



Planning Commission

Regular Meeting **AGENDA**

(to be held both at the physical and virtual locations below)

Civic Center Council Chambers ♦ 300 Seminary Ave. ♦ Ukiah, CA 95482

To participate virtually, go to the following link: <https://zoom.us/j/91264543193>
To view the meeting (without participating) go to: <http://www.cityofukiah.com/meetings/>

- Call (toll free) 1-833-548-0276 or 833-548-0282
- Raise hand: after being recognized, Enter *9
 - Unmute Yourself, Enter *6

Or One tap mobile (for easy connection on smartphones):
US: [+16699009128](tel:+16699009128), [91264543193#](tel:+191264543193) or [13462487799](tel:+13462487799), [91264543193#](tel:+191264543193)

December 14, 2022 - 6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

4.a. Approval of the Minutes of November 09, 2022, a Regular Meeting

Recommended Action: Approve the Minutes of November 09, 2022, a Regular Meeting

Attachments:

1. November 09, 2022, Draft Minutes

5. **APPEAL PROCESS**

All determinations of the Planning Commission regarding major discretionary planning permits are final unless a written appeal, stating the reasons for the appeal, is filed with the City Clerk within ten (10) days of the date the decision was made. An interested party may appeal only if he or she appeared and stated his or her position during the hearing on the decision from which the appeal is taken. For items on this agenda, the appeal must be received by December 26, 2022.

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

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

7. **SITE VISIT VERIFICATION**

8. **VERIFICATION OF NOTICE**

9. **PLANNING COMMISSIONERS REPORT**

10. **DIRECTOR'S REPORT**

10.a. Receive Director's Report.

Recommended Action: Receive Community Development Director's report.

Attachments: None

11. **CONSENT CALENDAR**

12. **NEW BUSINESS**

12.a. Request to Review a Mural Permit to be Located on the Lucky Supermarket Building at 504 E. Perkins St. (APN 002-200-29); File No.: 22-7834

Recommended Action: Staff Recommends the Planning Commission 1) conduct a public hearing; and 2) approve the Mural Permit, based on the Findings in Attachment 1 and Subject to the Conditions of Approval in Attachment 2.

Attachments:

1. 504 E Perkins_Lucky Supermarket_Mural Permit_Findings
2. 504 E Perkins_Lucky Supermarket_Mural Permit_COAs
3. 504 E Perkins_Lucky Supermarket_Mural Permit_Application

13. **UNFINISHED BUSINESS**

13.a. Receive Community Development Department End of Year Report.

Recommended Action: Receive report from Community Development Department.

Attachments: None

14. **ADJOURNMENT**

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

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

Dated: December 7, 2022

Stephanie Abba, Planning Commission Secretary

**CITY OF UKIAH
PLANNING COMMISSION MINUTES
REGULAR MEETING
Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482
Virtual Meeting Link: <https://zoom.us/j/91264543193>
Ukiah, CA 95482
November 09, 2022
6:00 p.m.**

1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on September 28, 2022. The meeting was legally noticed on November 02, 2022. The meeting was held in person and at the following virtual link: <https://zoom.us/j/91264543193>. Chair Christensen called the meeting to Order at 6:00 p.m.

CHAIR CHRISTENSEN PRESIDING.

2. ROLL CALL

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

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Christensen.

4. APPROVAL OF MINUTES

a. Approval of the Draft Minutes of August 10, 2022.

Motion/Second: Hilliker/de Grassi to approve the Minutes of August 10, 2022, and October 26, 2022. Motion **carried** by the following roll call vote: **AYES:** de Grassi, R. Johnson, M. Johnson, Hilliker, and Chair Christensen. **NOES:** None. **ABSENT:** None. **ABSTAIN:** None.

5. APPEAL PROCESS

No appeals were received.

6. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

No public comment was received

7. SITE VISIT VERIFICATION

No site verification was necessary

8. VERIFICATION OF NOTICE

Verified by Staff

9. PLANNING COMMISSIONERS' REPORTS

No Report was Received.

10. DIRECTOR'S REPORT

Report received.

11. CONSENT CALENDAR

No items on the Consent Calendar

12. NEW BUSINESS

No New Business was Agendized.

