



Planning Commission

Regular Meeting **AGENDA**

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482

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

July 13, 2022 - 6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

4.a. Approval of the Minutes of June 22, 2022, a Regular Meeting

Recommended Action: Approve the Minutes of June 22, 2022, a Regular Meeting

Attachments:

1. June 22, 2022, Planning Commission Minutes - Draft

5. **APPEAL PROCESS**

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

10.a. Receive Community Development Director's Report.

Recommended Action: Receive Report

Attachments: None

11. **CONSENT CALENDAR**

12. **NEW BUSINESS**

12.a. Request for Consideration of Proposed Major Use and Site Development Permit to Develop a 16-bed Residential and Outpatient Mental Health Rehabilitation Center (MHRC) at 531 South Orchard Avenue; APN 002-340-47; File No. 22-6999

Recommended Action: Staff recommends the Planning Commission 1) conduct a public hearing; and 2) approve the proposed Major Use and Site Development Permit, as amended with Landscape Plan, Revision 2; based on the Findings, and subject to the Conditions included in the Staff Report, dated July 6, 2022.

Attachments:

1. Draft Findings
2. Draft Conditions of Approval
3. Director Determination
4. Application Packet
5. Agency Comments
6. Landscape Plans - Revisions
7. Draft DRB Minutes_20220526
8. Elevation Structure, Revisions

13. **UNFINISHED BUSINESS**

14. **ADJOURNMENT**

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

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

Dated: July 6, 2022

Stephanie Abba, Planning Commission Secretary

CITY OF UKIAH
PLANNING COMMISSION REGULAR MEETING
MINUTES
Civic Center 300 Seminary Avenue
Virtual Meeting Link
<https://zoom.us/j/91264543193>
Ukiah, CA 95482
June 22, 2022
6:00 p.m.

1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on April 27, 2022. The meeting was legally noticed on June 15, 2022. Chair Christensen called the meeting to Order at 6:00 p.m. at the Civic Center; 300 Seminary Ave., and at the following virtual link: <https://zoom.us/j/91264543193>

CHAIR CHRISTENSEN PRESIDING.

2. ROLL CALL

Roll was taken with the following **Commissioners Present:** Alex de Grassi; Michelle Johnson; Rick Johnson; 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 April 27, 2022, a Regular Meeting as submitted.

Motion/Second: R Johnson/Hilliker to approve the Minutes of April 27, 2022, a Regular Meeting; as submitted. Motion **carried** by the following roll call vote: AYES: Di Grassi; M. Johnson; R. Johnson, 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

No Verification Received

8. VERIFICATION OF NOTICE

Verified by Staff

9. PLANNING COMMISSIONERS' REPORTS

No report received

10. PLANNING COMMISSION DIRECTOR'S REPORT

No Report received

11. CONSENT CALENDAR

No items on the consent calendar.

12. NEW BUSINESS

a. Receive Annual Presentation & Report on Community Development Department

Presenter: Craig Schlatter, Community Development Director; Steven Oropeza, Building Inspector II

Commissioner Michelle Johnson departed the meeting at 7:15 p.m.

13. UNFINISHED BUSINESS

No Unfinished Business

14. ADJOURNMENT

There being no further business, the meeting adjourned at 7:56 p.m.

Stephanie Abba, Planning Commission Secretary

As of 7/5/2022

Permit #	Site Address	Date of Submittal/ Resubmittal	Summary of Project	Status	Assigned Planner
22-6896	1240 Airport Park Blvd.	3/7/22; 4/1/22	Major Use Permit to allow operation of a disaster relief center in an existing building located in the AIP-PD (Airport Industrial Park-Planned Development) zoning district.	Planning Commission (scheduled): 7/27/22	Michelle Irace
22-6999	531 S. Orchard St.	4/11/22	Major Use Permit and Site Development Permit to allow for construction and operation of a 16-bed Residential and Outpatient Mental Health Rehabilitation Center located in the C-1 (Community Commercial) zoning district.	Planning Commission (scheduled): 7/13/22	Jesse Davis
22-7223	414 E. Perkins St.	6/14/22	Major Use Permit and Site Development Permit to allow for construction and operation of a gas station, drive-through car wash, convenience store, and multi-family residential mixed-use project, located in the DC (Downtown Core) zoning district.	Incomplete: 6/28/22	Jesse Davis
21-6729	130 W. Standley St.	12/11/21; 3/22/22	Minor Use Permit to establish permanent use of outdoor dining facilities located in the DC (Downtown Core) zoning district.	Incomplete (awaiting response to comments): 6/10/22	Michelle Irace
22-7285	231 S Highland Ave.	6/27/22	Lot Line Adjustment involving three parcels located in the R-1 (Single-Family Residential) zoning district.	Referral: 6/29/22	Jesse Davis
17-3069	1294 N. State St.	9/13/17; 9/14/21	Resubmitted Major Use Permit and Site Development Permit to allow for construction of two retail suites (including one drive-through), located in the C-1 (Community Commercial) zoning district.	Incomplete (awaiting response to comments): 6/2/22	Michelle Irace

City of Ukiah
Recently (Within Previous 90 Days) Approved Projects

As of 7/5/2022

Permit #	Site Address	Approved Date	Summary of Project	Comments	Assigned Planner
22-7116	323 Jones St.	6/30/2022	Minor Use Permit to allow for one beehive in a R-1 (Single-Family Residential) zoning district.	Approved by Zoning Administrator	Jesse Davis
19-4986	1061 Cunningham St.	5/24/2022	Minor Use Permit to allow for cannabis manufacturing and distribution activities in an existing building located in the M (Manufacturing) zoning district.	Approved by Zoning Administrator	Mireya Turner
22-6979	504 Nokomis Dr.	5/9/2022	Minor Use Permit to allow for one beehive in the R-1 (Single-Family Residential) zoning district.	Approved by Zoning Administrator	Jesse Davis
22-6696	902 Waugh Ln.	5/9/2022	Use Permit to renew a cannabis processing, distribution and non-storefront retail use in an existing building located in the M (Manufacturing) zoning district.	Approved by Zoning Administrator	Jesse Davis
21-6155 and 21-6623	101, 105 S. Main St.	5/4/2022 and 5/18/2022	CEQA Initial Study and Demolition Permit to demolish two buildings over 50 years old located in the UC (Urban Core) zoning district of the Downtown.	Approved by City Council	Michelle Irace

**City of Ukiah
Miscellaneous In-Process Projects**

As of 7/5/2022

Permit #	Site Address	Approved Date	Summary of Project	Comments	Assigned Planner
22-6938	701 S Orchard Ave.	3/24/2022 4/26/22	CEQA Initial Study/Negative Declaration, Rezone and General Plan Amendment to change the land use designation from Public to Commercial. No development is proposed	Airport Land Use Commission: consistent 6/16/22. CEQA Initial Study out for public review through 7/25/22. Scheduled for Planning Commission 7/27/22 and City Council 8/17/22.	Michelle Irace
n/a	Citywide	n/a	Zoning Code Amendment to cannabis regulations.	City Council (scheduled): 7/20/22	Craig Schlatter
n/a	Riverside Park, 1281 E. Gobbi St.	n/a	CEQA Draft Initial Study/Mitigated Negative Declaration being prepared for Riverside Park Regeneration Project. Project includes wetland and floodplain restoration, new trails and landscaping.	None.	Michelle Irace
n/a	Unincorporated Western Hills	n/a	Western Hills Open Land Acquisition and Limited Development Agreement Project - Annexation Application.	Annexation application submitted to LAFCo: 6/8/22. Incomplete letter from LAFCo received 6/29/22.	Michelle Irace, Jesse Davis
n/a	Citywide	n/a	Annexation of City-owned parcels.	Submitted Annexation Application to LAFCo 2/23/22. Incomplete letter received 3/25/22. Updated application submitted in June 2022.	Jesse Davis



DATE: July 6, 2022

TO: Planning Commission

FROM: Mireya G. Turner, Planning Manager

SUBJECT: Request for Consideration of a Proposed Major Use and Site Development Permit to Develop a 16-bed Residential and Outpatient Mental Health Rehabilitation Services Center at 531 South Orchard Avenue; APN: 002-340-47; File No: 22-6999.

SUMMARY

OWNERS:	Redwood Quality Management Company, Inc. (RQMC)
APPLICANT:	Dan Anderson, Redwood Quality Management Company
LOCATION:	531 South Orchard Avenue; APN 002-340-47
TOTAL ACREAGE:	±0.6-acre (25,573 sf)
GENERAL PLAN:	Commercial
ZONING DISTRICT:	Community Commercial (C1)
AIRPORT COMPATIBILITY ZONE	Zone 6: Traffic Pattern Zone
ENVIRONMENTAL DETERMINATION:	Project is exempt, pursuant to CEQA Guidelines 15332, In-Fill Development Projects.
RECOMMENDATION:	Conditional Approval, based on the Findings and subject to the Conditions included in the Staff Report (Attachments 1 and 2)



BACKGROUND

On September 9, 2021, Redwood Quality Management Company (RQMC) applied for a Director's Determination regarding the proposed 16-bed residential and outpatient mental health rehabilitation center (MHRC) at 531 South Orchard Avenue. Ukiah City Code (UCC) §9088 allows for a determination of appropriate use (Director's Determination), *"whenever a use is not listed in this article as a use permitted by right or a use subject of a use permit in the C-1 zoning district."*

The Community Development Director determined the project description best fit the Guidance Services (General) land use definition within the City Code. Guidance Services, defined 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,"* are not listed in any zoning district article in the Ukiah City Code (UCC). The determination that the Project could be conditionally permitted with Planning Commission approval of a Major Use and Site Development Permit was based on the compatibility of Guidance Services with surrounding existing or allowed uses; the fact that the Project site is the last vacant parcel in the neighborhood, and its development would not be detrimental to the built-out surroundings; and a Guidance Center use would have less of an impact on the neighborhood than other permitted uses in C-1 zoning district, such as auto repair or machine shop. The Director's Determination is included as **Attachment 3**.

On December 16, 2021, the Applicant completed a pre-development meeting with City Staff from the City Manager's Office, Electric Utility Department, Public Works Department, Police Department, Community Development Department – Building Division, and Ukiah Valley Fire Authority. Departmental input on the various aspects of the project were conveyed to the Applicant. The Major Use and Site Development Permit application was received on April 11, 2022.

PROJECT DESCRIPTION

Project Description. Redwood Quality Management Company proposes to construct a 11,571 sf office building to house the operations described below. The subject property is ±0.6-acre (25,573 sf) in size; is vacant, with a chain link fence along Highway 101, and is accessed via a driveway from Orchard Street. The Project includes the following components.

Operations

- Psychiatric and medication support services;
- Mental health and substance abuse services;
- Primary care and nursing care services;
- Case management and transitional support services;
- On-site and tele-health options;
- Administrative Offices; and

- Hours of Operation: 24 hours/day, seven days per week;

First Floor Details:

- Lobby/entry/reception area;
- 16 bedrooms;
- Five residential services rooms;
- 10 restrooms (including two accessible restrooms) and four shower rooms;
- 14 offices; and
- Kitchen/Laundry, Dining and Common areas;

Second Floor:

- 13 offices;
- Break room;
- Conference room; and
- Two accessible restrooms.

External Site Improvements:

- 30' 1" in height, two-story building, 11,571 sf;
- Fenced outdoor leisure and activity space;
- Fenced electrical equipment area;
- Landscaped area along building frontage;
- Trees, shrubs, and ground cover along highway frontage;
- 10-foot drainage easement along southern lot line, for drainage from parcels to the west, culminating in a rain garden for stormwater management;
- Gated trash and recycling storage area;
- Curb, gutter and sidewalk;
- 31 parking spaces, including two Accessible spaces and nine compact vehicle spaces; and two five-space bicycle racks;
- Metal and hardiboard siding, with a ribbed metal roof;
- Redwood fencing on east and north property lines;
- Etched, cutout metal with low intensity backlighting signage (not part of this permit request but included for reference); and
- Downward facing pole lights in parking light, with sconce lighting mounted along building's perimeter.

Application materials are included as **Attachment 4**.

SURROUNDING LAND USE AND ZONING

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 123 foot, 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 administrative office buildings to the north and west, with Highway 101 to the east, and supportive housing to the south. **Table 1** includes a summary of adjacent

zoning districts and land uses. **Figures 1** through **3** include the General Plan and Zoning Map for the area, as well as aerial and street view photographs.

Table 1, Zoning and Land Use

ZONING:		USE:
NORTH	Community Commercial	Professional offices
EAST	N/A	Highway 101
SOUTH	Community Commercial	Residential (Live Oak Commons supportive housing)
WEST	Community Commercial	Professional offices

Figure 1: Zoning Designation

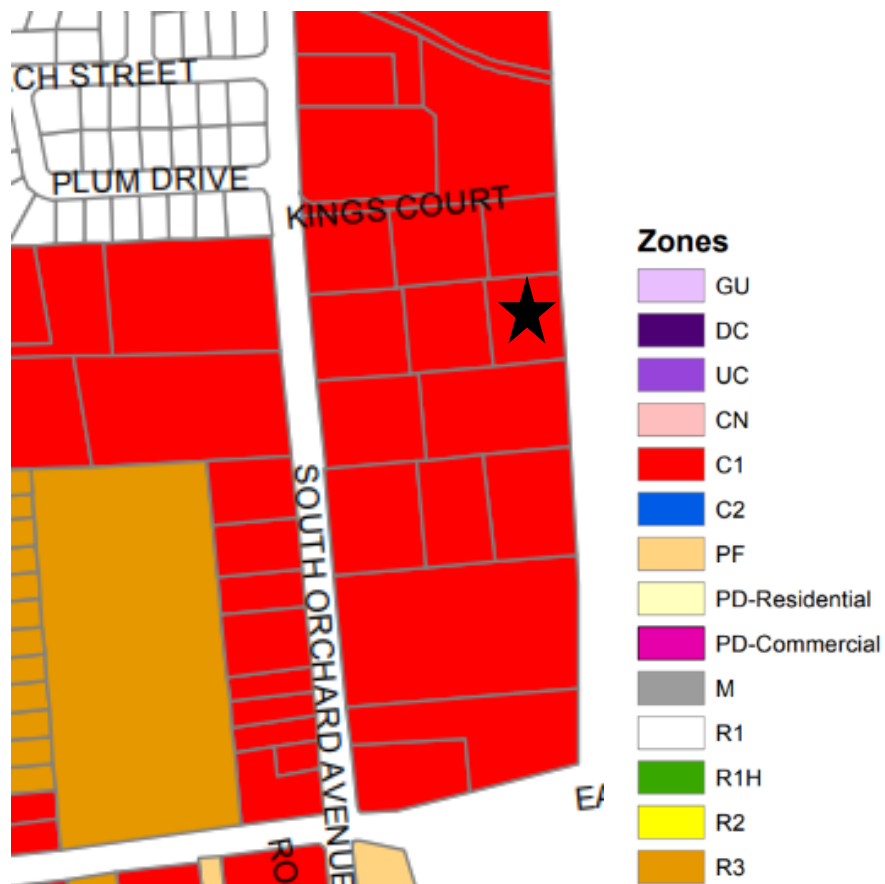


Figure 2. Aerial Image

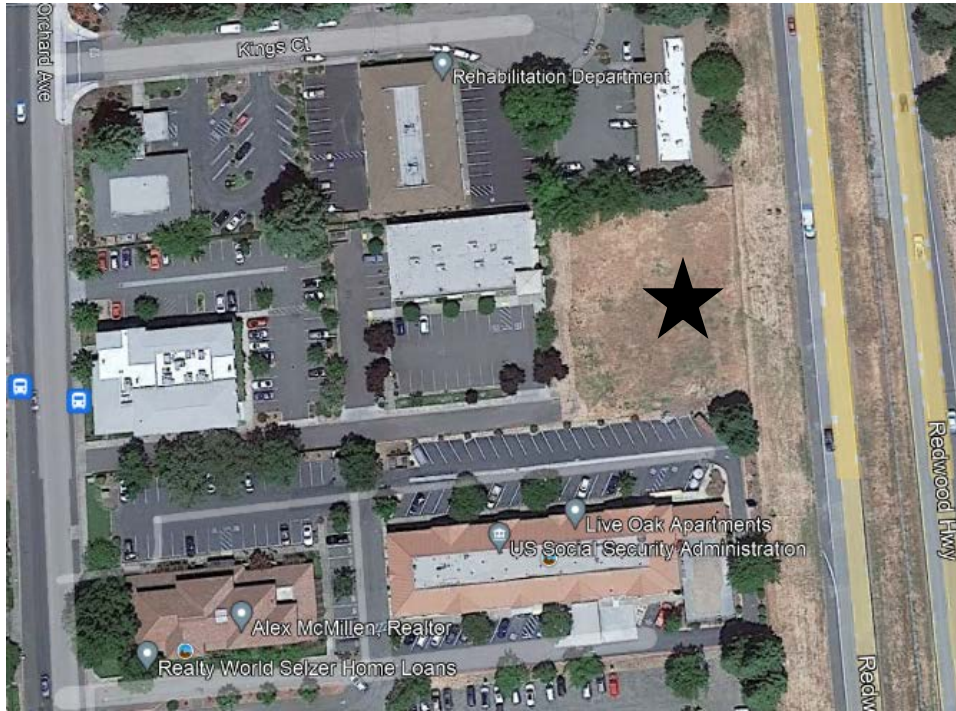


Figure 3. Street view from Highway 101 South



AGENCY COMMENTS

The Project was referred to the following responsible or trustee agencies with interest or jurisdiction over the project: City of Ukiah Community Development Department - Building Division, Public Works Department, Police Department, Electric Utility Department, Mendocino County Air Quality Management District, Mendocino Transit Authority, and Ukiah Valley Fire Authority. Agency comments were integrated into the Draft Conditions, and are included as **Attachment 5**.

STAFF ANALYSIS

General Plan Consistency. The parcel has a General Plan designation of Commercial, the purpose of which is to “*identify where commerce and business may occur.*” Examples of Allowable Uses include “*retail, service businesses, general commercial, shopping centers, shopping malls, public facilities, places of public assembly, parking lots, and residential uses.*” Another example of the Project’s consistency with the General Plan is in the Community Facilities Element.

Community Facilities Element. Goal CF-9: Promote good personal health. Implementation Measure CF-9.1(a): Promote and support organizations which are concerned with health issues and that provide information to citizens to educate themselves about these issues. The Community Facilities and Services Element discusses various aspects of hospital and emergency medical care response and facilities. RQMC proposes to offer primary care services (health services that cover a range of prevention, wellness, and treatment for common illnesses), substance abuse treatment, medication support, whole person care case management, and residential and outpatient mental health rehabilitation services within the proposed facility, for support and assistance while the patient regains their ability to safely function on their own. Increasing the inventory of beds available for residents needing mental health rehabilitative care is part of the support for local health care and emergency response services.

