Planning Commission

Regular Meeting
AGENDA

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

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

To participate virtually, go to the following link: https://us06web.zoom.us/j/91264543193
To view the meeting (without participating) go to: http://www.cityofukiah.com/meetings/

Or you can call in using your telephone only:

- ***Toll-free 1-669-444-9171***
- ***Enter the Access Code: 912 6454 3193***
- ***Raise hand: after being recognized, Enter *9***
- ***To Speak after being recognized: enter *6 to unmute yourself***

May 10, 2023 - 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 April 26, 2023, a Regular Meeting
Recommended Action: Approve the Minutes of April 26, 2023, a Regular Meeting
Attachments:
1. April 26, 2023, Planning Commission 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 May 22, 2023.

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 Community Development Director's Report

Recommended Action: Receive Community Development Director's Report

Attachments:

1. Planning Division Projects Report - 5-1-23

11. CONSENT CALENDAR

12. UNFINISHED BUSINESS

13. NEW BUSINESS

13.a. Consideration of a Proposed Major Site Development Permit for Construction of a Redwood Credit Union Bank Facility at 101 S. Main St. APN 002-231-001; File No. 22-7977.

Recommended Action: Staff Recommends Planning Commission 1) Conduct a public hearing; and 2) Approve the proposed Major Site Development Permit (and requested exceptions to the Downtown Zoning Code); and 3) Find the Project consistent with the intent of Mitigation Measure CUL-2 associated with Demolition Permit No. No. 21-6155, allowing for issuance of the 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. 2022-05-18 City Council Minutes
4. Project Description and Stamped Metal Siding Evaluation
5. Site Plans
6. Previous Renderings
7. Agency Comments
8. Draft 2023-03-23 Design Review Board Minutes & Applicant responses
9. Existing and Historic Views of the Site
10. Communications Received - Alyssa Ballard
11. Communications Received - J. Azzaro

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: May 3, 2023

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*

April 26, 2023
6:00 p.m.

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1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on April 26, 2023. The meeting was legally noticed on April 19, 2023. The meeting was held in person and at the following virtual link: *https://zoom.us/j/91264543193*. Chair Hilliker called the meeting to Order at 6:00 p.m.

CHAIR HILLIKER PRESIDING.

2. ROLL CALL

Roll was taken with the following **Commissioners Present**: Thao Phi, Alex de Grassi, Rick Johnson, and Mark Hilliker. **Commissioners Absent:** Michelle Johnson **Staff Present:** Craig Schlatter, Community Development Director; Jesse Davis, Chief Planning Manager; Michelle Irace, Planning Manager and Stephanie Abba, Planning Commission Secretary.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. APPROVAL OF MINUTES

a. Approval of the Minutes of April 12, 2023, a Regular Meeting.

Motion/Second: R. Johnson/A. de Grassi to approve the Minutes of April 12, 2023, a Regular Meeting as submitted. Motion **carried** by the following roll call votes: AYES: T. Phi, A. de Grassi, R. Johnson, and M. Hilliker NOES: None ABSENT: M. Johnson ABSTAIN: None.

5. APPEAL PROCESS

Chair Hilliker stated that the appeals deadline date is May 8, 2023. No appeals were received.

6. COMMENTS FROM THE AUDIENCE ON NON-AGENDA ITEMS

PUBLIC COMMENT: Dennis Crean

7. SITE VISIT VERIFICATION

Site Verification is not necessary

8. VERIFICATION OF NOTICE

Verified by Staff

9. PLANNING COMMISSIONERS REPORTS

No report received

DRAFT

10. DIRECTOR'S REPORT

Presenter: Craig Schlatter, Community Development Director.

Report received

11. CONSENT CALENDAR

a. Consideration of Adoption of Resolution 2023- Adopting Rules for Conducting Planning Commission Meetings.

Presenter: Craig Schlatter, Community Development Director.

PUBLIC COMMENT: Pinky Kushner

The Public requested item to be pulled from the Consent Calendar and put on the Agenda.

b. Approval to Move the Consent Calendar item, Resolution 2023-, to Unfinished Business.

Motion/Second: R. Johnson/A. de Grassi to move the Consent Calendar item, Resolution 2023-, to Unfinished Business. Motion **carried** by the following roll call votes: AYES: T. Phi, A. de Grassi, R. Johnson, and M. Hilliker NOES: None. ABSENT: M. Johnson. ABSTAIN: None.

12. UNFINISHED BUSINESS

a. Consideration of Adoption of Resolution 2023- Adopting Rules for Conducting Planning Commission Meetings.

Presenter: Craig Schlatter, Community Development Director.

Motion/Second: R. Johnson/A. de Grassi to Adopt Resolution 2023- Adopting Rules for Conducting Planning Commission Meetings. Motion **carried** by the following roll call votes: AYES: T. Phi, A. de Grassi, R. Johnson, and M. Hilliker NOES: None. ABSENT: M. Johnson. ABSTAIN: None.

13. NEW BUSINESS

a. Presentation of the Annual Housing Report

Presenters: Jesse Davis, Chief Planning Manager; Craig Schlatter, Community Development Director

Public Comment: Pinky Kushner

Presentation Received

b. Presentation Regarding an Overview and History of the City's Design Guidelines for Commercial Development.

Presenter: Michelle Irace, Planning Manager; Craig Schlatter, Community Development Director

Public Comment: Alan Nicholson, Dennis Crean; and Pinky Kushner

Presentation Received

14. ADJOURNMENT

There being no further business, the meeting adjourned at 7:57 p.m.

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Stephanie Abba, Planning Commission Secretary

DRAFT

Agenda Item No: 10.a.

MEETING DATE/TIME: 5/10/2023

ITEM NO: 2023-2647

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Receive Community Development Director's Report

DEPARTMENT: Community Development

PREPARED BY:

PRESENTER: Craig Schlatter, Community Development Director

ATTACHMENTS:

1. Planning Division Projects Report - 5-1-23

Summary: A review of projects as of May, 1, 2023

Background:

Discussion:

Recommended Action: Receive Community Development Director's Report

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

City of Ukiah
Submitted Planning Applications

As of 5/1/2023

Permit #	Site Address	Date of Submittal/ Resubmittal	Summary of Project	Status	Assigned Planner
n/a	600 Live Oak Ave.	2/27/23	Todd Grove Public Art Mural Permit within the Public Facilities (PF).	Incomplete: 2/28/23	Jesse Davis
23-8069	218 Mason St.	1/20/23	Minor Use Permit for conversion of use from commercial to mixed-use within the Community Commercial (C1) zoning district.	Incomplete: 1/23/23	Michelle Irace
22-7977	101 S. Main St.	12/12/2022; 2/13/23; 2/21/23	Major Site Development Permit for construction of a new 4,557 sf Redwood Credit Union bank facility, located within the Urban Center (UC) zoning district.	Design Review Board Hearing: 3/23/23 Planning Commission Hearing: 5/10/23	Michelle Irace
22-7956	162 Talmage Rd.	12/9/22	Major Site Development Permit for the Splash Express Car Wash #5 (dBA LUV Car Wash) facility. Includes demolition of the existing structures and redevelopment of a new 2,433 sf car wash facility, located within the Heavy Commercial (C2) zoning district.	Incomplete: 12/15/22 Airport Land Use Commission: 3/23/23 (ALUC Staff - Deemed Consistent) Design Review Board Hearing: 5/25/23	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	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
23-8376	441 N State St.	4/24/2023	Renewal of a Cannabis Retail Facility. Per UCC Section 9174.2(D), cannabis-related business will be subject to review after the first year of operation by the Zoning Administrator.	Submitted: 04/24/23	Michelle Irace
23-8331	300 Seminary Ave.	4/18/23	Minor Site Development Permit for installation of a 39' training tower by the UVFA for roof operations, interior firefighting, confined space rescues, search and rescue operations, door breaching/forcible entry, high-angle descent and rescue.	Submitted: 04/18//23 (Awaiting Payment)	Jesse Davis

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

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

As of 5/1/2023

Permit #	Site Address	Approved Date	Summary of Project	Comments	Assigned Planner
22-7834	504 E. Perkins St.	12/14/22	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.	Approved by Planning Commission hearing	Michelle Irace
22-7678	203 S. State St.	12/15/22	Minor Use Permit for Mendo LEAP indoor recreation center, located within an existing building in the Urban Center (UC) Downtown Zoning Code district	Approved by Zoning Administrator hearing	Michelle Irace
22-7565	200 Ford St.	9/9/22; 10/28/22; 2/21/23	Major Use Permit and Site Development Permit to allow for expansion of the Ford Street Project recovery center, located in the Heavy Commercial (C2) zoning district.	Approved per WIC Section 5960.3.(a)	Michelle Irace & Jesse Davis

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

City of Ukiah
Advanced Planning Projects

As of 5/1/2023

Permit #	Site Address	Approved Date	Summary of Project	Comments	Assigned Planner
n/a	Citywide	n/a	2040 General Plan Implementation Programs	2040 General Plan adopted by City Council 12/7/22. Implementation efforts began January, 2023	Michelle Irace, Jesse Davis
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. Prezoning and application modifications to CC anticipated April/May, 2023	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. Prezoning and application modifications to Planning Commission 3/22/23l City Council on 4/5/23. Application update submitted to LAFCo on 04/20/23	Jesse Davis
n/a	Citywide	4/15/2023	Cannabis Consumption Ordinance	Planning Commission recommended approval on: 2/8/23 City Council 1st Readting: 3/15/23; City Council Adoption Hearing 04/05/23	Jesse Davis

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

DATE: May 3, 2023

TO: Planning Commission

FROM: Michelle Irace, Planning Manager

SUBJECT: Consideration of a Proposed Major Site Development Permit for Construction of a Redwood Credit Union Bank Facility at 101 S. Main St. APN 002-231-001; File No. 22-7977

SUMMARY

OWNER:	Redwood Credit Union
APPLICANT:	Redwood Credit Union
LOCATION:	101 S. Main St. (APN 002-231-001)
TOTAL ACREAGE:	±0.48 ac. (20,852 sf.)
GENERAL PLAN:	Downtown Core
ZONING DISTRICT:	Urban Center (Downtown Zoning Code)
ENVIRONMENTAL DETERMINATION:	Categorical Exemption, pursuant to CEQA Guidelines Article 19, Section 15303, New Construction or Conversion of Small Structures
RECOMMENDATION:	Conditional Approval, based on the Findings in Attachment 1 and Conditions of Approval in Attachment 2.

PROJECT LOCATION AND BACKGROUND

The ±0.48-acre Project site (APN 002-231-01) is located on the corner of Perkins St. and South Main St. in downtown Ukiah, approximately 0.5-mile west of U.S. Highway 101. The Project site is developed with a parking lot and two buildings with separate street addresses: one ±3,328 sf. building that was previously occupied by the Dragon's Lair retail business (101 S. Main St.); and one ±2,880 sf. building that was previously occupied by Tom's Glass repair service (105 S. Main St.). The parcel is accessed via a driveway from South Main St., as well as a driveway located along Perkins St. Additionally, there is an existing driveway that shares access via an easement

(for emergency access and utilities) with the adjacent parcel immediately to the east (225 East Perkins St.) that has historically been occupied by commercial businesses. Vegetation on the site is limited to the following: two California juniper shrubs, one Chinese pistache tree located against the 101101 South Main St. building (east side); blackberry bushes against the 105 South Main St. building (east side) and four Valley oak trees approximately 14 to 60 feet away from the building. Additionally, large oak trees line the east side of the parcel but are located within the adjacent parcel Figure 1 provides an aerial location map of the Project site.

In September 2021, Demolition Permit No. 21-6155 was submitted by the property owner for demolition of the two structures on-site. Because the structures are over the age of 50 years, and the 101 S. Main St. structure was listed on the City's 1985 "Ukiah Historic Resource Survey" and the 1999 "City of Ukiah Architectural Survey" as a local historic resource, the Demolition Permit required review by the Demolition Permit Review Committee and approval by the City Council, in accordance with Ukiah City Code Section 3016(b).

