



## **Zoning Administrator**

Regular Meeting

### **AGENDA**

*This meeting will be held virtually at the link below.*

<https://zoom.us/j/97274955170>

*You can also dial in using your phone (US Toll-free): (877) 853 5247*

**Meeting ID: 972 7495 5170**

**Passcode: 200662**

**January 19, 2022 - 10:00 AM**

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1. **CALL TO ORDER**

2. **PUBLIC HEARING**

- 2.a. Consideration of Proposed Annual Renewal of Previously Approved Dispensary Use Permit for Ukiah Valley Holistics dba Cannavine; located at 1230 Airport Park Boulevard, Suite C (APN 180-080-81)

***Recommended Action: Approve the annual renewal of the dispensary Use Permit for Ukiah Valley Holistics dba Cannavine, located at 1230 C Airport Park Boulevard, based on the Findings and subject to the Conditions of Approval in the Staff Report.***

Attachments:

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

3. **SITE VISIT VERIFICATION**

4. **APPROVAL OF MINUTES**

- 4.a. Approve the November 15, 2021 Hearing Minutes

***Recommended Action: Approve the November 15, 2022 Hearing Minutes***

Attachments:

1. ZAM\_2021-11-15 - Minutes Draft

5. **VERIFICATION OF NOTICE**

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

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

7. **APPEAL PROCESS**

All determinations of the Zoning Administrator regarding minor discretionary planning permits are final unless a written appeal, stating the reasons for the appeal, is filed with the City Clerk within ten (10) days of the date the decision was made. An interested party may appeal only if he or she appeared and stated his or her position during the hearing on the decision from which the appeal is taken. For items on this agenda, the appeal must be received by January 31, 2022, at 5:00 p.m.

## **8. ADJOURNMENT**

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Ukiah City Hall, located at 300 Seminary Avenue, Ukiah, California, not less than 24 hours prior to the meeting set forth on this agenda.



DATE: January 12, 2022  
TO: Zoning Administrator  
FROM: Mireya G. Turner, Planning Manager  
SUBJECT: Request to Renew an Existing Cannabis Dispensary Use Permit located at 1230 Airport Park Boulevard, Suite C. APN 180-080-81. File No.21-6698

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**SUMMARY**

OWNER: Guillon Peterson Enterprises LLC  
2550 Lakewest Drive, Suite 50  
Chico, CA 95928

APPLICANT / AGENT: Hrant Ekmejian  
Ukiah Valley Holistics, Inc. dba Cannavine  
1230 Airport Park Boulevard, Suite C  
Ukiah, CA, 95482

REQUEST: Annual renewal of existing dispensary Use Permit to extend the terms for one (1) additional year

DATE DEEMED COMPLETE: December 9, 2021

LOCATION: 1230 Airport Park Boulevard, Suite C; APN: 180-080-81

TOTAL ACREAGE: 0.6 acre (2,895 sf)

GENERAL PLAN: Master Plan Area (MPA)

ZONING DISTRICT: AIP Planned Development – Light Manufacturing Mixed Use

ENVIRONMENTAL DETERMINATION: Exempt, pursuant to CEQA Guidelines §15301, Class 1, Existing Facilities

RECOMMENDATION: Conditional Approval. Findings are included as Attachment 1 and Conditions of Approval are included as Attachment 2

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## BACKGROUND

On September 27, 2017, the Planning Commission granted approval of a Major Use Permit to Ukiah Valley Holistics, Inc. (dba Cannavine) to allow the operation of a medical marijuana dispensary (Permit # 17-2841). On December 20, 2018 the Zoning Administrator approved an amendment to the Use Permit (Permit # 18-3809), adding adult use. In addition, the Use Permit was renewed on December 20, 2018 (Permit # 18-4111), December 18, 2019 (Permit # 19-4970), and January 12, 2021 (Permit # 20-5823). The dispensary opened in February, 2019. Per UCC §5704, dispensary Use Permits have a one-year term from the time they are issued, after which they may be renewed subject to staff review and approval by the Zoning Administrator. If approved, this dispensary Use Permit will expire on October 3, 2022.

## PROJECT DESCRIPTION

An application was received from Hrant Ekmekjian of Ukiah Valley Holistics, Inc. dba Cannavine, for renewal of the dispensary Use Permit. No changes to the operation of the dispensary or Use Permit are proposed. All original Conditions of Approval are applicable to the proposed renewal, and will remain in effect. Application materials are included as Attachment 3.

## SETTING

The project site is located in the Airport Business Park within an existing commercial/retail shopping center. The existing building housing the dispensary was constructed in 2006 and contains three storefronts. Forty (40) shared parking spaces are located on site for the building tenants. Below, Table 1 provides a summary of surrounding land uses and a Figure 1 identifies the project site.

| Table 1: Surrounding Land Uses |                        |                               |             |                                                  |
|--------------------------------|------------------------|-------------------------------|-------------|--------------------------------------------------|
|                                | General Plan           | Zoning                        | Lot Sizes   | Uses                                             |
| North                          | Master Plan Area (MPA) | Light Manufacturing Mixed Use | ±1.50 acres | Lodging/Retail                                   |
| East                           | Master Plan Area (MPA) | Light Manufacturing Mixed Use | ±0.5 acres  | Retail/commercial                                |
| South                          | Master Plan Area (MPA) | Light Manufacturing Mixed Use | ±1.62 acres | Retail/commercial                                |
| West                           | Master Plan Area (MPA) | Public Facilities (PF)        | ± 37 acres  | City Corporation Yard<br>Ukiah Municipal Airport |

Figure 1. Project Location



### AGENCY COMMENTS

The permit renewal application was sent to the Ukiah Police Department for review and comment. The Police Department reported no significant issues with the dispensary (see Attachment 4). The Use Permit renewal is subject to all original Conditions of Approval (see Attachment 2).