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

Use Permit and Site Development Permit. As indicated in the Director’s Determination (**Attachment 3**), the Project is best categorized as a Guidance Services land use, providing rehabilitative care on both an outpatient and residential basis. Guidance Services land uses are allowed within the “C1” zoning district with approval of a Major Use Permit. In addition to a Use Permit being required, a Site Development Permit is required for construction of the new building, in accordance with UCC 9087.

Setbacks. The front yard for multiple story buildings is a minimum of five feet (5') from the street right of way line. Rear and side yards are zero, except if the parcel abuts on an R1, R2, or R3 zoning district. The Project site is surrounded by Community Commercial (C1) parcels and the highway and does not abut a residential zoning district. The Project Parcel does not share a lot line with a street from which access is provided, which is the definition of a front lot line. The Site Plan shows a 66-foot setback from the west lot line, five feet from the north, 16 feet from the west, and 16 feet from the south lot lines, in compliance with minimum yard requirements.

Parking. Parking requirements for land uses within the C1 zoning district are outlined in UCC §9086. Because parking regulations are not specifically identified for Guidance Services,, Professional Office, which includes medical and counseling services, was used for the purpose of determining parking. According to §9086, parking for Professional Office is assessed at one space per 300 sf. At 11,571 sf, 39 spaces are required ($11,571 \text{ sf} / 300 \text{ sf} = 38.57$). The Site Plan shows 31 spaces (including two Accessible and five compact spaces) and two five-space bicycle racks, for a total of 33 proposed spaces. The Applicant requests relief from six of the required parking spaces. 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 minimal parking needed for residential clients. The Mendocino Transit Authority (MTA) bus stop for Local Route 9 is 400 feet away, at the corner of the driveway and South Orchard Avenue. The east side of South Orchard Avenue has interconnected sidewalks. Staff recommends approval of the requested relief of six parking spaces, due to the planned use of off-site, tele-health services, close access to transit, and pedestrian amenities, resulting in a unique circumstance for this land use and parcel with less of a parking demand at this location than normally expected.

Height. The maximum height allowed in the “C1” Community Commercial Zoning District is fifty feet (50'). The Applicant proposes a two-story building, with a maximum roof height of thirty feet, one inch (30' 1”).

Landscaping. Section 9087 of the UCC requires a minimum of 20% of gross area of the parcel for landscape coverage, with a minimum of 50% of that area dedicated to live plantings. The proposed Site Plan complies with the required area, a total of 5,114 sf (20%) in a 25,573 sf parcel. Of the 5,114 sf of landscaping, 4,489 sf (88%) is live plantings. The trees in the parking lot and along the east lot line are selected from the City's Required Parking Lot Tree List. The shrubs and ground cover were selected for drought tolerance characteristics.

The Applicant requests permission to place the parking lot trees within tree wells, rather than within linear planting strips continuous with parking spaces, and to reduce the number of trees from eight to seven. 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, unless a reduction is approved by the Planning Commission. The original Landscape Plan, included in the Application materials (**Attachment 4**), shows the eight trees in 1.57 sf tree wells at every four parking spaces rather than in linear planting strips, in order to maximize parking spaces. At the recommendation of the Design Review Board to increase the area of the tree wells and place them in conjunction with the wheel stops, the Applicant submitted two revised site plans (Revisions 1 and 2, included as **Attachment 6**). Revision 1 includes all eight trees along the western lot line, in 33.75 sf tree wells, in conjunction with compact parking spaces. Alternative 2 shows the trees in the larger tree wells, but with the tree closest to the building removed, and the two trees remaining along the front of the building where there is greater distance between the trees and the front of the building.

Staff recommends Landscape Plan Alternative 2, with the increased tree well size in lieu of the linear parking strips, and the removal of the tree closest to the building, due to the limited area on the parcel for parking, the increased area of the tree wells, and the likely conflict between the canopy of the mature tree and the front of the building.

Lighting. The proposed lighting includes downward directed wall scones and LED parking lot lighting. Placement of the parking lot lighting was designed to coordinate with the tree placement, and will be downward directed and Dark Sky compliant.

Signage. Signage is described in the Project Description as, “etched and cutout metal with low intensity backlighting. The facility sign would be mounted on the west facing wall of the transformer and generator enclosure structure.” Images of the proposed signage were not included in this permit application, and would require a Sign Permit prior to installation.

Design Guidelines. The Project is subject to the City of Ukiah’s Design Guidelines for Commercial Projects Outside the Downtown Design District and was reviewed by the Design Review Board (DRB) on May 26, 2022. The DRB recommended Planning Commission approval of the Project with the following recommendations:

- Increase the size of the tree wells, and place them in conjunction with wheel stops and compact parking spaces; and
- Consider an alternative color to the proposed Antique White.

In response to the DRB recommendations, the Applicant submitted two possible revisions to the Landscape Plan, as discussed above. RQMC has decided to keep the Antique White, unless directed to change the color by the Planning Commission. Staff recommends approval of the modified parking, reduced tree count, and larger tree wells, as discussed above, and defers color selection to the Planning Commission. The draft Minutes from the meeting are included as **Attachment 7**.

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 nor parking to accommodate the 300 people density maximum. The maximum density has been included as a condition of approval.

In summary, the proposed land use and Project meet all of the criteria listed for Airport Compatibility Zone 6 and are not included in the list of land use actions requiring mandatory formal ALUC review listed in Chapter 2 of the UKIALUCP. As such, the Project is determined to be consistent with the UKIALUCP and does not require formal ALUC review.

With the exception of the request for relief from the aforementioned parking and landscape requirements, the proposed Project meets all applicable zoning code regulations. Findings to approve the Use Permit and Site Development Permit (including the two requests for relief) are included in **Attachment 1** and Conditions of Approval are included in **Attachment 2**.

ENVIRONMENTAL DOCUMENTATION

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

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

By Director's Determination, dated October 6, 2021, the proposed project was determined to be a land use most similar to Guidance Services, and similar to other permitted uses within the Community Commercial (C1) Zoning District. The proposed project is consistent with goals, objectives, and policies in the following General Plan Elements: Community Facilities, Circulation & Transportation, and Land Use, based on the points discussed above in the Staff Analysis.

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

The Project Site is within the Ukiah City limits on a property that is approximately 0.6 acres. The site is adjacent to Highway 101 to the east, and developed parcels with professional office, supportive housing uses to the north, west, and south. The Project Site is currently vacant, with regularly mowed grasses.

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

The site is currently vacant, generally flat, and covered by grasses which are routinely mowed. Minimal grading is proposed which will not substantially alter the natural grade. The nearest water body, Gibson Creek, is located ±380 feet to the north.

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

South Orchard Avenue is deemed a Collector road, serving to move traffic from local streets to arterial road (Perkins and East Gobbi Streets). As of 2019, the Pavement Condition Index (PCI) value was Very Good (93 PCI). The local agencies did not request a traffic study during the review of this project.

The majority of services would take place inside the facility, with outdoor recreation in the fenced area adjacent to the highway. Besides minimal automobile noise, operation of the facility is not anticipated to be a significant source of noise. After construction is completed, no activities are proposed that would significantly impact air quality. The Project Site is not near any water bodies, and is outside the flood plain. City of Ukiah water and wastewater connections are proposed and service is available. Lastly, the project has been reviewed and conditioned by several departments and agencies to reduce potential impacts from traffic, noise, air quality and water quality, with their recommendations included in the draft Conditions of Approval (**Attachment 2**).

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

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

NOTICE

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

- Published in the Ukiah Daily Journal on July 2, 2022;
- Posted on the Project site on July 1, 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 July 1, 2022.

RECOMMENDATION

Staff recommends Planning Commission 1) conduct a public hearing; 2) approve the proposed Major Use Permit and Site Development Permit, as amended with Landscape Plan, Revision 2; based on the Findings, and subject to the Conditions included in the Staff Report, dated July 6, 2022.

ATTACHMENTS

1. Draft Findings
2. Draft Conditions of Approval
3. Director's Determination, dated October 6, 2021
4. Application Materials
5. Agency Comments
6. Landscape Plan, Revisions
7. Draft Minutes of May 26, 2022 Design Review Board Meeting
8. Elevations Structure, Revisions

FINDINGS TO ADOPT A MAJOR USE AND SITE DEVELOPMENT PERMIT TO DEVELOP A 16-BED RESIDENTIAL AND OUTPATIENT MENTAL HEALTH REHABILITATION SERVICES FACILITY AT 531 SOUTH ORCHARD AVENUE (APN 002-340-47); FILE NO. 22-6999

The Community Development Department's recommendation for conditional approval of a Major Use Permit and Major Site Development Permit to develop a 16-bed residential and outpatient mental health rehabilitation facility at 531 South Orchard Avenue; APN 002-340-47, is based in part on the following findings, in accordance with UCC §9082, §9083, §9085, §9086, §9087, §9088, §9198, §9262, and §9263.

Major Use Permit Findings

1. *The proposed land use is consistent with the provisions of the Ukiah City Code as well as the goals and policies of the City General Plan.*

By Director's Determination, dated October 6, 2021, the proposed project was determined to be a use most similar to Guidance Services, and similar to other permitted uses within the Community Commercial (C1) Zoning District.

The proposed project is consistent with goals, objectives, and policies in the following General Plan Elements: Community Facilities, Circulation & Transportation, Safety, and Land Use. The Project would promote good personal health through the inpatient and outpatient mental health rehabilitations services (Goal CF-9.1). These services are to be supported as they are "concerned with health issues and...provide information to citizens to educate themselves about these issues" (Implementation Measure CF-9.1(a)). The inclusion of two five-space bicycle racks complies with Circulation & Transportation Element Goal CT-3, designing new development to be as accessible by foot, bicycle, and transit as it is by auto.

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

The Project Site is located within the Community Commercial (C1) zoning district, and is designated Commercial (C) in the 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 administrative offices ((Social Services, School District, and labor union offices), high density supportive housing, and Highway 101. At the intersection of the driveway and Orchard Avenue, the County recently completed an 8-bed mental health rehabilitation center.

The Project would be serviced by the City's water, sewer, electric, police, and fire services. In addition, the project has been reviewed by the following agencies to ensure compliance with the Ukiah City Code and other codes and regulations relating to health and safety: Ukiah Valley Fire Authority, City of Ukiah Public Works Department, City of Ukiah Police Department, City of Ukiah Electric Utility Department, and City of Ukiah Community Development Department – Building Division. Comments have been included as Conditions of Approval, as appropriate.

Findings | Major Use and Site Development Permit
Residential and Outpatient Mental Health Rehabilitation Facility
531 South Orchard Avenue; APN 002-340-47
File No. 22-6999

Major Site Development Permit Findings

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

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

Please see above response.

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

The Project would be located at the end of a driveway which ends in highway fencing, minimizing vehicular and pedestrian traffic impact. The Applicant requests relief from six required parking spaces, offering the inpatient portion of the on-site services, reliance on telemedicine, and staggered shifts as reasons the land use will result in a reduced demand for on-site parking due to reduced traffic impact.

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

The Project proposes 31 parking spaces for employees, patients, and visitors; with two five-space bicycle racks. The parking lot is spaced for safe ingress and egress. Vehicles and pedestrians would be able to access the site as the driveway continues onto the parcel. The parking for the parcel adjacent to the west is accessible prior to the Project Site. Parking for adjacent parcels to the south is accessed from a separate driveway, located to the south of the Project Site's driveway. All of the proposed parking spaces are located in such a manner that will not create a hazardous or inconvenient condition to adjacent or surrounding uses.

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

The Project complies with the required 20% landscape (with no less than 50% in live plantings) minimum described in UCC §9087. The Project Landscape/Site Plan includes trees along the eastern and western parcel lines as visual screening from neighboring buildings and the highway. The north and east property lines will have a seven-foot redwood fence. There is additional landscaping next to the building's front entryway.

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

Light and air will be impacted to the level common for new construction. The parcel will be developed in compliance with the Community Commercial design and development standards. The west and south property lines will be open for air circulation. The parking lot will have downward pointing, dark sky compliant lighting with similarly positioned scone lighting on the outside of the building. The Project is contained within a single parcel, and the proposed use of mental health rehabilitation services complements the existing health services in the neighborhood, rather than impairing their value.

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

The Project Site is surrounded by the Community Commercial (C1) zoning district, with Highway 101 adjacent to the east. There are no adjacent residential zoning districts.

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

The site is currently vacant, generally flat, and covered by invasive weeds and grasses which are routinely mowed. Minimal grading is proposed which will not substantially alter the natural grade. Existing trees will remain, with additional trees and drought resistant shrubs and ground cover proposed. Low Impact Development design features, including a rain garden have been integrated into the project to provide adequate site drainage.

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

The proposed two-story structure includes a variety of surface materials with coordinated colors, with articulation in the roof lines and floor sizes. The Design Review Board made recommendations of approval of the project, with additional recommendations regarding the tree wells and possible alteration of the proposed Antique White paint color. They did not make any recommendations for alterations to the architecture.

California Environmental Quality Act

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

**CONDITIONS TO ADOPT A MAJOR USE AND SITE DEVELOPMENT PERMIT TO DEVELOP
A 16-BED RESIDENTIAL AND OUTPATIENT MENTAL HEALTH REHABILITATION SERVICES
FACILITY AT 531 SOUTH ORCHARD AVENUE (APN 002-340-47); FILE NO. 22-6999**

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

Approved Project Description: A Major Use and Site Development Permit application was received on April 11, 2022, to develop a 16-bed residential mental health rehabilitation services facility, with administrative and outpatient mental health rehabilitation services included.

The subject property is ±0.6-acre (25,573 sf) in size. The Project Site is mostly vacant, improved with a chain link fence along Highway 101, and is accessed via a long driveway from Orchard Street. The project includes the following components.

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
- Metal and hardiboard siding, with a ribbed metal roof
- Redwood fencing on east and north property lines

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 obtain all required Sign Permits, in compliance with Division 3, Chapter 7, Signs, of the UCC.
7. All fees associated with the project planning permits and approvals shall be paid in full prior to occupancy.
8. The business is required to obtain a City of Ukiah business license prior to occupancy.
9. 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.

ELECTRIC UTILITY DEPARTMENT

10. This property will be served from underground facilities.
11. The Electric transformer shall be located in an exposed area easily accessible by the City Electric Utility Crew and vehicles.
12. All future site improvements shall be submitted to the Electric Utility Department for review and comment. At this time, specific service requirements, service Voltage and developer costs and requirements will be determined. A site visit by the department is required prior to any future work.
13. Prior to issuance of building permits, Permittee/Developer shall provide projected load

calculations to the Electric Utility Department (EUD).

14. The Permittee and Property Owner shall grant and record easements to the City for all electric infrastructure and equipment on the parcel.
15. Developer/customer shall incur all costs of this future project to include (labor, materials, equipment and future services).

COMMUNITY DEVELOPMENT DEPARTMENT - BUILDING DIVISION

16. The design and construction of all site alterations shall comply with the 2019 California Building Code, 2019 Plumbing Code, 2019 Electrical Code, 2019 California Mechanical Code, 2019 California Fire Code, 2019 California Energy Code, 2019 Title 24 California Energy Efficiency Standards, 2019 California Green Building Standards Code and City of Ukiah Ordinances and Amendments.

UKIAH VALLEY FIRE AUTHORITY

17. New and existing buildings shall have approved address numbers placed in a position to be plainly legible from the street or road fronting the property, CFC 505.1. Address number shall be placed on the South facing exterior and East facing wall at corner of main building. Fire Marshal can verify with contractor.
18. In the event of power supply failure, an emergency electrical system shall automatically illuminate the means of egress. CFC 1008.3.
19. Exit signs shall be internally or externally illuminated at all times; signs shall be connected to an emergency power system that provides illumination for not less than 90 minutes in case of primary power loss. CFC 1013.3 & 1013.6.3.
20. An "Knox Box" key security safe shall be required, and mounted on the exterior at a location specified by the Fire Marshal.
21. Emergency contact information shall be provided to the Fire Department.

DEPARTMENT OF PUBLIC WORKS

22. All driveway and parking areas shall be surfaced with asphaltic concrete (2-inch asphalt 6-inch aggregate base), concrete, or other surfacing so as to provide a durable, dust free all-weather surface which shall meet the requirement of all applicable laws and the approval of the Director of Public Works.
23. All work within the public right-of-way shall be performed by a licensed and properly insured contractor. The contractor shall obtain an encroachment permit for work within this area or otherwise affecting this area. Encroachment permit fee shall be \$45 plus 3% of estimated construction costs.
24. Applicant shall upgrade existing sidewalk along subject property frontage to meet ADA requirements, including at the existing driveway approach at Orchard Avenue. Public sidewalk improvements outside of the street right-of-way will require a sidewalk easement dedicated to the City.

25. To complete our review of the building permit application, provide a listing of all proposed plumbing fixtures throughout the structure. Appropriate sewer fees will then be applied.
26. Prior to issuance of building permit, final improvement plans, including a detailed erosion control plan, shall be required, to the satisfaction of the City Engineer.
27. Applicant shall submit a complete Preliminary SUSMP pursuant to Chapter 6 and Chapter 7 of the Low Impact Development Technical Design Manual.
28. Capital Improvement fees for water service are based on the water meter size. A fee schedule for water meter sizes is available upon request. Additionally, there is a cost for City crews to construct the water main taps for the proposed water services to serve the project.

DRAFT



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.



