



Planning Commission

Regular Meeting **AGENDA**

To participate or view the virtual meeting, go to the following link: <https://zoom.us/j/91264543193>

or Dial Toll-Free: **1-833-548-0276** or **833-548-0282**

To raise hand: enter *9; To Speak: after being recognized, enter *6 to unmute
or One tap mobile (for easy connection on smartphones):

US: [+16699009128](tel:+16699009128), [91264543193](tel:+191264543193)# or [13462487799](tel:+13462487799), [91264543193](tel:+191264543193)#

March 23, 2022 - 6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

4.a. Approval of March 9, 2022, Planning Commission Meeting Minutes - Draft

Recommended Action: Approve the Minutes of March 9, 2022, a Regular Meeting

Attachments:

1. March 9, 2022, PC Meeting Minutes - Draft

5. **APPEAL PROCESS**

All determinations of the Planning Commission regarding major discretionary planning permits are final unless a written appeal, stating the reasons for the appeal, is filed with the City Clerk within ten (10) days of the date the decision was made. An interested party may appeal only if he or she appeared and stated his or her position during the hearing on the decision from which the appeal is taken. For items on this agenda, the appeal must be received by April 4, 2022.

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

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

7. **SITE VISIT VERIFICATION**

8. **VERIFICATION OF NOTICE**

9. **PLANNING COMMISSIONERS REPORT**

10. **DIRECTOR'S REPORT**

11. **CONSENT CALENDAR**

12. **NEW BUSINESS**

- 12.a. Request for consideration of a proposed Major Use Permit to allow phased development of 1117 Commerce Drive (Project Site). Phase 1 facilitates construction of a 7,973 square foot (sq ft) concrete masonry structure for the repair, maintenance, cleaning, and detailing of automobiles exclusively associated with Fowler Automotive.

Recommended Action: Staff Recommends Planning Commission 1) Conduct a public hearing; and 2) Approve the proposed Major Use Permit, based on the Findings in Attachment 1, and subject to the Conditions of Approval in Attachment 2.

Attachments:

1. Draft Findings
2. Draft Conditions of Approval
3. Application Materials
4. Landscaping Plan
5. Design Review Board - Draft Minutes (01/27/22)
6. Agency Referral Comments
7. Airport Industrial Park - Planned Development (Ordinance 1213)

13. **UNFINISHED BUSINESS**

14. **ADJOURNMENT**

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

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

Dated: March 16, 2022
Stephanie Abba, Planning Commission Secretary

CITY OF UKIAH
PLANNING COMMISSION REGULAR MEETING
MINUTES
Virtual Meeting Link
<https://zoom.us/j/91264543193>
Ukiah, CA 95482
March 9, 2022
6:00 p.m.

1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on March 9, 2022. The meeting was legally noticed on March 2, 2022. Chair Christensen called the meeting to Order at 6:00 p.m. on the following virtual link: <https://zoom.us/j/91264543193>

CHAIR CHRISTENSEN PRESIDING.

2. ROLL CALL

Roll was taken with the following **Commissioners Present:** Rick Johnson; Michelle Johnson; Alex de Grassi; Mark Hilliker; and Laura Christensen. **Commissioners Absent:** None; **Staff Present:** Craig Schlatter, Community Development Director; Mireya Turner, Planning Manager; and Stephanie Abba, Planning Commission Secretary.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. APPROVAL OF MINUTES

a. Approval of the Draft Minutes of February 23, 2022, a Regular Meeting as submitted.

Motion/Second: R. Johnson/Hilliker to approve the Minutes of February 23, 2022, a Regular Meeting; as submitted. Motion **carried** by the following roll call vote: **AYES:** R. Johnson, M. Johnson, de Grassi, Hilliker, and Chair Christensen. **NOES:** None. **ABSENT:** None. **ABSTAIN:** None.

5. APPEAL PROCESS

No appeals were received.

6. COMMENTS FROM THE AUDIENCE ON NON-AGENDA ITEMS

No public comment was received

7. SITE VISIT VERIFICATION

Verified by Commissioners

8. VERIFICATION OF NOTICE

Verified by Staff

9. PLANNING COMMISSIONERS' REPORTS

No Reports were given

10. PLANNING COMMISSION DIRECTOR'S REPORT

Report received

11. CONSENT CALENDAR

No items on the consent calendar.

12. NEW BUSINESS

- a. Request for consideration of Proposed major Use and Site Development Permit to allow Development of 1,553 sf. addition to an existing 2, 122 sf. Dental Office Building at 772 South Dora Street; APN 001-313-11; File No. 21-6738**

Presenter: Mireya Turner, Planning Manager

Public Comment: Ron Verdier, Agent/Applicant

Motion/Second: de Grassi/Hilliker To approve the proposed Major Use Permit and Site Development Permit for the Khoury Dental Office Addition at 772 South Dora Street, based on the Findings, and subject to the Conditions included in the Staff Report, and Permittee shall replace the lawn along both front lot lines with drought-resistant landscaping consistent with City Code to be approved by the Community Development Director. Motion **carried** by the following roll call vote: AYES: R. Johnson, M. Johnson, de Grassi, Hilliker, and Chair Christensen. NOES: None. ABSENT: None. ABSTAIN: None.

13. UNFINISHED BUSINESS

- a. Receive Bi-Annual Status Updates and Report Regarding the Community Center and Winter Homeless Shelter at 1045 South State Street.**

Public Comment: Sage Wolf, RCS Director

Report Received

b. ADJOURNMENT

There being no further business, the meeting adjourned at 7:59 p.m.

Stephanie Abba, Planning Commission Secretary



AGENDA ITEM NO. 12a
Community Development Department
300 Seminary Ave.
Ukiah, CA 95482
planning@cityofukiah.com

DATE: March 15, 2022

TO: Planning Commission

FROM: Jesse Davis, Planning Manager

SUBJECT: Review and consider a proposed Major Use Permit to allow phased development of 1117 Commerce Drive (Project Site). Phase 1 facilitates construction of a 7,973 square foot (sq ft) concrete masonry structure for the repair, maintenance, cleaning, and detailing of automobiles exclusively associated with Fowler Automotive; and continued use of the Project Site for automotive inventory storage, as well as continued use of a non-conforming office structure; APN 180-070-03; File No. 20-5874.

SUMMARY

OWNER/APPLICANT: Fowler Auto Center

AGENTS: Kevin Doble; Steve Honeycutt

LOCATION: 1117 Commerce Drive; APN 180-070-03

TOTAL ACREAGE: ±2.64 acres; Phase 1 ±.89 acres

GENERAL PLAN: Master Plan Area (MPA)

ZONING DISTRICT: Airport Industrial Park Planned Development (AIP-PD); Industrial/Automotive Commercial Land Use Designation

AIRPORT COMPATIBILITY: Zone 2 (Inner Approach/Departure Zone) & Zone 3 (Inner Turning Zone)

ENVIRONMENTAL DETERMINATION: Categorical Exemption, pursuant to CEQA Guidelines Article 19, Class 3 (C): New Construction of Commercial Structures

RECOMMENDATION: Conditional Approval (see Draft Findings in **Attachment 1** and Draft Conditions of Approval in **Attachment 2**)

BACKGROUND

Created in 1981, the Airport Industrial Park Planned Development (AIP-PD) now features an assortment of commercial uses, including hotels, automobiles sales and service facilities, restaurants, and wholesale stores. The Project Site is subject to the AIP-PD and has traditionally featured a mixture of manufacturing and industrial activities, including historic operations for Kennedy Construction and Canadian Cedar Products Company. In 1990, the Planning Commission approved Variance (No. 90-2) and Site Development Permit (No. 89-128) to allow for construction of an 8,000 square feet (sq ft) lumber warehouse and an 1,875 sq ft equipment storage shed. This associated Variance facilitated the relocation of the existing office structure



to the front (south) of the parcel at a front-yard setback of 12 feet (ft) from Commerce Drive where it still exists today.

On September 21, 2004, Minor Subdivision (No. 04-22) was approved to allow for division of the property into three parcels and a remainder. By 2010, all but one of the large warehouse structure toward the rear of the property had been demolished. In 2015, the subdivision, however, expired following multiple extensions per Government Code 66452.6. While the non-conforming office structure remains, previous landscaping was removed and the site has been used for vehicle, equipment and bulk/miscellaneous outdoor-storage since approximately 2015. The final warehouse structure along the northern property line was demolished in 2020.

On March 17, 2021, the Project Site was updated to an Industrial/Automotive Commercial Land Use Designation by the Ukiah City Council per Ordinance No. 1213, after being reviewed and approved by the Planning Commission on February 24, 2020. Prior to being designated Industrial/Automotive Commercial, the property was regulated under a Professional Office land use designation, which prevented most automobile type activities or related-improvements. With this amended land use designation, the proposed use by Fowler Automotive is permitted, subject to the issuance of a Use Permit.

On January 27, 2022, this request, including a version of the associated Landscape Plan, was reviewed by the Design Review Board (DRB). The DRB unanimously made a recommendation of approval to the Planning Commission with a recommendation that Valley Oak (*Quercus lobate*) be incorporated and substituted.

PROJECT DESCRIPTION

The Applicant (Fowler Automotive) seeks a Major Use Permit to facilitate construction of a 7,973 sq ft concrete masonry structure for the repair, maintenance, cleaning, and detailing of automobiles exclusively associated with Fowler Automotive. Per the AIP-PD Section 13(E)(2)(e), within the Industrial/Automotive Commercial Land Use Designation, *"Uses related to automobile dealership...such as car washing facilities, automobile repair business, etc., require securement of a Use Permit."*

As requested, development of the Project Site will be phased. Phase 1 will focus on ±.89 acres situated along the northern and western peripheries of the Project Site. The application, project description, relevant plans and design elements are included as **Attachment 3**. Phase 1 development includes the following:

- One (1) 7,973 sq ft building; with a storage room for oil (295 sq ft), a storage room for records (139 sq ft), office-space (144 sq ft), a storage room for tools (1,002 sq ft), a water recycling and reverse osmosis equipment addition (226 sq ft), and a photo-studio with an internal car turntable (1,203 sq ft).
- This proposed auxiliary building will feature two (2) wash bays for a total of 931 sq ft; four (4) detail bays for a total of 1,839 sq ft; and four (4) regular bays for automotive repair for a total of 1,794 sq ft;



- Thirteen (13) new parking stalls would be developed with appropriate landscaping inserts; including one (1) ADA compliant stalls and one (1) EV stall; bicycle parking is also identified on the submitted Landscape Plan (**Attachment 4**);
- Replace existing fencing with 8' black tube steel, curved top, no climb security fencing along multiple frontages of the Project Site, and include two (2) electronic gates for improved traffic and access control.

Automobile sales will not be conducted, nor will the facilities be open to the general public. Existing uses, specifically automobile inventory storage, as well as the non-conforming, unrelated office structure will be continued. Those aspects are not considered a component of this project.

While Phase 2 has not yet been identified or proposed, development of the Project Site will remain subject to the jurisdiction of the Planning Commission.

SETTING

The Project Site is located at the intersection of Commerce Drive and Airport Road, and is a designated Master Plan Area (MPA) subject to the Airport Industrial Park Planned Development (AIP-PD). In 2021, the Project Site was updated to an Industrial/Automotive Commercial Land Use Designation.

Located northeast of the Ukiah Municipal Airport, and adjacent to the southern terminus of the Great Redwood Trail, the Project Site is predominantly paved, with remaining concrete pads from previous warehouse and manufacturing structures scattered throughout. There is minimal vegetation, and the Project Site is bounded by commercial use types to the north, south and east, as well as industrial/public facility uses to the west.

Upon review, it was determined that the Project Site features no combining districts or other zoning restrictions, and is not subject to any mapped flood or seismic hazards. It is subject, however, airport land use regulations, particularly Zone 2 (Inner Approach/Departure Zone) and Zone 3 (Inner Turning Zone). There are no water courses, wildlife, wildlife-habitat, or designated floodway located on the Project Site, nor are there any identified environmentally sensitive habitat areas. Neither the property, nor its improvements, are included on the City of Ukiah's Historic and Architectural Inventory Table.

A summary of zoning designations and nearby uses is provided below in **Table 1**. A General Plan Land Use Map is depicted in **Figure 1**, an AIP Land Use Designation Map is depicted in **Figure 2**, and an aerial image of the site with parcel lines is included in **Figure 3**.

Table 1: Zoning and Land Use		
	ZONING:	USE:
NORTH	Professional Office-AIP	Office
EAST	Professional Office-AIP	Hotel
SOUTH	Light Mfg./Mixed Use-AIP	Commercial Retail
WEST	Manufacturing	Retail; Municipal



Figure 1. General Plan Land Use

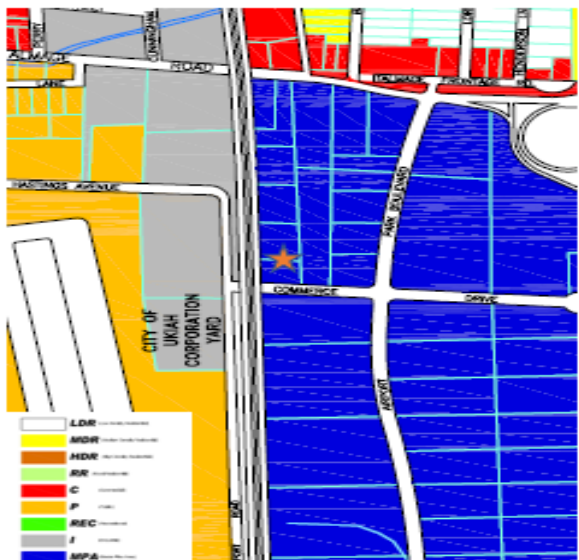


Figure 2. AIP Designation Map

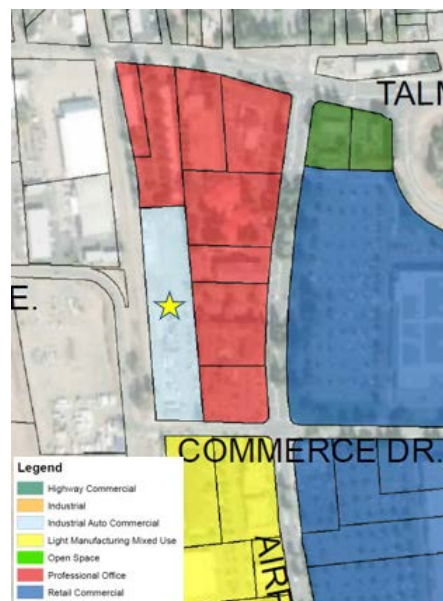


Figure 3. Aerial Image



AGENCY COMMENTS

Project referrals were sent to the following responsible or trustee agencies with interest or jurisdiction over the project: Ukiah Valley Fire Authority, City of Ukiah Public Works, City of Ukiah Police Dept., City of Ukiah Electrical Utility, City of Ukiah Building Division, Mendocino County Environmental Health, Mendocino County Air Quality Management District, and Mendocino County Planning and Building – Airport Land Use Commission Staff. The agencies' comments and recommended Conditions of Approval, if any, are contained in **Attachment 6**.



STAFF ANALYSIS

General Plan Consistency: The parcel is regulated under a Master Plan Area land use designation and is part of the Airport Industrial Park - Planned Development (AIP-PD). As noted in the AIP-PD Ordinance, this planned development provides a mixture of industrial, commercial, low density residential, office, and open space land uses, consistent with the City of Ukiah's 1995 General Plan Master Plan. Many of the goals and policies identified in the General Plan are incorporated into the AIP-PD Ordinance. Additionally, the proposed Project meets the following General Plan goals related to economic development listed in **Table 2:**

Table 2: General Plan Analysis	
Goal GP-2: Promote business development, emphasizing local ownership of businesses in order to keep capital and growth within the community.	As conveyed within the Application materials (Attachment 3), Fowler Automotive has longstanding operations within the City of Ukiah and would utilize the auxiliary structure in support of its existing automobile sales facility already located along Airport Park Boulevard.
Goal ED-1: Support a strong local economy.	As discussed within the Application materials (Attachment 3), the use of this Project Site for an auxiliary automotive structure will bolster the operational capacity of a local business and allow for the productive use of an underutilized parcel.

Zoning Consistency: The parcel is identified as Industrial/Automotive Commercial within AIP-PD. This designation is intended to provide opportunity for automobile sales and related services. In addition to permitted industrial uses and improvements, uses related to automobile dealerships such as tire stores, auto parts retail, car-washing facilities, automobile repair business, etc. are considered subject to securing a Use Permit. Permitted uses require Planning Commission approval of a Major Use Permit. Per AIP-PD Section 13(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 are appropriately analyzed.

Design and Development Standards: Although a Site Development Permit is not required, Staff requested the Design Review Board (DRB)'s analysis of the Project for compatibility with the AIP-PD design criteria, phasing and overall proposal. On January 27, 2022, the DRB reviewed the Project and unanimously recommended approval to the Planning Commission, with a recommendation that Valley Oak (*Quercus lobate*) trees be substituted. Minutes from the DRB meeting are included as **Attachment 5**. While DRB's recommendation is to substitute proposed trees with Valley Oak, Staff recommends that the Planning Commission consider supplemental plantings of Valley Oak instead to ensure that parking lot shade coverage, pavement/concrete longevity, and species/aesthetic diversity considerations are accommodated. The trees and species identified within the associated Landscape Plan (**Attachment 4**) are appropriate and considerate of suggested and required lists provided by the City. Staff recommends a supplemental Condition of Approval that the Applicant submit a Final Landscape Plan to the Director of Community Development that incorporates and provides for supplemental Valley Oak trees as appropriate.



Unlike other designations within the AIP-PD, the Industrial/Automotive Commercial Designation does not provide specific requirements or findings to guide improvements. Per the Application materials submitted, Staff summarizes the list of design and site planning standards pertinent to this request below in **Table 3**:

Table 3. Applicable AIP-PD Development & Design Standards (Section I - J)			
Criterion(a)	AIP-PD Development Requirement(s)	Proposed by Project	Project's Compatibility Analysis
Front Setback	All buildings and structures shall be setback from the property line a minimum of 25 feet along the entire street frontage.	±500 ft from Commerce Drive; Variance (No. 90-2) allowed a relocated non-conforming office structure, however, to be situated at a front-yard setback of 12 ft from Commerce Drive.	Compatible.
Side and Rear Setbacks	Shall be determined in the discretionary review process. Factors to consider include traffic circulation, landscaping, compatibility with surrounding uses and structures, etc.	Sides: ±15 ft from southern property line; ±70 ft from northern property line. Rear: ±9-11 ft from western property line.	Compatible. Adequate setbacks are proposed, as they are similar to comparable zoning designations and enhanced by landscaping that will separate the proposed use from the Great Redwood Trail.
Height Limit	50 ft, provided it complies with the side-slope criteria for the airport.	The high-point of the Auxiliary Structure's sloping roof is 18 feet – 4 inches.	Compatible. Within Zone 2 & Zone 3 object heights can be restricted to <35 feet in some areas by UKI ALUCP. See Airport Compatibility section for more information.
Maximum Lot Coverage	Up to 40%	Phase 1: ±19%; Overall: ±7.5%	Compatible. Subsequent development phases will be subject to maximum lot coverage.



Pedestrian Orientation	Pedestrian walkways shall be included to link parking areas, buildings, sidewalks and adjacent public rights-of-ways; pedestrian paths shall be landscaped to include features such as planters, low-level lighting, outdoor seating areas, and pedestrian oriented signs.	A shared path of travel is provided from the parking spaces to the structure. The location of the auxiliary structure is intentional to ensure that open space remains for future development related to automotive or commercial uses. The site is not open to the general public, and will include features to improve the aesthetics and usability of the Great Redwood Trail.	Compatible
Screening	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 Use Permit applications.	The Applicant requests installation of decorative eight (8) feet high, black tube steel, curved top fence, no climb security fencing that will formalize and separate the Project Site from the Great Redwood Trail, as well as provide for a more attractive frontage along Commerce Drive. All refuse and waste disposal areas are removed from public view points.	Compatible. See Landscaping Plan included as Attachment 4.
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.	Compatible. See Landscaping Plan included as Attachment 4.
Landscaping	Several landscaping standards including, but not limited to, 20% minimum lot coverage, placing one tree between every 4 parking spaces, landscaping along frontages, irrigation systems.	Project proposes 7,699 sq ft (22%) of landscaping during Phase 1; trees are provided between every 4 spaces; perimeter landscaping is provided with irrigation, etc.	Compatible. See Application Materials, included as Attachment 3. Landscaping Plan included as Attachment 4. Subsequent development will be subject to landscaping requirements.



Circulation: The Project has been reviewed by Staff, as well as the Public Works Department to analyze impacts to traffic and circulation. Staff relied upon the Office of Planning and Research's (OPR) Technical Advisory on *Evaluating Transportation Impacts in CEQA* (Technical Advisory; 2018) and the Mendocino Council of Governments' (MCOG) *Senate Bill 743 Vehicle Miles Traveled Regional Baseline Study* (Baseline Study; 2020) which are intended to provide recommendations and screening thresholds for evaluating traffic impacts by the way of Vehicle Miles Traveled (VMT).

The MCOG Baseline Study states that the analysis of smaller, less complex projects can be simplified by using screening criteria. If a project meets any of the criteria, including the following, outlined in Section 3.3 of the Baseline Study, it may be presumed to cause a less-than-significant VMT impact without further study: *This project meets the following exemption criteria: Local-serving retail or other local serving employment project less than 50,000 sq ft (larger retail projects may also qualify due to distance from other population centers) and is consistent with the jurisdiction's general plan and the Regional Transportation Plan.*

As noted in the Project Description, access to the Project Site would be provided via Commerce Drive. This auxiliary automotive facility is not open to the public. Rather, the structure and use is to support a nearby business at 1265 Airport Park Boulevard (Fowler Automotive). Based on this information, the Project would not exceed the threshold criteria identified in the MCOG Baseline Study and OPR's Technical Advisory.

Because the Project involves construction of a small (less than 50,000 sq ft) building to house a low VMT-generating (less than 110 VMT), local-serving retail business located within a heavily developed area, and does not conflict with the City's General Plan or other local plans intended to address circulation, the Project can be presumed to not result in a significant impact to traffic.

Parking: With regard to parking, Staff notes that the Project Site is not open or to be used by the General Public. Per the AIP-PD, 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. Per the AIP-PD, however, the Planning Commission may deviate from the parking requirements contained in the Ukiah Municipal Code on a case-by-case basis supported by findings related to a unique aspect, or use not specifically described in the Ukiah Municipal Code, and findings that otherwise demonstrate no on-street parking congestion will result. On the proposed site plan, the Applicant includes thirteen (13) parking spaces, including two accessible stalls with a dedicated path of travel to the auxiliary building.

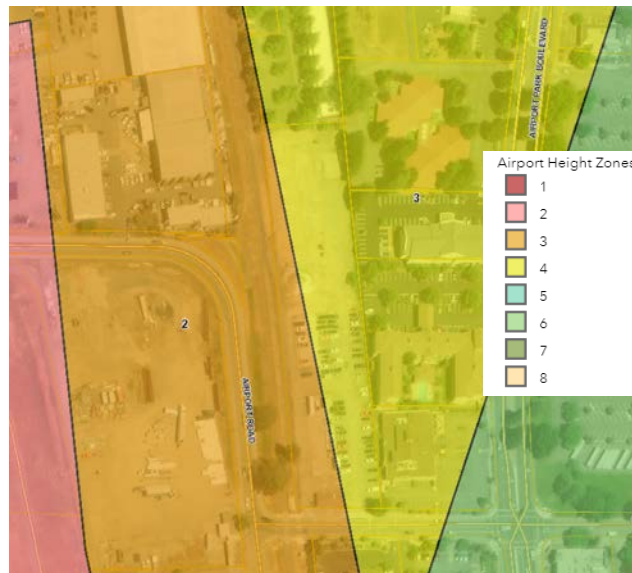
As stated, this Project Site will not be open to the general public, and has been assigned off-street parking commiserate with the number of employees, visitors and company vehicles identified, including accommodations for accessibility, bicycle parking and EV charging. Should off-street parking be utilized from the Ukiah City Code (UCC), however, to calculate the required spaces per UCC §9198 (B)(1) and UCC §9198(B)(6)(a), 43 off-street spaces would be required for the proposed Project Site.



A Finding to reduce the required amount of parking is provided within **Attachment 1**, and the project is conditioned that if it should be opened to the general public that additional off-street parking would be required.

AIRPORT COMPATIBILITY: Approximately 34,921 sq ft of the Project site is located within Airport Compatibility Zone 2 (Inner Approach/ Departure Zone), but the majority of the subject parcel (78,100 sq ft) is subject to Zone 3 (Inner Turning Zone) of the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). Please see **Figure 5**, below:

Figure 5. Airport Land Use Zones



Zone 3 object heights are restricted to less than 35 feet in some areas, but the high-point of the proposed auxiliary structure's sloping roof is 18' - 4", which conforms to the limitations of the UKIALUCP. While it is preferred to locate structures within these zones the maximum distance away from the runway centerline, the UKIALUCP indicates this should occur when feasible. Staff notes that there is an existing PG&E gas line that traverses the eastern boundary of the Project Parcel, limiting the ability to locate the structure as preferred.

Any Project site that is split by Compatibility Zone boundaries shall be considered as if it were multiple sites divided at the Compatibility Zone boundary line. That being said, Staff has facilitated this review under the more restrictive Zone 2 criteria to demonstrate compatibility with the required intensities for the entirety of the project site. According to Table 3A of the UKIALUCP, many commercial and industrial uses, including automobile repair, are listed as conditionally compatible within Zone 2 & 3, so long as they meet the intensity criteria and height limitations:

Zone 2 'Intensity/Density' Criteria Allowances

- **Max. Sitewide Avg. Intensity Allowed (people/acre):** 60 Persons per acre
- **Max. Single-Acre Intensity Allowed (people/acre):** 120 Persons per acre



As indicated within **Attachment 3**, the building area is 7,973 sq ft, but features approximately 7,575 sq ft of d and the parcel size is 114,563 sq ft./2.64 acres. For the purposes of the facilitating a building code based methodology review for airport land use considerations, the request features the following occupancy groups as identified within **Table 4**:

Table 4: Occupancy Classification and Area			
<i>Auxiliary Structure - Use</i>	<i>Area Type</i>	<i>Occupancy Type</i>	<i>Area</i>
4 Car Bays – Regular	Business Area	B	1,794 sq ft
4 Car Bays -Detail	Business Area	B	1,839 sq ft
2 Car Bays - Wash	Business Area	B	931 sq ft
Auto Photo Room	Business Area	B	1,203 sq ft
Office	Business Area	B	144 sq ft
Oil Storage Room	Business Area	B	295 sq ft
Reverse Osmosis & Water Storage Tank	Storage	S-1	226 sq ft
Storage	Storage	S-1	1,002 sq ft
Storage Closet	Storage	S-1	139 sq ft
Total			± 7,575 sq ft

The intensity of use for the subject structure, or the number of maximum persons, is therefore estimated as follows based on the UBC standards for each occupancy group:

- **Group S-1:** 1,367 sq ft per 60 sq ft = 22 Persons Max
- **Group B-1:** 6,206 sq ft per 100 sq ft = 62 Persons Max

Maximum Occupancy under UBC Assumptions is 22+62= **88 Persons Max**

1. Assume typical peak occupancy is 50%= **44 Persons**
2. 44 Persons/2.64 Acres = **16 Persons per acre**, within the site-wide average intensity for the requested use.

Assuming a relatively balanced occupancy throughout the building and that outdoor uses are minimal, the usage intensity for a single acre would be estimated to be:

1. 7,973 sq ft bldg. footprint / 43,560 sq ft per acre = 0.18 acre bldg. footprint
2. Building footprint < 1.0 acre; therefore, single acre intensity = bldg. occupancy = 16 people per single acre under UBC methodology.

Per UKIALUCP Policy 3.2.8(b), a recording of an Overflight Notification is required as a condition for approval of new residential or nonresidential project in Compatibility Zones 2 & 3; this requirement has been included as a Condition of Approval (see **Attachment 2**).

On February 8, 2022, a review of the project was conducted by Airport Land Use Commission Staff and affirmed that the request was to be consistent with the UKIALUCP and not require formal ALUC review. In summary, the proposed land use and Project meets all of the criteria



listed for Airport Compatibility within Zones 2 & 3 and does not require additional or formalized review by the ALUC.

ENVIRONMENTAL DOCUMENTATION

The proposed Project is subject to the California Environmental Quality Act (CEQA). The Project qualifies for a categorical exemption pursuant to CEQA Guidelines Article 19, Section 15303, New Construction of Commercial Structures, and 15304, Minor Alterations to Land. It is noted that the 15303 exemption can be applied to up to four commercial buildings not exceeding 10,000 sq ft in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Staff has determined the exemption is appropriate, as the Project is located in an urbanized area and zoned for commercial and industrial uses; that it consists of a commercial structure less than 10,000 sq ft; involves minor grading and trenching; does not propose the removal of notable natural features; is not in an environmentally sensitive area; and all needed public services and facilities are available to the site.

Staff Report, existing regulations, Conditions of Approval, and site design relating to the use and storage of hazardous materials, air quality, noise, and traffic would ensure that the Project would not impact the environment. As such, the Project qualifies for use of the aforementioned CEQA exemption.

NOTICE

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

- Published in the Ukiah Daily Journal on March 13, 2022;
- Posted on the Project site on March 13, 2022;
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing; and
- Mailed to property owners within 300 feet of the Project parcels on March 12, 2022.

RECOMMENDATION

Staff Recommends Planning Commission 1) Conduct a public hearing; and 2) Approve the proposed Major Use Permit, based on the Findings in **Attachment 1**, and subject to the Conditions of Approval in **Attachment 2**.

ATTACHMENTS

1. Draft Findings
2. Draft Conditions of Approval
3. Application Materials – Updated March 15, 2022
4. Landscaping Plan – Updated March 15, 2022
5. Design Review Board Meeting Minutes January 27, 2022 (DRAFT)
6. Agency Referral Comments
7. Ordinance No. 1213 (AIP-PD)

DRAFT FINDINGS TO ADOPT MAJOR USE PERMIT TO ALLOW PHASED DEVELOPMENT OF 1117 COMMERCE DRIVE (PROJECT SITE). PHASE 1 FACILITATES CONSTRUCTION OF A 7,973 SQUARE FOOT (SQ FT) CONCRETE MASONRY STRUCTURE FOR THE REPAIR, MAINTENANCE, CLEANING, AND DETAILING OF AUTOMOBILES EXCLUSIVELY ASSOCIATED WITH FOWLER AUTOMOTIVE; AND CONTINUED USE OF THE PROJECT SITE FOR AUTOMOTIVE INVENTORY STORAGE, AS WELL AS CONTINUED USE OF A NON-CONFORMING OFFICE STRUCTURE; APN 180-070-03; FILE NO. 20-5874.

The Community Development Department's recommendation for conditional approval of a Major Use Permit to allow phased development of 1117 Commerce Drive (Project Site), as described in the application materials and Staff Report dated March 15, 2022, is based in part on the following findings, in accordance with UCC §9262 and the Airport Industrial Park Planned Development (Ordinance No. 1213).

Airport Industrial Park Planned Development - Major Use Permit 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.

The proposed project is consistent with the General Plan's Master Plan Area land use designation, as it is intended to cover land within planned unit developments. The project site carries a Zoning Designation Automotive Commercial within the Airport Industrial Park Planned Development (AIP-PD). As noted in the AIP-PD Ordinance, the AIP-PD 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's 1995 General Plan Master Plan land use designation. Many of the goals and policies identified in the General Plan are incorporated into the AIP-PD Ordinance.

Additionally, the proposed Project meets the following General Plan goals related to economic development.

Goal GP-2: Promote business development, emphasizing local ownership of businesses in order to keep capital and growth within the community.

Goal ED-1: Support a strong local economy.

The parcel is identified as Industrial/Automotive Commercial within AIP-PD. This designation is intended to provide opportunity for automobile sales and related services. In addition to permitted industrial uses, uses related to automobile dealerships such as tire stores, auto parts retail, car-washing facilities, automobile repair business, etc. are considered permitted. Additionally, as further described in the Staff Report, the proposed land use and project are consistent with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP), as it is considered a use that is "conditionally acceptable" within Airport Compatibility Zone 2 and meets all development criteria contained therein.

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.

The proposed project would be located in a highly developed commercial area known as the Airport Business Park, which is heavily developed with similar land uses and intensity, including other automobile-centric businesses. The property was previously utilized for industrial and lumber business uses. As noted in the Staff Report, existing regulations,

Conditions of Approval, and site design ensure that the project would not impact to the public's health, safety or general welfare.

Lastly, the project has been provided and considered by the following agencies to ensure compliance with local, state and federal regulations pertaining to public health and safety: Ukiah Valley Fire Authority, City of Ukiah Public Works, City of Ukiah Police Dept., City of Ukiah Electrical Utility, City of Ukiah Community Development Department - Building Division, County of Mendocino Airport Land Use Commission staff, and Mendocino County Air Quality Management District. Comments have been included as Conditions of Approval, as appropriate.

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

The perimeter of the project site will feature improved decorative no-climb fencing, and there will be sufficient landscaping to ensure variety and improve the permeability of the Project Site. On January 23, 2022, the DRB reviewed the Project and unanimously recommended the Project's design for Planning Commission approval, with a suggestion for the applicant that additional Valley Oak (Quercus lobate) trees be utilized to the extent possible.

4. Parking: Section(l)(14)(d): 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.

The Project Site is unique, as it is not intended to be open to the General Public. Rather, the structure and use is to support a nearby business at 1265 Airport Park Boulevard (Fowler Automotive). Given the size of the project site, the lack of customers, and the additional parking area retained for inventory storage, it is unlikely that on-street parking congestion will result from this proposed use.

FINDINGS

Per the plans submitted March 15, 2022, Staff offers the following Findings per Airport Industrial Park Planned Development (AIP-PD) Section J (Design Guidelines) for discussion and consideration of the Design Review Board:

1. LANDSCAPING AND OPEN SPACE

- a) **A comprehensive landscape plan was submitted for review and approval as a part of the Site Development or Use Permit process.**

- *On March 15, 2022, a revised comprehensive Landscaping Plan was submitted to the attention of City Staff. It is included for review as Attachment 4.*

- b) **Existing trees shall be retained whenever possible.**

- *Existing vegetation on-site, proposed to remain, consists of a 6-inch diameter ornamental tree and 24-inch diameter fir tree on the northern property boundary, a 6-inch diameter white oak to the eastern property boundary, and a 6-inch diameter walnut tree to the southeastern property boundary. Additionally, while not noted on the landscaping plan, Sequoia sempervirens near the southeastern corner of the property are also to be retained.*

- c) **A variety of tree species shall be used that provides diversity in form, texture, and color.**
- *Refer to Tree & Shrub/Sod List included in the Landscaping Plan. A variety of shrubs will be utilized, as well as Sawleaf Zelkova trees, which will provide diversity in form, texture and color. To address the Design Review Board recommendation regarding Valley Oak (Quercus lobate), Staff suggests incorporating these trees as supplementary landscaping. Staff has included a Condition of Approval that requires a final Landscaping Plan to be reviewed and approved by the Community Development Director to ensure that requirements related to shade coverage, tree-species diversity and pavement considerations are addressed.*
- d) **Landscaping at corners should be arranged to maintain traffic visibility.**
- *While landscaping is proposed within corners near the northern periphery, the impacts to traffic are minimized, as the development is clearly separated from the encroachments onto Commerce Drive by approximately 500 feet. That being said, should landscaping be reinserted along Commerce Drive, visibility would need to be reassessed.*
- e) **Landscaping along an entire street frontage should be coordinated to achieve a uniform appearance.**
- *There are no proposals for revised landscaping for the street frontage along Commerce Drive; existing Sequoia trees within this vicinity, however, are to remain. A portion of the frontage along the Great Redwood Trail is to be improved and made uniform by the installation of new perimeter security fencing.*
- f) **Landscaping shall be proportional to the building elevations.**
- *Per the AIP-PD, 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 proposed fencing is 8 feet in height. Given the activities and storage of automobiles, this fencing is considered appropriate and an improvement from the existing chain-link presently installed.*
- g) **Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.**
- *Toyon, which is native throughout the western part of California is one of the predominant species featured in the submitted landscaping plan. Additionally, the Sawleaf Zelkova trees are identified by the City of Ukiah Street Tree list as appropriate to provide shade canopy.*
- 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.**
- *The Landscaping plan features a mixture of shrubs and trees that will allow for mature appearance within 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.**
- *The western property line will feature a vegetated swale that will not inhibit solar access. Additionally, along the western property line no new trees for planting are identified that would inhibit photovoltaic power generation on the subject property, should it be pursued.*
- 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.

