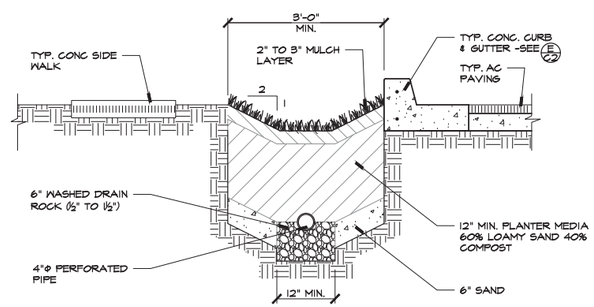


PAVING SECTION TABLE		
AREA	PAVING THICKNESS	AS BASE THICKNESS
PARKING STALLS	3"	10"
DRIVE AISLES	3"	14"
ACCESS ROAD	4"	15"

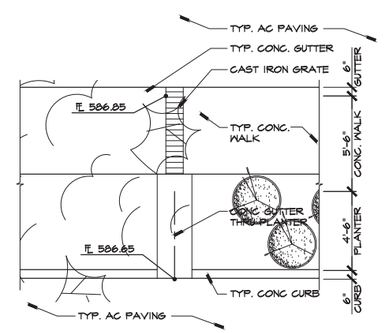
F/C2 PAVING SECTION
¾" = 1'-0"



G/C2 GUARD POST DET.
¾" = 1'-0"



H/C2 SWALE DETAIL
¾" = 1'-0"



J/C2 GUTTER & CONC WALK
¼" = 1'-0"

REVISIONS	BY

MIKE SMITH ENGINEERING, INC.
4 NORTH MAIN STREET
LODI, CALIFORNIA 95240
PHONE (209) 334-2332

TITLE:
SITE DETAILS

PROJECT:
PROPOSED SITE DEVELOPMENT PLAN FOR:
JEFF YOKUM
PROJECT LOCATION:
1280 AIRPORT PARK BLVD.
UKIAH, CA 95482

STAMP
REGISTERED PROFESSIONAL ENGINEER
MICHAEL W. SMITH
NO. C044590
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SCALE	AS NOTED
JOB NO.	21041
SHEET	SITE DEVELOPMENT

C2
4 OF 19 SHEETS

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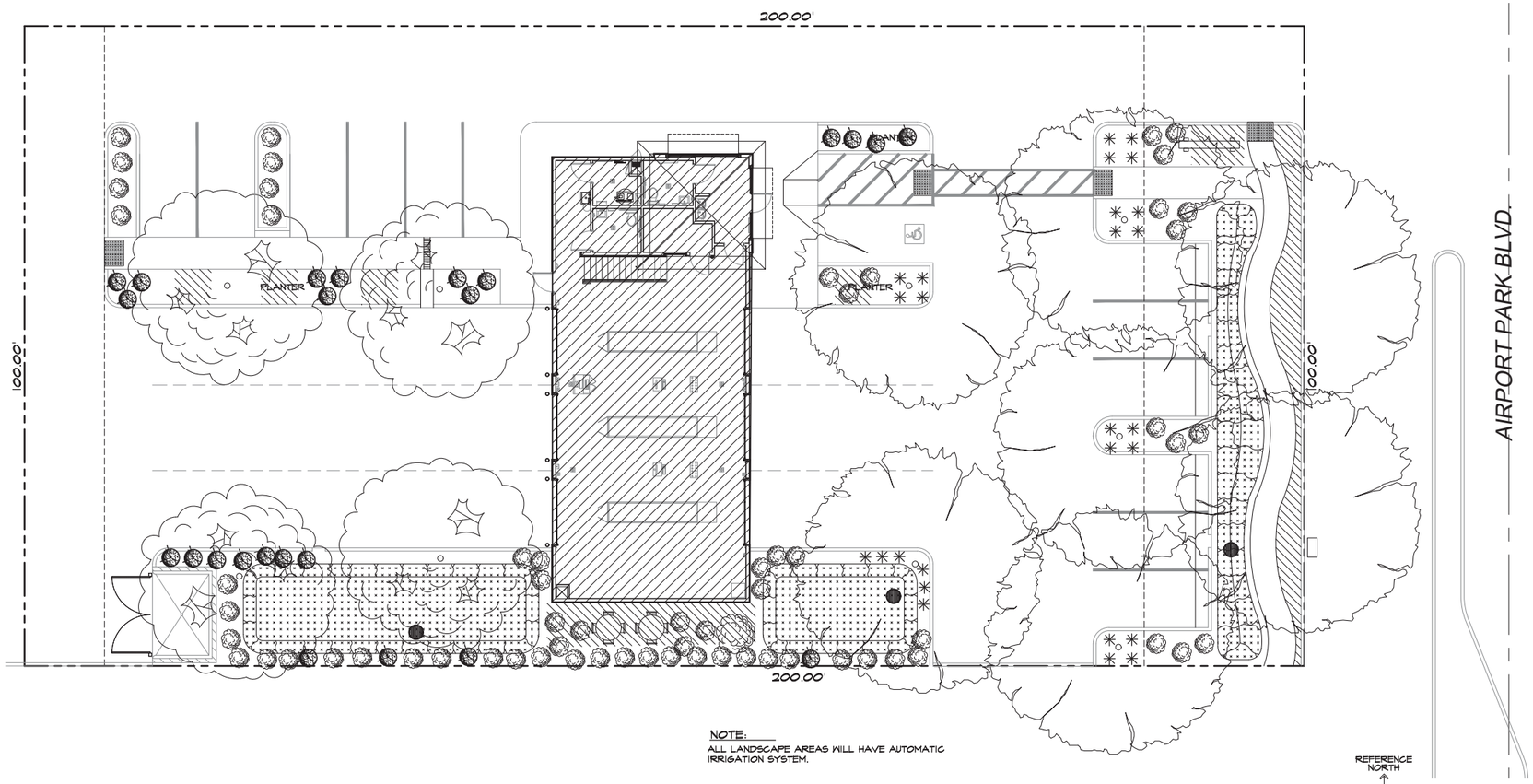

NOTE:
ALL LANDSCAPE AREAS WILL HAVE AUTOMATIC IRRIGATION SYSTEM.

REFERENCE NORTH
TRUE NORTH
1"=10'-0"

LANDSCAPE PLAN

PLANT SCHEDULE:

SYMBOL	COMMON NAME	BOTANICAL NAME	REMARKS
	LONDON PLANE / SYCAMORE	PLANTANUS X ACERIFOCIA	DECIDUOUS TREE 50' AVERAGE SPREAD
	MAIDENHAIR TREE	GINGKO BILOBA	DECIDUOUS TREE 30' AVERAGE SPREAD
	EASTERN ARBORVITAE	THUJA EXCIDENTALIS	SHRUB
	JAPANESE HOLLY	ILEX CRENATA	SHRUB
	BIOFILTRATION SOD		
	ARROW WOOD VIBURNUM	VIBURNUM DENTATUM	FLOWERING SHRUB
	PURPLE NEEDLEGRASS	NASELLA PULCHRA	SOD (NON-MOWED)

LANDSCAPE COVERAGE:

PARCEL AREA. . . . . 20,000 S.F.
LANDSCAPE AREA REQ'D. (20%). . . . . 4,000 S.F.
LANDSCAPE AREA PROVIDED. . . . . 4,280 S.F.

REVISIONS	BY

MIKE SMITH ENGINEERING, INC.
4 NORTH MAIN STREET
LODI, CALIFORNIA 95240
PHONE (209) 334-2332

TITLE:
LANDSCAPE PLAN

PROJECT:
PROPOSED SITE DEVELOPMENT PLAN FOR:
JEFF YOKUM
PROJECT LOCATION:
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UKIAH, CA 95482

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DATE: 9/21/2021
SCALE: AS NOTED
JOB NO.: 21041
SHEET: SITE DEVELOPMENT L1
3 OF 19 SHEETS

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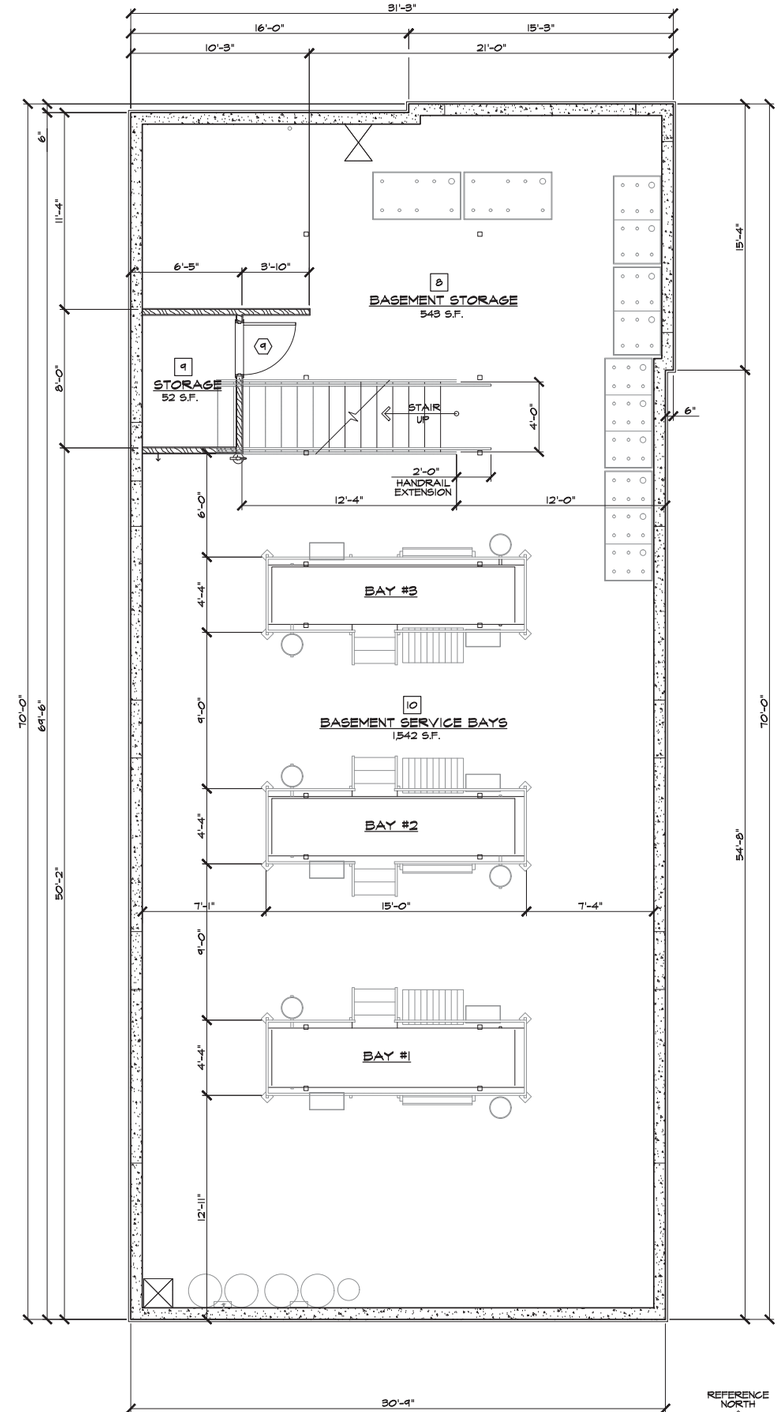
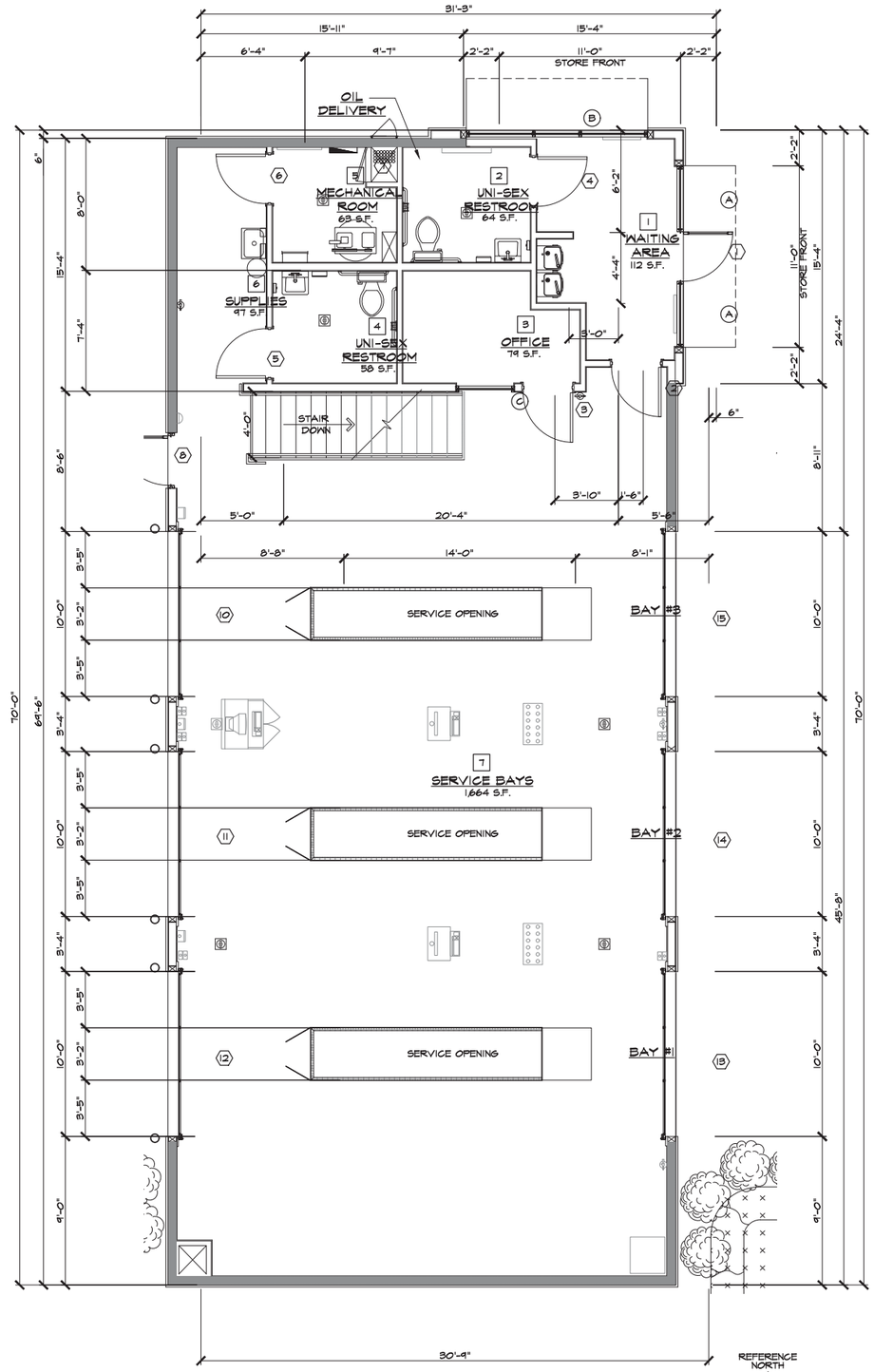


