



Design Review Board

Regular Meeting AGENDA

To participate or view the virtual meeting, go to the following link: <https://us06web.zoom.us/j/82497678329>

Or you can call in using your telephone only:

- **Call (toll free) 1-888 788 0099**
- **Enter the Access Code: 824 9767 8329**
- **To Raise Hand enter *9**
- **To Speak after being recognized: enter *6 to unmute yourself**

Or One tap mobile (for easy connection on smart phones):

US: [+13462487799](tel:+13462487799),[82497678329#](tel:+13462487799) or [+17207072699](tel:+17207072699),[82497678329#](tel:+17207072699)

May 26, 2022 - 3:00 PM

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

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **CORRESPONDENCE**
4. **APPROVAL OF MINUTES**
5. **COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS**

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

6. NEW BUSINESS

- 6.a. Request for review and recommendation to the Planning Commission for a Major Use and Site Development Permit for development of a 16-bed residential mental health rehabilitation services building, with outpatient and administrative services; Applicant: Redwood Quality Management Company; 531 South Orchard Avenue (APN 002-340-47); File No. 22-6999

Recommended Action: Staff request the Board review the project for its conformance to the Design Guidelines for Projects Located Outside the Downtown District, and make a recommendation to the Planning Commission.

Attachments:

1. Application Packet
2. Director Determination- 531 S Orchard_MHRC_10-6-21
3. 3 Landscaping - 16 May

7. MATTERS FROM THE COMMISSION

8. MATTERS FROM STAFF

9. ADJOURNMENT

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

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



TO: Design Review Board

FROM: Mireya G. Turner, Planning Manager

DATE: May 18, 2022

SUBJECT: Request for review and recommendation to the Planning Commission for a Major Use and Site Development Permit for development of a 16-bed residential mental health rehabilitation services building, with outpatient and administrative services; 531 South Orchard Avenue; APN 002-340-47; File No. 22-6999

PROJECT DESCRIPTION

The Applicant proposes construction of a two-story building on a vacant parcel to house a 16-bed adult residential mental health rehabilitation facility, with outpatient mental health services, administrative offices and meeting rooms. Additionally, the Applicant requests relief from the on-site parking requirements and from the requirement of placing parking lot trees within a continuous linear planting strip.

At the Applicant's request, a Director's Determination was issued on October 6, 2021 establishing the proposed project as a use most similar to Guidance Services, a land use included within the Ukiah City Code (UCC) Definitions article, but not listed within any zoning district. For purposes of calculation of parking, the Professional Office land use was used. The full Project Description is included within the Application Packet (Attachment 1).

Project Details:

First Floor:

- Lobby/entry/reception area
- 16 bedrooms
- 5 residential services rooms
- 10 restrooms (including two accessible restrooms)
- Four shower rooms
- 14 offices
- Kitchen/Laundry area
- Dining Area
- Common area

Second Floor:

- 13 offices
- Break room
- Conference room
- Two accessible restrooms

External:

- Fenced outdoor leisure and activity space



- Fenced electrical area
- Landscaped area along building frontage
- Rain garden
- Gated trash and recycling storage area
- Curb, gutter and sidewalk
- Trees, shrubs, and ground cover along highway frontage

Parking for Professional Office is assessed at one space per 300 sf gross leasable floor area. A total area of 11,571 sf results in 39 required spaces. The Applicant proposes 31 spaces, with two five-space bicycle racks, for a total of 33 proposed spaces. This request is further discussed in the Discussion section of this staff report.

UCC §9087 requires 20% landscape coverage of the gross area of the parcel. With a parcel size of 25,573 sf, a total of 5,114.6 sf., with a minimum of 2,558 sf in live plantings. The Landscape Plan includes 5,114 sf of landscaped area with trees, shrubs, live ground cover and gravel. Trees have been selected from the Ukiah Parking Lot Trees List, and shrubs and ground cover have been selected for drought tolerance. The Applicant requests authorization to position the parking lot trees in tree wells, rather than continuous linear strips, which is further discussed below.

The two-story building would be 30 feet in height, with a façade of terra cotta hues. The roofing material would be ribbed metal roofing of a complementary color. The Colors and Materials page is included in the Application Packet (Attachment 1).

SETTING

The Project Site lies within the Community Commercial (C-1) zoning district, and is designated Commercial (C) under the City's General Plan. Located at the end of a short, paved two lane road, the Site is outside the flood plain, outside the Downtown Design District, and is within the Airport Land Use Compatibility Zone 6 (Other Airport Environs). Neighboring uses include the Social Services Administration and School District buildings (West), Live Oak Commons housing project (South), Highway 101 (East), and Service Employees International Union (SEIU) Administrative building (North). The site and surrounding area are located within the area covered by the Design Guidelines Outside the Downtown Design District. Table 1 includes a summary of adjacent land uses, with corresponding maps and aerial and street views in Figures 1-4.

Table 1, Zoning and Land Use

	ZONING:	USE:
NORTH	Community Commercial	Office park
EAST	N/A	Highway 101
SOUTH	Community Commercial	Supportive Housing
WEST	Community Commercial	Professional offices

