# Zoning Administrator

Regular Meeting

# AGENDA

***To participate in the virtual Zoom meeting click on the following link:***
***https://us06web.zoom.us/j/86456513969***
***or Dial 888 788 0099 US Toll-free***
***Meeting ID: 864 5651 3969***
***Passcode: 772099***

**August 30, 2022 - 2:00 PM**

## 1. CALL TO ORDER

## 2. VERIFICATION OF NOTICE

## 3. 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 September 9, 2022 at 5:00 p.m.

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

The Zoning Administrator (ZA) welcomes input from the audience that is within the subject matter jurisdiction of the ZA. 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. APPROVAL OF MINUTES

5.a. Approval of the Draft Minutes of the June 30, 2022 Zoning Administrator Meeting

***Recommended Action: Review and approve Draft Minutes of the June 30, 2022 Zoning Administrator meeting***

Attachments:
1. ZAM_20220630 - DRAFT

5.b. Approval of the Draft Minutes of the July 25, 2022 Zoning Administration Meeting

***Recommended Action: Review and approve the Draft Minutes of the July 25, 2022 Zoning Administrator meeting***

Attachments:
1. ZAM_20220725 - DRAFT

## 6. SITE VISIT VERIFICATION

## 7. PUBLIC HEARING

7.a. Request to Consider a Minor Use Permit for the Patrona Restaurant and Lounge Outdoor Dining Shade Canopy at 130 West Standley Street; APN 002-224-02; File No. 21-6729.

***Recommended Action: Staff recommends the Zoning Administrator approve the Minor Use Permit, based on the Findings in Attachment 1 and subject to the Conditions of Approval in Attachment 2.***

Attachments:

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

## 8. ADJOURNMENT

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

August 23, 2022
Michelle Irace, Planning Manager

**CITY OF UKIAH**
**ZONING ADMINISTRATOR MINUTES**
**Meeting Held Remotely through Teleconference**
**June 30, 2022**
**1:00 p.m.**

**STAFF PRESENT**
Craig Schlatter, Zoning Administrator
Jesse Davis, Planning Manager

**OTHERS PRESENT**
Bruce Foster

**1. CALL TO ORDER**

The Zoning Administrator called the meeting to order at 1:01 p.m. via teleconference.

*Zoning Administrator Craig Schlatter presiding.*

**2. VERIFICATION OF NOTICE**

Staff confirmed timely noticing of all public hearings items posted on the agenda.

**3. APPEAL PROCESS**

Note: For matters heard at this meeting the final date to appeal is July 11, 2022 at 5:00 p.m.

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

None.

**5. APPROVAL OF May 24, 2022 - MINUTES OF ZONING ADMINISTRATOR**

Zoning Administrator Craig Schlatter approved the Minutes of May 24, 2022, as presented.

**6. SITE VISIT VERIFICATION**

Zoning Administrator Craig Schlatter stated he performed a site visit for items listed on the agenda. Planning Manager, Jesse Davis, affirmed the date and time of the site visit.

**7. PUBLIC HEARING**

a) Request to Review and Consider a Minor Use Permit to Place a Single Beehive in the Rear-Yard of a Residential Property. Located at 323 Jones Street; APN (001-294-06); File No. 22-7116.

Planning Manager Davis presented the staff report.

Zoning Administrator Schlatter opened the public hearing at 10:08 a.m. No one was present wishing to speak and the public hearing was closed at 10:09 a.m.

Zoning Administrator Schlatter inquired as to received public-comment for the project. Planning Manager Davis responded that five (5) letters of support had been received for the project from a cross-section of neighbors and citizens in Ukiah.

Zoning Administrator Schlatter approved the Minor Use Permit to Place a Single Beehive in the Rear-Yard of a Residential Property. Located at 323 Jones Street; APN (001-294-06); File No. 22-7116; based on the Findings and subject to the Conditions included in the staff report.

**8. ADJOURNMENT**

There being no further business, the meeting adjourned at 1:12 p.m

DRAFT

**CITY OF UKIAH**
**ZONING ADMINISTRATOR MINUTES**
**Meeting Held Remotely through Teleconference**
**July 25, 2022**
**1:00 p.m.**

| **STAFF PRESENT** | **OTHERS PRESENT** |
|---|---|
| Michelle Irace, Zoning Administrator-Acting | Joshua Keats |
| Jesse Davis, Planning Manager | Julie Noia |

**1. CALL TO ORDER**

The Zoning Administrator called the meeting to order at 1:00 p.m. via teleconference.

*Zoning Administrator Michelle Irace presiding.*

**2. VERIFICATION OF NOTICE**

Staff confirmed timely noticing of all public hearings items posted on the agenda.

**3. APPEAL PROCESS**

Note: For matters heard at this meeting the final date to appeal is August 4, 2022 at 5:00 p.m.

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

None.

**5. APPROVAL OF JUNE 30, 2022 - MINUTES OF ZONING ADMINISTRATOR**

Zoning Administrator Michelle Irace deferred review and approval of the Minutes of June 30, 2022 to a subsequent date.

**6. SITE VISIT VERIFICATION**

Zoning Administrator Michelle Irace inquired if a site visit had been conducted. Planning Manager, Jesse Davis, affirmed that the site was reviewed in conjunction with the initial zoning administrator hearing in 2021, and that a subsequent visit was conducted on July 15, 2022.

**7. PUBLIC HEARING**

a) Request to renew an existing minor use permit for a previously approved cannabis related business that is not yet operational, but permitted to facilitate 'Processing' and 'Distribution' within two existing buildings at 120 and 150 Brush Street; APN (002-040-32); File No. 22-7235

Planning Manager Davis presented the staff report.

Acting Zoning Administrator Irace opened the public hearing at 1:07 p.m. No one was present wishing to speak and the public hearing was closed at 1:09 p.m.

Upon a question from the Zoning Administrator, Planning Manager Davis clarified that the applicant required dual licensure from the City of Ukiah and State of California to commence operation.

Acting Zoning Administrator Irace approved request to renew an existing minor use permit for a previously approved cannabis related business that is not yet operational, but permitted to facilitate 'Processing' and 'Distribution' within two existing buildings at 120 and 150 Brush Street; APN (002-040- 32); File No. 22-7235; based on the Findings and subject to the Conditions included with the staff report.

**8. ADJOURNMENT**

There being no further business, the meeting adjourned at 1:10 p.m

DRAFT

**AGENDA ITEM NO. 7A**
Meeting Date: August 30, 2022
Department of Community Development
Planning Division
300 Seminary Ave.
Ukiah, CA 95482

**DATE:** August 23, 2022

**TO:** Zoning Administrator

**FROM:** Michelle Irace, Planning Manager

**SUBJECT:** Request to consider a Minor Use Permit for the Patrona Restaurant and Lounge Outdoor Dining Shade Canopy at 130 West Standley Street; APN 002-224-02; File No. 21-6729.

## SUMMARY

| | |
|---|---|
| OWNER: | Bruce Williams |
| APPLICANT/AGENT: | Craig Strattman |
| LOCATION: | 130 West Standley Street (APN 002-224-02) |
| TOTAL ACREAGE: | ±0.68 Acres |
| GENERAL PLAN: | Commercial (C) |
| ZONING DISTRICT: | Downtown Zoning Code – Downtown Core (DC) |
| ENVIRONMENTAL DETERMINATION: | Categorical Exemption, Article 19, Section 15303, New Construction or Conversion of Small Structures |
| RECOMMENDATION: | Conditional Approval (see Draft Findings in Attachment 1 and Draft Conditions of Approval in Attachment 2 |

## BACKGROUND

The project site is located within downtown Ukiah and is currently developed with a ±2,900 sf commercial building that was constructed in the 1950's. The building has been occupied by the Patrona Restaurant and Lounge ("Patrona") for the last several years. In 2003, a Major Use Permit (File No. 03-24) to establish an outdoor seating area within the right-of-way (existing parking spaces on North School Street) was approved by the Planning Commission. In 2009, the business received grant funding through the former Ukiah Redevelopment Agency's Façade Improvement Program to replace the existing awnings (File No.09-03).

Prior to 2021, restaurants within the Downtown Zoning Code could create outdoor seating areas through either a sidewalk café with moveable tables and chairs, or by obtaining an Outdoor Dining Permit. Both of these pathways included obtaining an Encroachment Permit from the Public Works Department and administrative review by the Planning Division, but did not require discretionary

review such a Use Permit. However, these mechanisms for outdoor dining took a restrictive approach to regulating the location and permanence of outdoor dining facilities. Specifically, sidewalk cafés were restricted to the placement of moveable tables and chairs, and permanent outdoor dining facilities were prohibited in pedestrian walkways and required parking spaces.

On February 3, 2021, partially in light of the COVID-19 pandemic, the City Council adopted Ordinance No. 1210 (Outdoor Dining Ordinance), which amended Section 9224.7 of Division 9, Chapter 2, Article 18 of the City Code to allow more flexibility for outdoor dining opportunities. Specifically, it allowed permanent outdoor dining facilities and furniture to be located within pedestrian walkways and required parking spaces within the Downtown Zoning District, subject to Zoning Administrator approval of a Minor Use Permit.

Further, on October 21, 2020, in an effort for restaurants to remain open for business during the pandemic, the City Council amended the Local Emergency Declaration in Resolution No. 2020-14 with Ordinance No.1207 to, among other things, allow businesses to establish Temporary Use Permits for Outdoor Dining Facilities administratively at no cost.

Patrona obtained a Temporary Use Permit for an Outdoor Dining Facility on October 25, 2021 and erected a ±600 sf outdoor shade canopy for outdoor seating on the west side (along North School Street) of the building.