BASEMENT FLOOR PLAN



FLOOR PLAN

REVISIONS	BY

MIKE SMITH ENGINEERING, INC.
4 NORTH MAIN STREET
LODI, CALIFORNIA 95240
PHONE (209) 334-2332

TITLE:
FLOOR PLAN
BASEMENT FLOOR PLAN

PROJECT:
PROPOSED SITE DEVELOPMENT PLAN FOR:
JEFF YOKUM
PROJECT LOCATION:
1280 AIRPORT PARK BLVD.
UKIAH, CA 95482

STAMP
REGISTERED PROFESSIONAL ENGINEER
MICHAEL W. SMITH
NO. C044590
EXP. 3-31-22
CIVIL
STATE OF CALIFORNIA
ELECTRONICALLY SIGNED
11/29/2021 2:16:13 PM

DRAWN	JCS
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DATE	8/9/21
SCALE	AS NOTED
JOB NO.	21041
SHEET	SITE DEVELOPMENT A1
5 OF 19 SHEETS	

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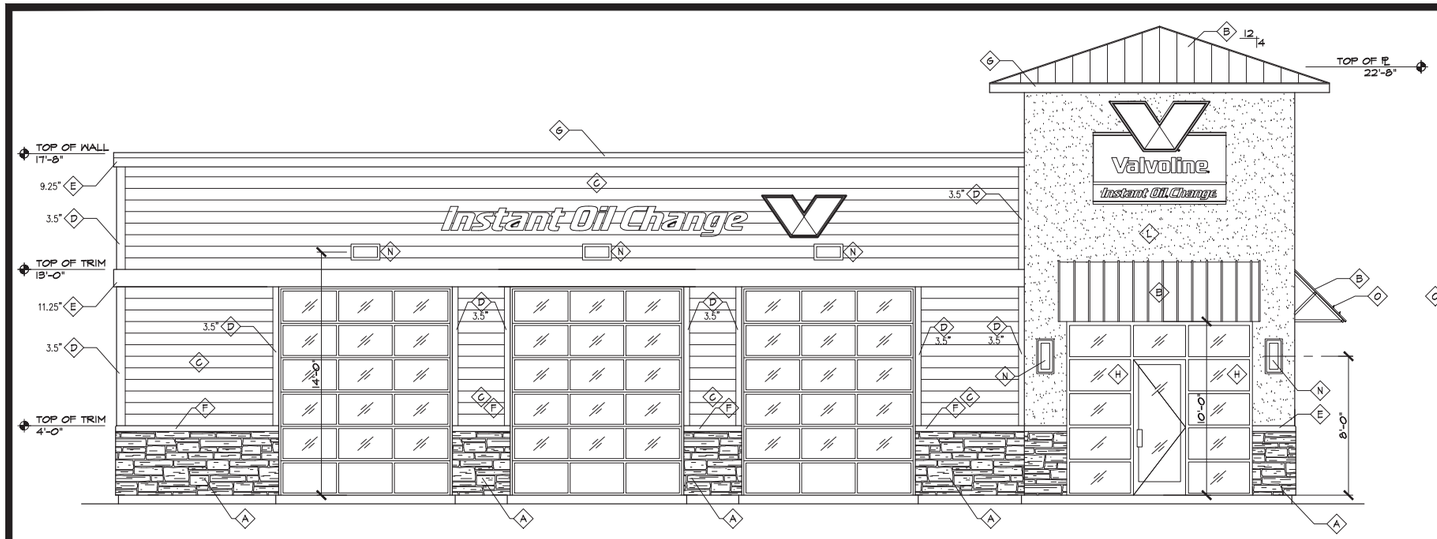

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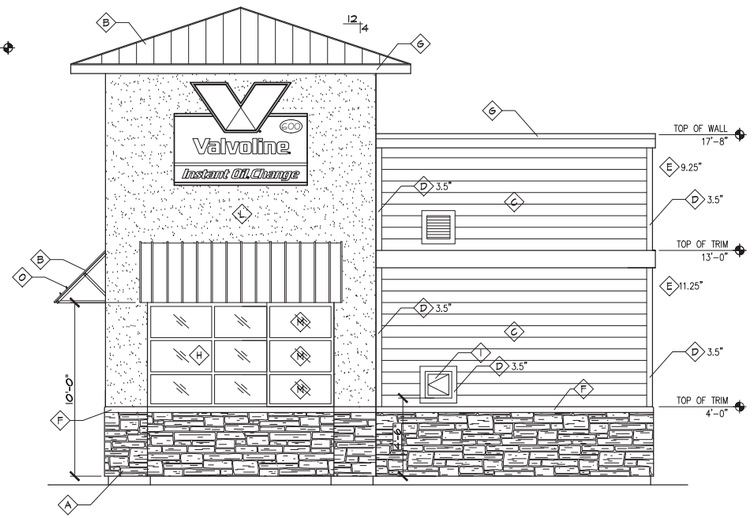

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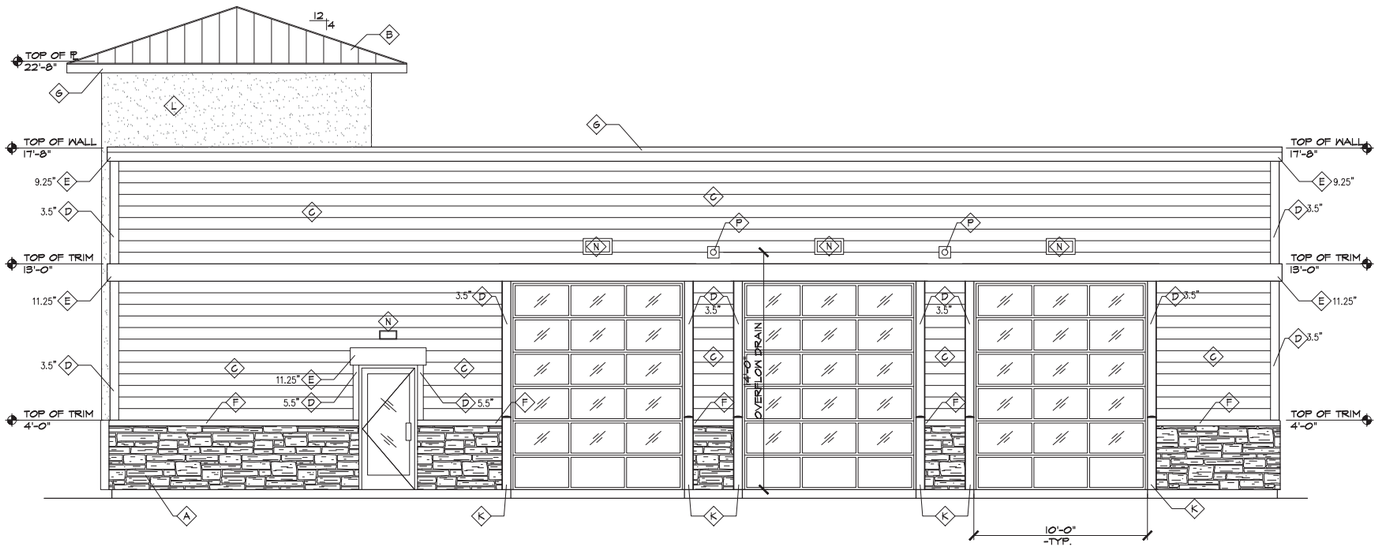

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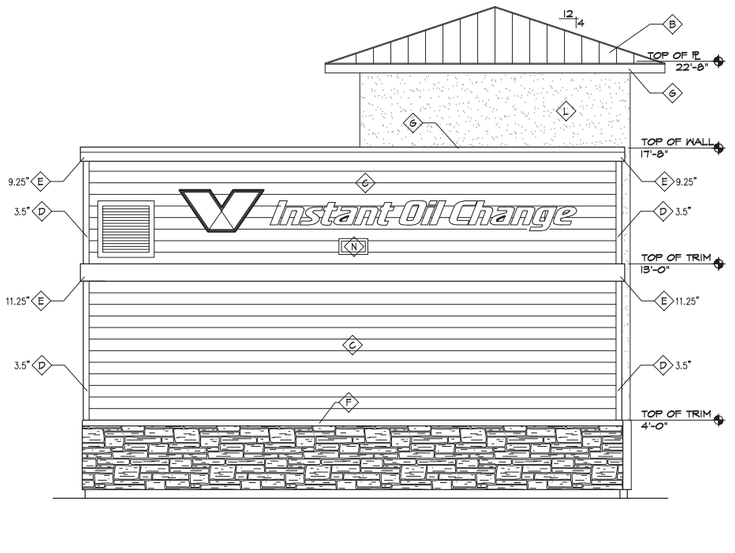

SOUTH ELEVATION

EXTERIOR FINISHES

A MANUFACTURED STONE VENEER	CULTURED STONE COUNTRY LEDGESTONE "BUCK COUNTY" W/ PRECAST CONCRETE WALL CAP	G PARAPET FASCIA & EXPOSED TRIM	BEIGE/ TAN - TO BE APPROVED BY OWNER	L STUCCO	7/8" 3-COAT STUCCO W/ CRACK CONTROL @ WINDOW CORNERS
B STANDING SEAM METAL AWNING & ROOFING	MBCI STANDING METAL PANEL - 24 GA - BATTEN LOK HS SYSTEM - "SLATE GREY"	H STOREFRONT SYSTEM	2x4.5" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED GLAZING.	M STOREFRONT SYSTEM BLACK OUT	2x4.5" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED GLAZING. - BLACK OUT GLASS ON RESTROOM WALL - WHERE HATCH IS SHOWN ONLY
C CEMENT BOARD SIDING	HARDIE PLANK LAP SIDING - SMOOTH "KHAKI BROWN"	I OIL DELIVERY DOOR	ACCESS PANEL, CONT. SEALANT AROUND ENTIRE FRAME WHERE FLANGE MEETS CEMENT BD.	N LIGHT FIXTURE	DECORATIVE WALL SCONCE/ WALL PACK - SEE ELECTRICAL DRAWINGS - PROVIDE CUT SHEET BEFORE ORDERING FIXTURE - INSTALL ON HARDIE TRIM BACKER 2" LARGER THAN FIXTURE ALL SIDES OF FIXTURE
D 4/4 (3½") CEMENT BOARD TRIM	HARDIE PLANK LAP SIDING - SMOOTH "COBBLESTONE" - SEE ELEVATION FOR TRIM HEIGHT	J INSULATED METAL DOORS & FRAMES	FIELD PAINT w/SHERWIN-WILLIAMS 66-310 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF B66-300 SHER-CYRL HPA. COLOR SHALL BE "6108 LATTE". PROVIDE MOCK-UP AND VERIFY COLOR w/ OWNER.	P OVERFLOW DRAIN - CON TONGUE	OVERFLOW DRAINS - SEE ROOF PLANS AND PLUMBING PLANS FOR MORE DETAILS - INSTALL ON HARDIE TRIM BACKER 2" LARGER THAN FIXTURE ALL SIDES OF FIXTURE
E 5/4 (1") CEMENT BOARD TRIM	HARDIE PLANK LAP SIDING - SMOOTH "COBBLESTONE" - SEE ELEVATION FOR TRIM HEIGHT				
F 4/4 (3½") CEMENT BOARD TRIM	HARDIE PLANK LAP SIDING - SMOOTH "COBBLESTONE" 3.5" TRIM - FURR OUT WITH BLOCKING TO MATCH THICKNESS OF STONE - SEE WALL SECTIONS	K BOLLARDS/GUARD POSTS/ DUMPSTER ENCLOSURE GATES	PROVIDE RED PIPE BOLLARD COVERS.		