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: <i>RQMC Mental Health Rehabilitation Center + Office Building</i>			
PROJECT ADDRESS/CROSS STREETS: <i>531 S. Orchard</i>		AP NUMBER(S): <i>002-340-47</i>	
APPLICANT/AUTHORIZED AGENT: <i>Dan Anderson</i>	PHONE NO: <i>707-272-9913</i>	FAX NO:	E-MAIL ADDRESS: <i>andersond@rqmc.org</i>
APPLICANT/AUTHORIZED AGENT ADDRESS: <i>350 East Gobbi St.</i>		CITY: <i>Ukiah</i>	STATE/ZIP: <i>CA 95482</i>
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:	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

--

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 exerise 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

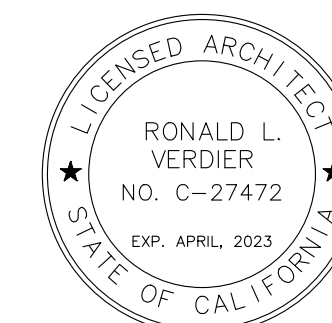
- Projected Parking Spaces Needed
 - o Total RQMC staff parking spaces needed: 19.5
 - o Total out-patient and resident parking spaces needed: 4.5
 - o Total visitor parking spaces needed: 3.5
 - o **Total parking spaces needed: 28.5**





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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

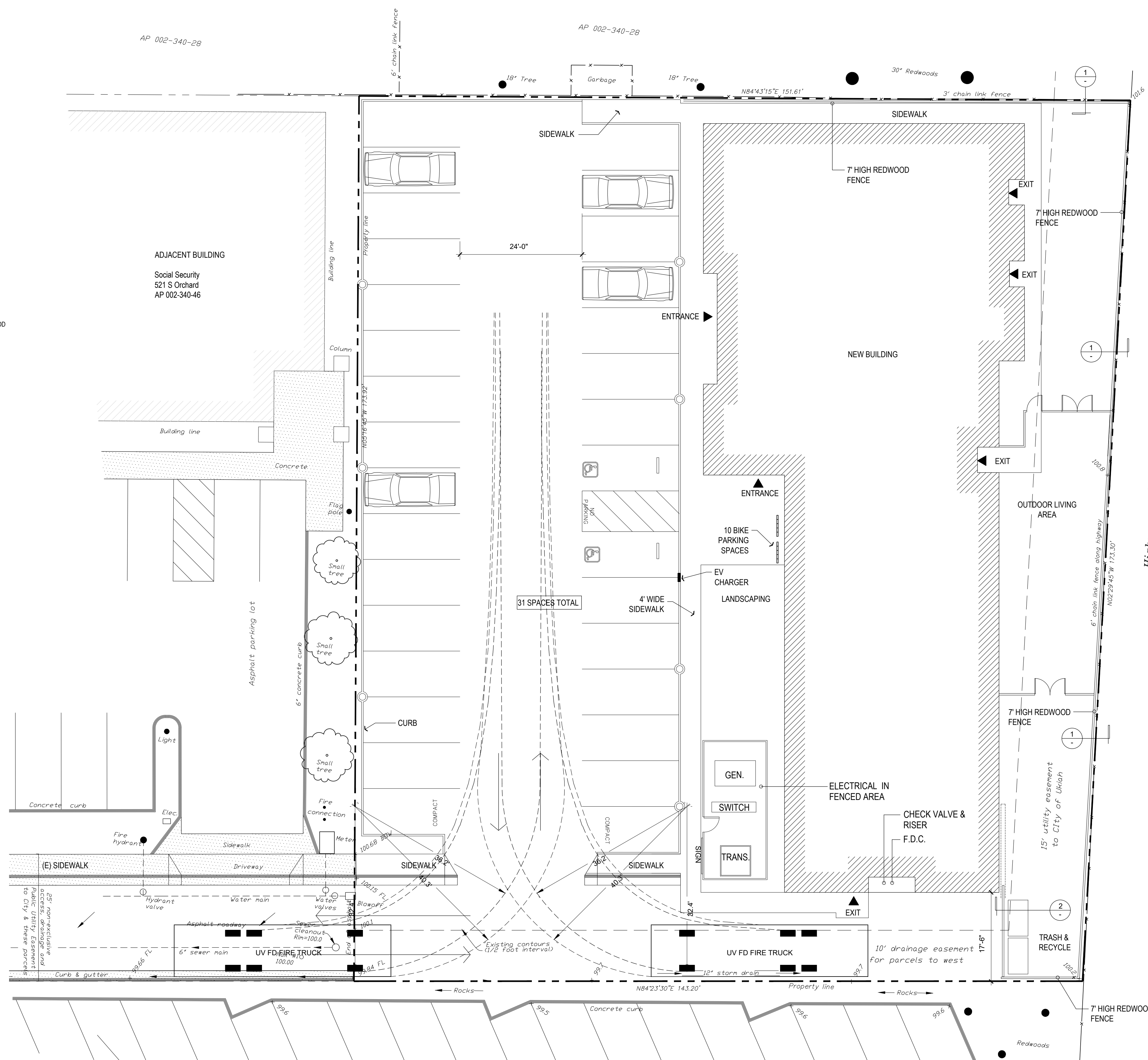
Drawn RV

Job Number
2106

Drawing Number

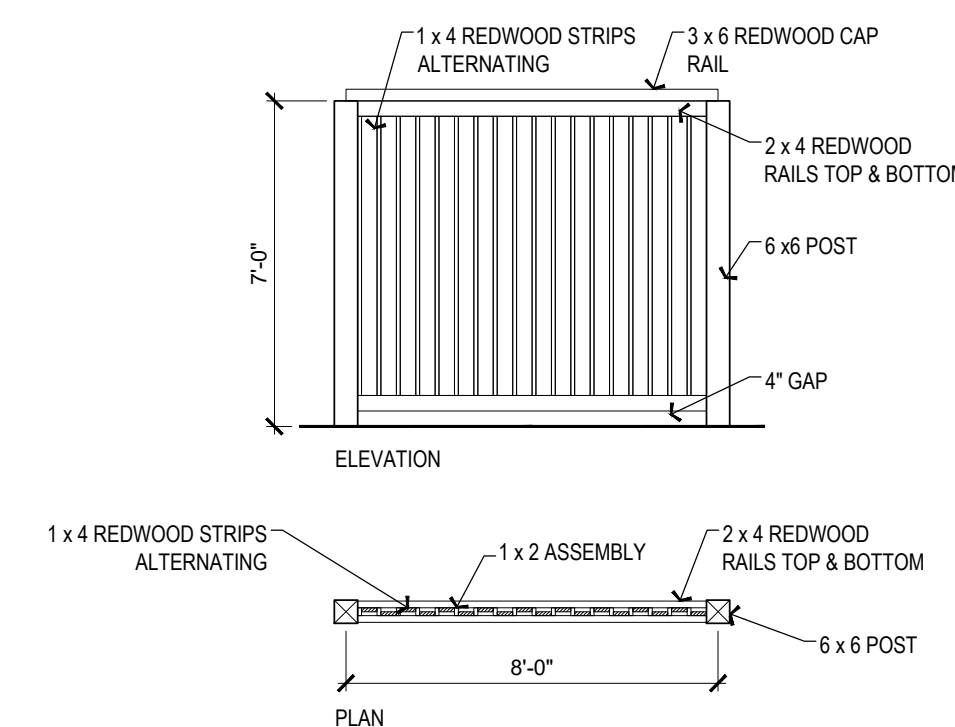
A1.1

PROJECT
NORTH



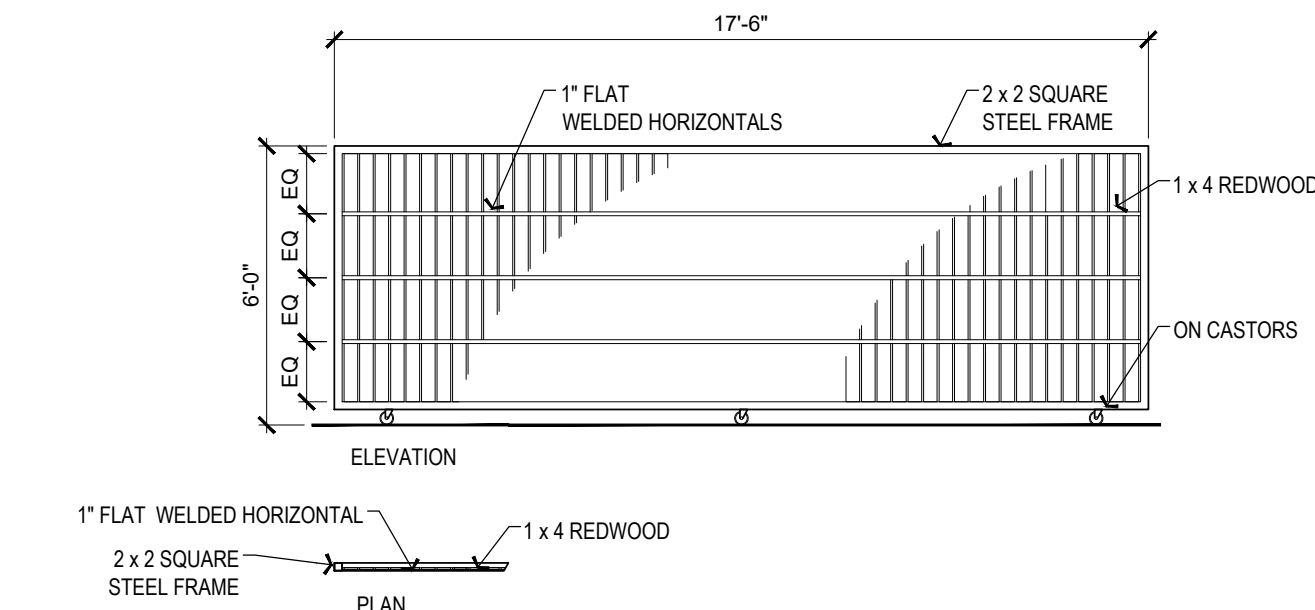
Site Plan

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



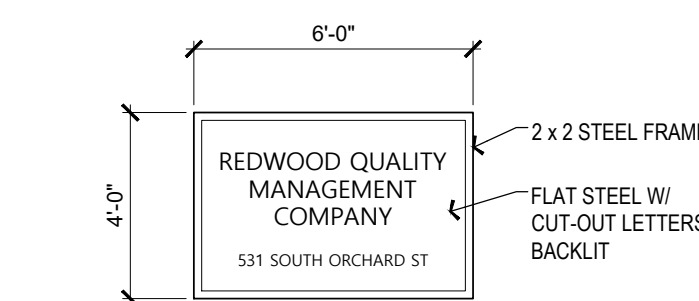
1 Fence Detail

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



2 Trash & Recycling Gate Detail

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



3 Sign Detail

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



Professional Engineer Seal for Ronald L. Verwer, State of California, License No. C-27472, Exp. April, 2023.

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Issued for Plan Check 17 March 2022
Issued for Planning Commission Review
1 June 2022

531 S. Orchard Avenue,
Ukiah CA 95482

APN: 002-340-47

Drawing Title

Scale As Noted

Date April 2022

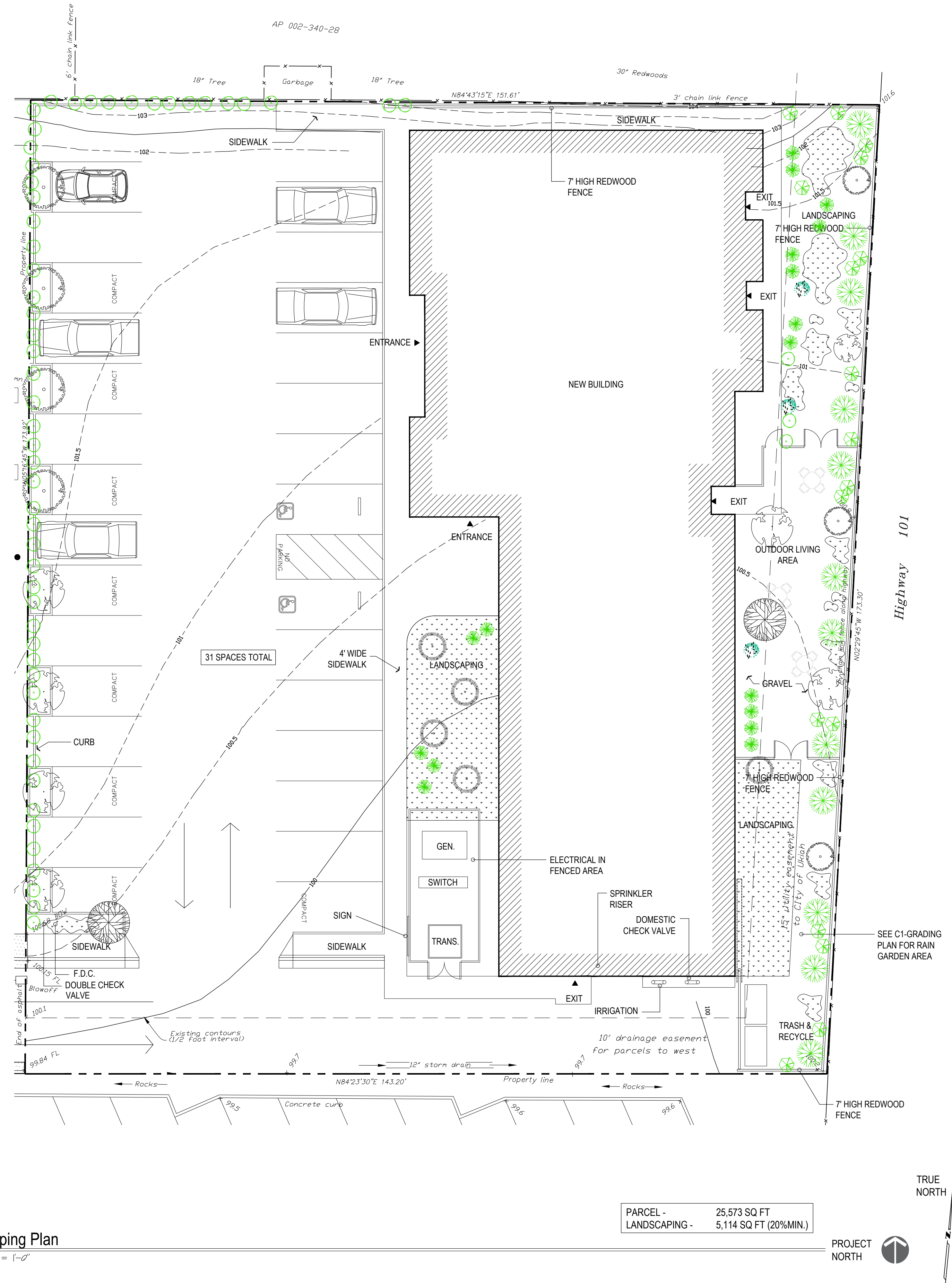
Drawn RV

Job Number
2106

Drawing Number

A1.2

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



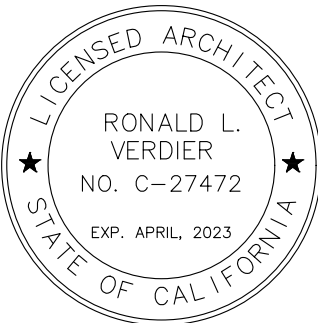
TRUE
NORTH

PROJECT
NORTH



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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