### STAFF ANALYSIS

**GENERAL PLAN.** The General Plan Land Use designation of the subject property is Master Plan Area (MPA). MPAs are intended to cover land proposed for specific plans, area plans, or as planned unit developments. The project site carries a zoning designation of Planned Development (PD) for the Airport Industrial Park (AIP; governed by Ordinance No. 1213, adopted by the City Council on April 7, 2021). Within the AIP-PD, the project site is zoned Light Manufacturing/Mixed Use which generally applies to lands west of Airport Park Boulevard and south of Commerce Drive. The existing retail use is consistent with uses of the Light Manufacturing/Mixed Use designation.

**ZONING.** Cannabis retail is allowed with approval of a Major Use Permit in the AIP Planned Development – Light Manufacturing Mixed Use zoning district. Pursuant to §5704 of the City



Code, dispensary Use Permits expire one year from the date of issuance. As previously described, the original Use Permit was approved in 2017 and renewed in 2018, 2019 & 2020. No changes to dispensary operations or the Use Permit are proposed.

In determining whether to renew a dispensary Use Permit, the Zoning Administrator must consider specific criteria. Renewal criteria, as well as Staff's analysis of consistency are included in Table 2 below. Information from the Police Department has been included in the analysis (see Attachment 4); no additional requirements have been suggested.

| <b>Table 2: Criteria for Permit Renewal</b>                                                                                                                                                                                                                                                                                         |                                                                                                                                                                          |
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| <b>Criteria</b>                                                                                                                                                                                                                                                                                                                     | <b>Staff Analysis</b>                                                                                                                                                    |
| 1. Whether the dispensary operated by the permittee has generated an excessive number of calls for police service compared to similarly situated businesses of the same size as the dispensary.                                                                                                                                     | According to the Police Department there have not been significant numbers of calls for police service, crimes or arrests in the area due to this business/location.     |
| 2. Whether there have been excessive secondary criminal or public nuisance impacts in the surrounding area or neighborhood, including, but not limited to, disturbances of the peace, illegal drug activity, marijuana use in public, harassment of passersby, littering, loitering, illegal parking, loud noises, or lewd conduct. | This dispensary location is not identified as having significant crime issues based upon crime reporting statistics as maintained by the Police Department.              |
| 3. Whether the dispensary operated by the permittee has a history of inadequate safeguards or procedures that show it is likely that it will not comply with the operating requirements and standards in this chapter.                                                                                                              | All measures have been incorporated into the approved Operating and Security plans and executed by the dispensary to ensure compliance with state and local regulations. |
| 4. Whether the dispensary has failed to pay fees, penalties, or taxes required by this code or has failed to comply with the production of records or other reporting requirements of this chapter.                                                                                                                                 | All applicable fees have been paid in a timely manner.                                                                                                                   |
| 5. Whether it appears that the permittee has, in its renewal application, provided a false statement of material fact or has knowingly omitted a material fact.                                                                                                                                                                     | The application appears to be true and accurate to the best of staff's knowledge.                                                                                        |
| 6. Whether the renewal applicant or one or more of its officers, employees, partners,                                                                                                                                                                                                                                               | All employees of the business have been finger printed and subject to a Live Scan                                                                                        |



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| managers or members with management responsibilities ("managers") has been convicted of a felony, or has engaged in misconduct that is substantially related to the qualifications, functions or duties of a dispensary operator. A "conviction" within the meaning of this chapter means a plea or verdict of guilty, or a conviction following a plea of nolo contendere. Notwithstanding the above, an application shall not be denied solely on the basis that the applicant or any Manager has been convicted of a felony, if the person convicted has obtained a certificate of rehabilitation (expungement of felony record) under California law or under a similar Federal statute or State law where the expungement was granted. | background process. Live Scans were secured on the original applicants as well as all listed employees provided in the renewal application materials. The Police Department confirmed that all employees have active Live Scans. In addition, the Police Department has not been notified of any criminal activity associated with the applicants or employees. |
| 7. Whether the renewal applicant or dispensary has previously or is currently engaged in unlawful, fraudulent, unfair, or deceptive business acts or practices.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Staff is unaware of any unlawful or fraudulent business practices associated with the applicant or business.                                                                                                                                                                                                                                                    |
| 7A. That the dispensary Use Permit is consistent with the intent of the Compassionate Use Act of 1996, the Adult Use of Marijuana Act (AUMA), the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), and related State law, the provisions of this chapter and the City Code, including the application submittal and operating requirements herein.                                                                                                                                                                                                                                                                                                                                                                     | The dispensary Use Permit is consistent with the City Code which is consistent with related State law. In addition, the applicant has obtained a State license to operate the dispensary.                                                                                                                                                                       |
| 7B. That the dispensary location is not identified as having significant crime issues (e.g., based upon crime reporting statistics as maintained by the Police Department).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No significant crime issues have been reported by the Police Department.                                                                                                                                                                                                                                                                                        |
| 7C. That there have not been significant numbers of calls for police service, crimes or arrests in the area or to an existing dispensary location.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | There have been twenty-six calls for service at this location or immediate area, all of which do not appear to be a result of adverse impacts due to this business/location. The majority of the calls for service at this building are the result of a neighboring business in an adjacent suite.                                                              |