6:09 Recess to fix sound problem

6:10 Reconvened

Continued Public Hearing from October 26, 2022.

13. UNFINISHED BUSINESS

a. Continued Public Hearing to Consider Adoption of a Resolution Recommending the City Council Adopt the Ukiah 2040 General Plan to Replace the Existing Adopted General Plan.

Presenter: Craig Schlatter, Community Development Director; Jesse Davis, Chief Planning Manager; and Michelle Irace, Planning Manager.

Public Comment: Helen Sizemore; Devon Boer, Executive Director for Mendocino County Farm Bureau; Pinky Kushner

6:57 p.m. Public Hearing Closed

Motion/Second: Hilliker/M. Johnson to Adopt the Resolution recommending the City Council adopt the Ukiah 2040 General Plan to replace the existing General Plan (1995 Ukiah Valley General Plan and Growth Management Program).

14. ADJOURNMENT

There being no further business, the meeting adjourned at 7:36 p.m.

Stephanie Abba, PC Secretary

As of 12/1/2022

COMMUNITY DEVELOPMENT DEPARTMENT

Permit #	Site Address	Date of Submittal/ Resubmittal	Summary of Project	Status	Assigned Planner
22-7834	504 E. Perkins St.	11/7/22	Mural Permit to allow a 3,175 sf mural to be placed on the south-facing wall of the Lucky Supermarket building, within the Community Commercial (C1) zoning district.	Scheduled for 12/14 Planning Commission hearing	Michelle Irace
22-7678	203 S. State St.	9/26/22	Minor Use Permit for Mendo LEAP indoor recreation center, located within an existing building in the Urban Center (UC) Downtown Zoning Code district	Scheduled for 12/15 Zoning Administrator hearing	Michelle Irace
22-7565	200 Ford St.	9/9/22; 10/28/22	Major Use Permit and Site Development Permit to allow for expansion of the Ford Street Project recovery center and transitional housing, located in the Heavy Commercial (C2) zoning district.	Incomplete: 11/30/22	Michelle Irace
22-4723	720 N. State St.	7/27/22	Major Use Permit and Site Development Permit for construction of a 90-ft monopine telecommunications tower, located in the Community Commercial (C1) zoning district.	Incomplete: 9/26/22 No application activity since Sept. 2022	Michelle Irace
22-7223	414 E. Perkins St.	6/14/2022; 10/5/22	Resubmitted Major Use Permit and Site Development Permit to allow for construction and operation of a gas station, drive-through car wash, convenience store, and multi-family residential mixed-use project, located in the DC (Downtown Core) zoning district.	Incomplete: 6/28/22; 10/25/22	Jesse Davis
17-3069	1294 N. State St.	9/13/17; 9/14/21; 9/28/22	Resubmitted Major Use Permit and Site Development Permit to allow for construction of two retail suites (including one drive-through), located in the C-1 (Community Commercial) zoning district.	Incomplete 6/2/22; 9/29/22 No application activity since Sept. 2022	Michelle Irace
22-7483	734 S. State St.	8/15/222	Xpress Gas Station Major Use Permit-request to resume operation of the gas station within the Community Commercial (C1) Zoning District.	Incomplete: 8/19/22 No application activity since Aug. 2022	Jesse Davis

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

As of 12/1/2022

Permit #	Site Address	Approved Date	Summary of Project	Comments	Assigned Planner
22-7758	300 Seminary Ave.	10/31/31	Telecommunications Administrative Review Permit for replacement of existing ATT equipment on existing monopine tower within the Public Facilities (PF) zoning district	Application deemed complete by Planning Division 10/31. Building Permit issued 11/3/22	Michelle Irace
22-7596	125 S. Orchard Ave	10/17/22	Minor Use Permit for Indoor Miniature Golf Center within an existing building located within the Community Commercial (C1) zoning district.	Approved by Zoning Administrator	Jesse Davis