## PROJECT DESCRIPTION

In accordance with the Outdoor Dining Ordinance (2021), a Minor Use Permit application was received to establish a permanent outdoor canopy within the right-of-way (on North School Street) to serve as a permanent outdoor dining facility at Patrona. The project includes the following components:

- Approximately ±600 sf (eight-foot tall) outdoor dining canopy for the consumption of food and beverages, including alcoholic beverages;
- Three outdoor propane heaters;
- Outdoor string lights around the canopy;
- Landscaping/planters around the perimeter of the outdoor dining area; and
- Hours of operation would be five days a week, 11 a.m. to 9:00 p.m. (may fluctuate based on demand and staffing).

Application materials, including a project description and site plans can be found in Attachment 3. Photos of the existing temporary structure that was established through the Temporary Use Permit process are also included. Based on California Building Code requirements, the existing structure may need to be modified. However, the footprint and overall appearance of the structure would remain similar to what currently exists.

## SURROUNDING LAND USES & ZONING

The project site maintains a General Plan land use designation of Commercial (C) and a zoning designation of Downtown Core (DC) per the City of Ukiah Zoning, as it is within the Downtown Zoning District. The project site is located in an area largely developed with commercial (retail and restaurant) uses. However, the former Palace Hotel is directly north of the site, while the Mendocino County Courthouse is directly south of the site, and the Savings Bank of Mendocino

County is directly west. Table 1 provides a summary of existing zoning districts and uses, Figure 1 provides an aerial image of the site, and Figure 2 provides a zoning map of the area.

*Table 1, Zoning and Land Use*

| | ZONING: | USE: |
|---|---|---|
| NORTH | Downtown Core | Former Palace Hotel; Various retail businesses |
| EAST | Downtown Core | Various retail businesses and restaurants |
| SOUTH | Downtown Core | Courthouse; Various retail businesses and restaurants |
| WEST | General Urban | Bank; Various retail businesses |

*Figure 1. Aerial Image of the Site*

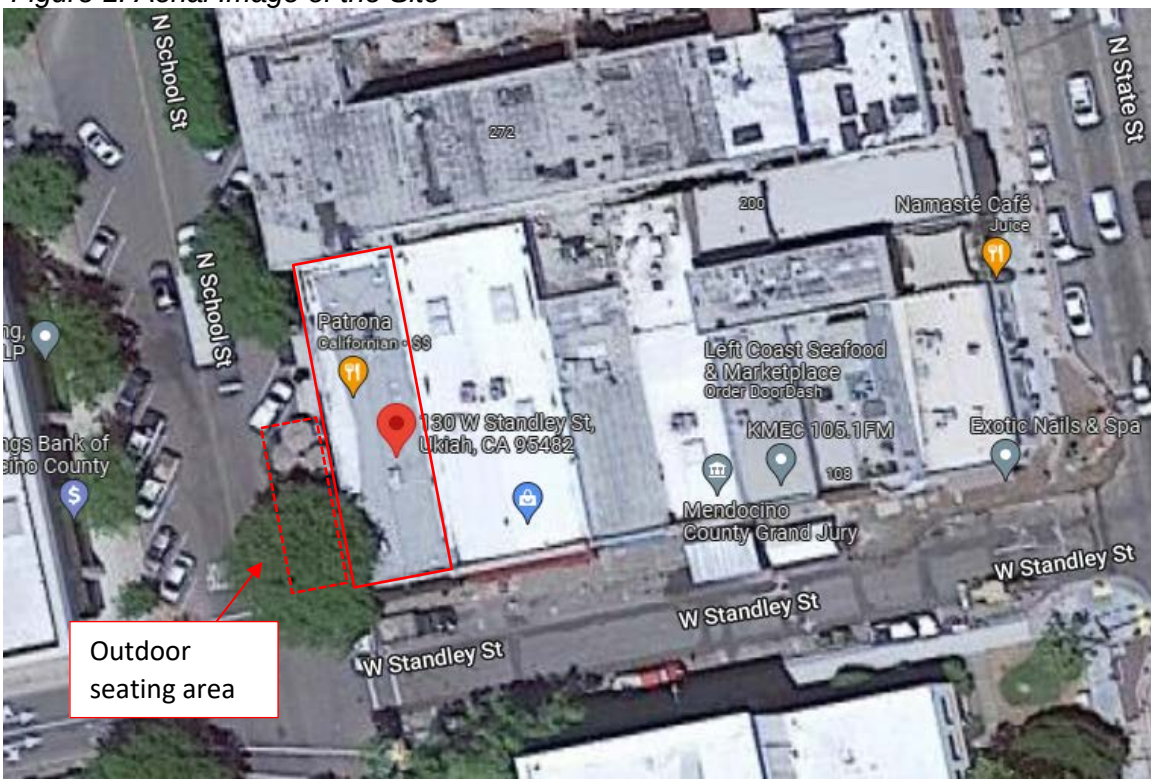
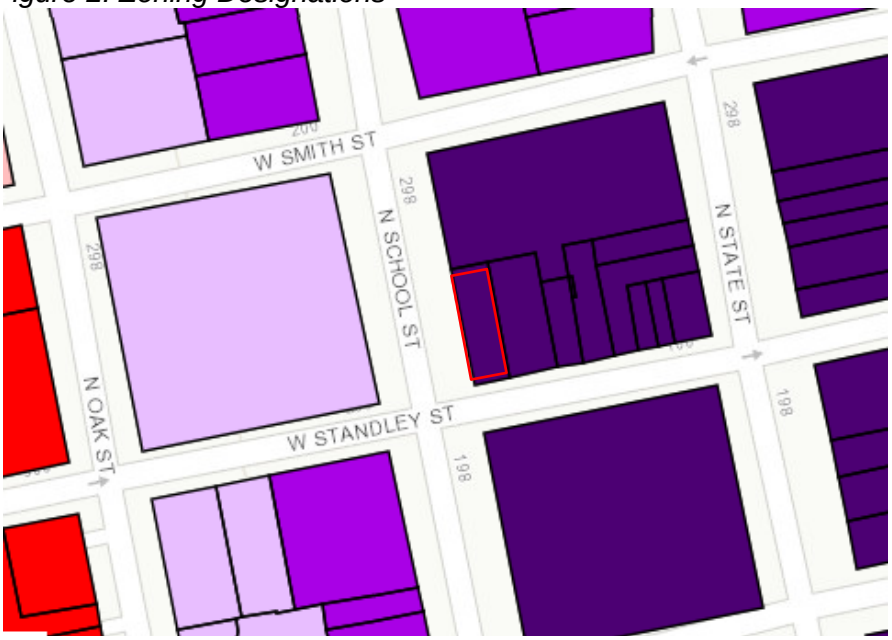


*Figure 2. Zoning Designations*




## AGENCY COMMENTS

Project referrals were sent to the following responsible or trustee agencies with interest or jurisdiction over the project: City of Ukiah Public Works Dept., City of Ukiah Police Dept., City of Ukiah Electric Utility Dept., City of Ukiah Community Development Dept.-Building Division, Ukiah Valley Fire Authority, County of Mendocino Environmental Health Dept., and the California Dept. of Alcohol Beverage Control. The agencies' comments and recommended Conditions of Approval (if provided) are contained in Attachment 4.

## STAFF ANALYSIS

### General Plan and Zoning Consistency

The parcel carries a General Plan Land Use designation of Commercial (C) and is zoned Downtown Core (DC). The proposed project is consistent with the City's 1995 General Plan goals and policies related to commercial uses and enhancing economic growth. The historical activities on the subject parcel include a history of various restaurant uses.

Per Ukiah City Code § 9224.7 (Outdoor Dining – Ordinance No. 1210; February 3, 2021), permanent outdoor dining structures and furniture such as concrete tables and benches are a permitted use, subject to Zoning Administrator approval of a Minor Use Permit, where the dining is incidental to an existing restaurant located on the same parcel. In this case, the proposed outdoor dining facilities would be incidental to the existing restaurant and located within an area previously approved for outdoor dining. In addition, the proposal meets all of the requirements outlined in the Outdoor Dining Ordinance including: ingress/egress regulations, regulations for placement of chairs and tables, hours of operation, signage, service requirements, alcohol licensing, etc.

Per Ukiah City Code § 9231.3, Table 27 establishes the procedures for review and processing of Site Development Permits. Table 27 establishes three (3) levels of site development permits based on the size of the project. A review of Table 27 indicates that this request is considered a

'Tier 1 Categorization', as it consists of new construction and additions up to 1,000 sf. No exception is required or requested for the project, as it otherwise complies with the Outdoor Dining Ordinance. Therefore, approval of a Site Development Permit is not required, and the construction of the canopy can be processed through a Building Permit. Requirements for approval of a Use Permit within the City of Ukiah are found within UCC §9262(E). Findings, specific to this project request are included in Attachment 1 and the project is subject to Conditions of Approval contained within Attachment 2.

## ENVIRONMENTAL DOCUMENTATION

The proposed project is subject to the California Environmental Quality Act (CEQA). The project qualifies for a categorical exemption pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures which consists of construction of new, small facilities or structures including: (c) a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area.

The project involves the construction of an approximately 600 sf accessory structure to an existing restaurant. The project footprint has been used for the last several years for outdoor dining. The project does not involve the use or storage of significant amounts of hazardous substances and there are no unusual circumstances that would result in a reasonable possibility of a significant effect. The project is determined to be consistent with the applicable general plan designation and policies, including applicable zoning designation and outdoor dining regulations. The project site is in an urbanized area that is fully developed and does not contain sensitive resources. Based on the aforementioned, Staff finds that the project would not result in a significant impact to the environment and qualifies for the aforementioned exemption.

## NOTICE

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

- Published in the Ukiah Daily Journal on August 13, 2022;
- Posted on the Project site on August 17, 2022;
- Provided to property owners within 300 feet of the project parcels on August 10, 2022; and
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing.