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| 7E. That all required application materials have been provided and/or the dispensary has operated successfully in a manner that shows it would comply with the operating requirements and standards specified in this chapter.                                                                                                                                                                                                                                                                                                                                                                                                                              | All application materials have been provided and the dispensary is operating successfully.                                                                                                                                                                                                      |
| 7F. That all required application or annual renewal fees have been paid and reporting requirements have been satisfied in a timely manner.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Application fees have been paid on time and reporting requirements are satisfactory.                                                                                                                                                                                                            |
| 7G. That the location is not prohibited by the provisions of this chapter or any local or State law, statute, rule or regulation and no significant nuisance issues or problems are anticipated or have resulted from dispensary operations.                                                                                                                                                                                                                                                                                                                                                                                                                | The location of the dispensary is compliant with the local and state minimum distance requirements from schools (600 ft), as well as other cannabis retailers and youth oriented facilities (250 ft).                                                                                           |
| 7H. That the site plan, floor plan, and security plan have incorporated features necessary to assist in reducing potential crime-related problems and as specified in the operating requirements in section 5708 of this code. These features may include, but are not limited to, security on site; procedure for allowing entry; openness to surveillance and control of the premises, the perimeter, and surrounding properties; reduction of opportunities for congregating and obstructing public ways and neighboring property; illumination of exterior areas; and limiting furnishings and features that encourage loitering and nuisance behavior. | The approved Site plan, Floor Plan, Security Plan, and Operations Plan were found to be adequate at the time of the original and amended Use Permit. There are no proposed changes to any of the associated plans, and no additional requirements have been suggested by the Police Department. |
| 7I. That no dispensary use, owner, operator, permittee, agent, or employee has violated any provision of this chapter including grounds for suspension, modification or revocation of a permit.                                                                                                                                                                                                                                                                                                                                                                                                                                                             | There have been no violations by the owner, operator or employees of the business.                                                                                                                                                                                                              |
| 7J. That all reasonable measures have been incorporated into the plan and/or consistently taken to successfully control the establishment's patrons' conduct resulting in disturbances, vandalism, crowd control inside or outside the premises, traffic control                                                                                                                                                                                                                                                                                                                                                                                            | The approved Site plan, Floor Plan, Security Plan, and Operations Plan were found to be adequate at the time of the original and amended Use Permit. There are no proposed changes to any of the associated plans, and                                                                          |



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| problems, marijuana use in public, or creation of a public or private nuisance, or interference with the operation of another business.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | no additional requirements have been suggested by the Police Department.                                                                                                                                                                                                                                                                                    |
| 7K. That the dispensary would not adversely affect the health, peace or safety of persons living or working in the surrounding area, overly burden a specific neighborhood with special needs or high impact uses, or contribute to a public nuisance; or that the dispensary has resulted in repeated nuisance activities including disturbances of the peace, illegal drug activity, marijuana use in public, harassment of passersby, excessive littering, excessive loitering, illegal parking, excessive loud noises, especially late at night or early in the morning hours, lewd conduct, or police detentions or arrests. | The determination was made in the analysis of the original and amended Use Permit that the proposed dispensary would not have an adverse effect on the neighborhood and since operations began has had no impact on surrounding neighborhoods. As previously discussed, no significant issues have been reported by the Police Department at this location. |
| 7L. That any provision of the City Code or condition imposed by a City issued permit, or any provision of any other local or State law, regulation, or order, or any condition imposed by permits issued in compliance with those laws has not been violated.                                                                                                                                                                                                                                                                                                                                                                     | All original Conditions of Approval have been met and the dispensary has not violated any state or local requirements.                                                                                                                                                                                                                                      |
| 7M. That the applicant has not violated any local or State law, statute, rule or regulation respecting the distribution, possession, or consumption of marijuana.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | All original Conditions of Approval have been met and the dispensary has not violated any state or local requirements.                                                                                                                                                                                                                                      |
| 7N. That the applicant has not knowingly made a false statement of material fact or has knowingly omitted to state a material fact in the application for a permit.                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Staff is not aware of any false statements of material fact in the permit application.                                                                                                                                                                                                                                                                      |
| 7O. That the applicant, his or her agent or employees, or any person who is exercising managerial authority on behalf of the applicant has not been convicted of a felony, or of a misdemeanor involving moral turpitude, or has engaged in misconduct related to the qualifications, functions or duties of a permittee.                                                                                                                                                                                                                                                                                                         | The Police Department has not been notified of any criminal activity associated with the applicants or employees.                                                                                                                                                                                                                                           |
| 7P. That the applicant has not engaged in unlawful, fraudulent, unfair, or deceptive business acts or practices.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Staff is unaware of any unlawful or fraudulent business practices associated with the applicant or business.                                                                                                                                                                                                                                                |



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| 7Q. That adequate parking for medical cannabis dispensaries will be provided at a rate of one space for every two hundred (200) gross square feet of retail space, office space, and similar floor areas, pursuant to subsection 9198F1 of this code. Furthermore, that adequate parking for cannabis retailers generally will be provided at a rate of one space for every two hundred fifty (250) square feet of gross, leasable space, pursuant to subsection 9198B1 of this code. However, if the dispensary to be operated by the applicant does not dispense cannabis to patients or eligible adult use patrons on site but services qualified patients and patrons through deliveries in compliance with section 5717 of this code, then adequate parking will be provided at a rate of one space for every four hundred (400) square feet of gross leasable space, pursuant to subsection 9198G3 of this code. | 40 parking spaces are provided for the commercial center. Parking was determined to be adequate when reviewing the original and amended Use Permit. |
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The dispensary is consistent with Division 6, Chapter 8, *Cannabis Retailers*, of the Ukiah City Code. Based on this analysis, Staff finds all criteria to issue the Use Permit renewal have been met. If approved, the use permit will require renewal by October 3, 2022.

## ENVIRONMENTAL REVIEW

The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to §15301 Class 1, Existing Facilities, which consists of the operation, repair, maintenance, leasing, licensing, or minor alteration of existing public or private structures. The key consideration is whether the project involves negligible or no expansion of an existing use. Based on the following, the proposed project is eligible to use this exemption.

- The site is developed with an existing building and parking lot, and utilities and services are already available at the site.
- The proposed renewal would continue operations of the existing dispensary; No expansion of the existing building footprint is proposed; and
- The location is not environmentally sensitive and does not include any drainage courses or bodies of water (such as creeks or streams).



## **PUBLIC NOTICE**

A notice of public hearing was provided in the following manner, as required by UCC §9262(C):

- Posted in two places on the project site on January 5, 2022;
- Mailed to property owners within 300 feet of the project site on January 3, 2022;
- Published in the Ukiah Daily Journal on January 8, 2022; and
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing.