The Demolition Permit was reviewed by the Demolition Permit Review Committee on December 28, 2021, and by City Council on May 4, 2022 and May 18, 2022. Ultimately, on May 18, 2022, the City Council approved authorization to issue the Demolition Permit and approved the Initial Study and Mitigated Negative Declaration (City File No. 21-6623; State Clearinghouse No.2022030389) that was prepared for the Project. As a part of their review and approval, the Council determined that the 101 S. Main St. structure met the following historic criteria under UCC 3016(e): 1) Has special or particular quality such as oldest, best example, largest, or last surviving example of its kind-in this case the pressed metal "clad" siding; and 2) Exemplifies or reflects special elements of the City's cultural, social, economic, political, or architectural history because it is the only remaining building to tell the story of how this block functioned as a service hub for agricultural commerce. As such, the following mitigation measure related to demolition and future development was adopted and included as a Condition of Approval for the Demolition Permit:

> *CUL-2: The 101 South Main Street building shall not be demolished until there is a development proposal approved in accordance with the Ukiah City Code and, specifically, the Downtown Zoning Code. At the time of demolition, the pressed metal siding on the west and north portions of the building shall be salvaged. If the pressed metal siding is not able to be salvaged, similar pressed metal siding may be used. Any new development will incorporate into the design all, or a portion, of the pressed metal siding of the existing building to pay homage to the agricultural commercial function of the original building. New development shall require review by the Design Review Board and the Planning Commission, in accordance with the Downtown Zoning Code.*

Minutes of the May 18, 2022 City Council meeting are included in Attachment 3. The aforementioned meetings and associated materials may be accessed via the City's meetings webpage at: https://cityofukiah.com/meetings/.

PROJECT DESCRIPTION

The Project proposes to construct a new Redwood Credit Union bank facility and includes the following components. A Project description and information related to evaluation of the existing metal and design details are included in Attachment 4. Site plans, including a site improvement

plan, architectural renderings, elevations, landscaping plan and photometric plan are included as Attachment 5.

- Demolition of the two existing buildings on-site (Demolition Permit No. 21-6155, conditionally approved by City Council in May, 2022).
- Construction of a +/-4,331sf. Redwood Credit Union bank facility with a drive-thru automated teller machine (ATM).
- Construction of two new driveway aprons (two-lane). Primary vehicular access is designed to enter from S. Main St. with secondary vehicular access from E. Perkins St. Additional emergency access is provided via an easement with the parcel to the east (APN 002-231-21).
- Pedestrian access to building entrances provided from Perkins and Main streets. Perkins St. sidewalk will be widened to 11ft.
- 19 parking spaces, one bike rack and two electric vehicle charging stations. The parking lot will be a 'shared' parking lot, meaning that it will be available to the community after hours for use.
- Approximately 6,003 sf. (or 29%) of landscaping, including parking lot and perimeter landscaping, bioretention areas to address stormwater run-off, and street trees along both frontages.
- Removal of the 14 ft. Chinese Pistache tree and 7 ft. Cypress tree currently located against the 101 S. Main St. building. Removal of these trees was included in the Demolition Permit approvals. All of the remaining trees, including the existing large Oak trees on the south portion of the parcel, will be preserved.
- Approximately 224 sf. Redwood Credit Union signage on the north, west, and south facades.
- Parking lot and building lighting, down-shielded.
- Hours of operation would generally be 9:00 a.m. to 5:00 p.m., Monday through Friday, and 9:00 a.m. to 2:00 p.m. on Saturday.

Design. According to the applicant, the Project has been designed for compatibility with the surrounding built environment and to specifically address the intent of the mitigation measure related to the pressed metal siding. As noted in the application materials (Attachments 4 through 6),

"The project proposes new construction on the corner of Perkins and South Main with careful consideration to both street frontages. With adjacencies that include the Ukiah Public Library, the Curries Furniture Building, and the County Department of Child Support Services buildings, the following architectural attributes were prevalent:

- *Single story buildings*
- *Facades with flat parapets*
- *Lineal bands of glazing*
- *Plaster facades*
- *Lineal accent bands*
- *Signage at parapet level*

The design of the new Redwood Credit Union branch draws inspiration from these adjacencies and assimilates these attributes in a fresh modern way. The façade also incorporates stucco and Trespa [alternating darker and lighter stains], a synthetic wood like siding, to provide a durable natural warmth to the building elevations. Landscape beds, screening, and trees provide additional interface with nature, shade, and color…"

"The height and massing of the proposed design pays homage to the massing of the adjacent Ukiah Public Library and the Curries Furniture Building. The ribbon glazing is consistent with the County building to the west. The horizontal lines of the parapet caps, plaster reveals, and the awnings are inspired by the adjacent buildings. The orientation of entry at Perkins responds to the desires of the Downtown Zoning Code while functionally addressing ADA cross slopes and allowing for a corresponding entry from the parking lot. The location of trees and awnings provide solar shading on the south façade. The glazing on the north facades provides an exciting face of activities to interact with Perkins St.. The building design incorporates the 12-foot high ceilings desired by the Downtown Zoning Code, but does so as a single story building…"

Regarding the pressed metal siding and Mitigation Measure CUL-2, the applicant states the following:

"AXIA Architects, Western Builders, and the Owner approached this responsibility with the following methodical approach:

<u>Assessment of Existing Conditions</u>: AXIA Architects and Western Builders created a grading scale of the panels based on level of deterioration and possible reuse in a weather repellant manner. Attached is the grading scale created establishing levels A – F. The team then brought ladders to the site on 1/17/23 and inspected each stamped metal panel to assign a grade. Western Builders also took samplings of the paint and metal to determine whether hazardous materials existed.

<u>Results of Assessment:</u> The team determined that about 250 SF of stamped metal panel was viable as modest weather repellant siding for reuse on a building. Due to holes, bending, deterioration, or other aspects, about 600 SF was not suitable for weather repellence, but still usable in non-building applications. Most importantly, the hazardous materials testing determined that lead was present in the stamped metal. Based on this information, we do not recommend reuse.

<u>Design Considerations:</u> WF Norman Corporation in Missouri makes a siding that is similar to the existing siding on the current building. According to WF Norman, the new siding overlaps about 1-1/2" on the ends and about ½" top to bottom. It falls short of the 3" overlap recommended by the Sheet Metal and Air Conditioning Contractors National Association (SMACNA), a recognized industry authority for flashing conditions exposed to the weather. Representatives from WF Norman acknowledge that the wall should be designed to resist moisture penetration through their siding. As such, we are installing a membrane substrate and considered design locations for the siding that had some measure of weather protection. The walls on which we propose the stamped metal siding enjoy canopy coverage for a fair portion while still giving the stamped siding a position of importance on the building."

Design considerations related to the Downtown Zoning code requirements and the exceptions requested as a part of the proposed Project are discussed in the Staff Analysis section below.

SURROUNDING USES AND ZONING

The Project site is located on the corner of Perkins and Main streets within downtown Ukiah. Both the site and surrounding area are developed with commercial businesses within the Downtown Zoning Code. Additionally, County-owned public facility uses/buildings are located North and West of the site. A summary of uses and zoning designations are provided in Table 1. Figure 1 provides an aerial photograph of the site, Figure 2 depicts the General Plan designation of the site and Figure 3 depicts the zoning designation of the site.

Table 1, Surrounding Land Uses and Zoning

	ZONING:	**USE:**
NORTH	Urban Center; Downtown Core	Retail/commercial; County-owned public facilities (Mendocino County Public Library and Child Support Services)
EAST	Urban Center	Retail/commercial
SOUTH	Urban Center	Commercial/retail
WEST	Downtown Core	Retail/commercial; County-owned public facilities (Child Support Services)

Figure 1, Location Map

Figure 2, General Plan Map

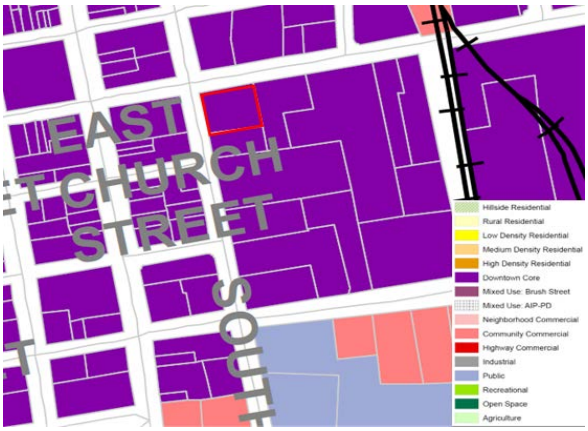

Figure 3, Zoning Map

AGENCY COMMENTS

City Departments and Outside Agencies. Project referrals were sent to the following responsible or trustee agencies with interest or jurisdiction over the Project: Ukiah Valley Fire Authority, City of Ukiah Public Works Department, City of Ukiah Police Department, City of Ukiah Electric Utility Department, City of Ukiah Community Development Department- Building Division, Ukiah Municipal Airport Operations Manager, Mendocino County Environmental Health Department, Mendocino Air Quality Management District, Mendocino Transit Authority, and Historical Society of Mendocino County. Comments received by responding departments and agencies are included in Attachment 7 and comments have been included, into the Conditions of Approval (Attachment 2) for the Project, as appropriate.

Design Review Board. As noted previously, the Project is located within the Downtown Zoning Code and subject to the design and development standards contained therein (see Downtown Zoning Code section below). Additionally, since the date of submittal of the Site Development Application in December, 2022, Staff has been working with the applicant to address agency comments and design considerations intended to meet the intent of Mitigation Measure CUL-2 associated with Demolition Permit No. 21-6155.

On March 23, 2023, the Project was reviewed by the Design Review Board (DRB) for review of the Project's consistency with the DZC and Mitigation Measure CUL-2, and ultimately the DRB recommended approval of the Project to the Planning Commission with six recommendations related to the Project's design (third design iteration-see Attachment 6). The DRB also determined that the Project meets the intent of Mitigation Measure CUL-2 associated with Demolition Permit No. 21-6155 and Initial Study and Mitigated Negative Declaration No. 21-662 (State Clearinghouse No.2022030389) intended to pay homage to the historic nature of the existing pressed metal siding on the 101 S. Main St. building.

The DRB's recommendations and responses from the applicant are provided below. Minutes of the March 23, 2023, Design Review Board Meeting and applicant responses to DRB recommendations are also included in Attachment 8.

1. Study Perkins Street entrance for potential removal to allow for additional space to re-orient and design the building.

   Applicant Response: "I believe Item 1 was discussed by a Design Review Board member as a possible study to create more space to address a strong corner entry, a wider sidewalk on Perkins (for pedestrian activity that may increase with the future courthouse), and to move the secure ATM enclosure off of South Main Street. In addition, please refer to page 2-3 of the attached letter from BKF addressing resolution of Public Work's visibility criteria. We revisited the design of the branch floor plan, targeted efficiencies in the layout, and removed about 100 square feet of the footprint. The reductions allowed us to create a corner entry vestibule, increase the Perkins Street sidewalk width by about 3 additional feet, increase the sight lines at the Perkins entry, and reduce the Trespa wall on South Main Street. We believe that these modifications achieved the desired goals without needing to remove the Perkins Street entrance. Having an entry/exit at two locations on the sire is critical to site circulation within the parking lot and ATM drive-thru. It reduces cumbersome 3-point turns within the parking area."

   Additionally, Staff notes that according to the Chief Building Official, the Perkins Street ingress/egress is required by the building and fire codes.

2. Consider moving Ginkgos proposed along the south parking lot parcel line away from the property line and adjacent building.

   Applicant Response: "The parking area now includes three compact stalls to incorporate a larger landscape patch for each tree. The landscape architect has also changed the species of the tree to one with a smaller diameter."

3. Add windows or openings up high on the west facing trespa wall to break up the west façade with possible addition of a green or living wall.

   Applicant Response: Items 3 and 6 were both ideas to provide greater interest and openness to the South Main Street façade. Instead of high openings, we redesigned the entry to be a corner vestibule with storefront glazing. We believe the significant glazing added along the South Main Street façade meets the objectives of the recommendation in Item #3."

4. Recess the glazing on the north face (Perkins Street) 12 inches.

   Applicant Response: "The storefront glazing has been recessed accordingly."

5. Consider contrasting colors to make the metal siding more prominent.

   Applicant Response: "An additional color has been added. The original stamped metal color shown in the DRB submission was the same color as the stucco field color. We have added a darker color for the stamped metal to provide contrast and make it more prominent."

6. Consider wrapping glazing around the corner of Main and Perkins streets.

   Applicant Response: "We have evolved the design to include a new corner entry vestibule near the intersection of South Main Street and Perkins Street. This is a glazed entry vestibule of significant size that wraps the corner."

STAFF ANALYSIS

General Plan (2040)

The Project site carries a General Plan designation of Downtown Core (DC). This designation is a new (2040) designation that is applied to the central core of Ukiah, generally extending along East Perkins St. and State St. that comprises parcels with the Downtown Zoning District. As discussed in the General Plan, "This designation is intended to establish and promote Downtown Ukiah as the central gathering place in the community for commercial, entertainment, hospitality, and urban living. Development in the Downtown Core is meant to establish a walkable, infill-oriented environment, focusing on multi-modal transportation and overall connectivity to the remainder of the city." This designation allows for a combination of higher-density residential, mixed-use, office, and commercial uses.