Figure 1: General Plan Land Use

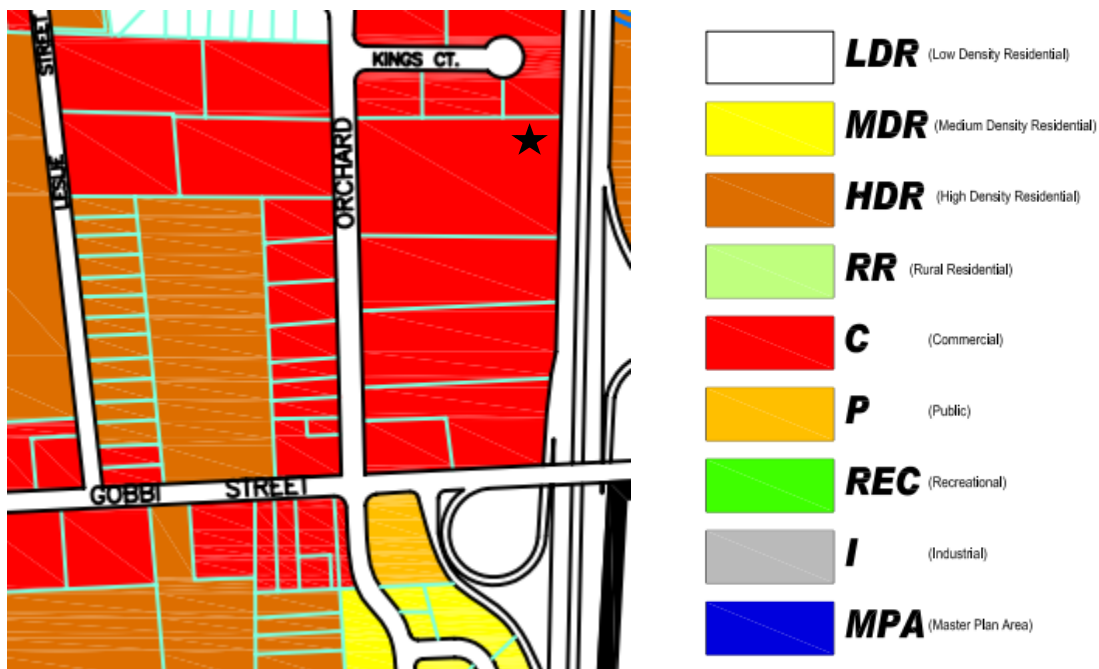


Figure 2: Zoning Designation

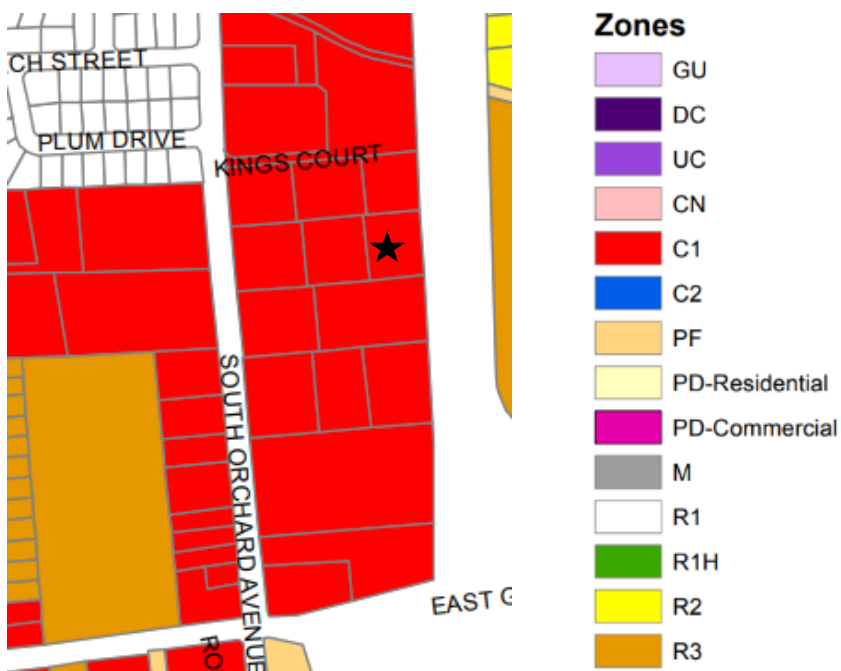


Figure 3. Aerial Image

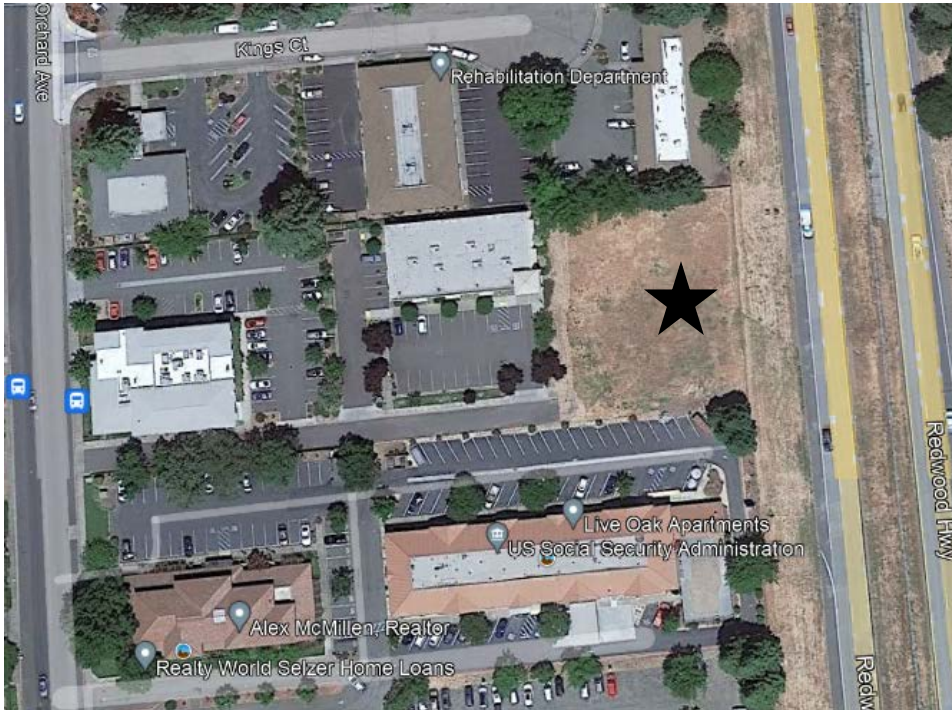


Figure 4. Street view from Highway 101 South





DISCUSSION

Director's Determination. On October 6, 2021, the Community Development Director determined the proposed 16-bed mental health rehabilitation facility to be considered a General Guidance Services use and would be consistent with the Permitted Uses within the Community Commercial (C1) zoning district. Article 21 of the Zoning Code defines Guidance Services as, "Provision to seven (7) or more individuals of counseling, guidance, vocational or recuperative services to persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction or similar condition, either on a residential or daycare basis". This determination was based on the findings that a) the proposed use was found not to be incompatible with the other existing or allowed C1 uses; b) the proposed use would not be detrimental to the continuing development of the area; and c) the proposed use would be similar in nature and intensity to the uses listed as Permitted Uses (requiring an approved Use Permit) within the C1 zoning district. The Director's Determination is included as Attachment 2.

Reduced parking request. The Applicant requests a reduction in the required parking, from 39 to 33 spaces (including two five-space bicycle racks). Based on the Director's Determination of General Guidance Services, the Professional Office land use was used to assess required parking. UCC Section 9067.D allows for relief from the parking requirements "through the discretionary review process, providing a finding is made that there is a unique circumstance associated with the use or property that results in a demand for less parking than normally expected". The Applicant asserts that the demand for parking is reduced due to the staggered work shifts, limited visitor access, use of off-site telework, and limited parking needed for residential clients. The full description is included within the Application Packet (Attachment 1).

Tree planting modification request. The Applicant further requests permission to place the parking lot trees within tree wells, rather than within linear planting strips continuous with parking spaces. UCC §9087.D.1.c requires, "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% over all paved areas within 15 years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process". With 33 proposed spaces (including the two bicycle racks), eight trees are required. The Applicant proposes eight deciduous trees, selected from the Parking Lot Tree List and meeting the required canopy coverage. As displayed in the Landscape Plan, the trees would be planted in tree wells rather than the linear planting strip, to allow for the maximum number of parking spaces possible in the limited area.

Airport Land Use Compatibility. The Project Site is located within the Zone 6 Traffic Pattern Compatibility Zone. Professional offices and In-Patient Medical, including mental hospitals are Normally Compatible uses within this zone, with a Maximum Sitewide Average Intensity of 300 people/acre, and Maximum Single-Acre Intensity of 1,200 people/acre. The Applicant describes a maximum of 47 staff, with staggered schedules, and 16 residential clients. Additional people may visit the site for meetings, but there is neither the meeting space or parking to accommodate the 300 people density maximum. The maximum density will be included as a condition of approval. The project was not sent to the Mendocino County Airport Land Use Commission staff for review.



STAFF REQUEST

Staff requests the DRB review the project for its conformance to the Design Guidelines for Projects located outside the Downtown Design District, and make a recommendation to the Planning Commission.

ATTACHMENTS

1. Application Packet
2. Director's Determination



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

#22-6999

PROJECT NAME: RQMC Mental Health Rehabilitation Center + Office Building			
PROJECT ADDRESS/CROSS STREETS: 531 S. Orchard		AP NUMBER(S): 002-340-47	
APPLICANT/AUTHORIZED AGENT: Dan Anderson	PHONE NO: 707-272-9913	FAX NO:	E-MAIL ADDRESS: andersond@rqmc.org
APPLICANT/AUTHORIZED AGENT ADDRESS: 350 East Gobbi St.		CITY: Ukiah	STATE/ZIP: CA 95482
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT:	PHONE NO:	FAX NO:	E-MAIL ADDRESS:
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT		CITY:	STATE/ZIP:
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	\$
☐ ANNEXATION 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT – AMENDMENT 100.0400.449.001	\$
☐ APPEAL 100.0400.449.001	\$	☒ SITE DEVELOPMENT PERMIT – MAJOR 100.0400.449.001	\$
☐ GENERAL PLAN AMENDMENT 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT – MINOR 100.0400.449.001	\$
☐ MURAL PERMIT 100.0400.449.001	\$	☐ SPECIFIC/MASTER PLAN 100.0800.611.003	\$
☐ PRE-DEVELOPMENT MEETING 100.0800.611.003	\$	☐ MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	\$
☐ STAFF RESEARCH (MORE THAN 1 HOUR) 100.23100.411.53	\$	☐ MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	\$
☐ LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	\$	☐ OTHER	\$
☐ USE PERMIT – AMENDMENT 100.0400.449.001	\$	☐ USE PERMIT – MAJOR 100.0400.449.001	\$
☐ USE PERMIT – MINOR 100.0400.449.001	\$	☐ VARIANCE – MAJOR 100.0400.449.001	\$
☐ VARIANCE – MINOR 100.0400.449.001	\$	☐ ZONING AMENDMENT MAP OR TEXT 100.0800.611.001	\$
☐ REZONING 100.0800.611.001	\$	☐ OTHER	\$
COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	MAJOR PERMIT DEPOSIT:	\$
COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	MINOR PERMIT FEE:	\$
COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	TOTAL FEE:	\$
FILING DATE:		TOTAL AMOUNT PAID: \$	
RECEIPT NUMBER:			
APPLICATION NUMBER(S):			

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

Project Description

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

Environmental Review and Reports

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

Use Information

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

Description of Building & Site			
Parcel Size:	Building Size:	Number of Floors:	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
☐ Office (business/professional)			
☐ Office (medical/dental)			
☐ Retail			
☐ Light Industrial			
☐ Residential			
☒ Other:	MHRC + Offices	11,571	
Operating Characteristics			
Days and Hours of Operation: Sunday - Saturday 24 Hrs/Day			
Number of Shifts: 3	Days and Hours of Shifts: 8-5, 4-12, 12-8		
Number of Employees/Shift: 3-16			
Loading Facilities: ☐ Yes ☒ No	Type/Vehicle Size:		
Deliveries: ☐ Yes ☒ No	Type:	Number (day/week/month):	Time(s) of Day:
Outdoor areas associated with use? (check all that apply)	Sales area:	Unloading of deliveries:	Storage:
☐ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No
	Square Footage:	Square Footage:	Square Footage:
Noise Generating Use? ☐ Yes ☒ No	Description:		

To Be Completed by Staff

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

Tree Policies

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

Notes

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

PROPERTY OWNER SIGNATURE

DATE

I, Dan Anderson, 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.

Dan Anderson
☒ OWNER / ☐ AUTHORIZED AGENT

4/11/2022
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.

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

Dan Anderson
☒ PROPERTY OWNER / ☐ AUTHORIZED AGENT
(SIGNATURE)

4/11/2022
DATE

RQMC Project Description For Use Permit and Site Development Permit Application 531 S. Orchard Ave. Ukiah

Over View of Project

Redwood Quality Management Company (RQMC) is submitting a Use Permit Application and a Site Development Application to construct a new office building at 531 S. Orchard Avenue in Ukiah. This undeveloped parcel of land is located in the C-1 zoning district. Per the City of Ukiah's Director's Determination Letter dated October 6, 2021, this project is considered to be General Guidances Use and is consistent with permitted uses within the C-1 zoning district.

The identified parcel has a total area of 25,573 square feet. The proposed new two story office building has 1st floor of 7,593 square feet and a total of 11,571 square feet including the 2nd floor. The total paved area will be 11,316 square feet. The total landscaped area will be 5,114 square feet. The total sidewalk area will be 1,550 square feet. The site plan has 31 parking spaces and two 5 space bicycle racks. The site plan also shows the required emergency fire access and turn around areas, the required percentage of landscaped area and storm runoff accomadation.

The parcel is located at the end of short, paved, two lane road that services the neighboring Social Services Administration building (to the west of the property) and the new RQMC office building. Bodering the south property line is the newly re-purposed homeless housing project, Live Oaks Commons. To the east of the property is the 101 freeway. To the north of the property is an office park. There are a variety of office and social service buildings in the surrounding area.

RQMC is planning to relocate the services and functions currently conducted at their present location (350 E. Gobbi Street) to this new office building. In addition to its current administrative, mental health and medication support services, RQMC is planning to also provide primary care services, substance abuse treatment and operate a 16 bed, Mental Health Rehabilitation Center (MHRC) in this new building.

Project Description

The project design consists of a single story south wing which has its own entrance and primarily houses the MHRC program (please see the following narrative for a more complete description of the MHRC program). The MHRC area has 16 individual bedrooms, a large common area, activity and service rooms, a dining area and kitchen. Every two bedrooms has its own toilet and sink. There are also 4 individual showers (2 ADA accessible), an ADA accessible bathroom, laundry room, storage room and janitor's closet. The central common area has a clear story to allow natural lighting into the building. The MHRC has an attached, fenced outdoor patio area off the eastside of the building. This outdoor area is designed to offer leisure and excerise activity space.

The north wing of the building is two stories. The ground floor houses the main entrance with a lobby, stairway and elevator. Along the north side of the ground floor are 12 offices that accomadate the medication support servies, mental health and substance abuse services and primary care services. The ground floor also has an ADA accessible bathroom.

The RQMC administration offices are on the second floor. Accessed by stairs and an elevator. On this second floor are thirteen offices, a conference room, breakroom and two ADA accessible bathrooms. There is also a back exit and exterior stairway.

The exterior of the building will have a combination of metal and hardiboard siding. The colors will be a warm mix of terra cotta hues. The roofing material will be ribbed metal roofing of a complimentary color.

Landscaping will make use of drought tolerant plants and trees (see landscaping plan). The east and north property lines will have architectural redwood fencing. The signage will be etched and cutout metal with low intensity backlighting. The facility sign will be mounted on the west facing wall of the transformer and generator enclosure structure.