- *As provided on the Landscaping Plan, there is approximately 6,250 sq ft of 'Parking and Back Up Area' and 4,396 sq ft of total shade area. The resulting shade coverage is 70%, and satisfies the objective standard. As reviewed, the site plan within Attachments 3 and 4 inserts trees between every 4 parking stalls. The trees utilized are Sawleaf Zelkova, which aligns with the request that trees be deciduous. This finding is only applied to the employee parking area, due to the fact that inventory storage does not necessitate the same space or requirements that are typically associated with commercial parking spaces. Landscaping improvements are not considered outside of Phase 1, including the frontage along Commerce Drive. While DRB's recommendation is to substitute proposed trees with Valley Oak, Staff recommends that the Planning Commission consider supplemental plantings of Valley Oak instead to ensure that the parking lot shade coverage, pavement longevity, and species/aesthetic diversity considerations are accommodated. The trees and species selected are appropriate and considerate of suggested and required lists provided by the City. As indicated, this proposed auxiliary facility is for the exclusive use of Fowler Automotive, and will not be utilized by the general public.*
- k) Parking lots shall have a perimeter planting strip with both trees and shrub.**
 - *As provided on the Landscaping Plan, perimeter-planting strips are included to the north and east of the parking lot area.*
- 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.**
 - *The provided parking lot includes a dedicated pedestrian facility that traverses the Project Site to provide access from the employee parking area to the auxiliary structure.*
- 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.**
 - *Street trees and additional landscaping requirements will be addressed as part of subsequent development. Modification of this Use Permit will be required to facilitate future improvements.*
- 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.**
 - *As described in the Application materials, the Phase 1 project area is 38,229 sq ft. 7,699 sq ft of that area is described as landscaped, satisfying the 20% threshold. Beyond the Phase 1 project area, future development will require subsequent review of the Design Review Board and the Planning Commission.*
- o) Landscaping Plans shall include an automatic irrigation system.**

- *Landscaping will be watered by an automatically controlled low volume drip irrigation system. The controller will feature a rain/ freeze shut off switch. As well as real-time evapotranspiration adjustment to allow for further optimization of irrigation water.*
- p) **All required landscaping for commercial development projects shall be adequately maintained in a viable condition.**
 - *As conditioned, the Applicant will be required to maintain the installed landscaping so that it remains viable and in alignment with the AIP-PD.*
- 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.**
 - *Given the nature of the development, a phased incremental development is appropriate to ensure the viability for future land uses that otherwise would be considered prohibitive if fully landscaped and developed.*

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.**
 - *A shared path of travel is provided from the parking lot area to the auxiliary structure. The location of the auxiliary structure is intentional to ensure that open space remains for future development activities related to automotive or commercial uses.*
- b) **Buildings should be sited to preserve solar access opportunities, and should include passive and active solar design elements.**
 - *The proposed auxiliary structure is sited so as to preserve existing and future solar access opportunities for the Project Site. The design and coloration of the proposed facility includes passive solar design elements, such as thermal mass, roof color, and appropriately located windows. The ability to open the garage doors also presents opportunity for passive air flow and ventilation.*
- c) **Buildings should be oriented to minimize heating and cooling costs.**
 - *See Above: While heating and cooling aspects are separate from solar considerations, there are many similar aspects, such as window placement, and materials selection. The bays are designed not to feature HVAC units, relying instead on passive heating and cooling. This design feature minimizes associated costs.*
- d) **Buildings should be creatively sited to provide open views of the site and surrounding environment.**
 - *By being located in along the northern property line, the improvements are sited so to provide open views of the area utilized for inventory storage.*
- e) **Buildings shall not be sited in the middle of large parking lots.**
 - *The Building and associated development is intentionally sited to ensure more comprehensive use of the Project Site in the future. The proposed auxiliary structure is not sited in the middle of a large parking lot, as it otherwise could be.*

3. ARCHITECTURAL DESIGN

- a) **Individual projects shall exhibit a thoughtful and creative approach to site planning and architecture.**
 - *The Building and associated development is thoughtful in its incremental approach to site development. The design for the auxiliary structure is included with this **Attachment 3** for the review of the Planning Commission.*
- b) **Projects shall be designed to avoid the cumulative collection of large structures with similar building elevations and facades.**
 - *Only a single structure and associated improvements are proposed at this time, and the proposed designs are included with this Staff Report for the review of the Planning Commission.*
- c) **Buildings shall be limited in height, bulk, and mass, and shall be designed to avoid a box-like appearance.**
 - *The facility, while utilitarian, does not exhibit box-like appearance, and is situated in a corner. Proposed designs are included with this Staff Report for the review of the Planning Commission.*

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.**
 - *Colors and building materials are included with this Staff Report for the review of the Planning Commission.*
- 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.**
 - *Colors and building materials are included with this Staff Report for the review of the Planning Commission. The overhead rolling garage doors and steel doors and frames are to be painted to match Bonelli Oil Rubbed Bronze.*

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.**
 - *An interior lighting plan was provided, and exterior lighting placement is noted on the landscape plan.*
- b) **Lighting for developments shall include shielded, non-glare types of lights.**
 - *The project will be conditioned to include shielded, non-glare types of lights, and not allow for light-trespass. Exterior lights are to be minimized where possible.*
- c) **Lighting shall not be directed towards Highway 101, the Ukiah Municipal Airport, adjacent properties or upwards towards the sky.**
 - *The project will be conditioned to include shielded, non-glare types of lights, and not allow for light-trespass. Exterior lights are to be minimized where possible to comply with expectations of the Ukiah Municipal Airport planning documents.*

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.**
 - *An inverted 'U' style rack with 2 bike capacity is included and described in the landscaping plan.*
- b) **Fountains, kiosks, unique landscape islands, outdoor sitting areas, and other quality design amenities are encouraged.**
 - *The business is not intended to be open to the public, and is otherwise oriented towards automobile and industrial uses. As an off-site auxiliary structure, most employee needs will be accommodated at the primary automobile sales facility at 1265 Airport Park Boulevard.*

ENVIRONMENTAL DOCUMENTATION

The proposed project is subject to the California Environmental Quality Act (CEQA). The project qualifies for a categorical exemption pursuant to CEQA Guidelines Article 19, Class 3 (C): New Construction of Commercial Structures. It is noted that this exemption can be applied to up to four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Staff has determined the exemption is appropriate, as the project is located in an urbanized area and zoned for automotive-commercial use; that it consists of commercial structures of less than 10,000 total square feet; that all needed public services and facilities are available; and that the surrounding area is not environmentally sensitive.

NOTICE

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

- Published in the Ukiah Daily Journal on March 13, 2022;
- Posted on the Project site on March 13, 2022;
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing; and
- Mailed to property owners within 300 feet of the Project parcels on March 12, 2022.

DRAFT CONDITIONS OF APPROVAL TO ADOPT MAJOR USE PERMIT TO ALLOW PHASED DEVELOPMENT OF 1117 COMMERCE DRIVE (PROJECT SITE). PHASE 1 FACILITATES CONSTRUCTION OF A 7,973 SQUARE FOOT (SQ FT) CONCRETE MASONRY STRUCTURE FOR THE REPAIR, MAINTENANCE, CLEANING, AND DETAILING OF AUTOMOBILES EXCLUSIVELY ASSOCIATED WITH FOWLER AUTOMOTIVE; AND CONTINUED USE OF THE PROJECT SITE FOR AUTOMOTIVE INVENTORY STORAGE, AS WELL AS CONTINUED USE OF A NON-CONFORMING OFFICE STRUCTURE; APN 180-070-03; FILE NO. 20-5874.

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

Approved Project Description: As requested, development of the Project Site will be phased. Phase 1 will focus on ±.89 acres situated along the northern and western peripheries of the Project Site. The application, project description, relevant plans and design elements are included as Attachment 3. Phase 1 development includes the following:

- One (1) 7,973 sq ft building; with a storage room for oil (295 sq ft), a storage room for records (139 sq ft), office-space (144 sq ft), a storage room for tools (1,002 sq ft), a water recycling and reverse osmosis equipment addition (226 sq ft), and a photo-studio with an internal car turntable (1,203 sq ft).
- This proposed auxiliary building will feature two (2) wash bays for a total of 931 sq ft; four (4) detail bays for a total of 1,839 sq ft; and four (4) regular bays for automotive repair for a total of 1,794 sq ft;
- Thirteen (13) new parking stalls would be developed with appropriate landscaping inserts; including one (1) ADA compliant stalls and one (1) EV stall; bicycle parking is also identified on the submitted Landscape Plan (**Attachment 4**);
Replace existing fencing with 8' black tube steel, curved top, no climb security fencing along multiple frontages of the Project Site, and include two (2) electronic gates for improved traffic and access control.

Automobile sales will not be conducted, nor will the facilities be open to the general public. Existing uses, specifically automobile inventory storage, as well as the non-conforming, unrelated office structure will be continued. Those aspects are not considered a component of this project. While Phase 2 has not yet been identified or proposed, development of the Project Site will remain subject to the jurisdiction of the Planning Commission.

CITY OF UKIAH SPECIAL CONDITIONS

1. All required landscaping shall be properly maintained to insure the long-term health and vitality of the plants, shrubs and trees. Proper maintenance means, but is not limited to the following:
 - o Regular slow, deep watering when feasible. The amount of water used shall fluctuate according to the season, i. e., more water in summer, less in the winter.
 - o Additional watering shall occur during long periods of severe heat and drying winds, and reduced watering shall be used during extended periods of cool rainy weather.

- o Fertilizer shall only being used on trees during planting. Shrubs may receive periodic fertilizer according to the recommendations of a landscaping professional.
 - o The tree ties and stakes shall be checked every six months to ensure they do not constrict the trunks and damage the trees.
 - o Tree ties and stakes shall be removed after 1 to 3 years to ensure they do not damage the trunk of the tree and its overall growth.
 - o Any tree that dies or is unhealthy due to pests, disease or other factors, including vandalism, shall be replaced with the same or similar tree species, or an alternative species approved by the department of Planning and Community Development.
 - o All trees shall be properly pruned as appropriate. No topping cuts shall be made. All pruning shall follow standard industry methods and techniques to ensure the health and vitality of the tree.
2. Applicant shall submit a Final Landscape Plan to the Director of Community Development for review and which must be approved prior to finalization of the Building Permit for the auxiliary structure. The Final Landscape Plan shall incorporate supplemental Valley Oak trees, as appropriate.
 3. Should the auxiliary automotive facility be opened to the general public, additional off-street parking would be required and subject to UCC §9198 (B)(1) and UCC §9198(B)(6)(a).
 4. Subsequent development beyond the 'Project Description' and Phase 1 is subject to the review of the Planning Commission.
 5. Provide district addresses for all structures on the Project Site.

CITY OF UKIAH STANDARD CONDITIONS

1. This approval is not effective until the 10-day appeal period applicable to this Major Use Permit has expired without the filing of a timely appeal. If a timely appeal is filed, the project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.
2. All use, construction and the location thereof, or occupancy, shall conform to the application and to any supporting documents submitted therewith, including any maps, sketches, or plot plans accompanying the application or submitted by applicant in support thereof.
3. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Engineering Department of the City of Ukiah; except where higher standards are imposed by law, rule, or regulation or by action of the Planning Commission such standards shall be met.
4. Building permits shall be issued within two years after the effective date of the Use Permit or same shall be null and void.
5. In addition to any particular condition which might be imposed; any construction shall comply with all building, fire, electric, plumbing, occupancy, and structural laws, rules,

regulations, and ordinances in effect at the time the Building Permit is approved and issued.

6. The Applicant shall submit verification of all applicable permits or approvals in compliance with all local, state and federal laws to the Community Development Department prior to issuance of building permits.
7. All fees associated with the project planning permits and approvals shall be paid in full prior to occupancy.
8. As outlined in Article 20, Administration and Procedures, of the Zoning Code this planning permit may be revoked through the City's revocation process if the approved project related to this Permit is not being conducted in compliance with these stipulations and conditions of approval; or if the project is not established within two years of the effective date of this approval; or if the established use for which the permit was granted has ceased or has been suspended for 24 consecutive months.

ELECTRIC UTILITY DEPARTMENT CONDITIONS

9. All future site improvements shall be submitted to the COU Building Department and the Electric Utility Department for review and comment. At this time, specific service requirements, service voltage and developer costs and requirements will be determined.
10. Developer/customer shall incur all costs of this future project to include (labor, materials, equipment).
11. The City of Ukiah Electric Utility Department will require an easement provided to the EUD for any electric service that transverses through the property and/or around any City owned Electric equipment, beyond any PUE.

UKIAH POLICE DEPARTMENT

12. Provide UPD dispatch with current appropriate business contact names and telephone numbers for after-hours contact.
13. Business owner to keep all business related vehicles contained to their parking lot. No on-street parking of vehicles at the location.
14. Keep dumpsters locked to limit unauthorized dumping or scavenging or keep in locked/gated area.
15. Place no trespassing signs on property.
16. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.
17. All building exterior lighting and parking lot lighting should be functioning and kept in good repair.
18. Keep property free of debris/garbage.

19. Any exterior electrical outlets can have locking plates or decommission for non-use to limit illegal usage.
20. Any exterior water faucets should have a locking box cover or decommission for non-use to limit illegal usage.

PUBLIC WORKS

21. All driveway and parking areas shall be paved with asphaltic concrete, concrete, or other alternative surfacing, subject to approval by the City Engineer.
22. Prior to construction of site improvements, a grading and drainage plan, and an erosion and sediment control plan, prepared by a Civil Engineer, shall be submitted for review and approval by the Department of Public Works. The plan shall include the detailed design of post-construction storm water best-management practices (BMPs) in compliance with the City of Ukiah's Phase I Storm Water Permit and the Low Impact Development Technical Design Manual (LID Manual), in effect at the time of development. A Standard Urban Storm Water Mitigation Plan (SUSMP) shall be provided to support the design of the proposed drainage system.
23. Maintenance and inspection of all post-construction best management practices (BMPs) are the responsibility of the property owner. In accordance with the LID Manual, a legally binding, signed maintenance agreement approved by the City of Ukiah is required for the proposed Stormwater treatment areas and all post-construction BMPs, and shall be recorded prior to final approval of the building permit.
24. Applicable City water & sewer connection fees shall be paid at the time of building permit issuance.
25. The proposed water recycling system shall be approved by the City Engineer.

AIRPORT LAND USE COMMISSION

26. A dedication of avigation easement or a Deed Notice shall be recorded and a copy of the recorded document shall be provided to the Community Development Department prior to issuance of building permits.



City of Ukiah

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

Planning Permit Application

PROJECT NAME: Fowler Auto Center Auxiliary Building																							
PROJECT ADDRESS/CROSS STREETS: 1117 Commerce Drive/Airport Road				AP NUMBER(S): 180-070-03																			
APPLICANT/AUTHORIZED AGENT: LACO Associates, Attn. Kevin Doble		PHONE NO: (707) 462-0222		FAX NO: (707) 462-0223																			
				E-MAIL ADDRESS: dobelk@lacoassociates.com																			
APPLICANT/AUTHORIZED AGENT ADDRESS: 776 S. State St., Suite 103			CITY: Ukiah		STATE/ZIP: CA/95482																		
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: Fowler Auto Center, Attn. Ken Fowler		PHONE NO: (707) 507-5049		FAX NO: E-MAIL ADDRESS: kenfowler01@hotmail.com																			
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT 1265 Airport Park Blvd			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	\$																		
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☐ 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	\$																		
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COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ 50	MAJOR PERMIT DEPOSIT:	\$ Cost Recovery	FILING DATE:	12/14/2020																		
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:	\$ Cost Recovery	RECEIPT NUMBER:	-																		
APPLICATION NUMBER(S): 20-5874																							

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: 2.53 acres	Building Size: 7,973 sf	Number of Floors: 1	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
☐ Office (business/professional)			
☐ Office (medical/dental)			
☐ Retail			
☐ Light Industrial			
☐ Residential			
☒ Other: Industrial/Automotive Commercial	Auxiliary Building	7,973 sf	1 unit
Operating Characteristics			
Days and Hours of Operation: Mon.-Fri. 8am-5pm, Sat. 9am-4pm, Sun. Closed			
Number of Shifts: 1 per day	Days and Hours of Shifts: Mon.-Fri. 8am-5pm, Sat. 9am-4pm		
Number of Employees/Shift: 10-12 employees			
Loading Facilities: ☐ Yes ☒ No	Type/Vehicle Size: Auto transports will be unloaded in the parking lot.		
Deliveries: ☒ Yes ☐ No	Type: Auto transports	Number (day/week/month): 1-2 per day	Time(s) of Day: During business hours
Outdoor areas associated with use? (check all that apply) ☒ Yes ☐ No	Sales area: ☐ Yes ☒ No Square Footage:	Unloading of deliveries: ☒ Yes ☐ No Square Footage: N/A	Storage: ☒ Yes ☐ No Square Footage: 1,266
Noise Generating Use? ☐ Yes ☒ No Minimal	Description: Proposed concrete masonry structure for use as an automobile cleaning & detailing location for Fowler Auto Center.		

To Be Completed by Staff

General Plan Designation: AIP-PD	Zoning District: Industrial/Auto Commercial	Airport Land Use Designation: Zones 2 and 3
City's Architectural & Historic Inventory: ☐ YES ☒ NO	Age of Building: New Construct.	Demolition Policy: N/A
Hillside: ☐ YES ☒ NO	Flood Designation FIRM Map: N/A	Flood Designation Floodway Map: N/A
Tree Policies		
General Plan Open Space Conservation ☐ NO ☐ YES GOAL/POLICY #:	Community Forest Management Plan ☐ NO ☐ YES GOAL/POLICY #:	
Landscaping and Streetscape Design Guidelines ☐ NO ☐ YES GUIDELINE #:	Commercial Development Design Guidelines ☐ NO ☐ YES GUIDELINE #:	
Tree Protection and Enhancement Policy ☐ NO ☐ YES NOTES:	Tree Planting and Maintenance Policy ☐ NO ☐ YES NOTES:	
UCC: Street Tree Policy, Purpose and Intent ☐ NO ☐ YES NOTES:	Other:	
Notes		

I, Ken Fowler, owner authorize LACO Associates 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, Kevin Doble, 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.



04/30/2021

☐ OWNER / ☒ AUTHORIZED AGENT**DATE**

INDEMNIFICATION AGREEMENT

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

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

I have read and agree to all of the above.

Kevin Doble

☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT

(PLEASE PRINT NAME)



04/30/2021

☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT**DATE**

(SIGNATURE)

Revised 08/19/2019

Project Description
For
Fowler Auto Center Auxiliary Building
LACO Project No. 9100.08
Revised March 15, 2022

The enclosed Major Site Development Permit and Use Permit applications are requests to construct the proposed Fowler Auto Center Auxiliary Building Project on the property located at 1117 Commerce Drive within the City of Ukiah (Site), Assessor's Parcel Number (APN) 180-070-03, 2.53-acres in size.

Project Background

Fowler Auto Center Auxiliary Building Project is proposed in order to move automobiles from the main dealership, Fowler Auto Center, located at 1265 Airport Park Boulevard, to a proposed enclosed concrete masonry structure for cleaning and detailing and minor repairs at the proposed location of 1117 Commerce Drive within the City of Ukiah. The proposed structure would consist of one (1) 7,973-square-foot (sf) building consisting of concrete masonry unit walls and a top perimeter band of flush metal panels to conceal the ends of the wood truss roof framing, with an attached 240 sf wood frame equipment room, and 18,900-sf of new paving. A total of thirteen (13) new parking stalls, including one (1) Americans with Disabilities Act (ADA) compliant parking stall is proposed, along with associated striping and marking per City standards. Vehicle storage currently exists on the southern portion of the Site and would continue under the proposed project.

The 7,973-sf concrete masonry structure would contain a 300-sf storage room for oil, a 850-sf storage room for equipment, parts, and supplies, a 118-sf office space, a 116-sf storage room for tools, and a 1,344-sf photo room. The proposed auxiliary building would also contain a 240-sf storage area for the water recycling and reverse osmosis equipment; two (2) wash bays for a total of 890-sf; four (4) detail bays for a total of 1,815-sf; and four (4) regular bays for a total of 1,794-sf. Water from the bays would flow into the floor drains (see Architectural Drawings) into the reverse osmosis equipment room where soap, grease, and pollutants would be removed prior to the wastewater entering the existing 12-inch main sanitary sewer waste line which exists at the structure to the southeast. The proposed project would connect to an existing water connection on Commerce Drive. A total of 16,200 sf of existing pavement would be removed and 18,900 sf of asphalt would be placed for the proposed project. A 1,033-sf vegetated swale and five (5) downspouts would border the structure to the north and west, with a 5,804-sf

vegetated area and a 136-sf bioretention area located on the northwest corner of the Site. The existing fence would be replaced with an 8-foot-tall black tube steel, curved top, no climb security fencing along portions of the northern, western, and southern perimeter of the project site. Vehicle storage is an existing use on-site and will continue prior to any minor repairs, cleaning, and detailing. Retail sales would not be part of the operation. This project is phased consisting of the above improvements under the Current Phase on 0.89-acres and future improvements are not currently planned under the Future Phase on 1.64-acres, but should they become necessary the property owner acknowledges that an additional site development permit will be required. Refer to the Preliminary Improvement Plans, Architectural Drawings, and Preliminary Landscape Plan, attached. As the proposed project may be phased, the plans show improvements to the Current Phase only, as labeled.

The proposed project would be in operation on Monday thru Friday from 8 a.m. to 5 p.m., on Saturday from 9 a.m. to 4 p.m., and closed on Sunday. There would be one shift per day with a total of 10 to 12 employees working. No loading facilities or sales areas are proposed. Deliveries would consist of auto transports and would be unloaded in the parking lot for minor repairs, cleaning and detailing services during business hours. Noise generated from the proposed project is anticipated to be minimal. In addition, the proposed project is not anticipated to create a nuisance to adjacent parcels and shall comply with the performance criteria outlined in the Airport Industrial Park Planned Development (AIP-PD) Ordinance, Section 13 (H) *Nuisances*.

Access to the Site will be provided via a paved driveway off Commerce Drive, located to the south. Construction equipment will be staged in the immediate area. As indicated on the preliminary grading, drainage, and utility plan, the dirt stockpile and spoils are temporary imported materials related to construction efforts for the proposed building pad. Construction is anticipated to start in early of 2022 and completed prior to the rainy season, or October 15, 2022.

Existing Use and Site Characteristics

The Site is located northeast of the Ukiah Municipal Airport and west of Highway 101, is approximately 2.53-acres in size, paved and built-up, with existing concrete pads throughout and an existing office space located off Commerce Drive on the southern portion of the Site. The Site is bounded by commercial use types to the north, south and east, and industrial use types to the west. The Site is zoned Planned Development: Commercial (PDC), with a General Plan land use designation of Master Plan Area (MPA) and an Airport Industrial Park Land Use

Designation of Industrial/Automotive Commercial. Refer to the Preliminary Improvement Plans, attached.

On Wednesday, April 7, 2021, City Council adopted the Ordinance amending the land use designation of Professional Office for the Site under Ordinance No. 1098, the AIP-PD Ordinance to Industrial/Automotive Commercial. With this amended land use designation, the proposed use is permitted, subject to the issuance of a Use Permit.

Proposed Use and AIP-PD Consistency

Per the AIP-PD Ordinance, a Use Permit is required for "*uses related to automobile dealerships, such as tire stores, auto parts stores, car-washing facilities, automobile repair business, etc.*" within the Industrial/Automotive Commercial Land Use Designation. This would include the proposed cleaning, detailing and repair operation as well as existing inventory storage of up to 200 automobiles for the dealership. While the design guidelines of the AIP-PD identify specific requirements for parking lots, it also notes that the relief from these requirements may be approved through the discretionary review process. Based on the expected design of a parking lot for inventory storage, pedestrian facilities are likely unnecessary or minimal under the proposed project.

The City of Ukiah's review of planning files indicate that the existing office structure currently used by Guillon Inc. was moved to its present location as part of a Site Development Permit (89-128) and Variance (90-2). A review of the AIP-PD Ordinance, identifies no "*Allowed*" or "*Permitted*" uses associated with this existing use per A(1) or E(1-2), indicating that the use is now non-conforming. The existing office structure would continue to be used by Guillon Inc. and all business activities related to Fowler Auto Center would occur at the dealership as the Site is a proposed auxiliary use to the dealership. As such, the existing office structure complies with Ukiah City Code Section 9209 *Non-Conforming Uses*.

As proposed, the project shall comply with the performance criteria outlined in the AIP-PD Ordinance, Section 13 (I) *Development Standards* and (J) *Design Guidelines*. Refer to the Preliminary Improvement Plans, Architectural Drawings, Preliminary Landscape Plan, and Materials and Color Boards, attached.

Under Section 13(L) *Discretionary Review* of the AIP-PD Ordinance, as the proposed project is subject to a Use Permit, the Site Development Permit is not required as all Site development issues and concerns shall be appropriately analyzed within the Use Permit review.

Location

The Site is located west of Highway 101 at the intersection of Commerce Drive and Airport Road, in the City of Ukiah, California. The Project is located within Rancho Yokaya, shown on the 7.5-minute United States Geological Survey Topographic Quadrangle Map, Ukiah, California 2018 (see Location Map on Preliminary Improvement Plans, attached). The street address is 1117 Commerce Drive, Ukiah, California, at Assessor Parcel Number (APN) 180-070-03. The Site is located approximately 1.5 miles southeast of downtown Ukiah. Refer to the Preliminary Improvement Plans, attached.

Purpose and Need

The purpose and need for the proposed project is to have the ability to move automobiles from the main dealership, Fowler Auto Center located southeast of the Site, to a proposed 7,973-sf enclosed concrete masonry structure for minor repairs, cleaning, and detailing.

Refer to the Preliminary Improvement Plans and Architectural Drawings attached for details. An Initial Storm Water Low Impact Development (3_LID) plan is attached for reference.

ABBREVIATIONS

@	At	ID	Inside Diameter Dim.)
#	Centerline	Insul.	Insulation
AC	Pound or Number	Int.	Interior
AD	Acoustical	Jan.	Janitor
ADJ	Area Drain	Jt.	Joint
Alum.	Adjustable	Kit.	Kitchen
APPRO	Aluminum	Lam.	Laminate
X	Approximate	Lav.	Lavatory
Arch.	Architectural	LI.	Light
Asb.	Asbestos	M	Men
Asph.	Asphalt	Max.	Maximum
BRD	Board	Mech.	Mechanical
Blum.	Bluturninous	Membr.	Membrane
Bldg.	Building	Met.	Metal
Bk.	Block	MFR.	Manufacturer
Bkg.	Blocking	MH.	Manhole
Bm.	Beam	Min.	Minimum
Bot.	Bottom	Mr.	Mirror
Cab.	Cabinet	Misc.	Miscellaneous
CB	Catch Basin	MO	Masonry Opening
Cem.	Cement	Mtd.	Mounted
Cer.	Ceramic	Mul.	Mullicon
CG	Corner Guard	NIC	Not in Contract
Cl.	Ceiling	No. or #	Number
Clq.	Caulking	Nom.	Nominal
Clkg.	Closet	NTS	Not to scale
Cl.	Clear	OA	Overall
Cl.	Closed Opening	Obs.	Obscure
C.O.	Column	OC	On Center
Col.	Concrete	OD	Outside Diameter Dim.)
Conc.	Connection	Open.	Opening
Cont.	Construction	OPP.	Opposite
Const.	Continuous	Prep.	Preparation
Cont.	Corridor	P. Lam.	Plastic Laminate
Cor.	Countersunk	Plast.	Plaster
Ctak.	Counter	Plywd	Plywood
Cntr.	Center	Pt.	Pair
Centr.	Double	Pt.	Point
DBL	Department	PTD	Paper Towel Dispenser
Dept.	Drinking Fountain	Part.	Partition
D.F.	Detail	QT	Quarry Tile
Det.	Diameter	R	Riser
Dia.	Dimension	Rad.	Radius
Dim.	Dispenser	RD	Roof Drain
Disp.	Down	Ref.	Reference
Dn.	Door	Refr.	Refrigerator
Dr.	Down spout	Rgtr	Register
DS	Drawing	Reinf.	Reinforced
Dwg.	Each	Req.	Required
Ea.	Expansion Joint	Resil.	Resilient
EJ	Elevation	Rm.	Room
EL	Electrical	RO	Rough Opening
Elect.	Elevator	RWL	Rain Water Leader
Elev.	Emergency	SC	Solid Core
Emer.	Enclosure	SCD	Seat Cover Dispenser
Encl.	Electrical Panel board	Sched.	Schedule
EP	Equal	SD	Soap Dispenser
Eq.	Equipment	Sect.	Section
Equip.	Electric Water Cooler	Sheet	Sheet
EW	Existing	Sht.	Similar
E	Exposed	SMD	See Mechanical Drawings
Exp.	Expansion	SND	Sanitary Napkin Disposal
Expan.	Exterior	Spec.	Specification
Ext.	Fire Alarm	SSD	See Structural Drawings
FA	Floor Drain	SSt	Stainless Steel
FD	Foundation	Sta.	Station
FDN	Fire Extinguisher	Std	Standard
FE	Fire Extinguisher Cab.	St.	Steel
FEC	Fire Hose Cabinet	Stor.	Storage
FHC	Finish	Struct.	Structural
Fin.	Floor	Susp.	Suspended
Fl.	Flashing	Sym.	Symmetrical
Flash.	Fluorescent	T	Tread
Fluor.	Face of	Tel.	Telephone
F.O.	Face of Concrete	T&G	Tongue and Groove
FOC	Face of Finish	Thk	Thick
FOF	Face of Studs	TOC	Top of Concrete
FOS	Fireproof	TOP	Top of Pavement
FRPF	Full Size	TOW	Top of Wall
FS	Foot or Feet	TTD	Toilet Tissue Dispenser
FT	Footing	TV	Television
FTG	Furring	Typ.	Typical
Fut.	Future	Unf.	Unfinished
G.B.	Glass	UN	Unless Otherwise Noted
GI.	Gypsum Board	Vert.	Vertical
Gyp.	Hose Bld	Vest.	Vestibule
HB	Hollow Core	W	Women
HC	Hardwood	W/	With
HDWD	Hardware	WC	Water Closet
HDDWE	Horizontal	WD	Wood
Horiz.	Hour	W/O	Without
Hr.	Height	WP	Waterproof
Hgt.		WSCT	Wainscot
		WT.	Weight

PROJECT DIRECTORY

OWNER
FOWLER AUTO CENTER
1265 AIRPORT PARK BLVD,
UKIAH, CA 95482

ARCHITECT
GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO, CA 94103

JOHN GOLDMAN
PH: (415) 391-1339
FAX: (415) 621-3393
JOHN@GOLDMANARCHITECTS.COM

CIVIL
LACO
776 S. STATE ST. SUITE 103
UKIAH, CA 95482

KEVIN A. DOBLE
PH: (707) 463-0222
DOBLEK@LACOASSOCIATES.COM

GEOTECHNICAL
TRANS TECH CONSULTANTS
GEOTECHNICAL ENGINEER
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WINDSOR, CA 95492

BILL WIGGINS
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FAX: (707) 837-7334
BWIGGINS@TRANSTECHCONSULTANTS.COM

GREEN BUILDING CONSULTANT
TITLE 24 DATA CORP.
DAVID A.McCLAIN
633 MONTEREY TRAIL & POB 2199
FRAZIER PARK, CALIFORNIA 93225-2199

DAVID A McCLAIN
PH: (800) 237-8824
DAVIDMCCCLAIN24@GMAIL.COM

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA ENERGY CODE

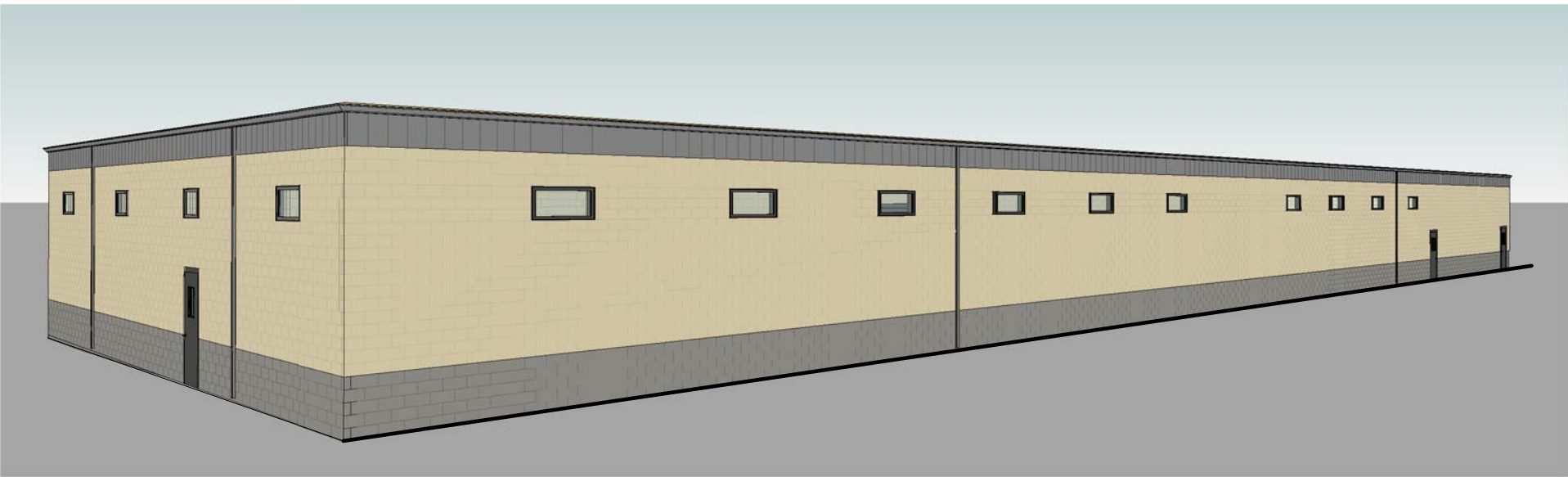
FOWLER AUTO CENTER AUXILIARY BUILDING

1117 COMMERCE DR, UKIAH, CA 95482

APN: 1800700300



SOUTHEAST VIEW



NORTHWEST VIEW

PROJECT INFORMATION

PROJECT DESCRIPTION :

NEW BUILDING OF 10 AUTO BAYS PLUS PHOTO ROOM AND STORAGE, EQUIPMENT ROOM AND OIL STORAGE PLUS AN OFFICE UTILITY AND TOOLS ROOM.

PROJECT ADDRESS : 1117 COMMERCE DRIVE
UKIAH, CALIFORNIA 95482

A.P.N. : 180-070-03-00

LOT SIZE : 1110.20 SQ.FT (2.53 ACRES)

OCCUPANCY TYPE : S-1 & B (ONLY THE OFFICE IS B)

NEW BUILDING : 7,973 SQ.FT (GROSS)

CONSTRUCTION TYPE : TYPE III-B.
NON-SPRINKLERED

ZONING : INDUSTRIAL AUTO COMMERCIAL

CURRENT LAND USE : PARKING LOT AND STORAGE

PROPOSED LAND USE : AUTOMOTIVE BUILDING AND PARKING

BUILDING HEIGHT : 18' - 4" HEIGHT

NUMBER OF STORIES: ONE STORY BUILDING

MEP UNDER A SEPARATE PERMIT

VICINITY MAP



PREMANUFACTURED TRUSS DESIGN

1. TWO (2) COPIES OF EACH DEFERRED SUBMITTAL WILL FIRST BE SUBMITTED TO THE ARCHITECT/ENGINEER-OF-RECORD, WHO WILL REVIEW THEM AND FORWARD THEM TO THE BUILDING DEPARTMENT WITH NOTATIONS INDICATING THAT THE SUBMITTALS CONFORM TO THE DESIGN OF THE BUILDING.

2. THE ENGINEER(S) RESPONSIBLE FOR THE DESIGN OF THE DEFERRED SUBMITTAL ITEMS SHALL STAMP AND WET-SIGN THOSE DRAWINGS AND CALCULATIONS FOR WHICH HE/SHE IS RESPONSIBLE.

SYMBOL KEY

1

DWG

A--

SHEET

DETAIL

1

DWG

A--

SHEET

EXTERIOR ELEVATION

1

DWG

A--

SHEET

SECTION / DETAIL

1

DOOR

NUMBER

WINDOW TYPE

ROOM NAME

NO.

ROOM NAME NUMBER

A

ELEVATION

INTERIOR ELEVATION

1

DWG

A--

SHEET

ELEVATION POINT/DATUM

1

REVISION

#

REVISION #

P1

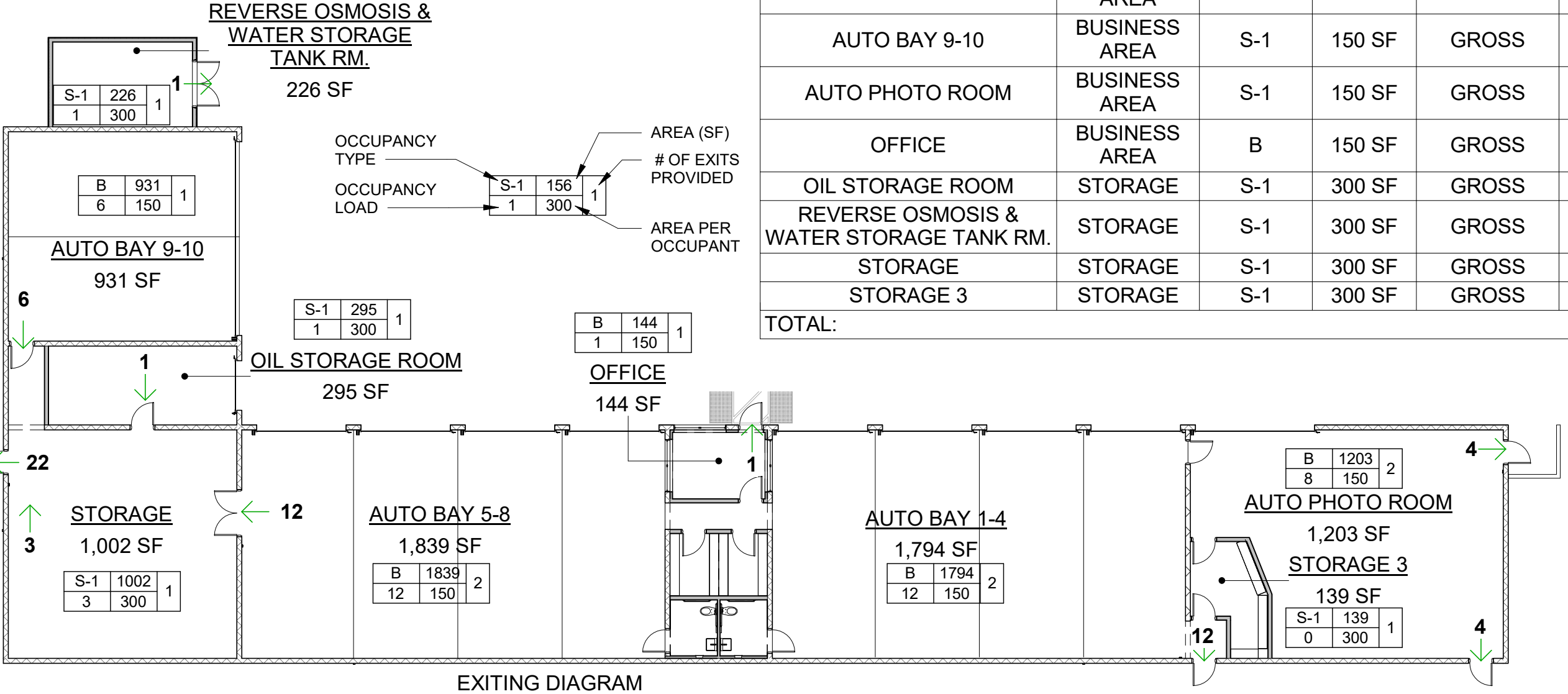
PARTITION

TYPE

PARTITION TYPE

OCCUPANCY LOAD & EXITING DIAGRAM

ANOTHER WAY OF DETERMINING THE OCCUPANT LOAD, SINCE INTENDED FUNCTION IS NOT LISTED PER CBC 2019, TABLE 1004.5 IS TO CALCULATE 3 WORKERS PER EACH AUTO BAY: 3X10 = 30 + 2 WORKERS IN AUTO PHOTO ROOM (1 IN CAR, 1 OPERATING CAMERA AND COMPUTER) + 1 PERSON IN THE OFFICE AREA + 3 PERSONS IN THE STORAGE AREAS. THE TOTAL OCCUPANCY IS 36.