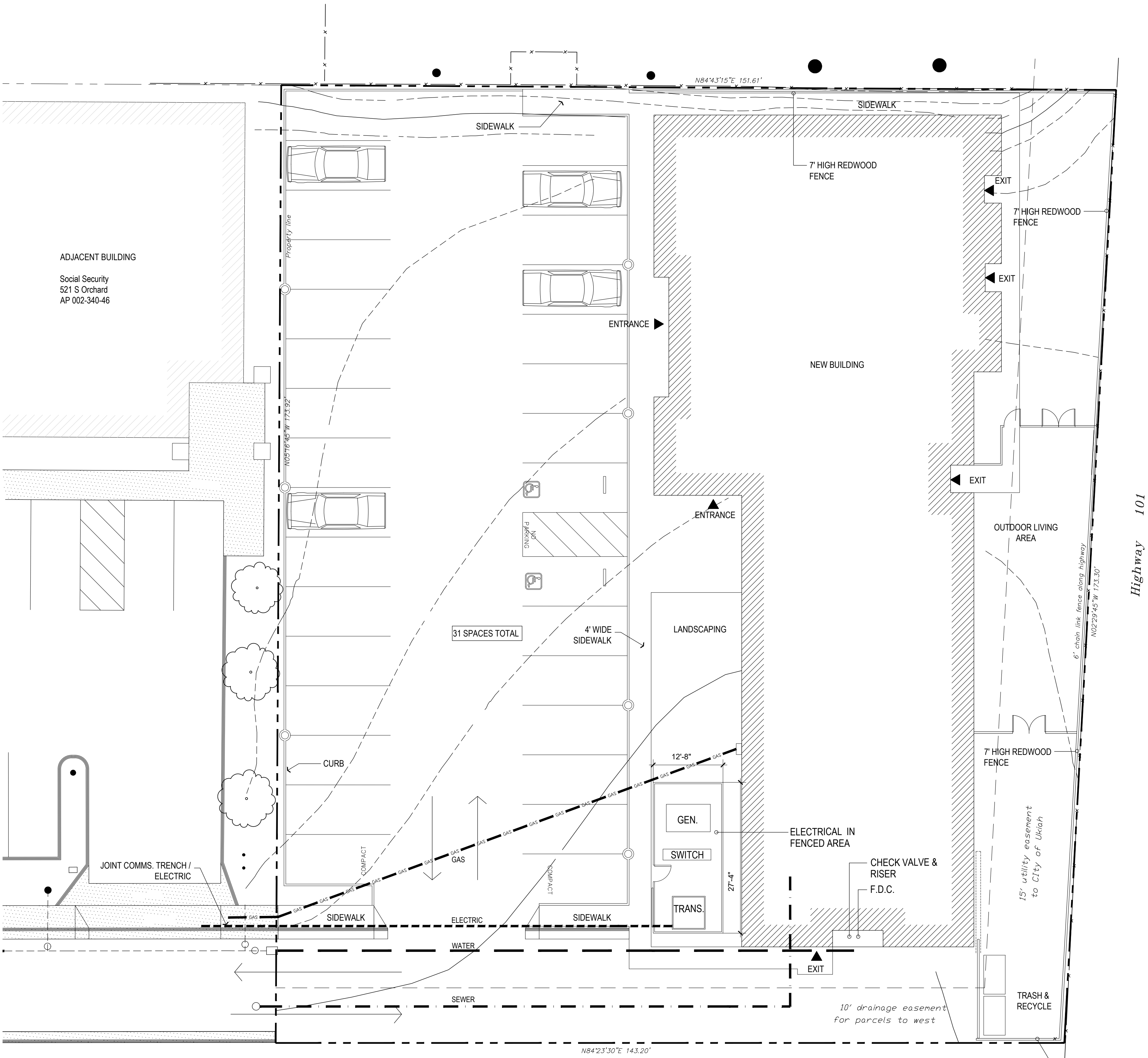
UTILITIES SYMBOLS

GAS

SEWER

ELECTRIC

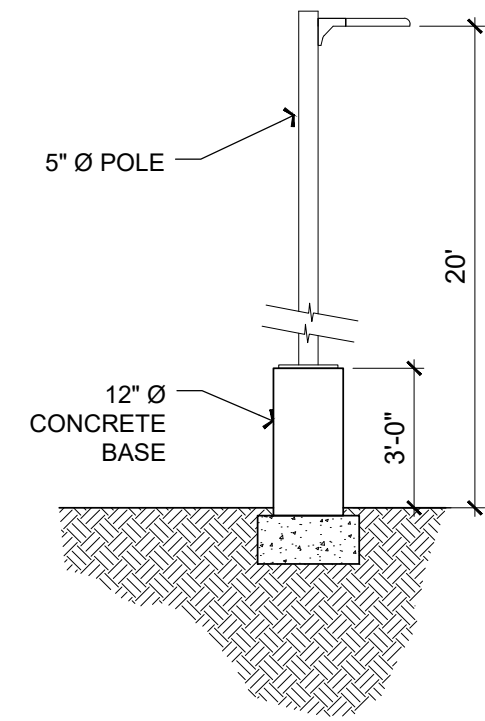
WATER



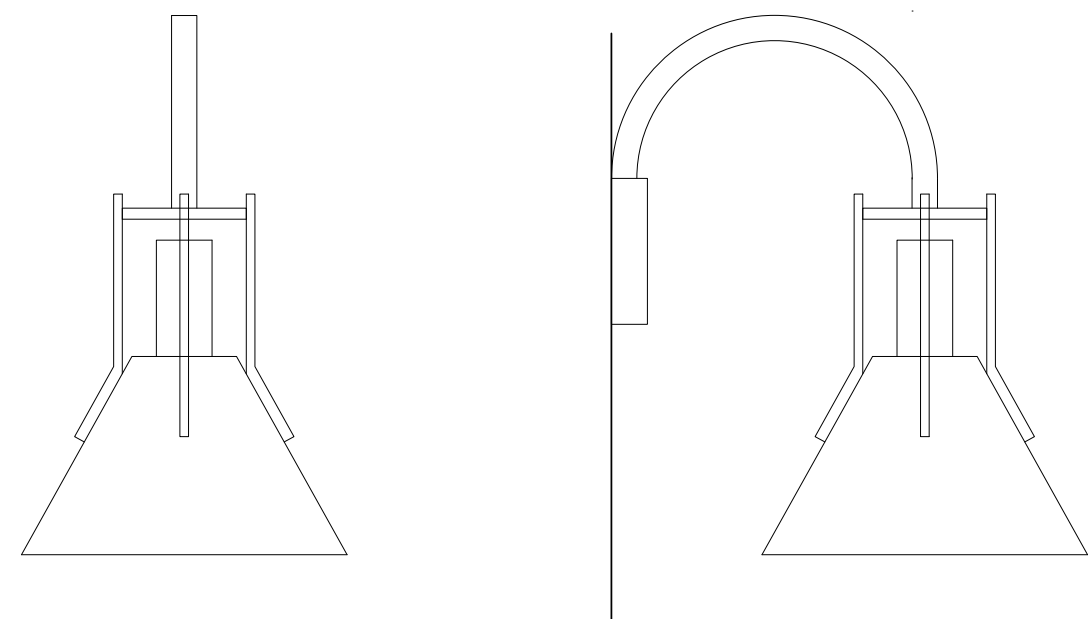
Utility Plan

SCALE: 3/8" = 1'-0"

PROJECT
NORTH

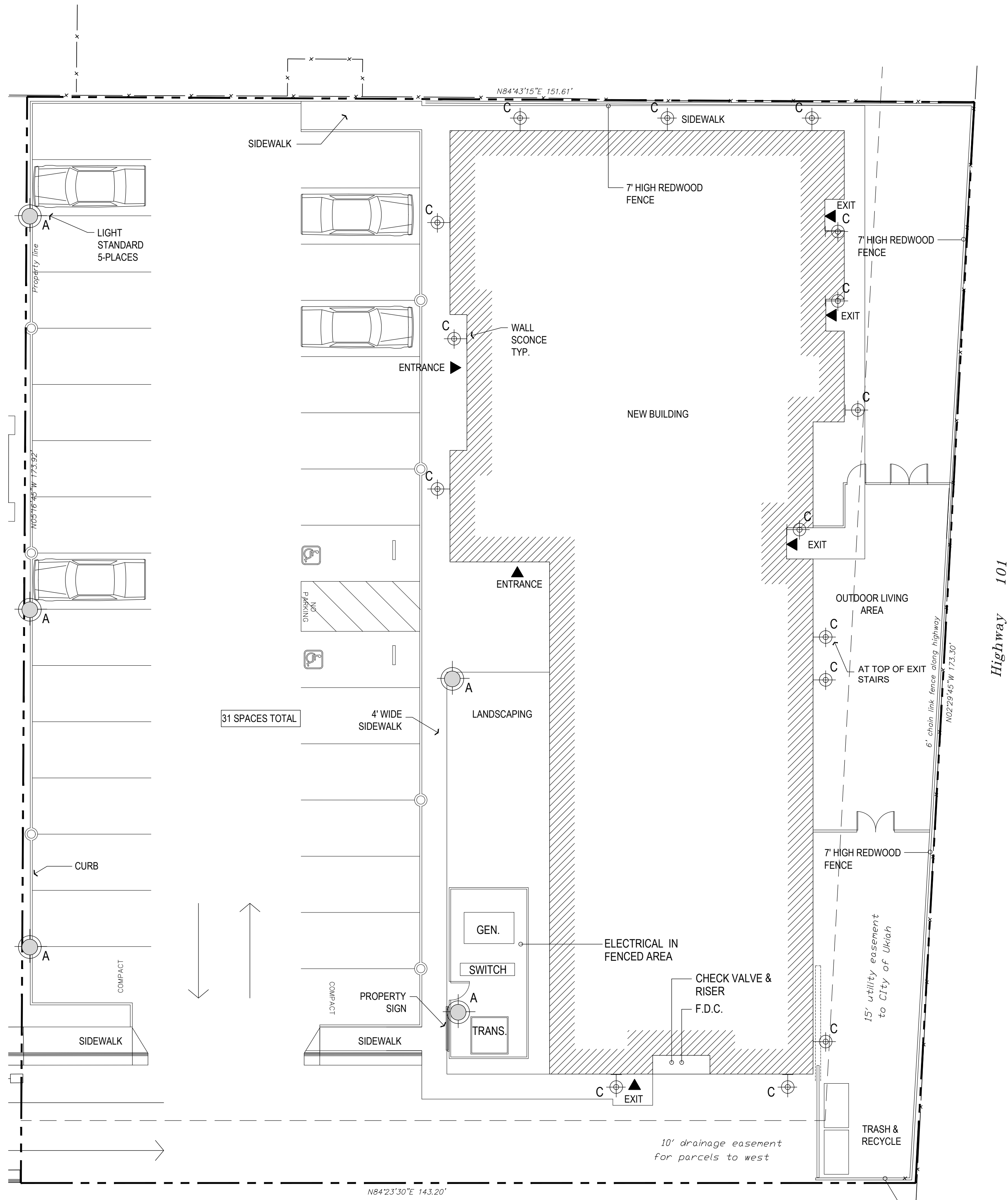


1 "A" Pole Lights
SCALE: 1/4" = 1'-0"



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



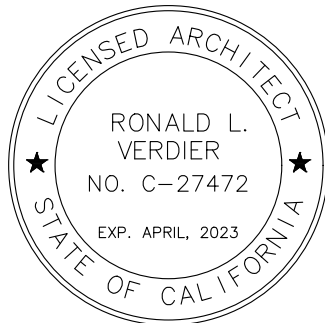
Lighting Plan
SCALE: 3/32" = 1'-0"

PROJECT NORTH



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APN: 002-340-47

Drawing Title

Scale As Noted

Date April 2022

Drawn RV

Job Number
2106

Drawing Number

A1.4

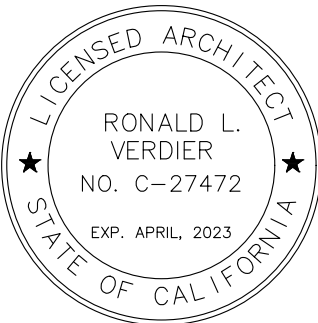


WEST ELEVATION



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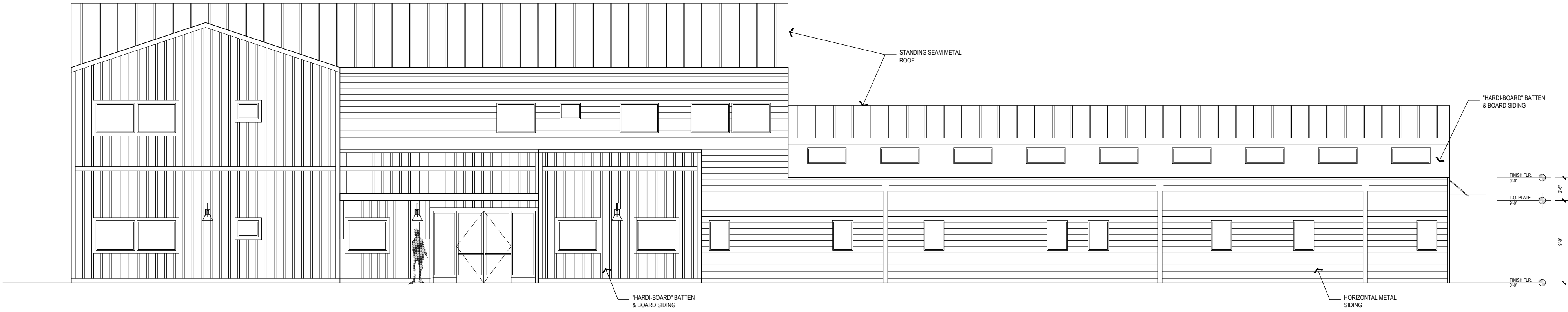
531 S. Orchard Avenue,
Ukiah CA 95482

APN: 002-340-47

Drawing Title

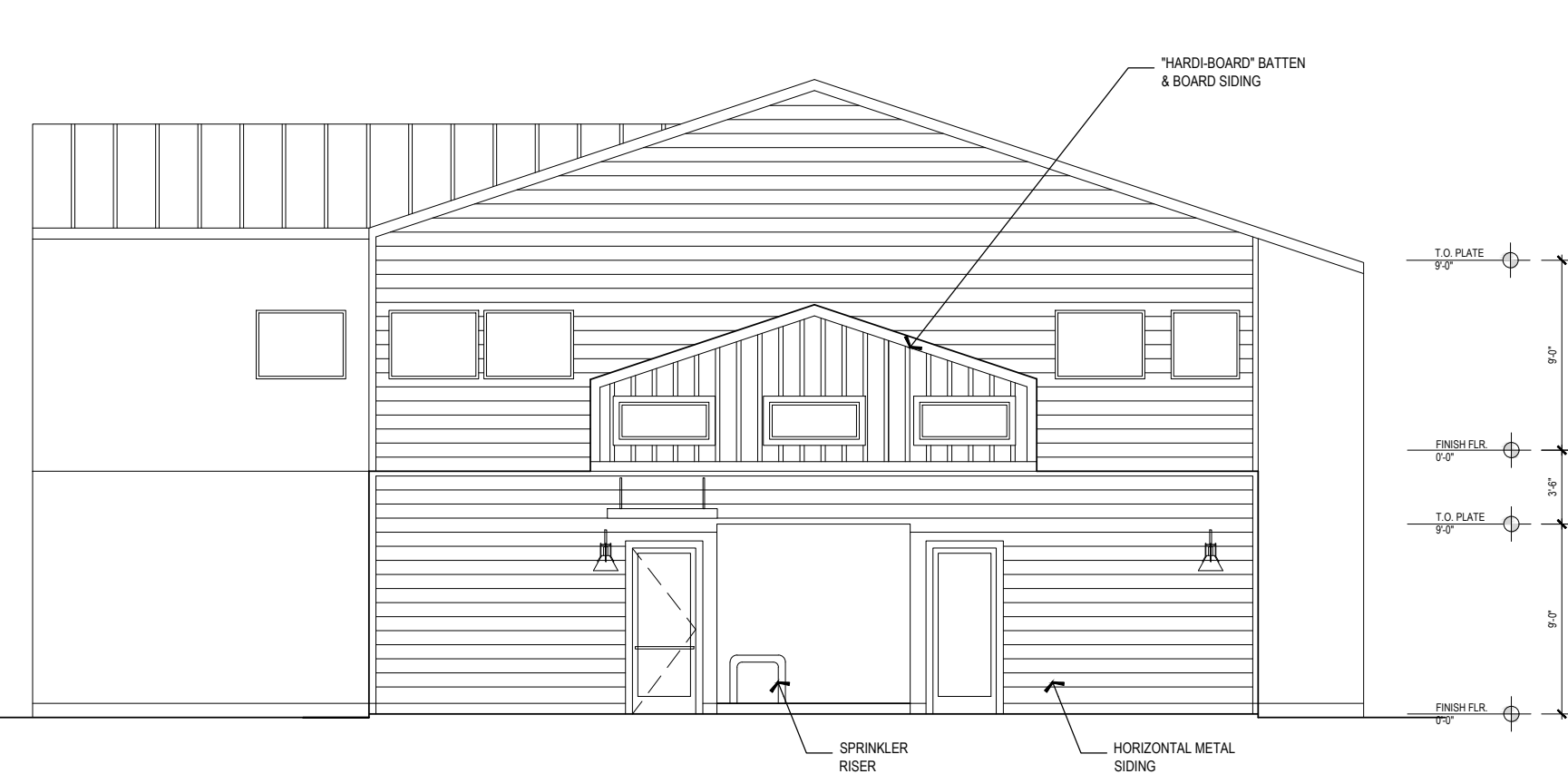
Scale As Noted
Date April 2022
Drawn RV
Job Number 2106
Drawing Number