As of the writing of this staff report no correspondence has been received as a result of the public notice.

## **RECOMMENDATION**

Staff recommends the Zoning Administrator 1) conduct a public hearing; 2) approve the Ukiah Valley Holistic, Inc. dba Cannavine Use Permit Renewal based on the Findings and subject to the Conditions of Approval attached to the Staff Report.

## **ATTACHMENTS**

1. Draft Use Permit Renewal Findings
2. Draft Use Permit Renewal Conditions of Approval
3. Application Materials
4. Project Comments from Ukiah Police Department

**DRAFT USE PERMIT FINDINGS FOR  
RENEWAL OF AN EXISTING CANNABIS DISPENSARY USE PERMIT AT  
1230 AIRPORT PARK BOULEVARD SUITE C, APN 180-080-81  
FILE NO: 21-6698**

The following findings are supported by and based on information contained in the approved Major Use Permit (# 17-2841), Minor Amendment (#18-3809), and Renewals (#18-4111, 19-4970, 20-5823 & 21-6698), as well as information contained within this staff report, the application materials and documentation, and the public record, in accordance with UCC Section 9262.

1. The project, as conditioned, is consistent with the goals and policies of the General Plan for commercial and economic development.
2. The project, as conditioned, is consistent with Division 6, Chapter 8, *Cannabis Retailers*, of the Ukiah City Code as described in the staff report.
3. Pursuant to City Code Sections 5704 and 5710, the proposed renewal was reviewed by Planning staff and the Police Department; it has been determined that the criteria for renewal of a dispensary Use Permit has been met.
4. The existing dispensary Use Permit and Minor Amendment were determined to be compatible with surrounding land uses and will not be detrimental to the public's health, safety and general welfare. No changes to the dispensary or Use Permit are proposed.
5. The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 1, Existing Facilities which consists of the operation, repair, maintenance, leasing, licensing, or minor alteration of existing public or private structures. The key consideration is whether the project involves negligible or no expansion of an existing use. Based on the following, the proposed project is eligible to use this exemption.
  - The site is developed with an existing building and parking lot, and utilities and services are already available at the site.
  - The proposed renewal would continue operations of the existing retail/dispensary; No expansion of the existing building footprint is proposed; and
  - The location is not environmentally sensitive and does not include any drainage courses or bodies of water (such as creeks or streams).

**DRAFT CONDITIONS OF APPROVAL FOR  
RENEWAL OF AN EXISTING CANNABIS DISPENSARY USE PERMIT AT  
1230 AIRPORT PARK BOULEVARD SUITE C, APN 180-080-81  
FILE NO: 21-6698**

This annual renewal of a dispensary Use Permit is granted to Ukiah Valley Holistics, Inc. dba Cannavine. The Conditions of Approval from the original approved Major Use Permit (# 17-2841), Minor Amendment (#18-3809), and Renewals (#18-4111, 19-4970, 20-5823 & 21-6698) shall be applicable to the renewal and will remain in effect.

The dispensary Use Permit is subject to the following Conditions of Approval.

From the Planning Division

1. Approval is granted to allow the operation of a dispensary as described in the application and operational documents approved by the Planning Commission on September 27, 2017 and the Zoning Administrator on December 20, 2018, December 18, 2019, and January 19, 2021. Any modifications to the plans contained within the previously approved documents may require an amendment to this dispensary Use Permit, as determined by the Community Development Director and the Chief of Police.
2. No special events are permitted on-site. If the applicant wishes to hold events, they must contact the Community Development Department; additional permits or approvals may be required.

Conditions of Approval from the original Use Permit(s) are listed below.

3. All operations of the dispensary shall be in conformance with Division 6, Chapter 8, *Cannabis Retailers*, of the Ukiah City Code.
4. Hours of operation are limited to 9:00 a.m. to 9:00 p.m. seven days a week. If the applicant wishes to hold special events at the site, they must submit a request in writing to the Community Development Department for approval.
5. The application along with supplemental exhibits, plans and related material shall be considered elements of this entitlement and that compliance therewith be mandatory, unless a modification has been approved by the Zoning Administrator.
6. Per Section 5704 of the UCC this Dispensary Use Permit is valid for one-year. Dispensary Use Permits may be renewed on an annual basis by the Zoning Administrator following the procedure described in Section 5704 of the UCC.
7. A copy of a valid State License to operate the dispensary shall be submitted to the Community Development Department.

8. On-site consumption is not permitted.
9. This Use Permit is valid for dispensary operations only. If the applicant wishes to include other operational components, they must contact the Community Development Department and obtain all required permits/approvals.

From the Fire Marshal

10. All exit doors shall be equipped with lighted exit signage and emergency lighting with a battery backup.
11. Main entry door must swing in direction of egress travel "out".
12. There may be other minor Fire Code additions when plans are submitted, ie. Address location, and the need for additional fire extinguishers.

From the Building Official

13. A building permit is required for any interior or exterior modifications to the building deemed necessary for operation of the facility.

From Police Department

14. In the event of a change in ownership or management of the business, the City shall be notified of the change in ownership/management. The new ownership/management shall meet with the Planning Department and Police Department to review the conditions of this Dispensary Use Permit. The new ownership shall indicate in writing of any modifications to the uses allowed by this Dispensary Use Permit and shall identify the proposed modifications. Any proposed modifications shall be reviewed by the Planning Department and Police Department. The Planning Director shall determine if the proposed modifications are consistent with the Dispensary Use Permit or require approval by the Planning Commission.
15. No minors are allowed on the premises.
16. The facility will be open to inspection at all times while the business is open and the Ukiah Police Department will not be denied access.
17. Prior to occupancy the applicant shall contact the Ukiah Police Department for a walk through the premises.
18. Per UCC Section 5708.H.9, upon final approval of the project a prior to start of operations the police department shall be provided with the names, e-mail addresses, phone number and facsimile number of an on-site community relations staff person to whom one can provide notice if there are operating problems associated with the retail/dispensary.