Mental Health Rehabilitation Center (MHRC) Program

The new MHRC will provide time limited, secure, transitional housing and intensive Rehabilitation and Medication Support services to Medi-Cal beneficiaries who are 18 years or older and require placement in an adult residential setting. Residents of the MHRC are persons who have serious mental health symptoms and impairments and need 24-hour support and assistance while regaining their ability to safely function on their own. When a resident is able to safely function independently, he or she will transition to other local community residential settings. This housing and treatment resource is a critical part of the Mendocino County Continuum of Care that is currently missing in the local efforts to address mental health needs and homelessness.

Residents, while in placement, will have access to Psychiatric and Medication Support Services, Mental Health and Substance Abuse Services, Primary Care and Nursing Care Services, Case Management and Transitional support services as well as recreational activities, food and laundry services and social, vocational and community engagement opportunities. These services and resources will be primarily provided by either staff from the RQMC on-site Clinic or will be employees of the MHRC.

Medication Support and Primary Care Clinic Program

The new facility at 531 South Orchard Avenue will also deliver a variety of ancillary services that will include:

- o Medication Support Services (Psychiatric care for MHRC residents and Mendocino County Medi-Cal beneficiaries with Specialty Mental Health services)
- o Primary Care Services (for residents of the MHRC)
- o Specialty Mental Health and AOD Services (for residents of the MHRC)
- o Whole Person Care Case Management Services

Administrative Offices

The RQMC administrative offices will be located on the second floor of the new building. The RQMC administrative functions will support the services provided by the Medication Support and Primary Care Clinic as well as the MHRC program. The administrative offices of RQMC also

provides oversight and quality improvement services for Mendocino County Community Based Organizations who deliver Medi-Cal Specialty Mental Health services for Mendocino County Medi-Cal beneficiaries.

RQMC Staffing Plan and Parking Needs

Staff Work Approaches and Schedules

RQMC will employ approximately 47 people after it moves into the new office building. A majority of these staff will be using a flexible work schedule that includes tele-commuting, tele-health services, flexible and/or offset work hours. Many of the staff are also part time employees. This configuration of staffing and work schedules significantly reduces the needed number of parking spaces for staff. In addition, a large number of patients participate in their services via Tele-Health modalities. This also reduces the number of on-site parking spaces needed for clients. Finally, the majority (85-90%) of residents residing in the 16 bed MHRC will not have vehicles or be driving during their time at the facility. Those patients that do end up using their own vehicles will be in the process of transitioning to a community living situation.

Projected On-Site Staffing and Parking Needs

Due to the number of staff that will be utilizing Tele-Commuting and Tele-Health options, flexible work schedules, offset work schedules, and/or are part time employees, the use of Tele-Health modalities by patients and the level of care needs of residents of the MHRC and visitors, it is calculated that RQMC's new facility will need a maximum of 29 parking spaces.

The following detailed description of staffing plans for each program explains the method for determining the expected number of needed parking spaces for RQMC's new office building.

MHRC Staffing Configuration

	FTE Tele Commute	FTE on Site	Total Staff
Program Director	0.25	0.75	1
Director of Nursing	0.25	0.75	1
LVN/Psych Tech		1.00	4
Case Manager	0.50	0.50	1
MHRW		1.00	9
MFT/LCSW	0.25	0.25	1
Analyst		1.00	1
Act Director		1.00	1
Food Prep		1.00	1
Dietician	0.25	0.25	1
Janitorial/Maintenance		0.50	2
Total	1.50	8.00	23

MENDOCINO COUNTY MENTAL HEALTH CONTINUUM

The MHRC provides nursing, supervision and daily living care 24 hours a day, 7 days a week. This means that many of the MHRC staff work night, weekends or swing shift hours. Even though the MHRC has a large number of staff a majority of the employees work hours that are not during the regular business day. This results in the MHRC needing fewer than normal staff parking spaces for the MHRC program.

Less than 85-90% of the residents of the 16 bed MHRC will have a vehicle on site during the time that they are residents in the MHRC facility. This translates into approximately 1.5 parking spaces. Do to the high level of supervision needed by the MHRC residents, visitors will be scheduled so that there are a limited number of visitors at any-one-time at the facility.

- Projected MHRC on-site staff parking spaces needed: 8.00
- Projected MHRC resident parking spaces needed: 1.5
- Projected MHRC visitor parking spaces needed: 1.0

Medication Support and Primary Care Clinic Staffing Configuration

	FTE Tele Commute	FTE On Site	Total Staff
Psychiatrist	1.00	0.50	2
Physician		0.50	1
Physician Assistant	0.25	0.50	2
RN	0.50	1.00	2
AOD Counselor	0.25	0.25	1
Coordinator		0.75	1
Analyst		2.00	2
Receptionist		1.00	1
Total	2.00	6.50	12

- Projected Clinic on-site staff parking spaces needed: 6.5
- Projected out-patient parking spaces needed: 3.0
- Projected visitor parking spaces needed: 0.5

RQMC Administration Staffing Configuration

	FTE Tele Commute	FTE On Site	Total Staff
CEO	0.50	0.50	1
CFO	0.50	0.50	1
COO	0.50		1
Program Administrator	0.50	0.50	1
Program Coordinator	0.50	0.50	1
Data Coordinator	0.50	0.50	1
Admin Assist	0.25	0.75	1

MENDOCINO COUNTY MENTAL HEALTH CONTINUUM

WPC Supervisor	0.25	0.75	1
WPC Coach	3.00	1.00	4
Total	6.50	5.00	12

- Projected ASO on-site staff parking spaces needed: 5.00
- Projected ASO visitor parking spaces needed: 2

Summary

Summary of Total Staff Configuration

	FTE Tele Commute	FTE On Site	Total Staff
Total	10.00	19.50	47

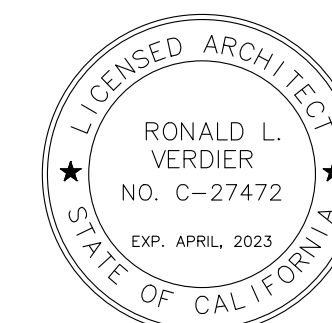
- Projected Parking Spaces Needed
 - o Total RQMC staff parking spaces needed: 19.5
 - o Total out-patient and resident parking spaces needed: 4.5
 - o Total visitor parking spaces needed: 3.5
 - o **Total parking spaces needed: 28.5**