A4.1



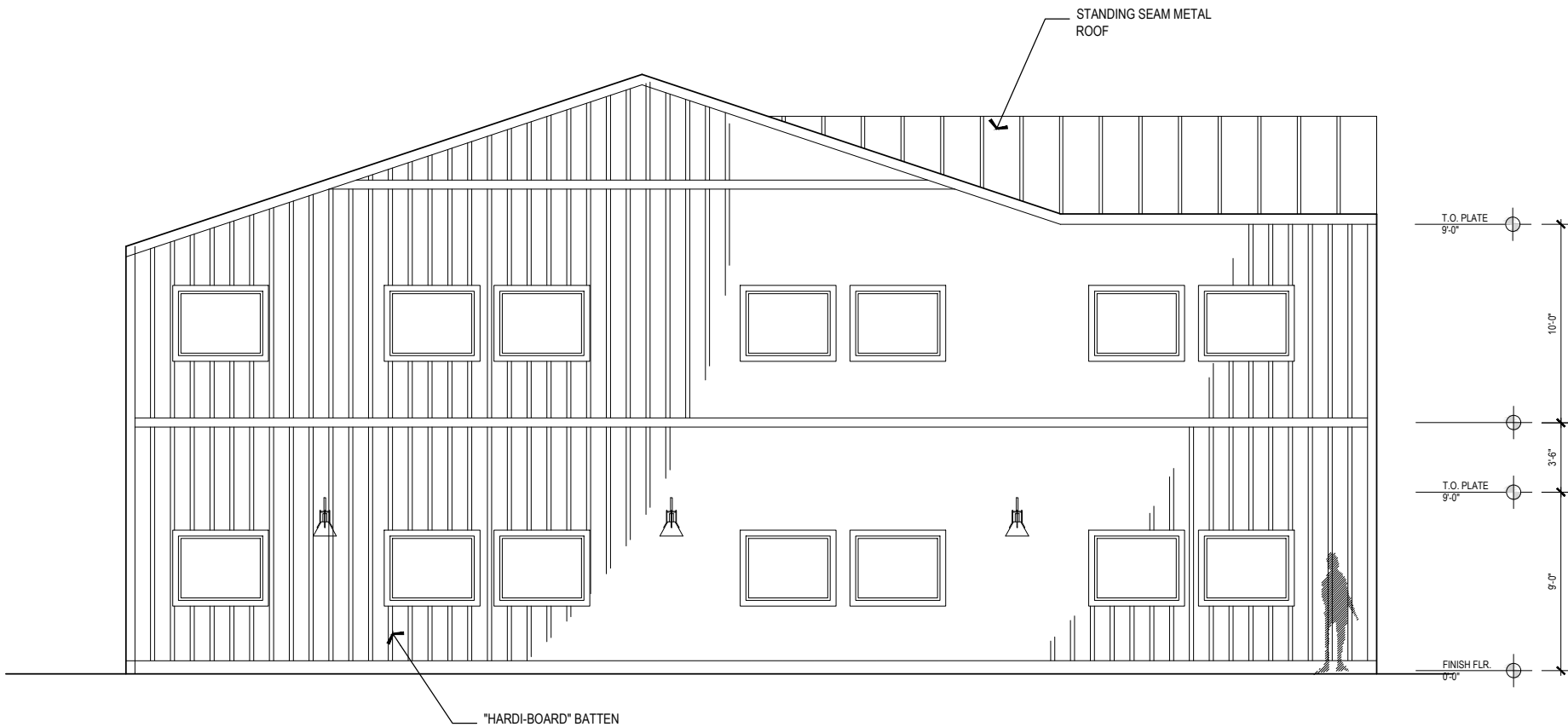
West Elevation

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



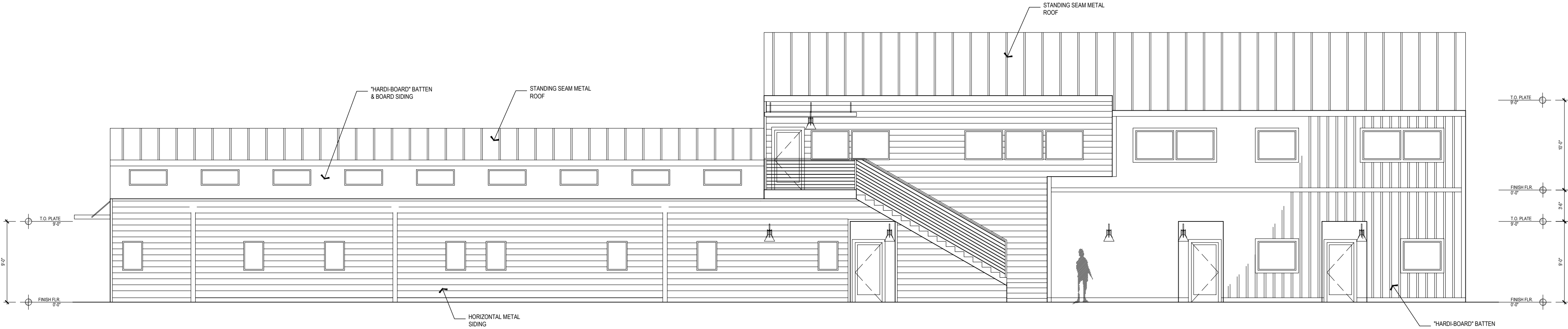
South Elevation

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



North Elevation

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



East Elevation

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



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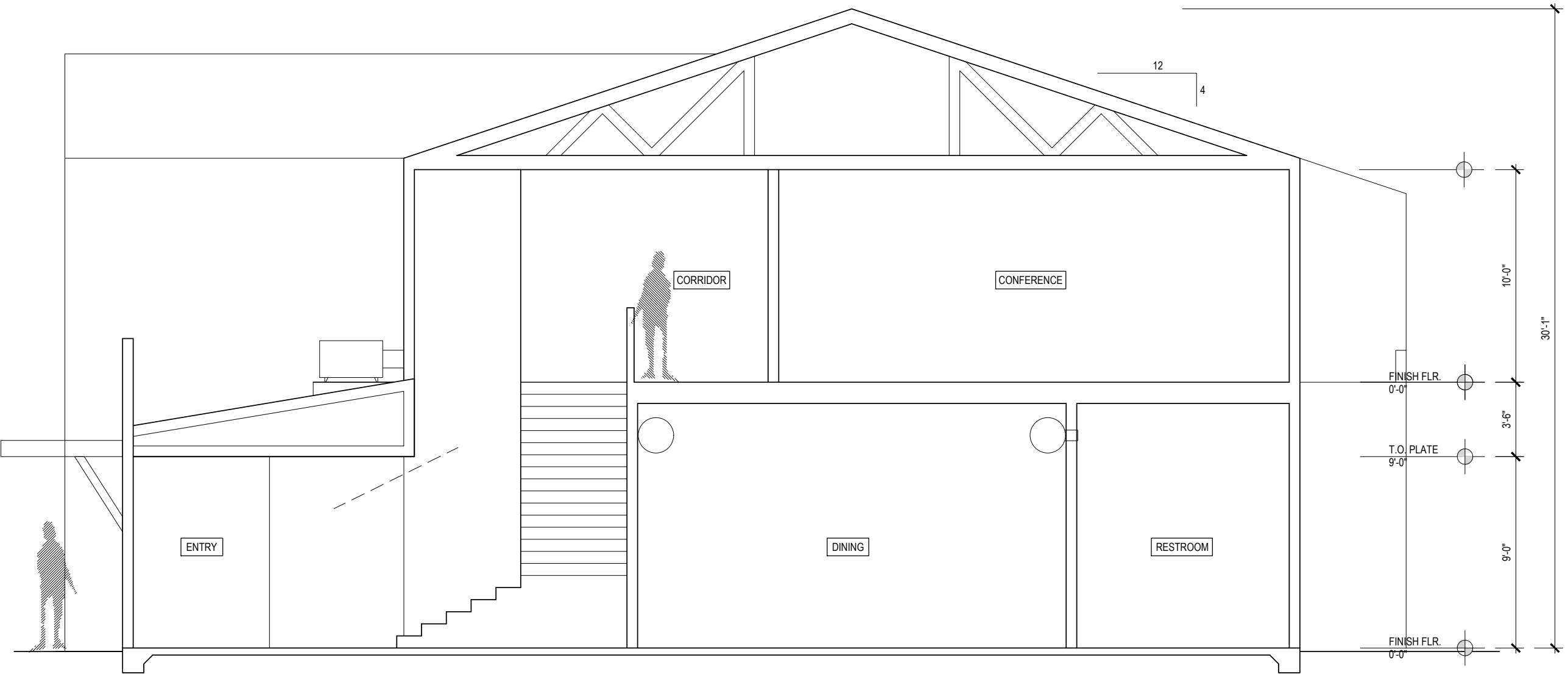
Redwood Quality
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531 S. Orchard Avenue,
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APN: 002-340-47

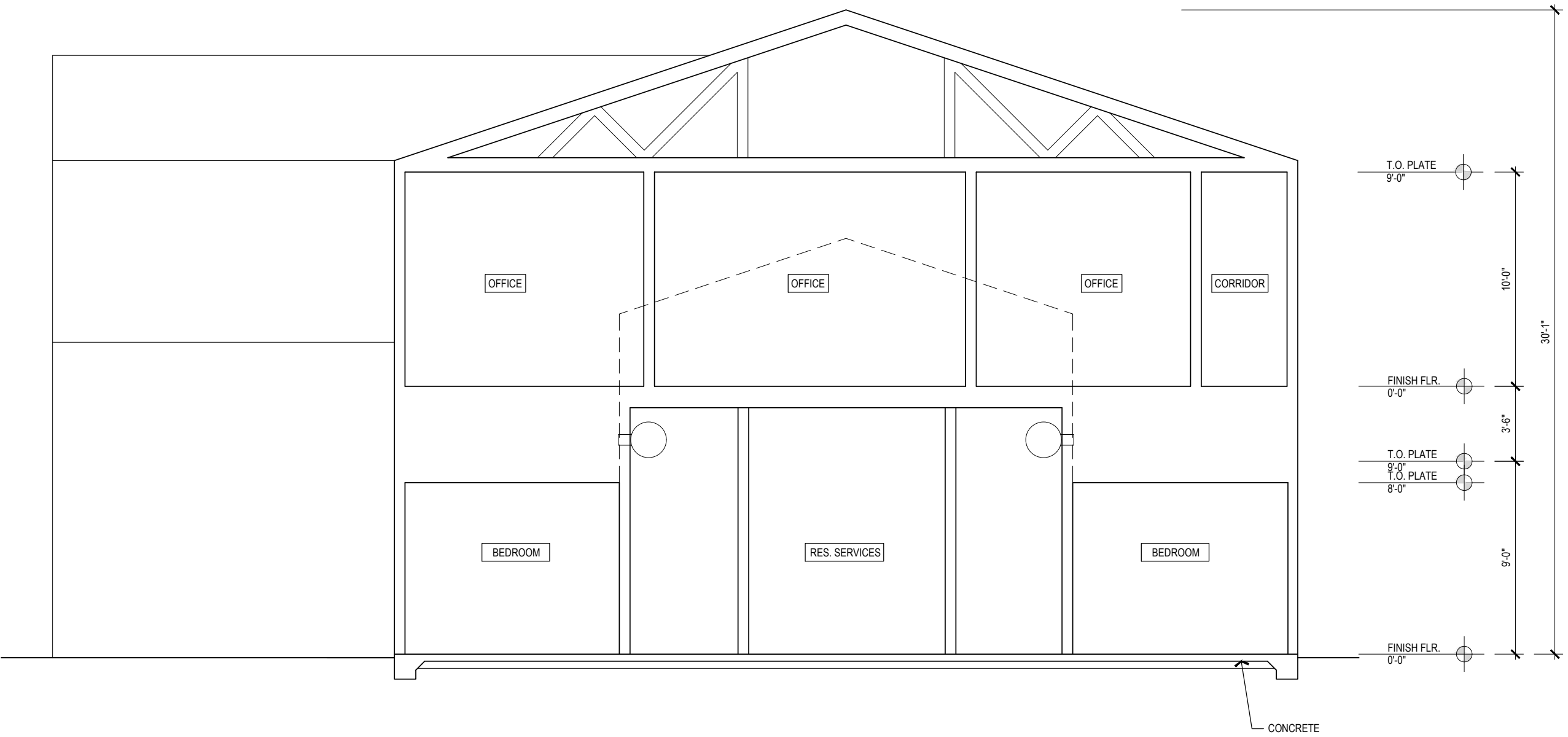
Drawing Title	
Scale	As Noted
Date	April 2022
Drawn	RV
Job Number	2106
Drawing Number	

A3.1



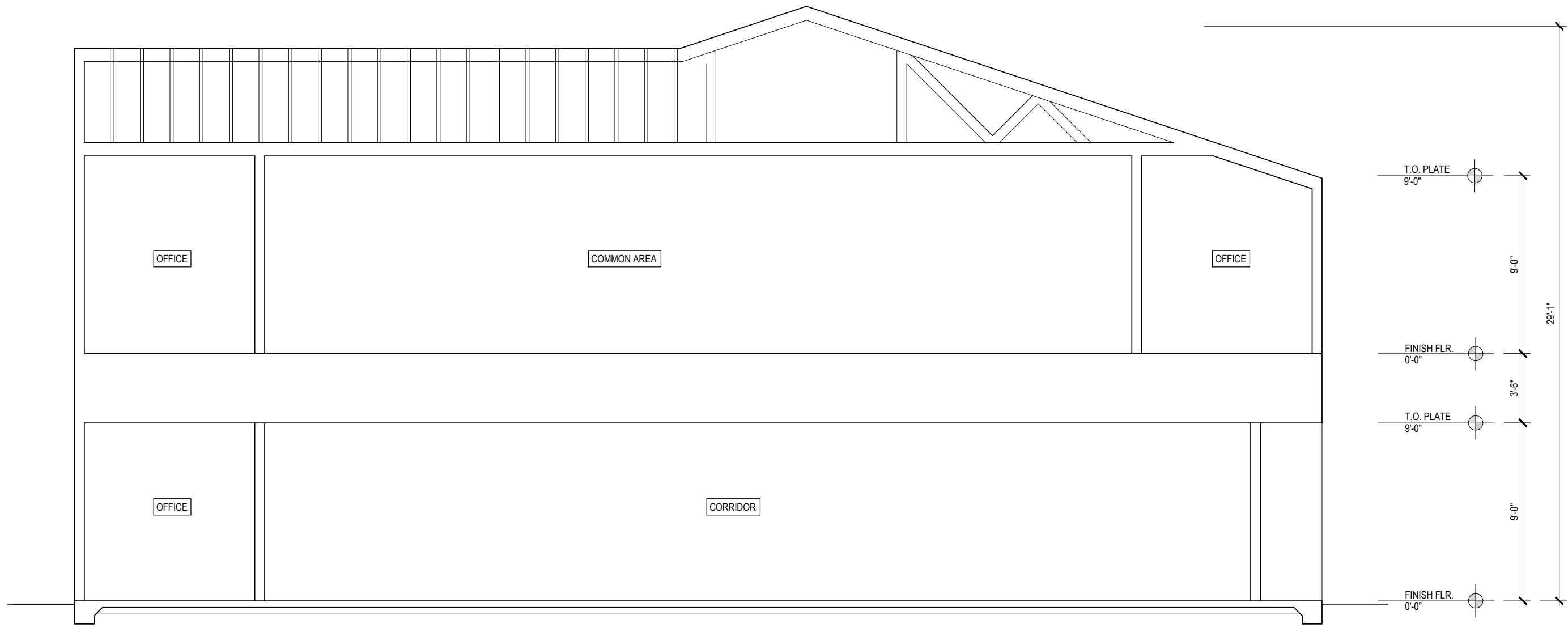
Section C

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



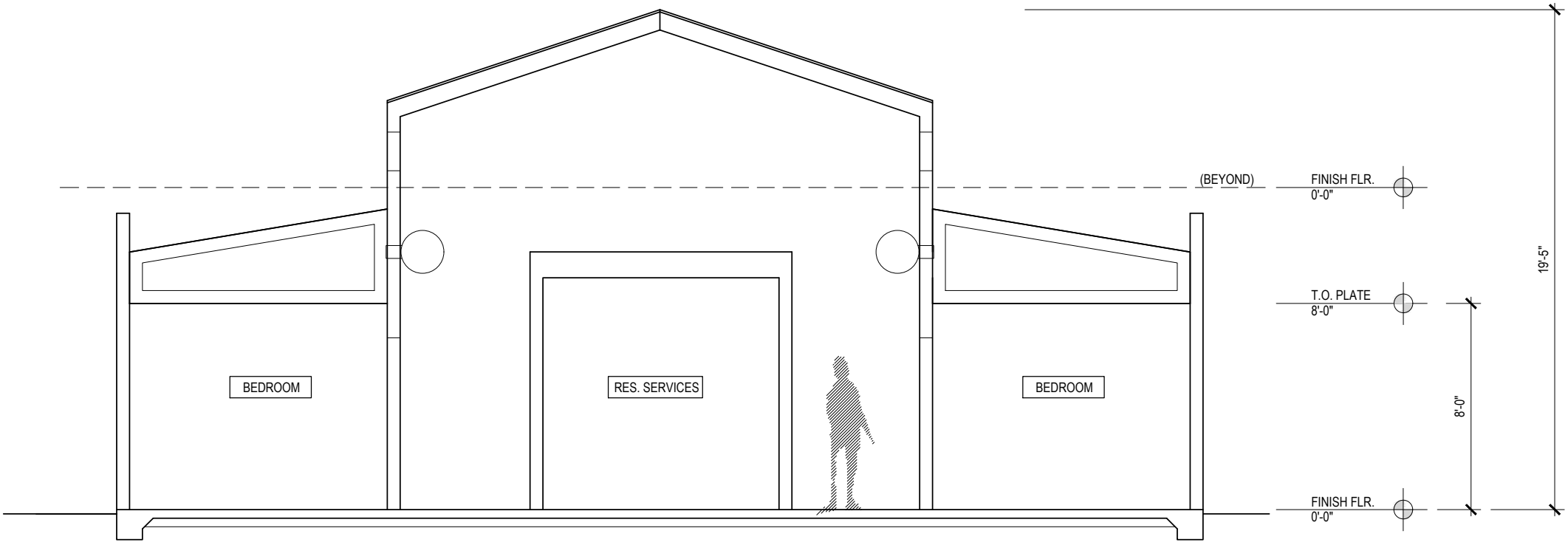
Section B

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



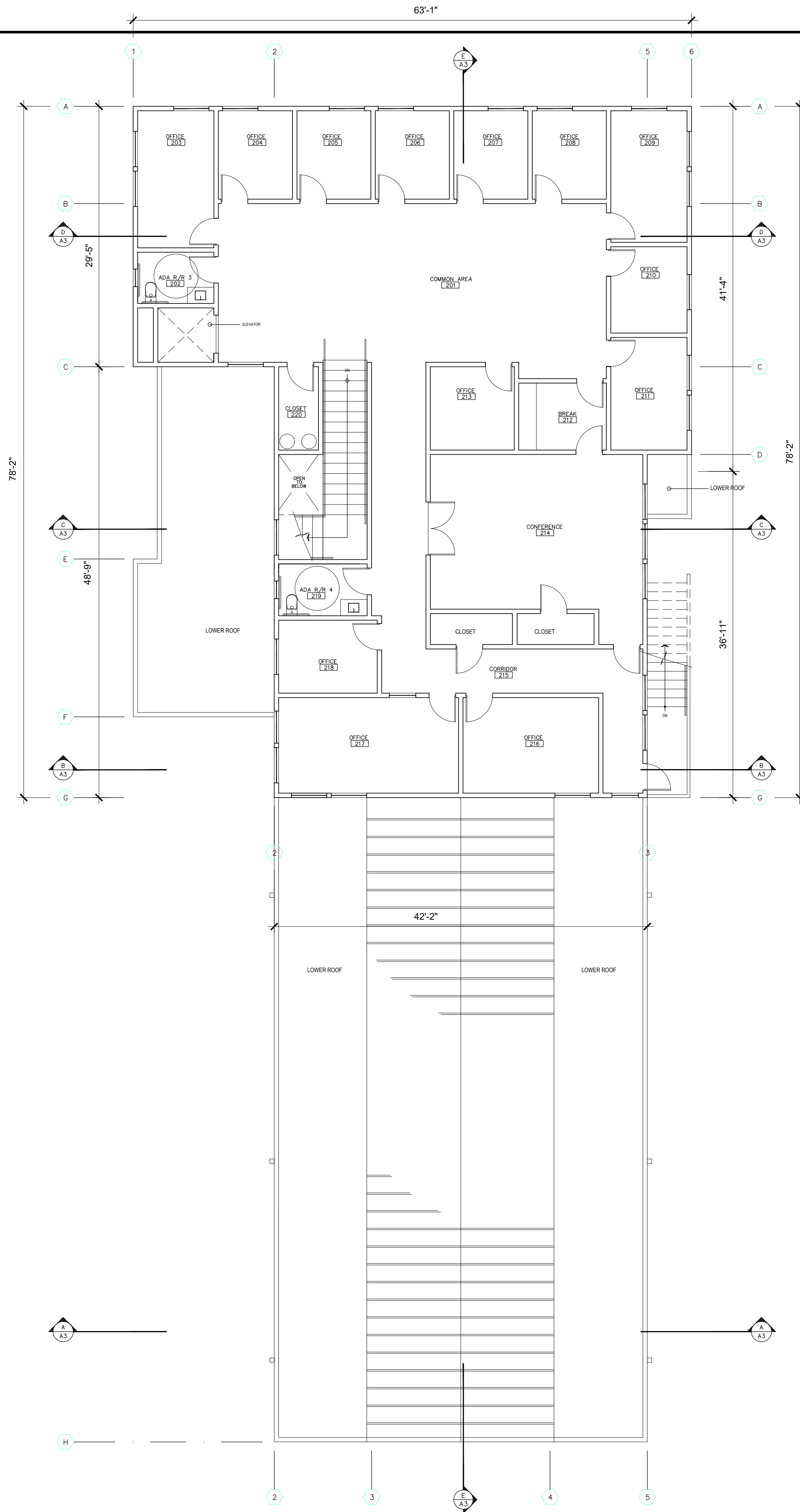
Section D

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



Section A

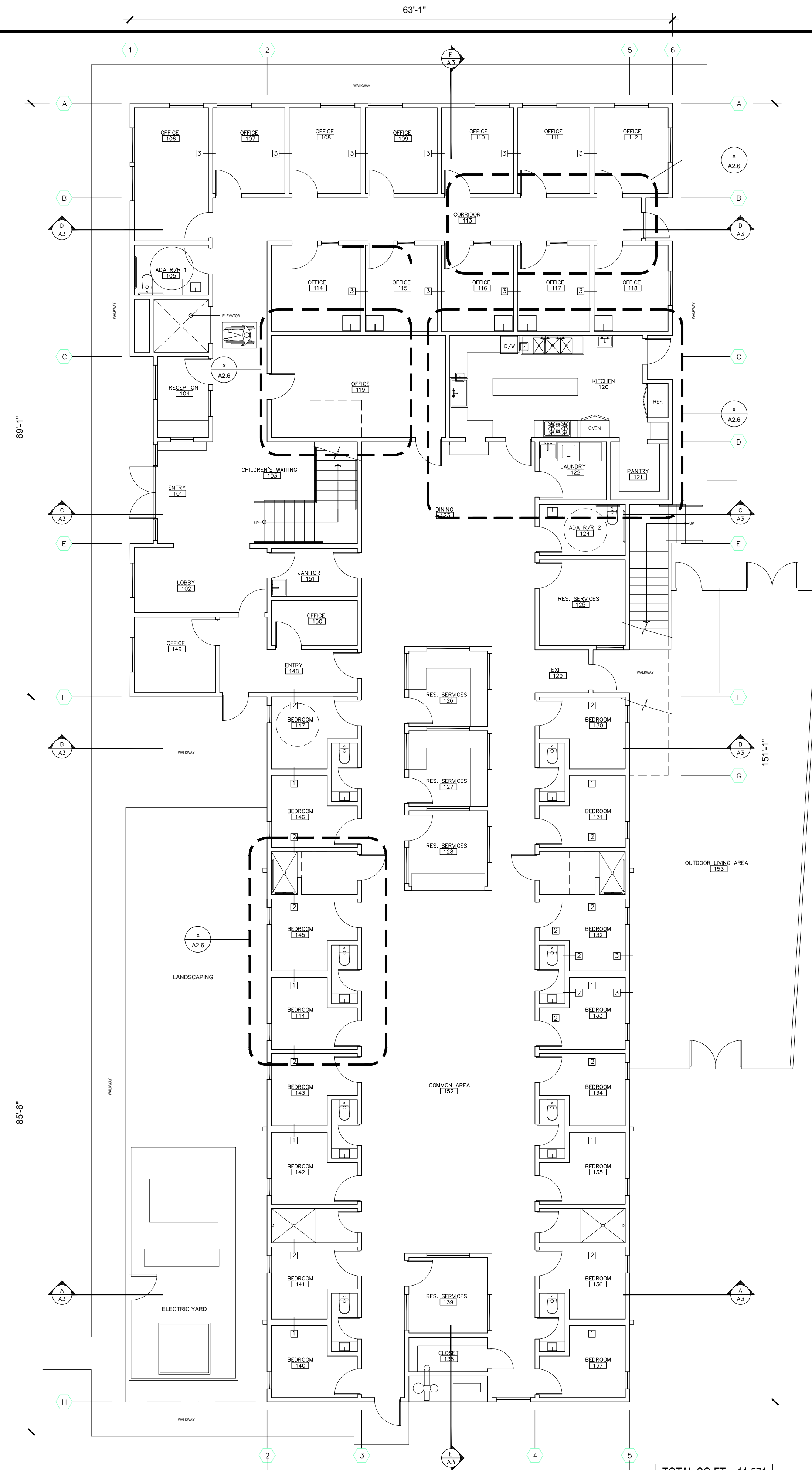
SCALE: 3/16" = 1'-0"