## RECOMMENDATION

Staff recommends Zoning Administrator 1) conduct a public hearing; and 2) adopt the findings and conditionally approve a Minor Use Permit for the project.

## ATTACHMENTS

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

**ATTACHMENT 1**

**DRAFT FINDINGS FOR A MINOR USE PERMIT FOR**
**PATRONA RESTAURANT AND LOUNGE OUTDOOR DINING SHADE CANOPY**
**130 WEST STANDLEY STREET; APN 002-224-02**
**FILE NO. 21-6729**

The following findings are supported by and based on information contained in the staff report, dated August 23, 2022, the application materials, and the public record, in accordance with Ukiah City Code Sections 9262 and 9224.7 (Outdoor Dining – Ordinance No. 1210)

**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 parcel carries a General Plan Land Use designation of Commercial (C) and is zoned Downtown Core (DC). The proposed project is consistent with the City's 1995 General Plan goals and policies related to commercial uses and enhancing economic growth. The project is also consistent with the Downtown Zoning Code and outdoor dining siting and operational requirements of Ordinance No. 1210 (Outdoor Dining Ordinance: 2021).*

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 proposed project would not alter the existing use as it relates to on-site activities, nor would it be considered incompatible with adjacent land uses, as these outdoor dining activities have been ongoing now for several years. The surrounding area features a mixture of commercial development, including restaurants with outdoor dining accommodations. In addition, the project has been reviewed by the following agencies to ensure compliance with the Ukiah City Code and other regulations relating to health, general welfare, and safety: City of Ukiah Public Works Dept., City of Ukiah Police Dept., City of Ukiah Electric Utility Dept., City of Ukiah Community Development Dept.-Building Division, Ukiah Valley Fire Authority, County of Mendocino Environmental Health Dept., and the California Dept. of Alcohol Beverage Control. As requested, comments have been included as Conditions of Approval, as appropriate, thereby allowing this finding to be made.*

   *As described within the staff report, the proposed project qualifies for a categorical exemption pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, and would not result in a significant effect to the environment.*

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

- Published in the Ukiah Daily Journal on August 13, 2022;
- Posted on the Project site on August 17, 2022;
- Provided to property owners within 300 feet of the project parcels on August 10, 2022; and
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing.

**ATTACHMENT 2**

**DRAFT CONDITIONS OF APPROVAL FOR A MINOR USE PERMIT FOR PATRONA RESTAURANT AND LOUNGE OUTDOOR DINING SHADE CANOPY 130 WEST STANDLEY STREET; APN 002-224-02 FILE NO. 21-6729**

*Approved Project Description*: In accordance with the Outdoor Dining Ordinance (2021), a Minor Use Permit application was received to establish a permanent outdoor canopy within the right-of-way (on North School Street) to serve as a permanent outdoor dining facility at Patrona. The project includes the following components:

- Approximately ±600 sf (eight-foot tall) outdoor dining canopy for the consumption of food and beverages, including alcoholic beverages;
- Three outdoor propane heaters;
- Outdoor string lights around the canopy;
- Landscaping/planters around the perimeter of the outdoor dining area; and
- Hours of operation would be five days a week, 11 a.m. to 9:00 p.m. (may fluctuate based on demand and staffing).

**City of Ukiah Standard Conditions**

1. This approval is not effective until the 10-day appeal period applicable to this 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. The Applicant shall submit verification of all applicable permits or approvals in compliance with all local, state and federal laws to the Community Development Department prior to issuance of building permits.

8. All fees associated with the project planning permits and approvals shall be paid in full 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; 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.

**City of Ukiah Special Conditions**

10. Outdoor dining facilities shall be in accordance with Ordinance Number 1210.

11. A license from the State Department of Alcohol Beverage Control is required to serve alcohol within the outdoor dining area.

12. Days and hours of operation for the outdoor dining shall not extend beyond the hours of operation for the restaurant which it serves. Movable tables chairs, and all other furniture used in the operation of outdoor dining shall be removed from any pedestrian walkways and stored indoors at night and whenever the cafe is not in operation.

13. Outdoor dining shall not be used for live entertainment unless in compliance with section 9224.6 of this code.

14. Outdoor heaters are allowed subject to fire and building code compliance.

15. Furnishings and decorations shall not encroach beyond the permitted use area or overhang pedestrian or vehicular circulation paths.

16. Any street, sidewalk, or City improvements, furnishings, and utilities damaged or destroyed by the outdoor dining use and/or facility shall be replaced to City standards with the cost borne by the permittee.

17. An outdoor dining installation in the street will impede regular mechanical street sweeper operations. The Permittee or his/her designee shall pick up all leaf litter and other debris up on the street, gutter, and drainage way areas adjacent to, and under, the outdoor dining installation on a weekly or as needed basis. Drainage ways shall be checked for blockages prior to, and after, rain events

18. The permittee is responsible for maintaining all outdoor dining furnishings and the outdoor dining area in good condition, including but not limited to the following:

    a. All outdoor dining furnishings and all exterior surfaces within the outdoor dining area shall be easily cleanable and kept clean and free of debris.
    b. The outdoor dining area and adjacent areas kept in a clean and safe condition

19. The outdoor dining shade canopy shall substantially conform to the design and size described within the application materials approved with this Use Permit. If substantial changes are proposed during the Building Permit process, additional discretionary review and permits may be required.

**City of Ukiah Building Division**

20. A permit will be required. Please submit plans, building permit application. Please submit five complete plan sets, two wet stamped and signed.

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

**City of Ukiah Public Works Department**

22. The applicant shall obtain an Encroachment Permit for all work conducted with the right-of-way.

**Ukiah Valley Fire Authority**

23. The canopy must be constructed with a California State Fire Marshall approved and stamped material.

24. A fire extinguisher must be located in the outdoor dining area.

25. Heaters shall be utilized and stored in accordance with CFC Chapter 61 standards for liquid propane tanks, and must be State Fire Marshal approved.

26. Emergency egress distances and size meet CFC/CBC regulations.

DRAFT

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

City of Ukiah

# Planning Permit Application 21-6729

| | | | |
|---|---|---|---|
| PROJECT NAME: PATRONA PERGOLA | | | |
| PROJECT ADDRESS/CROSS STREETS: | | | AP NUMBER(S): 002-221-02 |
| APPLICANT/AUTHORIZED AGENT: CRAIG STRATTMAN | PHONE NO: 707-391-3499 | FAX NO: | E-MAIL ADDRESS: CRAIG3@PACIFIC.NET |
| APPLICANT/AUTHORIZED AGENT ADDRESS: 130 W. STANDLEY | CITY: UKIAH | | STATE/ZIP: CA |
| PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: BRUCE WILLIAMS | PHONE NO: 313-319-3431 | FAX NO: | E-MAIL ADDRESS: EDDIEWILLIAMS@HOTMAIL.COM |
| PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT: 18250 FOX GLEN DR. | CITY: RIVERVIEW | | STATE/ZIP: MI 48193 |
| HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? ☐ YES ☒ NO ? APPROVED FOR TEMPORARY USE | | | |

| | | | | | |
|---|---|---|---|---|---|
| ☐ AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003 | $ | ☐ REZONING – PLANNED DISTRICT 100.0800.611.001 | $ | ☐ USE PERMIT – AMENDMENT 100.0400.449.001 | $ |
| ☐ ANNEXATION 100.0800.611.001 | $ | ☐ SITE DEVELOPMENT PERMIT – AMENDMENT 100.0400.449.001 | $ | ☐ USE PERMIT – MAJOR 100.0400.449.001 | $ |
| ☐ APPEAL 100.0400.449.001 | $ | ☐ SITE DEVELOPMENT PERMIT – MAJOR 100.0400.449.001 | $ | ☒ USE PERMIT – MINOR 100.0400.449.001 | $ 900 |
| ☐ GENERAL PLAN AMENDMENT 100.0800.611.001 | $ | ☐ SITE DEVELOPMENT PERMIT – MINOR 100.0400.449.001 | $ | ☐ VARIANCE – MAJOR 100.0400.449.001 | $ |
| ☐ MURAL PERMIT 100.0400.449.001 | $ | ☐ SPECIFIC/MASTER PLAN 100.0800.611.003 | $ | ☐ VARIANCE – MINOR 100.0400.449.001 | $ |
| ☐ PRE-DEVELOPMENT MEETING 100.0800.611.003 | $ | ☐ MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001 | $ | ☐ ZONING AMENDMENT MAP OR TEXT 100.0800.611.001 | $ |
| ☐ STAFF RESEARCH (MORE THAN 1 HOUR) 10023100.41153 | $ | ☐ MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001 | $ | ☐ REZONING 100.0800.611.001 | $ |
| ☐ LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001 | $ | ☐ OTHER | $ | ☐ OTHER | $ |

| | | | | | |
|---|---|---|---|---|---|
| COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO. | $ | MAJOR PERMIT DEPOSIT: | $ | FILING DATE: | |
| COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO. | $ | MINOR PERMIT FEE: | $ | TOTAL AMOUNT PAID: $ | |
| COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO. | $ | TOTAL FEE: | $ | 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.

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, Bruce D Williams, 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.

Bruce D Williams 12-11-2021

☑ **OWNER** / ☐ **AUTHORIZED AGENT** **DATE**

## INDEMNIFICATION AGREEMENT

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

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

☐ **PROPERTY OWNER** / ☐ **AUTHORIZED AGENT** **DATE**
(SIGNATURE)

Revised 03/19/2019

## 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: OUT DOOR DINING | | | |

**Operating Characteristics**

| | | | |
|---|---|---|---|
| **Days and Hours of Operation:** 11 - 9 PM | | | |
| **Number of Shifts:** 10 To 14 | **Days and Hours of Shifts:** BASED ON STAFFING (NOW 5 DAYS WILL GO TO 7 DAYS WITH STAFF) | | |
| **Number of Employees/Shift:** | | | |
| **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) ☒ Yes ☐ No | **Sales area:** ☒ Yes ☐ No Square Footage: 600 | **Unloading of deliveries:** ☐ Yes ☒ No Square Footage: | **Storage:** ☐ Yes ☒ No 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**

Patrona
130 West Standley

Project description
CID # 29833
APN # 002-224-02

Change temporary use permit to a minor use permit 100.0400.449.001.