ELEVATION KEY NOTES

1. SIGNAGE SHOWN ON THESE ELEVATIONS IS FOR GENERAL REFERENCE PURPOSES ONLY. ALL SIGNAGE SHALL BE APPLIED FOR & PERMITTED UNDER A SEPARATE SIGNAGE SUBMITTAL. G.C. SHALL PROVIDE BLOCKING IN STUD WALL BEHIND EACH SIGN AS REQUIRED BY SIGN VENDER - FIELD VERIFY REQUIREMENTS W/ VENDOR & OWNER'S REPRESENTATIVE.
2. 32"X32" MECHANICAL LOUVER FOR EXHAUST FAN - SEE MECHANICAL PLANS FOR DETAILS - LOUVER TO MATCH " KHAKI BROWN" CEMENT BOARD SIDING
3. 16"X16" MECHANICAL LOUVER FOR EXHAUST FAN - SEE MECHANICAL PLANS FOR DETAILS - LOUVER TO MATCH " KHAKI BROWN" CEMENT BOARD SIDING
4. CONTRACTOR TO PROVIDE SAMPLES OF ALL EXTERIOR MATERIALS FOR OWNER APPROVAL BEFORE ORDERING MATERIALS.

REVISIONS	BY

MIKE SMITH ENGINEERING, INC.
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LODI, CALIFORNIA 95240
PHONE (209) 334-2332

TITLE: EXTERIOR ELEVATIONS

PROJECT:
PROPOSED SITE DEVELOPMENT PLAN FOR:
JEFF YOKUM
PROJECT LOCATION:
1280 AIRPORT PARK BLVD.
UKIAH, CA 95482

STAMP
REGISTERED PROFESSIONAL ENGINEER
MICHAEL W. SMITH
NO. C044590
EXP. 3-31-22
CIVIL
STATE OF CALIFORNIA
ELECTRONICALLY SIGNED
11/29/2021 2:16:07 PM

DRAWN: JCS
CHECKED: MS
DATE: 8/9/21
SCALE: AS NOTED
JOB NO.: 21041
SHEET: SITE DEVELOPMENT A2
6 OF 19 SHEETS

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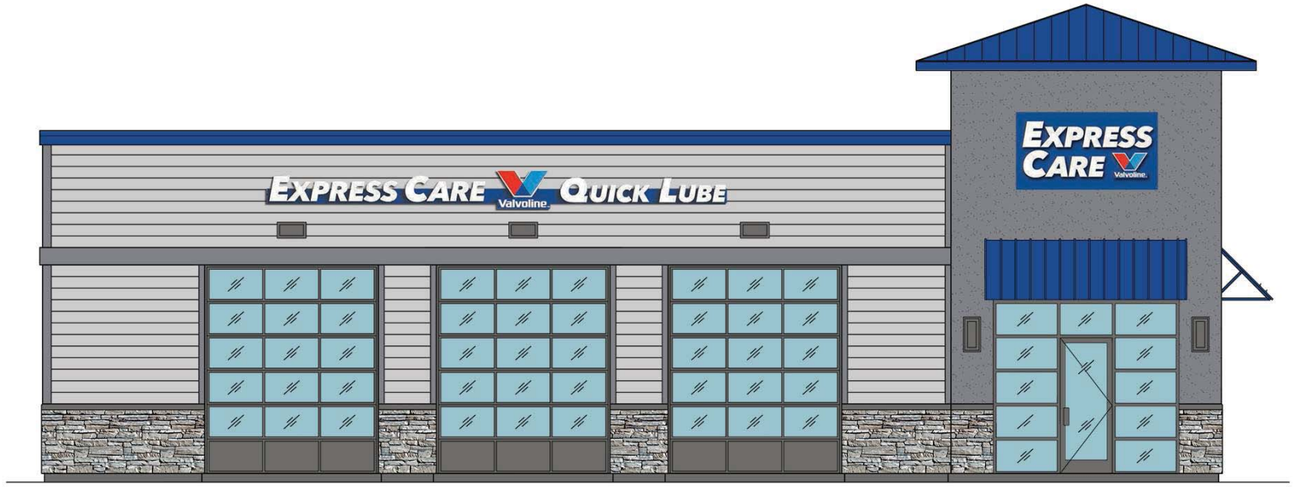
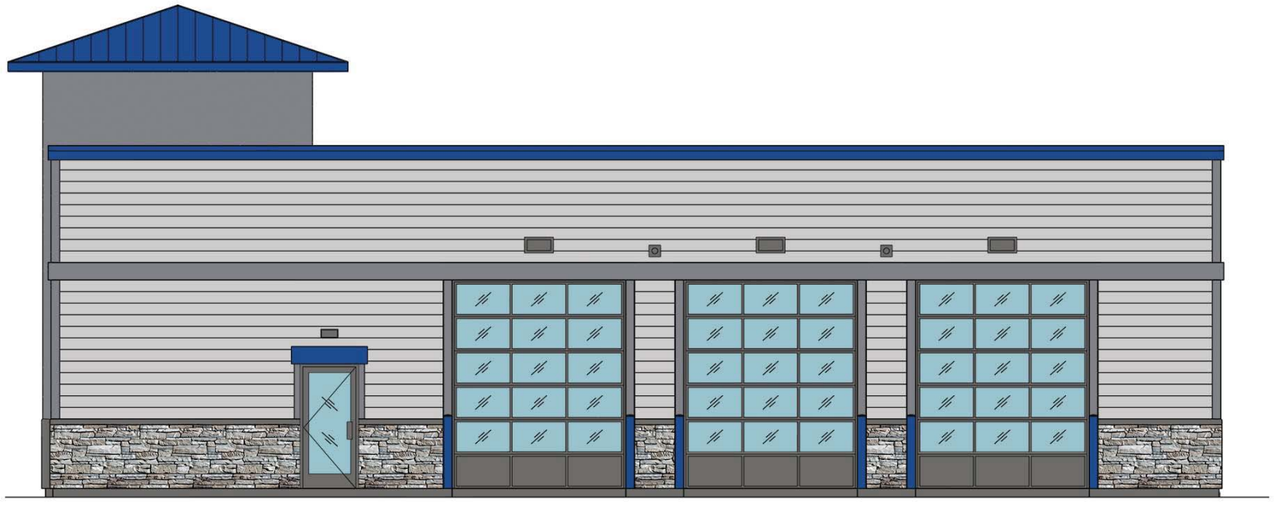


EAST ELEVATION

NORTH ELEVATION



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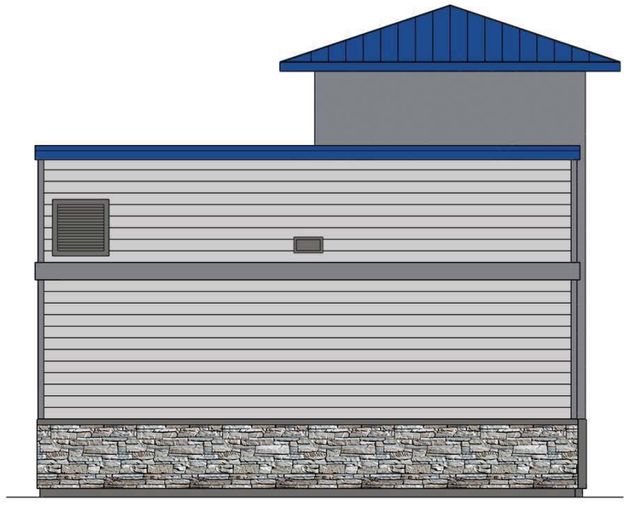

SOUTH ELEVATION

REVISIONS	BY

MIKE SMITH ENGINEERING, INC.
4 NORTH MAIN STREET
LODI, CALIFORNIA 95240
PHONE (209) 334-2332

TITLE:
EXTERIOR ELEVATIONS

PROJECT:
PROPOSED LUBE FACILITY FOR:
JEFF YOKUM
PROJECT LOCATION:
1260 AIRPORT PARK BLVD.
UKIAH, CA 95482

STAMP

REGISTERED PROFESSIONAL ENGINEER
MICHAEL W. SMITH
NO. C044590
EXP. 3-31-22
CIVIL
STATE OF CALIFORNIA

ELECTRONICALLY SIGNED
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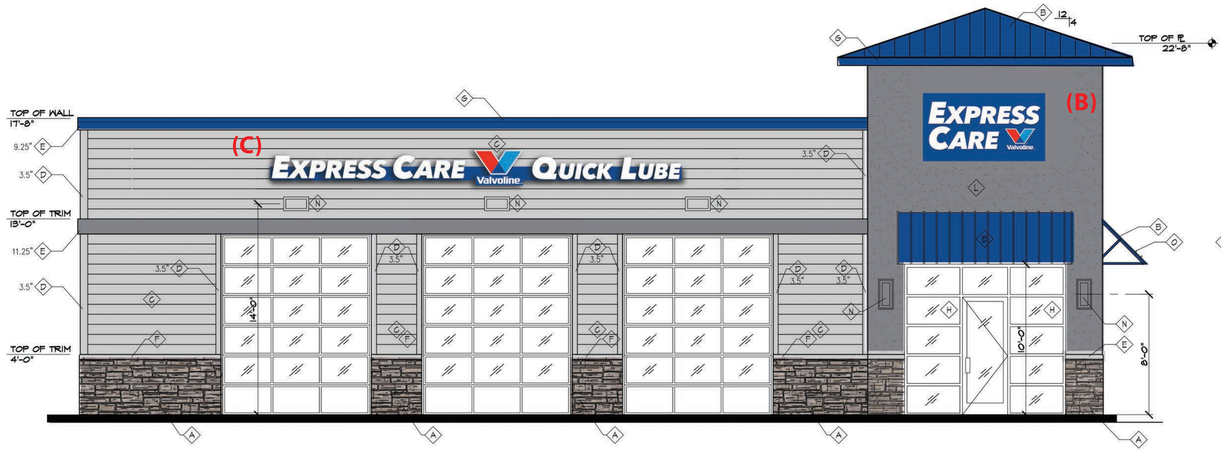
DATE	8/9/21
SCALE	AS NOTED
JOB NO.	21041
SHEET	A3

6 OF 19 SHEETS



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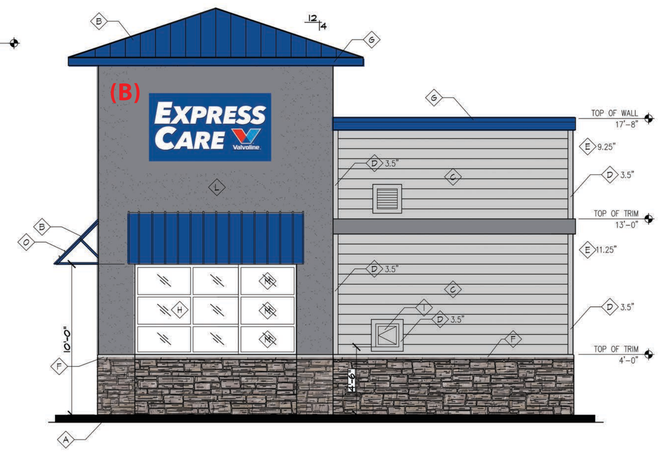

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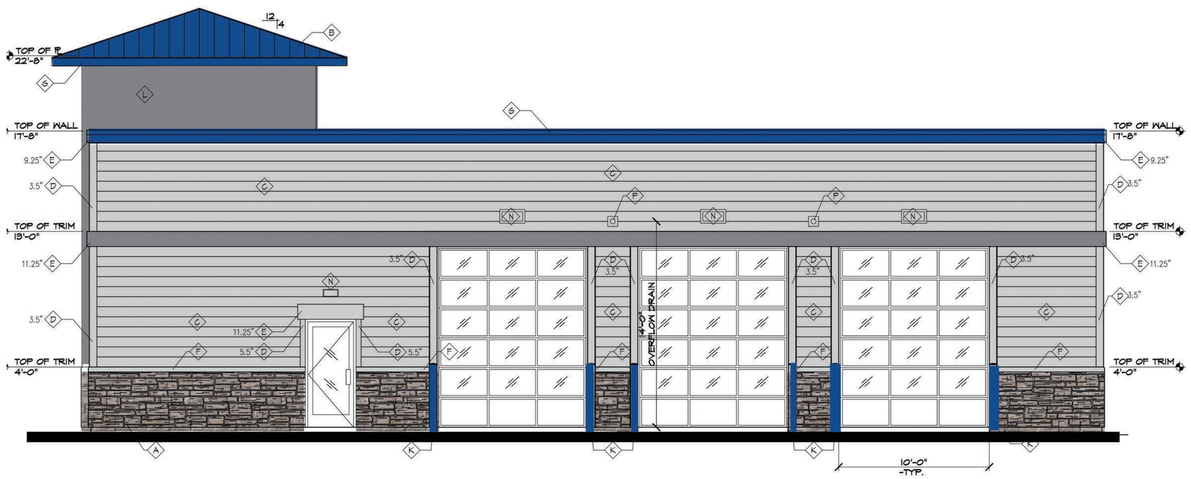

