



Zoning Administrator

Regular Meeting

AGENDA

Civic Center Annex ♦ 411 W. Clay St., Conf. Rm. #5 ♦ Ukiah, CA 95482

December 18, 2019 - 1:00 PM

1. CALL TO ORDER

2. SITE VISIT VERIFICATION

3. APPROVAL OF MINUTES

3.a. Approval of November 14, 2019 Draft Minutes

Recommended Action: Review and approve Draft Minutes of the November 14, 2019 ZA Meeting

Attachments:

1. ZAM_ 11142019-Draft

4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

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

5. APPEAL PROCESS

All determinations of the Zoning Administrator regarding minor discretionary planning permits are final unless a written appeal, stating the reasons for the appeal, is filed with the City Clerk within ten (10) days of the date the decision was made. An interested party may appeal only if he or she appeared and stated his or her position during the hearing on the decision from which the appeal is taken. For items on this agenda, the appeal must be received by December 30, 2019 at 5:00 p.m.

6. VERIFICATION OF NOTICE

7. PUBLIC HEARING

- 7.a. Request to Renew an Existing Cannabis Dispensary Use Permit located at 1230 Airport Park Boulevard, Suite C. APN 180-080-81. File No.19-4970

Recommended Action: Conditional Approval of the Cannabis Dispensary Use Permit Renewal

Attachments:

1. Staff Report_ Cannavine UP Annual Renewal
2. ATT 1 Draft Findings_Cannavine UP Annual Renewal
3. ATT 2 Draft COA_Cannavine_UP Annual Renewal
4. ATT 3 Application Materials_Cannavine UP Annual Renewal
5. ATT 4 PD Comments_Cannavine Renewal

8. ADJOURNMENT

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

**CITY OF UKIAH
ZONING ADMINISTRATOR MINUTES
Civic Center Annex Conference Room #5
411 W. Clay St.
Ukiah, CA 95482
November 14, 2019
11:00 a.m.**

STAFF PRESENT

Craig Schlatter, Zoning Administrator
Michele Irace, Planning Manager
Alicia Tlelo, Assistant Planner

OTHERS PRESENT

Kathryn Hoffar
Keith Hewett
Nan Bearden Frenkel

1. CALL TO ORDER

The Zoning Administrator called the meeting to order at 11:02 a.m. in Conference Room No. 5, Ukiah Civic Center Annex, 411 W. Clay St., Ukiah, California.

Zoning Administrator Craig Schlatter presiding.

2. SITE VISIT VERIFICATION

Zoning Administrator Craig Schlatter confirmed he had visited the site listed on today's agenda.

3. APPROVAL OF MINUTES – August 21, 2019

Zoning Administrator Craig Schlatter approved the Minutes of October 22, 2019 with no corrections.

4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

None.

5. APPEAL PROCESS

Note: For matters heard at this meeting the final date to appeal is November 25, 2019 at 5:00 p.m.

6. VERIFICATION OF NOTICE

Staff confirmed timely noticing of the public hearing posted on today's agenda.

7. PUBLIC HEARING

- a. Request for Approval of a Minor Use Permit/Site Development Permit to Allow All In One Auto Repair & Towing on Two Existing Lots Located at 640 Talmage Road. APNs 00104008 & 00104007; File No. 194783.

Presenter: Assistant Planner Alicia Tlelo

PUBLIC HEARING OPENED: 11:23 a.m.

Commenters: Kathryn Hoffar, Keith Hewett, and Nan Bearden Frenkel

PUBLIC HEARING CLOSED: 11:34 a.m.

Zoning Administrator Craig Schlatter: Added Condition of Approval No. 9 to read “The applicant shall follow the City’s Tree Management Guidelines.”