Upper Floor Plan

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

3,978 SQ FT



Ground Floor Plan

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

7,593 SQ FT

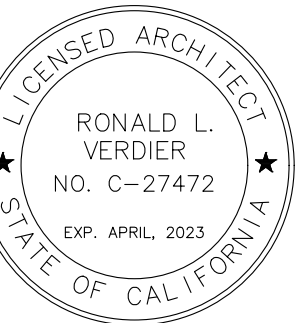
PROJECT NORTH

TOTAL SQ FT = 11,571



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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

Mireya Turner

From: Matthew Keizer
Sent: Monday, April 18, 2022 9:11 AM
To: Mireya Turner
Subject: RE: Request for Review - Mental Health Rehabilitation Center - 531 S. Orchard Avenue

1. The design and construction of all site alterations shall comply with the 2019 California Building Code, 2019 Plumbing Code, 2019 Electrical Code, 2019 California Mechanical Code, 2019 California Fire Code, 2019 California Energy Code, 2019 Title 24 California Energy Efficiency Standards, 2019 California Green Building Standards Code and City of Ukiah Ordinances and Amendments.



Matt Keizer, CBO, MCP, CFM
Building Official
Code Compliance Officer

Email: mkeizer@cityofukiah.com

300 Seminary Ave

Ukiah, CA 95482

Office 707-467-5786

Desk 707-467-5718

Fax 707-463-6204

Inspection 707-463-6739

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

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From: Mireya Turner <mtturner@cityofukiah.com>

Sent: Thursday, April 14, 2022 1:54 PM

To: Matthew Keizer <mkeizer@cityofukiah.com>; Tim Eriksen <teriksen@cityofukiah.com>; Jason Benson <jbenson@cityofukiah.com>; Ian Broeske <ibroeske@cityofukiah.onmicrosoft.com>; Cedric Crook <ccrook@cityofukiah.com>; Noble Waidelich <nwaidelich@cityofukiah.com>; Scott Bozzoli <sbozzoli@cityofukiah.com>; Sonu Upadhyay <supadhyay@cityofukiah.com>

Subject: Request for Review - Mental Health Rehabilitation Center - 531 S. Orchard Avenue

Good afternoon,

Attached please find the application and documents for a proposed Residential and Outpatient Mental Health Rehabilitation Center.

The project includes the following:

- 16 bedrooms
- 5 Residential Services rooms
- 27 Offices
- 1 conference room

Interoffice Memorandum



To: Mireya Turner, Planning Manager
From: Jason Benson, Senior Civil Engineer
Date: May 4, 2022
Re: Major Use & Site Development Permit at 531 S. Orchard Avenue

The Department of Public Works has reviewed the above noted project and recommends the following conditions of approval for the facility:

1. All driveway and parking areas shall be surfaced with asphaltic concrete (2-inch asphalt 6-inch aggregate base), concrete, or other surfacing so as to provide a durable, dust free all-weather surface which shall meet the requirement of all applicable laws and the approval of the Director of Public Works.
2. All work within the public right-of-way shall be performed by a licensed and properly insured contractor. The contractor shall obtain an encroachment permit for work within this area or otherwise affecting this area. Encroachment permit fee shall be \$45 plus 3% of estimated construction costs.
3. Applicant shall upgrade existing sidewalk along subject property frontage to meet ADA requirements, including at the existing driveway approach at Orchard Avenue. Public sidewalk improvements outside of the street right-of-way will require a sidewalk easement dedicated to the City.
4. To complete our review of the building permit application, provide a listing of all proposed plumbing fixtures throughout the structure. Appropriate sewer fees will then be applied.
5. Prior to issuance of the building permit, final improvement plans, including a detailed erosion control plan, shall be required, to the satisfaction of the City Engineer.
6. Applicant shall submit a complete Preliminary SUSMP pursuant to Chapter 6 and Chapter 7 of the Low Impact Development Technical Design Manual.
7. Capital Improvement fees for water service are based on the water meter size. A fee schedule for water meter sizes is available upon request. Additionally, there is a cost for City crews to construct the water main taps for the proposed water services to serve the project

PROJECT REVIEW REFERRAL

Please provide comments by:

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 Manager		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
	Ukiah Municipal Airport Operations Manager		Sonoma State Northwest Information Center
	Airport Land Use Commission (County Staff)		AT & T
	Mendocino County Air Quality		PG & E (gas)
	Mendocino County Environmental Health		PG & E (Land Rights)
	California Military Land Use Office		Other:
FROM PROJECT PLANNER:			

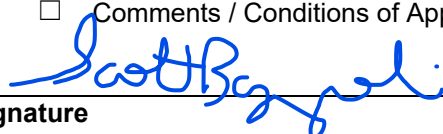
PROJECT INFORMATION:	
Project Name & Permit #:	
Site Address & APN:	
General Plan:	
Zoning:	
Airport Compatibility Zone:	
Date Filed:	
Resubmittal:	
Date Referred:	
Prev. Projects on Site (include file #)	
Applicant/Agent Name:	
Phone:	
Email:	
Project Summary:	

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) _____

☐ No Comment

☐ Comments / Conditions of Approval Attached


Signature

Date

Comments / Conditions of Approval:

PROJECT REVIEW REFERRAL

Please provide comments by: May 5, 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 Manager	☐	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
☐	Ukiah Municipal Airport Operations Manager	☐	Sonoma State Northwest Information Center
☐	Airport Land Use Commission (County Staff)	☐	AT & T
☐	Mendocino County Air Quality	☐	PG & E (gas)
☐	Mendocino County Environmental Health	☐	PG & E (Land Rights)
☐	California Military Land Use Office	☐	Other:
FROM PROJECT PLANNER: Mireya Turner mturner@cityofukiah.com			

PROJECT INFORMATION:	
Project Name & Permit #:	RQMC Mental Health Rehabilitation Services MaUP/SDP
Site Address & APN:	531 South Orchard Avenue; APN 002-340-47
General Plan:	Commercial
Zoning:	"C-1" Community Commercial
Airport Compatibility Zone:	6 - Traffic Pattern Zone
Date Filed:	4/11/22
Resubmittal:	N/A
Date Referred:	4/14/2022
Prev. Projects on Site (include file #)	N/A - vacant land
Applicant/Agent Name:	Dan Anderson
Phone:	(707) 272-9913
Email:	andersond@rqmc.org
Project Summary: Please see attached.	

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) CEANE C. CROOK UKIAH PD



No Comment



Comments / Conditions of Approval Attached

Signature

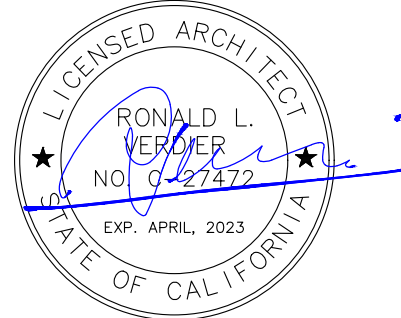
C. Crook

Date

4/18/22



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Issued for Plan Check 17 March 2022

Issued for Planning Commission Review
1 June 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

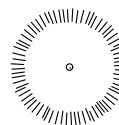
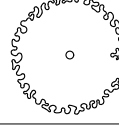
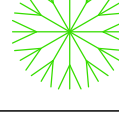
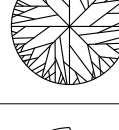
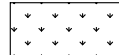
Date April 2022

Drawn RV

Job Number
2106

Drawing Number

A1.2

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"		

PARKING REQUIREMENTS

1 SPACE FOR EVERY 350 SQ. FT.
11,571 SQ. FT. DIV. 350 = 33.06 = 33 SPACES

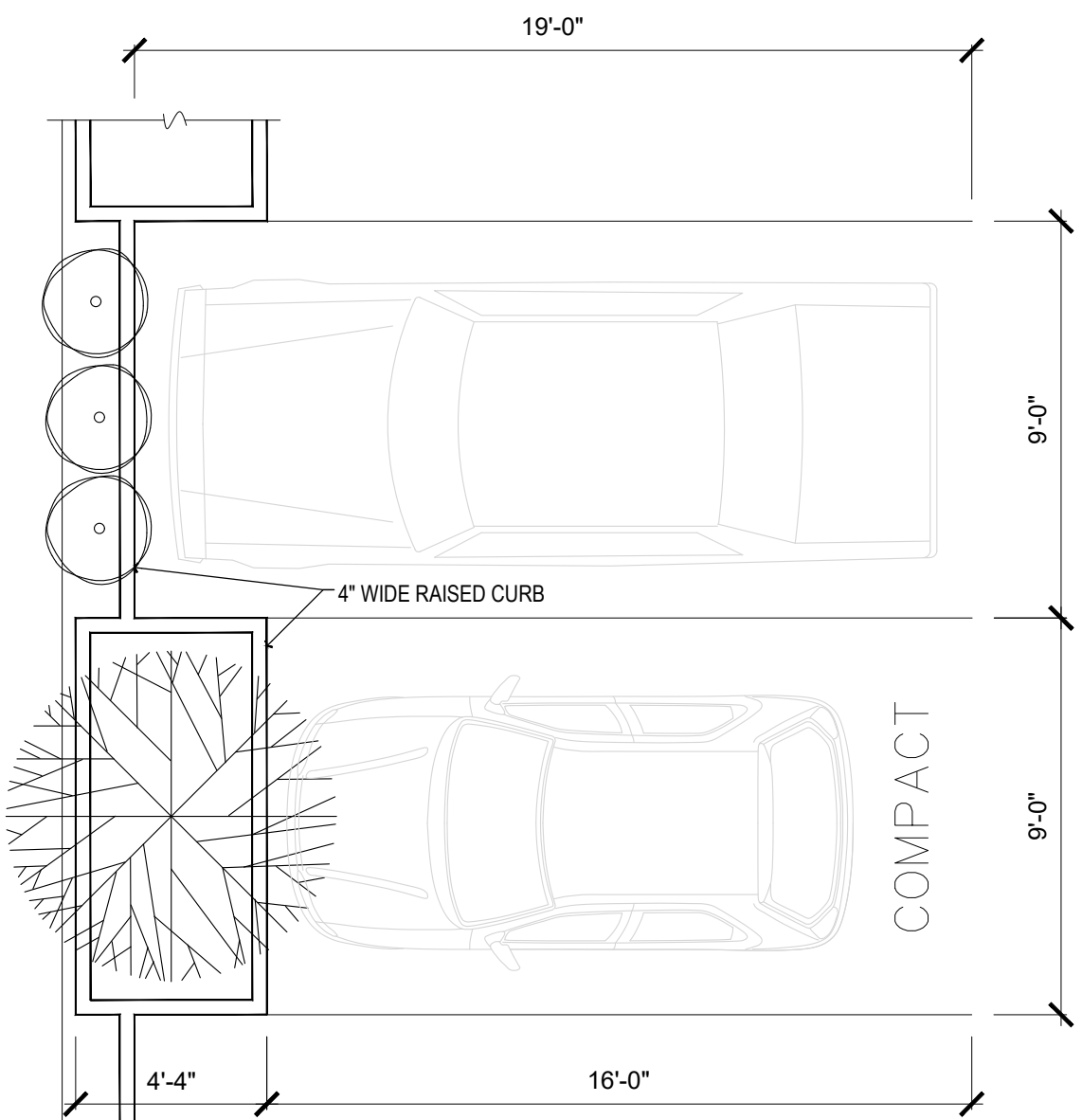
EXCEPTIONS: RELIEF FROM THE PARKING REQUIREMENTS IN
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WITH THE USE OR PROPERTY THAT RESULTS IN A DEMAND FOR
LESS PARKING THAN NORMALLY EXPECTED. ORD. 1006 I,
ADOPTED 1998).

PARKING LOTS WITH 12 OR MORE PARKING STALLS SHALL HAVE A
TREE PLACED BETWEEN EVERY 4 PARKING STALLS WITHIN A
CONTINUOUS LINEAR PLANTING STRIP RATHER THAN INDIVIDUAL
PLANTING WELLS, UNLESS CLEARLY UNFEASIBLE.

ALL NEW DEVELOPMENTS SHALL INCLUDE A LANDSCAPING
COVERAGE OF 20% OF THE GROSS AREA OF THE PARCEL, UNLESS
BECAUSE OF THE SMALL SIZE OF A PARCEL, SUCH COVERAGE
WOULD BE UNREASONABLE. A MINIMUM OF 50% OF THE
LANDSCAPED AREA SHALL BE DEDICATED TO LIVE PLANTINGS.

LANDSCAPING PLANS SHALL INCLUDE AN AUTOMATIC IRRIGATION
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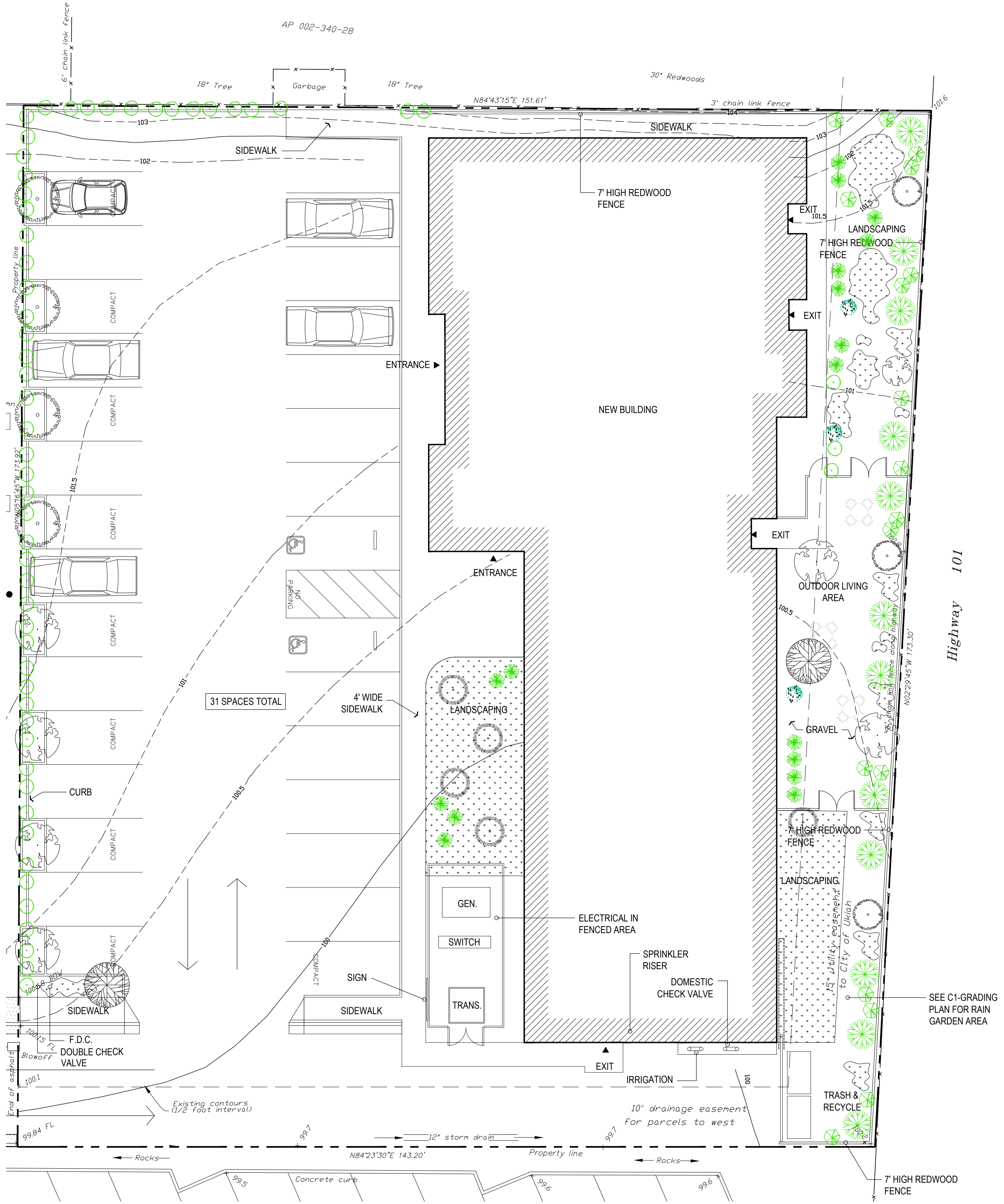
IN ANY PARKING AREA WITH MORE THAN TEN (10) REQUIRED OFF
STREET PARKING SPACES, THIRTY PERCENT (30%) COMPACT
SPACES MAY BE ALLOWED. THE DIMENSIONS OF A COMPACT
PARKING SPACE SHALL BE EIGHT FEET (8') IN WIDTH BY SIXTEEN
FEET (16') IN LENGTH.