VERDIER
ARCHITECTS

12861 Ormbaum Road Boonville, CA 95415
Tel: 707-489-1491



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Revisions Date

Issued for Plan Check 17 March 2022

**Redwood Quality
Management Company**
Mental Health
Rehabilitation Center
and
Administration Offices

531 S. Orchard Avenue,
Ukiah CA 95482

APN: 002-340-47

Drawing Title

Scale As Noted

Date April 2022

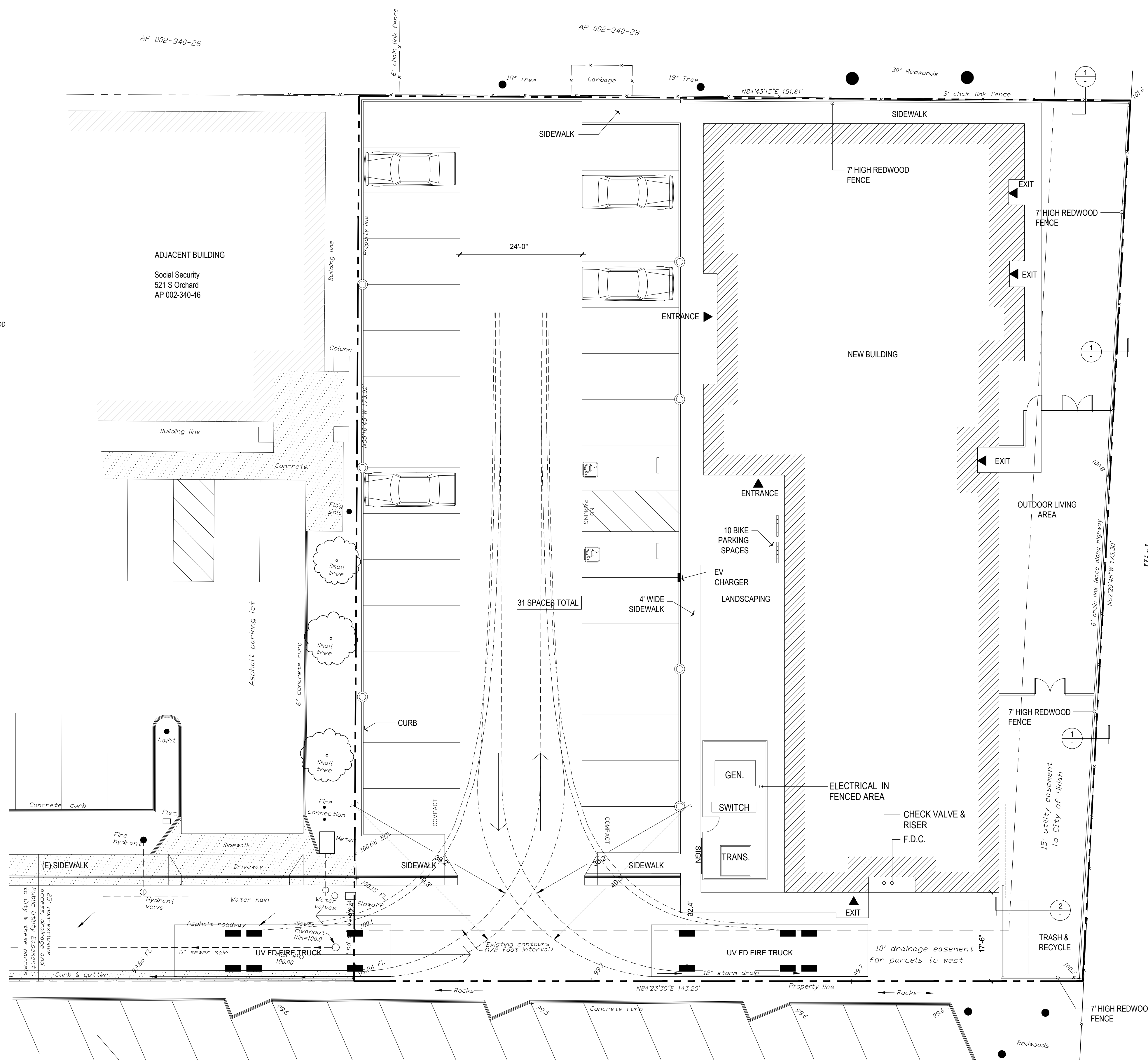
Drawn RV

Job Number
2106

Drawing Number

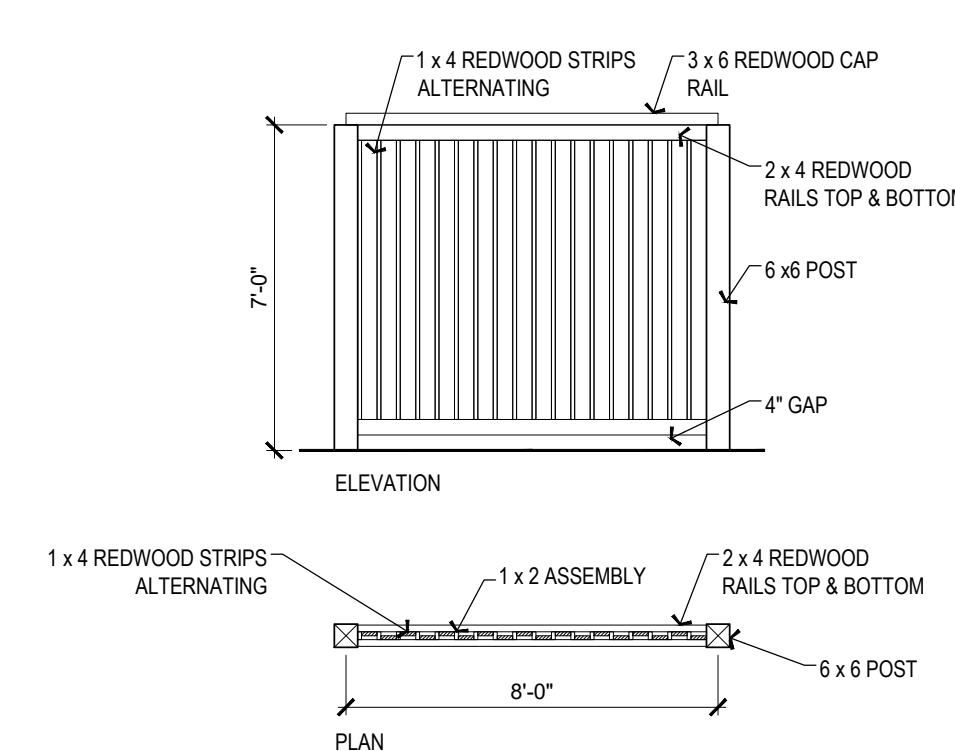
A1.1

PROJECT
NORTH



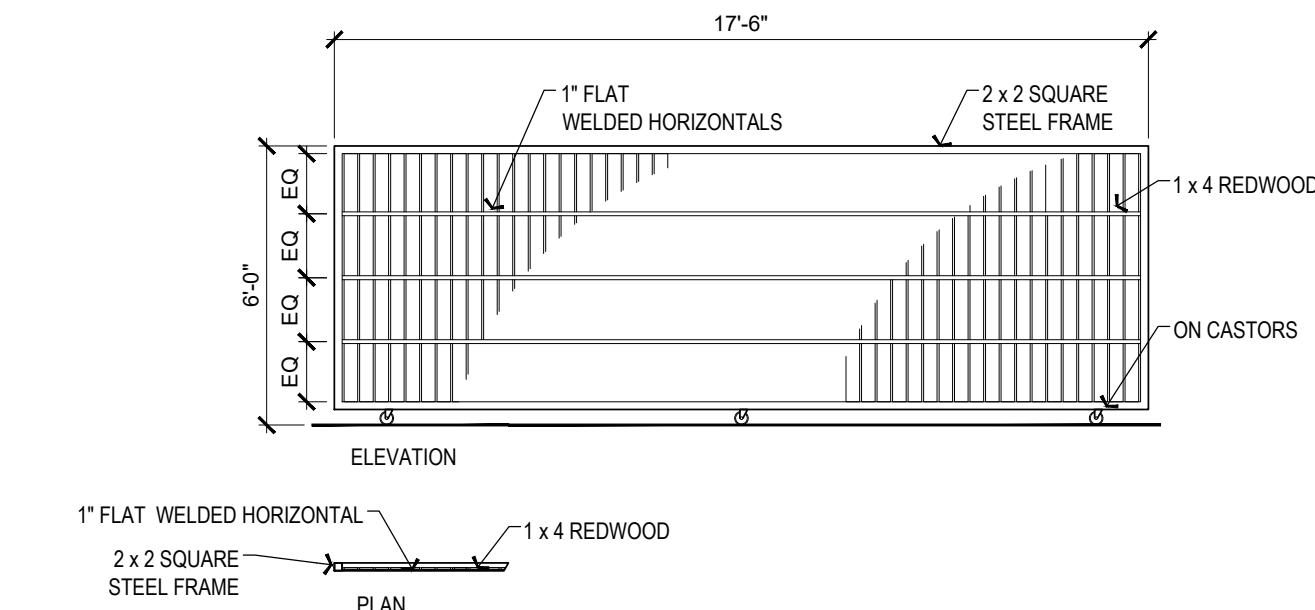
Site Plan

SCALE: 3/32" = 1'-0"



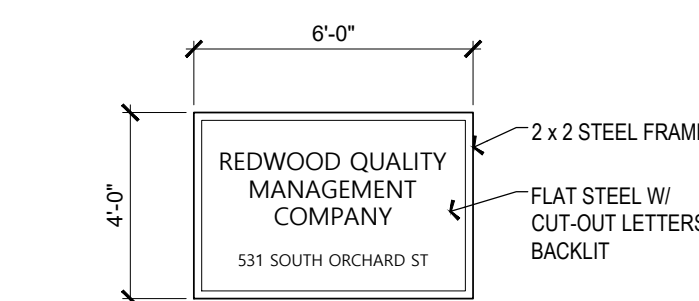
1 Fence Detail

SCALE: 1/4" = 1'-0"



2 Trash & Recycling Gate Detail

SCALE: 1/4" = 1'-0"



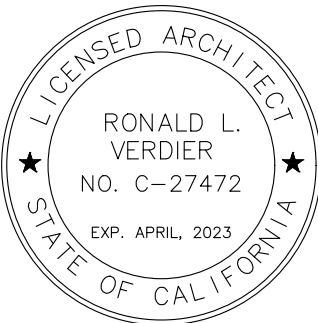
3 Sign Detail

SCALE: 1/4" = 1'-0"



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Revisions Date

Issued for Plan Check 17 March 2022

Redwood Quality
Management Company
Mental Health
Rehabilitation Center
and
Administration Offices