Zoning Administrator Craig Schlatter approved the Minor Use Permit/Site Development Permit to Allow All In One Auto Repair & Towing on Two Existing Lots Located at 640 Talmage Road. APNs 00104008 & 00104007; File No. 194783

ATTACHMENT 1

FINAL FINDINGS TO ADOPT A MINOR USE PERMIT/SITE DEVELOPMENT PERMIT TO ALLOW ALL IN ONE AUTO REPAIR & TOWING ON TWO EXISTING LOTS AT 640 TALMAGE RD. (APNS 180-040-08, 180-040-07); FILE NO. 19-4783

The following findings are supported by and based on information contained in this staff report, the application materials and documentation, and the public record, in accordance with UCC Sections 9262 and 9263.

Minor 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.

The existing commercial use is consistent with the Commercial General Plan land use designation of the site. The project is also consistent with the General Plan Economic Development Element policies and goals supporting commercial activity. With an approved Use Permit the proposed project that includes a parking lot is a permitted use within the C1 zoning district.

2. The proposed project, as conditioned, is compatible with surrounding land uses and shall not be detrimental to the public's health, safety and general welfare based on the following:

According to the Applicant, the residence on Parcel 1 is occupied by a member of the trucking community and will remain. The project proposes a security fence between the residence and the parking area. Surrounding uses include a variety of commercial uses and Parcel 2 has historically been used for storing big rig tractor-trailers. The proposed project would not intensify the historic commercial use and would not negatively impact the surrounding neighborhood.

In addition, the project has been reviewed by Ukiah Valley Fire Authority, City of Ukiah Public Works Department, City of Ukiah Police Department, City of Ukiah Building Division, City of Ukiah Electric Department, Mendocino County Planning and Building, and Mendocino Transit Authority with no major concerns.

Minor Site Development Permit Findings

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

The proposed parking lot and project are consistent with the General Plan goals, policies, and implementation measures as described in Finding 1 above.

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

Access is provided to the site from an existing driveway off of Talmage Rd. and Babcock Ln. The proposed project would improve the existing driveway and ingress/egress with chip seal but does not propose changes to vehicular or pedestrian patterns. In addition, the proposed project has been reviewed by the Public Works Department and the Fire Marshal for safety concerns. The project will not create a hazardous or inconvenient vehicular or pedestrian traffic patterns.

5. 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 would provide a private parking lot for impounded vehicles. The site storing impounded vehicles will not be open to the public. The three designated parking spaces provided would be used for employee purposes. There will be minimal traffic associated with the project. Therefore, the project will not create a hazardous or inconvenient condition to adjacent or surrounding uses.

6. 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 existing site does not contain landscaping but does contain trees throughout the site that will remain. Because the proposed project is considered minor in nature and would not expand the footprint of the building or propose new structures, the landscaping requirements of the UCC do not apply.

7. 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.

The proposed project would not restrict air or light on the property, as no new buildings are proposed. In addition, two new down shielded security lights will be provided.

8. 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 proposed parking lot and project does not include construction of a structure. There are no residential zoning districts adjacent to the project.

9. 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 generally flat with trees throughout that would remain. Construction of the parking lot may require minor grading, but the project would not damage or destroy the natural grade of the site, nor trees or other natural features.

10. 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.

Not applicable. No structures are proposed.

11. The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15304, Minor Alterations to Land, Class 4 and section 15311, Accessory Structures (b), small parking lots, based on the following.

- The project parcels are located in a developed area within the City of Ukiah.
- Parcel 1 is developed with an existing single family residence, and the residence is served by existing utilities.
- No expansion of the existing buildings' footprints is proposed as part of the project.
- The location is not environmentally sensitive and does not include any drainage courses or bodies of water (such as creeks or streams).
- Parcel 2 is vacant and contains trees, but the project does not involve removal of any trees.
- The project site is generally flat and minor grading associated with construction of the parking lot would not significantly alter the topography of the project site.

Based on the above analysis, the findings required for the Minor Use Permit/Site Development Permit can be made.