EXITING DIAGRAM

DRAWING LIST

Sheet Number	Sheet Name
A0.0	COVER SHEET
A0.1	VIEWS
A0.2	TITLE 24 A
A0.3	TITLE 24 B
A0.4	TITLE 24 C
A1.1	ENLARGED EXISTING / DEMO SITE PLAN
A1.2	PROPOSED SITE PLAN
A2.1	PROPOSED FLOOR PLAN
A2.2	PROPOSED ROOF PLAN
A2.3	PROPOSED REFLECTED CEILING PLAN
A3.1	PROPOSED ELEVATIONS
A4.1	PROPOSED BUILDING SECTIONS
A5.0	RESTROOM PLAN, INTERIOR ELEVATIONS AND ADA DETAILS
A5.1	ADA DETAILS
A5.2	EXTERIOR DETAILS
A5.3	EXTERIOR DETAILS - SHED ROOF BUILDING
A6.0	DOOR AND WINDOW SCHEDULES
1	TOPOGRAPHIC MAP BY LACO
C1.0	CIVIL COVER SHEET
C2.0	CIVIL SITE PLAN
C3.0	CIVIL PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
S1.0	GENERAL STRUCTURAL NOTES STANDARD DETAILS
S2.0	FOUNDATION PLAN & DETAILS
S2.1	ROOF FRAMING PLAN & DETAILS

#

Revision Date

1

1/27/2022

2

3/9/2022

3

4

5

6

GOLDMAN ARCHITECTS

172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

LICENSED ARCHITECT

JOHN ALAN GOLDMAN
No. C-14203
REN. 11-30-23
STATE OF CALIFORNIA

FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

COVER SHEET

DATE: 3/9/2022

SCALE: 1/16" = 1'-0"

DRAWN: LG

JOB: 2002

SHEET:

A0.0

OF SHEETS

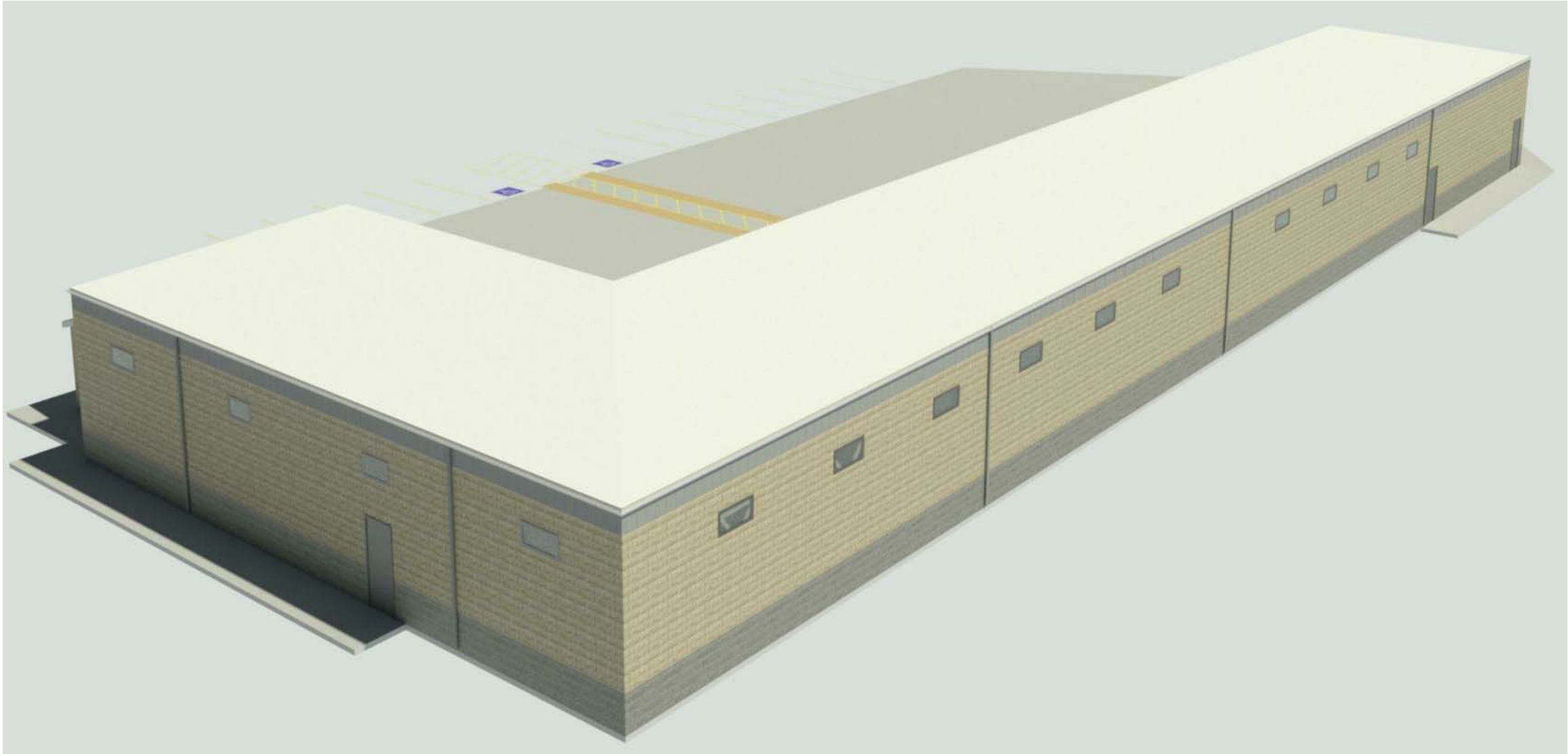
Page 34 of 83



SOUTHEAST CORNER VIEW



NORTHEAST CORNER VIEW



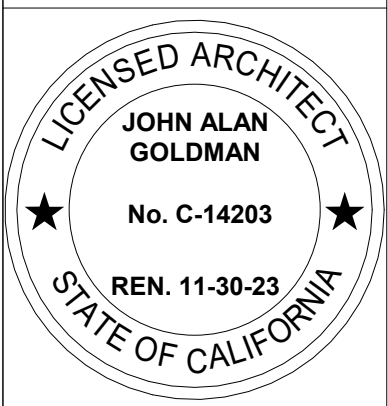
AERIAL VIEW



AERIAL VIEW

#	Revision Date
△	
△	
△	
△	
△	

**GOLD
MAN**
ARCHITECTS
• • •
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f



FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

VIEWS

DATE:	3/9/2022
SCALE:	
DRAWN:	LG
JOB:	2002
SHEET:	
A0.1	
OF	SHEETS

Project Name:	FOWLER AUXILIARY BUILDING OFFICE	NRCC-PRF-01-E	Page 7 of 13
Project Address:	1117 COMMERCE DRIVE UKIAH 95482	Calculation Date/Time:	09:26, Tue, Dec 08, 2020
Input File Name:	2055 GOLDMAN.cbd19x		

H5. SYSTEM SPECIAL FEATURES					
1	2	3	4	5	6
System Name	Optimum Start	Window Interlocks per §140.4(n)	Evaporative Cooling	Heat Recovery	Other Controls
Notes: This table includes controls related to the performance path only. For projects using the prescriptive path, mandatory and prescriptive controls requirements are documented on the NRCC-MCH-E.					

H6. MECHANICAL VENTILATION								
1	2	3	4	5	6	7	8	9
Zone Name	Mechanical Ventilation							
	Ventilation Function	# of hotel rooms	# of people	# of bedrooms	Supply OA CFM	Exhaust CFM	Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
1-Office Zone	Office - Office space	0	1.74	0	52	60	348	NA

Multifamily or Hotel/Motel Occupancy? (If "Yes", see DOMESTIC/SERVICE HOT WATER SYSTEM SUMMARY)	No
Does the Project Include Zonal Systems?	Yes

H7. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY											
1	2	3	4	5	6	7	8	9	10	11	12
System ID	Zone Name	System Type	Rated Capacity (kBtu/h)		Airflow (cfm)			Fan			
			Heating	Cooling	Design	Min.	Min. Ratio	BHP	Watts	Cycles	ECM Motor
Office Mech System	1-Office Zone	MiniSplitHP	12.00	12.00	200	NA	NA	0.100	87.2	☐	☐

H8. EVAPORATIVE COOLER SUMMARY
This Section Does Not Apply

I. DOMESTIC/SERVICE HOT WATER SYSTEM SUMMARY
--

I1. DHW EQUIPMENT SUMMARY
This Section Does Not Apply

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-10092020-6384 Report Generated at: 2020-12-08 09:26:44

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Input File Name:	2055 GOLDMAN.cbd19x		

M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE					
Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/					
Building Component	YES	NO	Form/Title	Field Inspector	
				Pass	Fail
Envelope	☒	☐	NRCA-ENV-02-F - NRFC label verification for fenestration	☐	☐
	☐	☐	NRCA-ENV-03-F - Daylighting Design PAFs	☐	☐
Indoor Lighting	☐	☒	NRCA-LTI-02-A - Occupancy Sensors and Automatic Time Switch Controls	☐	☐
	☐	☒	NRCA-LTI-03-A - Automatic Daylight Controls	☐	☐
	☐	☒	NRCA-LTI-04-A - Demand Responsive Lighting Controls	☐	☐
	☐	☒	NRCA-LTI-05-A - Institutional Tuning Power Adjustment Factor (PAF)	☐	☐
Covered Process	☐	☒	NRCA-PRC-02-F - Kitchen Exhaust	☐	☐
	☐	☒	NRCA-PRC-03-F - Garage Exhaust	☐	☐
	☐	☒	NRCA-PRC-12-F - Elevator Lighting and Ventilation Controls	☐	☐
	☐	☒	NRCA-PRC-13-F - Escalator and Moving Walkways Speed Control	☐	☐
	☐	☒	NRCA-PRC-14-F - Lab Exhaust Ventilation System	☐	☐
	☐	☒	NRCA-PRC-15-F - Fume Hood Automatic Sash Closures System	☐	☐

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I2. MULTI-FAMILY CENTRAL DHW SYSTEM DETAILS
This Section Does Not Apply

I3. SOLAR HOT WATER HEATING SUMMARY
This Section Does Not Apply

J. COVERED PROCESS SUMMARY
This Section Does Not Apply

K. INDOOR LIGHTING SUMMARY
This Section Does Not Apply

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N. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE					
Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/					
Building Component	YES	NO	Form/Title	Field Inspector	
				Pass	Fail
Mechanical	☒	☐	NRCA-MCH-02-A Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap	☐	☐
	☒	☐	NRCA-MCH-03-A Constant Volume Single Zone HVAC	☐	☐
	☐	☒	NRCA-MCH-04(a)-H Air Distribution Duct Leakage - HERS Verification required	☐	☐
	☐	☐	NRCA-MCH-04(b)-A Air Distribution Duct Leakage - ATT only	☐	☐
	☐	☒	NRCA-MCH-05-A Air Economizer Controls	☐	☐
	☐	☒	NRCA-MCH-06-A Demand Control Ventilation Systems Acceptance must be submitted for all systems required to employ demand controlled ventilation (refer to §120.1(c)(3) can vary outside ventilation flow rates based on maintaining interior carbon dioxide (CO2) concentration setpoints	☐	☐
	☐	☒	NRCA-MCH-07-A Supply Fan Variable Flow Controls	☐	☐
	☐	☒	NRCA-MCH-08-A Valve Leakage Test	☐	☐
	☐	☒	NRCA-MCH-09-A Supply Water Temperature Reset Controls	☐	☐
	☐	☒	NRCA-MCH-10-A Hydronic System Variable Flow Controls	☐	☐
	☐	☒	NRCA-MCH-11-A Automatic Demand Shed Controls	☐	☐
	☐	☒	NRCA-MCH-12-A FDD for Packaged Direct Expansion Units	☐	☐
	☐	☒	NRCA-MCH-13-A Automatic FDD for Air Handling Units and Zone Terminal Units Acceptance	☐	☐
	☐	☒	NRCA-MCH-14-A Distributed Energy Storage DX AC Systems Acceptance	☐	☐
	☐	☒	NRCA-MCH-15-A Thermal Energy Storage (TES) System Acceptance	☐	☐
	☐	☒	NRCA-MCH-16-A Supply Air Temperature Reset Controls	☐	☐
	☐	☒	NRCA-MCH-17-A Condenser Water Temperature Reset Controls	☐	☐
	☐	☒	NRCA-MCH-18 Energy Management Control Systems	☐	☐
	☐	☒	NRCA-MCH-19 Occupancy Sensor Controls	☐	☐

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L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION					
Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online at: https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/					
Building Component	YES	NO	Form/Title	Field Inspector	
				Pass	Fail
Envelope	☒	☐	NRCI-ENV-01-E - Must be submitted for all buildings	☐	☐
Mechanical	☒	☐	NRCI-MCH-01-E - Must be submitted for all buildings	☐	☐
Plumbing	☐	☒	NRCI-PLB-01-E - Must be submitted for all buildings	☐	☐
	☐	☒	NRCI-PLB-02-E - Must be submitted for high-rise residential and hotel/ motel central hot water distribution systems to be recognized for compliance	☐	☐
	☐	☒	NRCI-PLB-03-E - Must be submitted for high-rise residential and hotel/motel single dwelling unit hot water system distribution systems to be recognized for compliance	☐	☐
	☐	☒	NRCI-PLB-21-E - Must be HERS verified for central systems in high-rise residential hotel/ motel application	☐	☐
	☐	☒	NRCI-PLB-22-E - Must be HERS verified for single dwelling unit systems in high-rise residential, hotel/motel application	☐	☐
	☐	☒	NRCI-STH-01-E - Must be submitted for solar hot water heating systems	☐	☐
Indoor Lighting	☐	☒	NRCI-LTI-01-E - Must be submitted for all buildings	☐	☐
	☐	☒	NRCI-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS) to be recognized for compliance	☐	☐
	☐	☒	NRCI-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance	☐	☐
	☐	☒	NRCI-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance	☐	☐
	☐	☒	NRCI-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance	☐	☐
	☐	☒	NRCI-PRC-01-E - Must be submitted for all Covered Processes	☐	☐

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Project Address:	1117 COMMERCE DRIVE UKIAH 95482	Calculation Date/Time:	09:26, Tue, Dec 08, 2020
Input File Name:	2055 GOLDMAN.cbd19x		

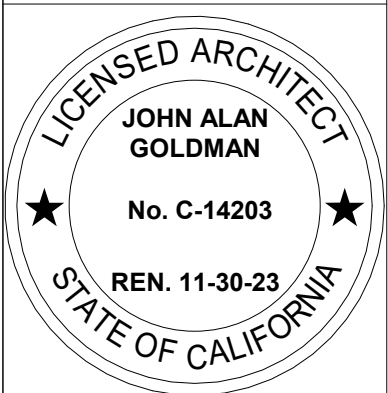
N. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION					
Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Verification must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online at: https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCV/					
Building Component	YES	NO	Form/Title	Field Inspector	
				Pass	Fail
Mechanical	☐	☒	NRCV-MCH-04-H Duct Leakage Test	☐	☐
	☐	☒	NRCV-MCH-24-H Enclosure Air Leakage	☐	☐
	☐	☒	NRCV-MCH-27 Indoor Air Quality & Mechanical Ventilation	☐	☐
Plumbing	☐	☒	NRCV-MCH-32-H Local Mechanical Exhaust	☐	☐
	☐	☒	NRCV-PLB-21-H - HERS verified central systems in high-rise residential, hotel/motel application	☐	☐
	☐	☒	NRCV-PLB-22-H - HERS verified single dwelling unit systems in high-rise residential, hotel/motel application	☐	☐

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-10092020-6384 Report Generated at: 2020-12-08 09:26:44

#	Revision Date



172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f



FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

TITLE 24 B

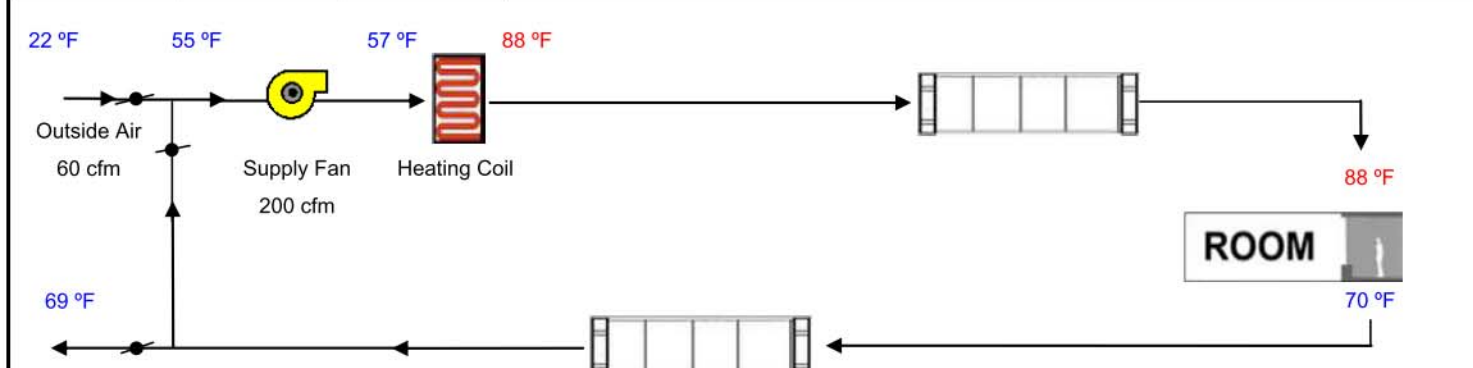
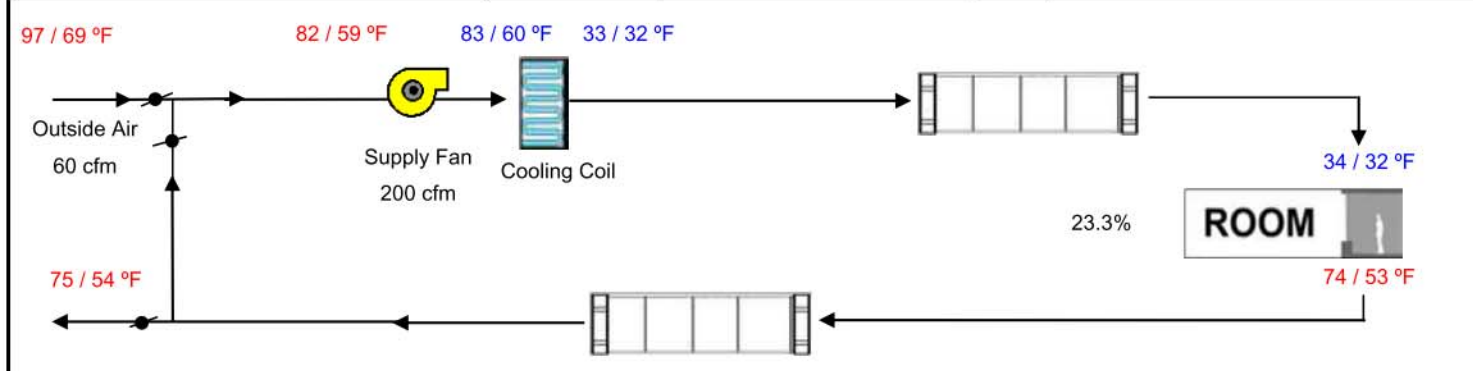
DATE:	3/9/2022
SCALE:	
DRAWN:	Author
JOB:	2002
SHEET:	
A0.3	
OF	SHEETS

Project Name:	FOWLER AUXILIARY BUILDING OFFICE	NRCC-PRF-01-E	Page 13 of 13
Project Address:	1117 COMMERCE DRIVE UKIAH 95482	Calculation Date/Time:	09:26, Tue, Dec 08, 2020
Input File Name:	2055 GOLDMAN.cibd19x		

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT <i>I certify that this Certificate of Compliance documentation is accurate and complete.</i>	
Documentation Author Name: DAVID A. McCLAIN	Signature: 
Company: Title 24 Data Corp.	Signature: David A. McClain Digitally signed by David A. McClain DN: cn=David A. McClain, o.ou, email=daavidmccclain24@gmail.com, c=US Date: 2020.12.08 09:26:46 -0800
Address: 633 MONTEREY TRAIL & POB 2199	Signature Date: 2020-12-08
City/State/Zip: FRAZIER PARK CALIFORNIA 93225-2199	CEA/ HERS Certification Identification (if applicable): CEA NR16-16-20033/R16-14-20096
Phone: 800-237-8824	

RESPONSIBLE PERSON'S DECLARATION STATEMENT <i>I certify the following under penalty of perjury, under the laws of the State of California:</i> 1. The information provided on this Certificate of Compliance is true and correct. 2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer). 3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. 5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.	
Responsible Envelope Designer Name:	Signature: 
Company: GOLDMAN ARCHITECTS	Date Signed: Dec. 8, 2020
Address: 172 RUSS STREET	
City/State/Zip: SAN FRANCISCO CA 94103	
Phone: (415) 391- 1339	Title: Architect License #: C-14203
Responsible Lighting Designer Name:	Signature: NOT IN SCOPE
Company:	Date Signed:
Address:	
City/State/Zip: CA	
Phone:	Title: License #:
Responsible Mechanical Designer Name: - specify -	Signature: 
Company: GOLDMAN ARCHITECTS	Date Signed: Dec. 8, 2020
Address: 172 RUSS STREET	
City/State/Zip: SAN FRANCISCO CA 94103	
Phone: (415) 391- 1339	Title: Architect License #: C-14203

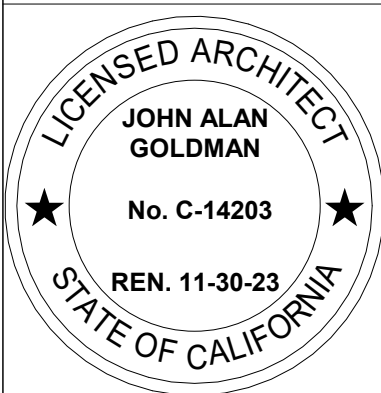
CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance Report Version: NRCC-PRF-01-E-10092020-6384 Report Generated at: 2020-12-08 09:26:44

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY									
Project Name FOWLER AUXILIARY BUILDING OFFICE						Date 12/8/2020			
System Name Office Mech System						Floor Area 348			
ENGINEERING CHECKS			SYSTEM LOAD						
Number of Systems		1	Total Room Loads Return Vented Lighting Return Air Ducts Return Fan Ventilation Supply Fan Supply Air Ducts TOTAL SYSTEM LOAD		COIL COOLING PEAK			COIL HTG. PEAK	
Heating System					CFM	Sensible	Latent	CFM	Sensible
Output per System		12,000			133	5,538	696	127	2,379
Total Output (Btuh)		12,000				0			
Output (Btuh/sqft)		34.5				277			119
Cooling System						0			0
Output per System		12,000			60	1,374	1,402	60	3,004
Total Output (Btuh)		12,000				307			-307
Total Output (Tons)		1.0				277			119
Total Output (Btuh/sqft)		34.5							
Total Output (sqft/Ton)		347.8		7,773	2,097		5,315		
Air System			HVAC EQUIPMENT SELECTION						
CFM per System		200	Mini Split Heat Pump		10,588	0		6,689	
Airflow (cfm)		200							
Airflow (cfm/sqft)		0.58							
Airflow (cfm/Ton)		200.0							
Outside Air (%)		30.0%	Total Adjusted System Output (Adjusted for Peak Design conditions)		10,588	0		6,689	
Outside Air (cfm/sqft)		0.17							
Note: values above given at ARI conditions						TIME OF SYSTEM PEAK		Jul 3 PM	Jan 1 AM
HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)									
									
COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)									
									

Revision Date



172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f



FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

TITLE 24 C

DATE: 3/9/2022

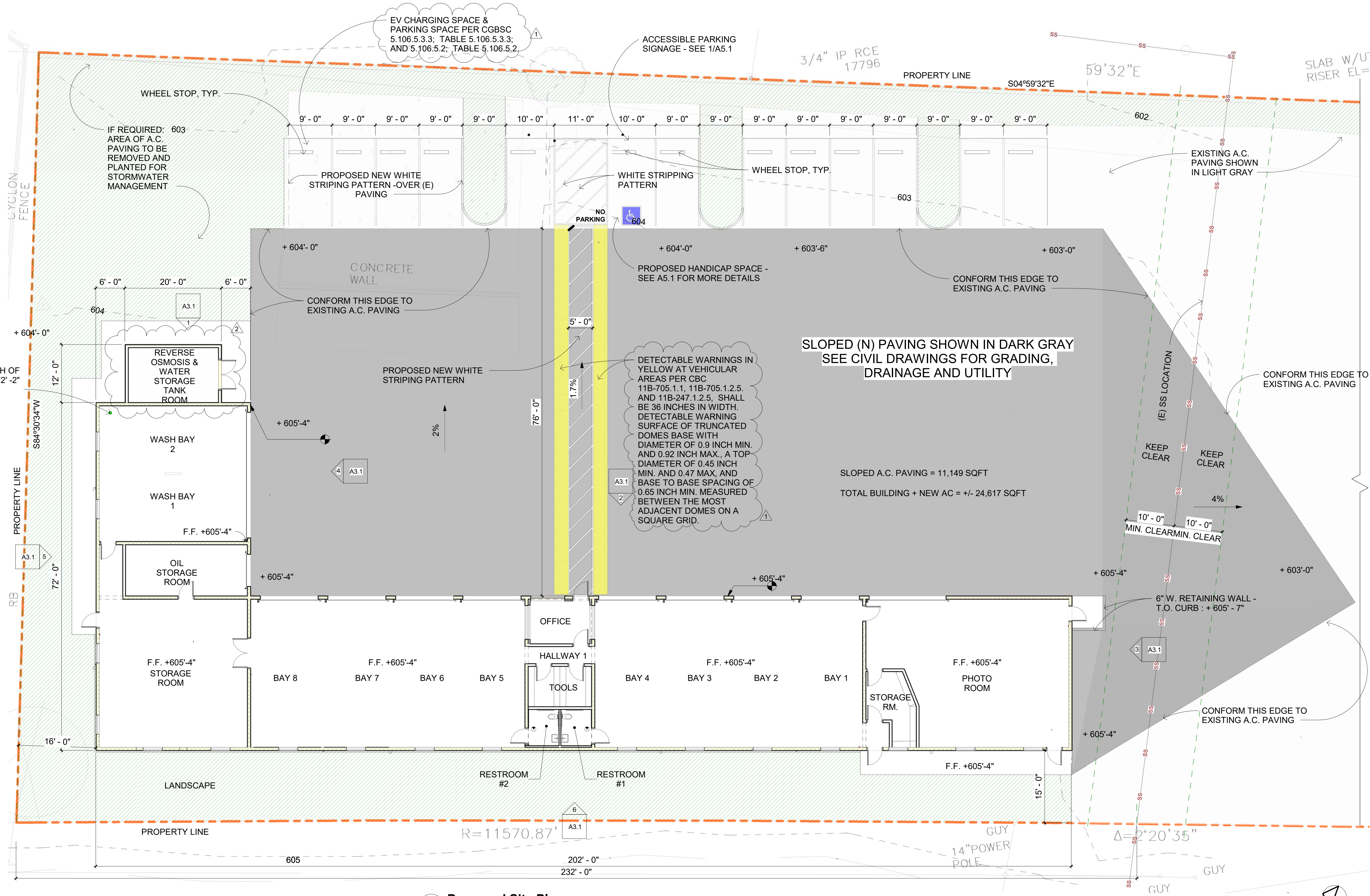
SCALE:

DRAWN: Author

JOB: 2002

SHEET:

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OF SHEETS

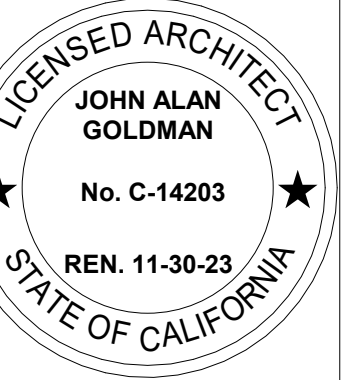


1 Proposed Site Plan
1" = 10'-0"

#	Revision Date
1	1/27/2022
2	3/9/2022



172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

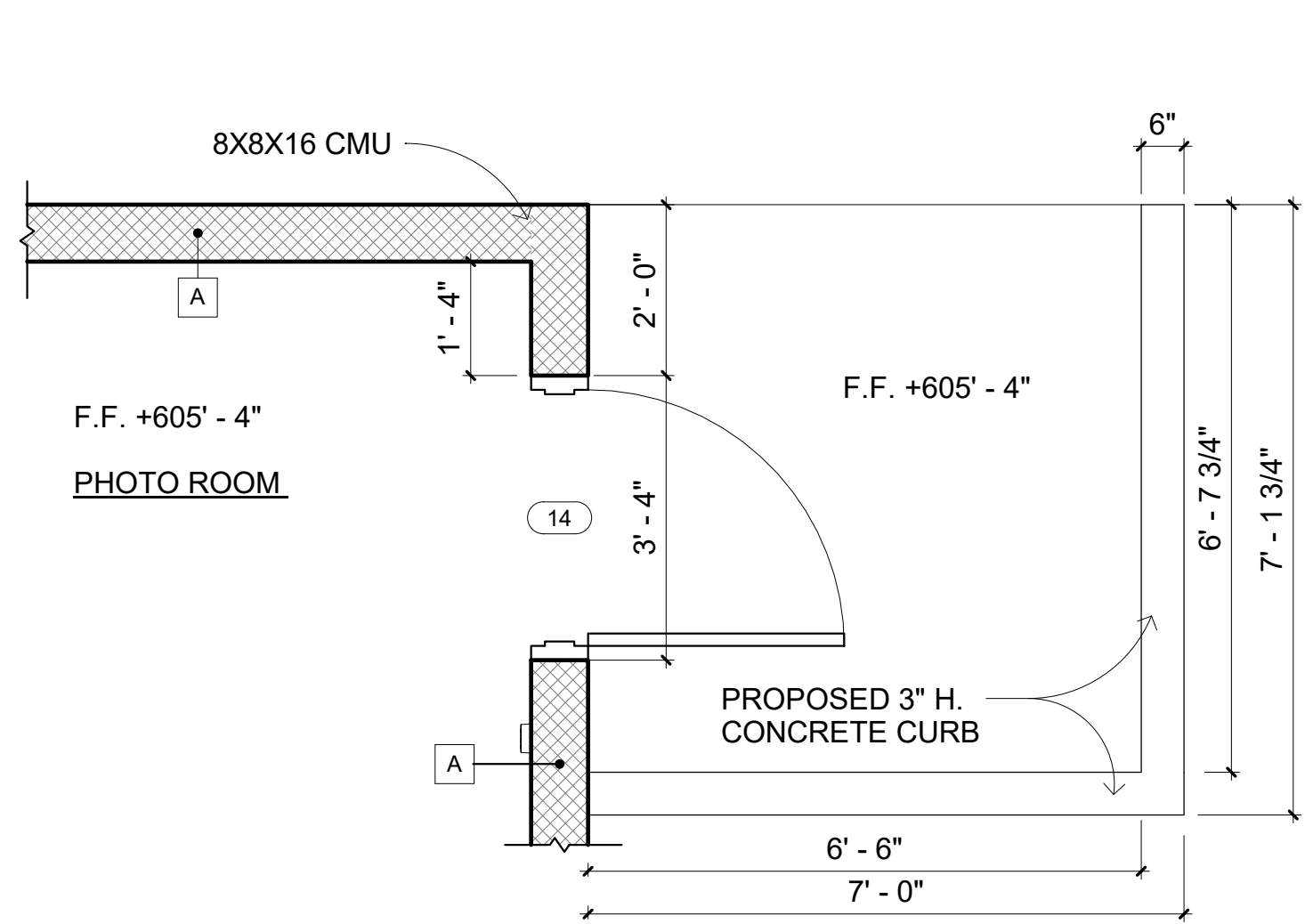


FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

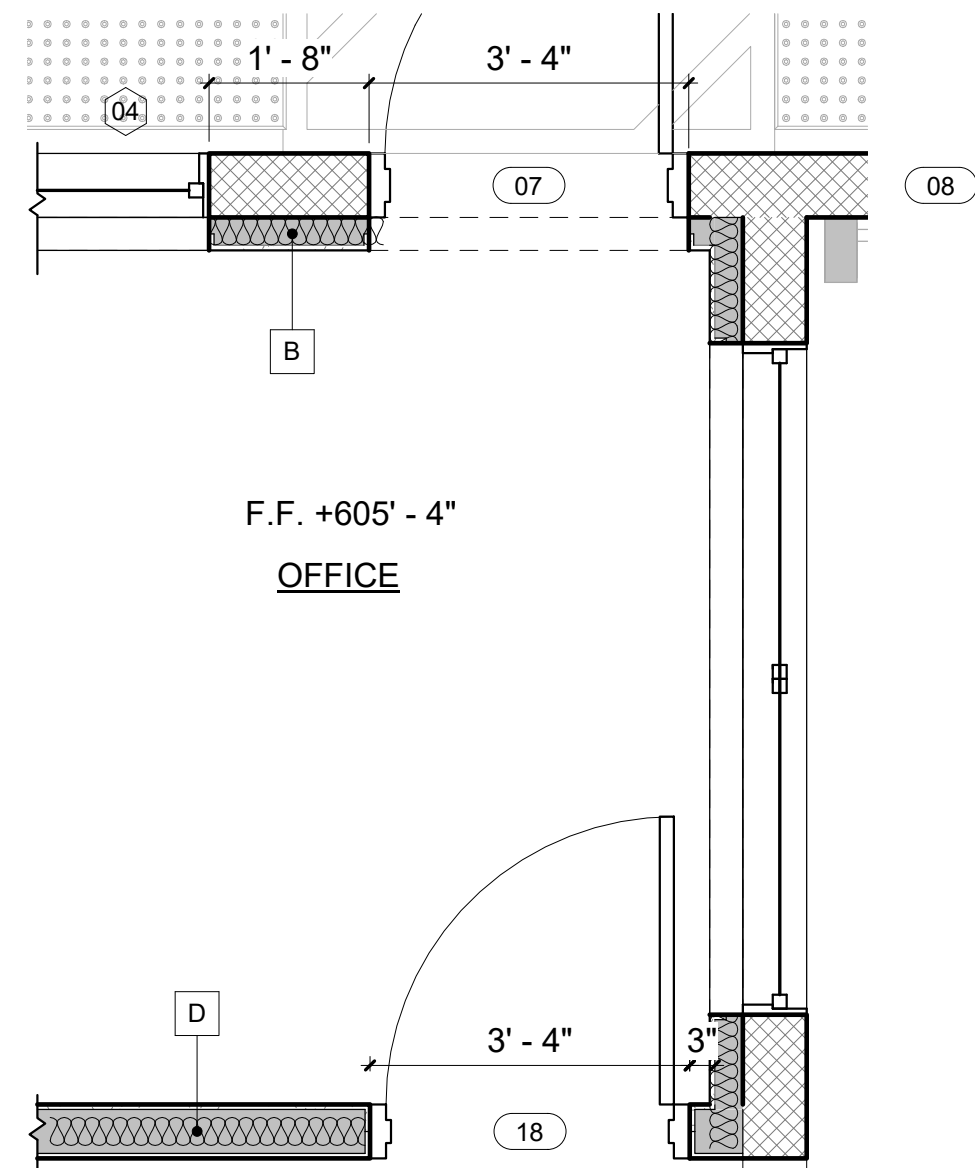
PROPOSED SITE PLAN

DATE:	3/9/2022
SCALE:	1" = 10'-0"
DRAWN:	LG
JOB:	2002
SHEET:	

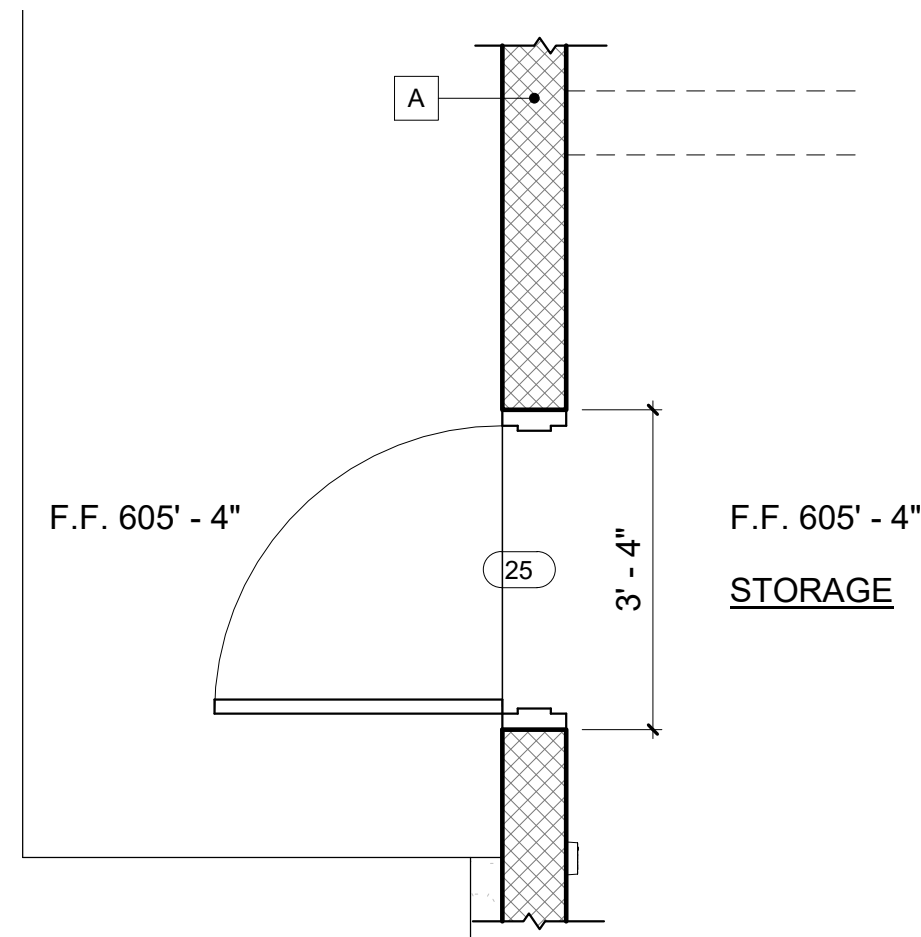
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OF SHEETS



2 Proposed Floor Plan @ DOOR #14
1/2" = 1'-0"



3 Proposed Floor Plan @ DOOR #7
1/2" = 1'-0"



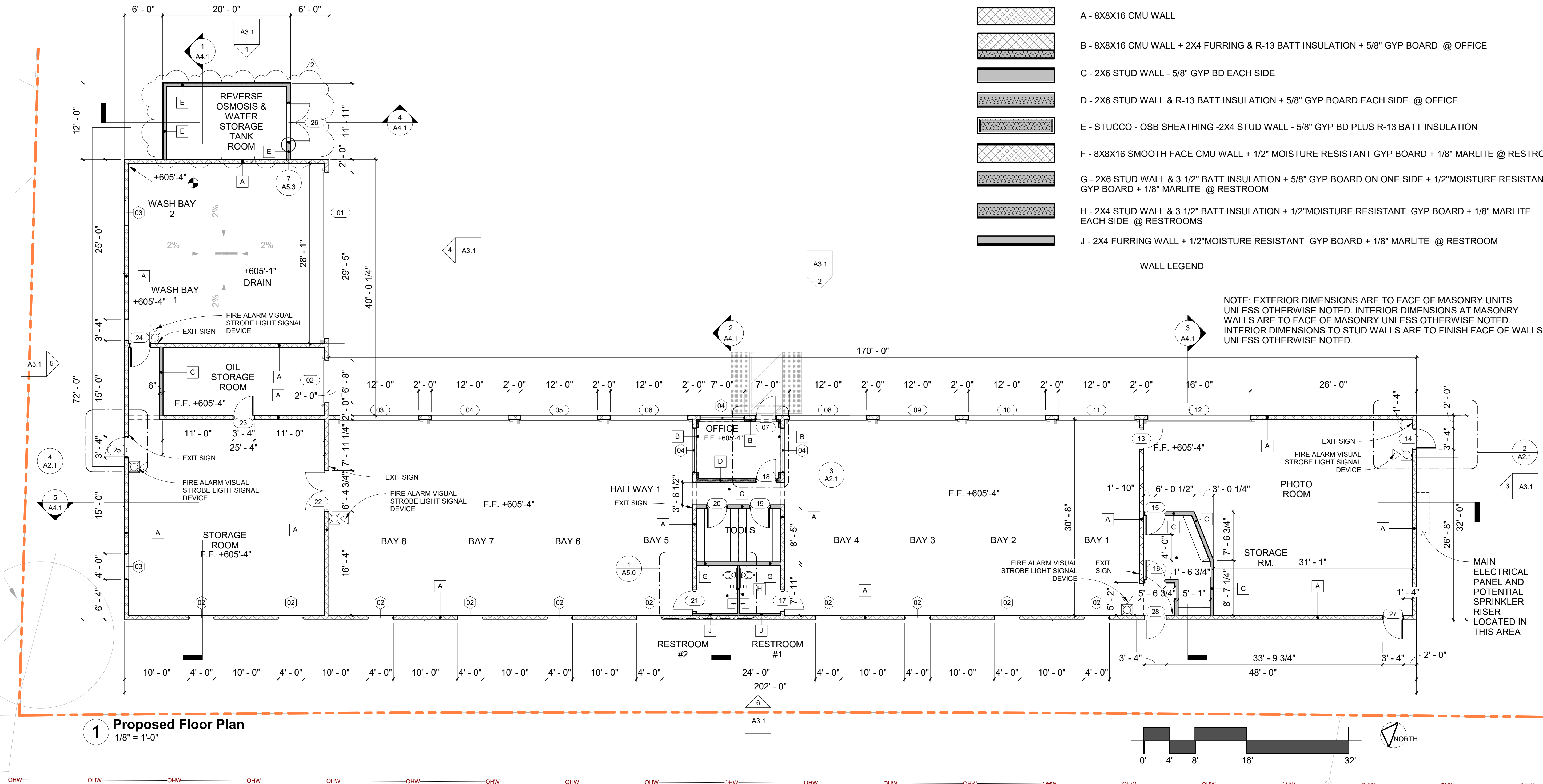
4 Proposed Floor Plan @ DOOR #25
1/2" = 1'-0"

PLUMBING FIXTURE SCHEDULE				
FIXTURE	ADA Compliant	Model	Count	Manufacturer
RESTROOM #1				
FLOOR MOUNT WATER CLOSET	Yes	ST-2029	1	SLOAN
WATER CLOSET FLUSHOMETER 1.28 GPF	Yes	Gem-2 111-1.28	1	SLOAN
TANKLESS WATER HEATER	Yes	M-15L / 277	1	Chronomite Laboratories, Inc. is a division of Acorn Engineering
1.2 GPM LAVATORY FAUCET	Yes	K-97345-4-CP	1	KOHLER Co.
WALL MOUNT LAVATORY SINK	Yes	NA	1	KOHLER Co.
FLOOR DRAIN		ZPD1	1	Zurn Industries, LLC
RESTROOM #2				
WATER CLOSET FLUSHOMETER 1.28 GPF	Yes	Gem-2 111-1.28	1	SLOAN
FLOOR MOUNT WATER CLOSET	Yes	ST-2029	1	SLOAN
TANKLESS WATER HEATER	Yes	M-15L / 277	1	Chronomite Laboratories, Inc. is a division of Acorn Engineering
1.2 GPM LAVATORY FAUCET	Yes	K-97345-4-CP	1	KOHLER Co.
WALL MOUNT LAVATORY SINK	Yes	NA	1	KOHLER Co.
FLOOR DRAIN		ZPD1	1	Zurn Industries, LLC
WASH BAY 2				
4-3/4" TRENCH DRAIN		Z884	1	Zurn Industries, LLC

- A - 8X8X16 CMU WALL
- B - 8X8X16 CMU WALL + 2X4 FURRING & R-13 BATT INSULATION + 5/8" GYP BOARD @ OFFICE
- C - 2X6 STUD WALL - 5/8" GYP BD EACH SIDE
- D - 2X6 STUD WALL & R-13 BATT INSULATION + 5/8" GYP BOARD EACH SIDE @ OFFICE
- E - STUCCO - OSB SHEATHING -2X4 STUD WALL - 5/8" GYP BD PLUS R-13 BATT INSULATION
- F - 8X8X16 SMOOTH FACE CMU WALL + 1/2" MOISTURE RESISTANT GYP BOARD + 1/8" MARLITE @ RESTROOM
- G - 2X6 STUD WALL & 3 1/2" BATT INSULATION + 5/8" GYP BOARD ON ONE SIDE + 1/2"MOISTURE RESISTANT GYP BOARD + 1/8" MARLITE @ RESTROOM
- H - 2X4 STUD WALL & 3 1/2" BATT INSULATION + 1/2"MOISTURE RESISTANT GYP BOARD + 1/8" MARLITE EACH SIDE @ RESTROOMS
- J - 2X4 FURRING WALL + 1/2"MOISTURE RESISTANT GYP BOARD + 1/8" MARLITE @ RESTROOM

WALL LEGEND

NOTE: EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY UNITS UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS AT MASONRY WALLS ARE TO FACE OF MASONRY UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS TO STUD WALLS ARE TO FINISH FACE OF WALLS UNLESS OTHERWISE NOTED.