19. The applicant shall comply with the recommendations provided in the Crime Prevention through Environmental Design (CPTED) Site Survey dated August 20, 2018.
20. Upon final approval of project and prior to start of operations the police department shall be provided with the name, e-mail address, phone number and facsimile number of an on-site community relations staff person to whom one can provide notice if there are operating problems associated with the dispensary. This is required under UCC §5708.H.9.
21. Onsite security personnel not be armed with any firearm unless applicant can identify an articulable reason for having armed security.

#### From Public Works

22. All applicable Ukiah Valley Sanitation District sewer connection fees shall be paid at the time of building permit issuance.

#### From the Electric Utility

23. The business will be served from the existing Main Switch Board and a 300 kva 3-phase transformer that serves multiple addresses within the same building location. Should the project need to upgrade to a larger panel or increase the electric load in the future, the applicant shall contact the Electric Utility Department.
24. All future site improvements shall be submitted to the Electric Utility Department for review and comment, at which time specific service requirements, service voltage and developer costs and requirements will be determined.
25. The developer shall provide EUSERC-approved electrical equipment that will be used on the project.
26. The developer shall provide projected load calculations to the EUD.
27. The developer/customer shall incur all costs of this future project to include labor, materials, and equipment.

#### Standard City Conditions of Approval

28. Business operations shall not commence until all permits required for the approved use, including but not limited to business license, tenant improvement building permit, have been applied for and issued/finaled.
29. No permit or entitlement shall be deemed effective unless and until all fees and charges applicable to this application and these conditions of approval have been paid in full.
30. The property owner shall obtain and maintain any permit or approval required by law, regulation, specification or ordinance of the City of Ukiah and other Local, State, or Federal agencies as applicable. All construction shall comply with all fire, building,

electric, plumbing, occupancy, and structural laws, regulations, and ordinances in effect at the time the Building Permit is approved and issued.

31. A copy of all conditions of this dispensary Use Permit shall be provided to and be binding upon any future purchaser, tenant, or other party of interest.
32. All conditions of approval that do not contain specific completion periods shall be completed prior to occupancy.
33. This dispensary Use Permit may be revoked through the City's revocation process if the approved project related to this Permit is not being conducted in compliance with these stipulations and conditions of approval; or if the project is not established within two years of the effective date of this approval; or if the established use for which the permit was granted has ceased or has been suspended for 24 consecutive months.
34. This approval is contingent upon agreement of the applicant and property owner and their agents, successors and heirs to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City. 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.
35. That the applicant must obtain and maintain any required licenses and any other regulatory licenses required to operate exactly as described by the applicant as submitted with the dispensary Use Permit application. Copies of any licenses obtained be supplied to the City for inclusion in the use permit file with the City.



# City of Ukiah

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

## Planning Permit Application

21-6698

|                                                                                                                     |                                    |                                                                                                           |                                                             |
|---------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| PROJECT NAME:<br><b>Ukiah Valley Holistics DBA Cannavine</b>                                                        |                                    |                                                                                                           |                                                             |
| PROJECT ADDRESS/CROSS STREETS:<br><b>1230 Airport Park Blvd Suite C Ukiah, CA</b>                                   |                                    | AP NUMBER(S):<br><b>180-080-81-00</b>                                                                     |                                                             |
| APPLICANT/AUTHORIZED AGENT:<br><b>Hrant Ekrekjian</b>                                                               | PHONE NO:<br><b>(707) 599-1831</b> | FAX NO:                                                                                                   | E-MAIL ADDRESS:<br><b>Ukiahvalleyholistics@gmail.com</b>    |
| APPLICANT/AUTHORIZED AGENT ADDRESS:                                                                                 |                                    | CITY:                                                                                                     | STATE/ZIP:                                                  |
| PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT:<br><b>Gullion/Peterson Enterprises LLC</b>                            | PHONE NO:<br><b>530 897-6452</b>   | FAX NO:                                                                                                   | E-MAIL ADDRESS:<br><b>jenniter@gspropertymanagement.com</b> |
| PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT:<br><b>2550 Lakewest Dr Suite 30</b>                                 |                                    | CITY:<br><b>Chico</b>                                                                                     | STATE/ZIP:<br><b>CA, 95928</b>                              |
| HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |                                    |                                                                                                           |                                                             |
| <input type="checkbox"/> AIRPORT LAND USE COMM. DETERMINATION REFERRAL<br>100.0800.611.003                          | \$                                 | <input type="checkbox"/> REZONING - PLANNED DISTRICT<br>100.0800.611.001                                  | \$                                                          |
| <input type="checkbox"/> ANNEXATION<br>100.0800.611.001                                                             | \$                                 | <input type="checkbox"/> SITE DEVELOPMENT PERMIT - AMENDMENT<br>100.0400.449.001                          | \$                                                          |
| <input type="checkbox"/> APPEAL<br>100.0400.449.001                                                                 | \$                                 | <input type="checkbox"/> SITE DEVELOPMENT PERMIT - MAJOR<br>100.0400.449.001                              | \$                                                          |
| <input type="checkbox"/> GENERAL PLAN AMENDMENT<br>100.0800.611.001                                                 | \$                                 | <input type="checkbox"/> SITE DEVELOPMENT PERMIT - MINOR<br>100.0400.449.001                              | \$                                                          |
| <input type="checkbox"/> MURAL PERMIT<br>100.0400.449.001                                                           | \$                                 | <input type="checkbox"/> SPECIFIC/MASTER PLAN<br>100.0800.611.003                                         | \$                                                          |
| <input type="checkbox"/> PRE-DEVELOPMENT MEETING<br>100.0800.611.003                                                | \$                                 | <input type="checkbox"/> MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS)<br>100.0800.610.001     | \$                                                          |
| <input type="checkbox"/> STAFF RESEARCH (MORE THAN 1 HOUR)<br>100.23100.41153                                       | \$                                 | <input type="checkbox"/> MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS)<br>100.0800.610.001 | \$                                                          |
| <input type="checkbox"/> LOT LINE ADJUSTMENT OR MERGER<br>100.0800.610.001                                          | \$                                 | <input type="checkbox"/> OTHER                                                                            | \$                                                          |
| COUNTY CEQA FILING FEE:<br>CHECK PAYABLE TO MENDOCINO CO.                                                           | \$                                 | MAJOR PERMIT DEPOSIT:                                                                                     | \$                                                          |
| COUNTY CEQA (NEG DEC) FEE:<br>CHECK PAYABLE TO MENDOCINO CO.                                                        | \$                                 | MINOR PERMIT FEE:                                                                                         | \$                                                          |
| COUNTY CEQA (EIR) FEE:<br>CHECK PAYABLE TO MENDOCINO CO.                                                            | \$                                 | TOTAL FEE:                                                                                                | \$                                                          |
| FILING DATE:                                                                                                        |                                    | TOTAL AMOUNT PAID: \$                                                                                     |                                                             |
| RECEIPT NUMBER:                                                                                                     |                                    |                                                                                                           |                                                             |
| <b>APPLICATION NUMBER(S):</b>                                                                                       |                                    |                                                                                                           |                                                             |