City of Ukiah
Miscellaneous In-Process Projects

As of 12/1/2022

Permit #	Site Address	Approved Date	Summary of Project	Comments	Assigned Planner
n/a	Riverside Park, 1281 E. Gobbi St.	n/a	CEQA Draft Initial Study/Mitigated Negative Declaration being prepared for Riverside Park Regeneration Project. Project includes wetland and floodplain restoration, new trails and landscaping.	CEQA document anticipated for public review release in January, 2023	Michelle Irace
n/a	Unincorporated Western Hills	n/a	Western Hills Open Land Acquisition and Limited Development Agreement Project - Annexation Application.	Annexation application submitted to LAFCo: 6/8/22. Incomplete letter from LAFCo received 6/29/22.	Michelle Irace, Jesse Davis
n/a	Citywide	n/a	Annexation of City-owned parcels.	Submitted Annexation Application to LAFCo 2/23/22. Incomplete letter received 3/25/22. Updated application submitted in June 2022.	Jesse Davis



DATE: December 6, 2022
TO: Planning Commission
FROM: Michelle Irace, Planning Manager
SUBJECT: Request to review a 'Mural Permit' to be Located on the Lucky Supermarket Building at 504 E. Perkins St. (APN 002-200-29); File No.: 22-7834

SUMMARY

OWNER: Pear Tree REH, LLC
CIRE Equity

APPLICANT / AGENT: Maureen Mulheren

DATE DEEMED COMPLETE: November 22, 2022

LOCATION: 504 E. Perkins St. (APN 002-200-29)

TOTAL ACREAGE: 12.25

GENERAL PLAN: Commercial (C)

ZONING DISTRICT: Community Commercial (C1)

ENVIRONMENTAL DETERMINATION: Categorical Exemption, pursuant to CEQA Guidelines Section 15301, Existing Facilities (a)

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

PROJECT DESCRIPTION

The applicant proposes a 3,175 sf mural on the south facing wall of the existing Lucky Supermarket building. The proposed mural would be set back approximately 310 ft. from E. Perkins St. and located generally behind the existing building that was historically occupied by the Savings Bank and fronts E. Perkins St. As noted in the application contained within Attachment 3, the mural will be painted by muralist Anthony Ortega and features a woman picking a pear from a tree, and views of the valley and mountains in the background. The inspiration for his design is based on a 1920's fruit crate label and is intended to honor the agricultural history of Ukiah, as well as the shopping center's name. The existing "Lucky" signage will remain and no new signage or written words are proposed. Figure 1 includes a photo of the proposed mural

location and Figure 2 includes a rendering of the mural. Please refer to the application materials in Attachment 3 for more information.

Figure 1, Proposed Mural Location



Figure 2, Proposed Mural Rendering



SURROUNDING LAND USE & ZONING

The mural would be located on the south facing wall of the existing Lucky Supermarket building, located within the Pear Tree Shopping Center. The project site has a General Plan land use designation of Commercial (C) and a zoning designation of Community Commercial (C1). The project is surrounded by other retail and commercial uses, both within the Pear Tree Shopping Center and within adjacent parcels.

A summary of zoning designations and uses is provided below in Table 1. A General Plan Land Use Map is depicted in Figure 3, a Zoning Map is depicted in Figure 4, and an aerial image of the site with the proposed mural location is included in Figure 5. See application materials in Attachment 3 for more information and photos, including views of the proposed mural location from different points along Perkins St.

Table 1, Surrounding Zoning and Land Uses

ZONING:		USE:
NORTH	Community Commercial (C1); Heavy Commercial (C2)	Other commercial uses within the Pear Tree Shopping Center and adjacent parcels
EAST	Community Commercial (C1)	Other commercial uses within the Pear Tree Shopping Center and adjacent parcels
SOUTH	Urban Center (UC) within the Downtown Zoning Code	Commercial historic uses; vacant
WEST	Heavy Commercial (C2)	Adventist Health Ukiah Valley Medical Center (hospital and medical offices)