1 Proposed Floor Plan
1/8" = 1'-0"

#

Revision Date

2

3/9/2022

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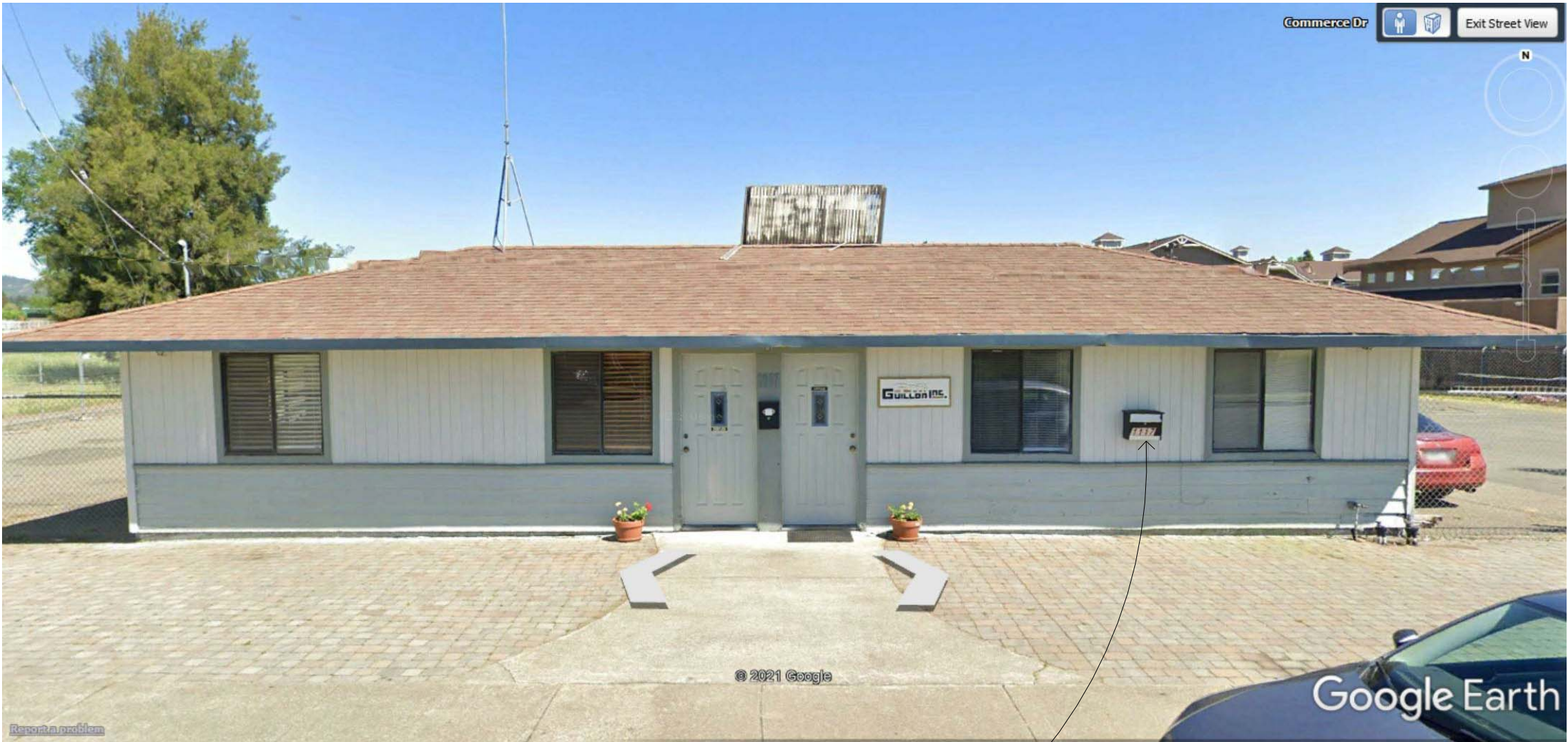
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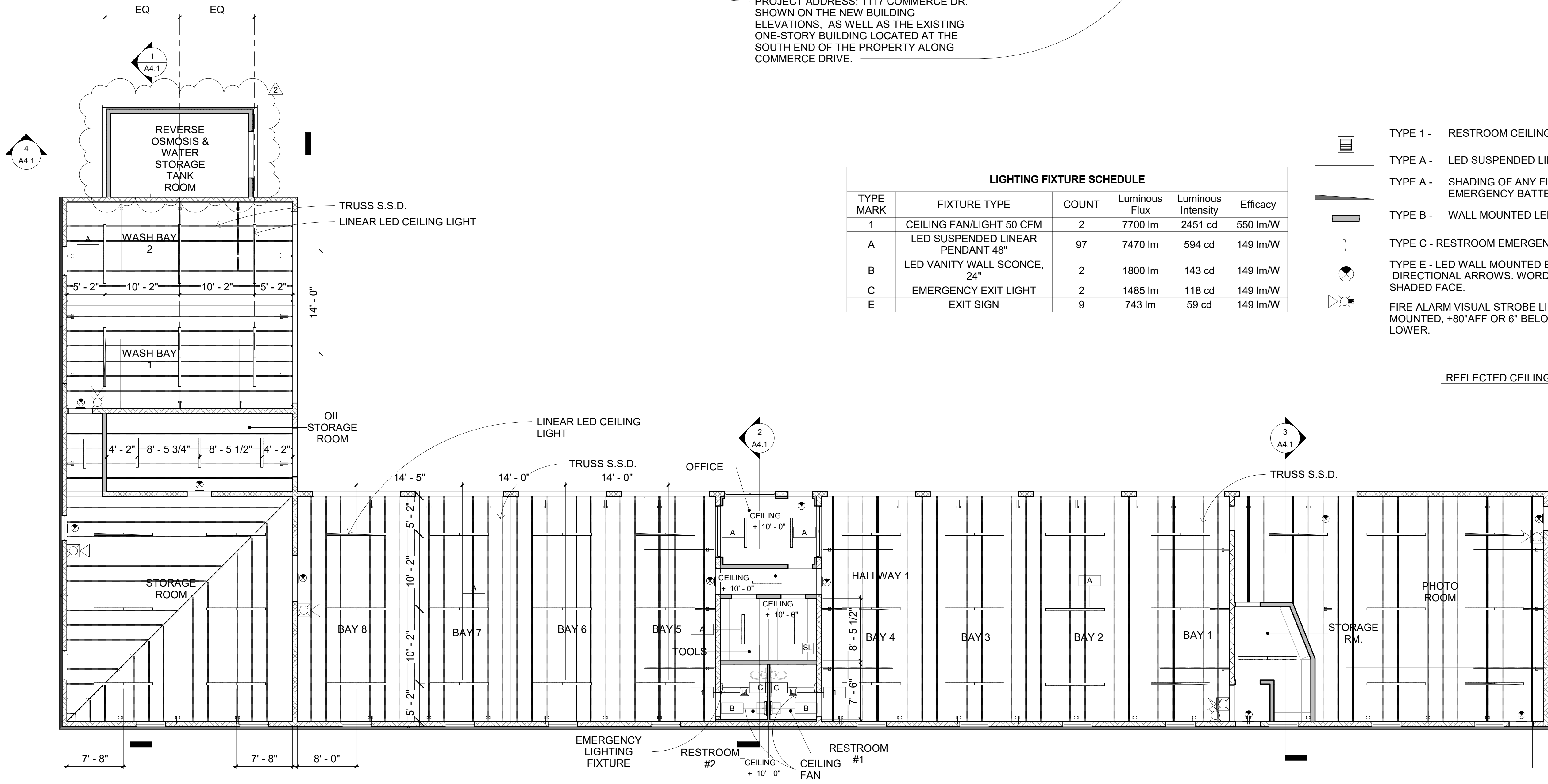
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641

LOCATION OF PROPOSED
FOWLER AUTO CENTER
AUXILIARY BUILDING



PROJECT ADDRESS: 1117 COMMERCE DR.
SHOWN ON THE NEW BUILDING
ELEVATIONS, AS WELL AS THE EXISTING
ONE-STORY BUILDING LOCATED AT THE
SOUTH END OF THE PROPERTY ALONG
COMMERCE DRIVE.



1 REFLECTED CEILING PLAN
1/8" = 1'-0"

#	Revision Date
2	3/9/2022

GOLDMAN

ARCHITECTS

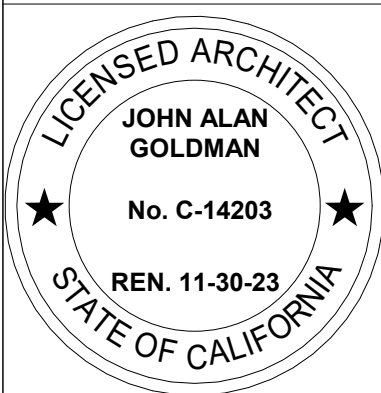
172 RUSS STREET

SAN FRANCISCO

CALIFORNIA 94103

415-391-1339

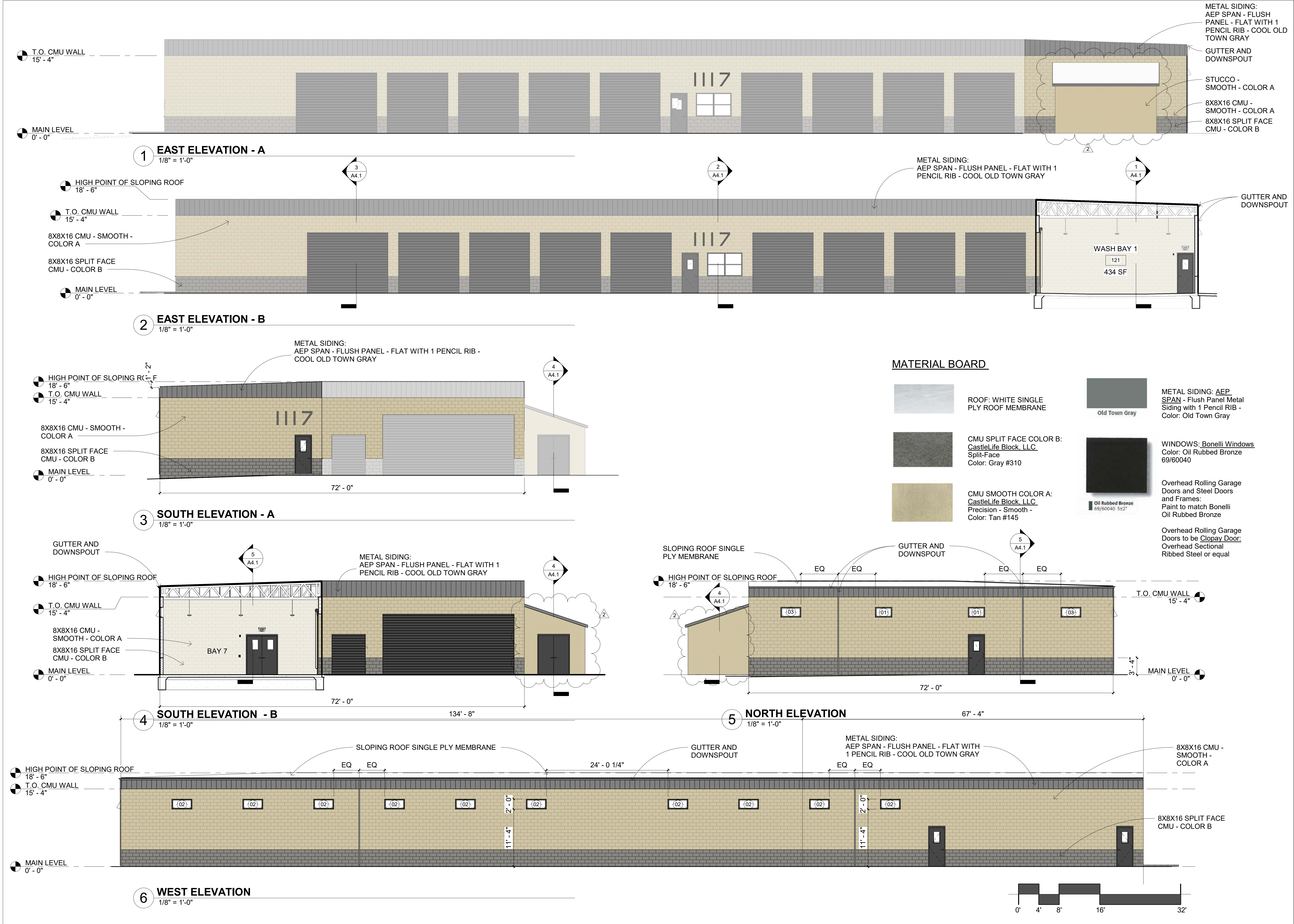
415-621-3393 f



FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

PROPOSED REFLECTED
CEILING PLAN

DATE:	3/9/2022
SCALE:	As indicated
DRAWN:	LG
JOB:	2002
SHEET:	
A2.3	
OF	SHEETS



#	Revision Date
2	3/9/2022

GOLDMAN ARCHITECTS

172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

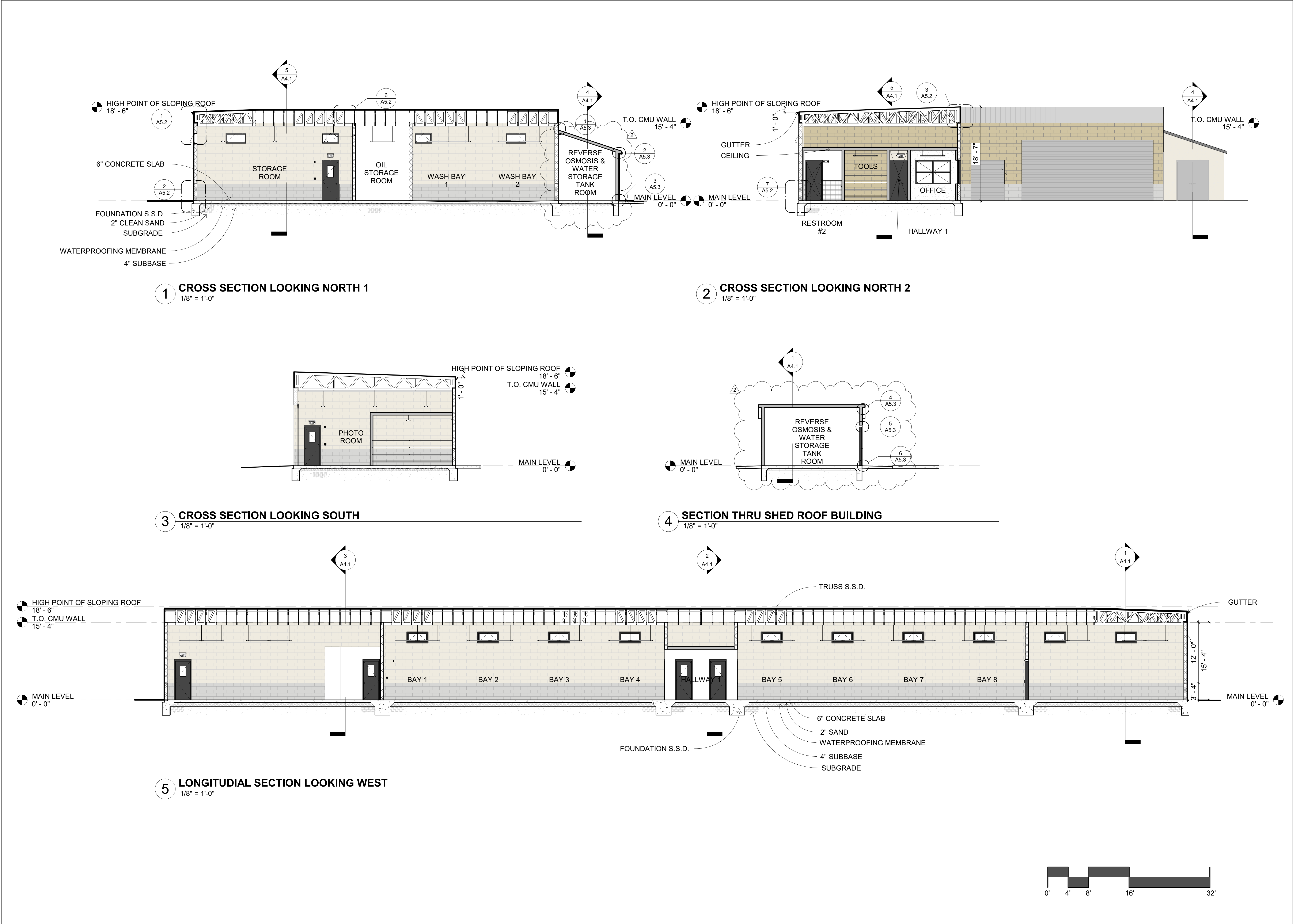
LICENSED ARCHITECT
JOHN ALAN GOLDMAN
No. C-14203
REN. 11-30-23
STATE OF CALIFORNIA

**FOWLER AUTO CENTER
AUXILIARY BUILDING**
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

PROPOSED ELEVATIONS

DATE: 3/9/2022
SCALE: 1/8" = 1'-0"
DRAWN: LG
JOB: 2002
SHEET:

A3.1
OF SHEETS



#	Revision Date
2	3/9/2022

GOLDMAN ARCHITECTS
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

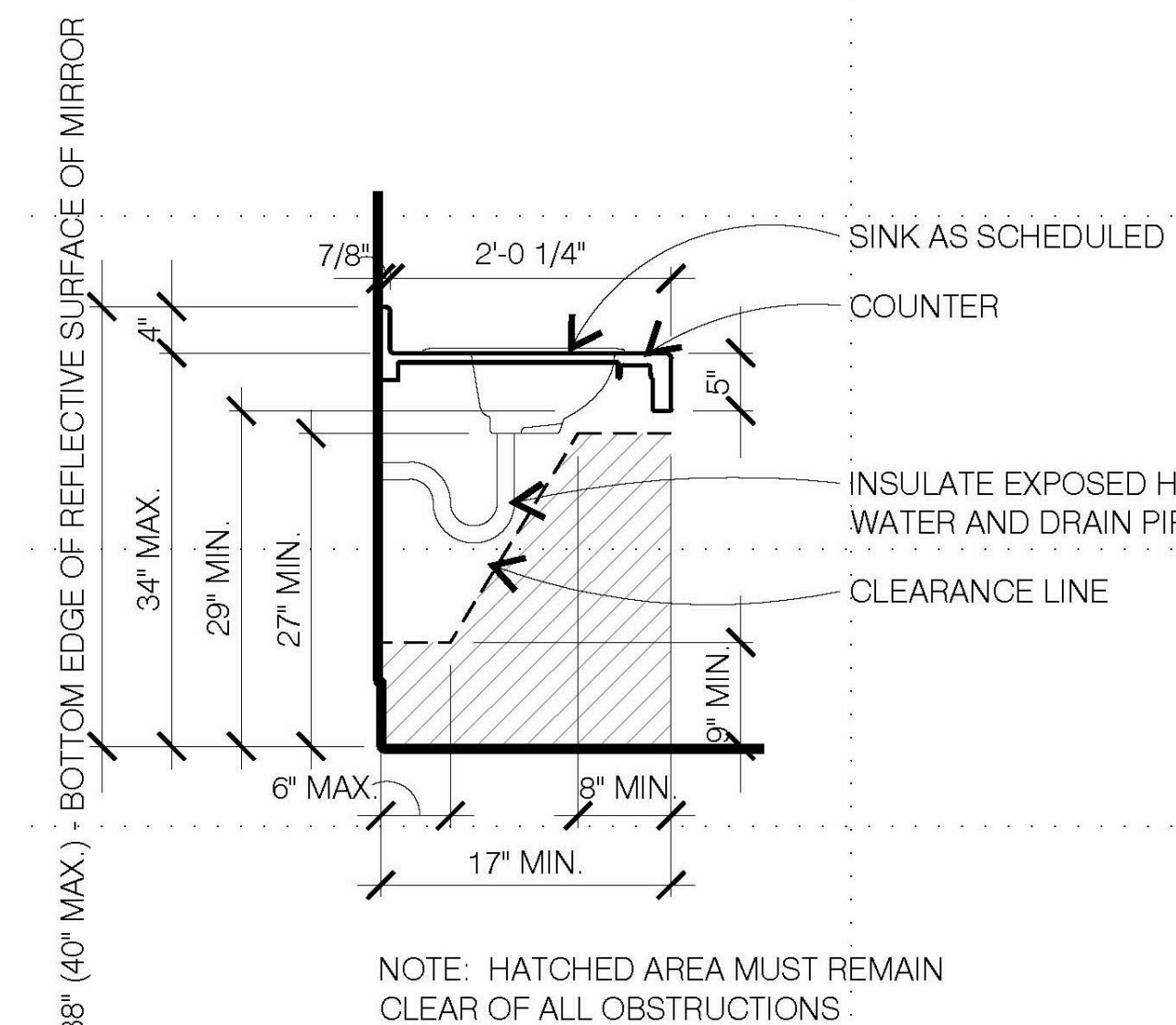
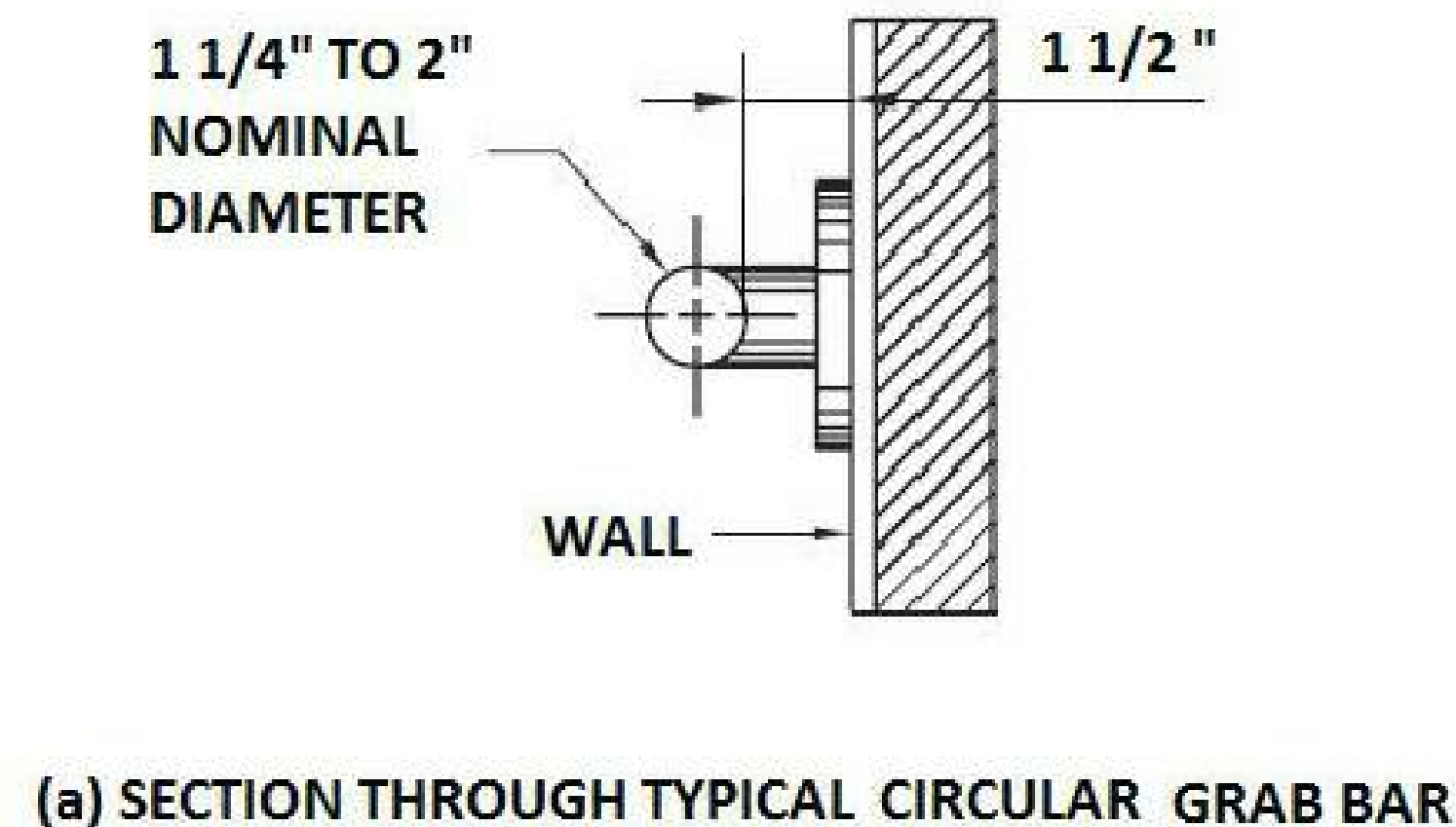
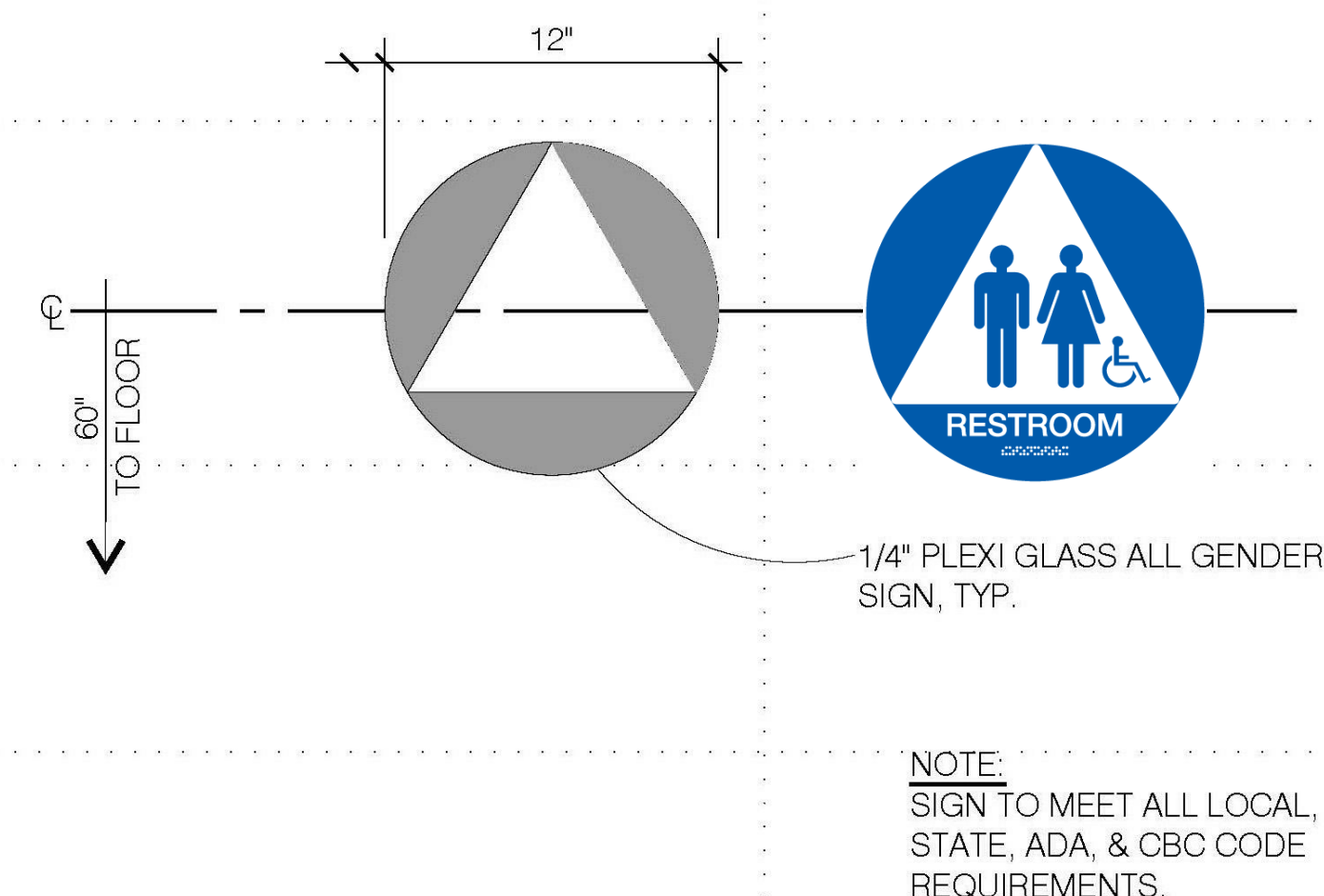
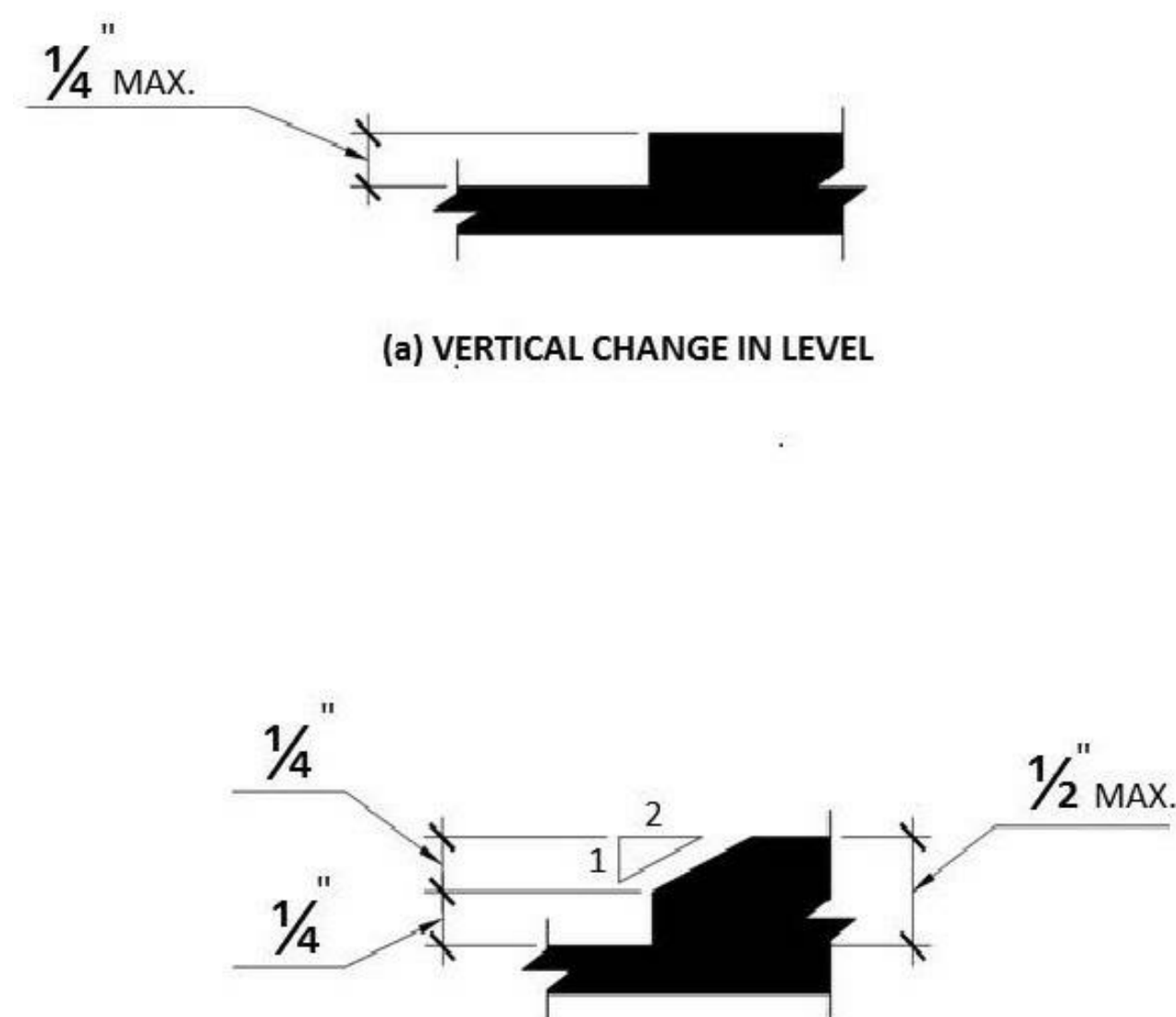
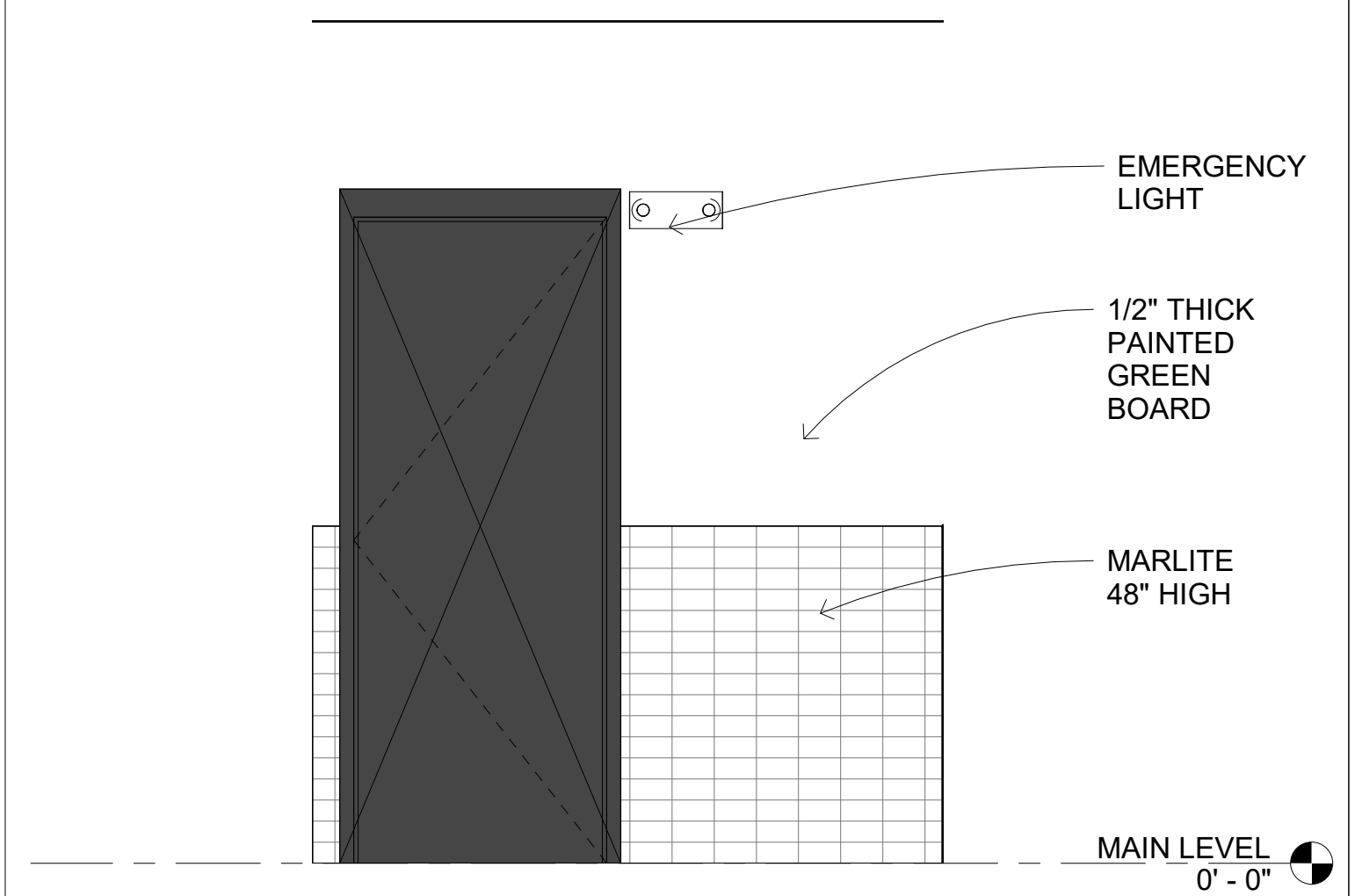
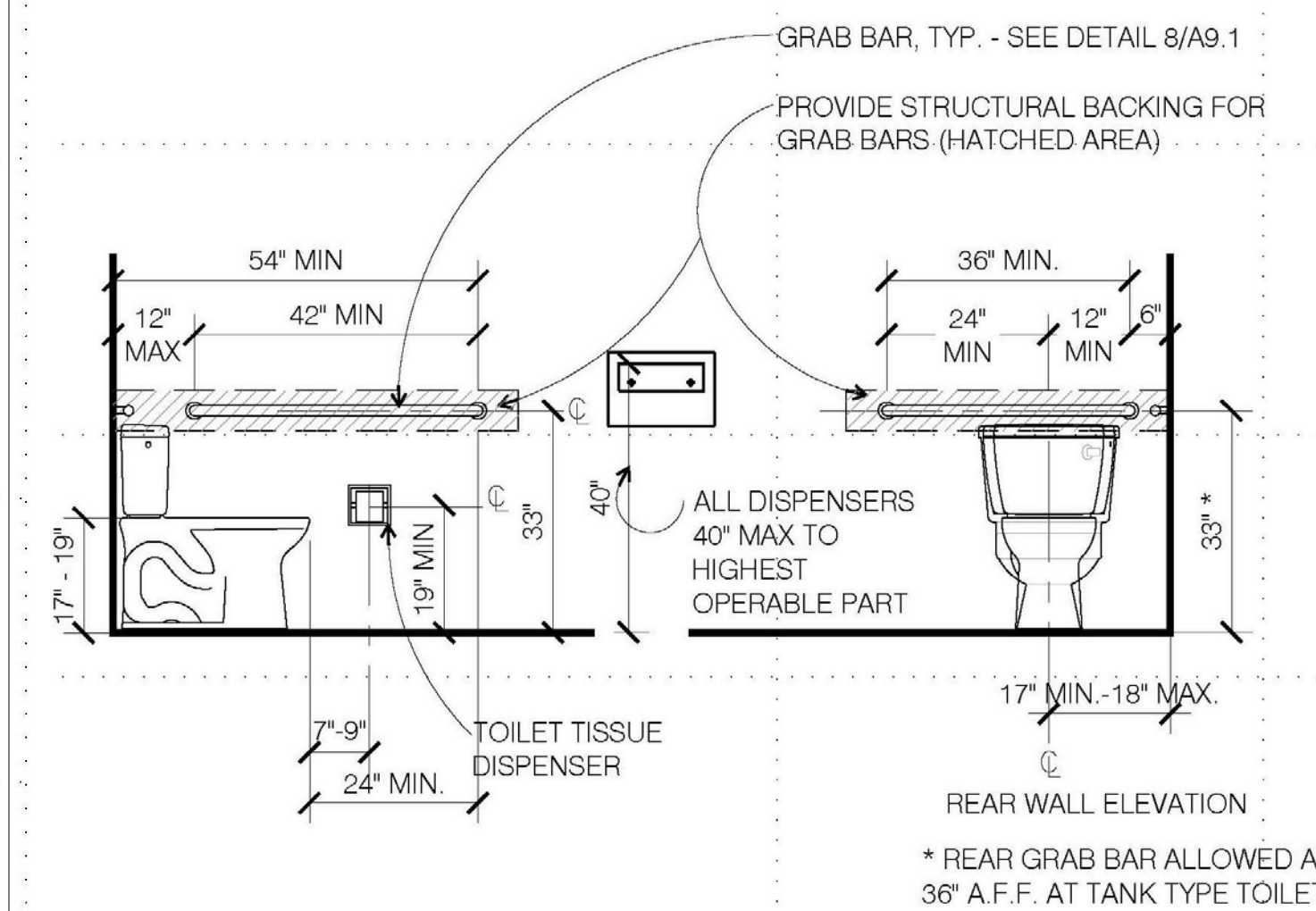
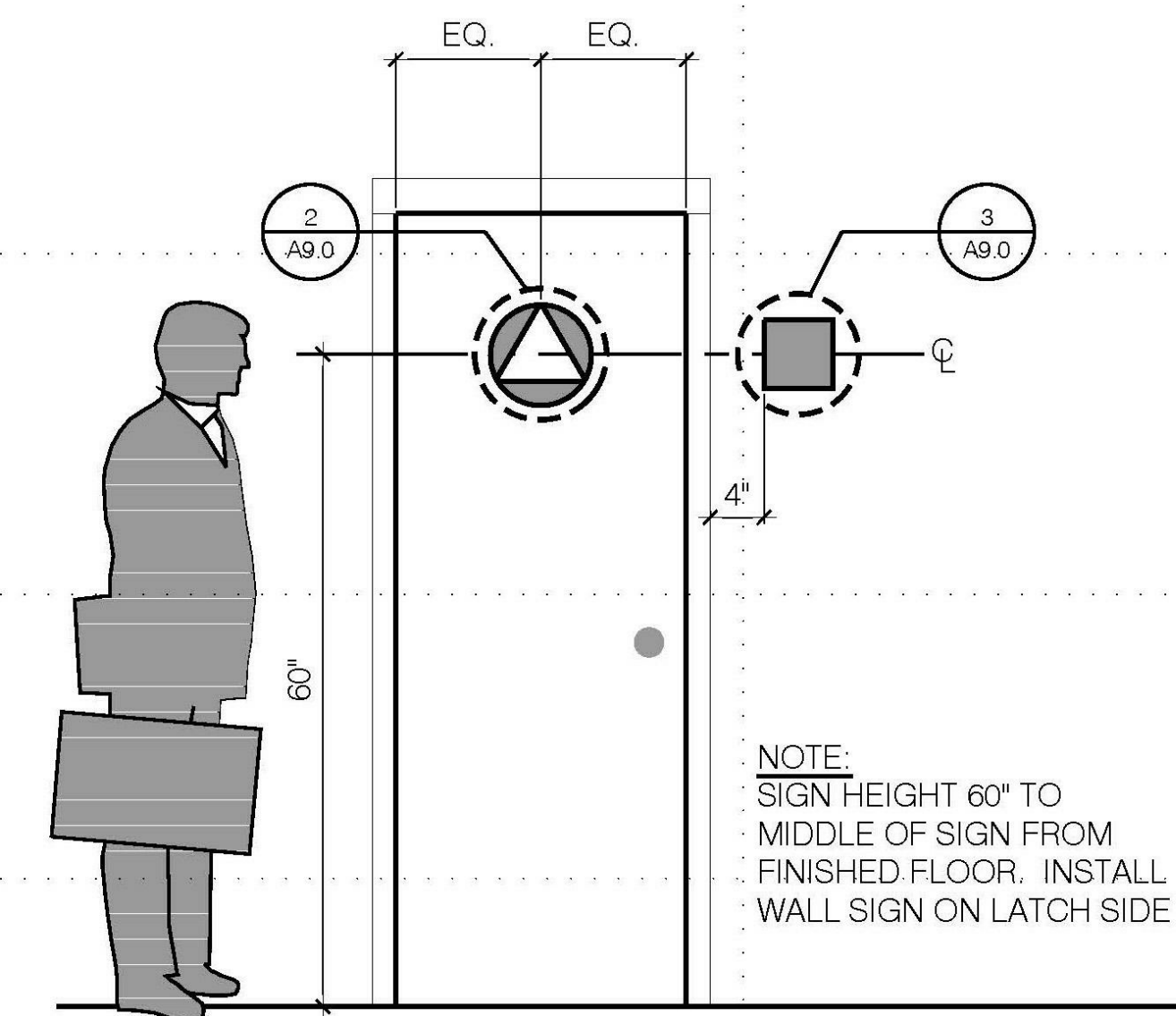
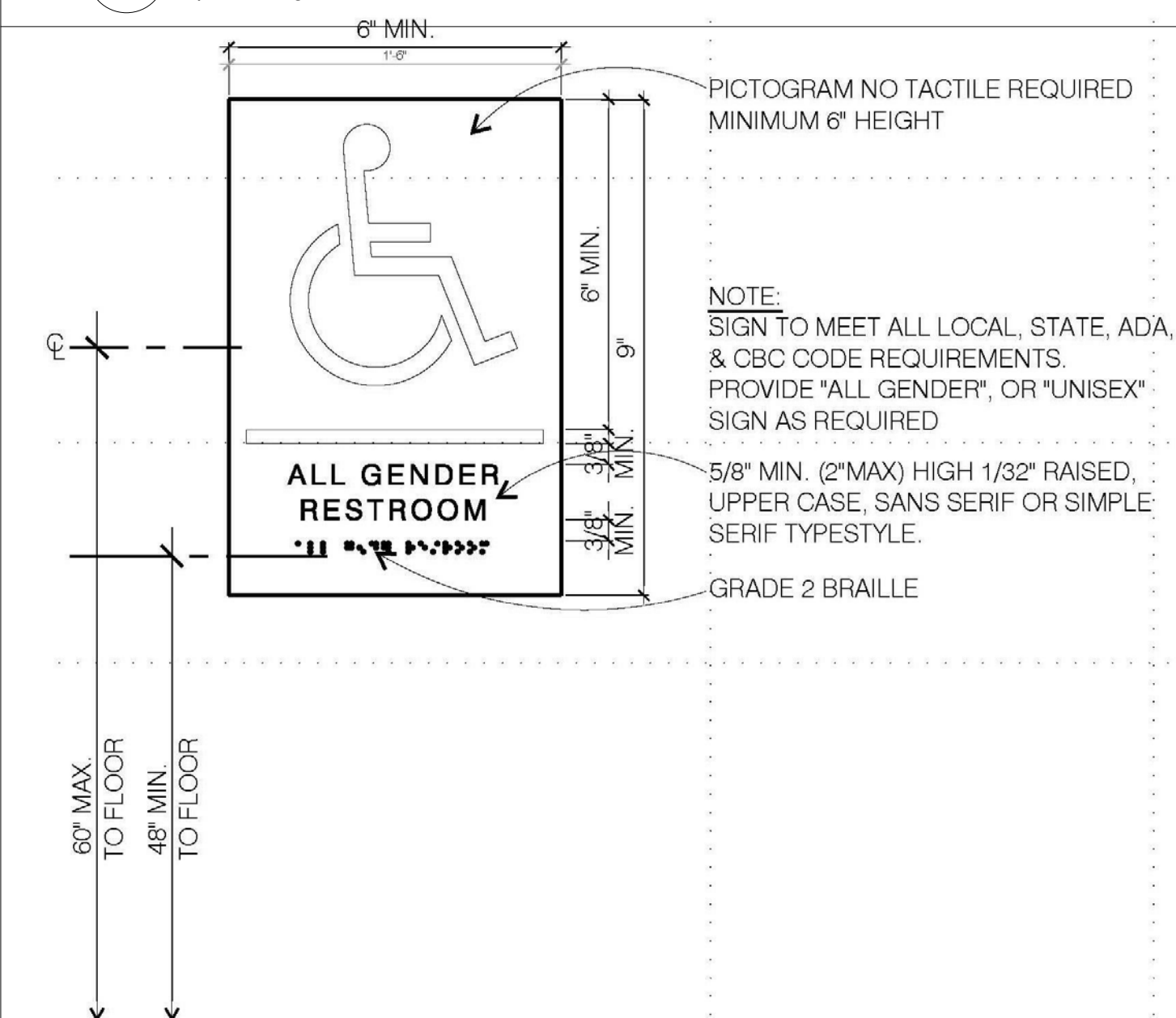
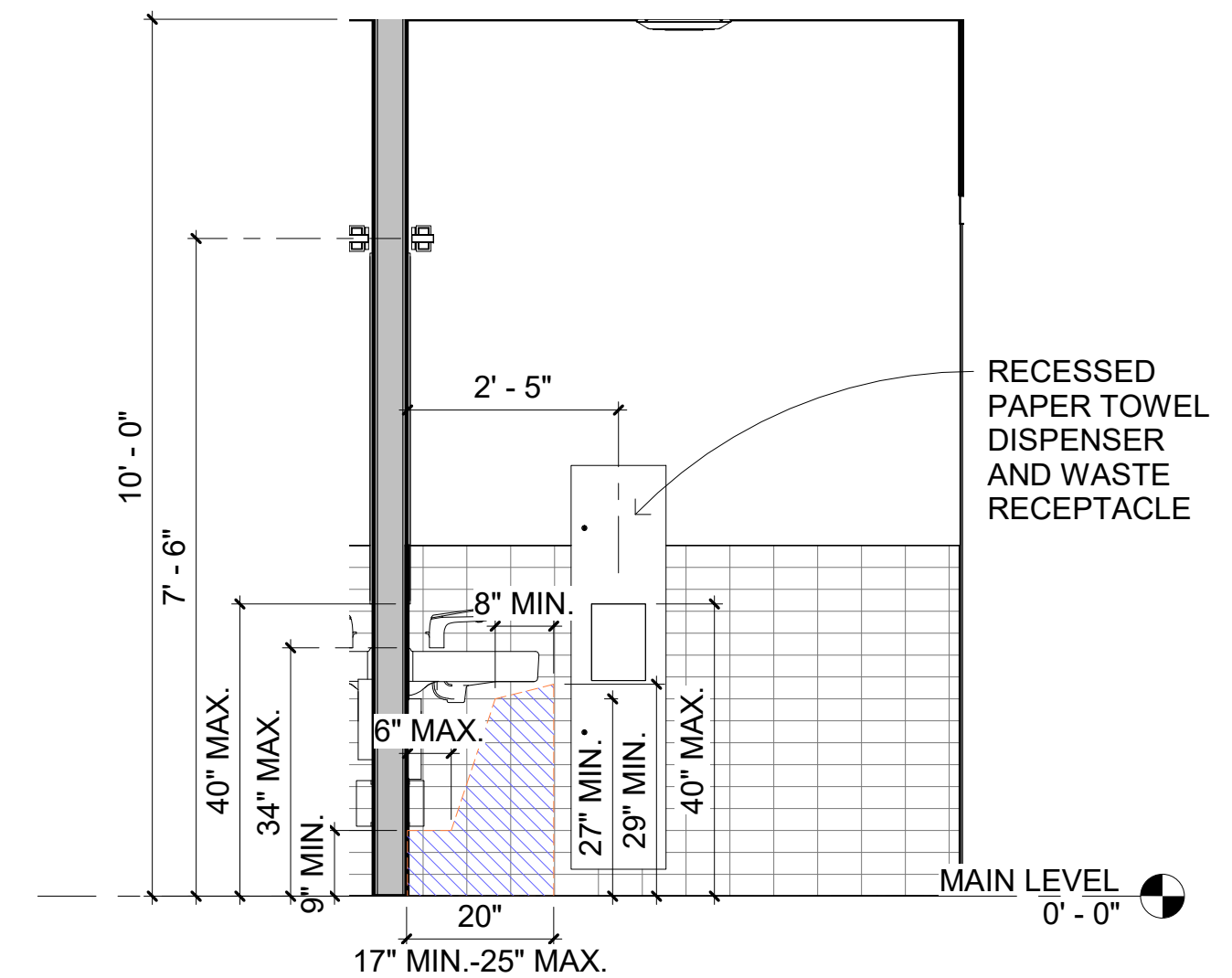
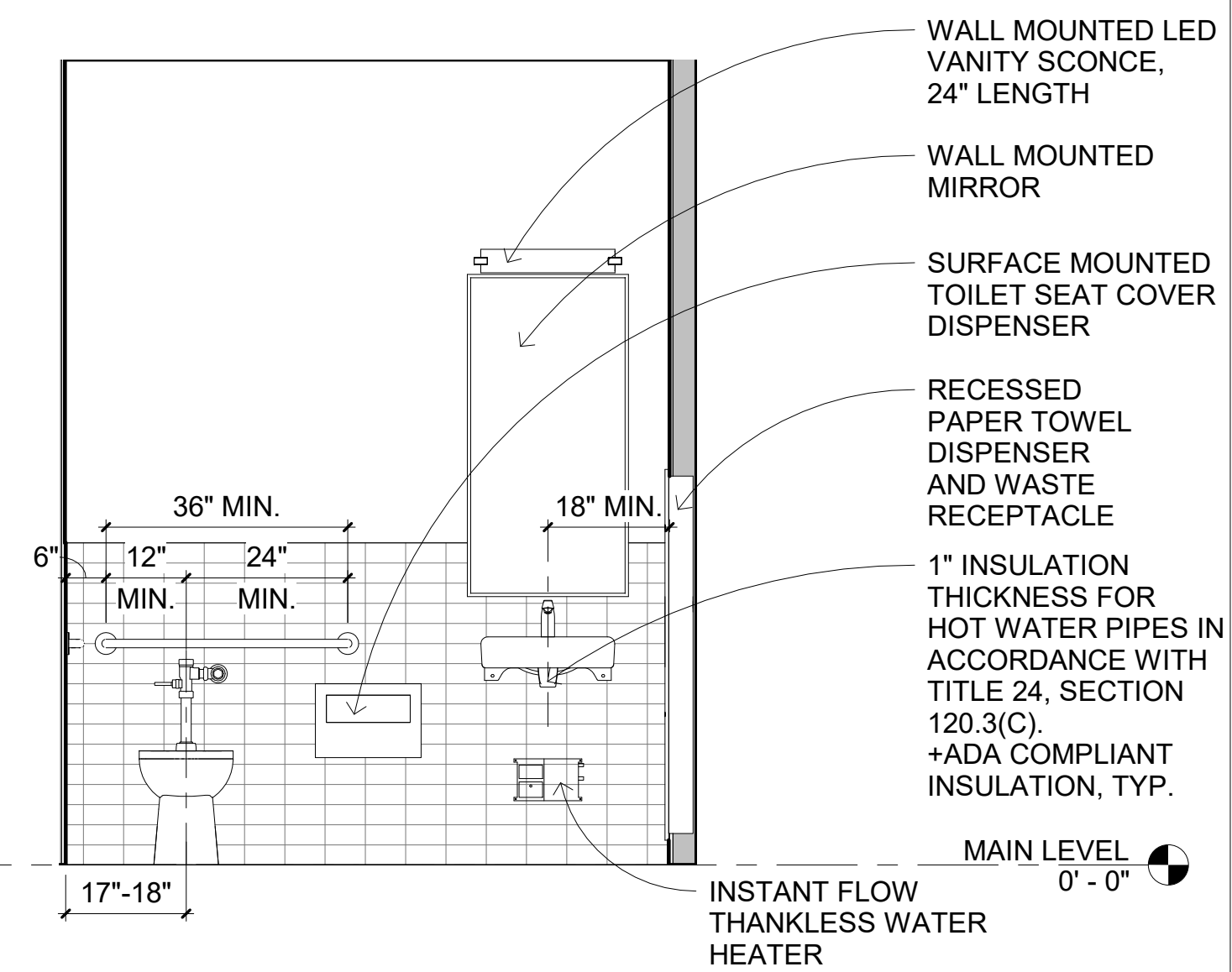
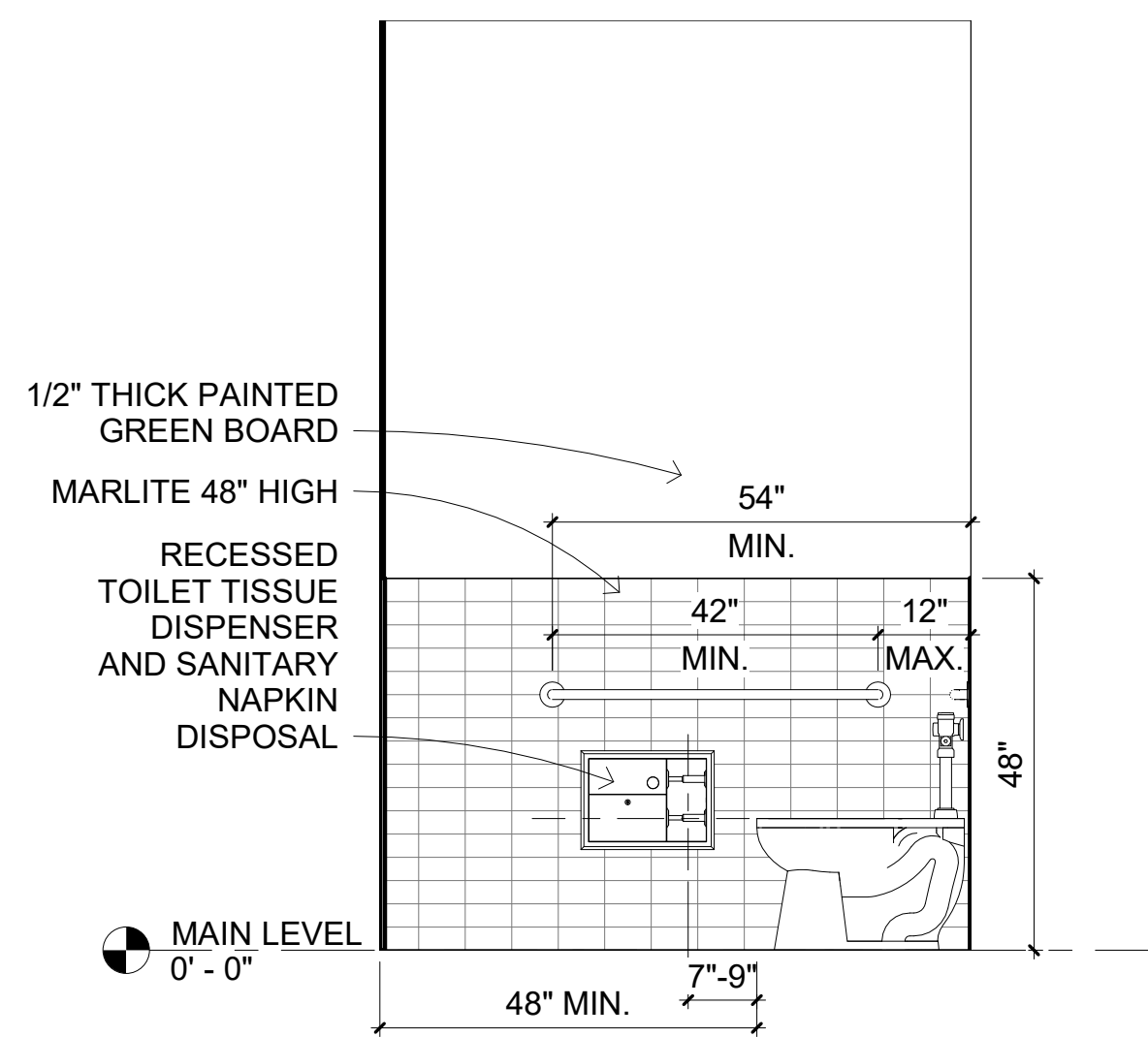
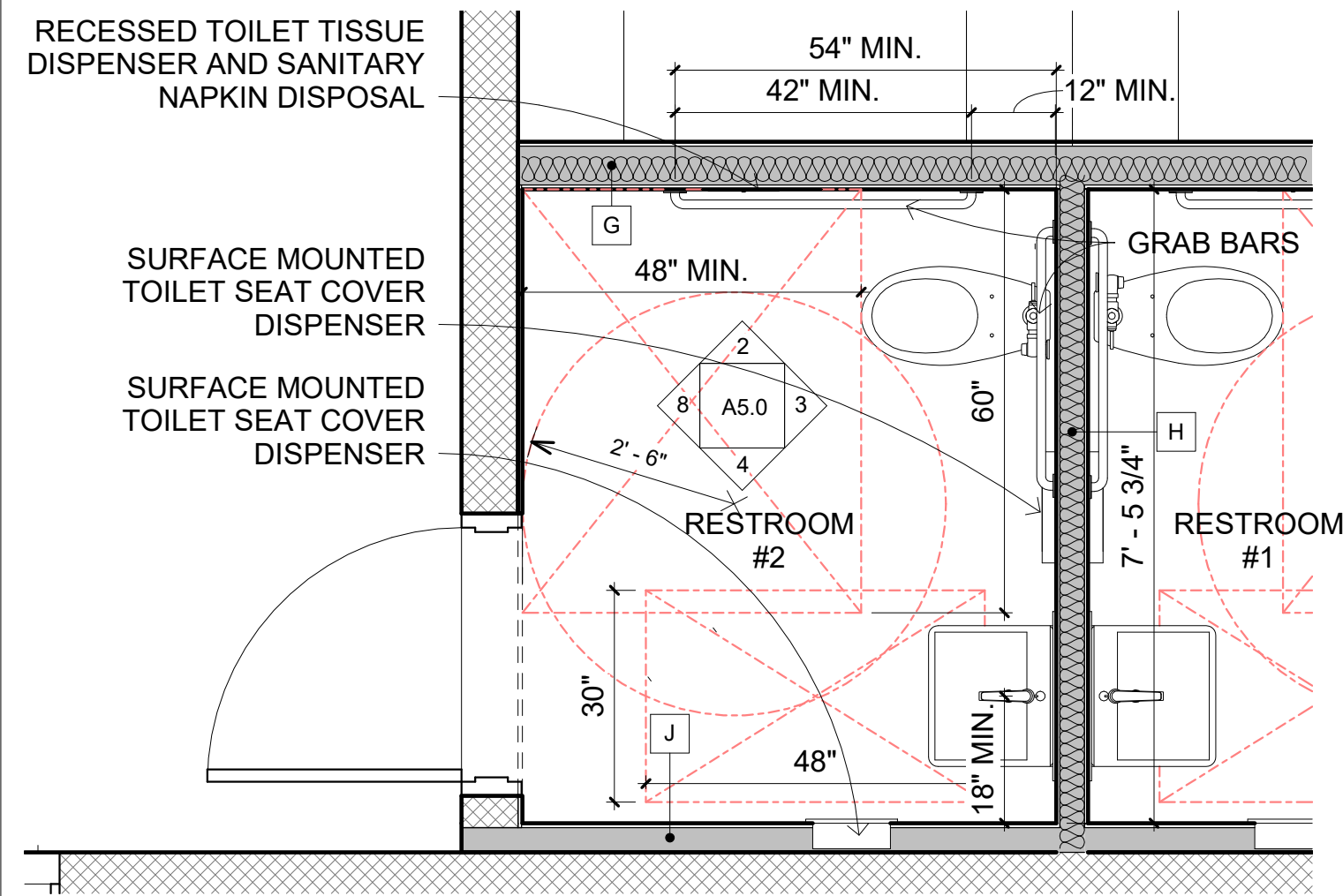
JOHN ALAN GOLDMAN
No. C-14203
REN. 11-30-23
STATE OF CALIFORNIA

**FOWLER AUTO CENTER
AUXILIARY BUILDING**
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

**PROPOSED BUILDING
SECTIONS**

DATE:	3/9/2022
SCALE:	1/8" = 1'-0"
DRAWN:	LG
JOB:	2002
SHEET:	

A4.1
OF SHEETS



	Revision Date



**GOLD
MAN**
ARCHITECTS

1172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

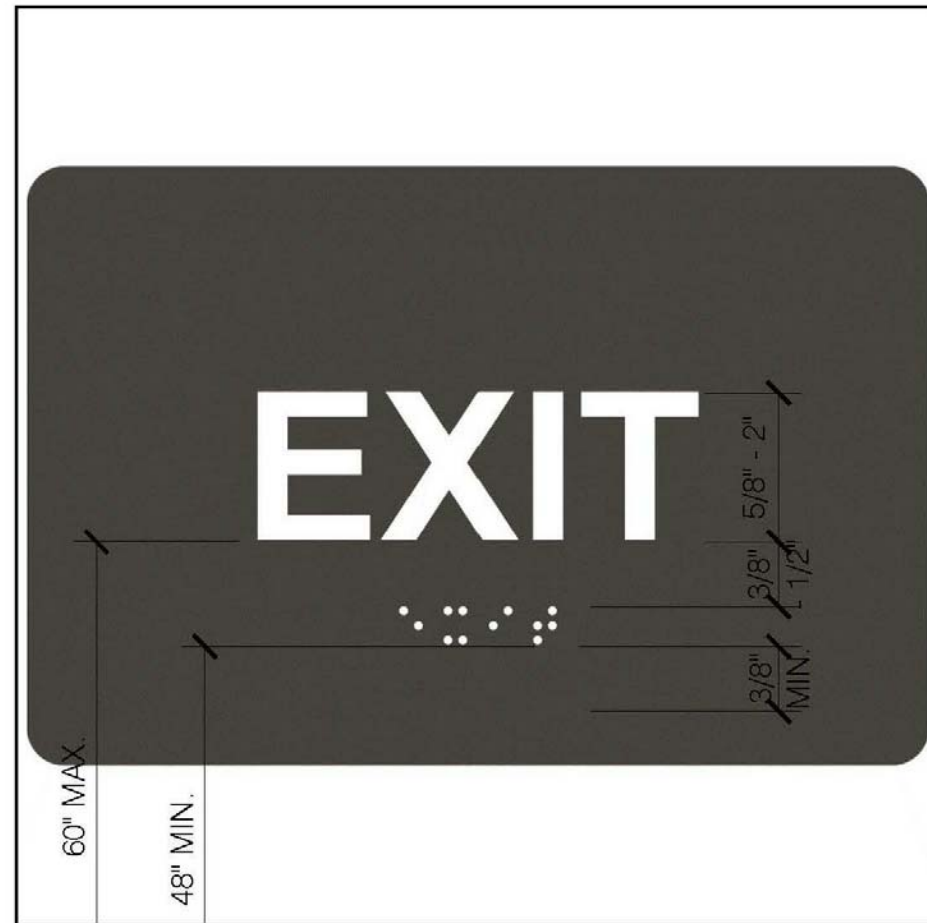
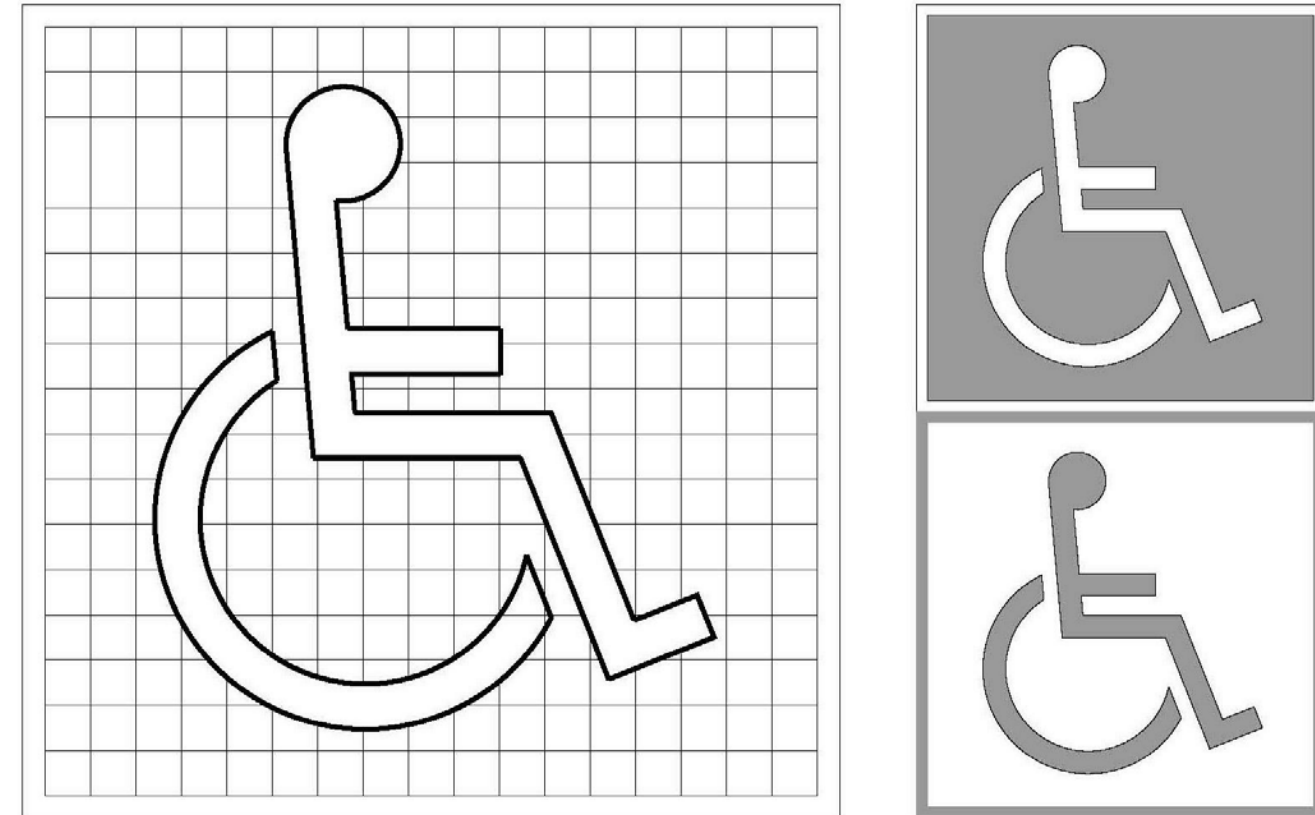
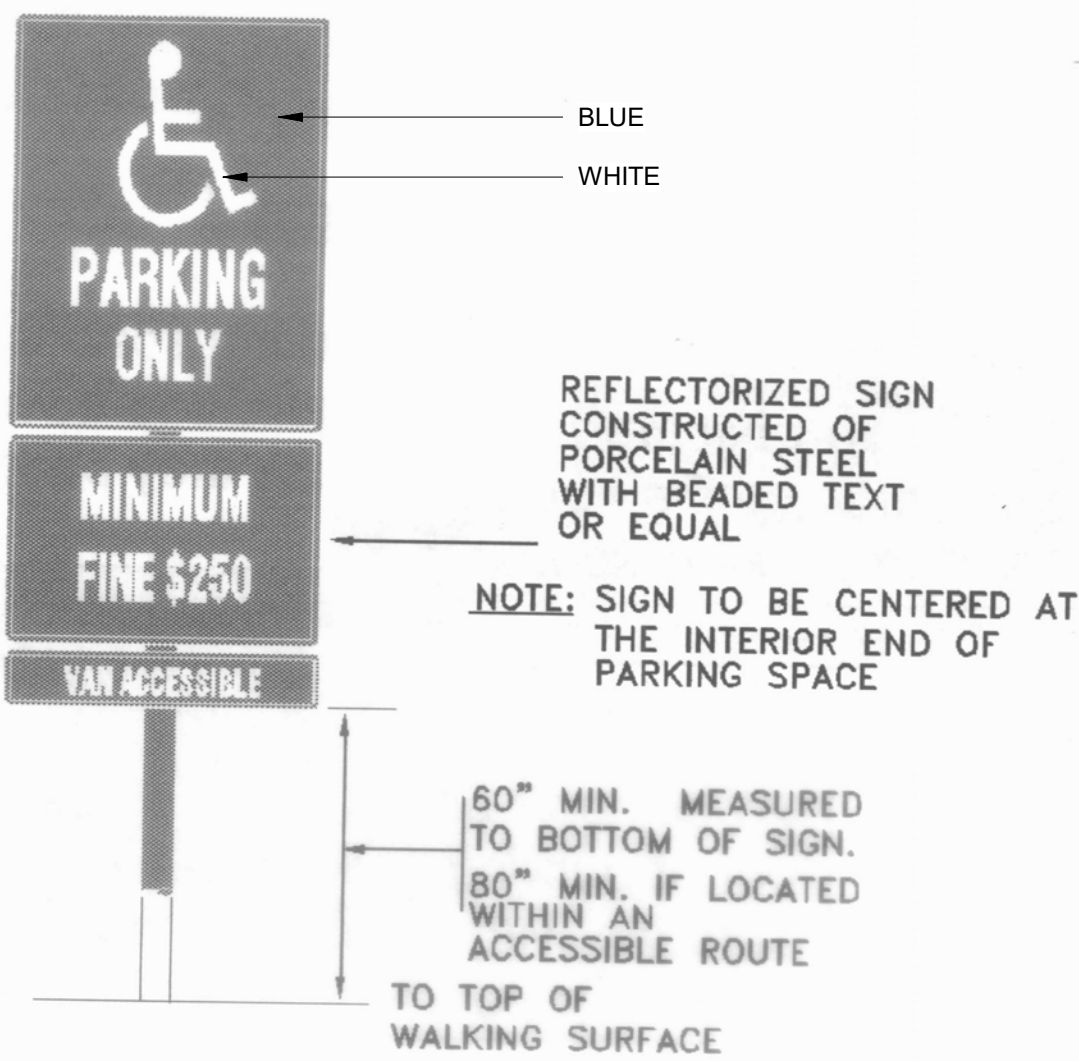
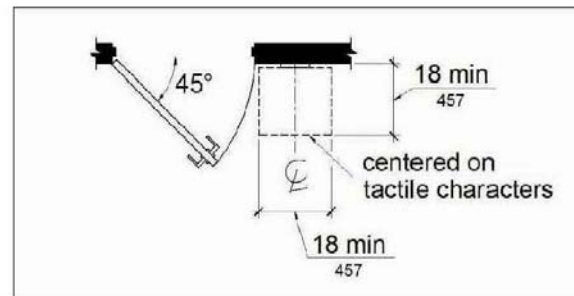
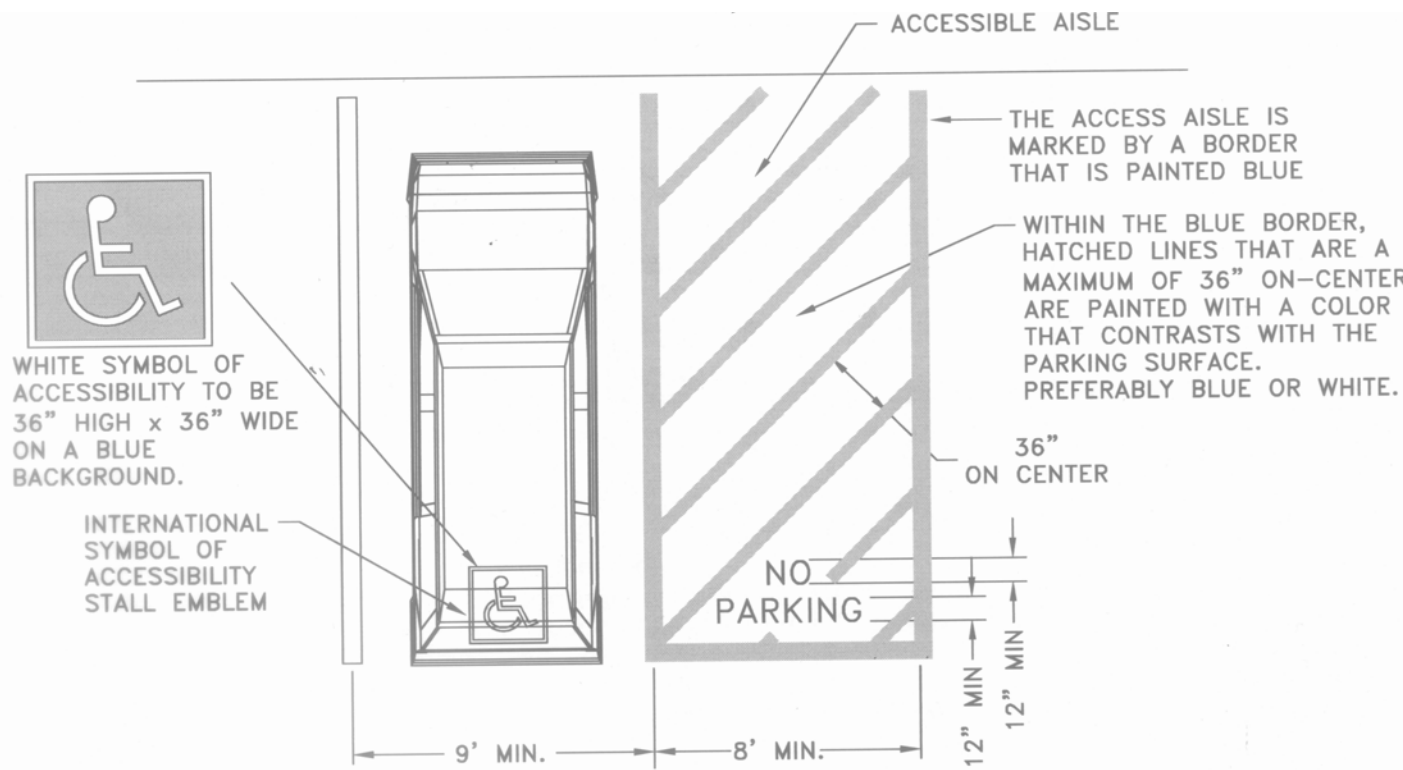
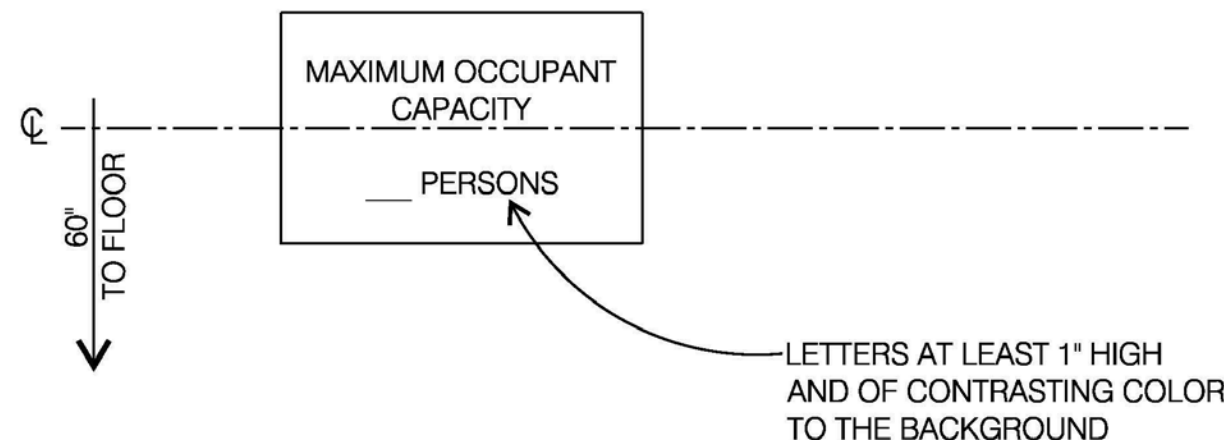
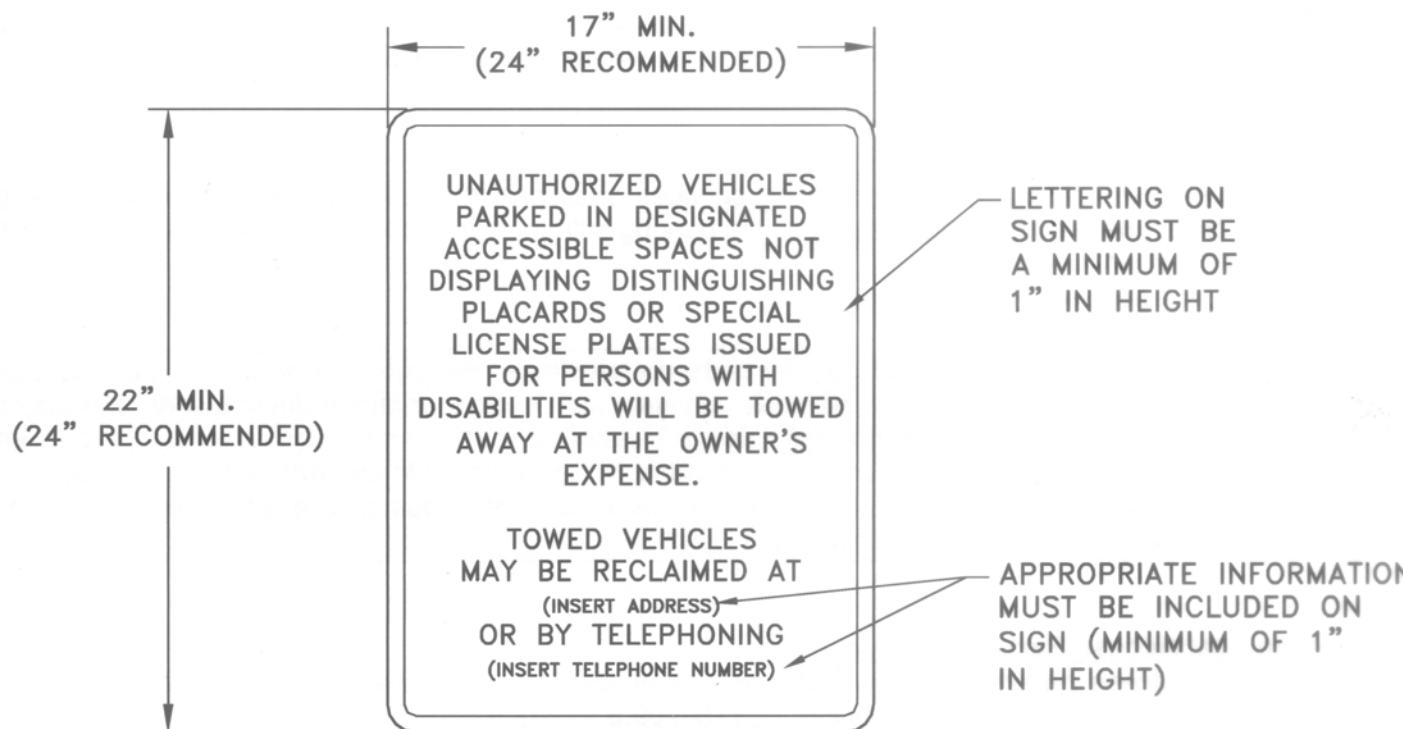