Notice of Public Hearing

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

- Posted in two places the project site on October 31, 2019
- Mailed to property owners within 300 feet of the project site on October 31, 2019
- Published in the Ukiah Daily Journal on November 2, 2019
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing

ATTACHMENT 2

FINAL CONDITIONS OF APPROVAL OF A MINOR USE PERMIT/SITE DEVELOPMENT PERMIT TO ALLOW ALL IN ONE AUTO REPAIR & TOWING ON TWO EXISTING LOTS LOCATED AT 640 TALMAGE RD. (APNS 180-040-08 & 180-040-07) FILE NO. 19-4783

Approval is granted for All In One Auto Repair & Towing on two existing lots, based on the project description submitted to the Community Development Department and as shown on the Site Plan dated October 23, 2019, except as modified by the following conditions of approval.

This Use Permit is granted subject to the following project components.

- Approximately 44,200 sf of the vacant lot to store impounded vehicles.

- Indoor storage for evidence vehicles in the existing garage.
- Construction of a seven-foot chain link and razor/barbed wire security fence surrounding the impound yard.
- Two electric (solar powered) ingress and egress gates to allow employee access.
- A 3 ft x 8 ft All In One Auto Repair & Towing sign with contact information will be affixed to the proposed fence.
- Two motion detector security lights will be placed on site; one on the existing garage, and the other on the southeast corner at the ingress gate entrance.
- Three 9 ft x 19 ft designated parking spaces.
- All driveway and parking areas will be surfaced with chip seal.
- Days and hours of operation will be Monday through Friday 8:00 a.m. to 5:00 p.m., with the exception of impounded vehicles being dropped off outside of normal business hours.

The project is subject to the following Conditions of Approval.

Standard City Conditions of Approval

1. Business operations shall not commence until all permits required for the approved use, including but not limited to business license, tenant improvement building permit, have been applied for and issued/finaled.
2. No permit or entitlement shall be deemed effective unless and until all fees and charges applicable to this application and these conditions of approval have been paid in full.
3. The property owner shall obtain and maintain any permit or approval required by law, regulation, specification or ordinance of the City of Ukiah and other Local, State, or Federal agencies as applicable. All construction shall comply with all fire, building, electric, plumbing, occupancy, and structural laws, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
4. A copy of all conditions of this planning permit shall be provided to and be binding upon any future purchaser, tenant, or other party of interest.
5. All Conditions of Approval shall be printed on the first page of the Building Permit Plan set.
6. This approval is contingent upon agreement of the applicant and property owner and their agents, successors and heirs to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

Planning Division Conditions of Approval

7. Application for and approval of a Sign Permit from the Community Development Department is required prior to installation of any signage.

8. As outlined in Article 20, Administrative and Procedures, of the Zoning Code this planning permit may be revoked through the City's revocation process if the approved project related to this Permit is not being conducted in compliance with these stipulations and conditions of approval; or if the project is not established within two years of the effective date of this approval; or if the established use for which the permit was granted has ceased or has been suspended for 24 consecutive months.
9. The applicant shall follow the City's Tree Management Guidelines, available at <http://www.cityofukiah.com/NewWeb/wp-content/uploads/2016/02/Citys-Tree-Management-Policy-Revised-11-19-14.pdf>

Building Division Conditions of Approval

10. A fence over 7ft in total height will require a building permit and review.

Public Works Department Conditions of Approval

11. The property is located within the floodplain and is subject to the floodplain provisions of the California Building Code and National Flood Insurance Program requirements. Based on the estimated value of work being more than 50 percent of the assessed valuation of the structure, the proposed work is considered a "substantial improvement," for purposes of flood plain management. Therefore, verification will be required that the entire existing structure, including any additions, is constructed at or above the base flood elevation. (Note that the "substantial improvement" determination may be re-evaluated by the City based upon a certified appraisal of the market value of the structure furnished by the applicant.
12. 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.
13. 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.
14. Construction operations shall incorporate best management practices as necessary to prevent sediment from entering the streets and storm drains. Disturbed areas and stockpiles within the property shall be protected and monitored, shall silt fence or other measures installed if needed to contain sediment. Streets and sidewalks shall be kept clean and clear of dust and debris at all times.
15. The frontage of this property lacks concrete curb, gutter, sidewalk and street trees. Pursuant to Section 9181C of the Ukiah City Code, the applicant shall be required to construct frontage improvements (including an ADA compliant concrete sidewalk, street trees, and repairs to existing curb, gutter and sidewalk if necessary), to the satisfaction of the City Engineer. This condition is being waived at this time. However, should future development occur, this condition will be required.