The proposed Project would include redevelopment of a commercial property the Downtown area. The final proposed Project incorporates significant input from Staff, other City departments, outside agencies and recommendations by the DRB to incorporate a high-quality design, landscape and pedestrian improvements to Main and Perkins streets that will aid in enhancing a prominent corner parcel and connecting multi-modal users within the Downtown area, supporting the intent of the Downtown Core. The Project supports growth and development of commercial and service uses in Ukiah to provide jobs and support the local economy. Lastly, the Project supports the following goals and policies contained within the Economic Development, Mobility, and Land Use elements of the General Plan. As such, Staff finds the Project consistent with the General Plan. Please refer to the Findings in Attachment 1 for more information.

<u>Economic Development Element</u>

- Goal ED-6: To maintain a supportive business climate and a healthy economy that leads to the expansion of existing businesses and the attraction of new ones.
- Goal ED-7: To grow the local economy and employment base by supporting efforts to retain, expand and attract local businesses.

<u>Mobility Element</u>

- Policy MOB-1.2: Multi-modal Access. The City shall require that all new development and redevelopment projects include provisions for multi-modal access provisions such as pedestrian and bicycle facilities, and vehicle and transit where relevant.
- Policy MOB-1.8: New Development and Complete Streets. The City shall require all new development to provide adequate access for pedestrians, bicyclists, motorists, transit users, and persons with disabilities, as well as facilities necessary to support the City's goal of maintaining a complete street network.
- Policy MOB-2.3: Pedestrian Facilities. The City shall encourage new development and redevelopment that increases connectivity through direct and safe pedestrian connections to public amenities, neighborhoods, shopping and employment destinations throughout the City.

Land Use Element

- Policy LU-3.2 New Downtown Development. The City shall ensure new development in the Downtown is compatible with existing uses and enhances the character of the area.
- Goal LU-4: To encourage the growth and development of retail, office, service, and entertainment uses in Ukiah to provide jobs, support City services, and make Ukiah an attractive place to live.
- Policy LU-4:1 High-Quality Building Design. The City shall encourage distinctive and high-quality commercial building design and site planning that respects the character of Ukiah.
- Policy LU-8.4: Reuse of Underutilized Property. The City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth.
- Goal LU-11: To ensure high-quality site planning, landscaping, and architectural design for all new construction, renovation, or remodeling.

Downtown Zoning Code

The Project site is zoned Urban Center (UC) within Downtown Zoning Code (DZC), which was intended to be a form-based code, which typically focuses on design and not use. However, the DZC is more appropriately categorized as a combination of a form-based and 'Euclidian' code, focusing on both use and prescriptive design. Although the majority (if not all) of the DZC area was developed at the time the DZC was adopted, as noted in Table 1 of the DZC, the vision for development within the DZC includes 'transect zones' to scale the progression of the type of development and intensity moving from a higher density 'Downtown Core' to a less dense 'Urban Center' and 'General Urban' transect zones (and zoning districts), envisioned to have a larger array of buildings, uses, larger setbacks, and lower development intensities.

The UC zoning district, which encompasses the majority of the DZC district including the Project site, is intended for medium to higher density residential and commercial uses. It is envisioned to have a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the frontages. As noted in Table 3 of the DZC, financial services and offices are listed as an allowed use with the UC zoning district, and drive-thru banks are allowed as an accessory use. As such, a Use Permit is not required.

Site Development Permit. Per DZC Table 27, *Site Development Permit Procedures*, projects that include new construction of up to 15,000 sf. are considered Minor "Tier 3" and require Zoning Administrator approval. However, all projects proposing drive-thru facilities and seeking 'major exceptions' are considered "Tier 3" Major Site Development Permits and are subject to Planning Commission approval, and findings required to grant a Site Development Permit are included in Section 9231.3(c) of the DZC (and in Attachment 1).

DZC Tables 4 through 26 and Figures 1 through 7 contain design and development standards prescribed within the DZC. While some requirements are general for all development projects, many are regulated by proposed building and frontage type, as well as by zoning district.

The proposed building type is identified as a "side yard" building type, which is defined as a building that occupies one side of the lot with the setback to the other side (UCC Section 9225.3). The proposed building is best categorized as a "shopfront and awning frontage" along Perkins and Main streets, which is described as having the facade aligned close to the frontage line with the building

entrance at sidewalk grade (UCC Section 9225.6). Downtown Zoning Code Figure 9, Special Designations Map, identifies a shopfront and awning building type as required along Perkins St. and recommended on Main St.

For the purposes of review by the Planning Commission, Table 2 below provides a summary of design standards, as well as a consistency analysis for the proposed Project. The applicant has also provided a "Conceptual Code Compliance" site plan (included in Attachment 5) to demonstrate compliance with DZC development standards. As noted in Table 2, the Project is seeking three (3) 'Exceptions' from the DZC design standards. See Attachments 2 through 8 for Project-related details, and Table 3 of this Staff Report for more information related to requested exceptions. For reference, the Downtown Zoning Code may be accessed online at: https://www.codepublishing.com/CA/Ukiah/#!/Ukiah09/Ukiah0902-1800.html#art18.

Table 2, *Project Consistency with DZC Design Standards*

DZC Standards		**Staff Analysis**
Facade Orientation (DZC Table 11)		
Relationship to Frontage Line	Parallel to principal frontage line(s) for 70% of its length	Consistent. 100% of the building is parallel to the frontage line(s).
Location of Principal Pedestrian Entrance	On the frontage line	Consistent. Pedestrian entrance on the frontage line(s).
Corner Treatment	Ground floor located behind the sidewalk shall wrap the corner in circular, chamfered, or similar manner. Turrets are encouraged for corner buildings.	Consistent. Building wraps the corner and primary entrances are located at the corner (off-set on Main and Perkins streets).
Storefront Frontages– Ground Level (DZC Tables 6 and 11)		
Entrance – Corner Building	Primary entry facing the corner. Additional (secondary entries) may be located along the frontage lines.	Consistent. Primary entrances face the corner.
Facade Width	In order to break up wide buildings and to make them appear as individual smaller buildings, the maximum width of a single facade style shall be 75 feet.	Consistent. Windows, building/siding materials, and pressed metal break up the design.
Floor Height – Minimum	2-story minimum. 12 feet clear measured from the surface of the floor to bottom of the ceiling. Story height shall not exceed 14 feet.	**Major exception requested. One story with 12 ft. ceiling proposed. See Table 3 below.**

DZC Standards		Staff Analysis
Door Spacing on Frontage(s)	Operable front doors spaced a maximum of 30 feet apart along the block face.	N/A. Multiple doors not proposed along one frontage.
Frontage Buildout	40% minimum frontage buildout for side yard buildings in the UC Zoning District	Consistent. Combined parcel frontage is 289 linear feet (151 ft. on Perkins St. and 138 ft. on Main St.) and buildout is proposed along 130 linear feet (101 ft. on Perkins St. and 29 ft. on Main St.) = ±45% total frontage buildout.
Glazing (for storefront frontages)	Clear glass over a minimum of 70% of the ground level facade(s). Prohibited: opaque or mirrored glazing.	Consistent. Combined storefront façade is 130 ft. and glazing is proposed on 96 ft. total (80 ft. on Perkins St. and 26 ft. on Main St) = ±74% total glazing proposed on building frontage(s).
Awnings, galleries, and arcades	Metal, cloth, wood. Prohibited: hard acrylic.	Consistent. Metal awning proposed.
Building Materials (DZC Table 12)		
Facade(s) – Primary Exterior Finish (6)	Brick, wood siding, fiber cement siding, stucco, stone.	Consistent. Stucco, wood, plaster, glass, and metal siding proposed.
Prohibited	Plane panel siding (T1-11) as the primary siding material.	Consistent. T1-11 siding not proposed.
Roofs (DZC Table 12)		
Flat Roof – Parapet	Enclosed by a parapet with a minimum height of 42 inches or as needed to screen mechanical equipment.	Consistent. Parapet roof proposed.
Photovoltaic – Location	On a sloped roof, shall be flush mounted. On a flat roof, shall be flush mounted or if tilted shall not extend above the parapet of the roof.	Consistent. Roof is flat to accommodate solar, if required by the California Building Code.
Drive-Thru Facilities (DZC Table 9)		
Location and screening	Prohibited on frontage(s). Screen from view from all frontages(s). On a project-by-project basis, screening and landscaping may be	Consistent. Proposed within third setback “layer” (20ft. + from parcel line). Project proposes

DZC Standards		Staff Analysis
	required to reduce noise and visual impacts as viewed from frontages.	landscape screening from the Perkins St. frontage.
Setbacks (DZC Table 6)		
Front Side Rear	0 ft. maximum 0ft. min; 10 ft. maximum 6 ft. maximum (See Section 9225.7 for a description of setback "layers")	**Minor exception requested for side (±45 ft. proposed) and rear (±75 ft.) rear setbacks. See Table 3 below.** Front setback is consistent.
Parking and Lighting (DZC Tables 9 and 14)		
Location of parking and various requirements	Parking to be located within the third "layer" of the site for a side yard building (DZC 9225.7). Other parking and access requirements noted in Tables 14-19.	Consistent. Parking is proposed in the third "layer". Parking and access have also been reviewed by Public Works, Ukiah Valley Fire Authority, and the Chief Building Official.
Number of spaces required	One space for every 300 ft. of building sf.= 14 spaces maximum allowed.	**Major exception requested.19 spaces proposed.**
Lighting	Down-shielded, energy efficient fixtures, maximum of 12 ft. high, nonessential (non-security/safety) lighting shall be turned off after 11:00 p.m., etc.	Consistent. Down-shielded, energy efficient lighting provided on the building and in the parking lot.
Landscaping (DZC Table 10)		
Parking Lot Trees and Shade Coverage	One tree per every four spaces, or 50% shade coverage. See section 9229 of DZC, Tree Preservation and Planting Requirements.	Consistent. Parking lot trees provided every four spaces and ±52% shade coverage provided. Species proposed are consistent with the required tree lists.
Street Trees – Spacing, Species, Additional Requirements	One street tree every 30 feet of parcel frontage.	Consistent. Street trees provided every 30 ft., where applicable. Species are consistent with required street tree species.
Landscaping coverage, species, irrigation, and planting requirements	10% coverage required, using species as idented on the required species lists in DZC Section 9229.4 through 9229.11. Project also must be consistent with State of California	Consistent. ±29% landscaping (including bioretention areas and LID features to manage stormwater) proposed throughout the parking lot and

DZC Standards		Staff Analysis
	Model Water Efficiency Landscape Ordinance (MWELO) standards.	perimeter of the site. Project is consistent with all species, live planting, size, irrigation regulations. Landscaping proposed is consistent with MWELO standards.

Requested Exceptions. Section 9231.5 of the DZC allows approval of 'exceptions', which allow for project specific considerations and requests to be evaluated. DZC Table 29, Exception Procedures, establishes two levels of exceptions, major and minor, as well as the procedures for the review and processing. The DZC does not limit the number of exceptions that may be requested or granted, but it does determine the level of review (Zoning Administrator vs. Planning Commission) required based on the number and type of exceptions being requested.

Variances are not synonymous to exceptions and the DZC explicitly states that variances are prohibited within the DZC (see UCC 9231.7). Variances are identified as pathways for flexibility when a development standard cannot be met in other zoning districts within Ukiah City Code. Specifically, as noted in UCC 9264, a variance can only be granted if a unique or special circumstance to the property, including size, location, shape, topography, location or surroundings depriving a property owner of the same development right afforded to pother properties within the same zoning district is present. Further, the issuance of a variance cannot constitute or grant a special privilege to the property inconsistent with the limitations upon other properties in the vicinity and subject to identical zoning regulations.

Conversely, exceptions were incorporated into the DZC to alleviate concerns with the DZC requirements raised by the public, Planning Commission and City Council during development of the DZC, in recognizing that deviations from the requirements are necessary to facilitate the variety of parcels and development proposals within its various zoning districts. Upon extensive research (review of planning documents and meeting minutes during preparation and adoption of the DZC) conducted by Staff, it should also be noted that exceptions are intended to be utilized as a mechanism to study what development standards should be removed or revised.

The intent of DZC exceptions is reinforced by the findings required to grant such requests, as they focus on consistency with the intent of the General Plan and DZC, in addition to overall site planning and connectivity to adjacent properties and Downtown Ukiah (see DZC Table 29).

As noted in Table 2 above, the Project has met or exceeded all DZC standards, apart from the three requirements which are being requested as exceptions as a part of the Project. Table 3 below discusses the three exceptions being requested as a part of the Project and Staff's analysis of the request(s). Findings to grant the Site Development Permit and requested exceptions are included in Attachment 1.