The deck has been in use for the past (8?) years, and the temporary was signed off last month. We would use this year around for outdoor dining.

Thank you
Craig Strattman
Patrona, chef / owner
707-391-3499 cell

Minor Use Permit

Patrona
130 West Standley
Ukiah Ca 95482

HEATERS :

We will continual using the standard portable propane "mushroom" heater.

LIGHTING:

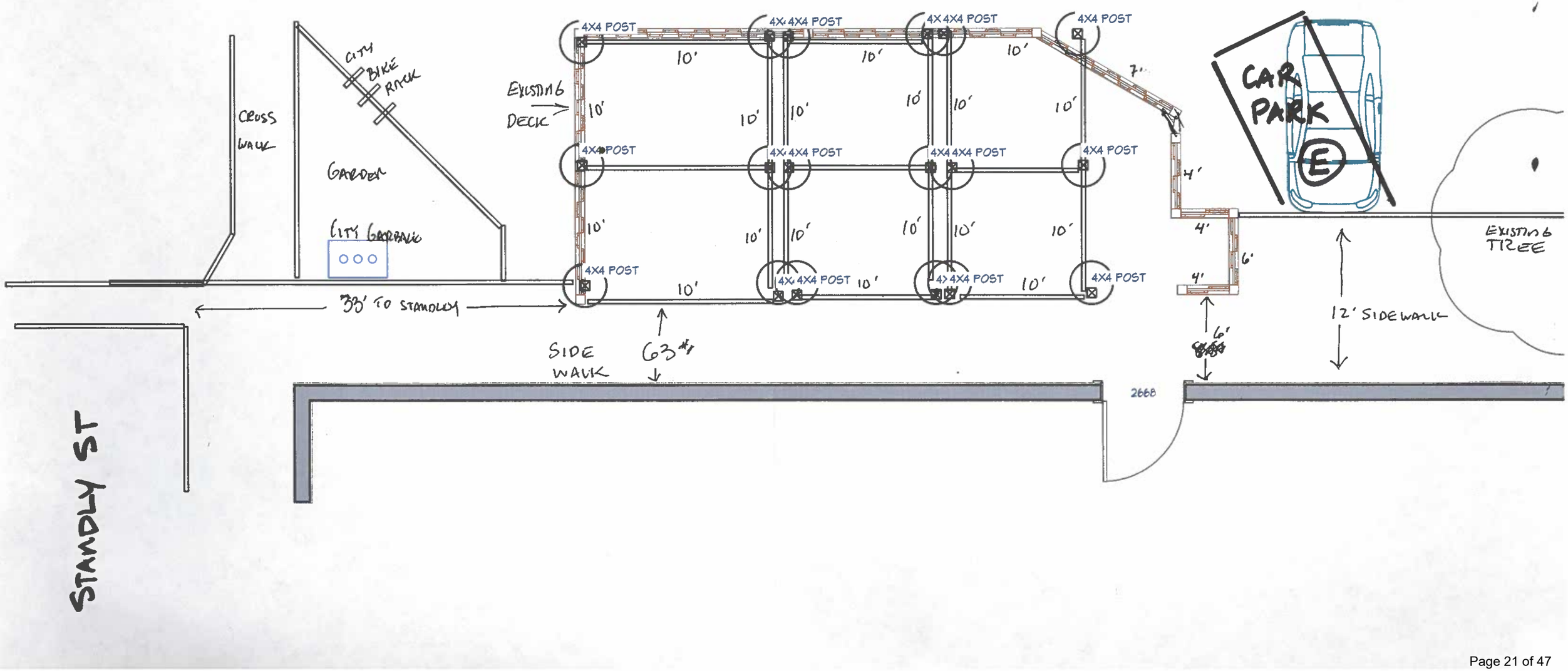
We will continual to use the "party light" string lights as used by the neighbors on their businesses. They are plugged into the wall outlet under the existing awning. The string lights will be hung on metal rails with a small metal S-hook crimped closed.