**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: <b>75324 SF</b>                                                    | Building Size: <b>15203 SF</b>                                                  | Number of Floors: <b>4</b>                                                                   |                                                                   |
| Use of Building (check all that apply)                                          | Description                                                                     | Square Footage                                                                               | Number of Units/Suites                                            |
| <input type="checkbox"/> Office (business/professional)                         |                                                                                 |                                                                                              |                                                                   |
| <input type="checkbox"/> Office (medical/dental)                                |                                                                                 |                                                                                              |                                                                   |
| <input checked="" type="checkbox"/> Retail                                      | <b>(annabis retail)</b>                                                         | <b>2986</b>                                                                                  | <b>1 of 3</b>                                                     |
| <input type="checkbox"/> Light Industrial                                       |                                                                                 |                                                                                              |                                                                   |
| <input type="checkbox"/> Residential                                            |                                                                                 |                                                                                              |                                                                   |
| <input type="checkbox"/> Other:                                                 |                                                                                 |                                                                                              |                                                                   |
| Operating Characteristics                                                       |                                                                                 |                                                                                              |                                                                   |
| Days and Hours of Operation: <b>Monday - Sunday 9AM-830PM</b>                   |                                                                                 |                                                                                              |                                                                   |
| Number of Shifts: <b>2</b>                                                      | Days and Hours of Shifts: <b>9-3 3-9</b>                                        |                                                                                              |                                                                   |
| Number of Employees/Shift: <b>3-5</b>                                           |                                                                                 |                                                                                              |                                                                   |
| Loading Facilities: <input type="checkbox"/> Yes <input type="checkbox"/> No    |                                                                                 | Type/Vehicle Size:                                                                           |                                                                   |
| Deliveries: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Type: <b>(annabis)</b>                                                          | Number (day/week/month): <b>N/A</b>                                                          | Time(s) of Day: <b>9AM-3PM</b>                                    |
| Outdoor areas associated with use? (check all that apply)                       | Sales area: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Unloading of deliveries: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Storage: <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Yes <input type="checkbox"/> No                        | Square Footage: <b>175X</b>                                                     | Square Footage: <b>74.5</b>                                                                  | Square Footage:                                                   |
| Noise Generating Use? <input type="checkbox"/> Yes <input type="checkbox"/> No  | Description:                                                                    |                                                                                              |                                                                   |

## To Be Completed by Staff

| General Plan Designation:                                                                                              | Zoning District:                                                                                                  | Airport Land Use Designation:   |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------|
| City's Architectural & Historic Inventory:<br><input type="checkbox"/> YES <input type="checkbox"/> NO                 | Age of Building:                                                                                                  | Demolition Policy:              |
| Hillside:<br><input type="checkbox"/> YES <input type="checkbox"/> NO                                                  | Flood Designation FIRM Map:                                                                                       | Flood Designation Floodway Map: |
| Tree Policies                                                                                                          |                                                                                                                   |                                 |
| General Plan Open Space Conservation<br><input type="checkbox"/> NO <input type="checkbox"/> YES GOAL/POLICY #:        | Community Forest Management Plan<br><input type="checkbox"/> NO <input type="checkbox"/> YES GOAL/POLICY #:       |                                 |
| Landscaping and Streetscape Design Guidelines<br><input type="checkbox"/> NO <input type="checkbox"/> YES GUIDELINE #: | Commercial Development Design Guidelines<br><input type="checkbox"/> NO <input type="checkbox"/> YES GUIDELINE #: |                                 |
| Tree Protection and Enhancement Policy<br><input type="checkbox"/> NO <input type="checkbox"/> YES NOTES:              | Tree Planting and Maintenance Policy<br><input type="checkbox"/> NO <input type="checkbox"/> YES NOTES:           |                                 |
| UCC: Street Tree Policy, Purpose and Intent<br><input type="checkbox"/> NO <input type="checkbox"/> 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<br>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<br>CONCEPT |     | X      | X   |        |    |     |
| Number of Plan Sets – Initial Submittal (5) |                  |     |              |     |        |     |        |    |     |

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

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

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

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

I, Guillon Peterson Enterprises, LLC, owner authorize Hrant Ekmekjian 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).

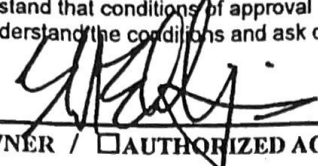
X  11/22/21  
PROPERTY OWNER SIGNATURE DATE

I, Hrant Ekmekjian, 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.