Figure 3, General Plan Land Use

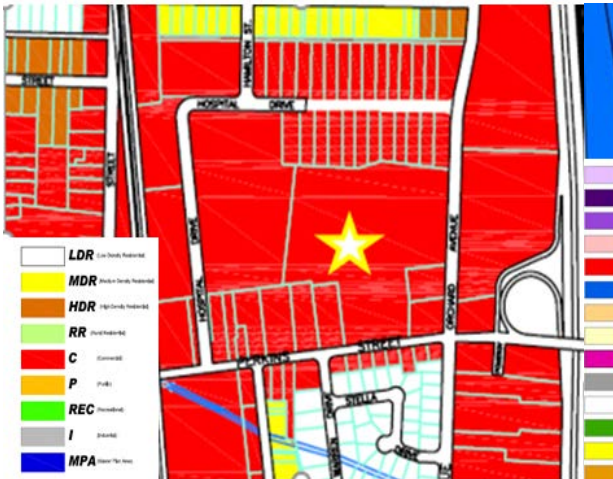
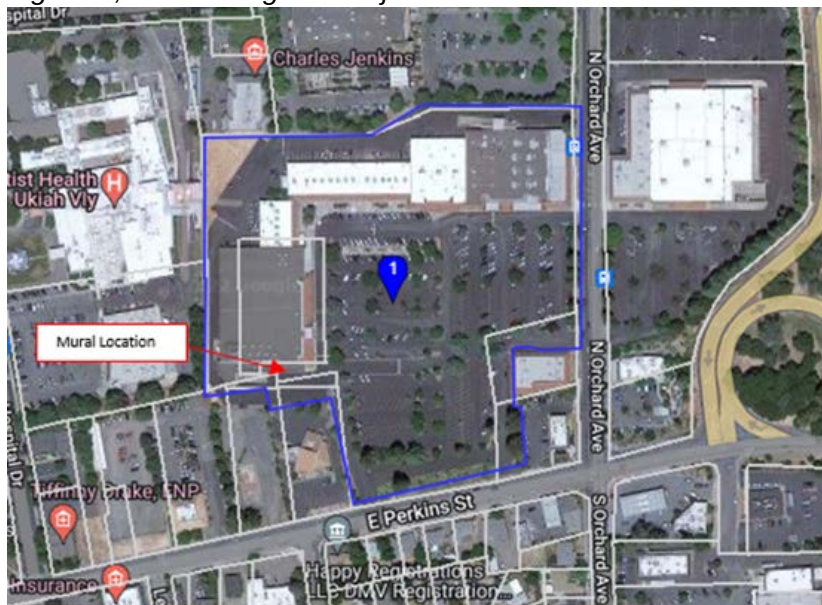


Figure 4, Zoning Designation



Figure 5, Aerial Image of Project Site



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 and the City of Ukiah Community Development Department- Building Division. The aforementioned departments provided no comments or recommended Conditions of Approval in response to the requested review.

STAFF ANALYSIS

General Plan and Zoning Consistency

The parcel carries a General Plan Land Use designation of Commercial (C) and is zoned Community Commercial (C1). Consistent with the General Plan and Zoning designations, the site is developed with existing commercial uses.

The mural is proposed on a privately-owned and leased building/parcel. Because the mural is not proposed on a public building, facility, or within the public right-of-way, the City's Public Art Policy does not apply to this proposal. As such, UCC Section 3225(g) which states the following is applicable to this application,

"Murals are allowed subject to review by the planning commission as a regular agenda item. Criteria upon which murals will be evaluated as both art and advertising are: compatibility with surrounding environment and community in general; appropriateness to site; relationship to use of building upon which it is placed; impact on motorists and traffic hazards; advertising potential. Written messages are discouraged. Any area determined to be advertising and allowed to remain in the mural shall be counted as part of the allowed parcel signage."

As noted previously, the proposed mural would be set back approximately 310 ft. from E. Perkins St. and located generally behind the existing building that was historically occupied by the Savings Bank, which fronts E. Perkins St. The mural would not be incompatible with the site or surrounding environment, as the project area is a commercial corridor that features an array of signage and improvements, including other art installations (such as those along the Perkins St. corridor, Rail Trail and the larger downtown area). Also, the mural is intended to compliment the Pear Tree Shopping Center's name, as it would contain pear trees and represent the pear industry that has been a part of Ukiah's history and economy. Lastly, as noted in the application, the mural will support the City of Ukiah Community Services Department's "Ukiah's Fifty in Five Campaign", which is an informal initiative that strives to locate 50 murals within the City over five years (2021-2025).