Ukiah Valley Fire Department Conditions of Approval

16. Applicant must provide a Knox key box that allows 24/7 access to the area behind the locked gates.
17. Address shall be clearly posted and visible from the road fronting the property.

8. **ADJOURNMENT**

There being no further business, the meeting adjourned at 11:37 a.m.

DRAFT



DATE: December 18, 2019
TO: Zoning Administrator
FROM: Michelle Irace, Planning Manager
SUBJECT: Request to Renew an Existing Cannabis Dispensary Use Permit located at 1230 Airport Park Boulevard, Suite C. APN 180-080-81. File No.19-4970

SUMMARY

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

APPLICANT / AGENT: Green Wise Legal on behalf of Ukiah Valley Holistics, Inc. dba Cannavine
325 Larchmont Blvd, Suite 421
Los Angeles, CA 90004

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

DATE DEEMED COMPLETE: December 3, 2019

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

TOTAL ACREAGE: 0.6 acre (2,895 sf)

GENERAL PLAN: Master Plan Area (MPA)

ZONING DISTRICT: AIP Planned Development – Light Manufacturing Mixed Use

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

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



BACKGROUND

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

PROJECT DESCRIPTION

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

SETTING

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

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

Figure 1. Project Location



AGENCY COMMENTS

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

STAFF ANALYSIS

GENERAL PLAN. The General Plan Land Use designation of the subject property is Master Plan Area (MPA). MPAs are intended to cover land proposed for specific plans, area plans, or as planned unit developments. The project site carries a zoning designation of Planned Development (PD) for the Airport Industrial Park (AIP; governed by Ordinance No. 1178, adopted by the City Council on June 21, 2017). Within the AIP-PD, the project site is zoned Light Manufacturing/Mixed Use which generally applies to lands west of Airport Park Boulevard and south of Commerce Drive. The existing retail use is consistent with uses of the Light Manufacturing/Mixed Use designation.



ZONING. Cannabis retail is allowed with approval of a Major Use Permit in the AIP Planned Development – Light Manufacturing Mixed Use zoning district. Pursuant to §5704 of the City Code, dispensary Use Permits expire one year from the date of issuance. As previously described, the original Use Permit was approved in 2017 and renewed in 2018. No changes to dispensary operations or the Use Permit are proposed.

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

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



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



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



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



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

ENVIRONMENTAL REVIEW

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

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



PUBLIC NOTICE

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

- Posted in two places on the project site on December 5, 2019;
- Mailed to property owners within 300 feet of the project site on December 5, 2019;
- Published in the Ukiah Daily Journal on December 7, 2019; and
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing.

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

RECOMMENDATION

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

ATTACHMENTS

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

**DRAFT USE PERMIT FINDINGS FOR
RENEWAL OF AN EXISTING CANNABIS DISPENSARY USE PERMIT AT
1230 AIRPORT PARK BOULEVARD SUITE C, APN 180-080-81
FILE NO: 19-4970**

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

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

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

- Posted in two places on the project site on December 5, 2019;
- Mailed to property owners within 300 feet of the project site on December 5, 2019;
- Published in the Ukiah Daily Journal on December 7, 2019; and
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing.