RECEIVED

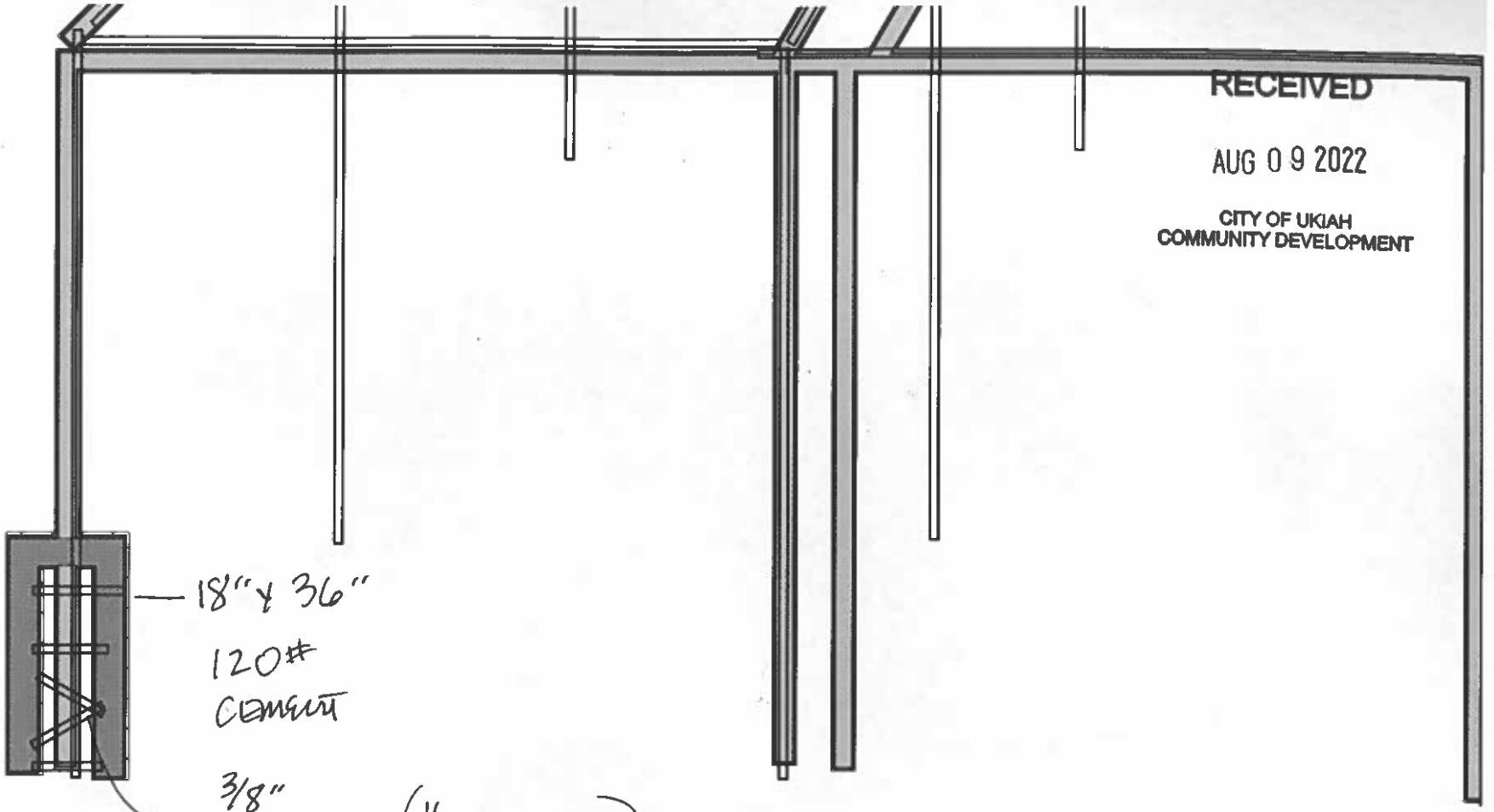
AUG 0 9 2022

CITY OF UKIAH
COMMUNITY DEVELOPMENT

# SCHOOL STREET

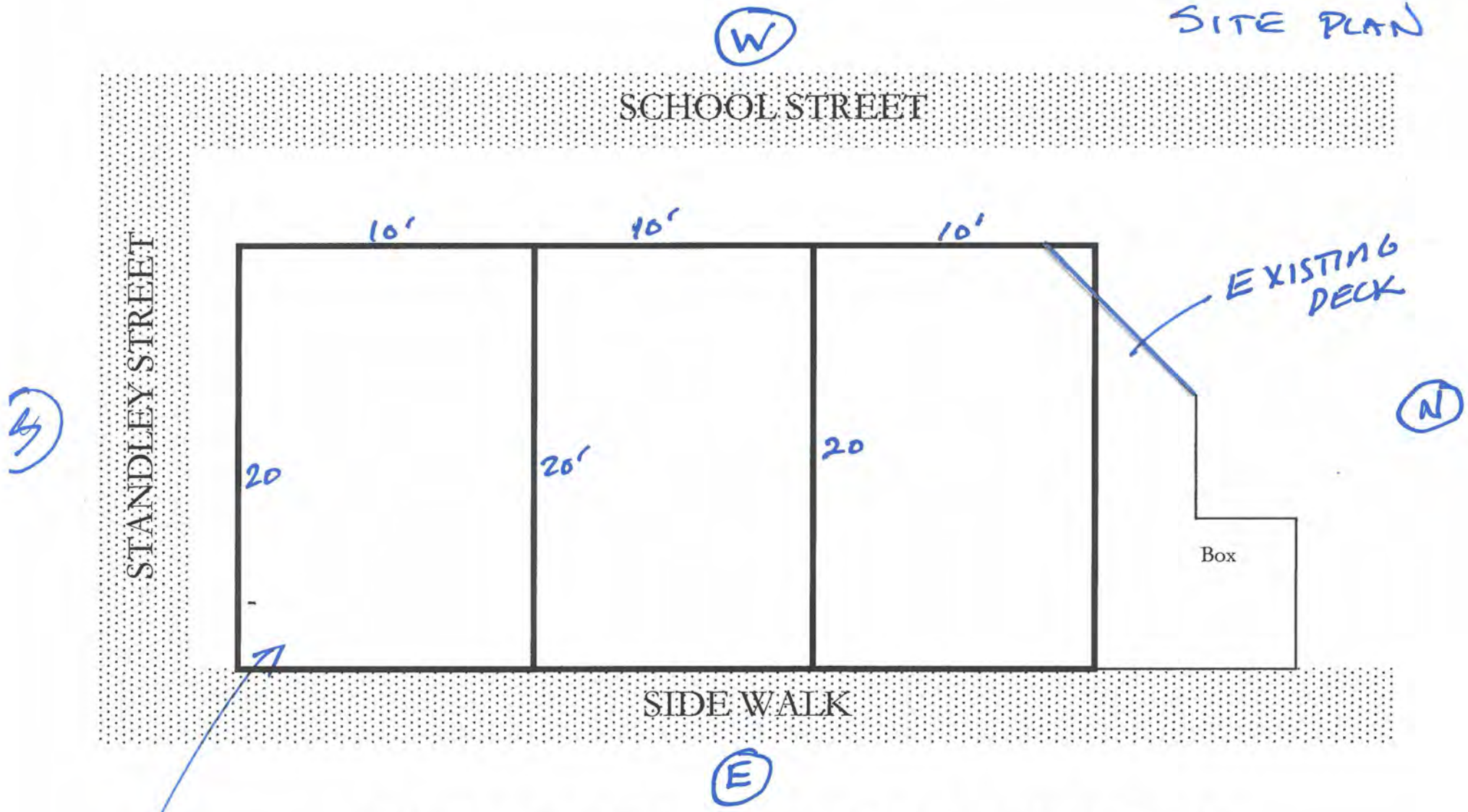


RECEIVED
AUG 09 2022
CITY OF UKIAH
COMMUNITY DEVELOPMENT




PATRONA
DECK COVER

SITE PLAN




130 WEST STANDLEY PATRONA RESTAURANT

APPROVED AS TEMPORARY USE

NO SIGNS

2019 Photo

PATRONA

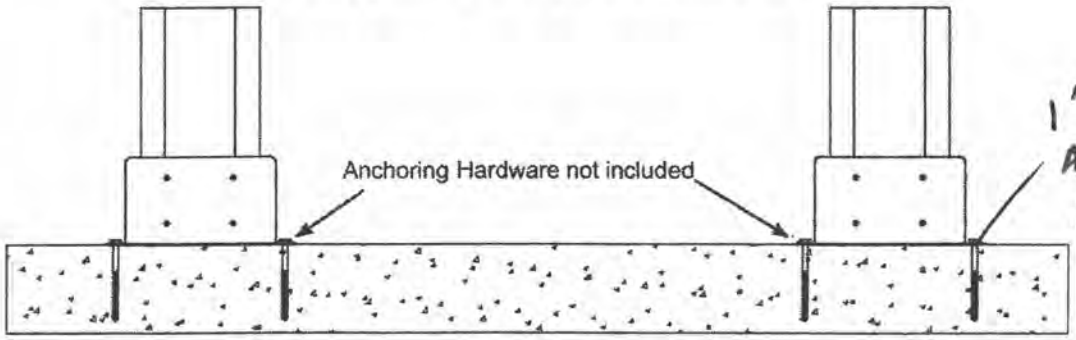
130 W STANDLEY

SCHOOL STREET

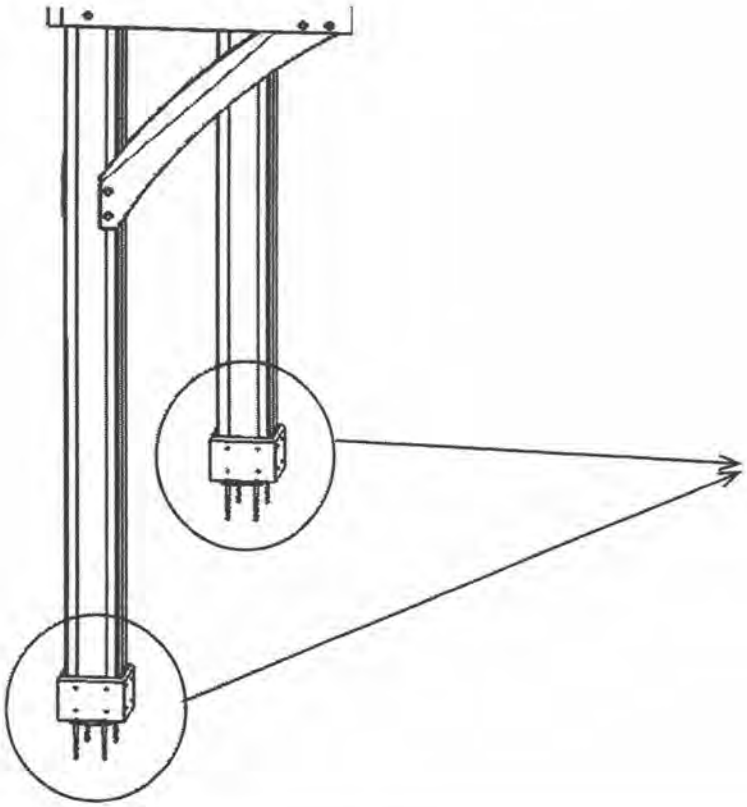
PATRON A
130 W. STANLEY
STANLEY
SCHOOL ST

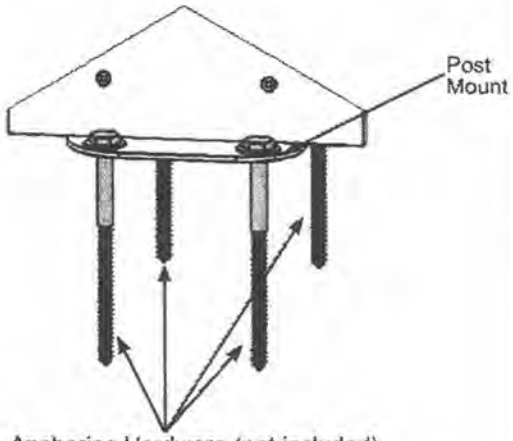
# Permanent Installation Examples cont.

**Concrete Patio (min. 23' x 11') with 6" clearance on all sides**




**Wood Deck (min. 23' x 11') with 6" clearance on all sides**






***Post Mounts have a 1/2" diameter hole for anchoring hardware.***

# Permanent Installation Examples

**Note: It is critically important you start with square, solid and level footings, concrete pad or deck to attach your Pavilion.**

We supply Post Mounts with this structure which gives you the flexibility to permanently install your structure to a pre-existing or new wood or concrete surface.

- The hardware to attach the Post Mount to the structure is included.
- The hardware to mount the structure permanently will need to be purchased separately at your local hardware store.

If you are mounting to concrete footers see below for the correct locations and placement. Please double check for possibility of any underground utilities such as gas, telephone, cable or sprinkler lines.

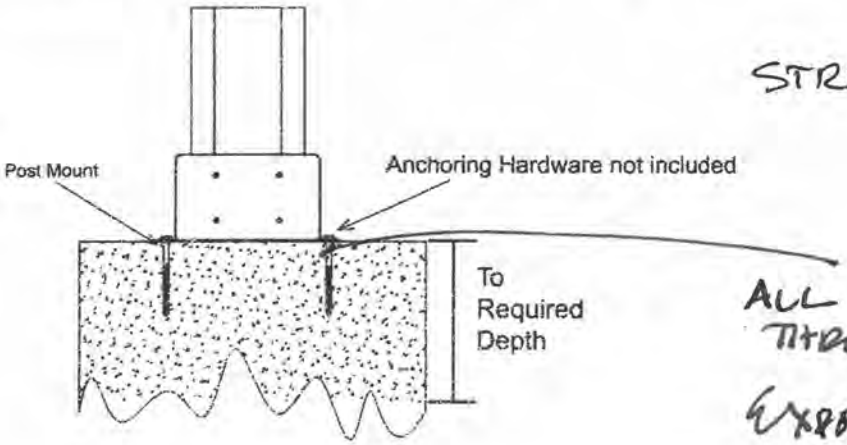
Following are some examples of how to mount the structure to wood or concrete surfaces.

Refer to your local building and city codes, ordinances, neighbourhood covenants, or height restrictions regarding this type of structure for guidance on acceptable installation requirements.