Table 3, *Request Exceptions from the Downtown Zoning Code*

Exception Requested	Staff Analysis
1. Maximum parking requirement- Project proposes 19 spaces, but DZC maximum parking spaces allowed is 14 for the Project (1 space for every 300 sf. of gross sf. proposed.	Rather than require minimum parking standards like the other sections Ukiah City Code, the DZC includes maximum parking regulations. This requirement was adopted to reduce the number of large (often vacant or underutilized) parking lots and to promote bicycling, walking and the use of public transportation to reduce vehicle congestion. The applicant notes reducing potential impacts to neighboring parcels and streets as reason for requesting this exception, as street parking is limited in the immediate area (only available on Main St.). The applicant also notes that the parking lot will also be available to the community after hours for use. Staff notes that the Project site is already developed with an existing parking lot containing 17 marked spaces (and other unmarked parking areas) that the Project proposes to reutilize. The Project incorporates driveways from both Main and Perkins streets to aid in reducing traffic congestion, and includes bicycle parking, wide sidewalks, and pedestrian paths to encourage walking and alternate modes of transportation in the Downtown area. Additionally, as discussed further in the Environmental Documentation section of this Staff Report, the Project meets the screening criteria for 'small projects' in the City's adopted thresholds for Vehicle Miles Traveled (VMT), resulting in a less than significant impact to traffic. As such, Staff finds that the Project, as proposed, meets the intent of the maximum parking requirement and this exception can be supported.
2. Maximum side and rear setbacks. Project proposes a ±75 ft. rear setback (south) and a ±45 ft. side setback (east), but the maximum rear setback noted in the DZC is six feet and the side maximum setback is 10 ft.	Rather than requiring minimum setbacks, the DZC includes both minimum and maximum setbacks. This requirement was adopted to promote and allow for higher density and buildout within the DZC. The applicant notes functional parking and tree preservation as reasons for requesting the rear (south) setback exception, and access to the Main St. driveway and ATM drive-thru as reasons for requesting the side (east) setback exception. Staff notes the DZC defines a "side yard" building as, "A building that occupies one side of the lot with a setback to the other side", but also notes that the required setbacks (DZC Table 6) apply to both "fronts" for corner lots. These two requirements can be conflicting and challenging to meet depending on the parcel size and development standards within the remaining DZC.

	The DZC requires side yard buildings to be on the Perkins and Main frontage lines with a 0 ft. setback, but requires a rear maximum setback of 6 ft. and a maximum side setback of 10 ft. Because the parcel is a square corner lot and it is larger in size (±0.48 ac; or 20,852 sf.), in order for a project to successfully meet all of the required setbacks in this scenario, the building would have to essentially cover the entire lot uniformly as a square building. In this scenario, only six feet on the south portion and 10 ft. on the east portion of the parcel would be available for access, parking and landscaping, which would conflict with fire and Building code regulations related to access, as well as other aforementioned DZC requirements. As such, this exception can be supported.
3. Minimum Height Requirement- Project proposes a one-story building (12-ft. high ceiling), but the DZC requires a minimum of two-stories	Rather than requiring maximum height requirements, the DZC requires a minimum height requirement. The intent behind the two-story requirement was to increase densities where appropriate and to extend the predominantly two-story Downtown area on School and State streets down Perkins St. It was assumed at the time (2011) that this requirement could be met by converting existing one-story buildings to two-stories. This requirement was contentious and discussed at length by the Planning Commission and City Council during the creation and adoption of the DZC, but was ultimately adopted because a pathway for flexibility (exceptions) was included in the DZC. The applicant notes that one-story is proposed for consistency with the existing and immediately adjacent one-story buildings. The applicant also notes that the proposed building and parapet wall around the building is a part of the mitigation efforts to pay homage to the Holz Feed Company building that originally occupied the site in the early 1920s. As such, this exception can be supported.

Demolition Permit Mitigation Measure CUL-2

As noted in Mitigation Measure CUL-2, the Demolition Permit for the existing building (101 S. Main St.) cannot be issued until a development proposal is approved. For a development proposal to be approved, the pressed metal siding on the north and west portions of the building shall be salvaged and all, or a portion of it shall be incorporated into the new building to pay homage to the agricultural commercial function of the original building. However, If the pressed metal siding is not able to be salvaged, similar pressed metal siding may be used.

As summarized in the Project Description and in Attachment 4, in January of 2023, the applicant conducted a detailed analysis of the existing pressed metal (± 850 sf.) on the west and north facades, and ultimately found that all of the metal is unusable based on its condition, structural implications, and presence of lead. As such, the applicant proposes to incorporate ±340 sf. of new, pressed metal that is visually similar to the existing metal.

As previously noted, since the date of the original Site Development application submittal in December 2022, Staff has been working with the applicant to address design considerations intended to meet the intent of Mitigation Measure CUL-2 associated with Demolition Permit No. 21-6155. The proposal being considered by the Planning Commission is the fourth iteration of the design since the Project was submitted. Previous Project renderings are included in Attachment 6, and existing and historic photos of the site and building are included in Attachment 9. As noted in the Project Description above and in the application materials (Attachments 4 through 8), the proposed design is intended to meet Mitigation Measure CUL-2 in the following ways:

- Design includes the proposed building in the same location as the existing building.
- Design includes the main entrance positioned towards the corner, similar to the existing building.
- Design includes a parapet wall around the building to provide a tall one-story façade, similar in size to the original Holz Feed Company building that historically occupied the site.
- Design includes green awnings and a parapet cap, consistent with the existing building.
- Design includes ±340 sf. of new pressed metal siding on a portion of the north, west, and south elevations (at the primary entrances) to pay homage to the existing pressed metal.

Based on the aforementioned, Staff finds the proposed Project to be consistent with the requirements of Mitigation Measure CUL-2. As discussed previously, the DRB also found the Project to be consistent with the intent of the mitigation.

Airport Compatibility

The Project parcel is located approximately 1.1 mi north of the Ukiah Municipal Airport within Airport Compatibility Zone 4 (Outer Approach/Departure Zone) of the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). Zone 4 has the potential to result in some overheard noise during approach and departure. However, according to Table 3A of the UKIALUCP, a variety office, commercial and retail uses including 'finance banks' are listed as conditionally compatible with Zone 4, subject to density, height, and use development standards. The Project proposes a building at the southernmost boundary of the Project site, which is the furthest location available onsite from the airport runway. Additionally, the Project proposes a ±12ft high building, and as noted in Table 3A (footnote 7), objects shorter than 35 feet do not pose airspace protection issues in Zone 4. Lastly, the Project would result in a maximum density of 60 persons at one time, including customers using the drive-thru ATM, which is below the allowable density of 215 sf per person, for a total allowable density of 96 persons (215/20,852 sf parcel). Lastly, per UKIALUCP Policy 3.2.8(b), recordation of an Overflight Notification is required as a Condition of Approval for the Project. As such, the Project is consistent with the UKIALUCP.

ENVIRONMENTAL DOCUMENTATION

An Initial Study/Mitigated Negative Declaration (SCH No.2022030389; approved by City Council on May 18, 2022) analyzed impacts associated with the Demolition Permit. General assumptions were made related to construction impacts associated with potential future development. However, no development was proposed at that time. As such, the ISMND notes that additional project-specific CEQA may be required for new development, such as the Project. The ISMND also included mitigation (Mitigation Measure CUL-2) related to the historic nature of the building at 101 S. Main St., as discussed throughout this Staff Report. As noted above, Staff finds that the

proposed Project meets the intent of Mitigation Measure CUL-2.The ISMND is available online at: https://cityofukiah.com/demolition-permit-for-two-structures-over-50-years-old-at-101-105-s-main-street/

The proposed Project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Article 19 §15303, New Construction or Conversion of Small Structures, which consists of the construction, location and conversion of limited numbers of new, small facilities or structures. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to: residential projects up to six dwelling units; accessory structures; utility extensions; commercial structures not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

The Project qualifies for the §15303 CEQA exemption for the following reasons:

- The Project includes the construction of a 4,331sf. building in an urban area, developed with a mix of land uses, including other commercial/retail within Downtown Ukiah.
- The Project site is zoned Urban Center (UC) within the Downtown Zoning Code and allows for financial institutions with a drive-thru to be locate within this zoning district by-right. In addition, the Project includes three exceptions to the zoning code and a Site Development Permit, in compliance with all applicable zoning codes.
- The Project is consistent with the General Plan, as it supports the intent of the General Plan Downtown Core land use designation, as well as goals and policies contained within the Economic Development, Mobility, and Land Use elements of the General Plan.
- The Project would comply with all applicable air Quality regulations and would not involve the use of significant amounts of hazardous materials.
- All public services are available to the site and the Project as been reviewed by all applicable City departments and agencies responsible for providing services.
- The Project incorporates Best Management Practices and Low Impact Development features to manage and capture stormwater runoff.
- Vegetation on the site is limited and all healthy, mature Oak trees will be preserved. The Chinese Pistache tree and Cypress tree(s) currently located against the 101 S. Main St. building would be removed. However, these species are not listed environmentally sensitive species at the local, state or federal level. All of the remaining trees, including the existing large Oak trees on the south portion of the parcel, will be preserved.
- The Project provides adequate access (including emergency access) from both Main and Perkins streets to aid in reducing traffic congestion, and includes bicycle parking, wide sidewalks, and pedestrian paths to encourage walking and alternate modes of transportation in the Downtown area. Additionally, the Project meets the 'sight distance' safety requirements identified by the Public Works Department related to vehicles approaching the site from Perkins St. Lastly, the Project meets the screening criteria for 'small projects' in the City's adopted thresholds for Vehicle Miles Traveled (VMT), resulting in a less than significant impact to traffic and no further analysis is required. As a part of

the General Plan Environmental Impact Report (EIR), the City identified that the following projects are expected to result in less than significant impacts: small projects that meet existing categorical CEQA exemptions (such as the proposed Project), residential uses, employment uses in areas with a diverse mix of land uses, local serving retail, projects in proximity to a major transit stop, transportation projects, and all residential projects. For more information, please refer to Section 4.11, Transportation, and Appendix D of the City's General Plan Environmental Impact Report, which may be accessed online at: https://ukiah2040.com/images/docs/Ukiah_2040_Compiled_Appendices.pdf.

NOTICE

Notice of the Public Hearing was provided in the following manner, in accordance with UCC §9231.3, 9263 and 9264:

- Published in the Ukiah Daily Journal on April 29, 2023;
- Posted on the Project site on April 26, 2023;
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing; and
- Mailed to property owners within 300 feet of the Project parcels on April 25, 2023.

RECOMMENDATION

Staff Recommends Planning Commission 1) Conduct a public hearing; and 2) Approve the proposed Major Site Development Permit (and requested exceptions to the Downtown Zoning Code); and 3) Find the Project consistent with the intent of Mitigation Measure CUL-2 associated with Demolition Permit No. No. 21-6155, allowing for issuance of the 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. Minutes of the May 18, 2022, City Council Meeting.
4. Project Description and Metal Panel Siding Evaluation.
5. Site plans (site plan; a conceptual DZC compliance diagram; site improvement plan; floor plan; architectural renderings; elevations; landscaping plan; and photometric plan)
6. Previous Renderings of the Project.
7. Agency Comments.
8. Draft Minutes of the March 23, 2023, Design Review Board Meeting and applicant responses to DRB recommendations.
9. Existing and Historic Photographs of the site and 101 S. Main St. building.

ATTACHMENT 1

DRAFT FINDINGS TO APPROVE A MAJOR SITE DEVELOPMENT PERMIT FOR CONSTRUCTION OF A REDWOOD CREDIT UNION BANK FACILITY 101 S. MAIN ST. APN 002-231-001; FILE NO. 22-7977

The Community Development Department's recommendation for conditional approval of a Major Site Permit to allow the construction of a ±4,331 sf Redwood Credit Union bank facility with a drive-thru ATM at 101 S. Main St., as described in the application materials and Staff Report dated May 3, 2023. This approval also includes three 'exceptions' from the Downtown Zoning Code. This approval is based on the following findings, in accordance with Sections 9231.3 (Table 27, Site development Procedures), and 9231.5 (Table 29, Exception Procedures) of the Downtown Zoning Code.

Site Development Permit Findings -Downtown Zoning Code

1. **The proposed project is consistent with the City of Ukiah General Plan, Ukiah City Code, and this code.**

   General Plan. *The Project site carries a General Plan designation of Downtown Core (DC). This designation is a is applied to the central core that comprises parcels with the Downtown Zoning District (DZC). As discussed in the General Plan, "This designation is intended to establish and promote Downtown Ukiah as the central gathering place in the community for commercial, entertainment, hospitality, and urban living. Development in the Downtown Core is meant to establish a walkable, infill-oriented environment, focusing on multi-modal transportation and overall connectivity to the remainder of the city." This designation allows for a combination of higher-density residential, mixed-use, office, and commercial uses.*

   The proposed Project would include redevelopment of a commercial property, containing two abandoned, deteriorated buildings within the Downtown area. The final proposed Project incorporates significant Staff input and recommendations by the DRB to incorporate a high-quality design, landscape and pedestrian improvements to Main and Perkins streets that will aid in enhancing a prominent corner parcel and connecting multi-modal users within the Downtown area, supporting the intent of the Downtown Core. The Project supports growth and development of commercial and service uses in Ukiah to provide jobs and support the local economy. Lastly, the Project supports many of the General Plan goals and policies related to economic development, multi-modal access, as well as development patterns within the Downtown area and connectivity, including but not limited to, the following goals and policies contained within the Economic Development, Mobility, and Land Use elements of the General Plan.