531 S. Orchard Avenue,
Ukiah CA 95482

APN: 002-340-47

Drawing Title

Scale As Noted

Date April 2022

Drawn RV

Job Number 2106

Drawing Number

A1.3

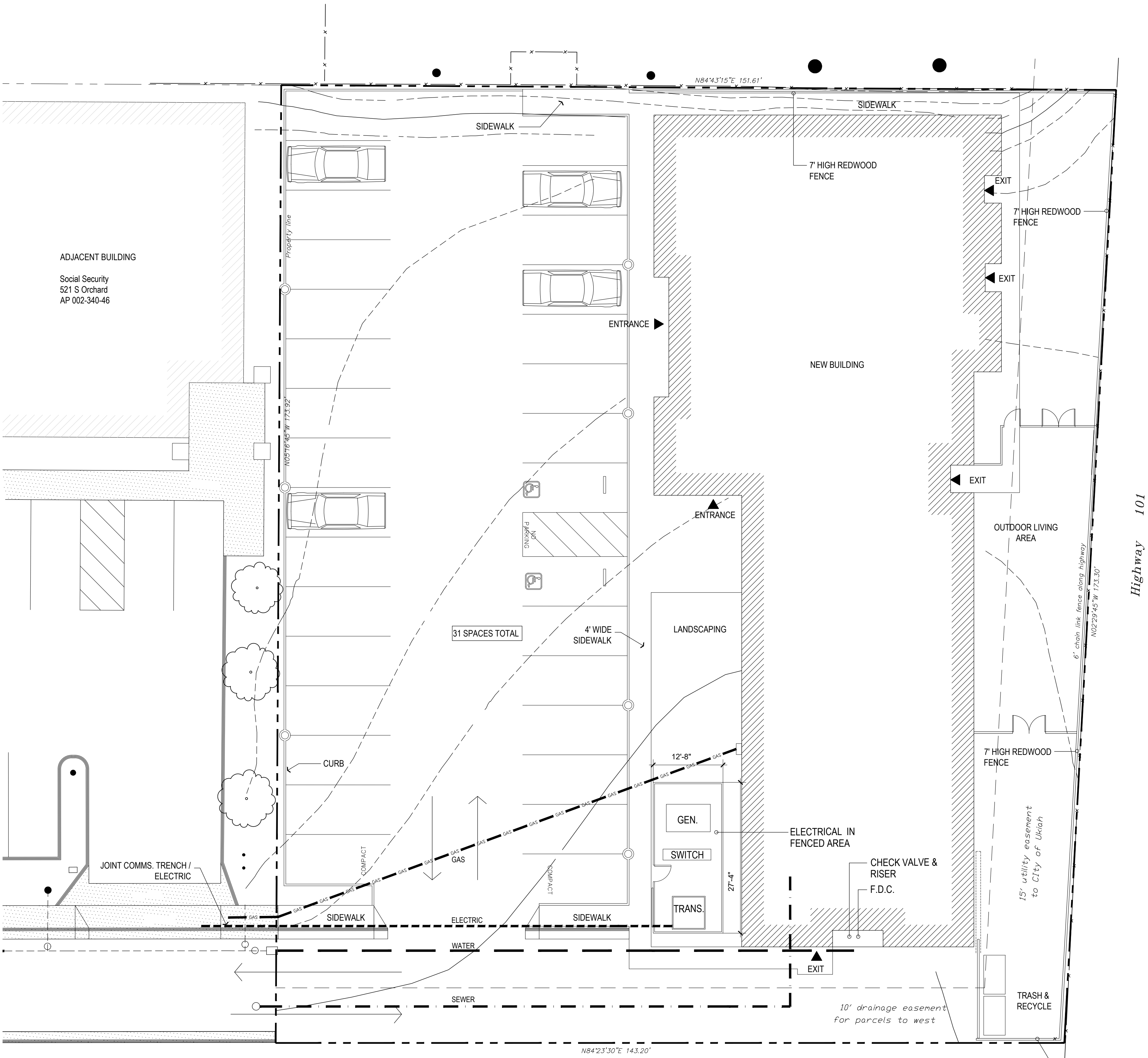
UTILITIES SYMBOLS

GAS

SEWER

ELECTRIC

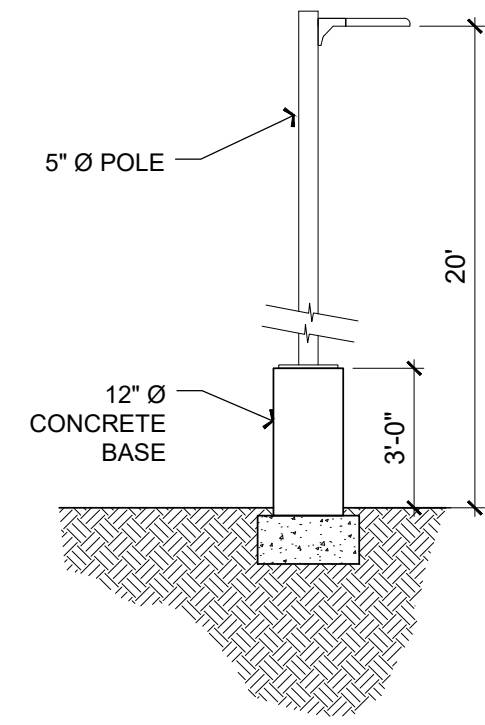
WATER



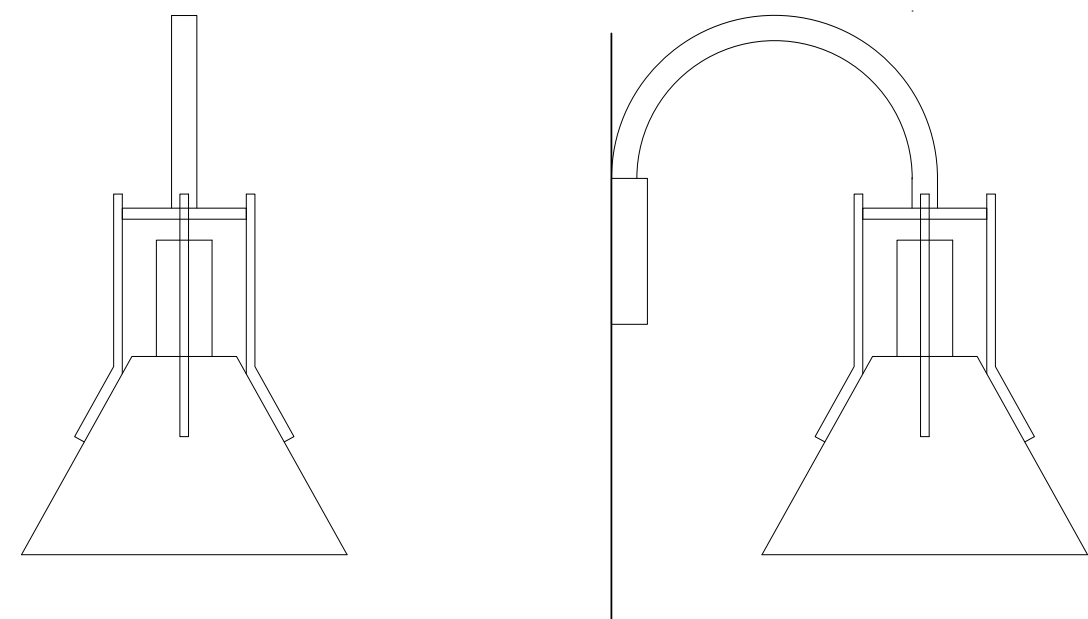
Utility Plan

SCALE: 3/32" = 1'-0"

PROJECT
NORTH

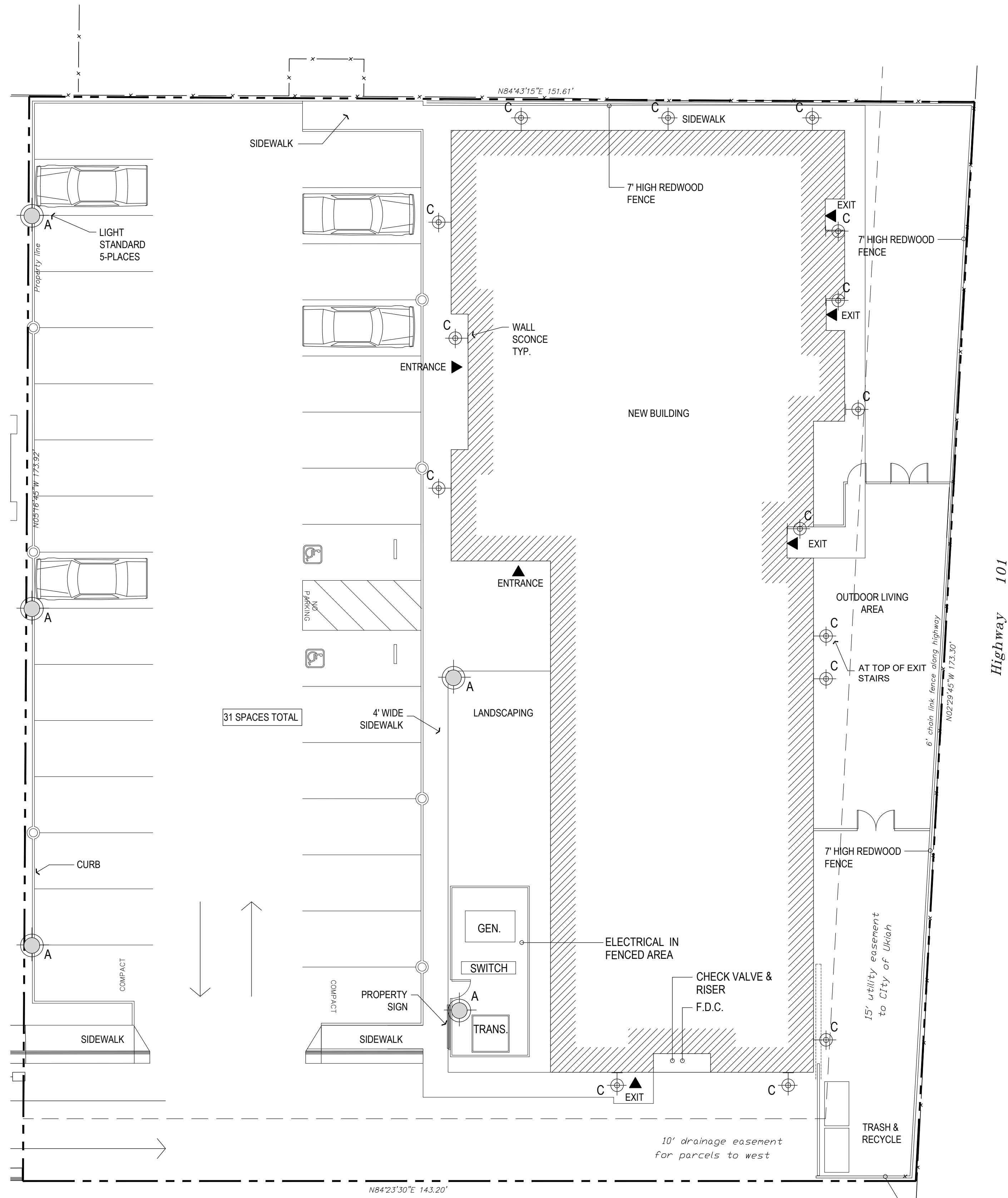


1 "A" Pole Lights
SCALE: 1/4" = 1'-0"



2 "C" Sconce Lights
SCALE: 1/2" = 1'-0"

LIGHTING LEGEND					
SYMBOL	QUAN.	DESCRIPTION	MANUFACTURER	COLOR	REMARKS
A	5	LED PARKING LOT LIGHT	LITHONIA RSX1 LED AREA LUMINAIRE IP66 WET LOCATION, 17,000LUMENS	BRONZE	PARKING LOT, 20' MOUNT HEIGHT
C	15	LED WALL SCONCE, EXTERIOR	LITHONIA	BRONZE	AROUND BUILDING PERIMETER, 6'-8" MOUNT HEIGHT BASE



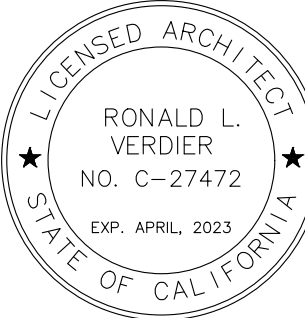
Lighting Plan
SCALE: 3/32" = 1'-0"