**Concrete Footer**

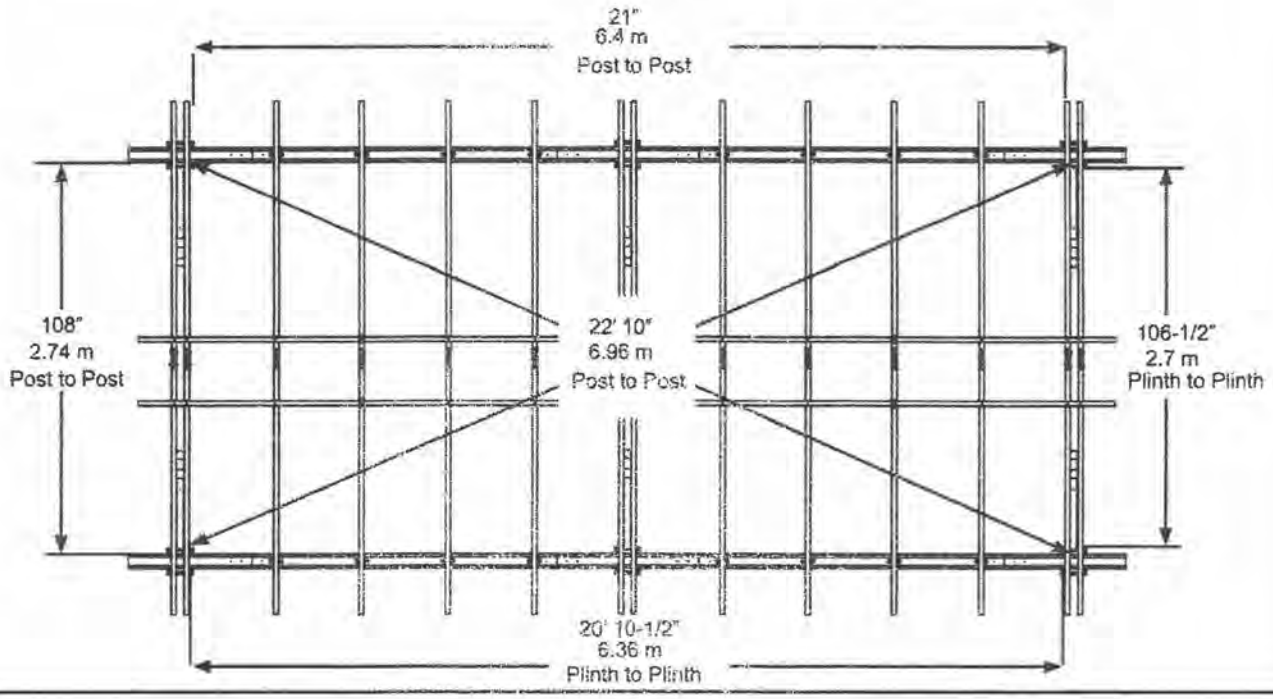
SIDE WALK

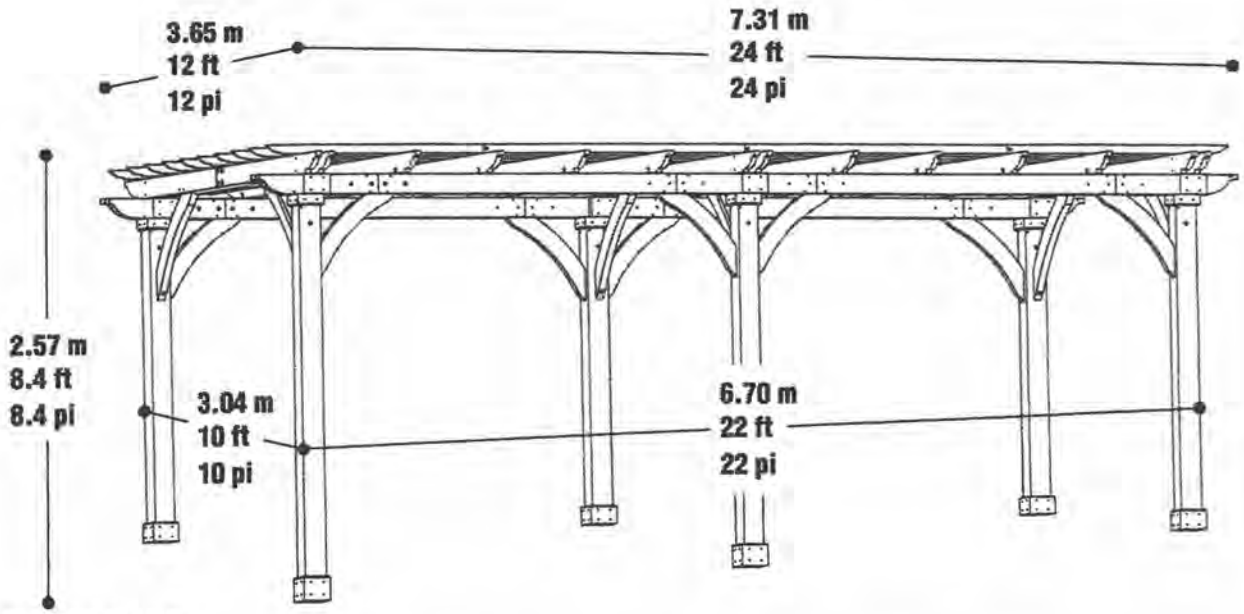
STREET




ALL THREAD 1'

EPOXY IN






**Dimensions**

- Roof Dimensions: 3.65 m 7.31 m x 2.57 m (12' L x 24' W x 8'6" H)
- Base Dimensions (outside to outside of posts): 3.04 m x 6.70 m (10' L x 22' W)
- Base Dimensions (inside to inside of posts): 6.40 m x 2.74 m ( 21' L x 9' W)
- Product Weight: 401kg (886lb.)

~~JASON~~ ~~OCT 18-23~~

~~Chris Dion~~ -

House

~~Inspector~~ -

~~NO~~ NOV.

City of Ukiah COPY

**Public Works Department**
**Planning and Community Development Department**
300 Seminary Avenue
Ukiah, CA 95482
Email: publicworks@cityofukiah.com
Web: www.cityofukiah.com
Phone: (707) 463 -6282
Fax: (707) 463-6204

## COVID-19 EMERGENCY TEMPORARY USE PERMIT (TUP) APPLICATION

Businesses including, but not limited to retail, restaurants, and mobile food vendors may apply at no cost for the temporary use of City-owned and private property for modified business operations as may be necessitated by the impacts of COVID-19. Please fill out the application below and submit to publicworks@cityofukiah.com or fax to 707-463-6204. For telephone inquiries, please call 463-6282.

| Business Owner's Name: | Business License Number: | Business License Exp. Date: |
|---|---|---|
| CRAIG STRATTMAN | BSN8720 36 | 12/31/21 |

Business Name/Doing Business As: PATRONA

Business/Site Address: 130 W. STANDLEY

| Business Owner's Phone Number(s): | Business Owner's Email: |
|---|---|
| 707-391-3499 | CRAIG3@PACIFIC.NET |

Will the temporary use involve private property?

☐ No ☒ Yes

If yes, please provide property owner information:

Property Owner's Name (If different than Business Owner/Property above): BRUCE WILLIAMS

Property Owner's Mailing Address: 18250 FOX GLEN DR. RIVERVIEW DR MI 48193

| Property Owner's Phone Number(s): | Property Owner's Email: |
|---|---|
| 313-319-3431 | EDDIEWILLIAMS@HOTMAIL.COM |

Will the temporary use involve dedicated use of City-owned property (public right-of-way)?

☐ No ☒ Yes

If yes, please provide a description and/or address of the location requested:

EXISTING DECK ON STREET PARKING PLACES

**Temporary Use Details:**

Please describe the proposed temporary use:

OUT DOOR DINING

| Dates Proposed for Temporary Use: | Days of the Week and Hours of Operation: |
|---|---|
| 10/2021 → Summer 2022 | TUE → SAT (+ MOVE ON STAFFING) |

Please provide a simple sketch showing the property and location where the temporary use will occur. If you need assistance, please let our team know.

☒ Provided ☐ If not provided, please describe:

Sketch should show layout of how the property will be utilized.

| Is any signage proposed? |
|---|
| ☒ No ☐ Yes |
| If yes, please describe type (and show location(s) on submitted sketch/layout plan): |

| Is food service, mobile food vending, or food sales proposed in conjunction with the temporary use? |
|---|
| ☐ No ☒ Yes |
| If yes, please proof of the food permit that has been obtained from the County of Mendocino Environmental Health Division with the submittal of the application. |

| Will alcoholic beverages be served in conjunction with the temporary use? |
|---|
| ☐ No ☒ Yes |
| If yes, please provide proof of license with the submittal of the application.<br>For any questions related to alcohol permitting during COVID-19 pandemic, please coordinate with the California Department of Alcohol and Beverage Control. |

COPY

| Will electricity and/or water be utilized in conjunction with the temporary use? |
|---|
| ☒ Electricity ☐ Water |
| If yes, please provide a description of use and how it will be accessed: |

**Permittee/Owner Certification**

The permittee/owner shall defend (with attorneys approved by the City), indemnify and hold harmless the City of Ukiah, its agents, officers, and employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning this approval or permit. The City will promptly notify the permittee/owner of any such claim, action, or proceeding against the City and will cooperate fully in the defense.

I certify that the attached application contains the items required. I understand that additional information may be needed to process my application and if any of the items are missing or found deficient, the application will be deemed incomplete, may be rejected, or may constitute grounds for revocation of any permit issued.

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

| | |
|---|---|
| CRAIG STRATTMAN<br>**Business Owner/Permittee Name:** | **Business Owner/Permittee Title:** |
| **Business Owner/Permittee Signature:** | **Date:** 10/19/21 |
| **Property Owner Name (if different from above):** | |
| **Property Owner Signature:** | **Date:** |

I have read and agree to comply with all of the permit requirements.