   Economic Development Element

   - ***Goal ED-6: To maintain a supportive business climate and a healthy economy that leads to the expansion of existing businesses and the attraction of new ones****.*

     The Project would allow a local existing business (Redwood Credit Union) that is currently operating in the Orchard Plaza to relocate and expand into the Downtown area.

- ***Goal ED-7: To grow the local economy and employment base by supporting efforts to retain, expand and attract local businesses.***

  The Project would allow a local existing business (Redwood Credit Union) to relocate and expand into the Downtown area and would employ ±16 persons.

<u>*Mobility Element*</u>

- ***Policy MOB-1.2: Multi-modal Access. The City shall require that all new development and redevelopment projects include provisions for multi-modal access provisions such as pedestrian and bicycle facilities, and vehicle and transit where relevant.***

  The Project supports multi-modal access, as it would be located within the Downtown area and includes widening the Perkins Street sidewalk to 11ft. and bicycle parking spaces. Additionally, the Project is in close proximity to a Mendocino Transit Authority (MTA) bus stop, located in front of the Mendocino County Library at 105 N. Main St.

- ***Policy MOB-1.8: New Development and Complete Streets. The City shall require all new development to provide adequate access for pedestrians, bicyclists, motorists, transit users, and persons with disabilities, as well as facilities necessary to support the City's goal of maintaining a complete street network.***

  See MOB-1.2 above. The Project includes widening the Perkins Street sidewalk to 11ft, bicycle parking, and also includes street trees along both Main and Perkins streets, consistent with the complete streets model.

- ***Policy MOB-2.3: Pedestrian Facilities. The City shall encourage new development and redevelopment that increases connectivity through direct and safe pedestrian connections to public amenities, neighborhoods, shopping and employment destinations throughout the City.***

  See MOB-1.2 and MOB-1.8 above.

<u>*Land Use Element*</u>

- ***Policy LU-3.2 New Downtown Development. The City shall ensure new development in the Downtown is compatible with existing uses and enhances the character of the area.***

  The Project includes new commercial development within the Downtown area that is consistent with surrounding uses, including a number of commercial/retail businesses. Additionally, the Project would enhance the visual aesthetic of the site, as it would replace the existing deteriorating buildings with new construction; would widen the existing Perkins St. sidewalk, install street trees along Main and Perkins streets where street trees do not currently exist; and would include landscaping within the parking lot and throughout the site, where it does not currently exist.

- ***Goal LU-4: To encourage the growth and development of retail, office, service, and entertainment uses in Ukiah to provide jobs, support City services, and make Ukiah an attractive place to live.***

The Project would allow a local existing business (Redwood Credit Union) that is currently operating in the Orchard Plaza to relocate and expand into the Downtown area, and would employ ±16 persons.

- ***Policy LU-4.1: High-Quality Building Design. The City shall encourage distinctive and high-quality commercial building design and site planning that respects the character of Ukiah.***

  The final proposed Project includes a high quality commercial building design that incorporates extensive input from Staff, other City Departments, outside agencies, and the Design Review Board.

- ***Policy LU-8.4: Reuse of Underutilized Property. The City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth.***

  The Project includes redevelopment of a commerciall property that currently contains abandoned, deteriorated buildings.

- ***Goal LU-11: To ensure high-quality site planning, landscaping, and architectural design for all new construction, renovation, or remodeling.***

  See LU-4.1 above.

As such, Staff finds the Project consistent with the General Plan.

Zoning. *The Project site is zoned Urban Center (UC) within Downtown Zoning Code (DZC). The UC zoning district is intended for medium to higher density residential and commercial uses and is envisioned to have a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the frontages. The Project includes commercial development on the frontage of Main and Perkins streets, and incorporates wide sidewalks and street tree planting, consistent with the vision of the UC zoning district.*

As noted in Table 3 of the DZC, financial services and offices are listed as an allowed use with the UC zoning district, and drive-thru banks are allowed as an accessory use. As such, a Use Permit is not required. Per DZC Table 27, Site Development Permit Procedures, projects that include new construction of up to 15,000 sf. are considered Minor "Tier 3" and require Zoning Administrator approval. However, all projects proposing drive-thru facilities and seeking 'major exceptions' are considered "Tier 3" Major Site Development Permits.

As discussed throughout the Staff Analysis Section of the Staff Report, the DZC contains extensive design and development standards. To allow for flexibility from the extensive standards, the DZC allows for projects to seek 'exceptions' from certain requirements. As noted in Table 2 of the Staff Report, the Project has met or exceeded all DZC standards, apart from the three requirements which are being requested as exceptions as a part of the Project. As noted in Table 3 of the Staff Report, the three exceptions requested can be supported by Staff. See Findings related to the requested exceptions below.

Based on the aforementioned, and information contained in the Staff Report, Staff finds the Project consistent with the intent of the DZC

2. **Design: The design of the proposed project is consistent with the architectural standards of this code and compatible with the character of the neighborhood; will maintain the community's character, provide for harmonious and orderly development, and create a desirable environment for the occupants, neighbors, and visiting public; includes the appropriate use of materials, texture, and color, which will remain aesthetically appealing and appropriately maintained; and the location and orientation of windows, doorways, and outdoor use areas reduce the potential for heat, glare, noise, or other disturbance from on-site or off-site sources. The neighborhood compatibility part of this finding does not apply if it would render the project inconsistent with the architectural requirements of the zoning district in which the project is located.**

   The proposed Project would include redevelopment of a commercial property, containing two abandoned, deteriorated buildings within the Downtown area. The applicant has designed the building to be compatible with the scale and architectural features of existing buildings in the surrounding area. The final proposed Project incorporates significant Staff input and recommendations by the DRB to incorporate a high-quality design, landscape and pedestrian improvements to Main and Perkins streets that will aid in enhancing a prominent corner parcel and connecting multi-modal users within the Downtown area, supporting the intent of the Downtown Core. The Project is consistent with all DZC architectural and design standards, with the exception of three which can be supported through the exception procedures contained within the DZC (refer to tables 2 and 3 of the Staff Report). The project is compatible with existing surrounding commercial and retail uses within the Downtown area.

3. **Siting: The siting of the structure(s) on the parcel is compatible with the siting of other structures in the immediate neighborhood. This finding does not apply if the resulting setbacks are inconsistent with the requirements of the zoning district in which the parcel is located.**

   The Project site is located on the corner of Main and Perkins streets. The only structure immediately adjacent to the site is located south of the Project parcel. However, the building on the adjacent parcel is separated from the site by a fire wall and the Project is seeking an exception to the rear setback requirement and proposes a ±75 setback from the south property line.

4. **Ingress, Egress, Circulation, Parking: The project provides adequate ingress, egress, parking for vehicles and bicycles, and internal circulation for vehicles, bicycles, pedestrians, and delivery vehicles designed to promote safety and convenience and to conform to City standards and will not create potential traffic, pedestrian, or bicycle hazards or a distraction for motorists. Low impact development (LID) design has been incorporated into the project where feasible.**

   The Project incorporates driveways from both Main and Perkins streets to maintain access and circulation. Additionally, an emergency access easement provides access from Main St. to the adjacent (east) parcel. The Project also includes landscaping and LID measures, widening Perkins St. to 11 ft. for pedestrian access and includes bicycle parking. The Project has been reviewed by the Public Works Department, Building Division and Ukiah Valley Fire Authority for traffic and access concerns, and meets all required regulations, including maintaining the 'sight distance' or 'vision triangle' required for vehicles approaching the site. Lastly, as discussed further in the Environmental Documentation section of the Staff Report,

the Project meets the screening criteria for 'small projects' in the City's adopted thresholds for Vehicle Miles Traveled (VMT), resulting in a less than significant impact to traffic.

5. **Landscaping: The landscaping for the project provides opportunities for shading west and south facing windows and outdoor use areas, utilizes native and drought tolerant species, is in keeping with the character and design of the project, and consistent with requirements of this code and City standards.**

   The Landscaping Plan for the Project includes Approximately 6,003 sf. (or 29%) of landscaping, including parking lot and perimeter landscaping, bioretention areas to address stormwater run-off, and street trees along both frontages. The street trees proposed along Perkins and Main streets will provide shade to the building's windows located on the west and north facades. The landscaping provided on-site offers 54% shade of the parking lot (south side of the building) and site, and incorporates drought tolerant and native plants that are included on the species lists within the DZC, as well as all other landscaping requirements contained within the code.

6. **Resource Protection: The proposed project will not excessively damage or destroy resources or natural features, including cultural and historic resources, trees, shrubs, creeks, and the natural grade of the site.**

   Vegetation on the site is limited and all healthy, mature Oak trees will be preserved. The Chinese Pistache tree and Cypress tree(s) currently located against the 101 S. Main St. building would be removed. However, these species are not listed environmentally sensitive species at the local, state or federal level. All of the remaining trees, including the existing large Oak trees on the south portion of the parcel, will be preserved. The site does not contain water features or other environmentally sensitive resources, as the majority of it is currently hardscaped with a paved parking lot and existing buildings. Lastly, as described within the Staff Analysis portion of the Staff Report, the Project is designed for consistency with Mitigation measure CUL-2 related to historic resources, associated with Demolition Permit No. No. 21-6155.

7. **Health, Safety, Welfare: The proposed project would not be detrimental to the public health, safety, or welfare; is not materially injurious to the properties or improvements in the immediate vicinity; and will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in the area.**

   Project referrals were sent to the following responsible or trustee agencies with interest or jurisdiction over the Project: Ukiah Valley Fire Authority, City of Ukiah Public Works Department, City of Ukiah Police Department, City of Ukiah Electric Utility Department, City of Ukiah Community Development Department- Building Division, Ukiah Municipal Airport Operations Manager, Mendocino County Environmental Health Department, Mendocino Air Quality Management District, Mendocino Transit Authority, and Historical Society of Mendocino County. The aforementioned entities reviewed the Project for health and safety concerns, and comments received have been included into the Conditions of Approval (Attachment 2) for the Project, as appropriate.

   As noted above, the Project includes redevelopment of an existing commercial site within the Downtown area that is compatible with surrounding uses, including a number of commercial/retail businesses. Additionally, the Project would include pedestrian and

landscaping improvements that would enhance the visual character of the site. Lastly, the final proposed Project includes a high quality commercial building design that incorporates extensive input from Staff, other City Departments, outside agencies, and the Design Review Board. As such, the Project will not cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in the area.

Exception Findings

As noted in Tables 2 and 3 of the Staff Report, the Major Site Development Permit includes the following exceptions from the Downtown Zoning Code:

- Maximum parking requirement- applicant proposing 19 spaces, but DZC maximum parking spaces allowed is 14).
- Maximum side and rear setbacks- approximately 75 ft. rear setback and approximately 45 ft. side setback proposed, but the maximum rear setback noted in the DZC is six feet and the side maximum setback is 10 ft.
- One-story building- applicant is proposing a one-story building (12-ft. high ceiling), but the DZC requires a minimum of two-stories.

Findings to grant exceptions in the Downtown Zoning Code are as follows:

1. The request is consistent with the intent of this code and the Ukiah General Plan.

As noted throughout the Staff Report and the Findings to approve a Site Development Permit, the final proposed Project incorporates significant Staff input and recommendations by the DRB to incorporate a high-quality design, landscape and pedestrian improvements to Main and Perkins streets that will aid in enhancing a prominent corner parcel and connecting multi-modal users within the Downtown area, supporting the intent of the DZC and General Plan Downtown Core land use designation.

The allowance of exceptions was incorporated into the DZC to alleviate concerns with the DZC requirements raised by the public, Planning Commission and City Council during development of the DZC, in recognizing that deviations from the requirements are necessary to facilitate the variety of parcels and development proposals within its various zoning districts. As noted in Table 2 of the Staff Report, the Project has met or exceeded all DZC standards, apart from the three requirements which are being requested as exceptions as a part of the Project. As noted below, the three exceptions being requested can be supported by Staff due to the site being located on a corner lot, the parcel size and shape, preservation of the existing Oak trees, the Project components related to pedestrian and vehicular access, and the design considerations related to Mitigation Measure CUL-2.