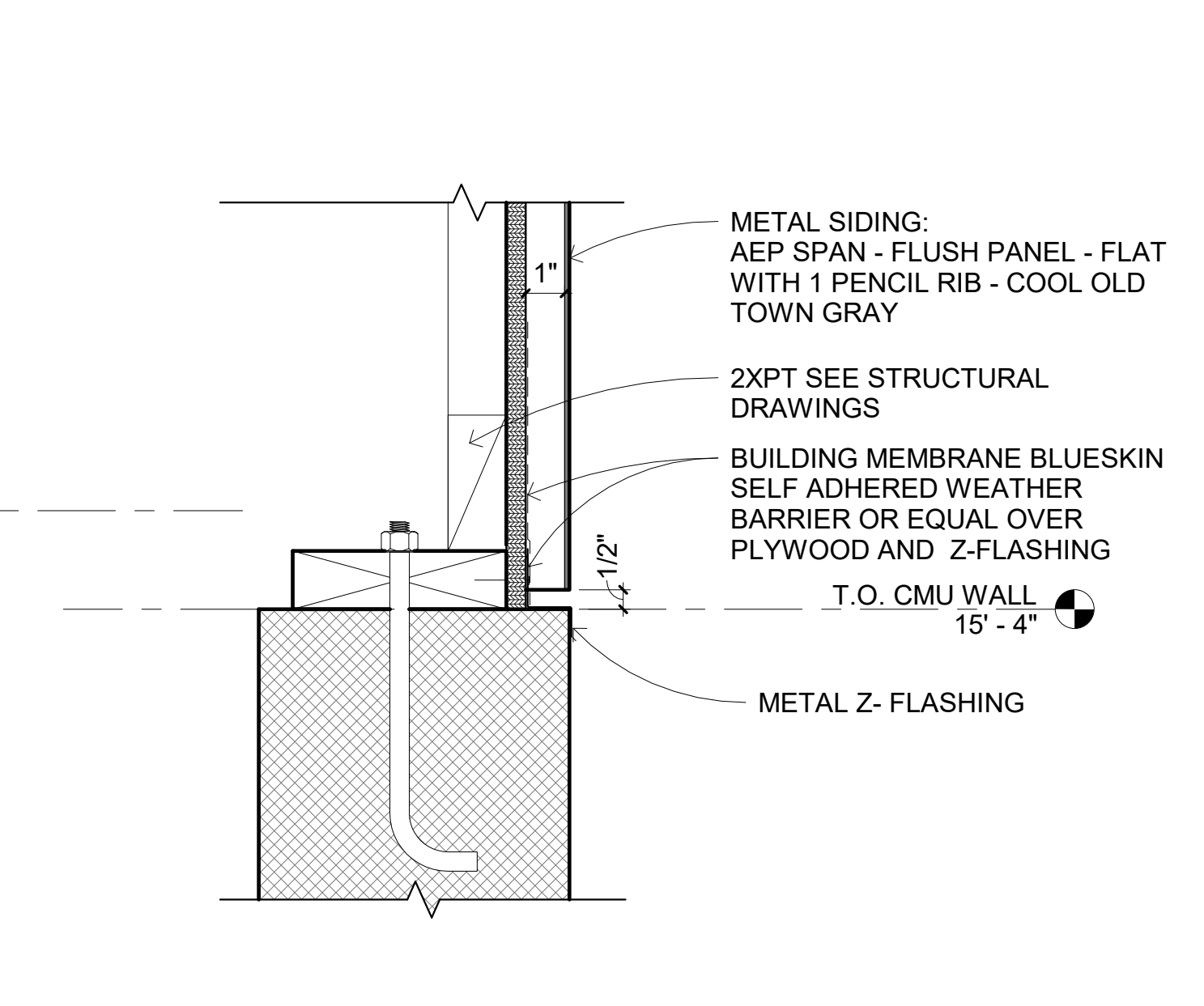
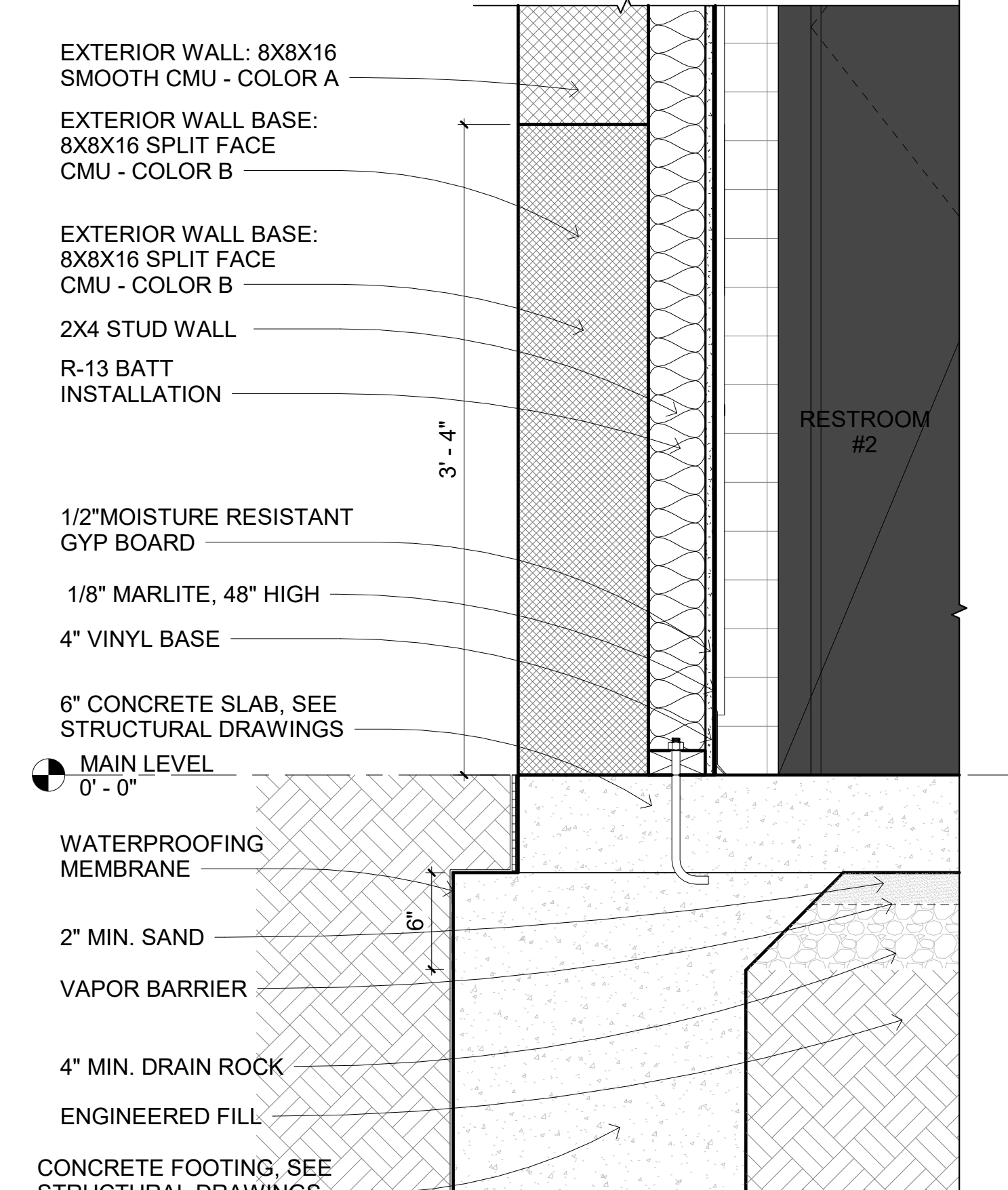
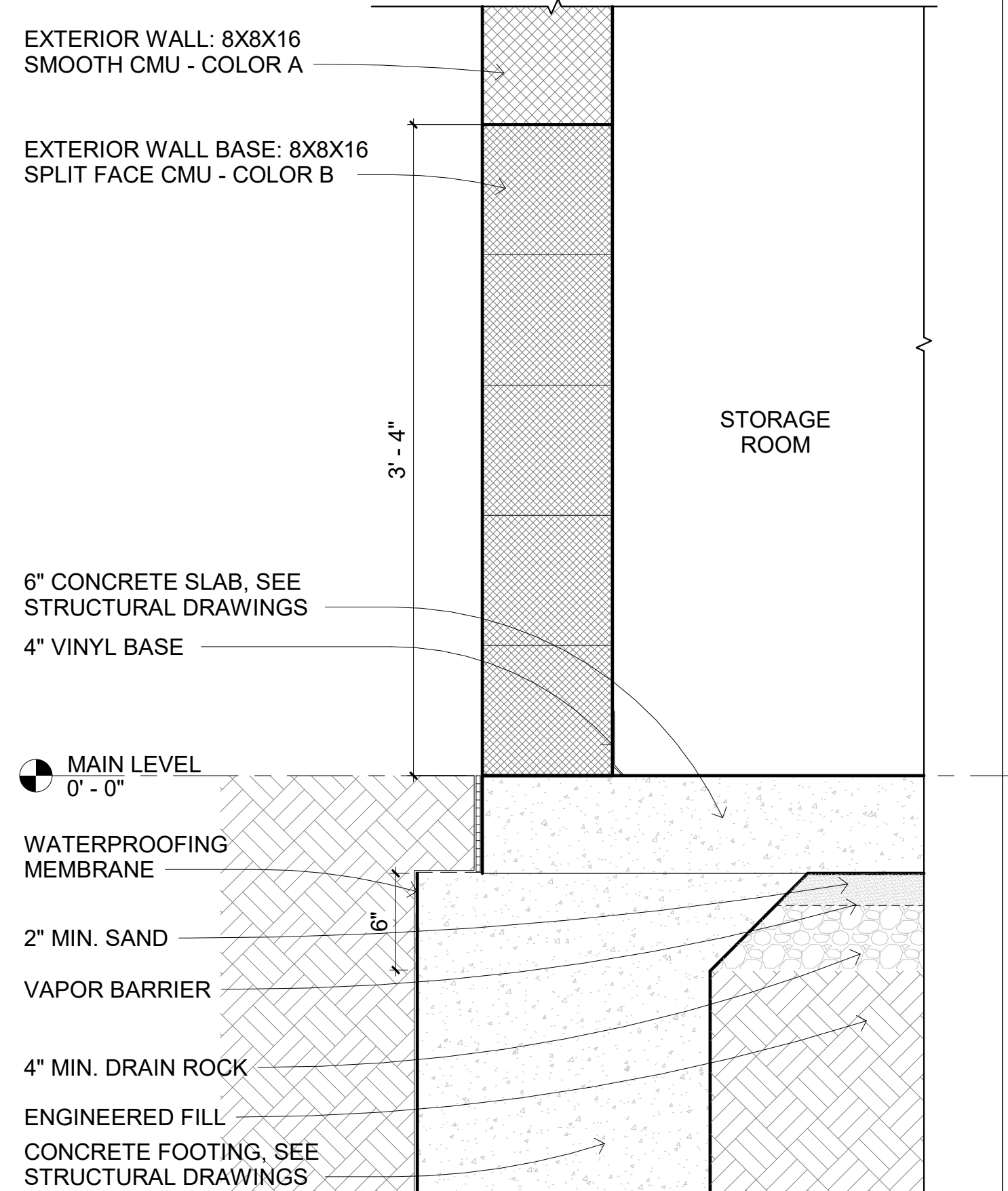
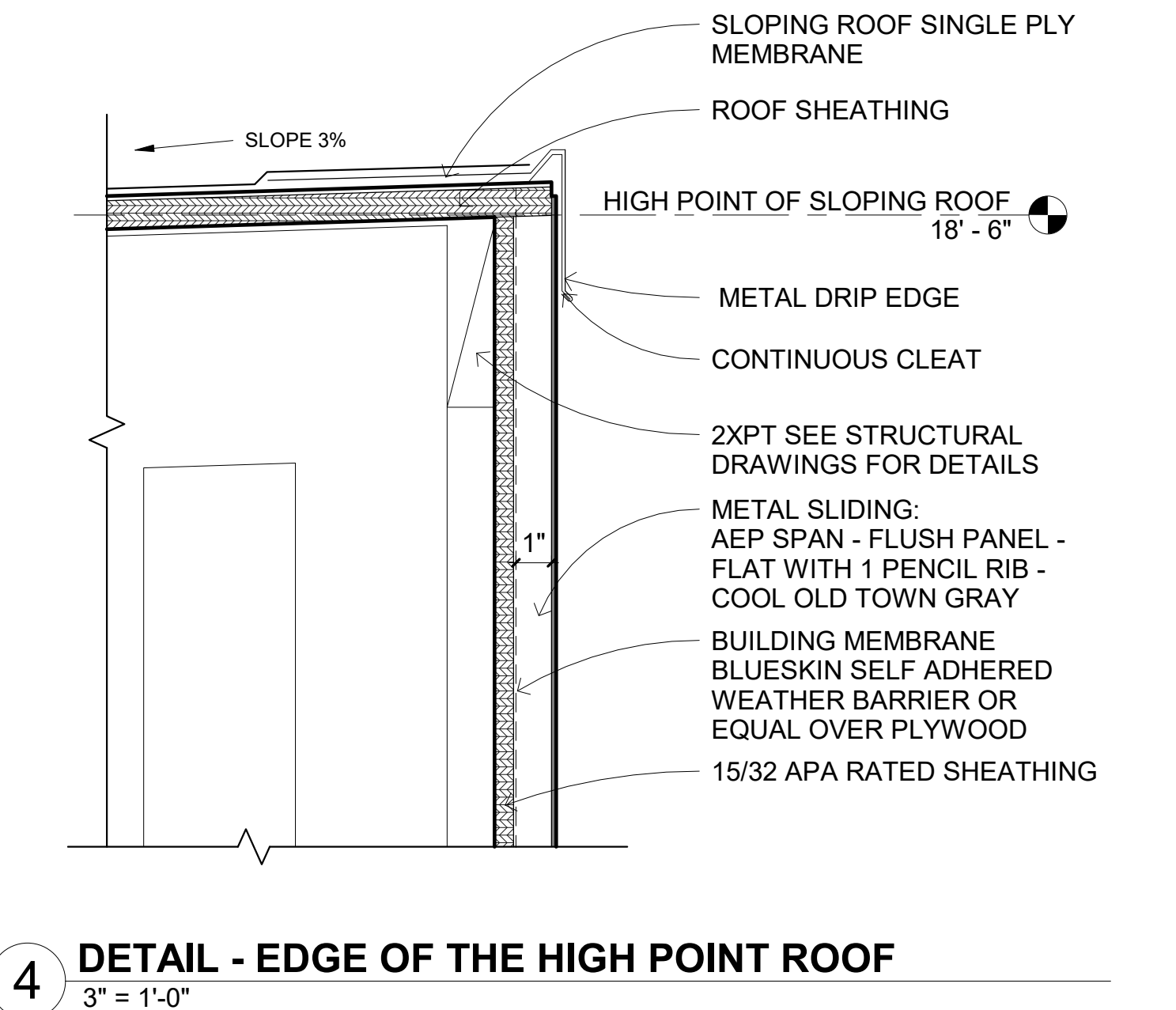
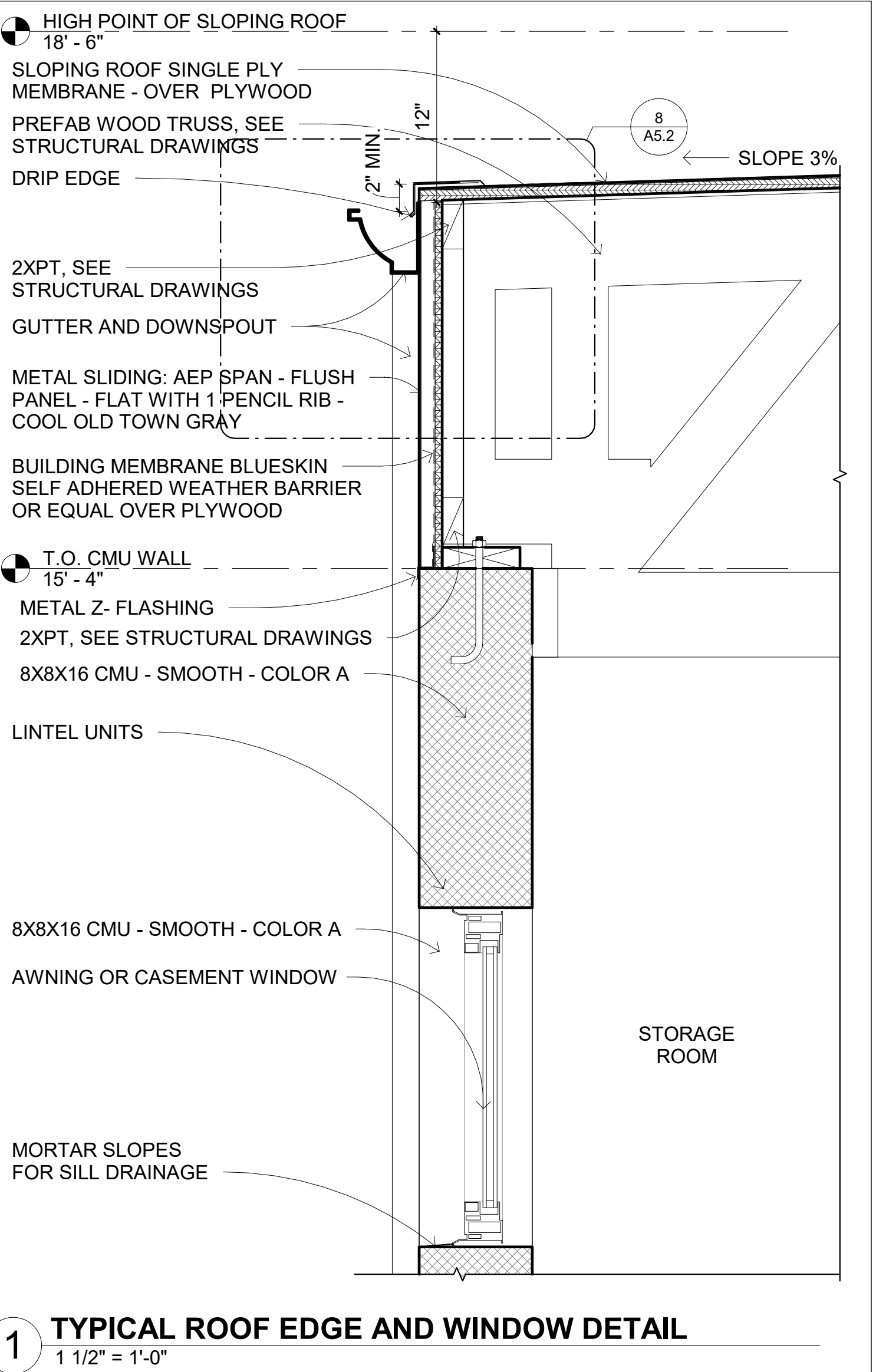
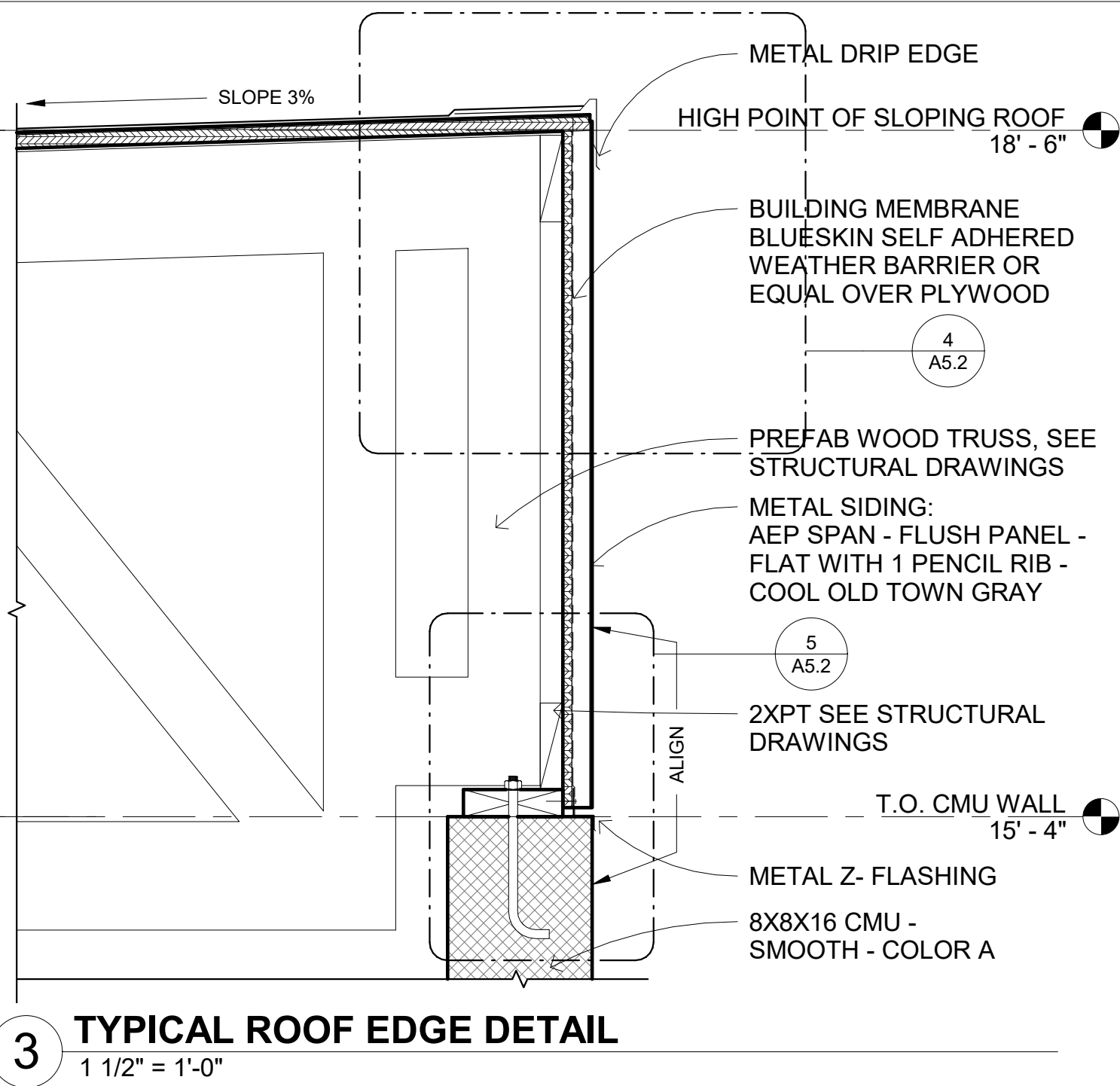
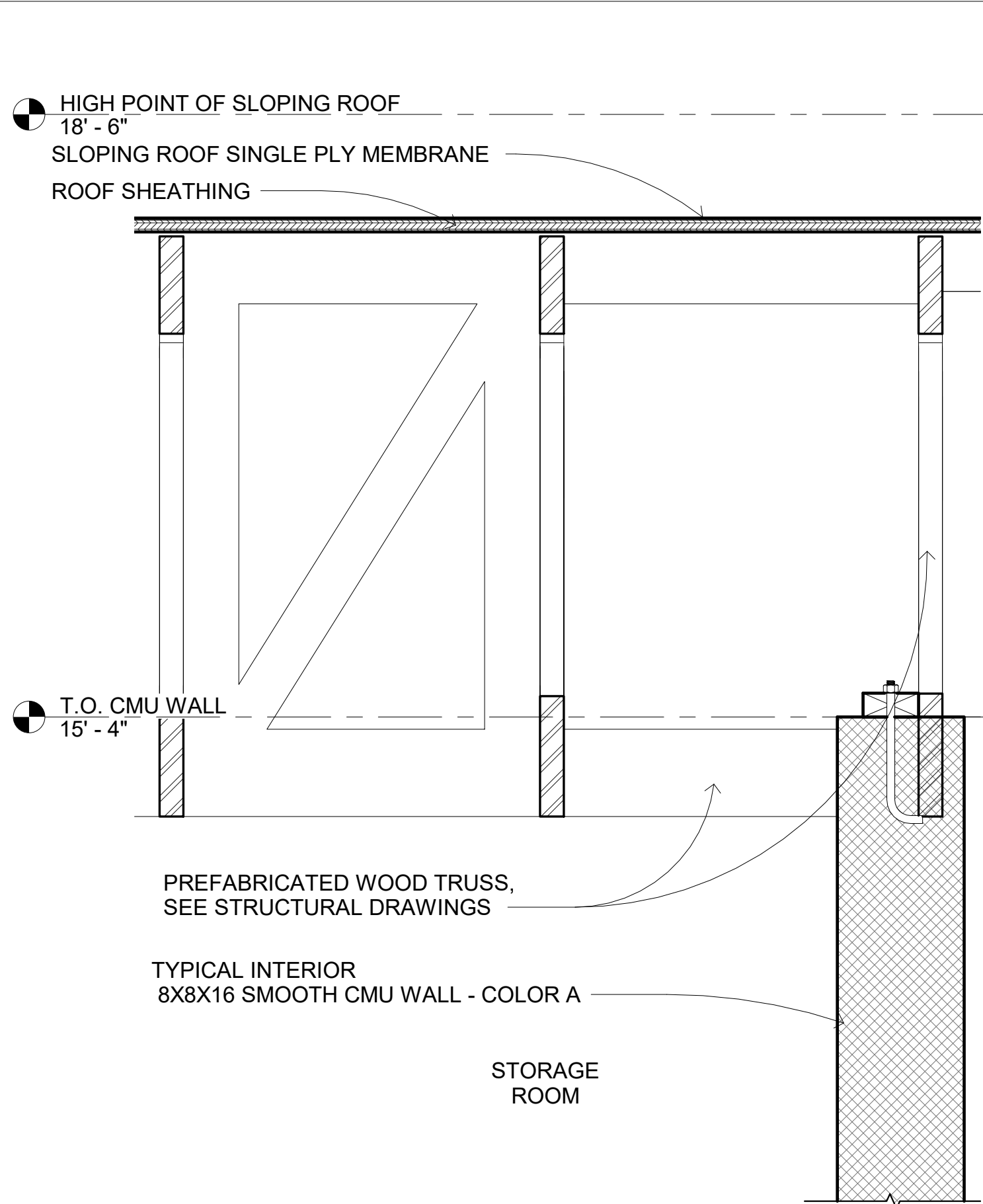
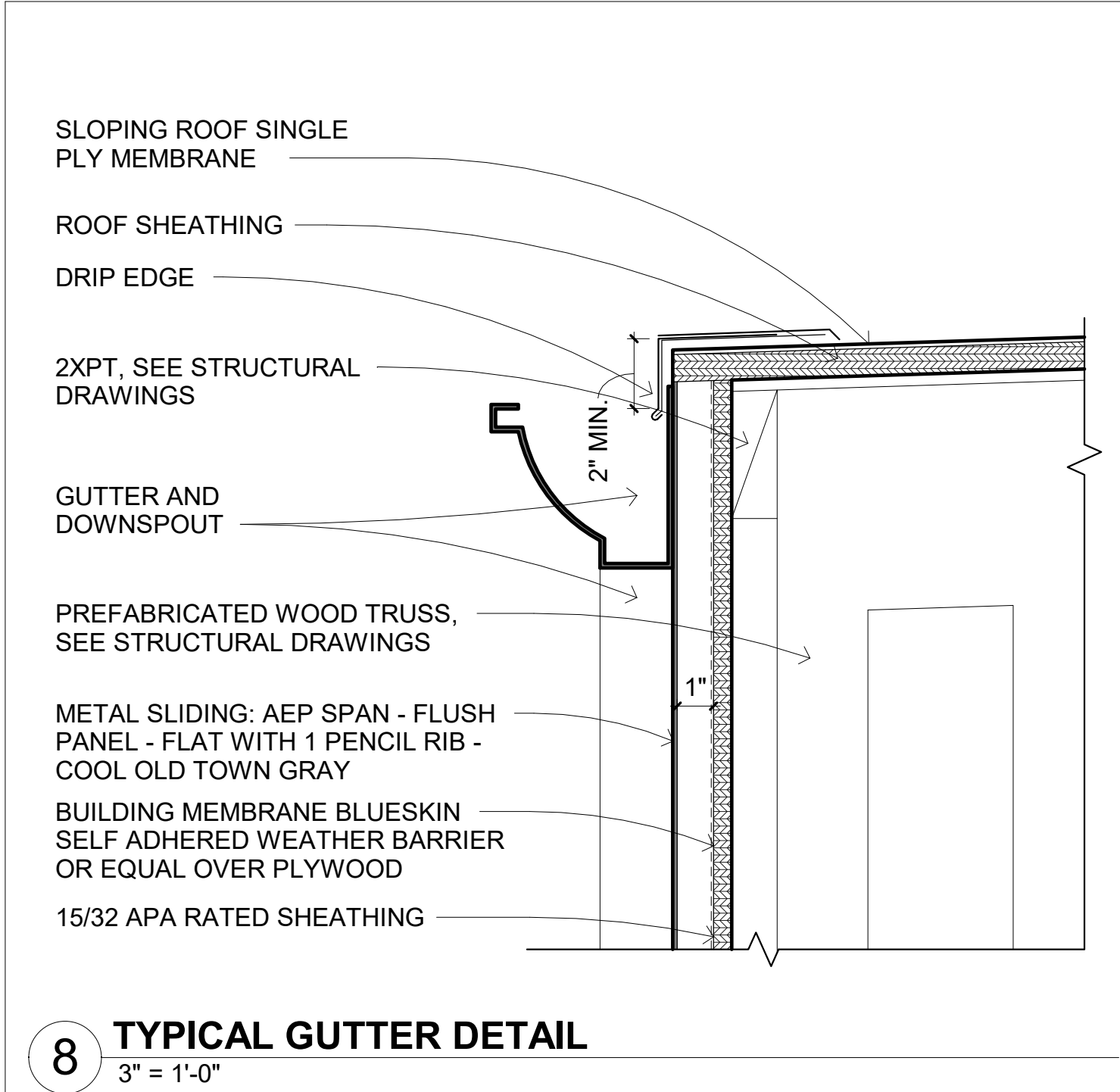
LICENSED ARCHITECT
JOHN ALAN
GOLDMAN
No. C-14203
REN. 11-30-23
STATE OF CALIFORNIA

FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

RESTROOM PLAN, INTERIOR ELEVATIONS AND ADA DETAILS

DATE:	3/9/2022
SCALE:	As indicated
DRAWN:	GDG
BY:	2002
SHEET:	
A5.0 OF SHEETS	

	 TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. 7 SIGNAGE_TACTILE BRAILLE SIGN DETAIL 1 1/2" = 1'-0"	 THIS DIAGRAMS ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION. 4 INTERNATIONAL ACCESSIBILITY SYMBOL 1 1/2" = 1'-0"	 Fig. CD-21F Parking Space Identification Signs 1 ACCESSIBLE PARKING SIGNAGE 1 1/2" = 1'-0"	# Revision Date ▲ ▲ ▲ ▲ ▲ GOLDMAN ARCHITECTS 172 RUSS STREET SAN FRANCISCO CALIFORNIA 94103 415-391-1339 415-621-3393 f LICENSED ARCHITECT JOHN ALAN GOLDMAN No. C-14203 REN. 11-30-23 STATE OF CALIFORNIA FOWLER AUTO CENTER AUXILIARY BUILDING 1117 COMMERCE DRIVE, UKIAH, CALIFORNIA ADA DETAILS DATE: 3/9/2022 SCALE: 1 1/2" = 1'-0" DRAWN: LG JOB: 2002 SHEET: A5.1 OF SHEETS	
		WHERE A TACTILE SIGN IS PROVIDED AT DOOR, THE SIGN SHALL BE LOCATED ALONG SIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF A DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR SPACE.  5 TACTILE/BRAILLE SIGNS LOCATION 1 1/2" = 1'-0"	 2 VAN ACCESSIBLE PARKING REQUIREMENTS 1 1/2" = 1'-0"	 RAISED CHARACTERS SHALL BE 1/32 INCH MINIMUM ABOVE THEIR BACKGROUND. CHARACTERS SHALL BE UPPERCASE. CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE OR OTHER UNUSUAL FONTS. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I". CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH MINIMUM AND 2 INCHES MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I". 6 OCCUPANT LOAD SIGN 1 1/2" = 1'-0"	 Fig. CD-21G Additional Signage Warning Unauthorized Vehicles Not to Park in Accessible Parking Spaces - OPTIONAL 3 ACCESSIBLE WARNING SIGNAGE 1 1/2" = 1'-0"