1 Compact Space Detail with Tree Well
SCALE: 1/4" = 1'-0"

Landscaping Plan

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



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

PROJECT
NORTH

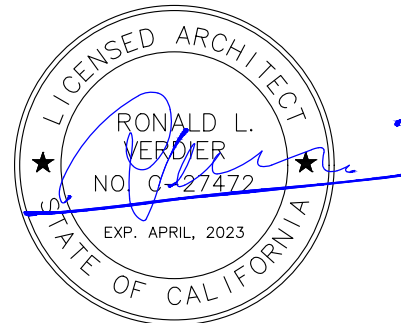
TRUE
NORTH

Revision 2



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

Issued for Planning Commission Review
1 June 2022

Live planting % noted 15 June 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

A1.2

LANDSCAPE SCHEDULE

TREES	SIZE	IRRIGATION METHOD
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ARBUTUS UNEDO STRAWBERRY TREE		
DECIDUOUS TREE	H 50' SPREAD 30'	DRIP IRRIGATION HEADS FLOW RATE 2 GPH
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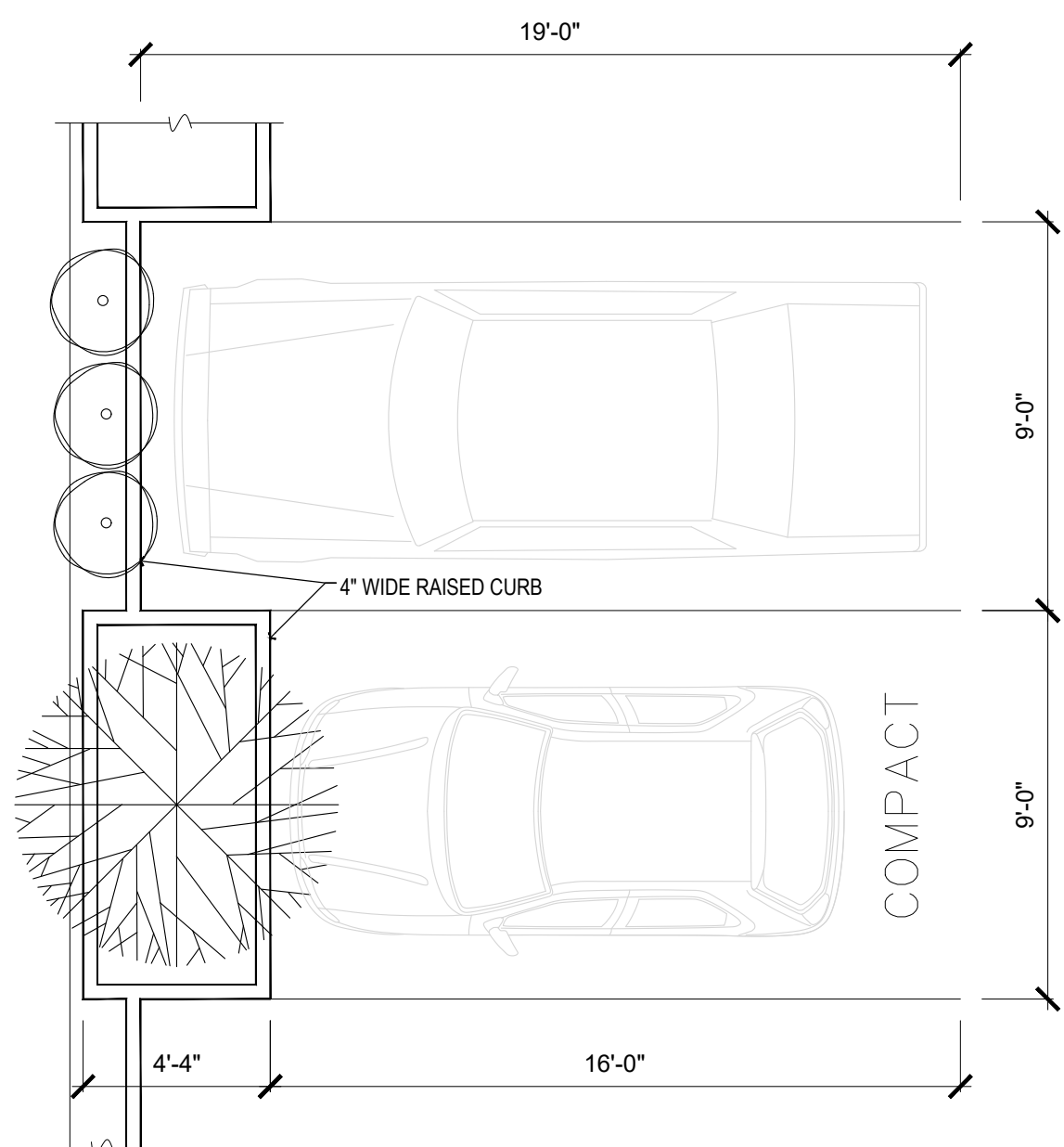
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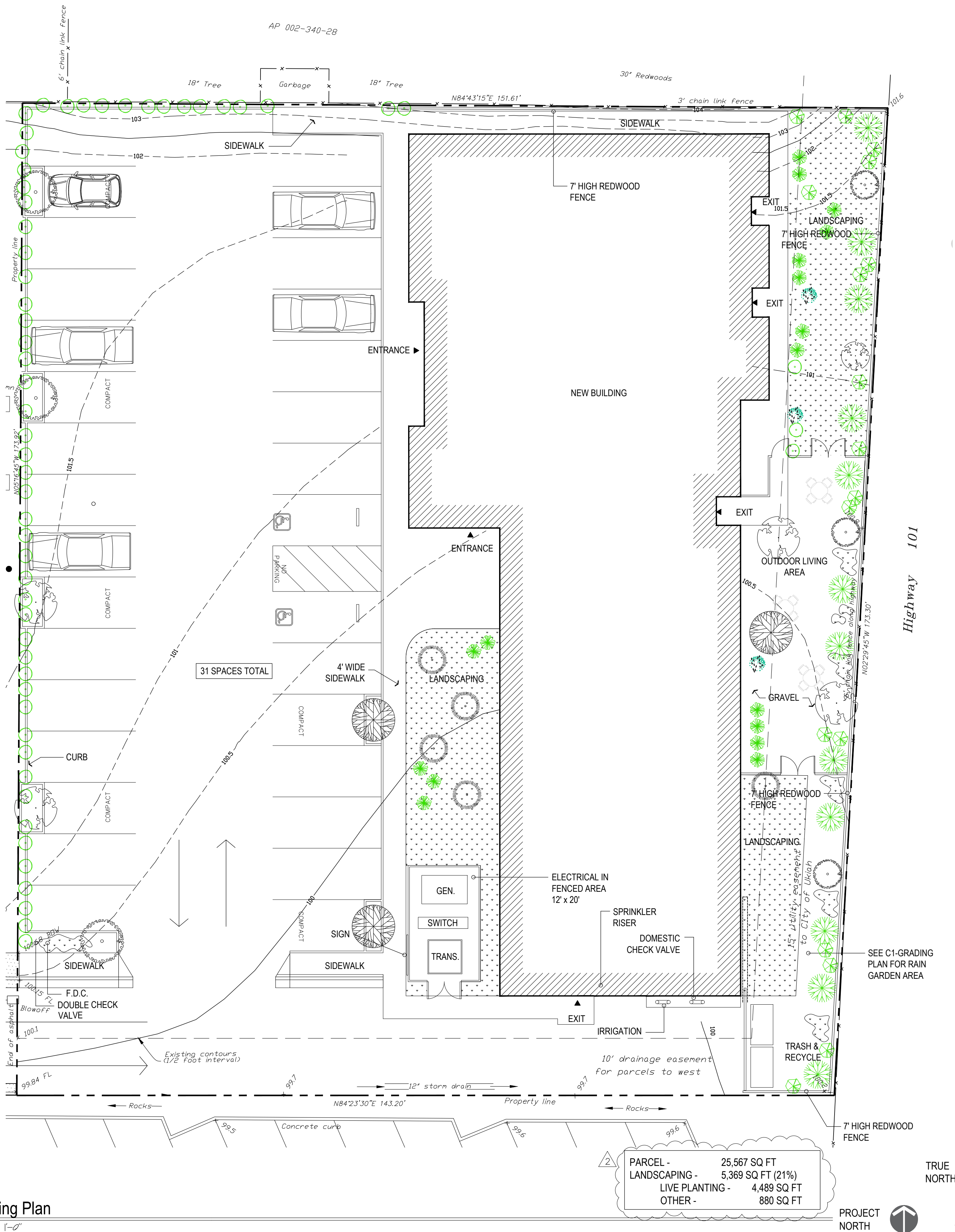
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1 Compact Space Detail with Tree Well
SCALE: 1/4" = 1'-0"



Landscaping Plan

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

CITY OF UKIAH
DESIGN REVIEW BOARD SPECIAL MEETING MINUTES
Held remotely via Zoom
May 26, 2022
3:00 p.m.

1. **CALL TO ORDER**

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

Chair Tom Liden presiding.

2. **ROLL CALL**

Present: Members Meaux, Hawkes, and
Chair Liden

Absent: Member Morrow

Staff Present: Mireya Turner, Planning Manager

Others Present: Ron Verdier
Vern Anderson
Deb Ornelas

3. **CORRESPONDENCE**

No correspondence was received.

4. **APPROVAL OF MINUTES**

No minutes were presented.

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

None

6. **NEW BUSINESS**

6a. 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; Located at 531 S. Orchard Ave (APN 002-340-47); File No. 22-6999

Planning Manager Mireya Turner presented the project.

Chair Liden opened the item for public comment at 3:13 p.m. Vern Anderson and Ron Verdier spoke.

No one else was present wishing to speak and Chair Liden closed the public comment at 3:45 p.m.

Motion/Second Meaux/Hawkes made a motion to recommend approval of the project to the Planning Commission, with a recommendation to increase the size of the tree wells in conjunction with wheel stops.

The motion was passed by roll call vote (3 ayes, Member Morrow ABSENT).

Motion/Second Meaux/Hawkes made a motion to encourage the Applicant to consider an alternative color to the Antique White Siding.

The motion was passed by roll call vote (3 ayes, Member Morrow ABSENT).

7. MATTERS FROM THE BOARD

Chair Liden noted that a number of Board Members terms will end at the end of this year. He requested Staff consult with the City Clerk and confirm the term expiration date with the Board via email.

Member Meaux requested clarification on the Board's role with City-led projects.

8. MATTERS FROM STAFF

Planning Manager Mireya Turner reported on the Department's movement toward hybrid style meetings. If it is a priority of the Board, the Department will accelerate this transition. The Board expressed a preference to move toward hybrid meetings, which Staff will convey to the Department Director.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 4:03 p.m.



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Tel:707-489-1491



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Revisions	Date
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Issued for Plan Check 17 March 2022
Issued for Planning Commission Review 1 June 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