Exception Requested	***Staff Analysis***
1. Maximum parking requirement- Project proposes 19 spaces, but DZC maximum parking spaces allowed is 14 for the Project (1	*Rather than require minimum parking standards like the other sections Ukiah City Code, the DZC includes maximum parking regulations. This requirement was adopted to reduce the number of large (often vacant or underutilized) parking lots and to promote bicycling, walking and the use of public transportation to reduce vehicle congestion.*

space for every 300 sf. of gross sf. proposed.	*The applicant notes reducing potential impacts to neighboring parcels and streets as reason for requesting this exception, as street parking is limited in the immediate area (only available on Main St.). The applicant also notes that the parking lot will also be available to the community after hours for use.* *Staff notes that the Project site is already developed with an existing parking lot containing 17 marked spaces (and other unmarked parking areas) that the Project proposes to reutilize. The Project incorporates driveways from both Main and Perkins streets to aid in reducing traffic congestion, and includes bicycle parking, wide sidewalks, and pedestrian paths to encourage walking and alternate modes of transportation in the Downtown area. Additionally, as discussed further in the Environmental Documentation section of this Staff Report, the Project meets the screening criteria for 'small projects' in the City's adopted thresholds for Vehicle Miles Traveled (VMT), resulting in a less than significant impact to traffic. As such, Staff finds that the Project, as proposed, meets the intent of the maximum parking requirement and this exception can be supported.*
2. Maximum side and rear setbacks. Project proposes a ±75 ft. rear setback (south) and a ±45 ft. side setback (east), but the maximum rear setback noted in the DZC is six feet and the side maximum setback is 10 ft.	*Rather than requiring minimum setbacks, the DZC includes both minimum and maximum setbacks. This requirement was adopted to promote and allow for higher density and buildout within the DZC.* *The applicant notes functional parking and tree preservation as reasons for requesting the rear (south) setback exception, and access to the Main St. driveway and ATM drive-thru as reasons for requesting the side (east) setback exception.* *Staff notes the DZC defines a "side yard" building as, "A building that occupies one side of the lot with a setback to the other side", but also notes that the required setbacks (DZC Table 6) apply to both "fronts" for corner lots. These two requirements can be conflicting and challenging to meet depending on the parcel size and development standards within the remaining DZC.* *The DZC requires side yard buildings to be on the Perkins and Main frontage lines with a 0 ft. setback, but requires a rear maximum setback of 6 ft. and a maximum side setback of 10 ft. Because the parcel is a square corner lot and it is larger in size (±0.48 ac; or 20,852 sf.), in order for a project to successfully meet all of the required setbacks in this scenario, the building would have to essentially cover the entire lot uniformly as a square building. In this scenario, only six feet on the south portion and 10 ft. on the east portion of the parcel would be available for access, parking and landscaping, which*

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	would conflict with fire and Building code regulations related to access, as well as other aforementioned DZC requirements. As such, this exception can be supported.
3. Minimum Height Requirement- Project proposes a one-story building (12-ft. high ceiling), but the DZC requires a minimum of two-stories	*Rather than requiring maximum height requirements, the DZC requires a minimum height requirement. The intent behind the two-story requirement was to increase densities where appropriate and to extend the predominantly two-story Downtown area on School and State streets down Perkins St. It was assumed at the time (2011) that this requirement could be met by converting existing one-story buildings to two-stories. This requirement was contentious and discussed at length by the Planning Commission and City Council during the creation and adoption of the DZC, but was ultimately adopted because a pathway for flexibility (exceptions) was included in the DZC.* *The applicant notes that one-story is proposed for consistency with the existing and immediately adjacent one-story buildings. The applicant also notes that the proposed building and parapet wall around the building is a part of the mitigation efforts to pay homage to the Holz Feed Company building that originally occupied the site in the early 1920s.* *As such, this exception can be supported.*

2. **The project is compatible with the neighborhood and design intent of this code.**

   The Project would be compatible with the neighborhood, as it would redevelop an existing commercial lot, surrounded by other retail and commercial uses within the Downtown area, and incorporates all but three of the design components outlined within the DZC. The final proposed Project design incorporates extensive review by Staff, other City Departments and agencies, as well as the Design Review Board.

3. **The project provides appropriate connections, transitions, and relationships between buildings and the street, adjacent properties and one another.**

   The Project site is a corner lot that proposes a building on the frontage line(s). As such, there are no buildings immediately adjacent to the proposed building. However, the Project maintains the shared access easement with the Parel to the east, and as noted in the Project Description, the Project has been designed for compatibility with the scale and architectural form and features of the adjacent buildings. The Project also includes pedestrian and landscape improvements, including the widening of Perkins St. and street trees along Perkins and Main streets to provide enhanced pedestrian connections to the Downtown area.

4. **The project provides adequate and appropriate pedestrian facilities and connections.**

   The Project includes pedestrian and landscape improvements, including pedestrian corner entrances from Perkins and Main streets, as well as the widening of Perkins St. and street trees along Perkins and Main streets to provide enhanced pedestrian connections to the Downtown area.

5. **The project would not impair the desirability of investment, employment, or residence in the neighborhood.**

   The Project would redevelop an existing commercial lot and would include new construction, landscaping and pedestrian improvements that would enhance the visual character of the site. There are no components of the Project that would impair the desirability of investment, employment, or residence in the neighborhood.

6. **The project is not detrimental to the public's health, safety and general welfare.**

   Project referrals were sent to the following responsible or trustee agencies with interest or jurisdiction over the Project: Ukiah Valley Fire Authority, City of Ukiah Public Works Department, City of Ukiah Police Department, City of Ukiah Electric Utility Department, City of Ukiah Community Development Department- Building Division, Ukiah Municipal Airport Operations Manager, Mendocino County Environmental Health Department, Mendocino Air Quality Management District, Mendocino Transit Authority, and Historical Society of Mendocino County. The aforementioned entities reviewed the Project for health and safety concerns, and comments received have been included into the Conditions of Approval (Attachment 2) for the Project, as appropriate. As noted throughout the Staff Report and the findings to approve a Site Development Permit, the Project includes construction of a bank facility on an existing commercial lot, would not result in excessive noise, traffic, or the use of hazardous substances, and meets all codes and requirements related to health and safety. As such, the Project would not be detrimental to the public's health, safety and general welfare.

7. **Special circumstances or conditions apply to the site, building, improvement or use, such as the preservation of natural resources (creek, tree preservation), providing enhanced pedestrian facilities or enhanced outdoor areas (outdoor seating, enhanced landscaped areas).**

   As noted in Exception finding No. 1 above, the three exceptions being requested can be supported due to the site being located on a corner lot, the parcel size and shape, preservation of the existing Oak trees, the Project components related to pedestrian and vehicular access, and the design considerations related to Mitigation Measure CUL-2. Refer to Finding No.1 for more information.

<u>CEQA Findings</u>

1. An Initial Study/Mitigated Negative Declaration (SCH No.2022030389; approved by City Council on May 18, 2022) analyzed impacts associated with Demolition Permit No. 21-6155. General assumptions were made related to construction impacts associated with potential future development. However, no development was proposed at that time. As such, the ISMND notes that additional project-specific CEQA may be required for new development, such as the Project. The ISMND also included Mitigation Measure CUL-2 which states:

   CUL-2: The 101 South Main Street building shall not be demolished until there is a development proposal approved in accordance with the Ukiah City Code and, specifically, the Downtown Zoning Code. At the time of demolition, the pressed metal siding on the west and north portions of the building shall be salvaged. If the pressed metal siding is not

able to be salvaged, similar pressed metal siding may be used. Any new development will incorporate into the design all, or a portion, of the pressed metal siding of the existing building to pay homage to the agricultural commercial function of the original building. New development shall require review by the Design Review Board and the Planning Commission, in accordance with the Downtown Zoning Code.

As noted in the Staff Analysis portion of the Staff Report, the proposed design is intended to meet Mitigation Measure CUL-2 in the following ways:

1. Design includes the proposed building in the same location as the existing building.
2. Design includes the main entrance positioned towards the corner, similar to the existing building.
3. Design includes a parapet wall around the building to provide a tall one-story façade, similar in size to the original Holz Feed Company building that historically occupied the site.
4. Design includes green awnings and a parapet cap, consistent with the existing building.
5. Design includes ±340 sf. of new pressed metal siding on a portion of the north, west, and south elevations (at the primary entrances) to pay homage to the existing pressed metal.

Based on the aforementioned, the proposed Project is consistent with the requirements of Mitigation Measure CUL-2 and the Demolition Permit may be issued. All other mitigation measures associated with the Demolition Permit remain in effect and have been included as Conditions of Approval.

2. The proposed Project (construction and operation of the RCU bank facility) is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Article 19 §15303, New Construction or Conversion of Small Structures, which consists of the construction, location and conversion of limited numbers of new, small facilities or structures. The Project qualifies for the §15303 CEQA exemption for the following reasons:
   - The Project includes the construction of a 4,331sf. building in an urban area, developed with a mix of land uses, including other commercial/retail within Downtown Ukiah.
   - The Project site is zoned Urban Center (UC) within the Downtown Zoning Code and allows for financial institutions with a drive-thru to be locate within this zoning district by-right. In addition, the Project includes three exceptions to the zoning code and a Site Development Permit, in compliance with all applicable zoning codes.
   - The Project is consistent with the General Plan, as it supports the intent of the General Plan Downtown Core land use designation, as well as goals and policies contained within the Economic Development, Mobility, and Land Use elements of the General Plan.
   - The Project would comply with all applicable air Quality regulations and would not involve the use of significant amounts of hazardous materials.
   - All public services are available to the site and the Project has been reviewed by all applicable City departments and agencies responsible for providing services.

- The Project incorporates Best Management Practices and Low Impact Development features to manage and capture stormwater runoff.
- Vegetation on the site is limited and all healthy, mature Oak trees will be preserved. The Chinese Pistache tree and Cypress tree(s) currently located against the 101 S. Main St. building would be removed. However, these species are not listed environmentally sensitive species at the local, state or federal level. All of the remaining trees, including the existing large Oak trees on the south portion of the parcel, will be preserved.
- The Project provides adequate access (including emergency access) from both Main and Perkins streets to aid in reducing traffic congestion, and includes bicycle parking, wide sidewalks, and pedestrian paths to encourage walking and alternate modes of transportation in the Downtown area. Additionally, the Project meets the screening criteria for 'small projects' in the City's adopted thresholds for Vehicle Miles Traveled (VMT), resulting in a less than significant impact to traffic and no further analysis is required. As a part of the General Plan Environmental Impact Report (EIR), the City identified that the following projects are expected to result in less than significant impacts: small projects that meet existing categorical CEQA exemptions (such as the proposed Project), residential uses, employment uses in areas with a diverse mix of land uses, local serving retail, projects in proximity to a major transit stop, transportation projects, and all residential projects. For more information, please refer to Section 4.11, Transportation, and Appendix D of the City's General Plan Environmental Impact Report, which may be accessed online at: https://ukiah2040.com/images/docs/Ukiah_2040_Compiled_Appendices.pdf

Public Notice

Notice of the Public Hearing was provided in the following manner, in accordance with UCC §9231.3, 9263 and 9264:

- Published in the Ukiah Daily Journal on April 29, 2023;
- Posted on the Project site on April 26, 2023;
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing; and
- Mailed to property owners within 300 feet of the Project parcels on April 25, 2023.

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ATTACHMENT 2

DRAFT CONDITIONS OF APPROVAL
MAJOR SITE DEVELOPMENT PERMIT FOR CONSTRUCTION OF A REDWOOD CREDIT UNION BANK FACILITY
101 S. MAIN ST. APN 002-231-001; FILE NO. 22-7977

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

Approved Project Description: The Applicant proposes the construction of a ±4,331 sf Redwood Credit Union bank facility with a drive-thru ATM at 101 S. Main St., as described in the application materials and Staff Report dated May 3, 2023.

CITY OF UKIAH SPECIAL CONDITIONS

1. Conditions of Approval for Demolition Permit No. 21-6155 and Mitigation Measures associated with the Initial Study/Mitigated Negative Declaration (SCH No.2022030389) prepared for the Demolition Permit remain applicable to the demolition of the existing buildings.
2. Per Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) Policy 3.2.8(b), recordation of an Overflight Notification is required as a condition for approval for new construction prior to occupancy.[1] This notification serves as a form of buyer awareness documentation recorded in the chain of title of a property stating that the property may be subject to annoyances and inconveniences associated with the flight of aircraft to, from, and around a nearby airport. The notification shall be of a format similar to that indicated in Appendix G of the UKIALUCP and shall contain the following language dictated by state law with regard to Airport Proximity Disclosure in conjunction with real estate transfer. The notification shall be evident to prospective purchasers of the property and shall appear on the property deed.

   NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an Airport Influence Area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

CITY OF UKIAH STANDARD CONDITIONS

3. This approval is not effective until the 10-day appeal period applicable to this Planning 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.
4. 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.