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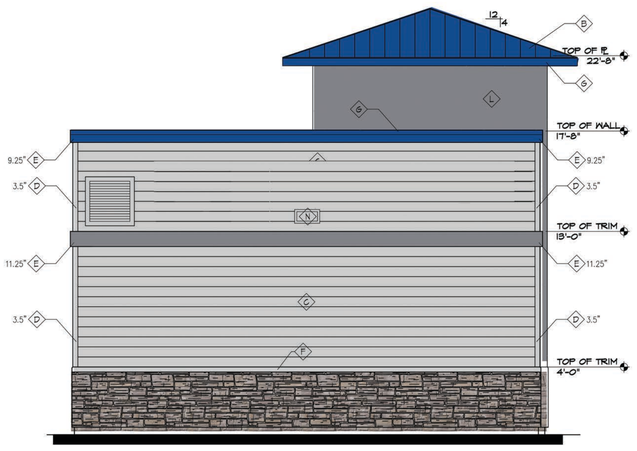

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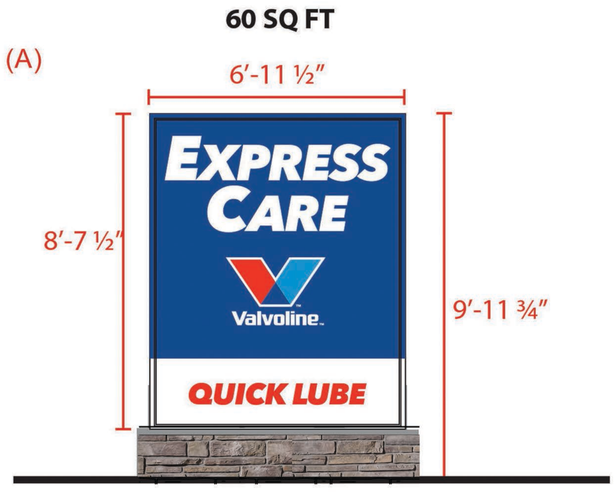
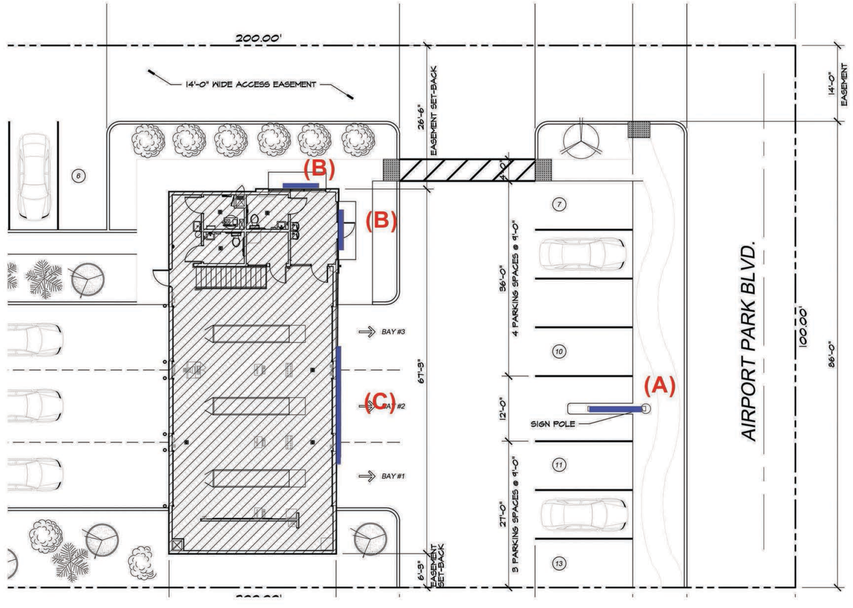
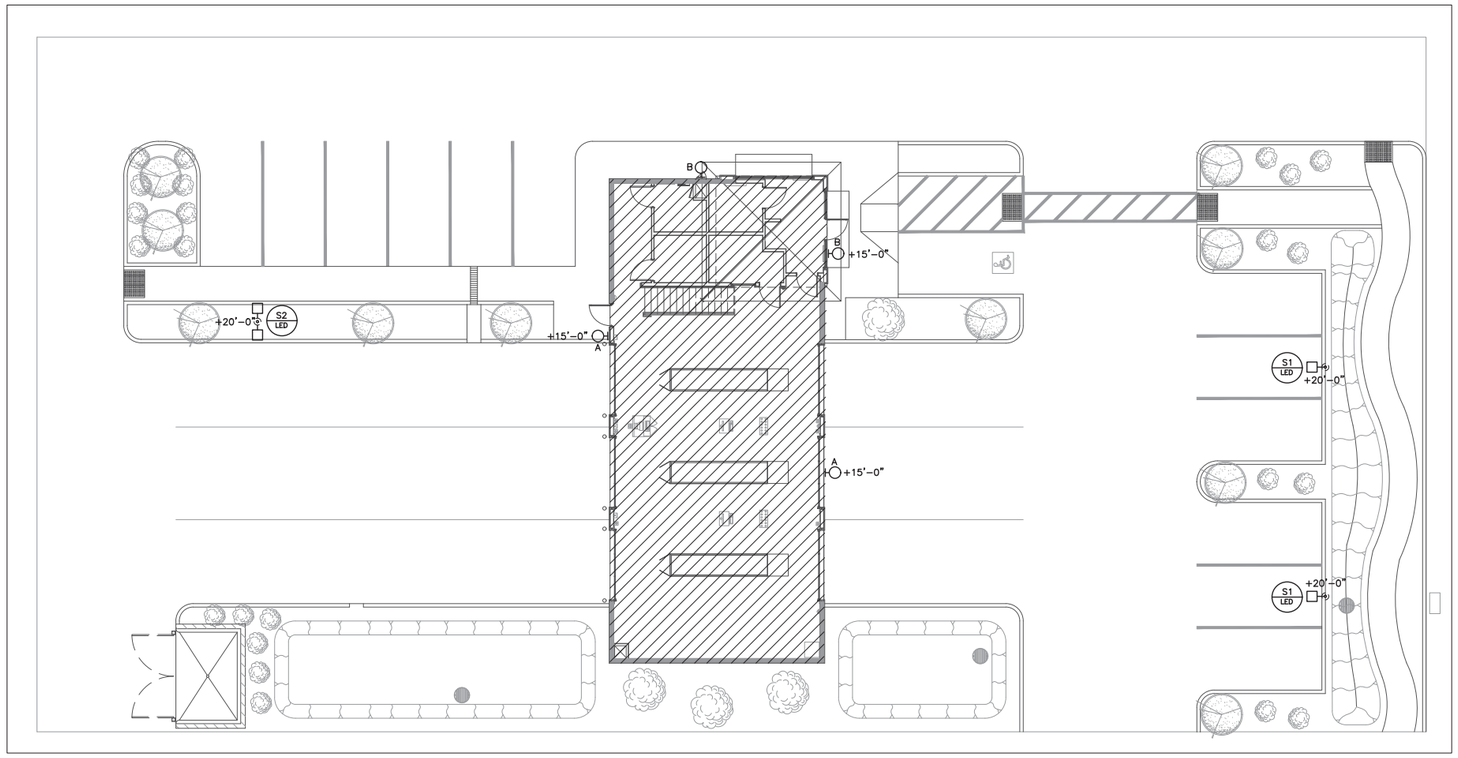


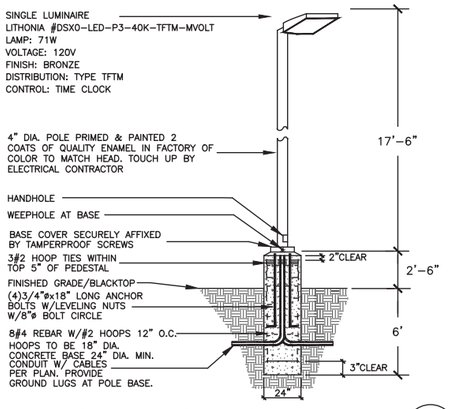




ELECTRICAL SITE PLAN

SCALE: 1"=10'-0"

NORTH



PARKING LOT LIGHTING LUMINAIRE

S1
LED

FIXTURE TYPE "S2" IS SIMILAR TO FIXTURE TYPE "S1" EXCEPT WITH TWO LUMINAIRES AT 180°.

REVISIONS	BY

MIKE SMITH ENGINEERING, INC.
4 NORTH MAIN STREET
LODI, CALIFORNIA 95240
PHONE (209) 334-2332

TITLE:
ELECTRICAL SITE PLAN

PROJECT:
PROPOSED LUBE FACILITY FOR:
JEFF YOKUM
PROJECT LOCATION:
1280 AIRPORT PARK BLVD.
UKIAH, CA 95482

STAMP

REGISTERED PROFESSIONAL ENGINEER
RICHARD C. SMITH
No. E14305
Exp. 6-30-23
ELECTRICAL
STATE OF CALIFORNIA

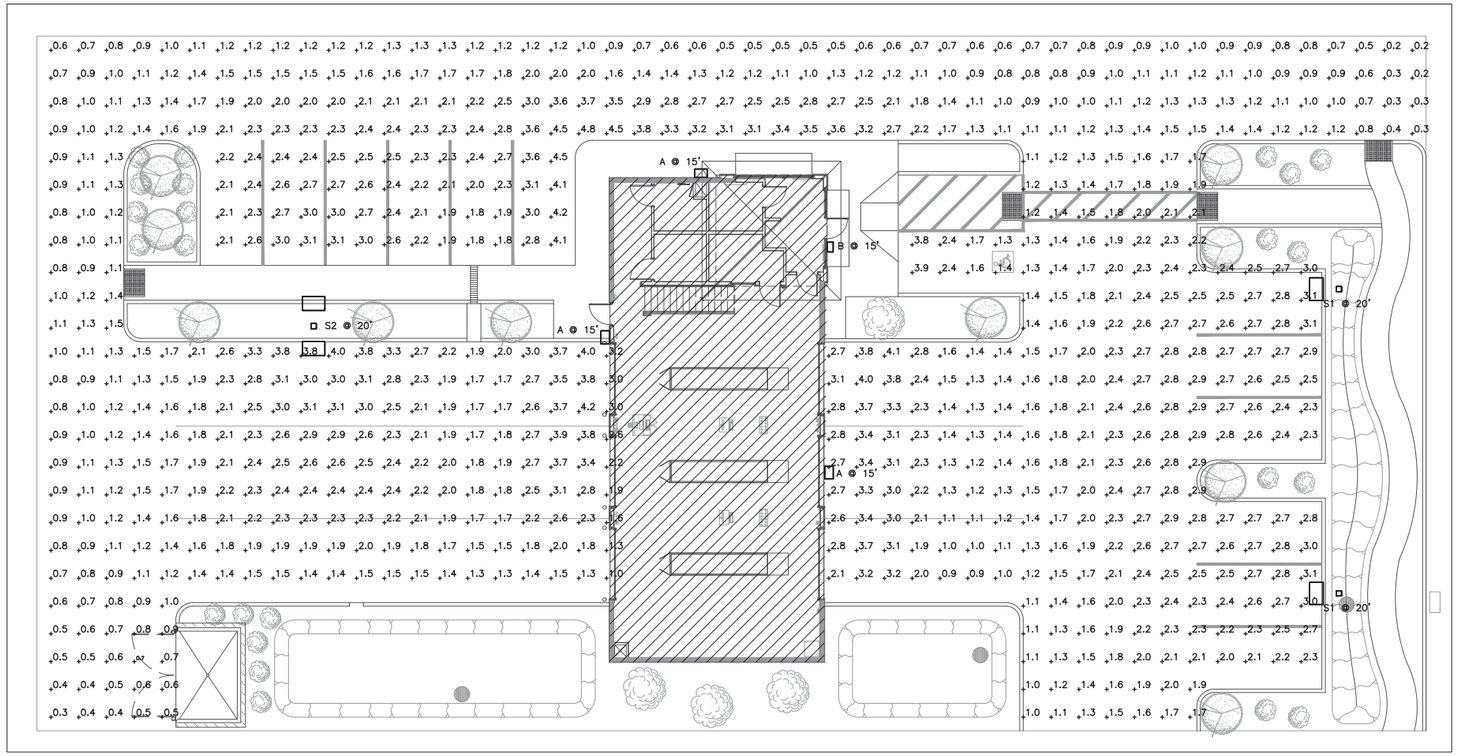
THESE PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THERE IS A WET SIGNED SIGNATURE UPON STAMP

DRAWN	BA
CHECKED	RCS
DATE	8/9/21
SCALE	AS NOTED
JOB NO.	21041
SHEET	E1.1
OF	SHEETS

.HCS. Engineering
50 years
4512 Feather River Dr #F, Stockton, CA 95219
209-478-8270 | www.hcs-eng.com
Richard C. Smith, PE richard@hcs-eng.com
Bhupendra Patel, PE bhupendra@hcs-eng.com
Elizabeth Aguilar elizabeth@hcs-eng.com

PROJECT # 2021.278

FILE: K:\2021\201-300\mike smith ukia quick lube\E11.dwg Sep 27, 2021 - 9:18am 12093



PHOTOMETRIC STUDY

SCALE: 1"=10'-0"

NORTH

FILE: K:\2021\201-300\mike smith ukia quick lube\E1.2.dwg Sep 27, 2021 - 9:18am 12093

REVISIONS	BY

MIKE SMITH ENGINEERING, INC.
4 NORTH MAIN STREET
LODI, CALIFORNIA 95240
PHONE (209) 334-2332

TITLE: PHOTOMETRIC STUDY

PROJECT: PROPOSED LUBE FACILITY FOR:
JEFF YOKUM
PROJECT LOCATION:
1280 AIRPORT PARK BLVD.
UKIAH, CA 95482

STAMP

REGISTERED PROFESSIONAL ENGINEER
RICHARD C. SMITH
No. E14305
Exp. 6-30-23
ELECTRICAL
STATE OF CALIFORNIA

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JOB NO.	21041
SHEET	E1.2
	OF SHEETS

.HCS. Engineering
50 years
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209-478-8270 | www.hcs-eng.com
Richard C. Smith, PE richard@hcs-eng.com
Bhupendra Patel, PE bhupendra@hcs-eng.com
Elizabeth Aguilar elizabeth@hcs-eng.com

PROJECT # 2021.278

ORDINANCE NO. 1213

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH AMENDING THE AIRPORT INDUSTRIAL PARK PLANNED DEVELOPMENT

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

Section One
The purpose of this amendment to the Airport Industrial Park (AIP) Planned Development Ordinance No. 1141, adopted on May 15, 2013, amended by Ordinance No, 1146, adopted on January 15, 2014, as revised by Ordinance No. 1173, adopted as an urgency ordinance on November 16, 2016, and Ordinance No. 1178, adopted on June 21, 2017 is to change the Land Use Designation on ±2.64 acres of land currently zoned designated “Professional Office” to "Industrial/Auto Commercial” to allow for development of an auto wash/detail facility and paved parking for auto sales inventory.