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Drawing Title

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Drawing Number

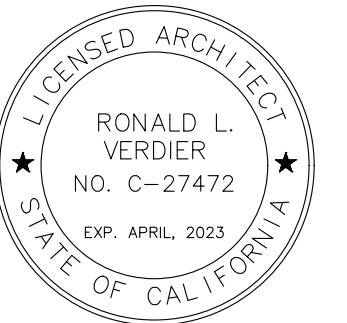
A1.4



WEST ELEVATION



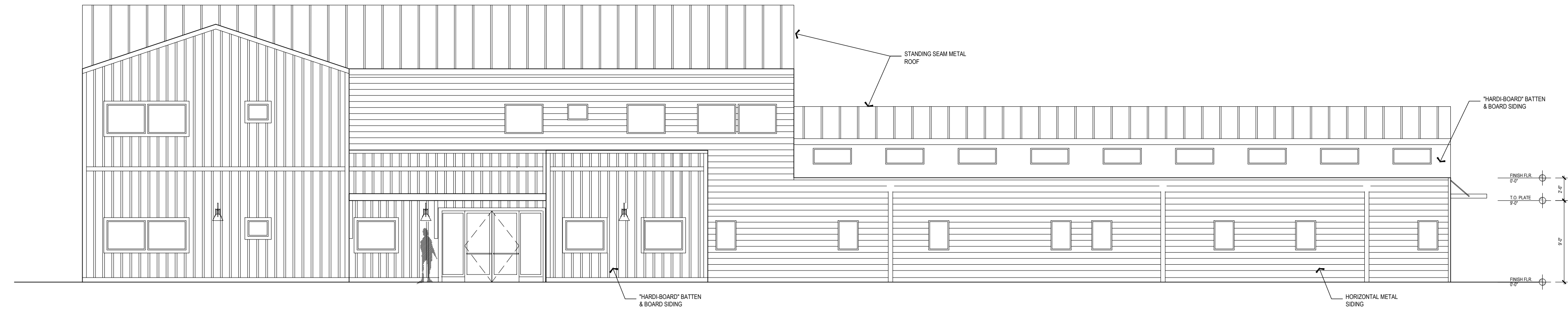
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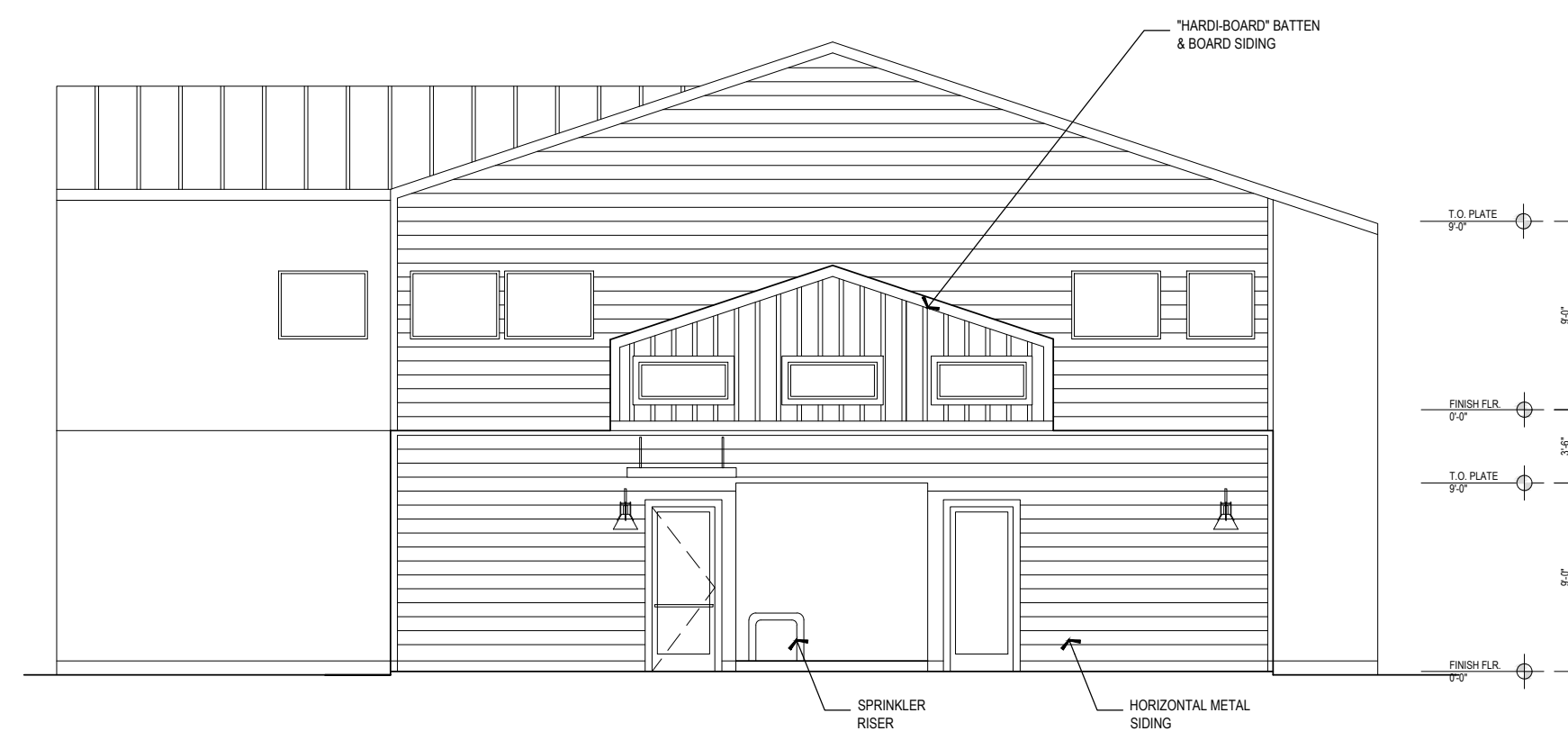
Revisions	Date
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Issued for Plan Check 17 March 2022



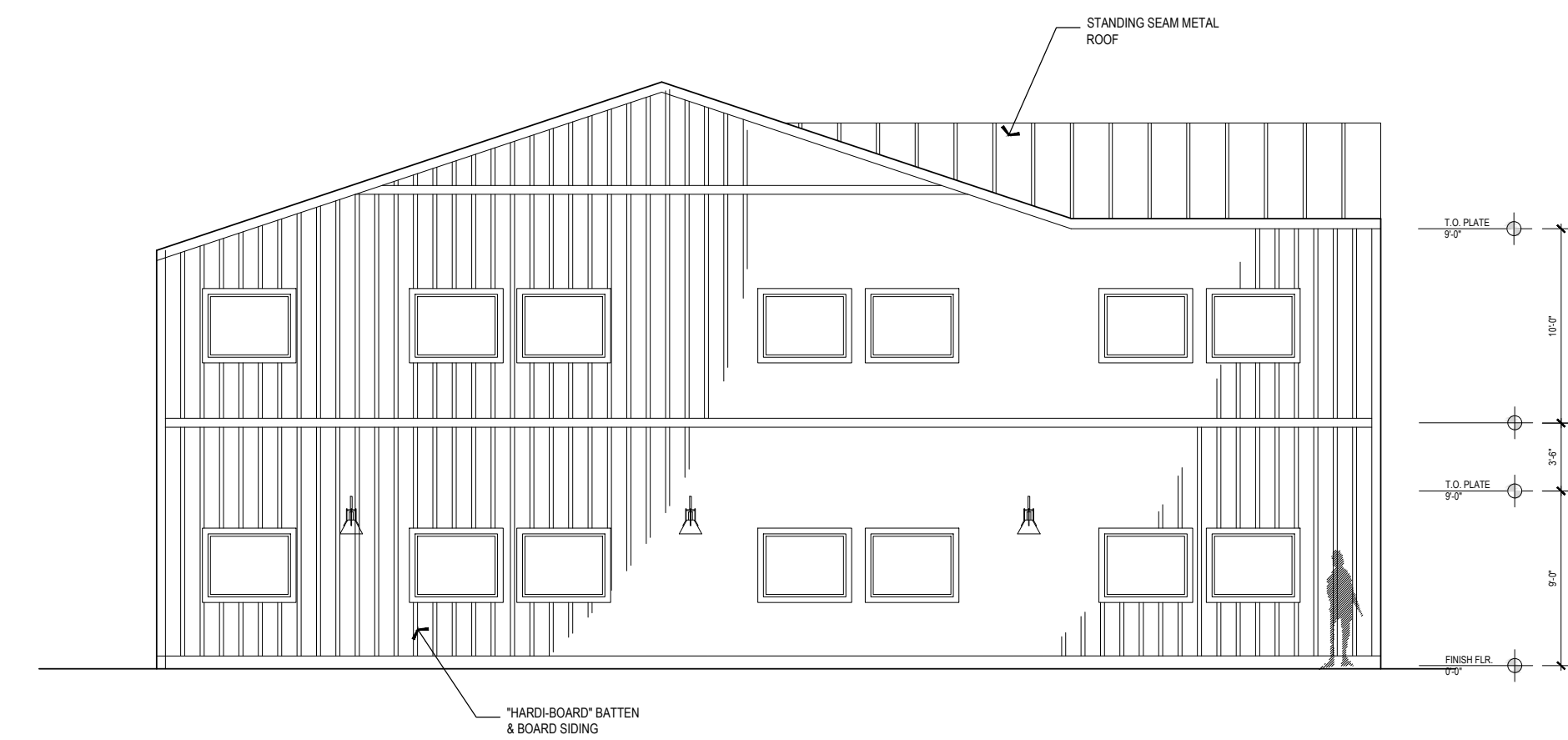
West Elevation

SCALE: 1/8" = 1'-0"



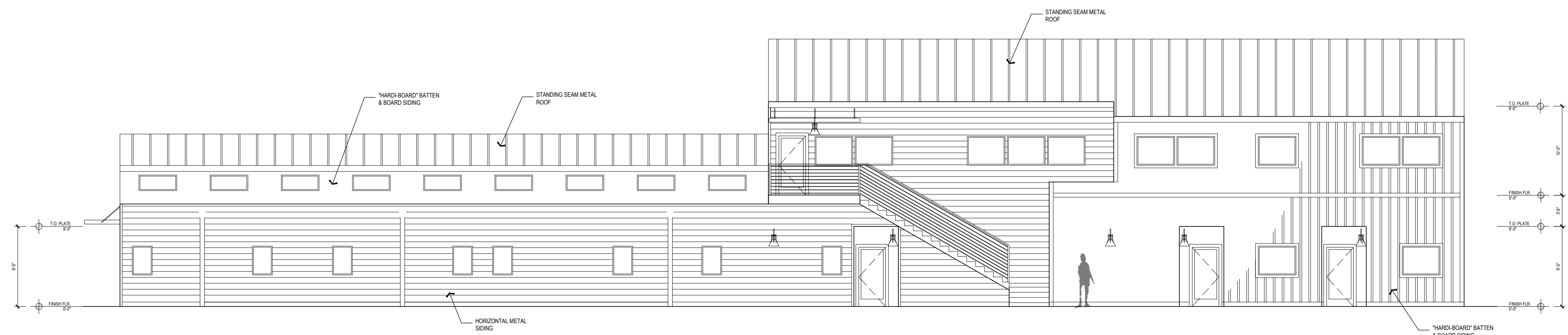
South Elevation

SCALE: $1/8'' = 1'-0''$



North Elevation

SCALE: $1/8" = 1'-0"$



East Elevation

SCALE: $1/8" = 1'-0"$

Redwood Quality
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Ukiah CA 95482

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Drawing Title

Scale As Noted

Date April 2022

Drawn RV

Job Number
2106

Drawing Number

A4.1



Professional Seal of Ronald L. Verdier, Licensed Architect, State of California, No. C-27472, Exp. April, 2023.