**Signatures for Indemnification Agreement and Agreement to Comply with Permit Requirements**

| Business Owner/Permittee Name: | Business Owner/Permittee Title: |
|---|---|
| Business Owner/Permittee Signature: | Date: |

**The Following Sections will be Completed by Staff**

**Special Permit Conditions**

COPY

Insurance: The amount of insurance required for this permit is $

Other Conditions of Approval:

**Permit Approval**

| Building - Approved by (signature & date): | Public Works - Approved by (signature & date): 10/20/21 |
|---|---|
| Risk Management -Approved (signature & date): | City Manager's Office – Approved (signature & date): 10/25/21 |
| Effective Date: | Expiration Date: |

| Date Issued: | Issued By: | Temporary Use Permit Number: |
|---|---|---|

| I have read and agree to comply with all of the permit requirements. | |
|---|---|
| **Signatures for Indemnification Agreement and Agreement to Comply with Permit Requirements** | |
| **Business Owner/Permittee Name:** | **Business Owner/Permittee Title:** |
| **Business Owner/Permittee Signature:** | **Date:** |

**The Following Sections will be Completed by Staff**

**Special Permit Conditions**

COPY

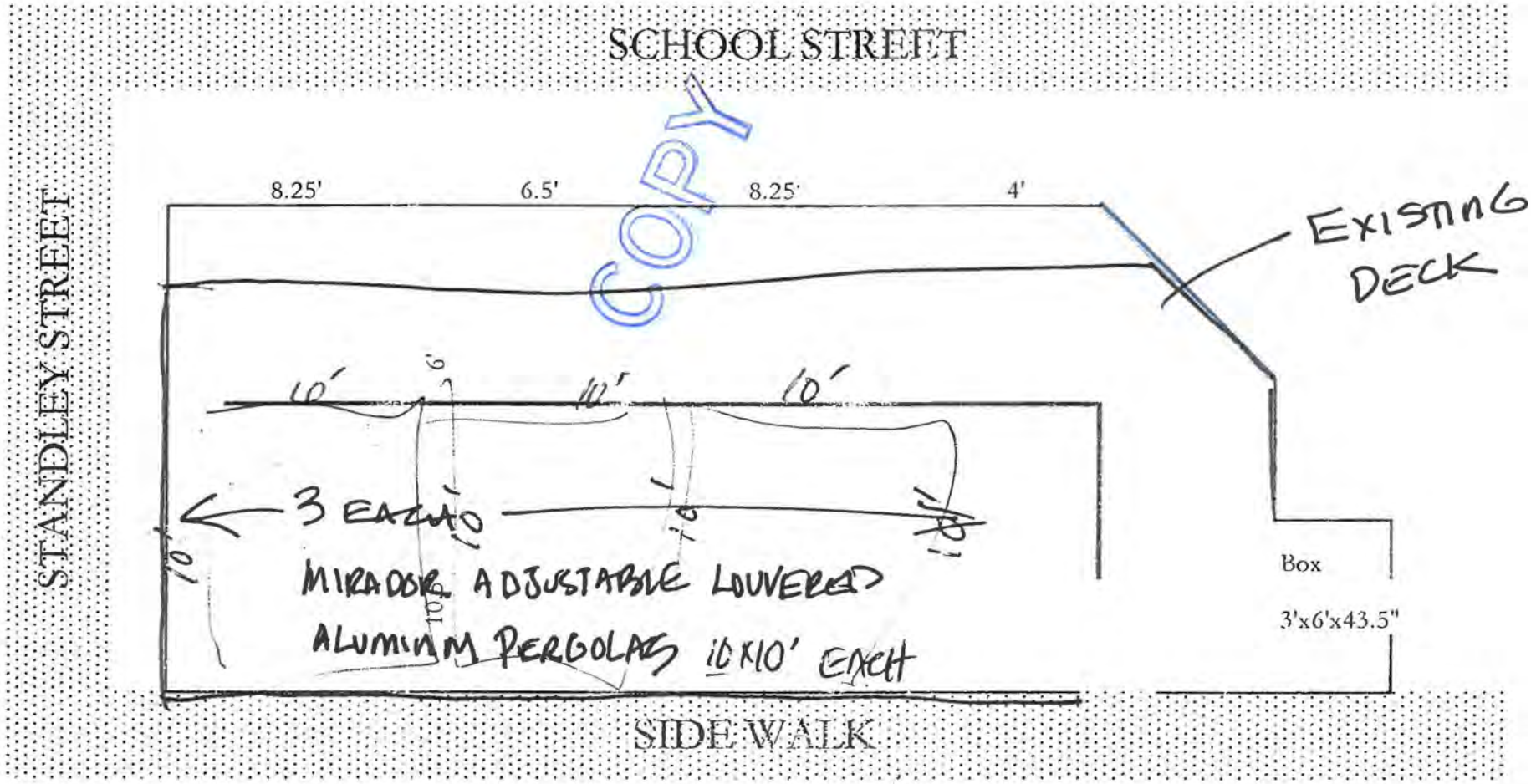
Insurance: The amount of insurance required for this permit is $

Other Conditions of Approval:

**Permit Approval**

| **Building - Approved by (signature & date):** | **Public Works - Approved by (signature & date):** |
|---|---|
| **Risk Management -Approved (signature & date):** Shelli Marrion 10/20/21 | **City Manager's Office – Approved (signature & date):** |
| **Effective Date:** | **Expiration Date:** |

| **Date Issued:** | **Issued By:** | **Temporary Use Permit Number:** |
|---|---|---|

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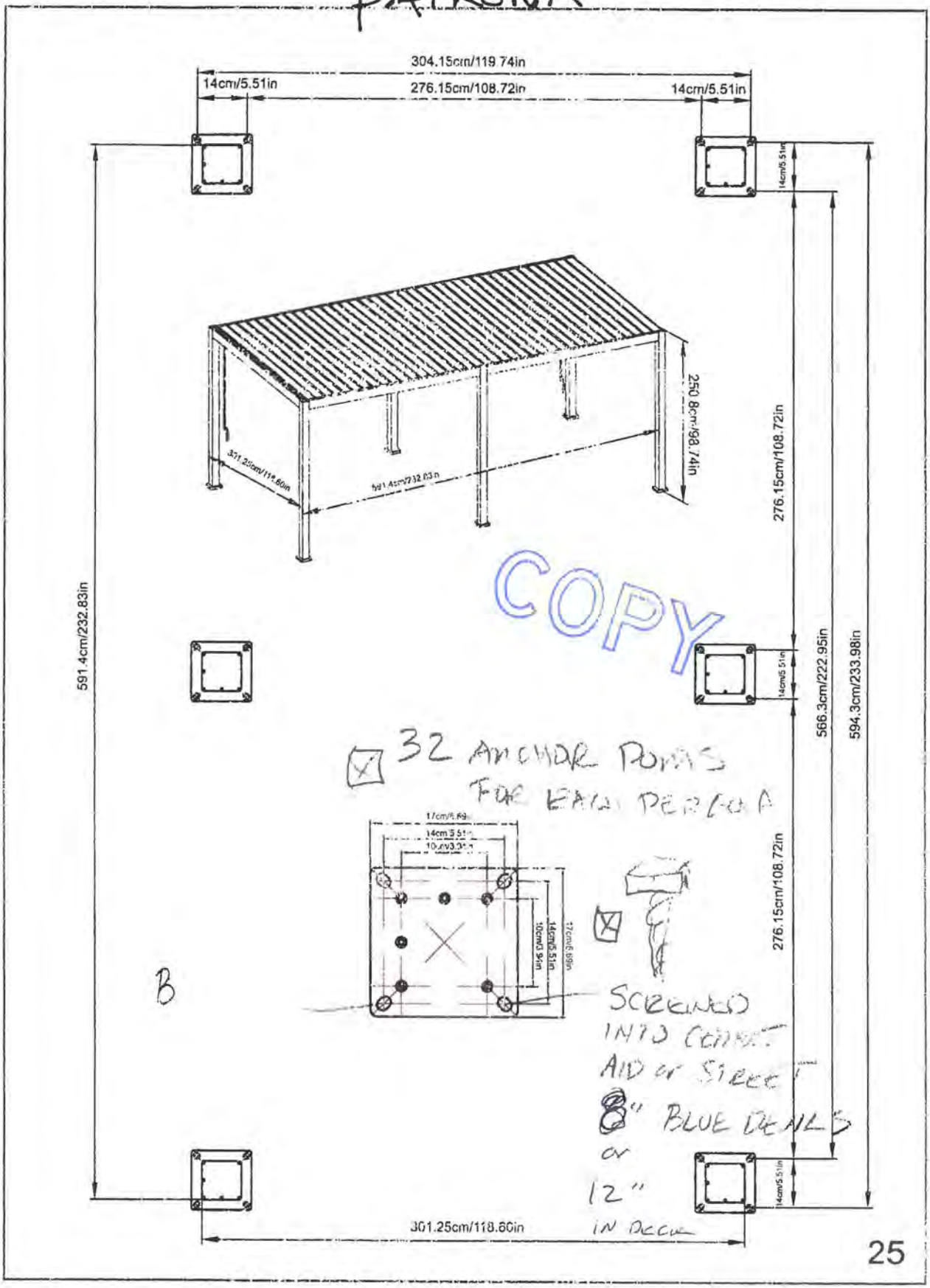
130 WEST STANDLEY PATRONA RESTAURANT

CRAIG STRATTMAN 130W. STANDEY PATRONA




25

CALIFORNIA DEPARTMENT OF
# Alcoholic Beverage Control

**Report Date:** Tuesday, August 23, 2022

## LICENSE INFORMATION

**License Number:** 469347 **Primary Owner:** STRATTMAN, CRAIG ARTHUR

**Office of Application:** 27 - SANTA ROSA

## BUSINESS NAME

PATRONA RESTAURANT & LOUNGE

## BUSINESS ADDRESS

130 W STANDLEY ST , UKIAH, CA, 95482

**County:** MENDOCINO **Census Tract:** 0116.00

## LICENSEE INFORMATION

**Licensee:** STRATTMAN, CRAIG ARTHUR

## LICENSE TYPES

Allow up to six weeks for expiration date updates after fee waiver or renewal fee submittal.