Section Two
The change in the land use designations will decrease the amount of land designated Professional Office by ±2.64 acres and increase the land designated “Industrial/Auto Commercial” by ±2.64 acres, to a total of ±6.93 acres

Section Three
This amendment to the AIP Planned Development Ordinance is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332, Class 32 In-fill Development Projects.

Section Four
The overall purpose of the AIP Planned Development is to provide for a coordinated development of compatible industrial, office, and commercial land uses, and to protect and preserve the pond and wetland area within the AIP. It details both allowed and permitted uses within each land use category, regulates nuisances, and provides development standards and design guidelines. The AIP Planned Development is consistent with the "Master Plan" land use designation for the property contained in the Ukiah General Plan.

Section Five
This Ordinance also formally amends the Land Use Map (Exhibit "A") that illustrates which land use designations are assigned to the various properties throughout the Airport Industrial Park. The map shows the approximate ±2.64 acres located at 1117 Commerce Drive (APN 180-070-03) being re-designated from "Professional Office" to "Industrial/Auto Commercial". The land use designations apply to the 138- acre Airport Industrial Park in the following manner:

1. **Professional Office:** Applies to the northwest portion of the site, bounded by Talmage Road on the north, Airport Park Boulevard on the east, and Commerce Drive on the south, with the exception of 1117 Commerce Drive (±9.67 acres).

2. **Highway Commercial:** Applies only to the northeastern portion of the site, bounded by Talmage Road to the north, Airport Park Boulevard to the west, Highway 101 to the east, and the existing large commercial retail store property to the south (approximately 1.4 acres).

3. **Retail Commercial:** Applies to 13.44 acres north of Commerce Drive, and approximately 38.71 acres south of Commerce Drive, bounded by Airport Park Boulevard on the west, and Highway 101 on the east (approximately 52.3 acres).

4. **Industrial:** Applies to the property situated at the southern end of the Airport Industrial Park (approximately 18.3 acres).

5. **Industrial/Automotive Commercial:** Applies to ±6.93 acres east of Airport Park Boulevard between Retail Commercial designated lands located on the north and south ends of the Airport Industrial Park Planned Development, and 1117 Commerce Drive. These ±6.93 acres include A PNs 180-070-03, 180-080-56, 180-080-60, 180-080-61.

6. **Light Manufacturing/Mixed -Use:** Applies to the lands west of Airport Park Boulevard south of Commerce Drive. Includes the (2) acres adjacent to and north of the existing Mendocino Brewing Company parcel, and the approximate one (1) acre west of and adjacent to the existing pond. It also includes the approximate 3.27 acres east of Airport Park Boulevard south of the Retail Commercial designated lands and north of the existing pond (approximately 32.8 acres).

7. **Open Space:** Applies to the +/- 2.47 acres of pond and wetlands east of Airport Park Boulevard in the southern portion of the Park.

8. **Roads and Landscaping:** Approximately 14.2 acres.

9. **Total Acreage AIP:** Approximately 138 acres.

Section Six

The AIP Planned Development was originally approved by City Council Resolution No. 81-59 on March 4, 1981, embodied in Use Permit No. 81-39. It was amended and further articulated in 1991 when the City Council adopted Resolution No. 91-4. In 1992, the City Council adopted a revised Ordinance (929) to allow "General Commercial" in addition to the approved "Highway Oriented Commercial" land uses in the area bounded by Talmage Road on the north, Highway 101 on the east, Commerce Drive on the south, and Airport Park Boulevard on the west. This Ordinance also created the Planned Development Ordinance out of what was previously a Use Permit. On June 19 1996, the City Council adopted Ordinance 964, which amended the AIP Planned Development to make it a more organized and useable set of regulations. On October 30, 1996, the Planned Development was amended again by the adoption of Ordinance 964, which created an Industrial/Automotive Commercial Land Use Designation for the 16 acres directly south of the home improvement center/hardware store facility east of Airport Park Boulevard. On April 2, 1997, the Planned Development was amended by the adoption of Ordinance 991, which permitted drive-thru restaurants on the lands designated as Highway Commercial. On November 3, 1999, the Ordinance was amended by Ordinance 1024 to designate the 32 acres south of Hastings Avenue and west of Airport Park Boulevard as Industrial/Mixed-Use. On September 6, 2000, the Ordinance was revised by Ordinance 1030 to list hotels and sit-down restaurants as "allowed" uses in the Professional Office Land Use Designation. On January 7, 2004, the Ordinance was amended by Ordinance 1051 to change the "Industrial Mixed Use" designation to "Light Manufacturing/Mixed Use," and to establish new standards for commercial, professional office, light manufacturing, and low density residential land uses in the Light Manufacturing/Mixed- Use area that are separate from those contained in Section "G" of this Ordinance. On August 1, ·2007, the Ordinance was amended by Ordinance 1098 to change the land use designation on approximately 14.5 acres of land in the southern portion of the Airport Industrial Park Planned Development east of Airport Park Boulevard. Ordinance 1098 changed the land use designation of approximately 8 acres of land designated Industrial/Automotive Commercial to Light Manufacturing/Mixed Use, and changed the land use designation of approximately 6.5 acres designated Industrial to Light Manufacturing/Mixed Use. Ordinance 1146 adopted on January 15, 2014 changed the land use Designation on: 1) approximately 4.1 acres that was designated Industrial/Automotive Commercial to Retail Commercial; and 2) on approximately 11.2 acres of Light Manufacturing/Mixed Use to Retail Commercial in order to allow the development of the Costco Warehouse and Fueling Station Project. The change in the land use designations increased the amount of land designated Retail Commercial by +/- 15.3 acres and decreased the

amount of land designated Industrial/Auto Commercial by +/- 4.1 acre. It also decreased the amount of land designated Light Manufacturing/Mixed Use +/- 11.2 by acres respectively. Ordinance 1178, adopted on June 21, 2017 changed the land use designation for ±4.1 acres in the AIP from Industrial/Automotive Commercial land use designation and ±11.2 acres from the Light Manufacturing/Mixed Use land use designation, to the Retail Commercial land use designation.

Section Seven
AIP Planned Development, as amended herein, provides a mixture of industrial, commercial, low density residential, office, and open space land uses within a Planned Development (PD), consistent with the City of Ukiah General Plan Master Plan land use designation.

Section Eight
The Development Map (Generalized Land Use Map) for this Planned Development, as well as the design guidelines and development standards constitute the Concept Development Plan, as required by Article 14, Chapter 2 (Zoning), Division 9 of the Ukiah City Code. The Development Map (Generalized Land Use Map) attached as Exhibit "A", is approved.

Section Nine
Development standards not addressed in the Planned Development regulations shall be those specified in Chapter 2 (Zoning), Division 9 of the Ukiah City Code.

Section Ten
Amendment to this Ordinance requires City Council action. All Major Variance, Use and Site Development Permits for proposed developments within the AIP require City Planning Commission review and action. Minor permits are subject to the review and action by the City Zoning Administrator. Decisions on Major and Minor Variance, Site Development and Use Permits made by the City Planning Commission or Zoning Administrator are appealable to the City Council pursuant to Section 9266 of the Ukiah Municipal Code.

Section Eleven
Some small commercial land uses may be permitted on the Industrial designated land if they are primarily intended to provide commercial type services to employees within the Airport Industrial Park.

Section Twelve
This version of the Airport Industrial Park (AIP) Planned Development supersedes all past versions, and shall govern and regulate the growth and development within the AIP.

Section Thirteen
The regulations for this Planned Development, as required in Article 14, Chapter 2, Division 9, of the Ukiah City Code are as follows:

A. INDUSTRIAL DESIGNATION

1. **Allowed Uses**
   The following industrial uses are allowed in the Industrial designation with the securing of a Site Development Permit.

   a. Manufacturing - activities or operations involving the processing, assembling, blending, packaging, compounding, or fabrication of previously prepared materials or substances into new products.

   b. Warehouse and Distribution Activities - includes warehousing, and storage not available to the general public; warehousing and distribution activities associated with manufacturing, wholesaling, or non-retail business uses; delivery and transfer services;

freight forwarding ; moving and storage; distribution terminals for the assembly and breakdown of freight; or other similar use involving shipping, warehousing , and distribution activities.

c. Wholesaling and Related Uses - includes establishments engaged in wholesale trade or warehousing activities including maintaining inventories of goods; assembling, sorting, and grading goods into large lots; breaking bulk and redistribution in smaller lots; selling merchandise to retailers, industrial, commercial , institutional, or business users, or other wholesalers.

d. Contractor's Offices - includes business office for building, plumbing, electrical, roofing, heating, air conditioning, and painting contractors including storage of incidental equipment and supplies.

e. Agricultural - allowed as a continuation of the existing land use, including all necessary structures and appurtenances .

f. Research and Development Laboratories, and computer and data processing.

g. Accessory Uses and Structures - activities such as administrative offices and warehouses which are related and ancillary to an allowed use. Ancillary structures containing ancillary uses shall be located on the same parcel as the primary use/structure, and shall not exceed 25% of the gross floor area of structure(s) containing the primary use.

2. Permitted Uses

The following small commercial, business support, and repair service land uses may be permitted in the Industrial land use designation with the securing of a Use Permit, provided they are situated on a parcel no larger than one-half acre in size, and do not exceed 20 percent of the total land dedicated to the Industrial Land Use Designation:

a. Delicatessen, sandwich shop, or small sit-down restaurant (no drive-thru restaurants shall be permitted).

b. Small grocery or convenience store.

c. Banking facility.

d. Child day-care facility.

e. Industrial and business support services - establishments primarily engaged in providing services to business and industry, such as blueprinting and photocopying, janitorial and building maintenance, equipment rental and leasing, medical labs, commercial testing laboratories and answering services.

f. Public Facilities - includes all public and quasi-public facilities such as utility substations, post offices, fire stations, and government offices.

g. Repair Services - includes repair services such as radio and television, furniture, automotive repair, body and fender shops.

h. Communication Installations - includes radio and television stations, telegraph and telephone offices, cable T.V., and microwave stations.

B. PROFESSIONAL OFFICE DESIGNATION

1. **Purpose**
   The purpose of the Professional Office Land Use Designation is to provide opportunity for a variety of business and professional offices, as well as a limited number of highway commercial land uses. Land uses such as child care facilities, delicatessens, and small retail stores and shops are intended to be ancillary components to professional office development projects, and the limited highway commercial land uses.

2. **General Requirements**
   a. Child care facilities, delicatessens, and small commercial retail stores and shops shall not exceed 20 percent of the total developable square footage of any one parcel. The resulting square footage that comprises this 20 percent shall only be developed with individual store/shop spaces that do not exceed 2,000 square feet in size.

3. **Allowed Uses**
   The following uses are allowed in the Professional Office designation with the securing of a Site Development Permit:

   a. Professional and business offices such as accountants, engineers, architects, landscape architects, surveyors, attorneys, advertising, consultants, bookkeeping, medical and dental offices, and other similar activities.

   b. Business and office support services - includes services such as branch banks, savings and loan, credit unions, insurance brokers, real estate sales, blueprinting and photocopying and answering services.

   c. Child day-care facility.

   d. Retail commercial in the built-out northwest portion of this area outside the boundaries of the Redwood Business Park.

   e. Hotels and sit-down restaurants (no drive-thru restaurants).