The mural would be most visible to motorist and patrons entering the shopping center from E. Perkins St. The existing building and trees limit views for motorists traveling west on E. Perkins St. The same is true for motorists traveling east on E. Perkins St. However, the mural would be more visible to motorists traveling this direction, as the adjacent parcel is vacant and provides unobstructed views of a portion of the Lucky Supermarket building (see photos in Attachment 3). Additionally, Staff recognizes that no flashing, rotating, animated, blinking and moving components are to be utilized and the sign is affixed in a manner that does not impact pedestrian circulation or path of travel. Lastly, the mural is not intended to project over the roof of a building or structure thereby limiting its visibility to street-level. It also does not include any written messages, nor does it propose additional advertising signage. As such, Staff has determined that any impact to motorists or created traffic hazards would be negligible.

For the aforementioned reasons, Staff finds that the proposed mural successfully meets the criteria for review contained within UCC Section 3225(g) to support approval of the Mural Permit. Draft Findings are included in Attachment 1 and Draft Conditions of Approval are included in Attachment 2.

ENVIRONMENTAL DOCUMENTATION

The proposed Project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15301, Existing Facilities (a) interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances with no expansion of use.

The project involves exterior improvements to a developed commercial structure that involves minimal construction. The Project is a request paint a mural on a private structure. There are no unusual circumstances that would result in a reasonable possibility of a significant effect, and the project is determined to be consistent with the applicable general plan designation and policies, including applicable zoning designation, signage and mural regulations. As such, the Project qualifies for the aforementioned CEQA exemption.

NOTICE

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

- Published in the Ukiah Daily Journal on December 3, 2022.
- Posted on the Project site on December 2, 2022.
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing.
- Provided to property owners within 300 feet of the project parcels on November 29, 2022.

RECOMMENDATION

) Staff Recommends the Planning Commission 1) conduct a public hearing; and 2) approve the Mural 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. Project Application Materials

**DRAFT FINDINGS TO APPROVE A
MURAL PERMIT LOCATED ON THE LUCKY SUPERMARKET BUILDING AT
504 E. PERKINS ST. APN (002-200-29)
FILE NO. 22-7834**

The Community Development Department's recommendation for conditional approval of a Mural Permit at 504 E. Perkins St. (Lucky Supermarket building), as described in the application materials and Staff Report dated December 6, 2022 is based in part on the following findings, in accordance with UCC §3225(g).

1. *The mural would not be incompatible with the building, site or surrounding environment.*

The proposed mural would be set back approximately 310 ft. from E. Perkins St. and located generally behind the existing building that fronts E. Perkins St. The mural would not be incompatible with the site or surrounding environment, as the project area is a commercial corridor that features an array of signage and improvements, including other art installations (such as those along the Perkins St. corridor, Rail Trail and the larger downtown area). Also, the mural is intended to compliment the Pear Tree Shopping Center's name, as it would contain pear trees and represent the pear industry that has been a part of Ukiah's history and economy. Lastly, as noted in the application, the mural will support the City of Ukiah Community Services Department's "Ukiah's Fifty in Five Campaign", which is an informal initiative that strives to locate 50 murals within the City over five years (2021-2025).

2. *The mural would have a negligible impact on motorists and traffic hazards.*

The mural would be most visible to motorist and patrons entering the shopping center from E. Perkins St. The existing building and trees limit views for motorists traveling west on E. Perkins St. The same is true for motorists traveling east on E. Perkins St. However, the mural would be more visible to motorists traveling this direction, as the adjacent parcel is vacant and provides unobstructed views of a portion of the Lucky Supermarket building (see photos in Attachment 3). Additionally, Staff recognizes that no flashing, rotating, animated, blinking and moving components are to be utilized and the sign is affixed in a manner that does not impact pedestrian circulation or path of travel. Lastly, the mural is not intended to project over the roof of a building or structure thereby limiting its visibility to street-level. It also does not include any written messages, nor does it propose additional advertising signage.

3. *The mural does not contain written messages or additional advertising signage.*

The existing Lucky Supermarket signage on the south-facing wall will remain. No written messages or additional signage is proposed.