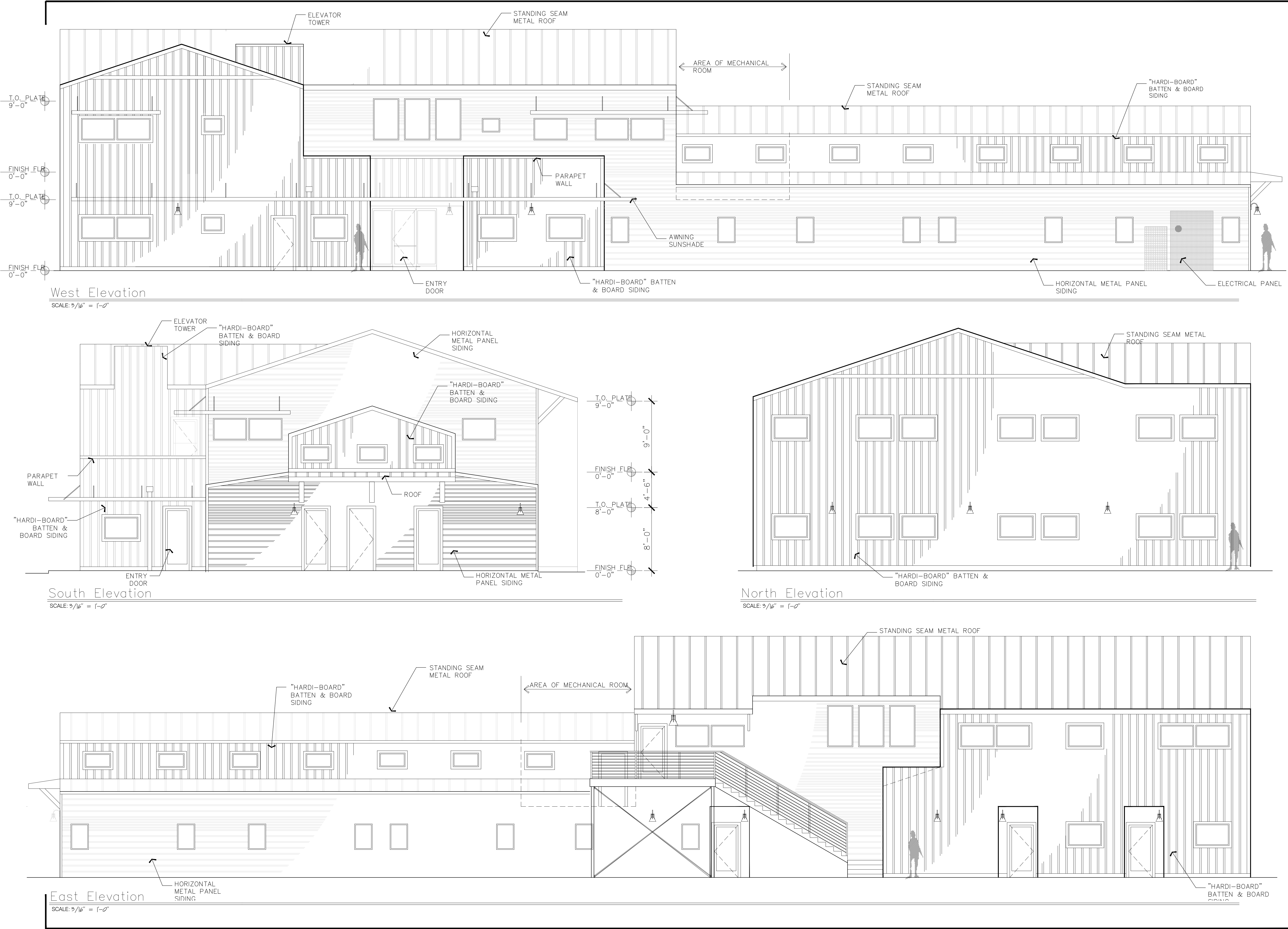
Date April 2022

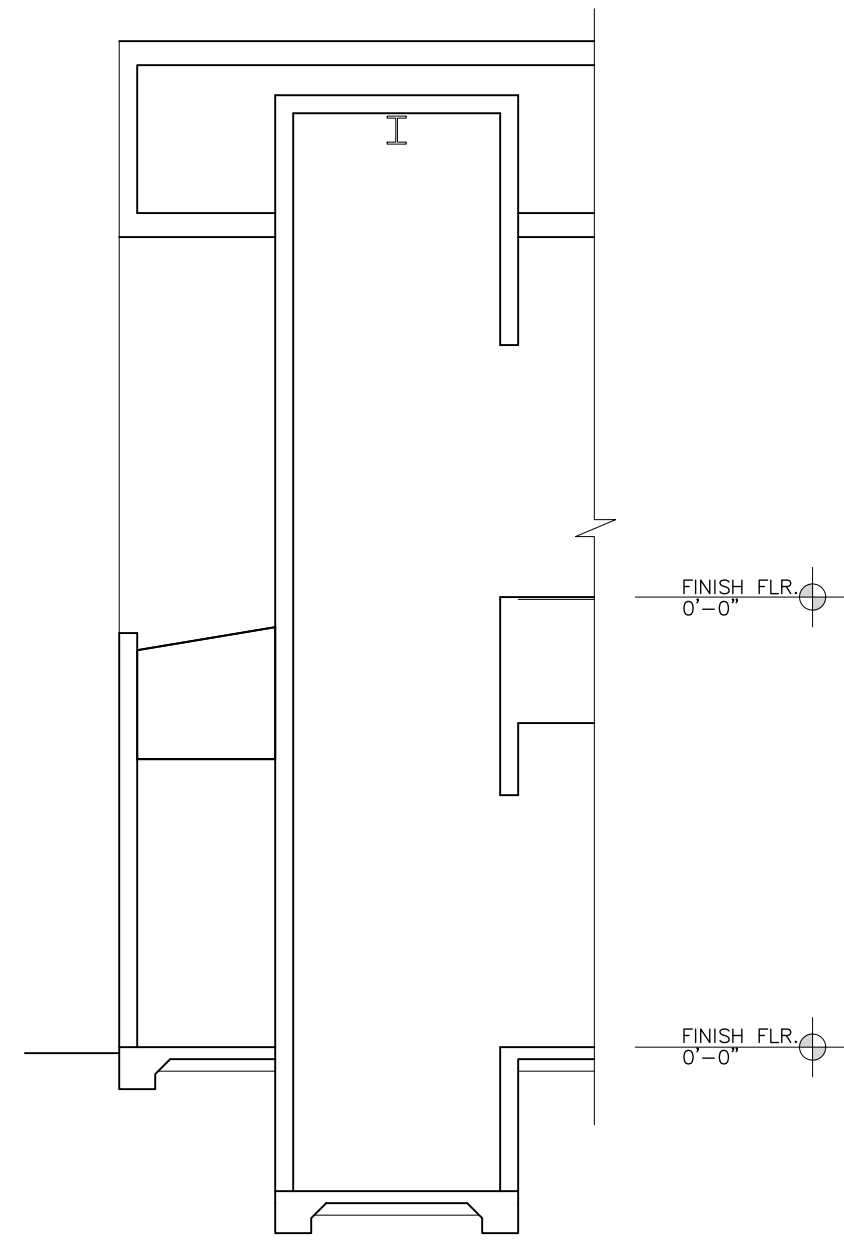
Drawn RV

Job Number 2106

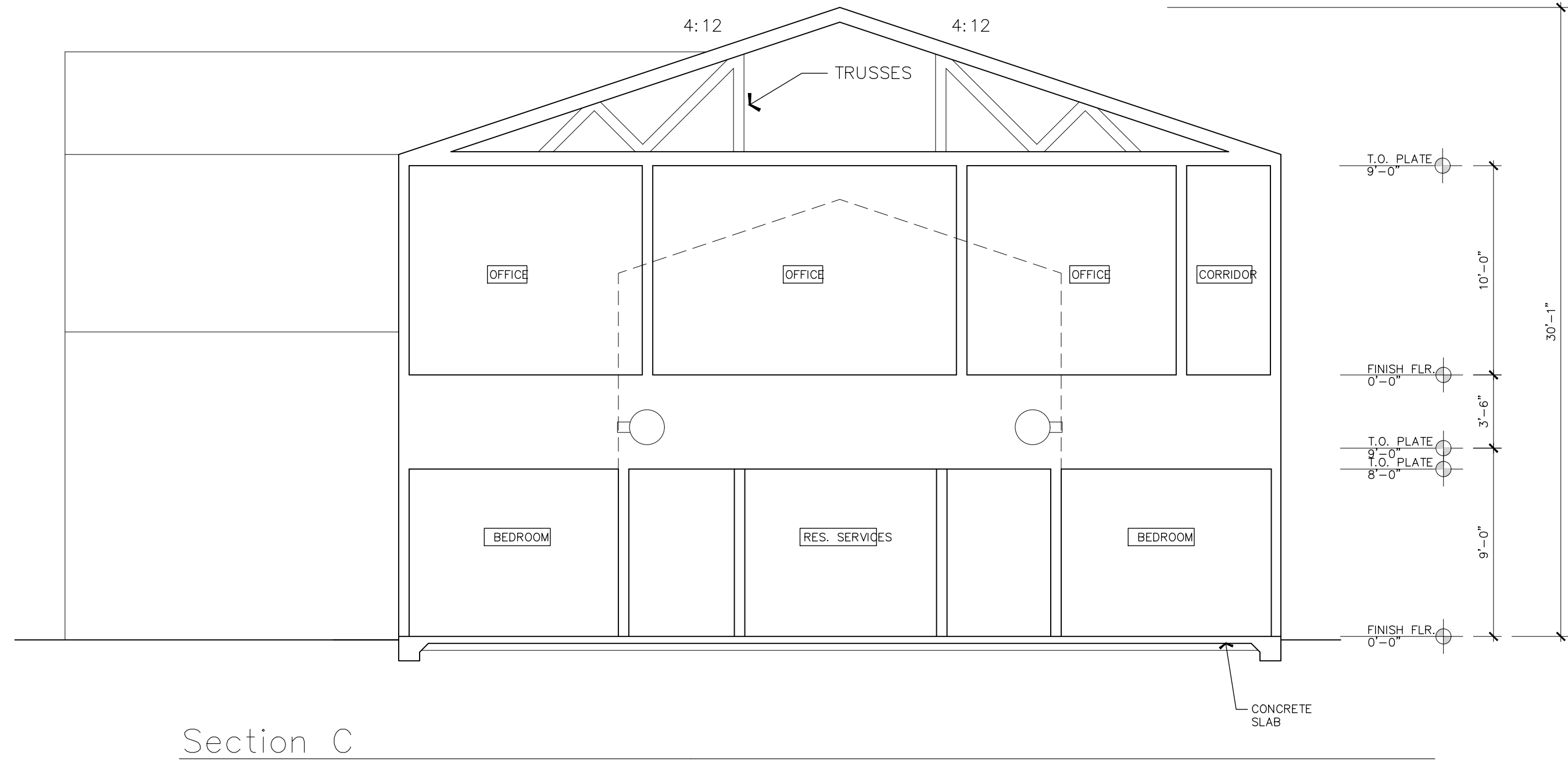
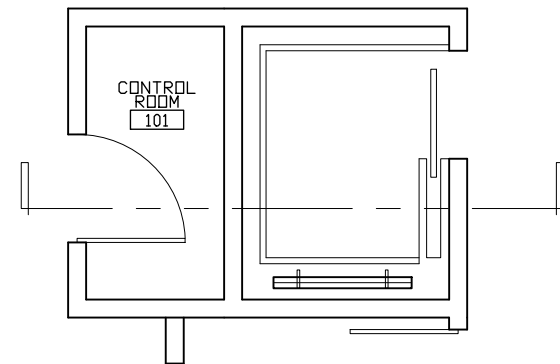
Drawing Number

A4.1a

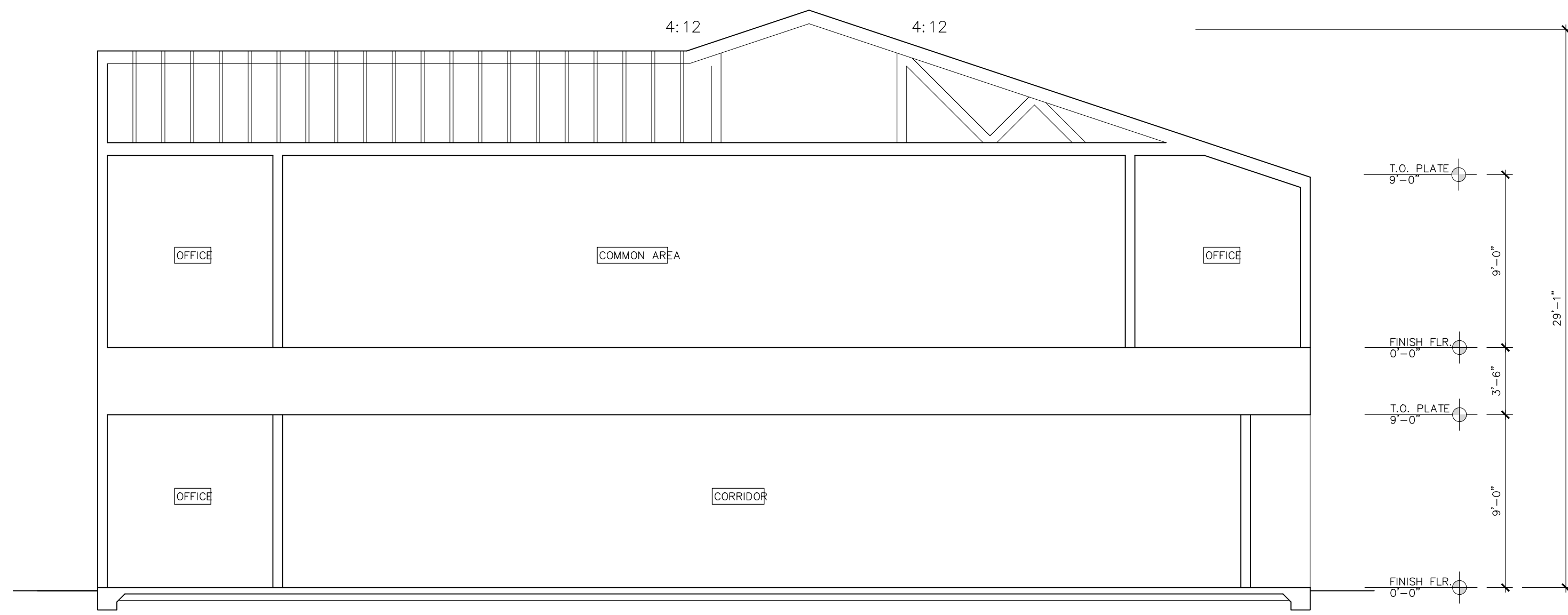




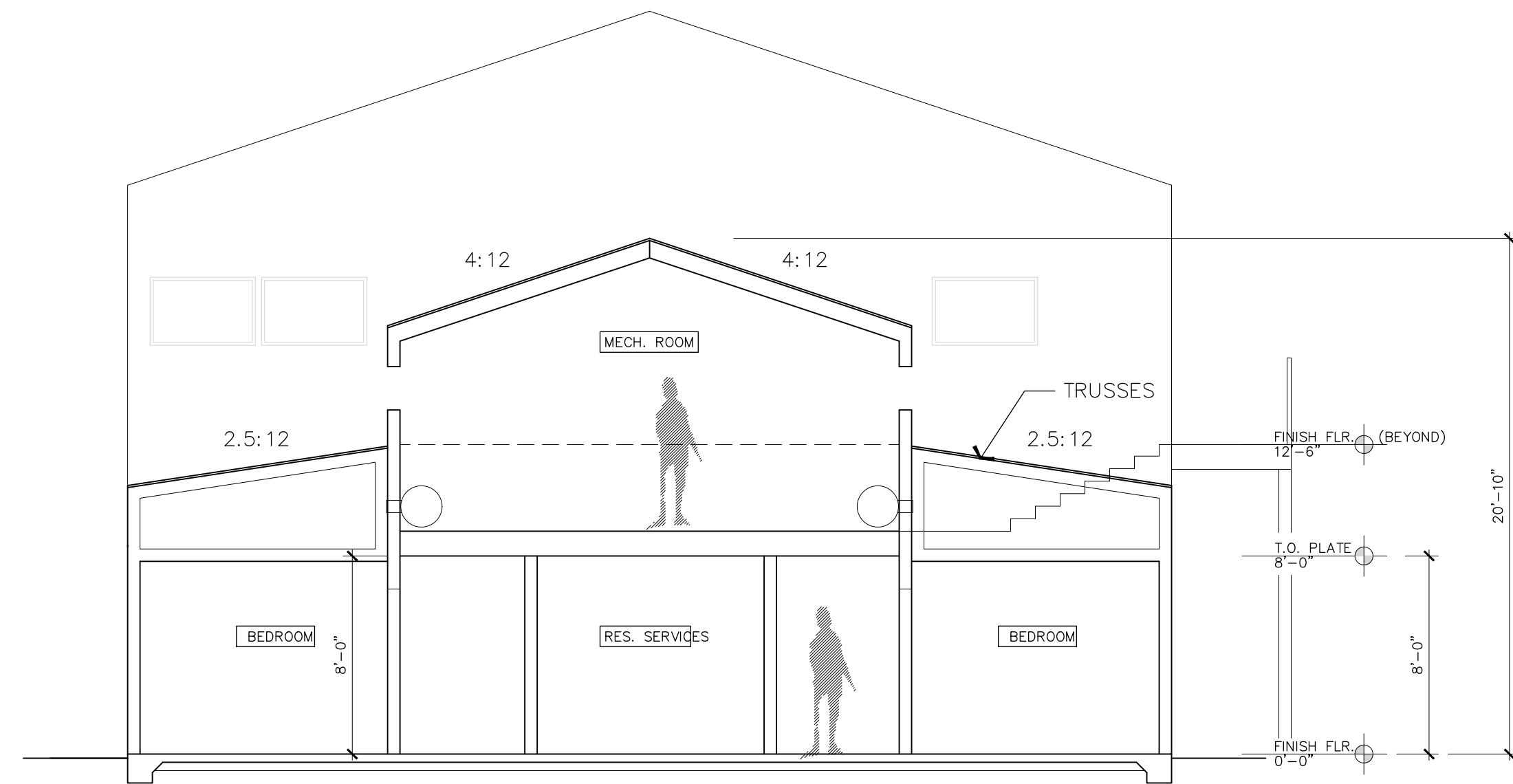
- ADA Requirements for Elevators:
1. Elevator must be easily accessible in a public space (instead of, for example, a cramped hallway)
 2. Doors must remain fully open for at least three seconds
 3. Call buttons are a minimum of 0.75 inches in diameter
 3. Button heights must be centered 42 inches from the floor
 4. Car must be at least 51 inches deep and at least 68 inches wide
 5. Door width must be at least 36 inches
 6. Braille must be below or next to floor numbers on the control panel
 7. Automatic verbal announcement of stop or non-verbal audible signal of passed floors and stops must be used
 9. Two-way communication must be available in elevator cabs that deaf/blind users can use
 10. Emergency controls must be grouped at the bottom of the elevator control panel and have their centerlines no less than 35 inches above the finish floor



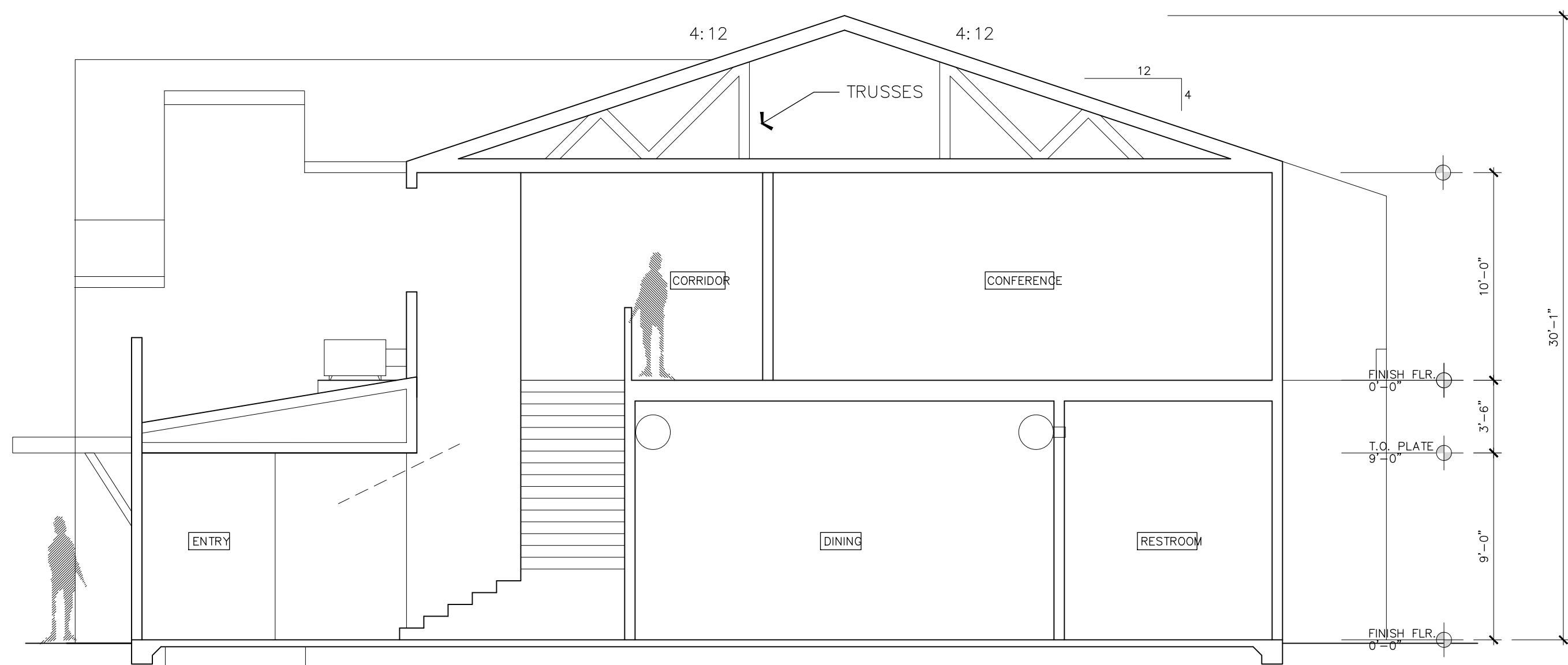
Section C
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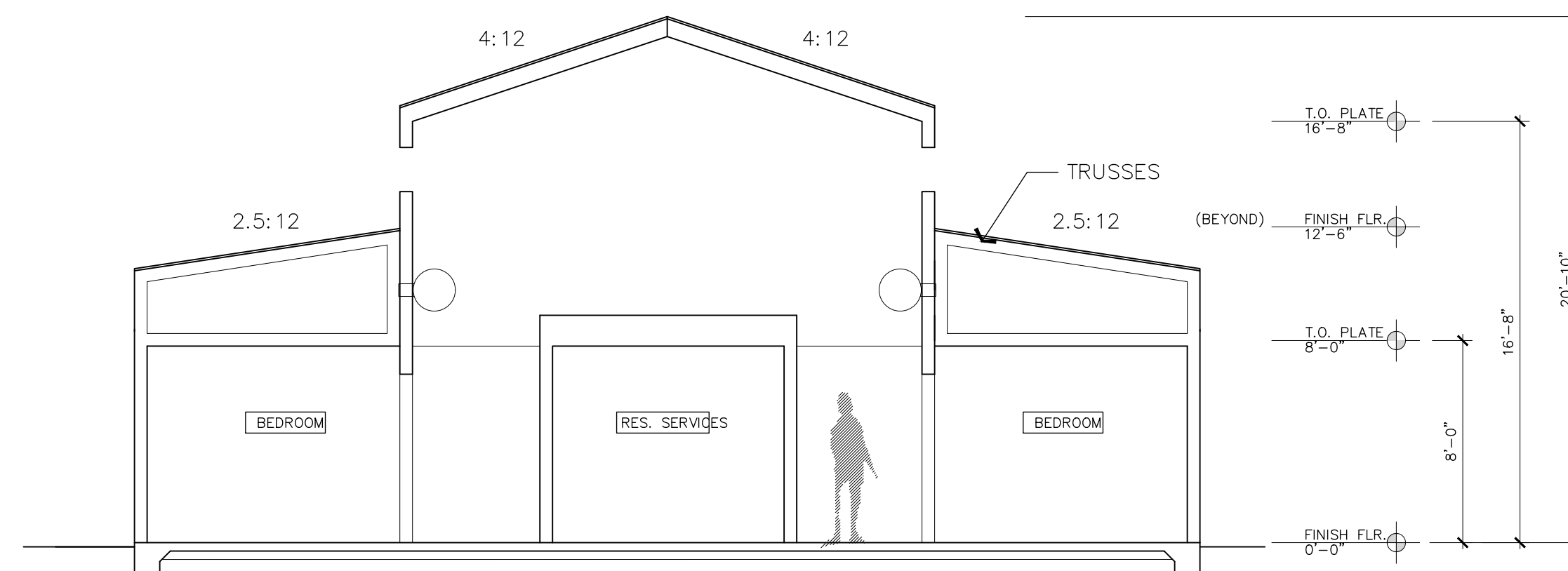
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Section B
SCALE: 3/16" = 1'-0"



Section D
SCALE: 3/16" = 1'-0"



Section A
SCALE: 3/16" = 1'-0"



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A3.1