## 47 - ON-SALE GENERAL EATING PLACE

**License Type Status:** ACTIVE **Status Date:** 16-SEP-2008 **Term:** 12 Month(s)

**Original Issue Date:** 16-SEP-2008 **Expiration Date:** 31-AUG-2022 **Master:** Y **Duplicate:** 0

From License Number: 48-279125

**Fee Code:** P0 **Transfers:** Transferred On: 16-SEP-2008

## 58 - CATERER PERMIT

**License Type Status:** ACTIVE **Status Date:** 14-OCT-2014 **Term:** 12 Month(s)

**Original Issue Date:** 14-OCT-2014 **Expiration Date:** 31-AUG-2022 **Master:** N **Duplicate:** 1

From License Number: 48-279125

**Fee Code:** P0 **Transfers:** Transferred On: 16-SEP-2008

## OPERATING RESTRICTIONS:

No Operating Restrictions found

## DISCIPLINARY ACTION:

No Active Disciplinary Action found

## DISCIPLINARY HISTORY:

No Disciplinary History found.

## HOLDS:

No Active Holds found

## ESCROWS:

No Escrow found

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

# PROJECT REVIEW REFERRAL

**Please provide comments by:** April 8, 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 | ☐ | 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:** Michelle Irace mirace@cityofukiah.com | | | |

| PROJECT INFORMATION: | |
|---|---|
| **Project Name & Permit #:** | Patrona Outdoor Dining MiUP #21-6729 |
| **Site Address & APN:** | 130 W Standley St. APN 002-224-02 (0.7ac) |
| **General Plan:** | Commercial |
| **Zoning:** | Downtown Core (DC) within the Downtown Zoning Code |
| **Airport Compatibility Zone:** | |
| **Date Filed:** | 12/11/21 |
| **Resubmittal:** | 3/22/22 |
| **Date Referred:** | 3/23/22 |
| **Prev. Projects on Site (include file #)** | Temp outdoor dining permit in 2020 (emergency Covid relief order); MiUP 03-24 for outdoor dining; Facade Improvement Grant #09-03 for awnings |
| **Applicant/Agent Name:** | Craig Strattman |
| **Phone:** | (707) 391-3499 |
| **Email:** | Craig3@pacific.net |
| **Project Summary:** | Minor Use Permit to convert temporary outdoor dining facilities (COVID emergency relief) to permanent outdoor dining. No changes to the existing structure and outdoor dining area are proposed. |

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)** UKIAH PD

☒ No Comment

☐ Comments / Conditions of Approval Attached

C. Crook — **Signature**

3/29/22 — **Date**

| | |
|---|---|
| **From:** | Sonu Upadhyay |
| **To:** | Michelle Irace; Matthew Keizer; Ian Broeske; Douglas Hutchison; Cindy Sauers; Cedric Crook; Jason Benson; Tim Eriksen |
| **Subject:** | RE: Referral for 130 W Standley St _Outdoor Dining MiUP |
| **Date:** | Friday, March 25, 2022 12:33:27 PM |
| **Attachments:** | image001.png |

Michelle,

After reviewing the referral, there are no issues related to the electric utility since there's no changes to the existing facilities.

Thanks,

.....

**Sonu Upadhyay, P.E.**
Sr Electrical Engineer
Electric Utility Department
City of Ukiah
411 W. Clay Street
Ukiah, CA 95482
Office: (707) 467 – 5763
Email: supadhyay@cityofukiah.com
Web: www.cityofukiah.com/electric-utility

---

**From:** Michelle Irace
**Sent:** Thursday, March 24, 2022 9:48 AM
**To:** Matthew Keizer <mkeizer@cityofukiah.com>; Ian Broeske <ibroeske@cityofukiah.onmicrosoft.com>; Douglas Hutchison <dhutchison@cityofukiah.com>; Cindy Sauers <csauers@cityofukiah.com>; Sonu Upadhyay <supadhyay@cityofukiah.com>; Cedric Crook <ccrook@cityofukiah.com>; Jason Benson <jbenson@cityofukiah.com>; Tim Eriksen <teriksen@cityofukiah.com>
**Subject:** Referral for 130 W Standley St _Outdoor Dining MiUP

Hello,
Please find the attached referral for a Minor Use Permit application. The Project proposes to convert Patrona's existing temporary outdoor dining facilities that were approved under a COVID-19 emergency order to permanent facilities. The applicant is not proposing to make any changes to the existing facilities (photos included in the packet). The City's ordinance regulating permanent outdoor dining is included in the end of the packet and contains specific standards for access, fire and building safety. I have reviewed them to the best of my ability but your review of the proposal for conformance with these regulations (and anything else relevant to your department) is appreciated.

Please let me know if you have any questions,

City of Ukiah

**From:** Matthew Keizer
**To:** Michelle Irace
**Cc:** Ian Broeske
**Subject:** RE: Referral for 130 W Standley St _Outdoor Dining MiUP
**Date:** Tuesday, March 29, 2022 9:20:58 AM
**Attachments:** image001.png

---

1. A Building permit, Electrical permit, and possible Plumbing permit will be required. Please submit plans, Structural calculations, building permit application, Special inspection form, and hardship form, see links below. Please submit five complete plan sets, two wet stamped and signed.

2. A Fire permit will also be required for outdoor heating. (See Fire Marshal for more information)

3. Useful City Hand outs and submittal documents links below.

http://www.cityofukiah.com/NewWeb/wp-content/uploads/2012/07/Building-Permit-Application-03192020-fillable.pdf

http://www.cityofukiah.com/NewWeb/wp-content/uploads/2021/11/Disability-Access-Requirements-and-Resources.pdf

http://www.cityofukiah.com/NewWeb/wp-content/uploads/2021/11/Tenant-Improvement-Handout.pdf

http://www.cityofukiah.com/NewWeb/wp-content/uploads/2021/11/Checklist-Commerical-Permit-Applicaiton.pdf

http://www.cityofukiah.com/NewWeb/wp-content/uploads/2021/11/Unreasonable-Hardship-Accessibility-Form.pdf

http://www.cityofukiah.com/NewWeb/wp-content/uploads/2021/11/Commercial-Building-Permit-Submittal-Requirements.pdf

4. 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:** Michelle Irace <mirace@cityofukiah.com>
**Sent:** Thursday, March 24, 2022 9:48 AM
**To:** Matthew Keizer <mkeizer@cityofukiah.com>; Ian Broeske <ibroeske@cityofukiah.onmicrosoft.com>; Douglas Hutchison <dhutchison@cityofukiah.com>; Cindy Sauers <csauers@cityofukiah.com>; Sonu Upadhyay <supadhyay@cityofukiah.com>; Cedric Crook <ccrook@cityofukiah.com>; Jason Benson <jbenson@cityofukiah.com>; Tim Eriksen <teriksen@cityofukiah.com>
**Subject:** Referral for 130 W Standley St _Outdoor Dining MiUP

Hello,
Please find the attached referral for a Minor Use Permit application. The Project proposes to convert Patrona's existing temporary outdoor dining facilities that were approved under a COVID-19 emergency order to permanent facilities. The applicant is not proposing to make any changes to the existing facilities (photos included in the packet). The City's ordinance regulating permanent outdoor dining is included in the end of the packet and contains specific standards for access, fire and building safety. I have reviewed them to the best of my ability but your review of the proposal for conformance with these regulations (and anything else relevant to your department) is appreciated.

Please let me know if you have any questions,

*Michelle Irace, Planning Manager*
City of Ukiah Community Development Dept.

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

# PROJECT REVIEW REFERRAL

**Please provide comments by:** April 8, 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 | ☐ | 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:** Michelle Irace mirace@cityofukiah.com | | | |

| **PROJECT INFORMATION:** | |
|---|---|
| **Project Name & Permit #:** | Patrona Outdoor Dining MiUP #21-6729 |
| **Site Address & APN:** | 130 W Standley St. APN 002-224-02 (0.7ac) |
| **General Plan:** | Commercial |
| **Zoning:** | Downtown Core (DC) within the Downtown Zoning Code |
| **Airport Compatibility Zone:** | |
| **Date Filed:** | 12/11/21 |
| **Resubmittal:** | 3/22/22 |
| **Date Referred:** | 3/23/22 |
| **Prev. Projects on Site (include file #)** | Temp outdoor dining permit in 2020 (emergency Covid relief order); MiUP 03-24 for outdoor dining; Facade Improvement Grant #09-03 for awnings |
| **Applicant/Agent Name:** | Craig Strattman |
| **Phone:** | (707) 391-3499 |
| **Email:** | Craig3@pacific.net |
| **Project Summary:** | Minor Use Permit to convert temporary outdoor dining facilities (COVID emergency relief) to permanent outdoor dining. No changes to the existing structure and outdoor dining area are proposed. |

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)** Ian Broeske; Fire Department

☐ No Comment

☑ Comments / Conditions of Approval Attached

Date: 2022.03.24 11:28:35 -07'00' 03/24/2022

**Signature** **Date**

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

**Comments / Conditions of Approval:**

Project must comply with all applicable codes and standards to include but not limited to:

- CFC Chapter 61: in regards to use and storage of LP tanks and LP devices. Maintain proper distance from combustible materials, vehicle protection, no smoking allowed, make sure LP devices are UL and State Fire Marshal approved.

- Proper placement of Fire Extinguishers

- Emergency egress distances and size meet CFC/CBC regulations.

City of Ukiah

COMMUNITY DEVELOPMENT DEPARTMENT

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**Name and Affiliation/Department (please print)** Brian Hoy, REHS/Mendocino County Environmental Health

☑ No Comment

☐ Comments / Conditions of Approval Attached

Brian Hoy

**Signature**

3/24/2022

**Date**