4. The proposed Project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15301, Existing Facilities (a) interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances with no expansion of use.
5. The Notice of the Public Hearing was provided in the following manner, in accordance with UCC §9262 and 3225(g): published in the Ukiah Daily Journal on December 3, 2022; posted on the Project site on December 2, 2022; posted at the Civic Center (glass case) 72 hours prior to the public hearing; and provided to property owners within 300 feet of the project parcels on November 29, 2022.

**DRAFT CONDITIONS OF APPROVAL FOR A
MURAL PERMIT LOCATED ON THE LUCKY SUPERMARKET BUILDING AT
504 E. PERKINS ST. APN (002-200-29)
FILE NO. 22-7834**

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

Approved Project Description: The applicant proposes a 3,175 sf mural on the south facing wall of the existing Lucky Supermarket building. The proposed mural would be set back approximately 310 ft. from E. Perkins St. and located generally behind the existing building that was historically occupied by the Savings Bank, which fronts E. Perkins St. As noted in the application contained within Attachment 3 of the Staff Report dated December 6, 2022, the mural will be painted by muralist Anthony Ortega and features a woman picking a pear from a tree, and views of the valley and mountains in the background. The inspiration for his design is based on a 1920's fruit crate label and is intended to honor the agricultural history of Ukiah, as well as the shopping center's name.

CITY OF UKIAH SPECIAL CONDITIONS

1. Approval is granted to allow a mural as described in the project application and subsequent documents submitted to the Community Development Department.
2. This approval is not effective until the 10-day appeal period 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.
3. All use, construction and the location thereof shall conform to the application and to any supporting documents submitted therewith, including any maps or sketches accompanying the application or submitted by applicant in support thereof.
4. If any condition is violated or if any required approval is not obtained, then the approval granted shall be null and void; otherwise to continue in full force and effect indefinitely until otherwise terminated.
5. The approved Project may be revoked through the City's revocation process if the approved project is not being conducted in compliance with the stipulations and conditions of approval; or, if the project is not established within two (2) years of the effective date of approval; or, if the established Project for which approval was granted has ceased or has been suspended for twenty-four (24) consecutive months.
6. Except as otherwise specifically noted, any Project approval shall be granted only for the specific purposes stated in the action approving such Project and shall not be construed as eliminating or modifying any building, use, or zone requirements except as to such specific purposes.

7. The applicant 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.
8. Graffiti shall be removed from the mural within a timely manner and the mural shall be maintained for aesthetic quality.
9. The Applicant shall not conduct work or prohibit access to any pedestrian or vehicular right of way.

DRAFT



City of Ukiah

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

Planning Permit Application

22-7834

PROJECT NAME: Lucky Supermarket Mural																				
PROJECT ADDRESS/CROSS STREETS: 504 E Perkins St, Ukiah, CA. 95482				AP NUMBER(S):																
APPLICANT/AUTHORIZED AGENT: Mo Mulheren		PHONE NO: 707-391-3664		FAX NO:																
				E-MAIL ADDRESS: TheMoYouKnow@gmail.com																
APPLICANT/AUTHORIZED AGENT ADDRESS: PO Box 1908/785 Myron Place			CITY: Ukiah		STATE/ZIP: CA 95482															
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: CIRE Equity		PHONE NO: 619-723-0538		FAX NO: 858-367-5884																
				E-MAIL ADDRESS: KPrice@CIREquity.com																
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT 530 B Street Suite 2050			CITY: San Diego		STATE/ZIP: CA. 92101															
HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? ☒ YES ☐ NO																				
☐ AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	\$	☐ REZONING – PLANNED DISTRICT 100.0800.611.001	\$	☐ USE PERMIT – AMENDMENT 100.0400.449.001	\$															
☐ 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	\$															
☐ 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	\$ 450/ pd	☐ 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	\$															
<table border="1"> <tr> <td>COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$</td> <td>MAJOR PERMIT DEPOSIT:</td> <td>\$</td> <td>FILING DATE:</td> </tr> <tr> <td>COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$</td> <td>MINOR PERMIT FEE:</td> <td>\$</td> <td>TOTAL AMOUNT PAID: \$</td> </tr> <tr> <td>COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$</td> <td>TOTAL FEE:</td> <td>\$</td> <td>RECEIPT NUMBER:</td> </tr> </table>						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:
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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.