4. **Permitted Uses**
   The following uses are permitted in the Professional Office Designation with the securing of a Use Permit:

   a. Delicatessen and sandwich shop.

   b. Small grocery or convenience store.

   c. Small retail commercial stores and shops of 2,000 square feet or less, and in combination not exceeding 20 percent of the total developable square footage on a parcel.

C. HIGHWAY COMMERCIAL DESIGNATION

1. **Allowed Uses**
   The following uses are allowed in the Highway Commercial designation with the securing of a Site Development Permit:

   a. Businesses such as motels, sit-down and drive-thru restaurants, service stations, and other similar uses that provide services and merchandise primarily to highway travelers.

   b. Retail commercial stores.

D. RETAIL COMMERCIAL DESIGNATION

1. **Allowed Uses**
   The following uses are allowed in the Retail Commercial designation with the securing of a Site Development Permit:

   a. Retail commercial stores.

   b. Child day-care facility.

   c. Delicatessen, sandwich shop, and ice cream parlor.

2. **Permitted Uses**
   The following uses are permitted in the Retail Commercial designation with the securing of a Use Permit:

   a. Restaurants (no drive-thru restaurants).

   b. Small grocery or convenience store.

   c. Banking facility.

E. INDUSTRIAL/AUTOMOTIVE COMMERCIAL DESIGNATION

1. **Allowed Uses**
   The following uses are allowed in the Industrial/Automotive Commercial Land Use Designation with the securing of a Site Development Permit:

   a. All the allowed industrial uses listed in Item A (1) above.

   b. Automobile dealerships, except for those that exclusively sell used vehicles.

2. **Permitted Uses**
   The following uses are allowed in the Industrial/Automotive Commercial Land Use Designation with the securing of a Use Permit:

   a. All the permitted industrial land uses listed in Item A (2) above.

   b. Delicatessen, sandwich shop, or small sit-down restaurant (no drive-thru restaurants).

   c. Automotive service (gas) station.

   d. Small grocery store, mini-market, or convenience store.

   e. Uses related to automobile dealerships such as tire stores, auto parts stores, car-washing facilities, automobile repair business, etc.

F. LIGHT MANUFACTURING/MIXED-USE DESIGNATION

1. **Purpose and Intent**
   The purpose of the Light Manufacturing I Mixed-Use land use designation is to provide for a compatible mix of light manufacturing activities, commercial land uses, professional offices, and limited low-density residential uses. The intent is to provide an opportunity for a diversity of land uses to locate near each other that would typically be viewed as incompatible, but because of creative site planning and design, they can function in harmony without adversely impacting one another. For example, the Ordinance permits "live-work" land uses where small dwelling units can be incorporated into low intensity light manufacturing or warehousing

operations. There is also opportunity for low-density apartments to be situated above commercial shops and professional offices.

The purpose of the Light Manufacturing/Mixed-Use designation is also to promote Smart Growth and New Urbanism planning techniques. The Ordinance contains design standards that will lead to the development of office, light manufacturing, commercial, and residential uses in a pedestrian oriented, aesthetically pleasing, mixed-use neighborhood.

The Ordinance requires light manufacturing land uses, if proposed, to be situated along the railroad tracks on the rear of the parcels, and to develop other land uses along the front of the parcels on Airport Park Boulevard, except for the parcels east of Airport Park Boulevard where light manufacturing land uses can occur anywhere on the parcels with the required yard setbacks. The majority of parking facilities are required to be situated in-between the light manufacturing and commercial land uses in the middle of the parcels, rather than along the Airport Park Boulevard frontage.

The land uses along Airport Park Boulevard are held to a higher design and site planning standard than the light manufacturing land uses, because it is situated in the more visible location, and because light manufacturing land uses are highly desired and a lesser design standard provides an inherent incentive.

It is possible to develop full light manufacturing, office, or commercial land uses on a parcel, provided they are laid out and designed to be compatible with surrounding land uses. Professional office and commercial land uses, if proposed as stand along developments must adhere to a high site planning and design standard.

The regulations are intended to create a compatible mix of land uses with ample landscaping and strategic open areas, pedestrian walkways, and attractive architecture in an inviting scale, with hidden parking and practical functionality.

2. General Requirements

a. Light manufacturing and warehousing land uses should be located along the railroad tracks on the western portion of the current parcels or anywhere on the designated parcels east of Airport Park Boulevard with the required yard setbacks. Light manufacturing and warehousing can be situated along Airport Park Boulevard if it conforms to the site planning and design standards for commercial development.

b. The majority of parking spaces for mixed-use development shall be located in- between the light manufacturing/warehousing land uses and the land uses along Airport Park Boulevard. Every attempt shall be made to create parking that cannot be seen from public streets.

c. Shared access is strongly encouraged between land uses on the same and adjacent parcels to reduce encroachments onto Airport Park Boulevard.

d. Street trees and a meandering sidewalk are required along Airport Park Boulevard.

e. The architectural facades for buildings situated along and facing Airport Park Boulevard shall be consistent with Section 5(f) of this Subsection, and shall be designed to soften height, bulk, and mass.

f. The orientation, height, and design of buildings, as well as the theme for property development shall be based on creating compatibility between land uses.

g. There is opportunity for low density residential land uses such as apartment units above offices or commercial spaces, but densities are limited west of Airport Park Boulevard because of airport constraints to a total of 60 people per acre on a given parcel.

3. Permitted Land Uses

a. Notwithstanding Subsection "K", all light manufacturing, commercial, professional office, low density residential, and mixed-use projects require the securing of a Use Permit from the City Planning Commission. The Use Permit process shall include an analysis of site planning and architecture, pursuant to Section 9262 of the Ukiah Municipal Code.

4. Required Findings

a. Prior to approving a Use Permit for a project situated on land in the Mixed-Use designation, the Planning Commission and/or the City Council shall make the following findings:

1. The proposed land use is consistent with the goals and policies of the Ukiah General Plan, the provisions of the Airport Industrial Park Planned Development Ordinance, the Ukiah Municipal Code, and the Ukiah Airport Master Plan.

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

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

4. For all land uses other than light manufacturing, there is uniqueness and an exemplary approach to the site planning, design, and architecture, consistent with the Site Planning and Design Standards contained herein, that results in a quality and sophisticated development.

5. The Findings shall not be vague. The findings shall be sufficiently detailed to apprise a reviewing court of the basis for the action by bridging the gap between the evidence and the decision-maker's conclusions, and shall be based upon evidence contained in the administrative record.

5. Site Planning and Design Standards - Commercial Development

The following site planning and design standards are specifically adopted for the Light Manufacturing/Mixed-Use Land Use Designation. They shall apply to all commercial, professional office, low-density residential, and mixed-use development projects not involving light manufacturing/ warehousing unless it is situated along the Airport Park Boulevard street frontage. The Development Standards contained in Section "G" and the Design Standards in Section "I" of this Ordinance shall apply to the Light Manufacturing/Mixed Use designation unless superseded by the following specific standards:

a. Yard Setbacks:

1. Front: 25 feet from the Airport Park Boulevard right-of-way.
Architectural features, such as bay windows, porches and landing spaces, column treatments, and similar features may extend up to two-feet into the required front yard setback.

2. Side and Rear: The side and rear yard setbacks shall be determined in the discretionary review process. Factors that shall be considered include, but are not

limited to Building Code requirements, traffic circulation, landscaping requirements, softening of the bulk and mass of structures, and compatibility with adjacent structures and land uses.

3. Relief: Relief from the front yard setback requirements may be granted through the approval of a variance pursuant to Chapter 2, Article 20 of the Ukiah Municipal Code.

b. Maximum Building Height:

1. The maximum height of any building or structure shall be 40 feet, provided it complies with the side-slope criteria for the Ukiah Airport.

2. Mechanical penthouse and equipment may extend an additional 10 feet beyond the maximum height provided it is adequately screened from view.

3. Relief: Relief from the height standards may be granted through the discretionary review process if a finding is made that the proposed height is compatible with the scale and character of the development on adjacent and nearby parcels and would not have an adverse impact on the health and safety of the general public.

c. Minimum Lot Area:

1. The minimum lot area for parcels in the mixed-use area shall be determined through the subdivision and/or discretionary review process. In no case shall lots be created that are less than 20,000 square feet in size.

d. Maximum Lot Coverage:

1. Commercial and mixed land uses may cover up to 40 percent of a lot provided that the site planning, architecture, parking, and landscaping are consistent with the requirements of the AIP Planned Development Ordinance.

2. Relief: Relief from the lot coverage standard may be granted through the discretionary review process provided a finding is made that the proposed lot coverage is compatible with the scale and character of the development on adjacent and nearby parcels and would not have an adverse impact on the health and safety of the general public.

e. Building Orientation:

1. Buildings shall be shaped and oriented to take advantage of passive solar energy and solar collection in the winter, and to control solar cooling loads in the summer.

2. Buildings shall be shaped and oriented to be compatible with surrounding land uses in terms of noise, visual privacy, and functionality.

f. Architectural Design:

1. Buildings shall incorporate projecting columns, exterior wainscoting, framed panels, and/or other features to provide relief to large open blank walls.

2. Architectural features such as arches, raised and decorative parapets, decorated and flared cornices, extended eaves and overhangs, balconies, entry insets, and a variety of roof angles and pitches are required to make buildings unique and interesting.

3. Windows shall be used to break up the mass and volume of buildings into smaller components. Buildings shall use different shaped and framed windows in a

coordinated theme. Awnings and other attractive window treatments are strongly encouraged.

4. All four elevations of buildings shall incorporate the architectural design requirements listed above in a reasonable and feasible manner.

5. The use of strong or loud colors as the dominant building color shall not be permitted. The dominant colors used on buildings shall be subdued and earth tone in nature. Colors of buildings shall be compatible with adjoining buildings.

6. Storage areas, loading docks and ramps, transformers, storage tanks, refuse collection areas, mechanical equipment, and other appurtenant items of poor visual quality shall be screened by the use of masonry walls, landscaping materials, or decorative fencing. All roof mounted electrical and mechanical equipment and/or ductwork shall be screened from view by an enclosure which is consistent with the building design. Fences exceeding six (6) feet in height may be appropriate for some commercial and industrial uses to screen the outdoor storage of building materials, supplies, construction equipment, etc. The Planning Commission may consider fences exceeding six (6) on a case-by-case basis during the review of Site Development and Use Permit applications.

g. Signs:

1. The colors, materials, and lighting of every sign on a site shall be restrained and harmonious with the building and site.

2. Freestanding signs shall be tastefully designed with an interesting base, and shall not exceed twelve feet in height from finished grade. If a freestanding sign is placed on a berm, the Planning Commission shall have the discretion to limit its height to less than twelve feet from finished grade. No pole signs are permitted. Freestanding signs shall have a decorative support base.

3. The size and amount of signs shall generally comply with the requirements of the Ukiah Municipal Code (UMC). The Planning Commission shall have the discretion to reduce the size and amount of signs to something less than permitted by the UMC if they make a finding that the proposed size and amount of signage is out of scale with the building and too dominating on the site.

4. Signs are not permitted on the roof or projecting above the roof of any building.

5. Relief: Relief from the sign standards may be granted through the discretionary review process provided a finding is made that the proposed sign is compatible with the scale and character of the development on adjacent and nearby parcels and would not have an adverse impact on the health and safety of the general public.

h. Pedestrian Orientation:

1. Pedestrian walkways shall be included that directly and safely link all parking areas with building entrances, off-site transportation facilities, established sidewalks, and adjacent public rights-of-way.

2. Outdoor pedestrian spaces shall be landscaped and include such features as planters along sidewalks, pedestrian oriented signs, attractive street furniture, low-level lighting, and outdoor seating areas.

3. Lots with frontages along the primary street shall provide a 5-foot wide meandering sidewalk located within the required front setback. The sidewalk may be located over the public utility easement. Every effort shall be made to link developments with attractive and accessible pedestrian facilities.

4. Secondary streets accessing the rear portion of parcels shall include 5-foot wide sidewalks or alternative pedestrian facilities that link the development on the rear portion of the parcels with Airport Park Boulevard.

i. Lighting:

1. Exterior lighting shall be subdued and of low wattage. It shall enhance building design and landscaping, as well as provide safety and security.

2. Exterior lighting shall not spill out and create glare on adjoining properties, and shall not be directed towards the night sky.

3. Light standard heights shall be predicated on the lighting need of the particular location and use. Tall lighting fixtures that illuminate large areas shall be prohibited.

4. Lighting fixtures, standards, and all exposed accessories shall be harmonious with building design, and innovative in style.

5. All pedestrian and building access areas shall be adequately lighted to provide safety, security, and aesthetic quality, without violating number 2 above.

j. Energy Conservation:

1. Passive solar orientation is required. Active solar design is strongly encouraged.

2. Deciduous trees and/or other vegetation shall be planted on the south side of buildings whenever feasible to increase energy efficiency.

3. Sunlight shall be used for direct heating and illumination whenever possible.

4. Solar heating equipment need not be screened, but shall be as unobtrusive as possible and complement the building design. Every effort shall be made to integrate solar panels into the roof design, flush with the roof slope.

k. Outdoor Storage and Service Areas:

1. Storage areas shall be limited to the rear of a site, and shall be screened from public view with a solid fence or wall using concrete, wood, stone, brick, or other similar material.