Revisions	Date
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Ukiah CA 95482

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Drawing Title

Scale As Noted

Date April 2022

Drawn RV

Job Number
2106

Drawing Number

A3.1



SCALE: $3/16'' = 1'-0''$



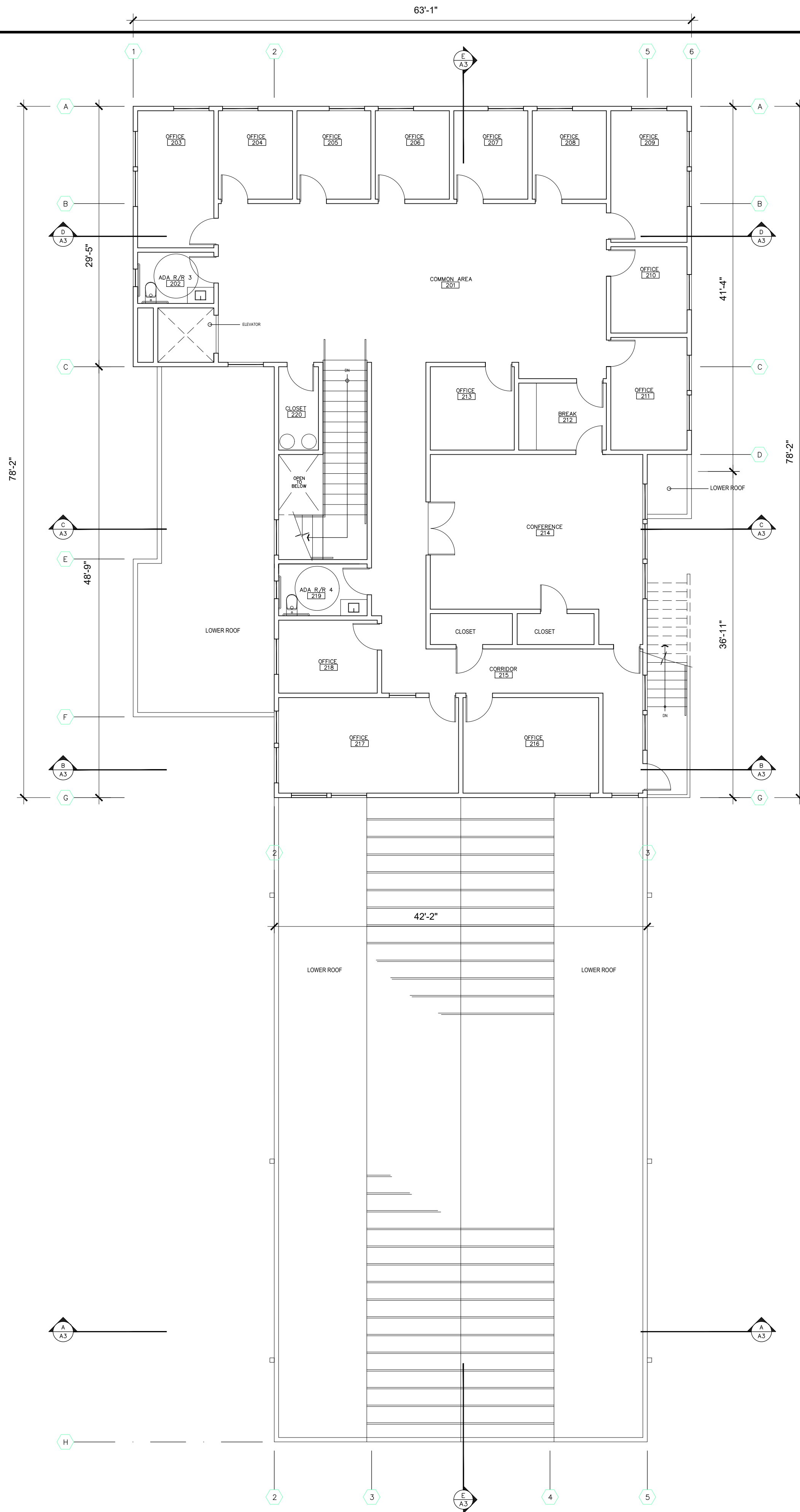
SCALE: $3/16'' = 1'-0''$



SCALE: $3/16'' = 1'-0''$



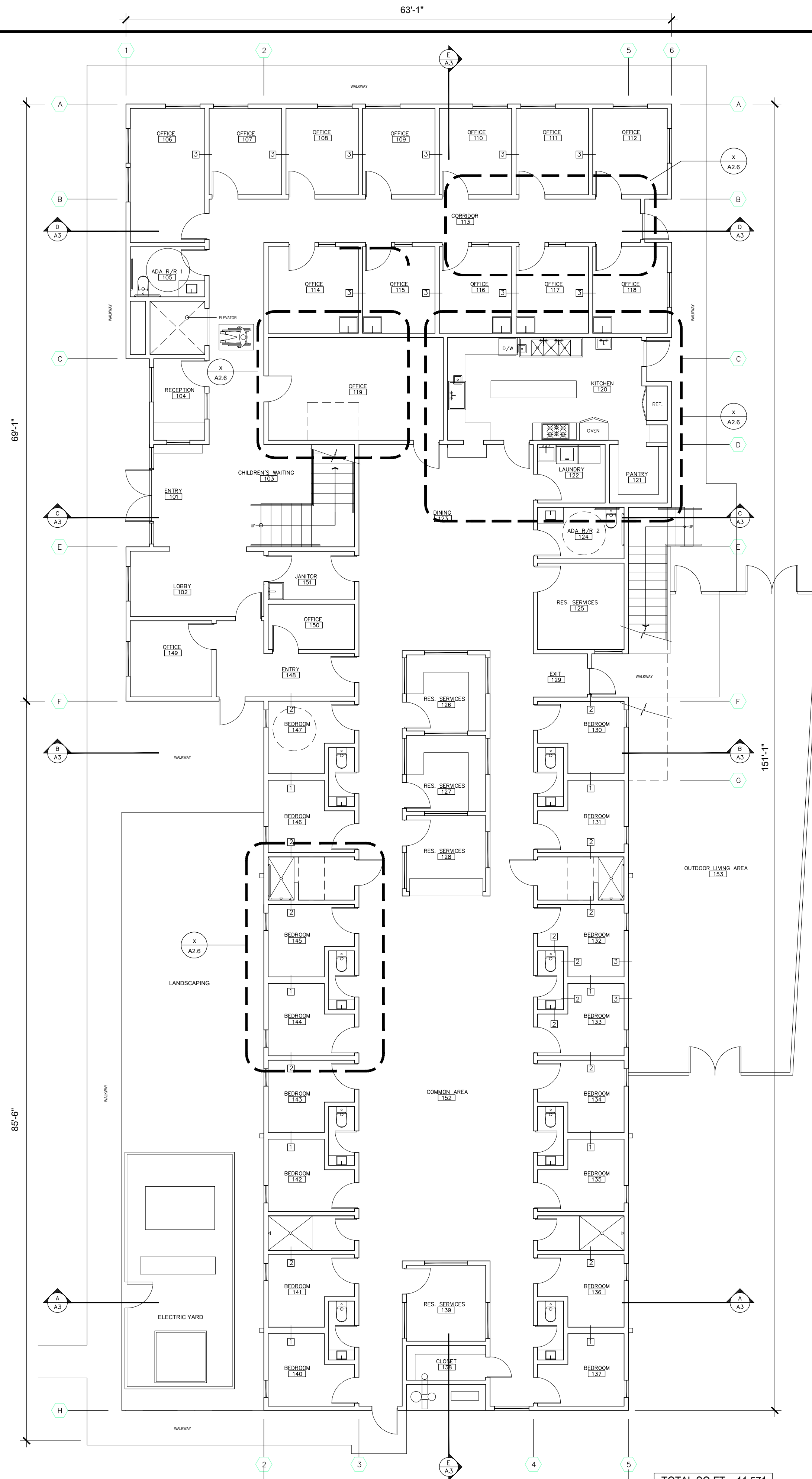
SCALE: $3/16'' = 1'-0''$



Upper Floor Plan

SCALE: 1/8" = 1'-0"

3,978 SQ FT



Ground Floor Plan

SCALE: 1/8" = 1'-0"

7,593 SQ FT

PROJECT NORTH



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Ukiah CA 95482

APN: 002-340-47

Drawing Title

Scale As Noted

Date April 2022

Drawn RV

Job Number
2106

Drawing Number

A2.1



Department of Community Development
 300 Seminary Ave.
 Ukiah, CA 95482
planning@cityofukiah.com
 (707) 463-6203

Date: October 6, 2021

To: 531 S. Orchard Ave. Ukiah - Planning Director Determinations File

From: Craig Schlatter, Director 

Subject: Determination of Appropriate Use for operation of a 16-bed mental health rehabilitation facility providing residential and outpatient psychiatric and mental health services to clients aged 18 and older, located at 531 S. Orchard Ave

On September 9, 2021, Redwood Quality Management Company Representative Dan Anderson submitted an application for a Director's Determination. An addendum to the application was submitted on October 5, 2021.

Application Summary

Dan Anderson, representing Redwood Quality Management Company, has inquired about operating a 16-bed Mental Health Rehabilitation Center (MHRC) providing residential mental health and psychiatric services at 531 South Orchard Avenue. The subject property is zoned Community Commercial (C1).

The Applicant proposes also to relocate the outpatient mental and psychiatric health services currently operated at 350 E. Gobbi St. to this location. Counseling services (Professional Office) are an Allowed Use within the C-1 Community Commercial Zoning District, and do not require a Use Permit.

Determination of Appropriate Use. Zoning ordinance section §9088, Determination of Appropriate Use, states that whenever a use is not listed in the article as a use permitted by right or a use subject to a use permit, the Planning Director shall determine whether the use is appropriate for the Zoning District, either as a right or subject to a use permit. In making the determination, the Planning Director shall find as follows:

- A. *That the use would not be incompatible with other existing or allowed uses in the C-1 zoning district.*
- B. *That the use would not be detrimental to the continuing development of the area in which the use would be located.*
- C. *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 permitted uses. All determinations of the planning director regarding whether a use can be allowed or permitted in the community commercial (C-1) zoning district 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.
(Ord. 1006, §1, adopted 1998)

Findings for Determination of Appropriate Use.

In reviewing the use described by the applicant, the use appears most consistent with the definition of Guidance Services. Ukiah City Code Section 9278 defines Guidance Services (General) as, *"Provision to seven (7) or more individuals of counseling, guidance, vocational or recuperative services to persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction or similar conditions, either on a residential or daycare basis."* Although defined within the zoning code, Guidance Services are not listed as an allowed or permitted use within any of the City's zoning districts.

Therefore, per §9088 of the City's zoning code, the Community Development (Planning) Director is required to make and support findings for A – C. These findings and the analysis in support of these findings are below.

Finding A. The Community Development Director finds the proposed use is found to not be incompatible with other existing or allowed uses in the C-1 zoning district.

The proposed Project Site is a vacant parcel located at the end of a long driveway on South Orchard Avenue. It is surrounded by developed uses including Highway 101, medical offices, the Social Security Administration, and Live Oak Apartments; a 50 plus unit hotel conversion for transitional and supportive housing. Mendocino County's 8-bed mental health rehabilitation center is adjacent to the driveway, at South Orchard Avenue. Given the variety of Professional Office, Supportive and Transitional Housing, and Guidance Services surrounding the vacant parcel, the Project would not be incompatible with other existing or allowed uses.

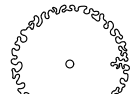
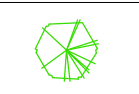
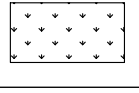
Finding B. The Community Development Director finds the proposed use is not detrimental to the continuing development of the area in which the use would be located.