 11/15/21  
☐ OWNER / ☒ AUTHORIZED AGENT DATE

### INDEMNIFICATION AGREEMENT

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

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

I have read and agree to all of the above.

Hrant Ekmekjian

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

☐ PROPERTY OWNER / ☐ AUTHORIZED AGENT  
(SIGNATURE)

DATE

Revised 08/19/2019

## Employee List

Anton Dolkarian  
Anthony Welch  
Hrant Ekmekjian  
Amina Ballesteros  
Mike Taylor  
Starr Mitchell  
Kylie Hernandez  
Neri Lucero  
Mario Aguillar  
Jimena Sanchez  
Laila Ekmekjian  
Hugo Macias

Below are the responses to the City's municipal Code Division 6 Chapter 8 Section 5709(g) for the renewal of Ukiah Valley Holistics, Inc. dba Cannavine("Cannavine") cannabis dispensary permit.

### 1) Number of patients or patrons served

49101 total transactions  
19035 unique customers

### 2) Detailed description of any adjustments or changes proposed or that have occurred in dispensary operations to address issues, or comply with laws.

There have been no adjustments or changes proposed to the dispensary operations. None are being requested at this time.

### 3) Identify any problems encountered during operations. None are being requested at this time

Cannavine has had zero issues since operations commenced.

### 4) Identify how the dispensary has managed its operations to comply with the operating requirements of this chapter with the state law

Cannavine managed operations consistent with all standard operating procedures that were originally submitted and both approved by city and state. On November 10 I conducted a random 3rd party Compliance audit on the store without letting any employees know about it till

they showed up. We were generally very compliant, and have squared away a couple of the loose ends we had within our METRC system.



## Attachment 4

**Noble Waidelich**  
Chief of Police

**To:** Jesse Davis, Michelle Irace & Mireya Turner  
**CC:** Chief Waidelich  
**From:** Cedric Crook  
**Subject:** Ukiah Valley Holistics (Cannavine) 1230 Airport Park Blvd  
**Project#:** 2841-Up-PC Renewal  
**Date:** 12/9/21

In response to your email all employees on the "Employee List" renewal have completed a background check (LiveScan). Per 9262 the responses are listed below under each section in bold;

B. That the dispensary location is not identified as having significant crime issues (e.g., based upon crime reporting statistics as maintained by the Police Department). **There are no significant crime issues related to this business/location.**

C. That there have not been significant numbers of calls for police service, crimes or arrests in the area or to an existing dispensary location. **There has been no significant increase in police calls for service to this business/location.**

G. That the location is not prohibited by the provisions of this chapter or any local or State law, statute, rule or regulation and no significant nuisance issues or problems are anticipated or have resulted from dispensary operations. **There has been no significant nuisance issues or problems at this business/location.**

J. That all reasonable measures have been incorporated into the plan and/or consistently taken to successfully control the establishment's patrons' conduct resulting in disturbances, vandalism, crowd control inside or outside the premises, traffic control problems, marijuana use in public, or creation of a public or private nuisance, or interference with the operation of another business. **There has not been any significant change in calls for service as a result of this business.**

K. That the dispensary would not adversely affect the health, peace or safety of persons living or working in the surrounding area, overly burden a specific neighborhood with special needs or high impact uses, or contribute to a public nuisance; or that the dispensary has resulted in repeated nuisance activities including disturbances of the peace, illegal drug activity, marijuana use in public, harassment of passersby, excessive littering, excessive loitering, illegal parking, excessive loud noises, especially late at night or early in the morning hours, lewd conduct, or police detentions or arrests. **There has been a total of (26) calls for service at this location or immediate area, all of which do not appear to be a result of adverse impacts due to this business/location. The majority of the calls for service at this building are the result of a neighboring business in an adjacent suite.**

M. That the applicant has not violated any local or State law, statute, rule or regulation respecting the distribution, possession, or consumption of marijuana. **The police department has no reports of any local or**



**Noble Waidelich**  
Chief of Police

**State law, statute, rule or regulation respecting the distribution or possession being violated by this business.**

O. That the applicant, his or her agent or employees, or any person who is exercising managerial authority on behalf of the applicant has not been convicted of a felony, or of a misdemeanor involving moral turpitude, or has engaged in misconduct related to the qualifications, functions or duties of a permittee. **The police department has not been notified of the applicant, his or her agent or employees, or any person who is exercising managerial authority on behalf of the applicant of being convicted of a felony, or of a misdemeanor involving moral turpitude, or has engaged in misconduct related to the qualifications, functions or duties of a permittee.**

P. That the applicant has not engaged in unlawful, fraudulent, unfair, or deceptive business acts or practices. **The police department has not been notified of the applicant engaging in unlawful, fraudulent, unfair, or deceptive business acts or practices.**