#	Revision Date

GOLDMAN ARCHITECTS

172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

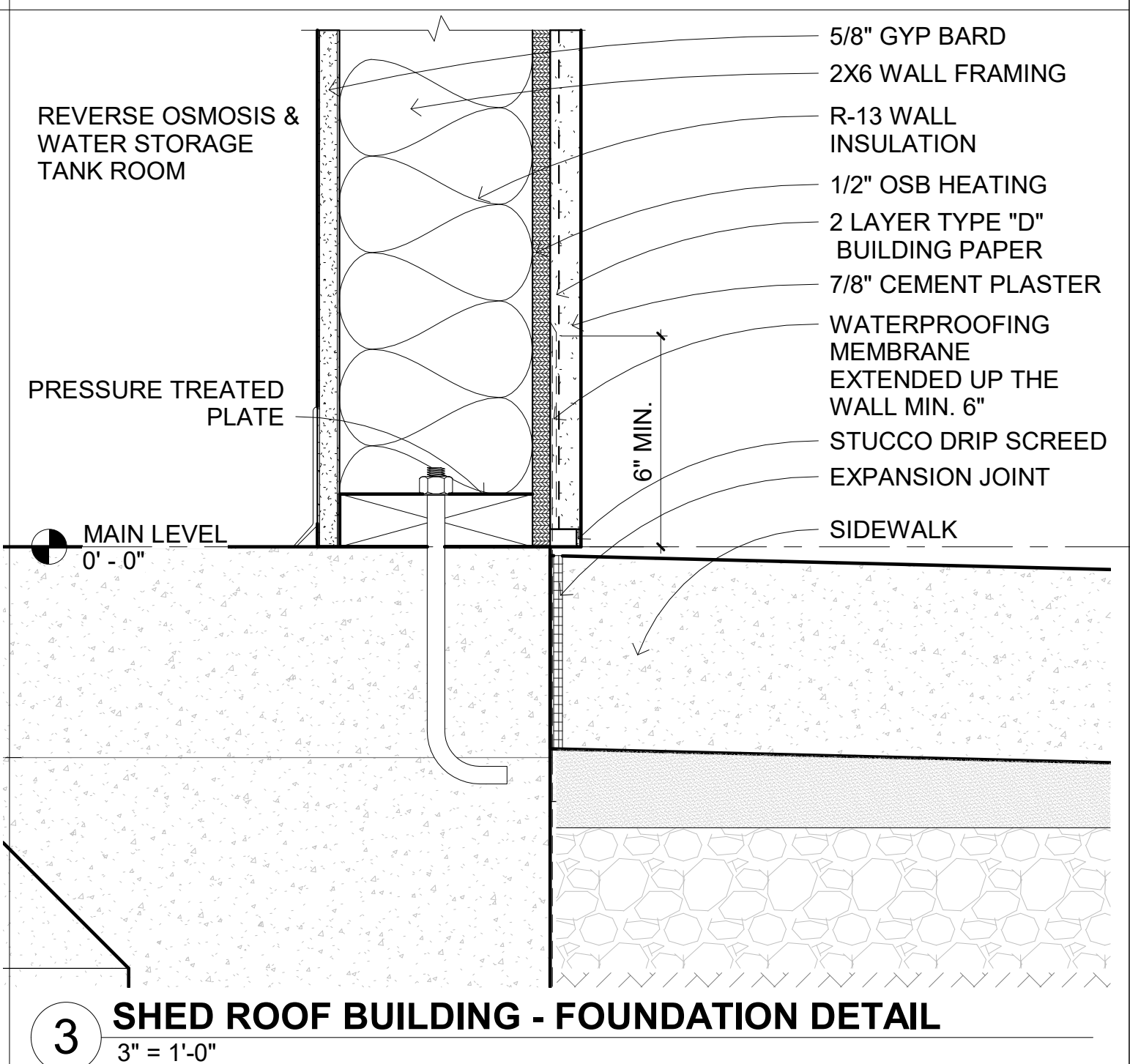
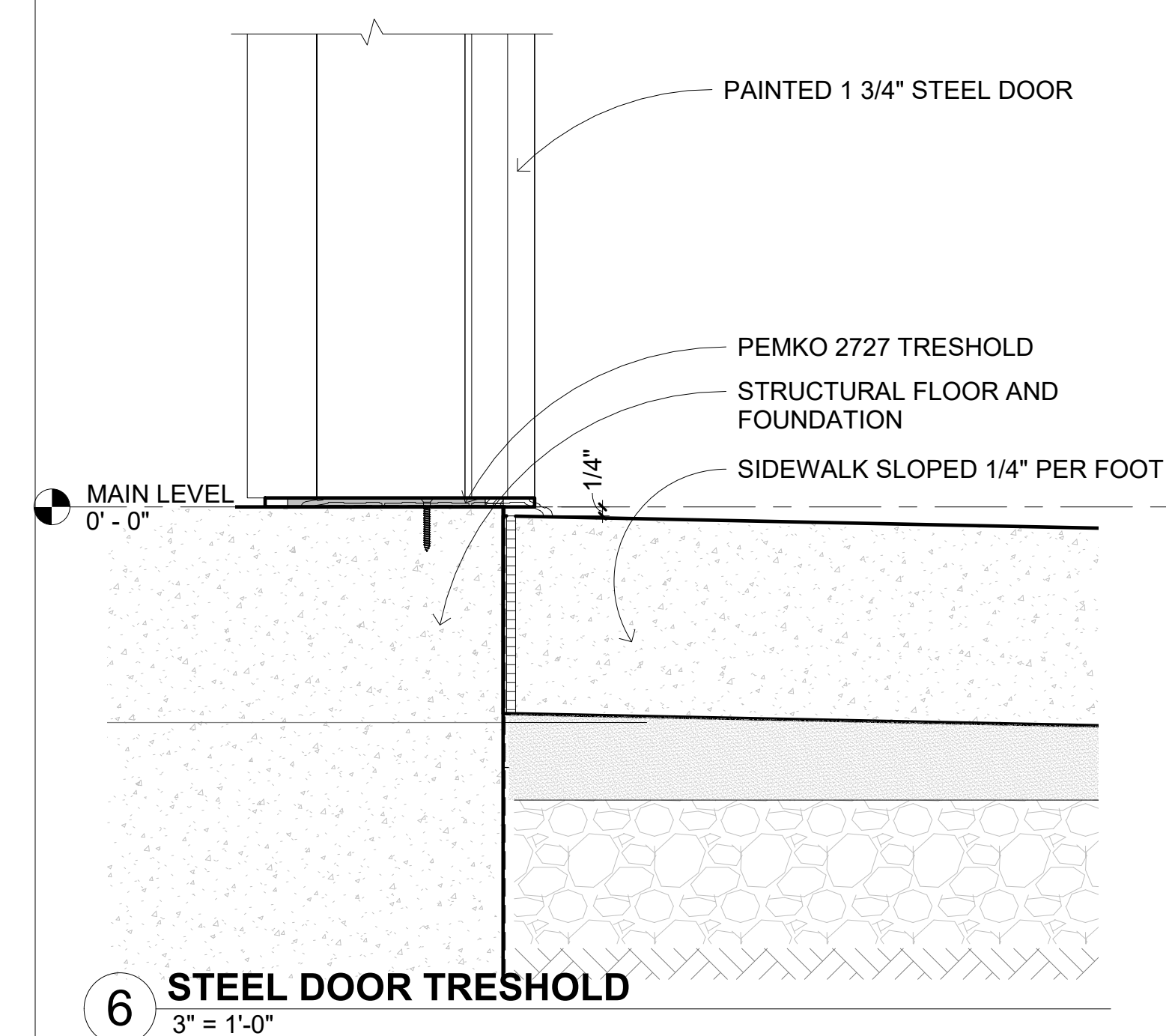
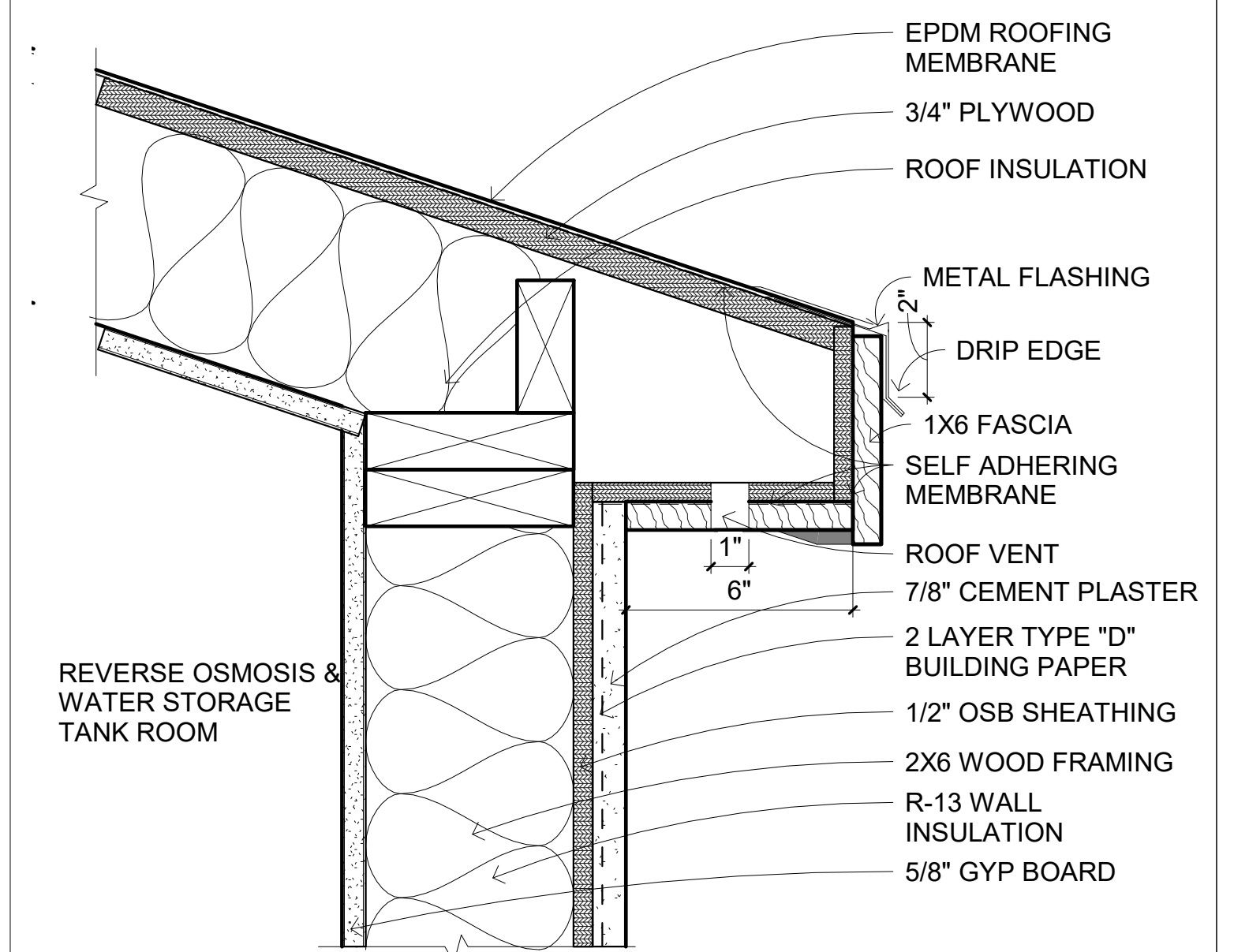
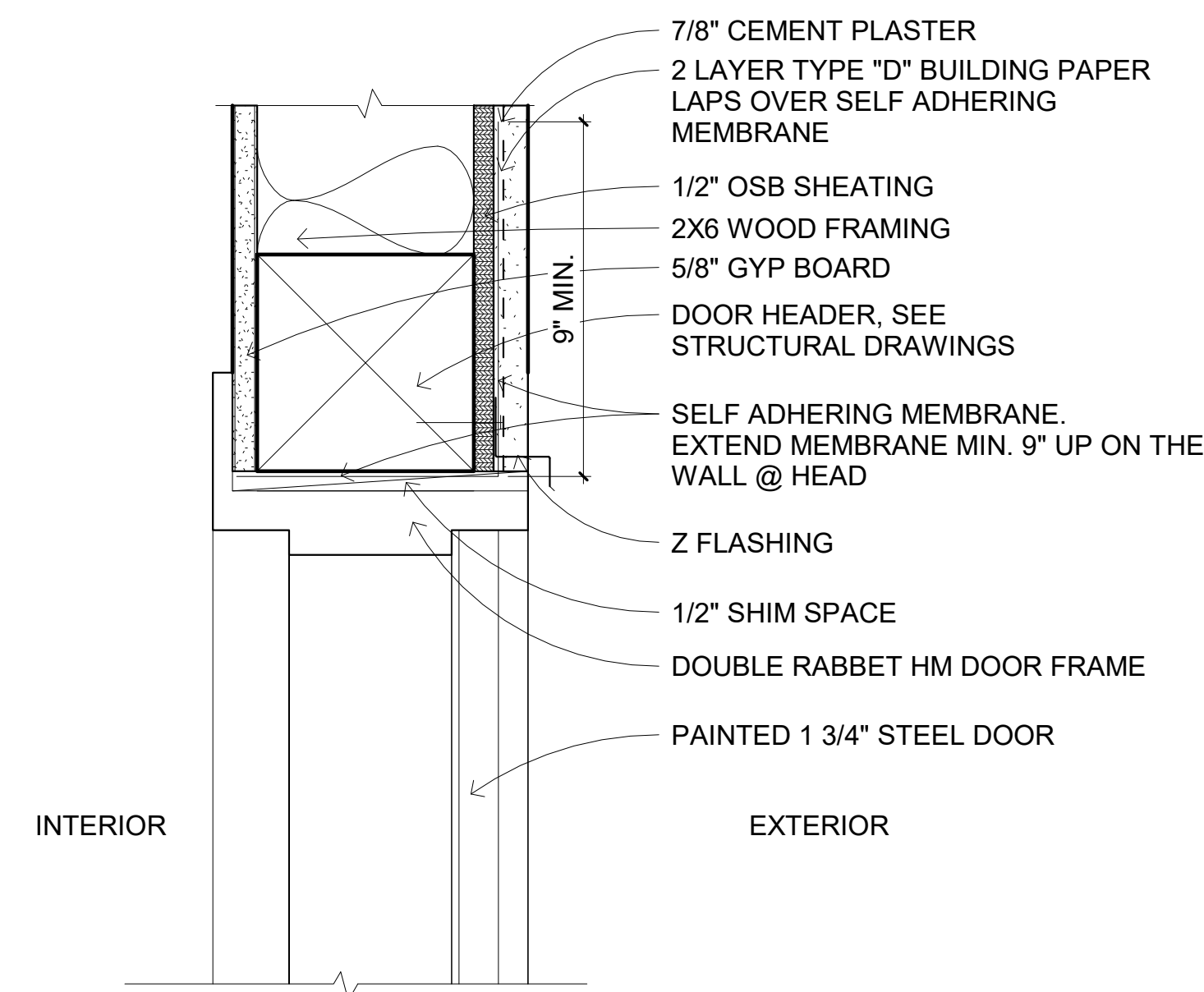
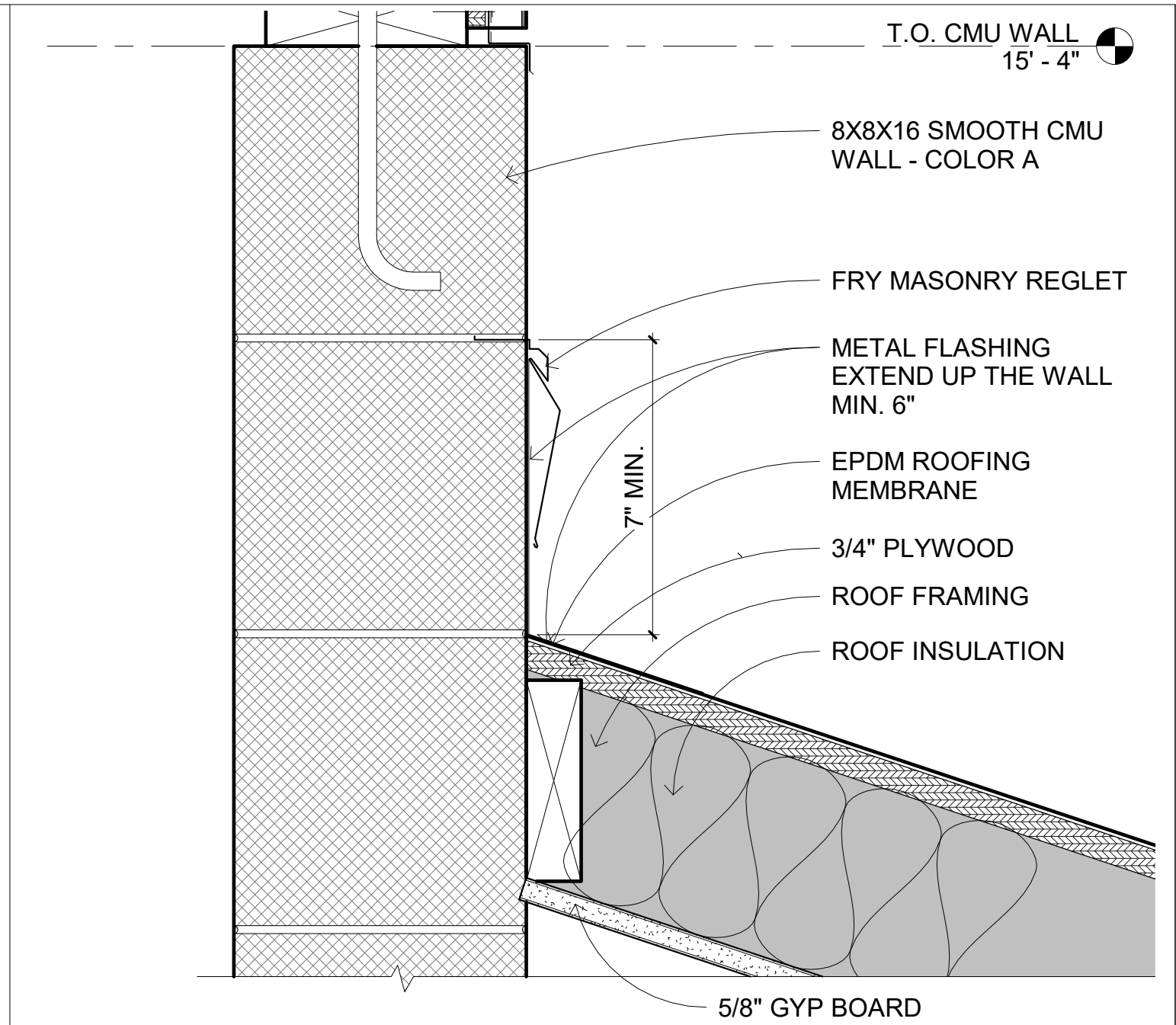
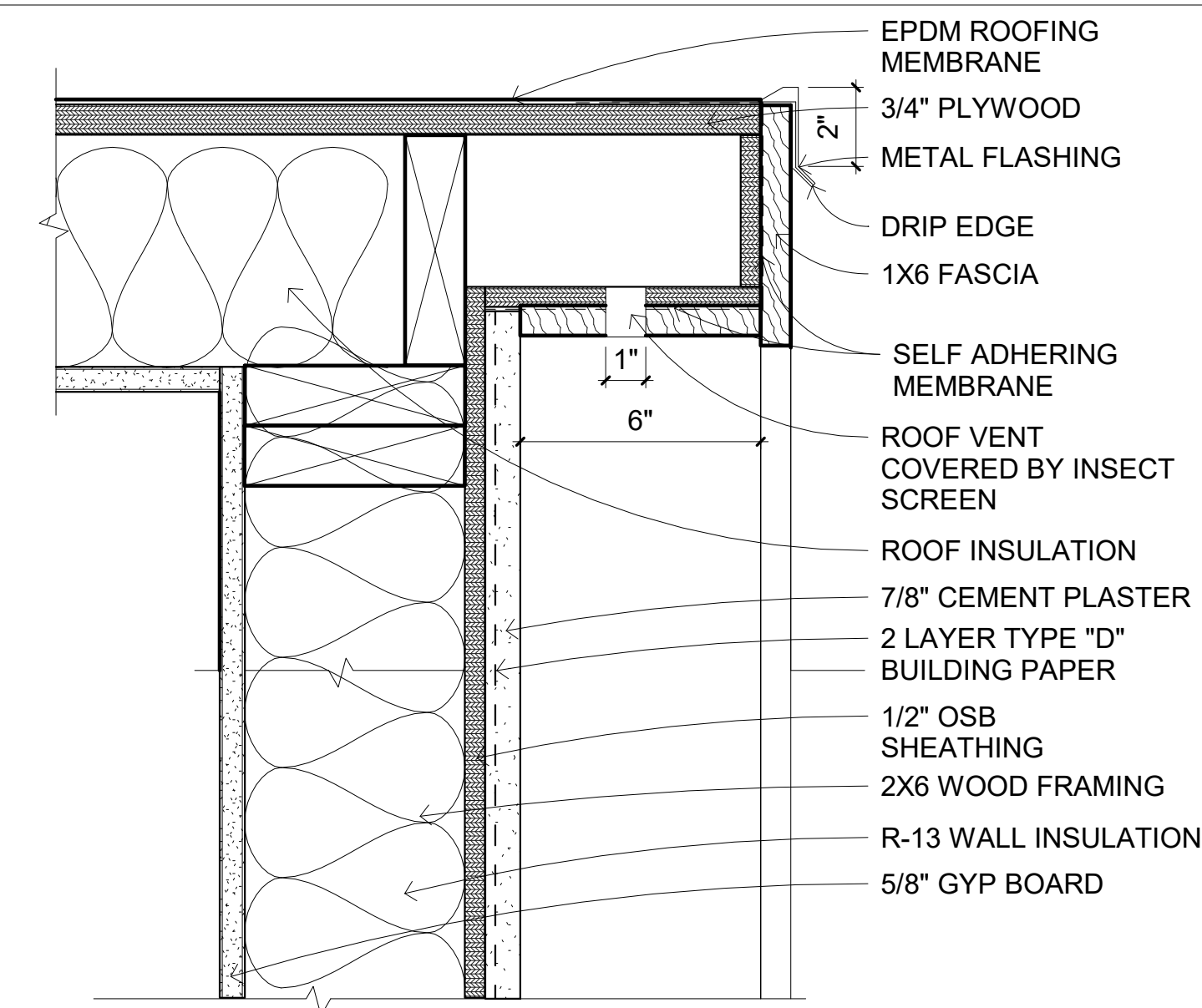
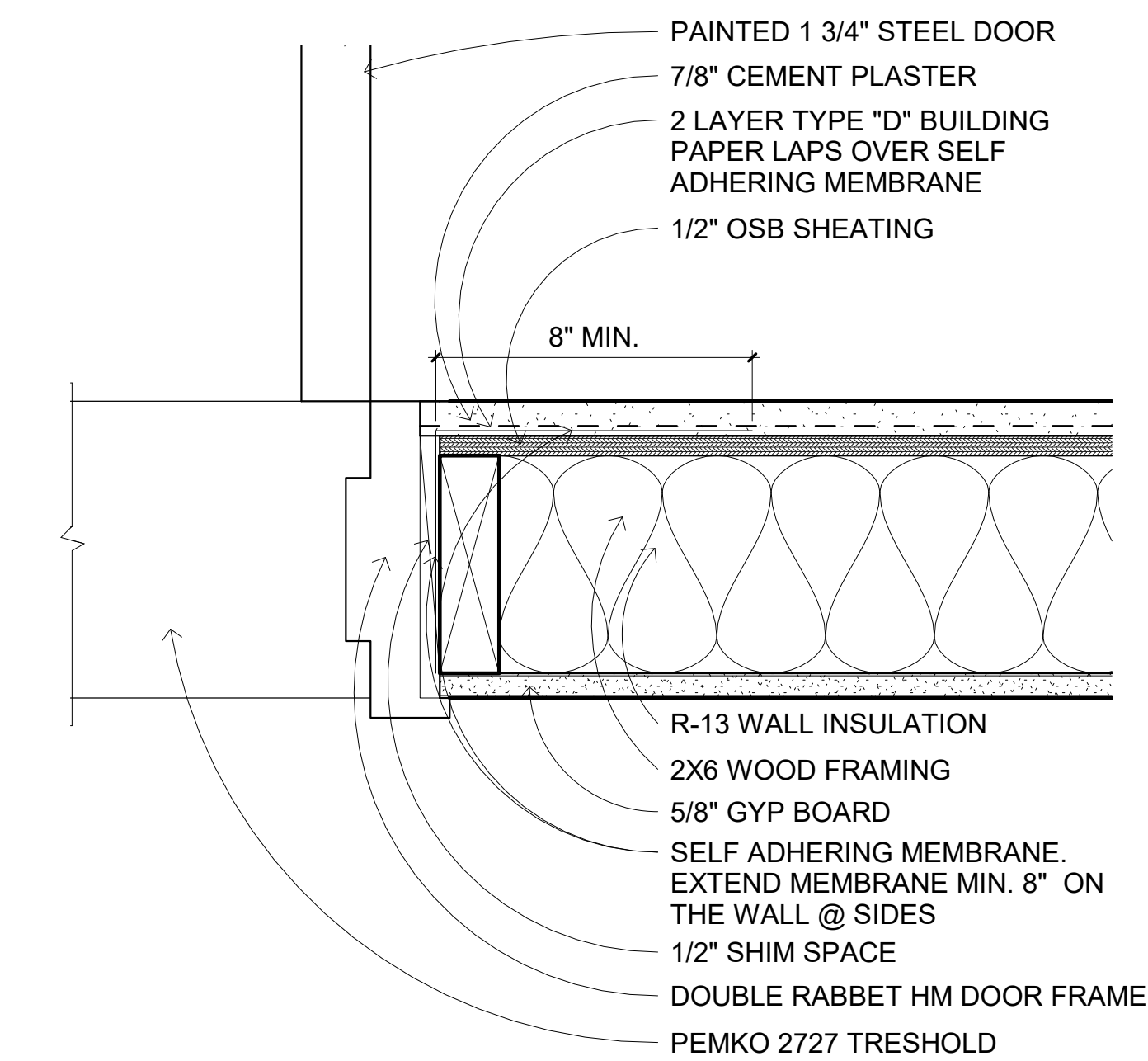
LICENSED ARCHITECT
JOHN ALAN GOLDMAN
No. C-14203
REN. 11-30-23
STATE OF CALIFORNIA

**FOWLER AUTO CENTER
AUXILIARY BUILDING**
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

EXTERIOR DETAILS

DATE:	3/9/2022
SCALE:	As indicated
DRAWN:	GDG
JOB:	2002
SHEET:	

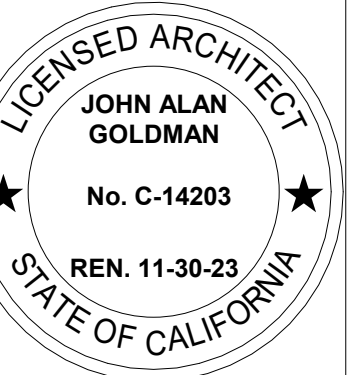
A5.2
OF SHEETS



	Revision Date
2	3/9/2022



72 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f



FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

EXTERIOR DETAILS - SHED ROOF BUILDING

DATE: 3/9/2022

SCALE: 3" = 1'-0"

RAWN: GDG

DOB:	2002
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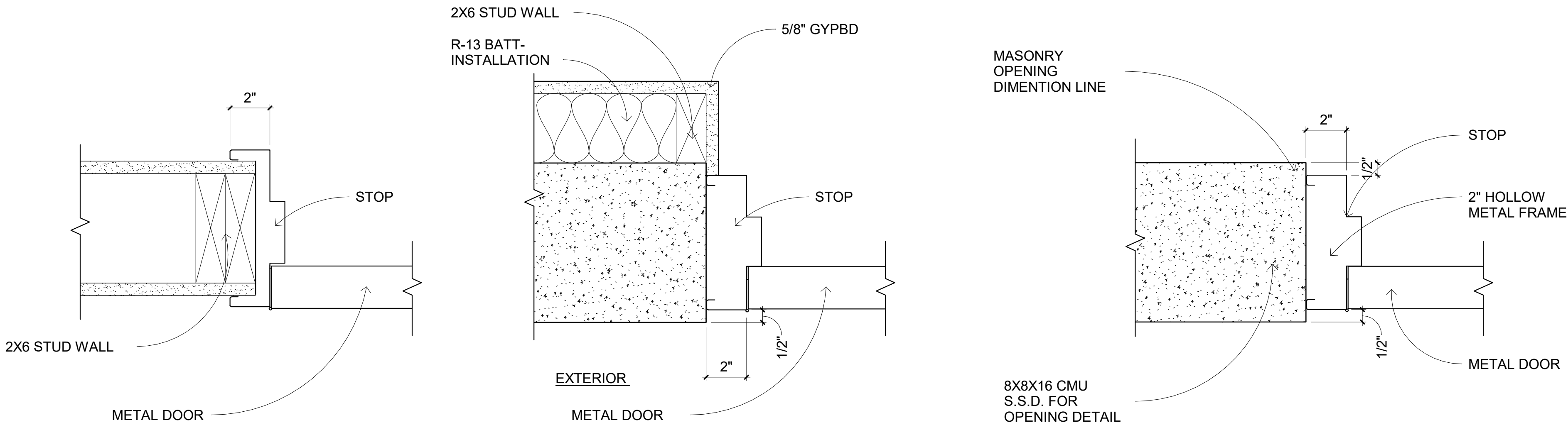
SHEET: 1

A5.3

OF SHEETS

DOOR SCHEDULE									
Door Number	Type	Door		Finish	Frame Material	Hardware	Keynote		
		Width	Height						
01	B	26' - 0"	12' - 0"	0' - 0 3/4"	ALUMINIUM	PAINT	N/A	OVERHEAD ROLLING DOOR	
02	E	6' - 7 7/8"	8' - 0"	0' - 0 3/4"	METAL	PAINT	METAL	OVERHEAD ROLLING DOOR	
03	B	12' - 0"	12' - 0"	0' - 0 3/4"	ALUMINIUM	PAINT	N/A	OVERHEAD ROLLING DOOR	
04	B	12' - 0"	12' - 0"	0' - 0 3/4"	ALUMINIUM	PAINT	N/A	OVERHEAD ROLLING DOOR	
05	B	12' - 0"	12' - 0"	0' - 0 3/4"	ALUMINIUM	PAINT	N/A	OVERHEAD ROLLING DOOR	
06	B	12' - 0"	12' - 0"	0' - 0 3/4"	ALUMINIUM	PAINT	N/A	OVERHEAD ROLLING DOOR	
07	H	3' - 0"	7' - 8"	0' - 1 3/4"	METAL	PAINT	METAL	LEVER HARDWARE	
08	B	12' - 0"	12' - 0"	0' - 0 3/4"	ALUMINIUM	PAINT	N/A	OVERHEAD ROLLING DOOR	
09	B	12' - 0"	12' - 0"	0' - 0 3/4"	ALUMINIUM	PAINT	N/A	OVERHEAD ROLLING DOOR	
10	B	12' - 0"	12' - 0"	0' - 0 3/4"	ALUMINIUM	PAINT	N/A	OVERHEAD ROLLING DOOR	
11	B	12' - 0"	12' - 0"	0' - 0 3/4"	ALUMINIUM	PAINT	N/A	OVERHEAD ROLLING DOOR	
12	D	16' - 0"	12' - 0"	0' - 0 3/4"	ALUMINIUM	PAINT	N/A	OVERHEAD ROLLING DOOR	
13	H	3' - 0"	7' - 8"	0' - 1 3/4"	METAL	PAINT	METAL	LEVER HARDWARE	
14	H	3' - 0"	7' - 8"	0' - 1 3/4"	METAL	PAINT	METAL	LEVER HARDWARE	
15	K	3' - 0"	7' - 8"	0' - 1 3/4"	METAL	PAINT	METAL	LEVER HARDWARE	
16	K	3' - 0"	7' - 8"	0' - 1 3/4"	METAL	PAINT	METAL	LEVER HARDWARE	
17	I	3' - 0"	7' - 8"	0' - 1 3/4"					
18	K	3' - 0"	7' - 8"	0' - 1 3/4"	METAL	PAINT	METAL	LEVER HARDWARE	
19	K	3' - 0"	7' - 8"	0' - 1 3/4"	METAL	PAINT	METAL	LEVER HARDWARE	
20	K	3' - 0"	7' - 8"	0' - 1 3/4"	METAL	PAINT	METAL	LEVER HARDWARE	
21	I	3' - 0"	7' - 8"	0' - 1 3/4"					
22	F	6' - 0"	7' - 8"	0' - 1 3/4"	METAL	PAINT	METAL	LEVER HARDWARE	
23	H	3' - 0"	7' - 8"	0' - 1 3/4"	METAL	PAINT	METAL	LEVER HARDWARE	
24	H	3' - 0"	7' - 8"	0' - 1 3/4"	METAL	PAINT	METAL	LEVER HARDWARE	
25	H	3' - 0"	7' - 8"	0' - 1 3/4"	METAL	PAINT	METAL	LEVER HARDWARE	
26	F	6' - 0"	7' - 8"	0' - 1 3/4"	METAL	PAINT	METAL	LEVER HARDWARE	
27	H	3' - 0"	7' - 8"	0' - 1 3/4"	METAL	PAINT	METAL	LEVER HARDWARE	
28	H	3' - 0"	7' - 8"	0' - 1 3/4"	METAL	PAINT	METAL	LEVER HARDWARE	

OVERHEAD ROLLING GARAGE DOORS AND STEEL DOORS AND FRAMES:
PAINT TO MATCH BONELLI OIL RUBBED BRONZE



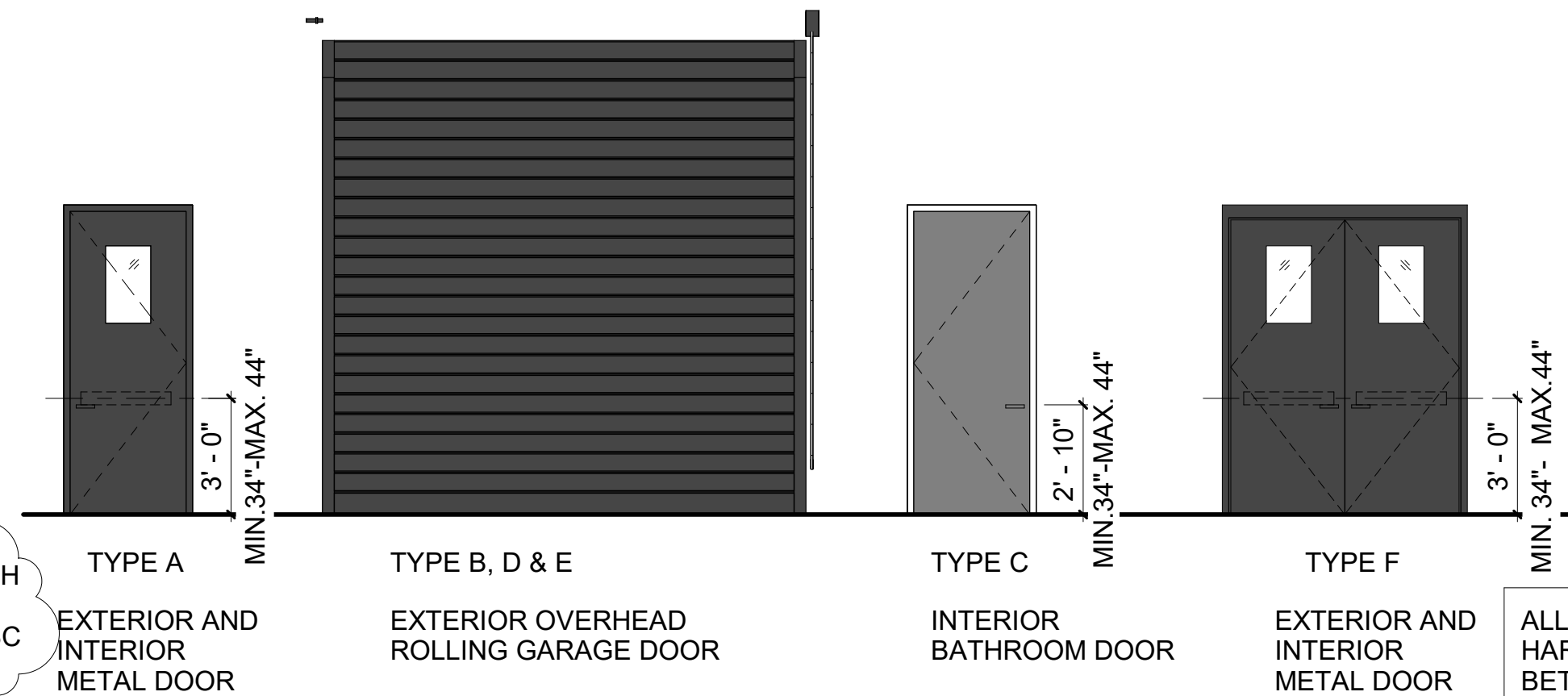
TYPICAL HOLLOW METAL DOOR JAMB
@ STUD WALLS

TYPICAL HOLLOW METAL DOOR JAMB
@ OFFICE

TYPICAL HOLLOW METAL DOOR JAMB
@ MASONRY WALLS

A READILY VISIBLE
DURABLE SIGN POSTED
ON THE EGRESS SIDE ON
OR ADJACENT TO THE
DOOR STATING: " THIS
DOOR REMAIN
UNLOCKED WHEN
BUILDING IS OCCUPIED."
THE SIGN SHALL BE IN
LETTERS 1" HIGH ON A
CONTRASTING
BACKGROUND.

MAXIMUM EFFORT FOR BOTH
INTERIOR AND EXTERIOR
DOOR IS 5 POUNDS. REF CBC
11B-404.2.9.