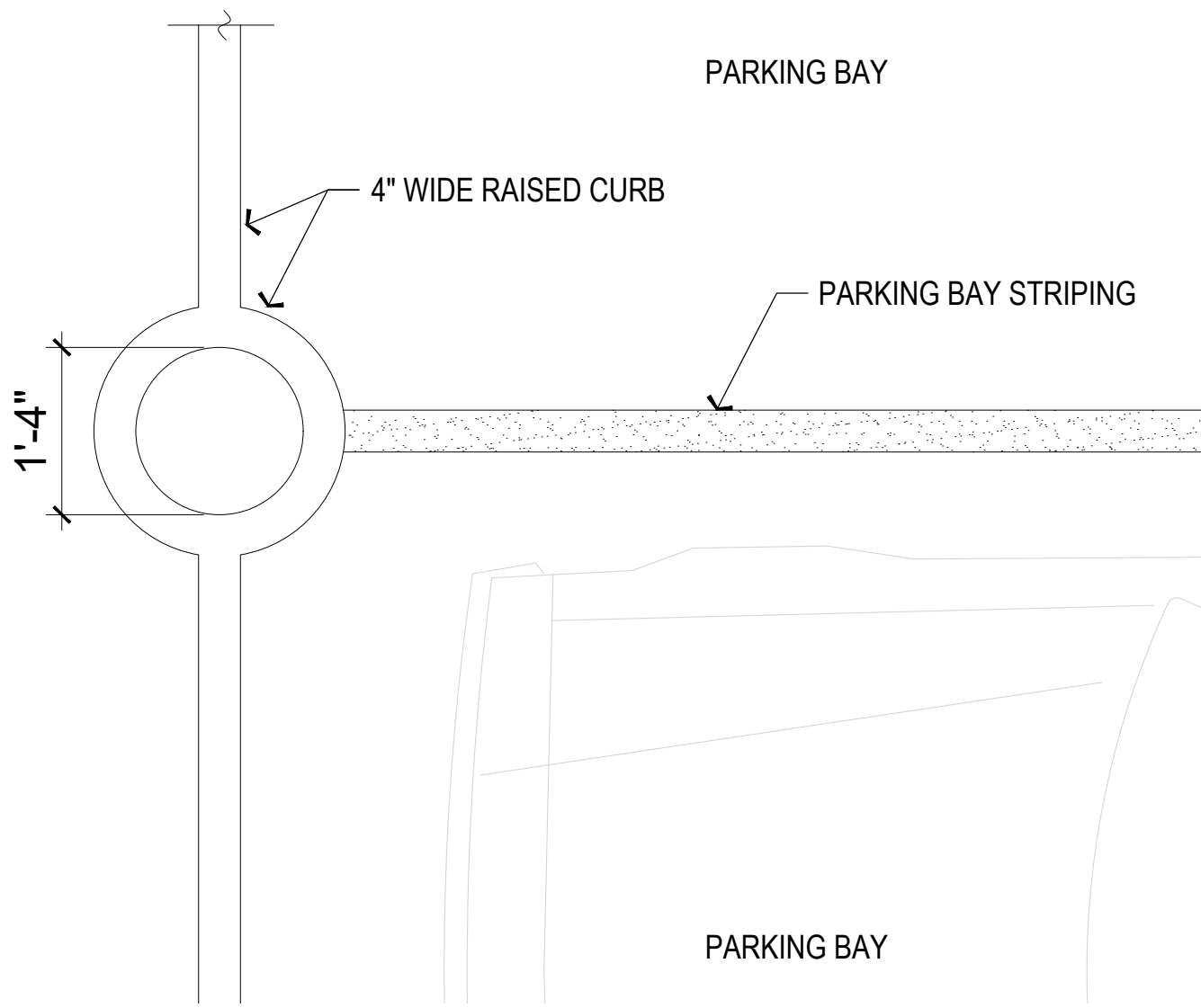
The Project Site is the lone undeveloped parcel in the vicinity, at the end of the driveway and surrounded by similar Professional Office and Guidance Services uses. An operating MHRC is consistent with the built-out surroundings and would not be detrimental to any future development.

Finding C. The Community Development Director finds that the proposed use is similar in nature and intensity to the uses listed as permitted uses.

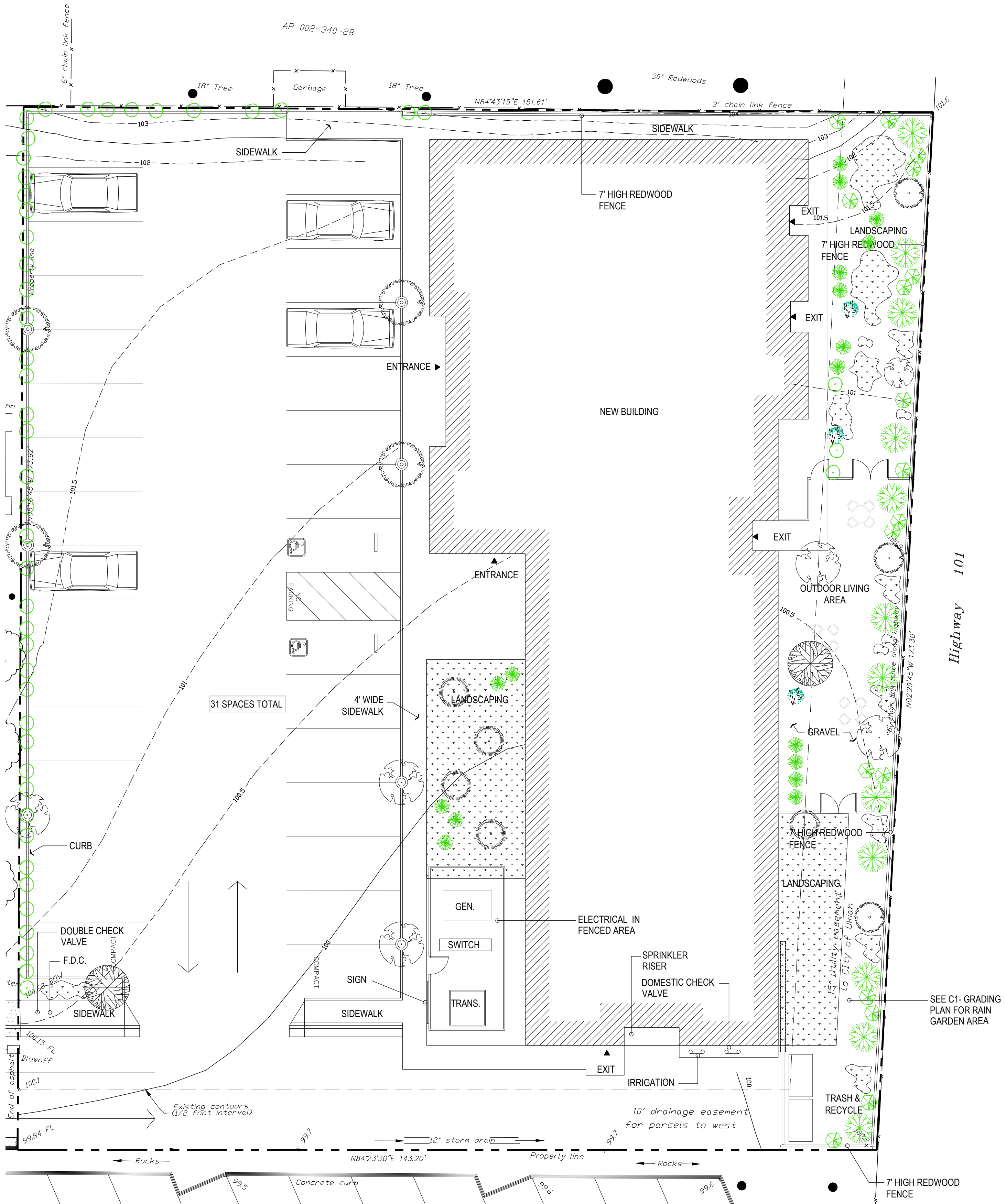
As stated above, the outpatient mental health and psychiatric services is a Professional Office use and is not included in this Director's Determination. As described, the 16-bed MHRC is expected to have less impact on the neighborhood than an auto repair shop or machine shop, which are other Permitted uses within the Community Commercial (C1) zoning district.

Conclusion. Based on this analysis, the use proposed by Mr. Dan Anderson, for the 16-bed MHRC is considered a General Guidance Services use and is consistent with the Permitted Uses within the C-1 zoning district. The Project could be conditionally permitted with Planning Commission approval of a Major Use Permit and Site Development Permit.

LANDSCAPE SCHEDULE				
TREES		SIZE	IRRIGATION METHOD	
	EVERGREEN TREE	H 20' SPREAD 20'	⊙	DRIP IRRIGATION HEADS FLOW RATE 2 GPH
	ARBUTUS UNEDO STRAWBERRY TREE			
	DECIDUOUS TREE	H 50' SPREAD 30'	⊙	DRIP IRRIGATION HEADS FLOW RATE 2 GPH
	GINGKO BILOBA AUTUMN GOLD			
	EVERGREEN TREE	H 50' SPREAD 30'	⊙	DRIP IRRIGATION HEADS FLOW RATE 2 GPH
	EUCALYPTUS GUNNII CIDER GUM			
	DECIDUOUS TREE	H 25' SPREAD 25'	⊙	DRIP IRRIGATION HEADS FLOW RATE 2 GPH
	CHITALPA TASHKENTENSIS PINK DAWN			
	SEMI-EVERGREEN TREE	H 40' SPREAD 40'	⊙	DRIP IRRIGATION HEADS FLOW RATE 2 GPH
	ULMUS PARVIFOLIA TRUE GREEN			
SHRUBS PERENNIAL & EVERGREEN		SIZE		
	CEANOTHUS THYRSIFLORUS "SKYLARK"	1 GALLON	⊙	DRIP IRRIGATION HEADS FLOW RATE 2 GPH
	LIRIOPE MUSCARI "BIG BLUE"	1 GALLON	⊙	DRIP IRRIGATION HEADS FLOW RATE 2 GPH
	LAVANDULA PROVENCE / LAVANDULA STOECHAS	1 GALLON	⊙	DRIP IRRIGATION HEADS FLOW RATE 2 GPH
	ARCTOSTAPHYLOS (MANZANITA) "SUNSET"	1 GALLON	⊙	DRIP IRRIGATION HEADS FLOW RATE 2 GPH PLANT IN PART SHADE
	GROUND COVER		⊙	DRIP IRRIGATION HEADS FLOW RATE 2 GPH
	ARCTOSTAPHYLOS (MANZANITA) "EMERALD CARPET"			



1 Tree Well detail
SCALE: 3/4" = 1'-0"



PARCEL - 25,573 SQ FT
LANDSCAPING - 5,114 SQ FT (20%MIN.)

TRUE NORTH



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Ukiah CA 95482

APN: 002-340-47

Drawing Title

Scale As Noted

Date April 2022

Drawn RV

Job Number 2106

Drawing Number

A1.2

Landscaping Plan

SCALE: 3/32" = 1'-0"

PROJECT NORTH