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: 199,585	Building Size:	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	Shopping Center		
☐ Light Industrial			
☐ Residential			
☐ Other:			
Operating Characteristics			
Days and Hours of Operation: 7days a week, 6:00am-10:00pm			
Number of Shifts: 2	Days and Hours of Shifts: 1st shift 6 am, 2nd shift goes to Midnight		
Number of Employees/Shift: 25/2 = 50 total			
Loading Facilities: ☒ Yes ☐ No	Type/Vehicle Size: Tractor Trailer		
Deliveries: ☒ Yes ☐ No	Type: Retail	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:	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:

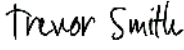
Tree Policies

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

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I, Trevor Smith, owner authorize Maureen Mulheren
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).

DocuSigned by:

56C43AC889C5447...

November 4, 2022

PROPERTY OWNER SIGNATURE

DATE

I, Maureen Mulheren, 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.



September 20, 2022

☐ OWNER / ☒ AUTHORIZED AGENT

DATE

INDEMNIFICATION AGREEMENT

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

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

I have read and agree to all of the above.

Maureen Mulheren

☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT

(PLEASE PRINT NAME)



September 20, 2022

☐ PROPERTY OWNER / ☐ AUTHORIZED AGENT

DATE

(SIGNATURE)

Revised 08/19/2019

Pear Tree Center and our ownership, Cire Equity, have a strong commitment to supporting the communities we serve. As an active member of the Greater Ukiah Business and Tourism Alliance and an ongoing sponsor of numerous community events including Sundays in the Park, PumpkinFest and Ukiah on Ice to name a few, we're continuously seeking ways to make a meaningful contribution to the community.

Over the past few years, those efforts encompassed supporting Ukiah's arts community. In 2020, Pear Tree partnered with local artist Lauren Sinnott to replicate her Ukiah Valley Conference Center mural on light pole banners throughout the center. In 2021, Pear Tree made a contribution to the Deep Valley Arts Collective to open Medium Gallery – a stop on First Fridays Art Walk.

When our team learned of Ukiah's Fifty in Five Campaign, we knew we wanted to be a part of the narrative and immediately started looking for the best placement opportunity. After the initial site walk, the decision was obvious - the Lucky Supermarket wall. Vast in size and facing Perkins - the gateway to downtown Ukiah - the location offers maximum visibility and immediately establishes a sense of place.

Thankfully, Lucky Supermarket was in agreement with the vision and only requested that the creative tie into their business with an interpretation of Ukiah's roots in agriculture. And so, the artist search began.

After meeting with numerous artists, renowned muralist Anthony Ortega quickly became the leading contender. The inspiration for his design is based on a 1920's fruit crate label. With pear trees once covering almost every corner of the valley in the 1800s, our task force unanimously agreed, the mural honored the history of Ukiah, the partnership with Lucky and the name of the shopping center. The mural will be one of Ukiah's largest covering 3,175 SF.





Photos of the Proposed Mural Wall



View from Perkins St. Traveling East



View from Perkins St. Traveling West





AGENDA ITEM NO. 13.a
Department of Community Development
300 Seminary Ave.
Ukiah, CA 95482

DATE: December 6, 2022
TO: Planning Commission
FROM: Craig Schlatter, Director of Community Development
SUBJECT: **13a. Community Development Department End of Year Report**

This report will be a detailed presentation on the status and projects of the Community Development Department. Topics are expected to include the following:

1. Advanced Planning Projects:
 - Status of implementation of the 2019-2027 adopted Housing Element
 - Status of City of Ukiah Sphere of Influence and Municipal Service Review and reorganization applications in-process
 - Other advanced planning projects of interest
2. Housing and Grants Management Divisions projects and updates
3. Report of Building, Fire Prevention, and Code Enforcement Divisions, including number of permits issued and inspections conducted and comparisons to previous years' data
4. Community Development Department staffing

The Commission is encouraged to ask questions and discuss with Staff, including on other subjects of interest.