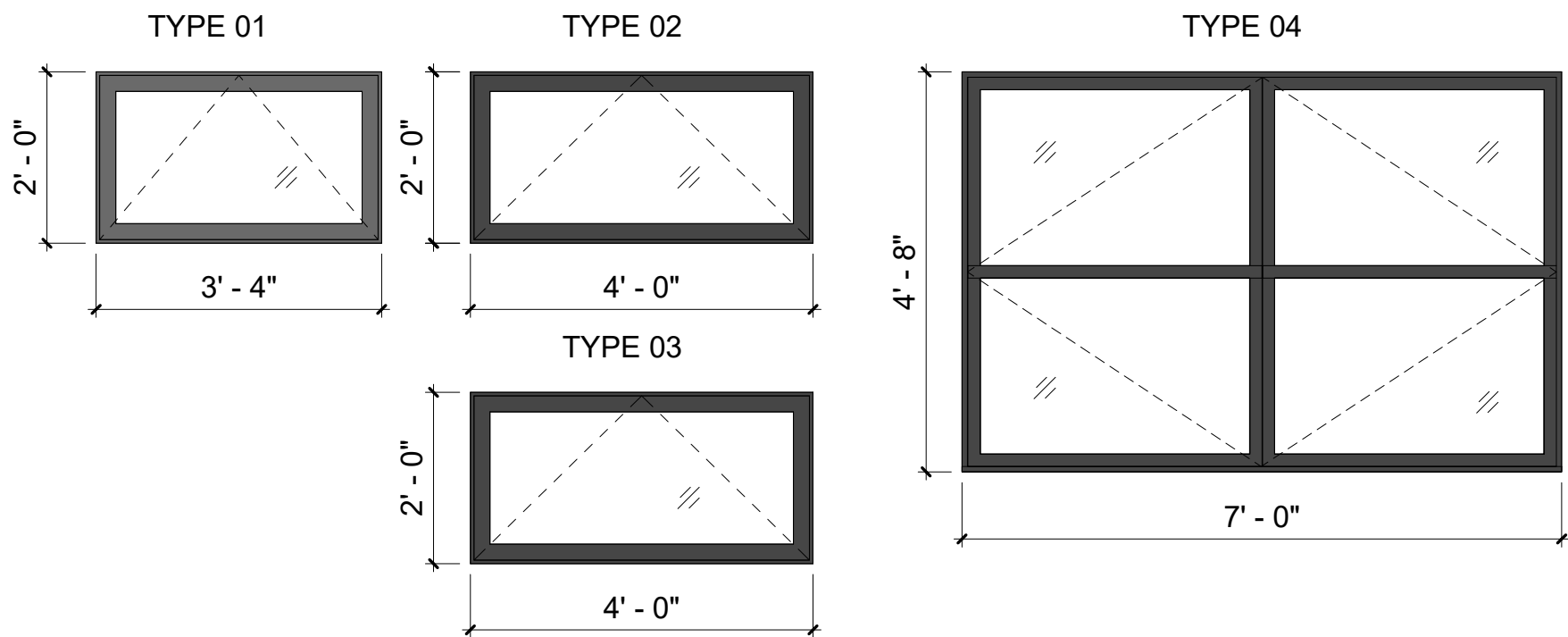
1. ALL DOORS' GLAZING SHALL BE TEMPERED GLASS.
2. ALL THRESHOLDS SHALL NOT BE HIGHER THAN A 1/2" ABOVE THE FINISH FLOOR / LANDING. A CHANGE IN LEVEL BETWEEN 1/4" & 1/2" SHALL BE BEVELED WITH A MAXIMUM GRADIENT OF 1:2 (50 PERCENT SLOPE).
3. THE 10 INCHES OF ALL BOTTOM RAIL DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.
4. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL BE AS FOLLOWS, 8.5# FOR EXTERIOR DOORS AND 5# FOR INTERIOR DOORS

ALL DOOR-OPENING
HARDWARE TO BE CENTERED
BETWEEN 34" TO 44" A.F.F.
REF 2019 CBC 11B-213.2.1.

DOOR TYPES

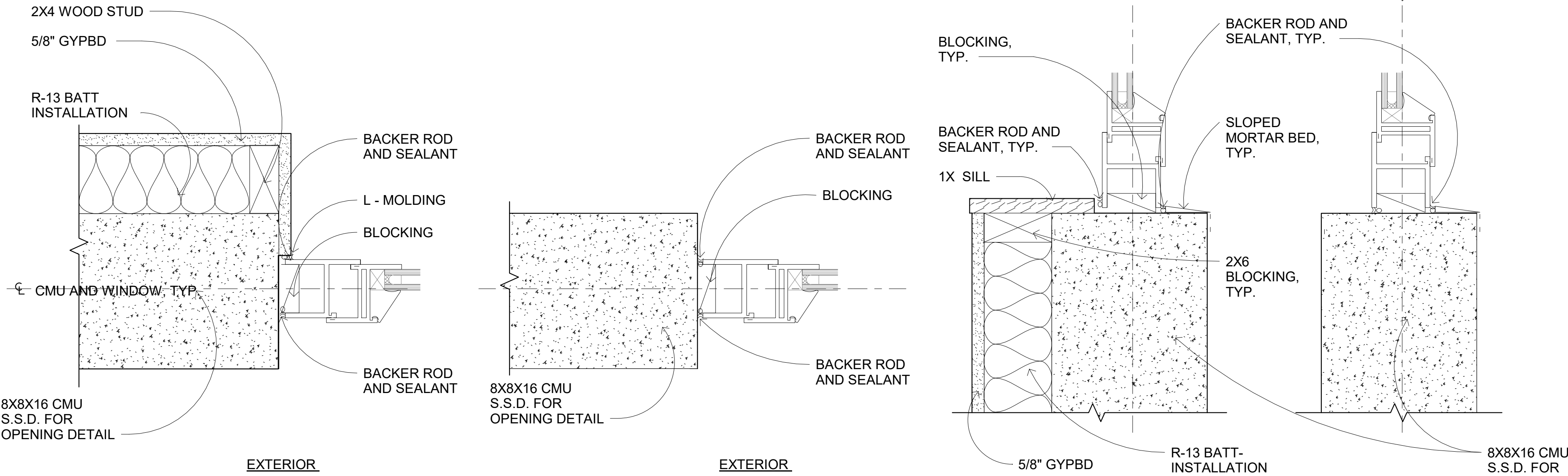
1/4" = 1'-0"

WINDOW SCHEDULE										
Type Mark	R.O.		Operation	Material	Glazing Type	Finish	Sill Height	Head Height	Keynote	Mark
	Width	Height								
01	3' - 4"	2' - 0"	AWNING	ALUMINUM	Tempered	Oil Rubbed Bronze	11' - 4"	13' - 4"	5a&2a/A6.0	01
01	3' - 4"	2' - 0"	AWNING	ALUMINUM	Tempered	Oil Rubbed Bronze	11' - 4"	13' - 4"	5a&2a/A6.0	02
02	4' - 0"	2' - 0"	AWNING	ALUMINUM	Lexan	Oil Rubbed Bronze	11' - 4"	13' - 4"	5a&2a/A6.0	03
02	4' - 0"	2' - 0"	AWNING	ALUMINUM	Lexan	Oil Rubbed Bronze	11' - 4"	13' - 4"	5a&2a/A6.0	04
02	4' - 0"	2' - 0"	AWNING	ALUMINUM	Lexan	Oil Rubbed Bronze	11' - 4"	13' - 4"	5a&2a/A6.0	05
02	4' - 0"	2' - 0"	AWNING	ALUMINUM	Lexan	Oil Rubbed Bronze	11' - 4"	13' - 4"	5a&2a/A6.0	06
02	4' - 0"	2' - 0"	AWNING	ALUMINUM	Lexan	Oil Rubbed Bronze	11' - 4"	13' - 4"	5a&2a/A6.0	07
02	4' - 0"	2' - 0"	AWNING	ALUMINUM	Lexan	Oil Rubbed Bronze	11' - 4"	13' - 4"	5a&2a/A6.0	08
02	4' - 0"	2' - 0"	AWNING	ALUMINUM	Lexan	Oil Rubbed Bronze	11' - 4"	13' - 4"	5a&2a/A6.0	09
02	4' - 0"	2' - 0"	AWNING	ALUMINUM	Lexan	Oil Rubbed Bronze	11' - 4"	13' - 4"	5a&2a/A6.0	10
02	4' - 0"	2' - 0"	AWNING	ALUMINUM	Lexan	Oil Rubbed Bronze	11' - 4"	13' - 4"	5a&2a/A6.0	11
02	4' - 0"	2' - 0"	AWNING	ALUMINUM	Lexan	Oil Rubbed Bronze	11' - 4"	13' - 4"	5a&2a/A6.0	12
03	4' - 0"	2' - 0"	AWNING	ALUMINUM	Tempered	Oil Rubbed Bronze	11' - 4"	13' - 4"	5a&2a/A6.0	13
03	4' - 0"	2' - 0"	AWNING	ALUMINUM	Tempered	Oil Rubbed Bronze	11' - 4"	13' - 4"	5a&2a/A6.0	14
04	7' - 0"	4' - 8"	CASEMENT	ALUMINUM	Tempered	Oil Rubbed Bronze	3' - 4"	8' - 0"	5b&2b/A6.0	15
04	7' - 0"	4' - 8"	CASEMENT				3' - 4"	8' - 0"	5b&2b/A6.0	34
04	7' - 0"	4' - 8"	CASEMENT				3' - 4"	8' - 0"	5b&2b/A6.0	35



WINDOW TYPES

1/2" = 1'-0"



WINDOW JAMB AND HEAD
DETAILS @ OFFICE

TYPICAL WINDOW JAMB
AND HEAD DETAILS

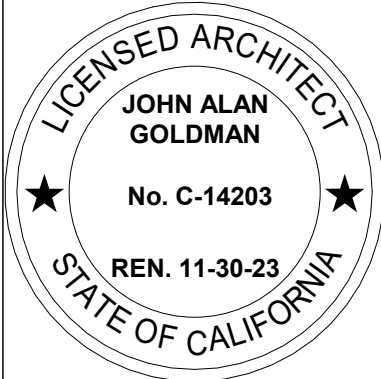
WINDOW SILL DETAIL
@ OFFICE

TYPICAL WINDOW
SILL DETAILS

#	Revision Date
1	1/27/2022
2	
3	
4	
5	



172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f



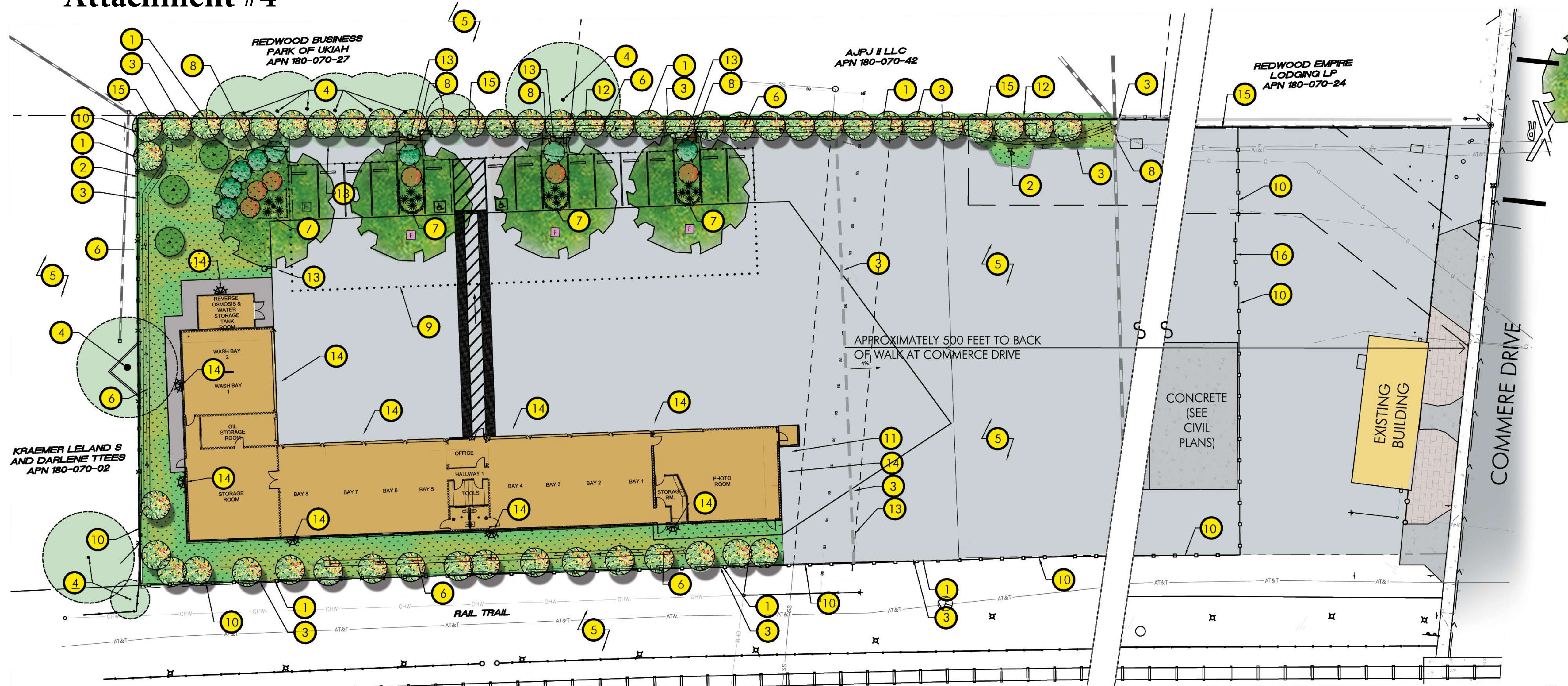
FOWLER AUTO CENTER
AUXILIARY BUILDING
1117 COMMERCE DRIVE,
UKIAH, CALIFORNIA

DOOR AND WINDOW
SCHEDULES

DATE:	3/9/2022
SCALE:	As indicated
DRAWN:	LG
JOB:	2002
SHEET:	

A6.0
OF SHEETS

Attachment #4



TREE LIST				
SYMBOL	BOTANICAL NAME/COMMON NAME	WATER USE	SIZE	QTY
TREES				
	ZELKOVA SERRATA SAWLEAF ZELKOVA	MED	15 GAL.	4
STANDARD FORM. SHADE CALCULATED WITH 40' CANOPY AS PER CITY OF UKIAH REQUIRED PARKING LOT TREE LIST. SEE DESIGN DEVELOPMENT, SHEET 2.				

SHRUB/ SOD LIST				
SYMBOL	BOTANICAL NAME/COMMON NAME	WATER USE	SIZE	QTY
SHRUBS				
	ARCTOSTAPHYLOS 'HOWARD MCMINN' MCMINN MANZANITA	LOW	5 GAL.	8
	HETEROMELES ARBUTIFOLIA TOYON	LOW	5 GAL.	49
	CERCIS OCCIDENTALIS WESTERN REDBUD	LOW	5 GAL.	3
	RIBES SANGUINEUM RED FLOWERING CURRANT	LOW	5 GAL.	6
	DIETES IRIDIODES AFRICAN IRIS	LOW	5 GAL.	16
SOD (NON-MOWED)				
	BIOFILTRATION SOD PURPLE NEEDLEGRASS - NASSELLA PULCHRA (CALIFORNIA'S STATE GRASS) MOLATE FESCUE - FESTUCA RUBRA CALIFORNIA BARLEY - HORDEUM CALIFORNICUM MEADOW BARLEY - HORDEUM BRACHYANTHERUM BRACHYANTHERUM	MED	SOD	6,410 SF
SEE DESIGN DEVELOPMENT, SHEET 2. . CONTACT DELTA BLUEGRASS: 800-637-8873				

PLAN LEGEND	
SYMBOL	DESCRIPTION
	PROPERTY LINE. SHOWN FOR REFERENCE ONLY. SEE CIVIL ENGINEER'S PLANS.
	EXISTING FIRE HYDRANT. TO REMAIN
	LIMIT OF SITE DEVELOPMENT PERMIT WORK AREA.
	EXISTING TREES. TO REMAIN. RETAIN AND PROTECT.
	NOT A PART OF THIS PROJECT.
	FLOWLINE OF VEGETATED SWALE. SHOWN FOR REFERENCE ONLY. SEE PLANS BY CIVIL ENGINEER
	ROOT BARRIER. TYPICAL AT ALL PARKING LOT TREES AND TREES WITHIN 4 FEET OR CLOSER OF HARDSCAPE.
	STEEL HEADER. INSTALL TO DEFINE LIMITS OF BIOFILTRATION SOD AND TO SEPARATE BIOFILTRATION SOD AND LANDSCAPE TOP DRESSING AT LANDSCAPE PLANTERS.
	PARKING AND BACK-UP AREA. FOR USE IN PARKING LOT SHADE AND LANDSCAPE CALCULATIONS.
	DECORATIVE 8 FOOT HIGH, BLACK TUBE STEEL, CURVED TOP FENCE, NO CLIMB SECURITY FENCING WITH SECURITY FINIALS. SEE DESIGN DEVELOPMENT.
	BICYCLE PARKING. INVERTED 'U' STYLE RACK. 2 BIKE CAPACITY. SEE DESIGN DEVELOPMENT.
	EXISTING WOOD FENCE. TO REMAIN.
	AREA LIGHT. POLE-MOUNTED, DARK SKIES COMPLIANT, LED AREA LIGHTS. 12 FOOT LUMINERE HEIGHT. SEE DESIGN DEVELOPMENT.
	BUILDING WALL PACK LIGHTING. DARK SKIES COMPLIANT, LED AREA LIGHTS. SHOWN FOR REFERENCE ONLY. SEE DESIGN DEVELOPMENT.
	EXISTING CHAIN LINK FENCING . TO REMAIN.
	GATE. MATCH DECORATIVE 8 FOOT HIGH SECURITY FENCING .

SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			6,250 SF	
SHADE AREA PROVIDED				
40 FOOT DIAMETER TREES				
FULL	1,256 SF	3	3,768 SF	60%
THREE QUARTER	942 SF	0	0	0
HALF	628 SF	1	628 SF	10%
QUARTER	314 SF	0	0	0
TOTAL SHADE AREA PROVIDED			4,396 SF	70%

PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING AND BACK-UP AREA	6,250 SF	
PARKING LOT LANDSCAPE	657 SF	10.5%

SITE LANDSCAPE AREA

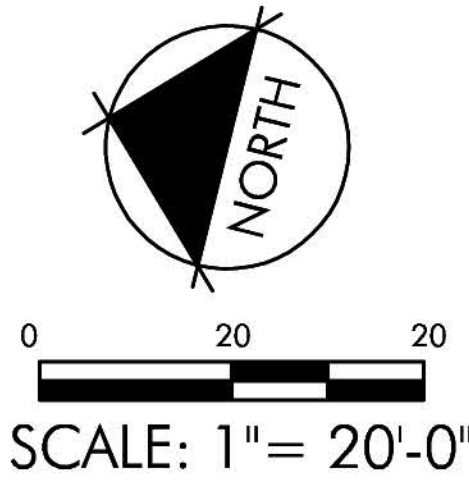
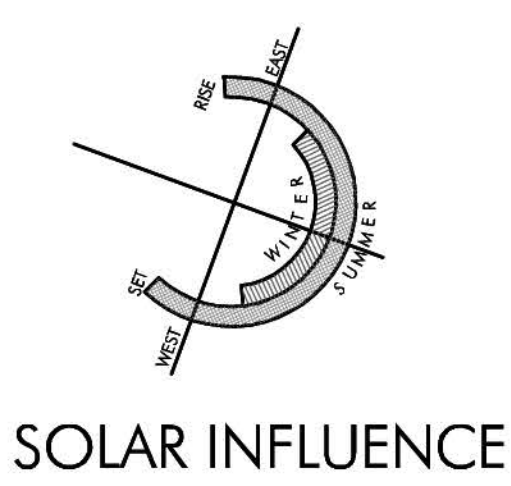
DESCRIPTION	AREA	PERCENT
GROSS PROJECT AREA	38,229 SF	
TOTAL LANDSCAPE AREA	7,699 SF	20%

AB 1881 IRRIGATION NOTE

THIS LANDSCAPE HAS BEEN DESIGNED TO UTILIZE LOW TO MODERATE WATER USE GRASSES, SHRUBS, AND TREES. THE DESIGN INTENT IS TO GROUP PLANTINGS INTO HYDROZONES ALLOWING FOR MINIMAL WATER USE FOR OPTIMAL PLANT PERFORMANCE. THE PLANTS WILL BE IRRIGATED BY MEANS ON AN AUTOMATICALLY CONTROLLED LOW VOLUME DRIP IRRIGATION SYSTEM. THE CONTROLLER WILL ALSO FEATURE A RAIN/ FREEZE SHUT OFF SWITCH AS WELL AS REAL-TIME EVAPOTRANSPIRATION ADJUSTMENT TO ALLOW FOR FURTHER OPTIMIZATION OF IRRIGATION WATER. THE LANDSCAPE CALCULATIONS WILL BE PROVIDED TO DEMONSTRATE THAT THE ESTIMATED WATER USE FOR THE PROJECT WILL NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA), IN ACCORDANCE WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). CONTRACTOR WILL PERFORM A HORTICULTURAL SOILS ANALYSIS AND AMEND SOIL AS PER THE ANALYTICAL LABORATORIES RECOMMENDATIONS PRIOR TO ANY PLANTING.

FOWLER AUTOMOTIVE, UKIAH
PRELIMINARY LANDSCAPE PLAN (SHEET 1 OF 2)

Prepared for:
GUILLON, INC
2550 LAKE WEST DRIVE SUITE 50
CHICO, CA 95928



Prepared by:
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
PHONE: (530) 899-1130
www.BFLAdesign.com

DATE: MARCH 15, 2022
PROJECT NUMBER: 2249
DRAWN: JBB



ZELKOVA SERRATA
SAWLEAF ZELKOVA



ARCTOSTAPHYLOS 'HOWARD MCMINN'
MCMINN MANZANITA



HETEROMELES ARBUTIFOLIA
TOYON



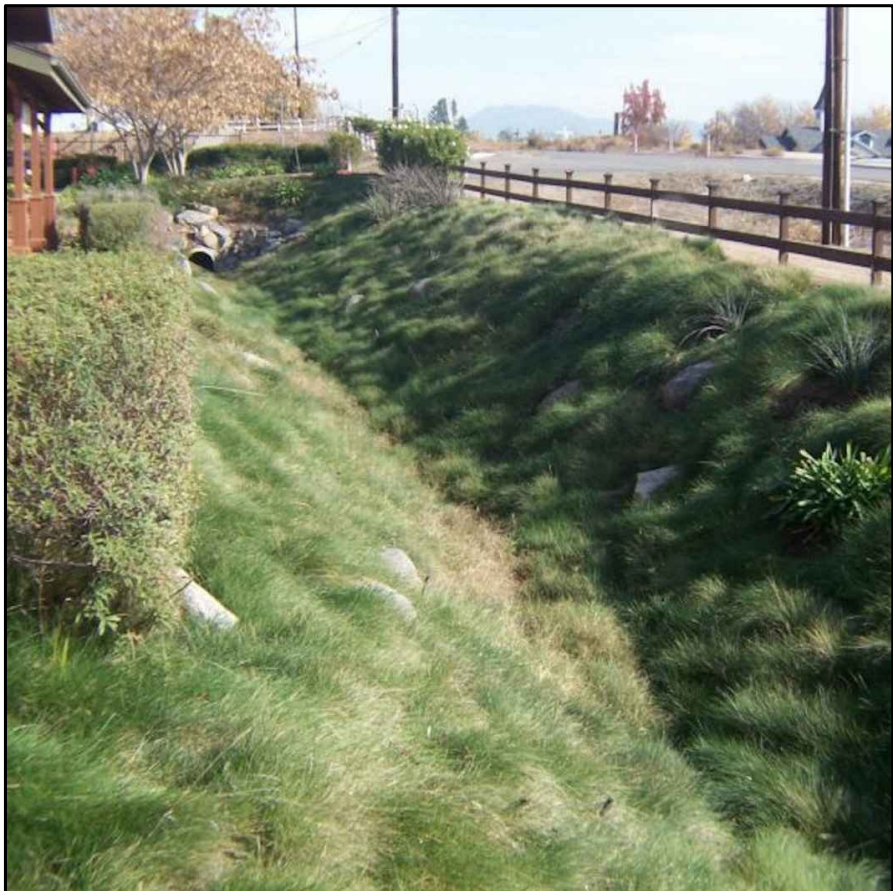
CERCIS OCCIDENTALIS
WESTERN REDBUD



RIBES SANGUINEUM
RED FLOWERING CURRANT



DIETES IRIDIOIDES
AFRICAN IRIS



BIOFILTRATION SOD

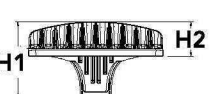
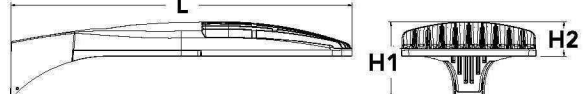
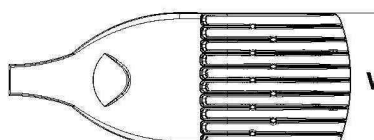


D-Series Size 1
LED Area Luminaire

UL LISTED ETL LISTED IESNA MEMBER

Buy American

Specifications	
EPA:	1.01 ft ² (0.094)
Length:	33" (838mm)
Width:	13" (330mm)
Height H1:	7-1/2" (190mm)
Height H2:	3-1/2" (91mm)
Weight (max):	27 lbs (12.3kg)



Introduction
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

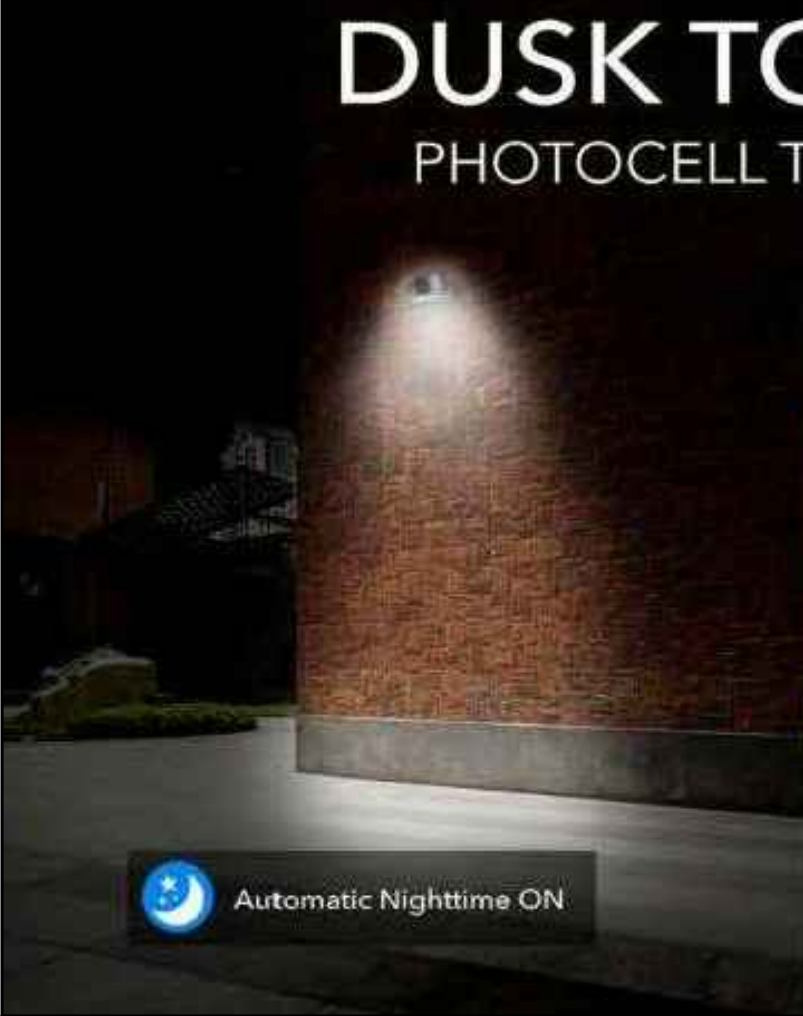
Galvalume
Weather
Resistant
Finish
DSX1LEDP140KT2MMVOLTSPAPIRDBXD

© 2012 Hubbell Lighting, Inc. All rights reserved.

AREA LIGHT. POLE-MOUNTED, DARK SKIES COMPLIANT, LED AREA LIGHTS. 12 FOOT LUMINERE HEIGHT



DUSK TO DAWN
PHOTOCELL TECHNOLOGY



Lighting fixture in the picture is the "ARC50-PC-4K-BZ"

BUILDING WALL PACK LIGHTING. DARK SKIES COMPLIANT, LED AREA LIGHTS. SHOWN FOR REFERENCE ONLY



DECORATIVE 8 FOOT HIGH, BLACK TUBE STEEL, CURVED TOP FENCE, NO CLIMB SECURITY FENCING WITH SECURITY FINIALS



BICYCLE PARKING. INVERTED 'U' STYLE RACK. 2 BIKE CAPACITY

FOWLER AUTOMOTIVE, UKIAH

DESIGN DEVELOPMENT (SHEET 2 OF 2)

Prepared for:
GUILLON, INC
2550 LAKE WEST DRIVE SUITE 50
CHICO, CA 95928

DATE: MARCH 15, 2022
PROJECT NUMBER: 2249
DRAWN: JBB

Prepared by:



BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
PHONE: (530) 899-1130
www.BFLAdesign.com

CITY OF UKIAH
DESIGN REVIEW BOARD SPECIAL MEETING MINUTES
Held remotely via Zoom
January 27, 2022
3:00 p.m.

1. CALL TO ORDER

Chair Liden called the Design Review Board meeting to order at 3:08 p.m.

Chair Tom Liden presiding.

2. ROLL CALL

Present: Members Meaux, Hawkes, Morrow, and
Chair Liden

Absent: None

Staff Present: Neil Davis, Community Services Director
Mireya Turner, Planning Manager
Jesse Davis Planning Manager

Others Present: Kevin Doble
John Goldman
Jason Bisho
Jeff Fowler
Steve Hunnicut
Ron Verdier

3. CORRESPONDENCE

No correspondence was received.

4. APPROVAL OF MINUTES

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

Motion/Second Morrow/Hawkes to approve the November 8, 2021 Special Meeting Minutes, as submitted. Motion carried by a unanimous voice vote.

b. Approval of Draft Minutes of the December 8, 2021 Special Meeting

Motion/Second Morrow/Hawkes to approve the December 8, 2021 Special Meeting Minutes, as submitted. Motion carried by a unanimous voice vote.

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

None

6. NEW BUSINESS

6a. Review and Recommendation Regarding Offer of Public Artwork to be Located at the Alex Thomas Plaza, 310 South State Street (APN 002-265-09).

Planning Manager Mireya Turner presented the project.

Chair Liden opened the item for public comment at 3:15 p.m. No one was present wishing to speak and Chair Liden closed the public comment

Motion/Second Morrow/Meaux made a motion to recommend approval of the project to the Planning Commission, as presented.

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

- 6b. Review and Recommendation for a Major Use Permit to Allow Phased Development of 1117 Commerce Drive (Project Site). Phase 1 Facilitates Construction of a 7,773 sf Concrete Masonry Structure for the Repair, Maintenance, Cleaning, and Detailing of Automobiles Exclusively Associated with Fowler Automotive; and Continued Use of the Project Site for Automotive Inventory Storage, as well as the Non-Conforming Structure; APN 180-070-03; File No. 20-5874

Planning Manager Jesse Davis presented the project.

Chair Liden opened the item for public comment at 3:28 p.m. Kevin Doble, Jeff Fowler, Steve Hunnicut, and Jason Bisho spoke. No one else was present wishing to speak and Chair Liden closed the public comment at 3:36 p.m.

Motion/Second Morrow/Meaux made a motion to recommend approval of the project to the Planning Commission, with the substitution of Valley Oak for the new trees.

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

- 6c. Review and Recommendation to the Planning Commission for a Major Use and Site Development Permit to Allow for Construction of an Addition to an Existing Dental Office Building; 772 South Dora Street; APN 001-313-11; File No. 21-6738

Planning Manager Mireya Turner presented the project.

Chair Liden opened the item for public comment at 4:02 p.m. and Ron Verdier spoke. No one else was present wishing to speak and Chair Liden closed the public comment at 4:07 p.m.

Motion/Second Hawkes/Morrow made a motion to recommend approval of the project to the Planning Commission, as presented.

The motion was passed by roll call vote (3 ayes, Member Meaux ABSTAIN).

7. **MATTERS FROM THE BOARD**
None

8. **MATTERS FROM STAFF**

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

Mireya Turner

From: Matthew Keizer
Sent: Monday, January 4, 2021 8:43 AM
To: Mireya Turner
Subject: RE: Request for Review - Airport Industrial Park Ordinance Amendment - Fowler Auto

I have no comments, they have already submitted plans for the new building and are in plan review.



Matt Keizer, CBO, MCP
Building Official
Code Compliance Officer

Email: mkeizer@cityofukiah.com

300 Seminary Ave

Ukiah, CA 95482

Office 707-467-5718

Fax 707-463-6204

Inspection 707-463-6739

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

From: Mireya Turner <mturner@cityofukiah.com>
Sent: Wednesday, December 30, 2020 11:40 AM
To: Craig Schlatter <cschlatter@cityofukiah.com>; Matthew Keizer <mkeizer@cityofukiah.com>; Jason Benson <jbenson@cityofukiah.com>; Jarod Thiele <jthiele@cityofukiah.com>; Ian Broeske <ibroeske@cityofukiah.onmicrosoft.com>; Noble Waidelich <nwaidelich@cityofukiah.com>; Sean Kaeser <skaeser@cityofukiah.com>; Scott Bozzoli <sbozzoli@cityofukiah.com>; Jimmy Lozano <jlozano@cityofukiah.com>; Shannon Riley <sriley@cityofukiah.com>
Subject: Request for Review - Airport Industrial Park Ordinance Amendment - Fowler Auto

Hello,

LACO Associates has applied for an amendment to the Airport Industrial Park Planned Development Ordinance. They propose changing the land use designation at 1117 Commerce Drive, from Professional Office to Industrial/Auto Commercial, in order to construct a structure for auto detailing and cleaning, and pave a parking lot, to support the ongoing auto sales at Fowler Auto Center.

Your consideration and comments no later than January 13, 2021, are greatly appreciated.

Cordially,



Mireya G. Turner, MPA

Planning Manager
Department of Community Development
300 Seminary Avenue, Ukiah, CA 95482
P: 707.463.6203
www.cityofukiah.com/community-development

PROJECT REVIEW REFERRAL

Please provide comments by: February 2, 2022

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:			
☒	City Planning Director		Mendocino County Planning and Building
☒	City Building Official		Mendocino County Surveyor/Assessor
☒	City Public Works Dept.		Mendocino Transit Authority
☒	Ukiah Valley Fire Authority		US Army Corps of Engineers
☒	City Police Dept. Captain	☒	Regional Water Quality Control Board
	City Police Dept. Community Service Officer		CA Dept. of Fish and Wildlife
☒	City Electric Utility Dept.		CA Dept. of Transportation
☒	Airport Land Use Commission		AT & T
☒	Mendocino County Air Quality Mgmt. Dist.		PG & E (gas)
☒	Mendocino County Env. Health - HAZ		PG & E (Land Rights)
FROM PROJECT PLANNER: Jesse Davis, Planning Manager			

PROJECT INFORMATION:	
Project Name & Permit #:	Major Use & Site Development Permit – Fowler Automotive Auxiliary Repair and Wash Structure
Site Address & APN:	1117 Commerce Drive; APN 180-070-03
General Plan:	Master Plan Area (MPA)
Zoning:	PDC – AIP – Industrial/Automotive Commercial
Airport Compatibility Zone:	Zone 2 (Inner Approach/Departure) & Zone 3 (Inner Turning)
Date Filed:	12/18/2020
Resubmittal:	N/A
Date Referred:	01/19/2022
Prev. Projects on Site (include file #)	N/A
Applicant/Agent Name:	LACO Associates; Attn. Kevin Doble
Phone:	(707) 462-0222
Email:	doblek@lacoassociates.com

Project Summary: In 2021, the Project Site was updated to an Industrial/Automotive Commercial land use designation. The Applicant now seeks a Major Use Permit and Site Development Permit to facilitate construction of a 7,733 square foot (sf) concrete masonry structure for the repair, maintenance, cleaning, and detailing of automobiles exclusively associated with Fowler Automotive. Per the AIP-PD Section 13(E)(2)(e), within the Industrial/Automotive Commercial Land Use Designation, *"Uses related to automobile dealership...such as car washing facilities, automobile repair business, etc., require securement of a Use Permit."*

As requested by the Applicant, development of the Project Site is to be phased. Phase 1 will focus on ±.89 acres situated along the northern periphery of the Project Site. The application, project description, relevant plans and design elements are included as **Attachment 1**. The initial proposed development includes the following components:

- One (1) 7,731 sf building; with 148 sf storage room for oil, a 594 sf storage room for records, a 140 sf office space, a 40 sf concrete patio on the northwestern border of the building, a 122 sf storage room for tools, and a 930 sf photo room with an internal car turntable.



COMMUNITY DEVELOPMENT DEPARTMENT

- The proposed auxiliary building would also contain a 142 sf storage area for the reverse osmosis equipment; two (2) wash bays for a total of 920 sf; four (4) detail bays for a total of 1,826 sf; and five (5) regular bays for automotive repair for a total of 2,244 sf;
- A total of 16,200 sf of existing pavement would be removed and 18,902 sf of asphalt would be placed for the proposed project.
- A 1,033 sf vegetated swale and five (5) downspouts would border the structure to the north and west, with a 5,804 sf vegetated area and a 136 sf bio-retention area located on the northwest corner of the Site;
- Thirteen (13) new parking stalls would be developed; including (1) ADA compliant stall; bicycle parking is identified;
- Replace existing fencing with 8' black tube steel, curved top, no climb security fencing along portions of the southern and western frontages of the Project Site.
 - The perimeter fencing includes an electronic gate; Refer to **Attachment 2** for locations of proposed fencing and gate.

Automobile sales will not be conducted from the Project Site, nor will the facilities be open to the general public. Existing uses, including automobile inventory storage, and the non-conforming structure will be continued, and are not considered as a component of this project phase.

Attachment 1 – Application Materials

Attachment 2 – Landscape Plan

Attachment 3 – Ordinance 1213 – Airport Industrial Park – Planned Development

Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print):

Keith Gronanlyke Planner III
Mendocino County

☐

No Comment

☒

Comments / Conditions of Approval Attached

Signature

Date

Comments / Conditions of Approval:

The project ~~location~~ is located in airport Zone 3. The use of the property is a conditionally compatible use, as long as intensity criteria is met, i.e., maximum site-wide average intensity of 150 people per acre along with .5 maximum site-wide average density (dwelling units/acre) and a 15% open land requirement. a referral to the Airport Land Use Commission (ALUC) is not required.



"Safety, Professionalism & Community Service"

Justin Wyatt
Chief of Police

To: Jesse Davis
CC: Chief Wyatt
From: Captain Noble Waidelich
Subject: Fowler Auto Enclosed Structure, 1117 Commerce Drive

Date: 03/25/2021

On or about 03/25/2021, I reviewed the Fowler Auto (Car Wash) and major site development plan for 1117 Commerce Drive. In reviewing this proposal, it appears that the purposed development would have limited effects on law enforcement services and traffic in the area, as the site is already used by Fowler Auto for unenclosed vehicle storage.

One note is that the positioning of the purposed building on the westerly side of the property line in combination with pre-existing buildings to the north and east, will make the view of the interior difficult for patrol officers. The developer is encouraged to consider (if not already) the use of security lighting and video surveillance of the area for non-business hours to deter crime and aid in the identification of suspects.

At this point, it is just requested that the Police Department be kept apprised of any emergency contact information for this location, and so that this information as feasible can be entered into our CAD system.

A handwritten signature in blue ink that reads "N. Waidelich" followed by a stylized flourish.

Noble Waidelich
Captain
Ukiah Police Department

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 "l" 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. Minimum 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 emissions 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 III 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

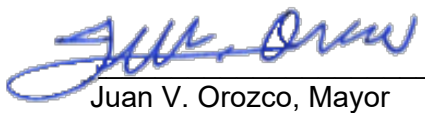
This Ordinance shall be published as required by law and shall become effective thirty (30) days after it is adopted.

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

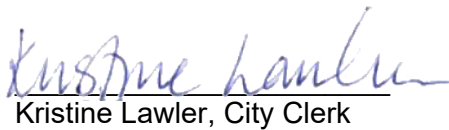
Passed and adopted on April 7, 2021, by the following roll call vote:

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