**DRAFT CONDITIONS OF APPROVAL FOR
RENEWAL OF AN EXISTING CANNABIS DISPENSARY USE PERMIT AT
1230 AIRPORT PARK BOULEVARD SUITE C, APN 180-080-81
FILE NO: 19-4970**

This annual renewal of a dispensary Use Permit is granted to Green Wise Legal, agent for Ukiah Valley Holistics, Inc. dba Cannavine. The Conditions of Approval from the original approved Major Use Permit (# 17-2841), Minor Amendment (#18-3809), and Renewal (#18-4111) shall be applicable to the renewal and will remain in effect.

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

From the Planning Division

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

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

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

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

From the Fire Marshal

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

From the Building Official

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

From Police Department

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

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

From Public Works

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

From the Electric Utility

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

Standard City Conditions of Approval

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

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

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

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NOV 06 2019

CITY OF UKIAH
COMMUNITY DEVELOPMENT



C A N N A V I N E
UKIAH, CA

November 6, 2019

City of Ukiah
Michelle Irace
Planning Department
300 Seminary Avenue
Ukiah, CA 95482-5400

RE: **Medicinal and Adult Use Dispensary Permit #2841 Renewal Application for Ukiah Valley Holistics, Inc. dba Cannavine pursuant to the City's Municipal Code Division 6 Chapter 8 Section 5709(G).**

Dear Ms. Irace:

Ukiah Valley Holistics, Inc. dba Cannavine ("Cannavine" or the "Applicant") hereby requests a renewal for their medical and adult use dispensary with the submission of the Use Permit Renewal Application. Cannavine is not requesting to make any operational changes from the procedures previously approved.

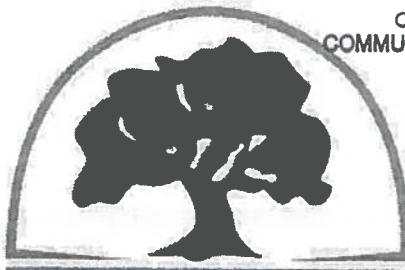
Cannavine looks forward to continuing to provide the residents of the City of Ukiah ("City") with a first-class model for dispensing safe and affordable medical and recreational cannabis.

Thank you for providing our business with the opportunity to serve the residents of this great city. We are available for any and all questions or concerns as they relate to this application.