2. All outdoor storage areas and enclosures shall be screened, when possible, with landscaping.

3. If trash and recycling areas are required in the discretionary review process, they shall be designed to harmonize with the building and landscaping, and shall be consistent with the size and design requirements of the Ukiah Municipal Code.

l. Landscaping:

1. Landscaping shall comply with Section "I" of this Ordinance.

2. Landscaping Plans shall include outdoor shaded sitting/resting areas for employees and the general public, unless infeasible.

m. Ukiah Airport Master Plan:

1. All development within the Airport Industrial Park shall comply with the Federal Aviation Administration side slope criteria, density requirements ("181" Compatibility Zone = 60 persons per acre Compatibility Zone = 150 people per acre) and all other applicable provisions of the Ukiah Airport Master Plan.

n. Public Utility Easements, Public Streets, and Access Driveways:

1. All Public Utility Easements, Public Streets, and Access Driveways shall comply with Section "H" of this Ordinance.

6. Site Planning and Design Standards for Light Manufacturing and Industrial Development

The Site Planning and Design Standards for Light Manufacturing and Industrial development are less demanding than those for commercial, professional office and mixed-use development. The lesser design standards are meant to encourage and promote light manufacturing and industrial development, particularly along the western portion of the parcels. The Following Site Planning and Design Standards shall apply to all Light Manufacturing and Industrial Development:

a. Yard Setbacks:

1. Front: 25 feet from the Airport Park Boulevard right-of-way if located along the frontage. If the development does not have frontage along Airport Park Boulevard, and is served by a private access easement, the front yard setback shall be determined in the discretionary review process. Architectural features, such as bay windows, porches and landing spaces, column treatments, and similar features may extend up to two-feet into the required front yard setback.

2. Side and Rear: The side and rear yard setbacks shall be determined in the discretionary review process. Factors that shall be considered include, but are not limited, to Building Code requirements, traffic circulation, landscaping requirements, softening of the bulk and mass of structures, and compatibility with adjacent structures and land uses.

3. Relief: Relief from the front yard setback requirements may be granted through the approval of a variance.

b. Maximum Building Height:

1. The maximum height of any building or structure shall be 50 feet, provided it complies with the side-slope criteria for the Ukiah Airport.

2. Mechanical penthouse and equipment may extend an additional 10 feet beyond the maximum height provided it is adequately screened from view.

3. Relief: Relief from the height standards may be granted through the discretionary review process if a finding is made that the proposed height is compatible with the scale and character of the development on adjacent and nearby parcels and would not have an adverse impact on the health and safety of the general public.

c. Minimum Lot Area:

1. The minimum lot area for light manufacturing and industrial development parcels in the mixed-use area shall be determined through the subdivision and/or discretionary

review process. In no case shall lots be created that are less than 20,000 square feet in size.

d. Maximum Lot Coverage:

1. Light manufacturing and industrial land uses may cover up to 60 percent of a lot provided that the site planning, architecture, parking, and landscaping are consistent with the requirements of the AIP Planned Development Ordinance.

2. Relief: Relief from the lot coverage standard may be granted through the discretionary review process provided a finding is made that the proposed lot coverage is compatible with the scale and character of the development on adjacent and nearby parcels and would not have an adverse impact on the health and safety of the general public.

e. Building Orientation:

1. Buildings shall be shaped and oriented to take advantage of passive solar energy and solar collection in the winter, and to control solar cooling loads in the summer.

2. Buildings shall be shaped and oriented to be compatible with surrounding land uses in terms of noise, visual privacy, and functionality.

f. Architectural Design:

1. Buildings shall incorporate projecting columns, exterior wainscoting, framed panels, and/or other features to provide relief to large open blank walls.

2. The use of strong or loud colors as the dominant building color shall not be permitted. The dominant colors used on buildings shall be subdued and earth tone in nature. Colors of buildings shall be compatible with adjoining buildings.

g. Signs:

1. The colors, materials, and lighting of every sign on a site shall be restrained and harmonious with the building and site.

2. Freestanding signs shall be tastefully designed with an interesting base, and shall not exceed eight feet in height from finished grade. If a freestanding sign is placed on a berm, the Planning Commission shall have the discretion to limit its height to less than eight feet from finished grade. No pole signs are permitted.

3. The size and amount of signs shall comply with the requirements of the Ukiah Municipal Code (UMC). The Planning Commission shall have the discretion to reduce the size and amount of signs to something less than permitted by the UMC if they make a finding that the proposed size and amount of signage is out of scale with the building and too dominating on the site.

4. Signs are not permitted on the roof of any building.

5. Relief: Relief from the sign standards may be granted through the discretionary review process provided a finding is made that the proposed sign is compatible with the scale and character of the development on adjacent and nearby parcels and would not have an adverse impact on the health and safety of the general public.

h. Lighting:

1. Exterior lighting shall be subdued. It shall enhance building design and landscaping, as well as provide safety and security.

2. Exterior lighting shall not spill out and create glare on adjoining properties, and shall not be directed towards the night sky.

3. Light standard heights shall be predicated on the lighting need of the particular location and use. Tall lighting fixtures that illuminate large areas shall be prohibited.

i. Outdoor Storage and Service Areas:

1. Storage areas shall be limited to the rear of a site, and shall be screened from public view with a solid fence or wall using concrete, wood, stone, brick, or other similar material.

2. All outdoor storage areas and enclosures shall be screened, when possible, with landscaping.

j. Landscaping:

1. Landscaping shall generally comply with Section "I" of this Ordinance, although a lesser amount of landscaping may be approved depending upon the scale, intensity, and visibility of the development.

k. Ukiah Airport Master Plan:

1. All development within the Airport Industrial Park shall comply with the Ukiah Municipal Airport Master Plan.

l. Pedestrian Orientation:

1. Pedestrian walkways shall be included that directly link all parking areas with building entrances, off-site transportation facilities, established sidewalks, and adjacent public rights-of-way.

2. Lots with frontages along the primary streets shall provide a 5-foot wide meandering sidewalk located within the required front setback. The sidewalk may be located over the public utility easement. Every effort shall be made to link developments with attractive and accessible pedestrian facilities.

3. Secondary streets accessing the rear portion of parcels shall include 5-foot wide sidewalks or alternative pedestrian facilities that link the development on the rear portion of the parcels with Airport Park Boulevard.

G. OPEN SPACE

1. Purpose

The purpose of the Open Space land use designation is to provide for the protection and preservation of an existing pond and wetland area and its habitats, to provide contrast to the built environment, to preserve the existing scenic qualities of the area, and to preserve capacity and water quality of the storm water drainage system.

2. General Requirements

All areas designated "Open Space" shall be kept in their natural state except for areas already disturbed with drainage or utility infrastructure, in which case maintenance and repairs may occur. Otherwise, no development is allowed or permitted.

3. Allowed Uses

The following uses are allowed in the Open Space designation:

a. Open Space

b. Maintenance and repair of existing drainage and utility infrastructure.

c. Restoration of wetlands including, but not limited to removal of non-native vegetation and the replanting with native wetland plant species.

d. Trash removal

4. Permitted Uses

The following uses are permitted in the Open Space designation with the securing of a Minor Use Permit:

a. None

5. Mini mum Lot Size Requirement

a. None

6. Prohibited Uses

a. Construction and development

b. Public Access

c. Off-Road vehicle activity, except for City vehicles

d. Application of pesticides and/or herbicides

H. NUISANCES

1. No lot shall be used in such a manner as to create a nuisance to adjacent parcels. Proposed uses shall comply with the performance criteria outlined below:

a. All activities involving the storage of flammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion by adequate fire-fighting and fire suppression equipment and devices standard in industry. All incineration is prohibited.

b. Devices which radiate radio-frequency energy shall be so operated as not to cause interference with any activity carried on beyond the boundary line of the property upon which the device is located.

c. The maximum sound level radiated by any use of facility, when measured at the boundary line of the property upon which the sound is generated, shall not be obnoxious by reason of its intensity or pitch, as determined by standards prescribed in the Ukiah Municipal Code and/or City General Plan.

d. No vibration shall be permitted so as to cause a noticeable tremor beyond the property line.

e. Any use producing em1ss1ons shall comply with all the requirements of the Mendocino County Air Quality Management District.

f. Projects involving the use of toxic materials or hazardous substances shall comply with all Federal, State, and all local Laws and regulations.

2. Prohibited Uses or Operations

Industrial uses such as petroleum bulk stations, cement batching plants, pulp and paper mills, lumber mills, refineries, smelting plants, rendering plants, junk yards, auto wrecking, and similar "heavy industrial" uses which typically create external and environmental effects are

specifically prohibited due to the detrimental effect the use may have upon the general appearance , function, and environmental quality of nearby uses.

I. DEVELOPMENT STANDARDS

The following standards have been established to ensure compatibility among uses and consistency in the appearance and character of development. These standards are intended to guide the planning, design, and development of both individual lots and the entire Airport Industrial Park. Projects shall be reviewed on a case-by-case basis for high quality design, efficient function, and overall compatibility with surrounding land uses.

1. Minimum Lot Requirement

The minimum lot area shall be 20,000 square feet. Each lot shall have a minimum frontage of 100 feet on a public street. Except for lots fronting on Airport Park Boulevard, or other public streets shown on the Land Use Map, access easements to a public street may be authorized in lieu of public street frontage in the discretion of the appropriate decision-maker and with the approval of the City Engineer. Proposed access easements shall be consistent with the standards contained in Table 4-1. The Planning Commission may approve a public street frontage of less than 100 feet for lots located on cul-de-sacs, street curves, or having other extraordinary characteristics.

2. Maximum Lot Coverage

No more than 40 percent of the lot shall be covered by buildings or structures. Above ground parking lots and landscaping areas shall not be included in the calculation of lot coverage. Industrial land uses may cover a maximum of 60 percent of a lot provided that the site planning, architecture, parking, and landscaping are consistent with the requirements of the AIP Planned Development Ordinance.

3. Minimum Building Setbacks

All buildings and structures shall be setback from the property line a minimum of 25 feet along the entire street frontage. Lots abutting U.S. Highway 101 shall maintain a minimum setback of 60 feet from the property line adjacent to the freeway. Side yard setbacks shall be determined in the Site Development or Use Permit review process.

4. Maximum Building Height

The maximum height of any building or structure shall be 50 feet. Mechanical penthouse and equipment may extend an additional 10 feet beyond the maximum building height.

5. Ukiah Airport Master Plan

All development within the Airport Industrial Park shall comply with the Federal Aviation Administration side slope criteria, density requirements “B1" Compatibility Zone = 60 persons per acre “C” Compatibility Zone = 150 people per acre) and all other applicable provisions of the Ukiah Airport Master Plan.

6. Screening

Storage areas, loading docks and ramps, transformers, storage tanks, refuse collection areas, mechanical equipment, and other appurtenant items of poor visual quality shall be screened by the use of masonry walls, landscaping materials, or decorative fencing. All roof mounted electrical and mechanical equipment and/or ductwork shall be screened from view by an enclosure which is consistent with the building design. Fences exceeding six (6) feet in height may be appropriate for some commercial and industrial uses to screen the outdoor storage of building materials, supplies, construction equipment, etc. The Planning Commission may consider fences exceeding six (6) on a case-by-case basis during the review of Site Development and Use Permit applications.

7. **Public Utility Easement**
   All lots shall provide a 5-foot easement in the required front setback for the provision of utilities.

8. **Sidewalk Requirements**
   Lots with frontages along the primary street shall provide a 5-foot curvilinear sidewalk located within the required front setback. The sidewalk may be located over the public utility easement. Every effort shall be made to link developments with attractive and accessible pedestrian facilities.

9. **Bicycle Lanes**
   Class lll Bicycle lanes shall be provided on all primary streets according to Caltrans standards.

10. **Development Integration**
    Every effort shall be made to "master plan" development within the Airport Industrial Park. Applicants shall be encouraged to coordinate development proposals to ensure compatible architectural themes, high quality site planning, efficient and functional traffic circulation, coordinated pedestrian circulation, and compatible land uses.

11. **Required Public Streets**
    Lot line adjustments, parcel maps, tentative and final subdivision maps, and Site Development and Use Permits shall not be approved, unless public streets identified on the Land Use Map serving the parcels covered by the lot line adjustment, map or permit have been or will be dedicated to the City of Ukiah upon approval of the lot line adjustment, map or permit.

12. **Street Width Standards**
    The following street standards have been established by the Ukiah Department of Public Works. All primary and secondary streets shall be designed and constructed in accordance with these standards:

Table 4-1: Minimum Street Standards
Airport Park Boulevard and Commerce Drive

	Primary	Secondary	Access Easement
1. Right-of-way	66 feet	44 feet	32 feet
2. Pavement	64 feet	40 feet	30 feet
a. travel lanes (2)	14 feet	20 feet	15 feet
b. left turn lane	12 feet	12 feet	
3. Curbs (both sides)	1 foot	1 foot	
4. Cul-de-sac (turn-arounds)	100 feet diameter		
5. Curb Returns Radius	35 feet	35 feet	

13. **Access Driveways and Deceleration Lanes**
    a. Every effort shall be made to minimize access driveways along Airport Park Boulevard. All driveway and intersection radii shall be designed to accommodate heavy truck turning movements, consistent with the requirements of the City Engineer.

    b. Every effort shall be made to design common driveways for individual developments.

    c. No Talmage Road access shall be permitted for the parcel or parcels located at the southeast corner of Talmage Road and Airport Park Boulevard.

d. All major driveways, as determined by the City Engineer, shall have left turn pockets in the median area where feasible.

e. Deceleration and acceleration lanes shall not be required unless the City Engineer determines they are necessary to ensure safety and efficient traffic flow.