[1] http://www.cityofukiah.com/NewWeb/wp-content/uploads/2021/06/Ukiah-Municipal-Airport-Land-Use-Compatibility-Plan-2021.pdf

5. 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.
6. Building permits shall be issued within two years after the effective date of the Planning Permit or same shall be null and void.
7. 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.
8. The Applicant shall obtain all required Sign Permits, in compliance with Division 3, Chapter 7, Signs, of the UCC. Prior to the placement/installation of any sign(s), the applicant shall make application for and receive approval of a sign permit. Any signage shall be in substantial conformance with the Airport Industrial Park Planned Development Ordinance design and development standards.
9. A Final Landscaping Plan shall be submitted prior to issuance of Building Permit, in accordance with all applicable City codes. All landscaping shall be irrigated and maintained to a satisfactory condition throughout the life of the project.
10. 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.
11. All fees associated with the project planning permits and approvals shall be paid in full prior to occupancy.
12. 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.
13. In accordance with Public Resource Code 21082, in the event that prehistoric archaeological features such as a concentration of flaked stone artifacts, or culturally modified soil (midden) or dietary shell are encountered at any time during preparatory grading or underground excavation to remove existing structures, all work should be halted in the vicinity of the discovery. A qualified archaeologist should be contacted immediately to make an evaluation and determine if the discovered material represents a definite cultural resource. If it is determined that a potentially significant feature has been revealed, a temporary suspension of earth disturbing activities should be enforced until an appropriate mitigation program can be developed and implemented to satisfy the Planning Division. An archaeological monitor shall observe all further work during construction activities that are located within or near an archaeological site area, and formal tribal consultation may be required.

BUILDING DIVISION AND UKIAH VALLEY FIRE AUTHORITY CONDITIONS

14. A Building Permit will be required. Please submit plans, building permit application. Please submit 5 complete plan sets, two wet stamped and signed.
15. The design and construction of all site alterations shall comply with the 2022 California Building Code, 2022 Plumbing Code, 2022 Electrical Code, 2022 California Mechanical Code, 2022 California Fire Code, 2022 California Energy Code, 2022 Title 24 California Energy Efficiency

Standards, 2022 California Green Building Standards Code and City of Ukiah Ordinances and Amendments.

16. Plot plan indicates one EV charging station that will be built to accessible standards. In addition to this EV parking stall, the project shall include one fully accessible van parking stall.

ELECTRIC UTILITY DEPARTMENT CONDITIONS

17. This property will be served from Underground power lines. Developer is to provide EUSERC approved electrical equipment compatible with the City of Ukiah's EUSERC Acceptability Chart before the panel can be used on this project.
18. All future site improvements shall be submitted to the Electric Utility Department for review and comment. At that time, specific service requirements, service Voltage and developer costs and requirements will be determined.
19. Developer/customer shall incur all costs of this future project to include (labor, materials, equipment and future services).
20. There shall be an easement provided to the EUD for any Primary or Secondary lines that transverse through the property. Or around any City owned Electric equipment.

UKIAH POLICE DEPARTMENT CONDITIONS

21. Provide UPD dispatch with current appropriate business contact names and telephone numbers for after-hours contact.

DEPARTMENT OF PUBLIC WORKS CONDITIONS

22. All work within the public right-of-way shall be performed by a licensed and properly insured contractor. The contractor shall obtain an encroachment permit for work within this area. Encroachment permit fee shall be $45 plus 3% of estimated construction costs.
23. The access to Perkins Street shall meet the site distance requirements in respect to the 30 mph speed limit on Perkins Street.
24. Standard street tree requirements include street trees spaced approximately every 30 feet along the public street, within tree wells where feasible, otherwise within 5 feet of the back of sidewalk. Street trees shall be installed in accordance with City Standard Drawing No 601. Tree types shall be approved by the City Engineer. These trees must be irrigated for the first five years to be established and healthy. Irrigation chases for the water of the trees will be allowed to be installed under the sidewalk.
25. The new sidewalk on Perkins Street shall be a minimum width of 8 feet.
26. A new compliant ADA ramp shall be installed at the intersection of Perkins Street and Main Street. The City would like the developer to increase the radius of the curb as part of the ramp to a minimum of 15 feet.
27. A detailed sediment and erosion control plan shall be included with the Building Permit plans, prepared by a Civil Engineer or other licensed erosion control specialist.
28. The capital water connection fee is based on the meter size. The engineer for the project shall supply the City with this information in order to calculate the connection fee.
29. The sewer fees will be calculated based on the number of drain fixture units at the time of Building Permit application.

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MENDOCINO COUNTY AIR QUALITY MANAGEMENT DISTRICT CONDITIONS

30. Stationary and Portable Equipment and Mobile Vehicles:
    a. Any stationary onsite diesel IC engines 50 horsepower or greater (i.e. large power generators or pumps) or any propane or natural gas engines 250 horsepower or greater may require a permit from the District.
    b. Portable diesel powered equipment that may be used during the proposed project are required to be registered with the state Portable Equipment Registration Program (PERP) or obtain permits from the District.
    c. Projects located adjacent to sensitive receptors (schools, child care facilities, health care facilities, senior facilities, businesses, and residences, etc.) during the construction phase of this project have the potential for exposure to diesel particulate.
    d. Heavy duty truck idling and off-road diesel equipment or other diesel engine idling is limited to less than 5 minutes.

31. Asbestos Survey. Demolition of all commercial buildings are subject to the requirements of MCAQMD Regulation 1, Rule 492, National Emission Standards for Hazardous Air Pollutants (NESHAPS) for Asbestos. Prior to receiving a demolition permit from the City, the applicant shall:
    a. Have an Asbestos Survey completed by a licensed Asbestos contractor for the presence of asbestos containing materials;
    b. Submit a completed Asbestos Demolition/Renovation form, all test results and applicable notification fees to the District at least 10 days prior to beginning the Project;
    c. Have asbestos containing materials abated by a licensed abatement contractor prior to beginning and demolition or renovation activities, if applicable; and
    d. Obtain written authorization from MCAQMD indicating that all requirements have been met prior to receiving the demolition permit.

32. Grading Projects- During Construction. All grading activities must comply with the following fugitive dust mitigation measures in accordance with District Regulation 1, Rule 1-430:
    a. All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions.
    b. All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 mph.
    c. Earth or other material that has been transported by trucking or earth moving equipment, erosion by water, or other means onto paved streets shall be promptly removed.
    d. Asphalt, oil, water, or suitable chemicals shall be applied on materials stockpiles, and other surfaces that can give rise airborne dusts.
    e. All earthmoving activities shall cease when sustained winds exceed 15 mph.
    f. The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours.
    g. The operator shall keep a daily log of activities to control fugitive dust.
    h. For projects greater than one acre or one mile of road not located within a Naturally Occurring Asbestos Area, prior to starting any construction the applicant is required to:
        1. Submit a Large Area Grading permit application to the District.
        2. Obtain a final determination from the Air Quality Management District as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR sections 93106 and 93105 relating to Naturally Occurring Asbestos.

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3. Obtain written verification from the District stating that the project is in compliance with State and Local regulations relating to Naturally Occurring Asbestos.
4. If the project is located within a Naturally Occurring Asbestos Area, additional mitigations shall be required.

33. Property Development-Prior to starting any construction, the applicant is required to:
    a. Obtain a Property Development Permit from the District for any open outdoor burning.
    b. Obtain a Grading Permit, if applicable.
    c. Confirm whether the project is in a Naturally Occurring Asbestos Area, and follow additional MCAQMD recommendations, if applicable.
    d. Consider alternate means of disposal other than open burning, such as cutting the majority of the larger material up as firewood, and chipping smaller material, if feasible to mitigate impacts from open outdoor burning.
    e. Obtain written verification from the MCAQMD stating that the project is in compliance with State and Local regulations.

DRAFT

CITY OF UKIAH
CITY COUNCIL MINUTES
Regular Meeting
Virtual Meeting Link: *https://zoom.us/j/97199426600*
Ukiah, CA 95482
May 18, 2022
6:00 p.m.

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1. ROLL CALL

Ukiah City Council met at a Regular Meeting on May 18, 2022, having been legally noticed on May 13, 2022. The meeting was held virtually at the following link: *https://zoom.us/j/97199426600.* Mayor Brown called the meeting to order at 6:04 p.m. Roll was taken with the following **Councilmembers Present:** Juan V. Orozco, Douglas, F. Crane, Mari Rodin, Josefina Dueñas, and Jim O. Brown. **Staff Present:** Sage Sangiacomo, City Manager; David Rapport, City Attorney; and Kristine Lawler, City Clerk.

MAYOR BROWN PRESIDING.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Rodin.

3. PROCLAMATIONS/INTRODUCTIONS/PRESENTATIONS

a. Stormwater Permit Requirements Presentation.

Presenters: Tim Eriksen, Public Works Director/City Engineer and Colleen Hunt, Stone Creek Environmental Consulting.

Presentation was received.

b. Local Roadway Safety Plan (LRSP) Presentation.

Presenters: Tim Eriksen, Public Works Director/City Engineer; Divya Gandhi,TJKM Consultants.

Presentation was received.

4. PETITIONS AND COMMUNICATIONS

The City Clerk stated that all communications had been distributed.

5. APPROVAL OF MINUTES

a. Approval of the Minutes for the May 4, 2022, Regular Meeting.

Motion/Second: Crane/Rodin to approve the corrected of Minutes of May 4, 2022, a regular meeting. Motion **carried** by the following roll call votes: AYES: Orozco, Crane, Rodin, Dueñas, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

6. RIGHT TO APPEAL DECISION

7. CONSENT CALENDAR

a. Report of Disbursements for the Month of April, 2022 – *Finance.*

b. Adoption of Resolution *(2022-28)* of the City Council Reconsidering the Circumstances of the State of Emergency and Implementing Teleconferencing Requirements for City Council and Board and Commission Meetings During a Proclaimed State of Emergency Due to the COVID-19 Pandemic – *City Attorney.*

c. Consideration of Adoption of Resolution *(2022-29)* Approving Records Destruction for the Community Services and Human Resources/Risk Management Departments – *City Clerk.*

d. ~~Annual Report on Mobilehome Park Stabilization Fees and Activities, and Approval to Waive Fees for the FY 2021-22 – *City Clerk.*~~ *Pulled by Staff.*

e. Consideration of Adoption of Resolution *(2022-30)* Appointing Zhao Qiu to the Diversity and Equity Standing Committee – *City Clerk.*

f. Report of Purchase Order No. 47885 Issued to JM Integration for the Emergency Purchase of Repair Parts for the Waste Water Treatment Plant in the Amount of $36,192.57 – *Water Resources.*

g. Letter of Interest to the State Water Resources Control Board (SWRCB) Regarding Consolidation of Municipal Water Providers – *Water Resources.*

h. Approval of the Purchase *(COU No. 2122-238)* of Professional Design Engineering and Construction Management Services for the Suspended Air Floatation (SAF) and Screw Press at the Waste Water Treatment Plant from West Yost in the Amount of $522,087 – *Water Resources.*

Motion/Second: Rodin/Crane to approve the Consent Calendar Items 7a-c and 7e-h, as submitted. Motion **carried** by the following roll call votes: AYES: Orozco, Crane, Rodin, Dueñas, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

8. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

No public comment was received.

9. COUNCIL REPORTS

Presenters: Councilmembers Rodin and Crane; and Sean White, Water Resources Director.

10. CITY MANAGER/CITY CLERK REPORTS

Presenter:

- **Leadership Academy** – Sage Sangiacomo, City Manager.
- **Board of Supervisors Consideration of Sales Tax Measure for Fire Protection and Water Resiliency Projects** – Sage Sangiacomo, City Manager.
- **Implementation of New Ambulance Unit and Emergency Response** – Sage Sangiacomo, City Manager.

11. PUBLIC HEARINGS (6:15 PM)

a. Consideration of 1) Adoption of an Initial Study and Mitigated Negative Declaration; and 2) Authorization to Issue a Demolition Permit for a Structure Over the Age of 50 Years Old at 101 South Main Street; File No. 21-6155 and 21-6623 - Continued Item from the May 4, 2022, Council Meeting.

Presenters: Michelle Irace, Planning Manager and Craig Schlatter, Community Development Director.

PUBLIC HEARING OPENED AT 7:55 P.M.

Public Comment: Dennis Crean, Pinky Kushner, Todd Schapmire.

PUBLIC HEARING CLOSED AT 8:55 P.M.

Motion/Second: Rodin/Crane to approve a revised mitigation measure CUL-2: The 101 South Main Street building shall not be demolished until there is a development proposal approved in accordance with the Ukiah City Code and, specifically, the Downtown Zoning Code. At the time of demolition, the pressed metal siding on the west and north portions of the building shall be salvaged. If the pressed metal siding is not able to be salvaged, similar pressed metal siding may be used. Any new development will incorporate into the design all, or a portion, of the pressed metal siding of the existing building to pay homage to the agricultural commercial function of the original building. New development shall require review by the Design Review Board and the Planning Commission, in accordance with the Downtown Zoning Code. Motion **carried** by the following roll call votes: AYES: Orozco, Crane, Rodin, and Brown. NOES: Dueñas. ABSENT: None. ABSTAIN: None.