Respectfully Submitted,

Hrant Ekmekjian

NOV 06 2019



CITY OF UKIAH
COMMUNITY DEVELOPMENT

Planning & Community Development Department

300 Seminary Avenue

Ukiah, CA 95482

Email: planning@cityofukiah.com

Web: www.cityofukiah.com

Phone: (707) 463-6203

Fax: (707) 463-6204

City of Ukiah

Planning Permit Application

App# 4970
CID # 46867

PROJECT NAME: Ukiah Valley Holistics, Inc dba Cannavine					
PROJECT ADDRESS/CROSS STREETS: 1230 Airport Park Blvd, Suite C, Ukiah, CA 95482				AP NUMBER(S): 180-080-81-00	
APPLICANT/AUTHORIZED AGENT: Green Wise Legal		PHONE NO: 323.645.7669	FAX NO:	E-MAIL ADDRESS: nick@gwcpro.com	
APPLICANT/AUTHORIZED AGENT ADDRESS: 325 N Larchmont Blvd. Ste 421			CITY: Los Angeles	STATE/ZIP: CA 90004	
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: Guillon Peterson Enterprises LLC		PHONE NO: 530-897-6452	FAX NO:	E-MAIL ADDRESS: jennifer@gspropertymanagement.com	
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT: 2550 Lakewest Dr., Suite 50			CITY: Chico	STATE/ZIP: CA 95928	
HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? ☒ YES ☐ NO					
☐ AIRPORT LAND USE COMM. DETERMINATION 100.0800.611.003	\$	☐ REZONING 100.0800.611.001	\$	☐ USE PERMIT - AMENDMENT 100.0400.449.001	\$
☐ ANNEXATION 100.0800.611.001	\$	☐ REZONING - PLANNED DISTRICT 100.0800.611.001	\$	☐ USE PERMIT - MAJOR 100.0400.449.001	\$
☐ APPEAL 100.0400.449.001	\$	☐ SITE DEVELOPMENT PERMIT - AMENDMENT 100.0400.449.001	\$	☐ USE PERMIT - MINOR 100.0400.449.001	\$
☐ BOUNDARY LINE ADJUSTMENT 100.0800.610.001	\$	☐ SITE DEVELOPMENT PERMIT - MAJOR 100.0400.449.001	\$	☐ VARIANCE - MAJOR 100.0400.449.001	\$
☐ GENERAL PLAN AMENDMENT 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT - MINOR 100.0400.449.001	\$	☐ VARIANCE - MINOR 100.0400.449.001	\$
☐ MURAL PERMIT 100.0400.449.001	\$	☐ SPECIFIC/MASTER PLAN 100.0800.611.003	\$	☐ ZONING AMENDMENT - MAP 100.0800.611.001	\$
☐ PRELIMINARY REVIEW (PC) 100.0800.611.003	\$	☐ SUBDIVISION EXCEPTION 100.0800.610.001	\$	☐ ZONING AMENDMENT - TEXT 100.0800.611.001	\$
☐ PRELIMINARY REVIEW (PRC) 100.0800.611.003	\$	☐ TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	\$	☒ OTHER Renewal - No change from approved SOPs	\$ 1,000.00
☐ PRELIMINARY REVIEW (STAFF) 100.0800.611.003	\$	☐ TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	\$	☐ OTHER	\$
COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO. \$					
COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO. \$		MAJOR PERMIT DEPOSIT: \$		FILING DATE:	
COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO. \$		MINOR PERMIT FEE: \$		TOTAL AMOUNT PAID: \$	
		TOTAL FEE: \$		RECEIPT NUMBER:	
APPLICATION NUMBER(S):					

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

Project Description

The purpose of the project description is to assist Staff in understanding the project. 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: 75,324 SF	Building Size: 15,203 SF	Number of Floors: 1	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
☐ Office (business/professional)			
☐ Office (medical/dental)			
☒ Retail	Cannabis Retail Dispensary	2986	1 of 3
☐ Light Industrial			
☐ Residential			
☐ Other:			
Operating Characteristics			
Days and Hours of Operation: Monday - Sunday 9-7			
Number of Shifts: 2	Days and Hours of Shifts: Monday through Sunday 8-2, 2-8		
Number of Employees/Shift: 3			
Loading Facilities: ☐ Yes ☐ No	Type/Vehicle Size:		
Deliveries: ☒ Yes ☐ No	Type: Product/Cannabis	Number (day/week/month): 1/week	Time(s) of Day: 8 am
Outdoor areas associated with use? (check all that apply)	Sales area: ☒ Yes ☐ No	Unloading of deliveries: ☒ Yes ☐ No	Storage: ☐ Yes ☒ No
☒ Yes ☐ No Loading Zone	Square Footage: 175	Square Footage: 78.5 SF	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		

Submittal Requirements

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

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

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

BLA – Boundary Line Adjustment

REZ – Rezoning

TPM – Tentative Parcel Map/Minor Subdivision

VAR – Variance

GPA- General Plan Amendment

REZ-PD- Rezoning to Planned Development

TSM- Tentative Subdivision Map/Major Subdivision

Prelim – Preliminary Review

SDP – Site Development Permit

UP – Use Permit

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

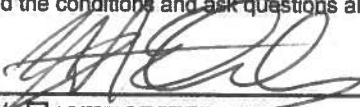

PROPERTY OWNER SIGNATURE

10-21-19
DATE

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

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

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


☐ OWNER / ☒ AUTHORIZED AGENT

11/5/19
DATE

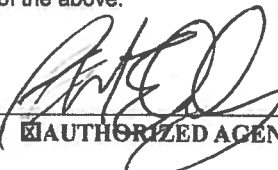
INDEMNIFICATION AGREEMENT

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

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

I have read and agree to all of the above.