  
\_\_\_\_\_  
Cedric Crook  
Captain  
Ukiah Police Department

# Calls for Service - 1230 Airport Park Blvd

## December 2020 - December 2021

| Call Number | Date                | Complaint    | Business    | Address              | Suite |
|-------------|---------------------|--------------|-------------|----------------------|-------|
| 211100659   | 11/07/2021 07:18:09 | SUSP CIRC    |             | 1230 AIRPORT PARK BL |       |
| 211100329   | 11/04/2021 08:55:18 | SUSP PERSON  | CANNAVINE   | 1230 AIRPORT PARK BL | C     |
| 211100245   | 11/03/2021 12:24:25 | TRESPASS     | CANNAVINE   | 1230 AIRPORT PARK BL | C     |
| 211002516   | 10/22/2021 09:29:42 | 647F         |             | 1230 AIRPORT PARK BL |       |
| 211002266   | 10/20/2021 08:36:36 | TRESPASS     | SEARS       | 1230 AIRPORT PARK BL |       |
| 210903000   | 09/28/2021 12:16:27 | TRESPASS     | SEARS       | 1230 AIRPORT PARK BL |       |
| 210902531   | 09/24/2021 13:56:42 | UCC          |             | 1230 AIRPORT PARK BL |       |
| 210901406   | 09/14/2021 11:02:32 | 911 Hangup   |             | 1230 AIRPORT PARK BL |       |
| 210900870   | 09/09/2021 16:54:14 | TRAFFIC STOP | SEARS       | 1230 AIRPORT PARK BL |       |
| 210900232   | 09/03/2021 09:10:18 | TRAFFIC STOP | SEARS       | 1230 AIRPORT PARK BL |       |
| 210701419   | 07/12/2021 19:35:08 | INFO         | SEARS       | 1230 AIRPORT PARK BL |       |
| 210700876   | 07/08/2021 08:32:11 | 828          | SEARS       | 1230 AIRPORT PARK BL |       |
| 210700691   | 07/06/2021 17:16:11 | SUSP CIRC    | SEARS       | 1230 AIRPORT PARK BL |       |
| 210700075   | 07/01/2021 14:22:42 | VAN          |             | 1230 AIRPORT PARK BL |       |
| 210602379   | 06/23/2021 08:37:13 | TRESPASS     | SEARS       | 1230 AIRPORT PARK BL |       |
| 210502837   | 05/28/2021 13:43:39 | SUSP CIRC    | SEARS       | 1230 AIRPORT PARK BL |       |
| 210502373   | 05/24/2021 14:36:16 | TRESPASS     | SEARS       | 1230 AIRPORT PARK BL |       |
| 210402662   | 04/28/2021 16:01:53 | TRESPASS     | SEARS       | 1230 AIRPORT PARK BL |       |
| 210402643   | 04/28/2021 11:57:53 | TRESPASS     | SEARS       | 1230 AIRPORT PARK BL |       |
| 210302782   | 03/30/2021 10:50:40 | 829          | SEARS       | 1230 AIRPORT PARK BL |       |
| 210302781   | 03/30/2021 09:58:19 | TRESPASS     | SEARS       | 1230 AIRPORT PARK BL |       |
| 210301826   | 03/19/2021 16:37:26 | THEFT        |             | 1230 AIRPORT PARK BL |       |
| 210202359   | 02/24/2021 20:02:53 | 829          |             | 1230 AIRPORT PARK BL |       |
| 210100559   | 01/07/2021 12:05:38 | TC           | SEARS       | 1230 AIRPORT PARK BL |       |
| 201202002   | 12/20/2020 18:55:30 | DIST         | DOLLAR TREE | 1230 AIRPORT PARK BL | A     |
| 201200994   | 12/10/2020 09:14:01 | TRESPASS     | CANNAVINE   | 1230 AIRPORT PARK BL | C     |

Total:

26

**CITY OF UKIAH**  
**ZONING ADMINISTRATOR MINUTES**  
**Meeting Held Remotely through Teleconference**  
**November 15, 2021**  
**2:00 p.m.**

**STAFF PRESENT**

Mireya Turner, Zoning Administrator  
Jesse Davis, Planning Manager

**OTHERS PRESENT**

Tiffany Williams (MCHC)  
Kyle Greenhalgh (Heritage Mendocino)  
Joe Thomas (Heritage Mendocino)

**1. CALL TO ORDER**

The Zoning Administrator called the meeting to order at 2:03 p.m. via teleconference.

*Zoning Administrator Mireya Turner presiding at the request of the Community Development Director, Craig Schlatter.*

**2. VERIFICATION OF NOTICE**

Staff confirmed timely noticing of all public hearings posted on today's agenda.

**3. APPEAL PROCESS**

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

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

None.

**5. APPROVAL OF MINUTES**

**Zoning Administrator Mireya Turner** approved the minutes of past Zoning Administrator Hearings for the following dates:

- November 10, 2021

**6. SITE VISIT VERIFICATION**

**Zoning Administrator Mireya Turner** stated she had performed site a visit for each item on this agenda.

**7. PUBLIC HEARING**

- a. Request to renew the existing Heritage Mendocino Cannabis Business-Related Use Permit at 1076 Cunningham Street. APN 003-140-52. File No. 21-6140\***

Planning Manager Jesse Davis presented the staff report. Zoning Administrator Turner opened the public hearing, and the Applicant addressed questions. There was no one else present wishing to speak and the public hearing was subsequently closed.

Zoning Administrator Turner approved the renewal of the existing Cannabis Business-Related Use Permit at 1076 Cunningham Street. APN 003-140-52. File No. 21-6140.

**b. Request for a minor modification to an existing Use Permit to allow a cannabis-related business to utilize an adjacent structure (1078 Cunningham St.) for secure storage of associated cannabis products. File No. 21-6140.**

Planning Manager Jesse Davis presented the staff report. Zoning Administrator Turner opened the public hearing, and the Applicant addressed questions regarding the Lot Line Adjustment. There was no one else present wishing to speak and the public hearing was subsequently closed.

Zoning Administrator Turner approved the modification to the existing Cannabis Business-Related Use Permit at 1076 Cunningham Street. APN 003-140-52. File No. 21-6140.

**c. Request for a Minor Use Permit to use of an existing commercial structure as a 'Professional Office' within the Heavy Commercial (C-2) zoning district at 677 North State Street; APN (002-121-15); File No. 21-6558.**

Planning Manager Jesse Davis presented the staff report. Zoning Administrator Turner opened the public hearing, and the Applicant (Tiffany Williams) provided no additional comment. The Planning Manager noted that phone-calls had been received, but no concerns were provided after the caller's questions were addressed. There was no one else present wishing to speak and the public hearing was subsequently closed.

Zoning Administrator Turner approved the requested Minor Use Permit at 677 North State Street; APN (002-121-15); File No. 21-6558.

**8. ADJOURNMENT**

There being no further business, the meeting adjourned at 10:24 p.m.

\*Staff notes that the associated recording for this hearing was truncated and commences toward the end of item 7a.