14. Minimum Parking and Loading Requirements

a. No loading or unloading shall be permitted on the street in front of the building. A sufficient number of off-street loading spaces shall be provided to meet the needs of the approved use. Adequate apron and dock space also shall be provided for truck maneuvering on individual lots.

b. The number of entrance/exit driveways shall be limited to one per every 100 feet of street frontage with a maximum curb cut of 40 feet. The Planning Commission may relax these standards when a comprehensive plan for an entire block has been prepared and presented to the City Planning Commission for review and approval.

c. Adequate off-street parking shall be provided to accommodate the parking needs of employees, visitors, and company vehicles. The minimum number of off-street parking spaces shall generally be provided according to the requirements of the Ukiah Municipal Code.

d. The Planning Commission may deviate from the parking requirements contained in the Ukiah Municipal Code on a case-by-case basis. Any deviation must be supported by findings related to a unique use, such as a Mixed-use development, or use not specifically described in the Ukiah Municipal Code, and findings that otherwise demonstrate no on-street parking congestion will result.

15. Signage

Except as indicated elsewhere in this Ordinance, building identification and other signs shall generally comply with the sign regulations for industrial, commercial and office land uses contained in the Ukiah Municipal Code. All proposed development projects shall include a detailed sign program.

J. DESIGN GUIDELINES

The following guidelines shall be used by the Planning Commission when approving a Site Development or Use Permit to ensure high quality design, and the coordination and consistency of development.

1. Landscaping and Open Space

a. A comprehensive landscape plan shall be submitted for review and approval as a part of the Site Development or Use Permit process.

b. Existing trees shall be retained whenever possible.

c. A variety of tree species shall be used that provides diversity in form, texture, and color.

d. Landscaping at corners should be arranged to maintain traffic visibility.

e. Landscaping along an entire street frontage should be coordinated to achieve a uniform appearance.

f. Landscaping shall be proportional to the building elevations.

g. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.

h. All landscape plantings shall be of sufficient size, health and intensity so that a viable and mature appearance can be attained in three years.

I. 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.

j. Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip, rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of 50 percent over all paved areas within ten years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.

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

l. Parking lots with twelve (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.

m. 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.

n. All new developments shall include a landscaping coverage of 20 percent (20%) of the gross area of the parcel, unless because of the small size of a parcel, such coverage would be unreasonable. A minimum of 50 percent (50%) of the landscaped area shall be dedicated to live plantings.

o. Landscaping Plans shall include an automatic irrigation system.

p. All required landscaping for commercial development projects shall be adequately maintained in a viable condition.

q. 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.

2. Orientation and Location of Buildings

a. The location of buildings shall be coordinated with other buildings and open space on adjacent lots, and should include design elements, oriented to pedestrian usage, such as, linked walkways and sidewalks.

b. Buildings should be sited to preserve solar access opportunities, and should include passive and active solar design elements.

c. Buildings should be oriented to minimize heating and cooling costs.

d. Buildings should be creatively sited to provide open views of the site and surrounding environment.

e. Buildings shall not be sited in the middle of large parking lots.

3. Architectural Design

a. Individual projects shall exhibit a thoughtful and creative approach to site planning and architecture.

b. Projects shall be designed to avoid the cumulative collection of large structures with similar building elevations and facades.

c. Buildings shall be limited in height, bulk, and mass, and shall be designed to avoid a box-like appearance.

4. Building Exteriors

a. Colors and building materials shall be carefully selected, and must be compatible with surrounding developments, and shall be finalized during the Site Development or Use Permit process.

b. The Planning Commission may permit exterior walls of architectural metal where it is compatible with adjacent structures, and the overall appearance and character of the Airport Industrial Park.

5. Lighting

a. A lighting plan shall be submitted for review and approval with all Site Development and Use Permit applications. All lighting plans shall emphasize security and safety, and shall minimize energy usage.

b. Lighting for developments shall include shielded, non-glare types of lights.

c. Lighting shall not be directed towards Highway 101, the Ukiah Municipal Airport, adjacent properties, or upwards towards the sky.

6. Design Amenities

a. Bicycle parking facilities shall be provided near the entrance to buildings. One (1) bicycle space shall be provided for every ten (10) employees, plus one (1) space for every fifty (50) automobile parking spaces.

b. Fountains, kiosks, unique landscape islands, outdoor sitting areas, and other quality design amenities are encouraged.

K. CIRCULATION PLAN

The Circulation Plan for the Airport Industrial Park is illustrated on the attached Exhibit "B". As shown, the plan includes points of access at Talmage Road at the north, Hastings Avenue at the northwest, and Airport Road at the southwest. In lieu of the originally envisioned southern access road (Airport Park Boulevard to Norgard Lane) an emergency access is provided through the airport to a future gated encroachment along the southern portion of Airport Road. Internal access includes an extension of Airport Road from the west into the southern portion of the site; Airport Park Boulevard from Talmage Road on the north, extending south to intersect with the Airport Road extension; and Commerce Drive from west to east in the northern portion of the AIP. All streets within the AIP shall be public. Property owners of parcels with frontage along the railroad right-of-way are encouraged to plan for possible future use of the railroad.

L. DISCRETIONARY REVIEW

The discretionary permit review process for development projects within the Airport Industrial Park (AIP) is the same as for discretionary permits elsewhere in the City. As articulated in Section 9 of this ordinance, a Site Development Permit or Use Permit is required for development projects proposed in the AIP.

1. **Site Development Permits and Use Permits**
   a. As articulated in Section 9 above, development projects within the Airport Industrial Park are subject to the Site Development or Use Permit process, depending upon the proposed use and its location. A Site Development Permit shall not be required for any development proposal requiring a Use Permit. Within the Use Permit review process, all site development issues and concerns shall be appropriately analyzed.

   b. All Major Use Permits, Variances, and Site Development Permits for proposed developments within the Airport Industrial Park require City Planning Commission review and action. Minor Use Permits, Variances, and Site Development Permits shall be subject to Zoning Administrator review and action.

   c. Decisions on Site Development and Use Permits made by the City Planning Commission and Zoning Administrator are appealable to the City Council pursuant to Section 9266 of the Ukiah Municipal Code.

   d. Major modifications to approved Site Development Permits and Use Permits, as determined by the Planning Director, shall require the filing of a new application, payment of fees, and a duly noticed public hearing before the Planning Commission. Minor modifications to approved Site Development Permits and Use Permits, as determined by the Planning Director shall require the filing of a new application, payment of processing fees and a duly noticed public hearing before the City Zoning Administrator.

   e. The Planning Commission's decision on major modifications to an approved Site Development Permit, Variance or Use Permit is appealable to the City Council. The Zoning Administrator's decision on minor modifications to an approved Site Development Permit, Variance or Use Permit is appealable directly to the City Council.

2. **Building Modifications**
   a. Exterior modifications to existing buildings shall be designed to complement and harmonize with the design of the existing structure and surrounding developments.

   b. A Site Development Permit shall be required for all substantial exterior modifications to existing structures, site design elements, and landscaping within the Airport Industrial Park. The application procedure shall be that prescribed in Article 20 the Ukiah Municipal Code.

Section Fourteen

Whenever a use is not listed in this Planned Development Ordinance as a permitted or allowed use in any of the land use designations, the Planning Director shall determine whether the use is appropriate in the land use designation where the subject property is situated, and make a decision as to whether or not it is an allowed or permitted land use. In making this determination, the Planning Director shall find as follows:

1. That the use would not be incompatible with existing nearby land uses, or the allowed and permitted land uses listed for the particular land use designation.

2. That the use would not be detrimental to the continuing development of the area in which the use would be located.

3. That the use would be in harmony and consistent with the purpose and intent of the Airport Industrial Park Planned Development Ordinance and Ukiah General Plan.

4. In the case of determining that a use not articulated as an allowed or permitted use could be established with the securing of a Use Permit, the Planning Director shall find that the proposed use is similar in nature and intensity to the uses listed as allowed uses. All determinations of the Planning Director regarding whether a use can be allowed or permitted in any land use designation within the Airport Industrial Park shall be final unless a written appeal to the City Council, stating the reasons for the appeal, and the appeal fee, if any, established from time to time by City Council Resolution, is filed with the City Clerk within ten (10) days of the date the decision was made. Appeals may be filed by an applicant or any interested party. The City Council shall conduct a duly noticed public hearing on the appeal in accordance to the applicable procedures as set forth in this chapter. At the close of the public hearing, the City Council may affirm, reverse, revise or modify the appealed decision of the Planning Director. All City Council decisions on appeals of the Planning Director's actions are final for the City of Ukiah.

Section Fifteen

This Ordinance shall be published as required by law and shall become effective thirty (30) days after it is adopted.

Introduced by title only on March 17, 2021, by the following roll call vote:

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

Passed and adopted on April 7, 2021, by the following roll call vote:

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

Juan V. Orozco, Mayor

ATTEST:

Kristine Lawler, City Clerk
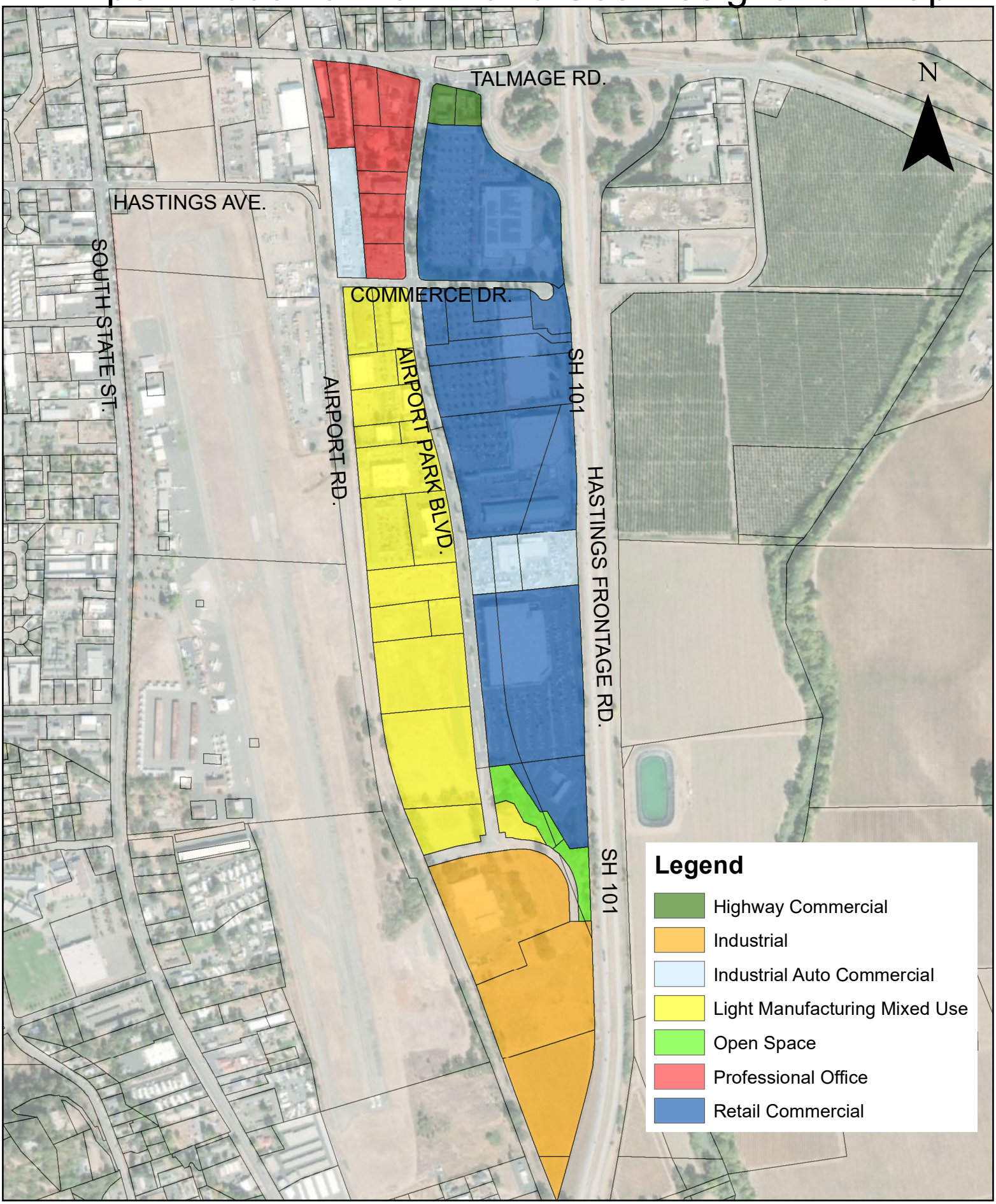
Exhibit A
Airport Industrial Park Land Use Designation Map