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


☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT
(SIGNATURE)

11/5/19
DATE

Ukiah Valley Holistics dba

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CITY OF UKIAH
COMMUNITY DEVELOPMENT



C A N N A V I N E

UKIAH, CA

Employee List

All employees have approved live scans, which is required prior to employment.

Amina Ballesteros
Anthony Welch
Ashley Sandlot
Celina Woodall
Hrant Ekmekjian
Laila Ekmekjian
James Snyder
Justin Jackson
Kyle Wakeland
Michael Taylor
Ashley Jamison

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**CITY OF UKIAH
COMMUNITY DEVELOPMENT**

No longer employed:

Jordan chance
Ashley sandlin
Joshua Fowler
Matthew Adams
Silvia Flores
Christopher lutz
Gerald Mullen
Natalie sarchapone

Passed live scans but are not yet hired:

Carolina chance
Julissa Gonzales

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

1. Number of patients or patrons served:

13,600 total transactions

6,471 total unique customers

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

There have been no adjustments or changes to Cannavine's dispensary operations. None are being requested at this time.

3. Identify any problems encountered during operations and how they have been addressed.

Cannavine has had zero problems since operations commenced.

4. Identify how the dispensary has managed its operations to comply with the operating requirements of this chapter and with State law.

Cannavine has managed operations consistent with all standard operating procedures that were originally submitted and approved by both the City and State.

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**CITY OF UKIAH
COMMUNITY DEVELOPMENT**



Ukiah Police Department

Safety, Professionalism, Community Service

Justin Wyatt
Chief of Police

Project Review Address: **1230 Airport Park Blvd., Suite C**

File # **18-3890**(original file #), App# **4970**, CID# **46867** (from permit application)

Project Name: **Ukiah Valley Holistics**, DBA **Cannavine**

Description: Medicinal and Adult use Dispensary use permit renewal 11/6/19

Re: Renewal response

The below 5710 UCC's have been reviewed for the above applicant renewal. UPD comments are listed in bold print as follows:

B. That the dispensary location is not identified as having significant crime issues (e.g., based upon crime reporting statistics as maintained by the Police Department).

-This dispensary location is not identified as having significant crime issues based upon crime reporting statistics as maintained by the Police Department.

C. That there have not been significant numbers of calls for police service, crimes or arrests in the area or to an existing dispensary location.

-No disqualifying information received.

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

-No disqualifying information received.

J. That all reasonable measures have been incorporated into the plan and/or consistently taken to successfully control the establishment's patrons' conduct resulting in disturbances, vandalism, crowd control inside or outside the premises, traffic control problems, marijuana use in public, or creation of a public or private nuisance, or interference with the operation of another business.

-No disqualifying information received.



Ukiah Police Department

Safety, Professionalism, Community Service

Justin Wyatt
Chief of Police

K. That the dispensary would not adversely affect the health, peace or safety of persons living or working in the surrounding area, overly burden a specific neighborhood with special needs or high impact uses, or contribute to a public nuisance; or that the dispensary has resulted in repeated nuisance activities including disturbances of the peace, illegal drug activity, marijuana use in public, harassment of passersby, excessive littering, excessive loitering, illegal parking, excessive loud noises, especially late at night or early in the morning hours, lewd conduct, or police detentions or arrests.

-No disqualifying information received.

M. That the applicant has not violated any local or State law, statute, rule or regulation respecting the distribution, possession, or consumption of marijuana.

-No disqualifying information received.

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

-No disqualifying information received.

P. That the applicant has not engaged in unlawful, fraudulent, unfair, or deceptive business acts or practices.

-No disqualifying information received.

Respectfully submitted,
Nancy Sawyer, ICPS, CPD
Community Service Officer
Ukiah Police Department
Phone: 707-467-5708
nsawyer@cityofukiah.com

11/25/19:njs

300 Seminary Avenue | Ukiah, California 95482
Telephone: 463-6262 | Fax: (707) 462-6068 | www.cityofukiah.com