Motion/Second: Rodin/Crane to adopt the Resolution *(2022-31)* adopting the ISMND with the substituted mitigation – approved in previous motion, based on the Findings in Attachment 4 *(see below)* with the minor edit *(changing 'for' to 'with' in first sentence of No. 13)* as discussed. Motion **carried** by the following roll call votes: AYES: Orozco, Crane, Rodin, and Brown. NOES: Dueñas. ABSENT: None. ABSTAIN: None.

Motion/Second: Rodin/Crane to authorize issuance of the Demolition Permit for 101 South Main Street, based on the market analysis information provided by the applicant indicating that a viable market does not exist and consistent with Findings in Attachment 4 *(shown below)*, including the minor edit from the above motion. Motion **carried** by the following roll call votes: AYES: Orozco, Crane, Rodin, and Brown. NOES: Dueñas. ABSENT: None. ABSTAIN: None.

Findings – as seen in Attachment 4:

1. The City of Ukiah, as the Lead Agency, prepared an Initial Study and Mitigated Negative Declaration (ISMND) for the Project (SCH No. 2022030389) under the California Environmental Quality Act (CEQA).
2. The Lead Agency (City) consulted with all applicable responsible agencies and trustee agencies.
3. The Draft ISMND was circulated for public review from March 14, 2022 through April 15, 2022. No public comments on the ISMND were received during the public review period.
4. The ISMND analyzed areas of potential impacts and based on the conclusions reached within it, the Project would not significantly impact any environmental resources for the following reasons:
    a. Temporary ground disturbing activities associated with demolition would have an impact on Air Quality and Cultural/Tribal Cultural Resources. However, mitigation measures identified within the Mitigation, Monitoring and Reporting Program (Section VIII of the ISMND) would adequately reduce all impacts to less than significant.
    b. The Project would result in a less than significant impact to Aesthetics, Biological Resources, Energy, Geology and Soils, Greenhouse Gases, Hazards Materials, Land Use, Mineral Resources, Noise and Public Services.
    c. The Project would have no impact on Agriculture and Forestry Resources, Hydrology and Water Quality, and Population and Housing.
5. Based on the findings and conclusions contained in the ISMND, the proposed Project would not have environmental effects which would cause substantial adverse effects on humans, either directly or indirectly; and there is no substantial evidence in light of the whole record before the

City of Ukiah (including the ISMND and any comments received) that the Project would have a significant effect on the environment.

6. Based upon the analysis, findings, and conclusions contained in the ISMND, the Project will not result in impacts that are individually limited, but cumulative considerable.

7. The Notice of Availability for the public review period, and the Notice of Intent to adopt the ISMND and conduct a public hearing was provided in the following manner, in accordance with the Ukiah City Code and California Environmental Quality Act (CEQA) Guidelines Section 15073: Provided to property owners within 300 feet of the Project parcel, as well as agencies and departments with jurisdiction or interest over the project on March 14, 2022; provided to interested parties who submitted written comments on the Draft ISMND during the public review period on March 14, 2022; posted on the City's CEQA webpage on March 15, 2022 and March 7, 2022; published in the Ukiah Daily Journal on March 16, 2022; posted on the Project site on March 16, 2022; and posted at the Civic Center (glass case) 72 hours prior to the public hearings.

8. The ISMND and record of proceedings of the decision on the Project are available for public review at the City of Ukiah Community Development Department, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA.

9. On December 28, 2021, the City's Demolition Review Committee (DRC) held a public meeting and reviewed the Demolition Permit, in accordance with Ukiah City Code Section 3016(e). The DRC meeting was properly noticed in accordance with 3016(d). The DRC determined that the two buildings do not meet the criteria outlined in UCC 3016(e), and as such, recommended that City Council authorize issuance of the Demolition Permit to demolish the two structures.

10. On May 4, 2022, the City Council held a public hearing in accordance with UCC 3016(g) to receive public comment and consider the DRC's recommendation, as well as approval of the ISMND for the Project.

11. At the May 4, 2022 Council meeting, Council considered authorization to issue the Demolition Permit for 101 and 105 South Main Street, as well as approval of the Initial Study and Mitigated Negative Declaration (ISMND) for the Project. At this meeting, Council determined that the 105 South Main Street building has no historic significance (5-0 vote) under UCC Section 3016. As such, no further action by Council is needed for 105 South Main Street and the Demolition Permit for that building may be issued.

12. Regarding 101 South Main Street, the Council determined that the following UCC 3016(e) criteria applies to the building: 1) Has special or particular quality such as oldest, best example, largest, or last surviving example of its kind-in this case the metal clad; and 2) Exemplifies or reflects special elements of the City's cultural, social, economic, political, or architectural history because it is the only remaining building to tell the story of how this block functioned as a service hub for agricultural commerce. Consideration of the Demolition Permit for this building and adoption of the ISMND were continued to the May 18, 2022 City Council meeting.

13. Because of these findings, at the May 18, 2022 Council meeting, Mitigation Measure CUL-2 (requiring an educational plaque to be erected) was substituted with a new CUL-2, requiring salvaging of the metal clad siding. If the pressed metal siding is not able to be salvaged, similar pressed metal siding may be used. Any new development will incorporate into the design all, or a portion, of the pressed metal siding of the existing building to pay homage to the agricultural commercial function of the original building. The substituted CUL-2 is found to be more effective in mitigating impacts related to demolition of the 101 South Main Street building and would not itself have any adverse environmental impacts. The substitution of this mitigation measure was completed in accordance with CEQA Guidelines Section § 15074.1, *Substitution of Mitigation*

Measures in a Proposed Mitigated Negative Declaration, and does not require recirculation of the ISMND.

14. At the May 18, 2022 Council meeting, in accordance with UCC 3016, Council determined that a viable market does not exist for the 101 South Main Street building based on information submitted by the Applicant. Per UCC 3016, the Building Permit shall be stayed for 90 days while the City and Applicant determined if alternatives exist to salvage the building. However, the 90-day stay was effectively waived by the Council and the Applicant agreeing to implement Mitigation Measure CUL-2. As such, the Council authorized issuance of the Demolition Permit subject to the condition that any site development or building permit issued for new construction on the subject property shall require compliance with CUL-1 and CUL-2 and adopted the ISMND and via Resolution Number 2022-; this decision reflects the City Council's independent judgment and analysis.

RECESS: 9:08 – 9:21 P.M.

12. UNFINISHED BUSINESS

a. Receive Report on 2019-2027 Housing Element Implementation Program 2c, Monitoring of the Conversion of Single-Family Residential Homes to Commercial Uses, and Provide Direction to Staff as Necessary.

Presenter: Mireya Turner, Planning Manager.

Motion/Second: Crane/Rodin to receive report and direct Staff to bring item back on a regular basis. Motion **carried** by the following roll call votes: AYES: Orozco, Crane, Rodin, Dueñas, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

b. Review and Update, if Warranted, the Ukiah City Council Strategic Plan.

Presenter: Traci Boyl, Management Analyst.

Council Consensus to accept the changes that have been made.

c. Review of the Five-Year Capital Improvement Plan.

Presenter: Mary Horger, Financial Services Manager.

Presentation was received.

13. NEW BUSINESS

a. Discussion and Possible Action Regarding the Cancellation of the July 6, 2022, Regular City Council Meeting, with the Option for the Mayor and/or City Manager to Call for a Special Meeting on an Alternate Date if Time Sensitive Business Arises.

Presenter: Sage Sangiacomo, City Manager.

Motion/Second: Crane/Orozco to approve the cancellation of the July 6, 2022, Regular City Council Meeting, with the option for the Mayor and/or City Manager to call for a special meeting on an alternate date if time sensitive business arises. Motion **carried** by the following roll call votes: AYES: Orozco, Crane, Rodin, Dueñas, and Brown. NOES: None. ABSENT: None. ABSTAIN: None.

b. Receive Updates on City Council Committee and Ad Hoc Assignments and, if Necessary, Consider Modifications to Assignments and/or the Creation/Elimination of Ad hoc(s).

No reports were received.

14. CLOSED SESSION

a. Conference with Legal Counsel—Anticipated Litigation
(Government Code Section 54956.9(d)(2 & 3))
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2)(Number of potential cases: 1)

b. Conference with Legal Counsel – Existing Litigation
(Government Code Section 54956.9(d)(1)
Name of case: Roofing & Solar Construction, Inc. v. City of Ukiah et al., Mendocino County Superior Court Case No. 22CV00048

c. Conference with Legal Counsel – Existing Litigation
(Government Code Section 54956.9(d)(1))
Name of case: Vichy Springs Resort v. City of Ukiah, Et Al; Case No. SCUK-CVPT-2018-70200

d. Conference with Legal Counsel – Existing Litigation
(Government Code Section 54956.9(d)(1))
Name of case: Russian River Keepers et al. v. City of Ukiah, Case No. SCUK-CVPT-20-74612

e. Conference with Legal Counsel – Existing Litigation
(Cal. Gov't Code Section 54956.9(d)(1))
Name of case: Siderakis v. Ukiah, et al, Mendocino County Superior Court, Case No. 21CV00603

f. Conference with Labor Negotiator (54957.6)
Agency Representative: Sage Sangiacomo, City Manager
Employee Organizations: All Bargaining Units

No Closed Session was held.

15. ADJOURNMENT

There being no further business, the meeting adjourned at 9:55 p.m.

Kristine Lawler

Kristine Lawler, City Clerk

PROJECT SUMMARY

05.01.23, AXIA Architects

Project Name	Redwood Credit Union New Ukiah Branch
Location	101 South Main Street
APN	002-231-01
Current Zoning	UC Urban Center, Downtown Zoning Code
General Plan Designation	DC Downtown Core
Estimated Lot Size	0.48 Acres (20,700 SF)
Airport Compatibility	Area: 278.46 Source: Ukiah Zone 4: Outer Approach Max. Sitewide Avg. Intensity: 150 people/Acre = 72 people Max. Single Acre Intensity: 450 people/Acre = 216 people
Proposed Use:	Financial Services with a drive-up ATM Kiosk Financial Services under 5,000 SF are permitted in a UC Zone. Drive up ATM are allowed as an accessory to primary use.
Owner's Estimated Occupancy	Approx. 60 people at peak times (including ATM drive up que)
Downtown Zoning Code Key Criteria	
Frontage Building Type	Side Yard Building
Frontage Type	Shopfront / awning
Open Parking for Side Yard Bldg	Allowed in 3rd layer only
Setbacks	Front = None Required Side yard= O feet minimum, 10 feet maximum Rear yard = 6 feet maximum (corner lot with no alley

PROJECT DESCRIPTION:

With continuing commitment to Ukiah, Redwood Credit Union would like to open a new branch to better serve the community and its growing Ukiah regional membership. The project proposes new construction on the corner of Perkins and South Main with careful consideration to both street frontages. With adjacencies that include the Ukiah Public Library, the Curries Furniture Building, and

the County Department of Child Support Services buildings, the following architectural attributes were prevalent:

- Single story buildings
- Facades with flat parapets
- Lineal bands of glazing
- Plaster facades
- Lineal accent bands
- Signage at parapet level

The design of the new Redwood Credit Union branch draws inspiration from these adjacencies and assimilates these attributes in a fresh modern way. The façade also incorporates stucco and Trespa, a synthetic wood like siding, to provide a durable natural warmth to the building elevations. Landscape beds, screening, and trees provide additional interface with nature, shade, and color.

Since the fire of 1917 leveled the site, most of the site's history has been as a one story feed store. Records show that by 1921, Holz Feed Co. had been erected as a one-story building with a continuous parapet height around the South Main Street and Perkins Street elevations. The business went through several ownerships as Holz Feed Co., H & M Feed Co., Vonsen Feed Co., and Mercer Feed Company. The current building, while significantly altered from the original building, was identified as having a pressed metal siding of historic interest.

Adaptive reuse of the stamped metal siding from the former building:

According to the 05/24/22 letter from the City of Ukiah, the approved Demolition Permit for the existing building at 101 South Main Street includes a mitigation measure (CUL-2) that requests that "*at the time of demolition, the pressed metal siding on the west and north portions of the building shall be salvaged. If the pressed metal siding is not able to be salvaged, similar pressed metal siding may be used. Any new development will incorporate into the design all, or a portion, of the pressed metal siding of the existing building to pay homage…*". AXIA Architects, Western Builders, and the Owner approached this responsibility with the following methodical approach:

Assessment of Existing Conditions: AXIA Architects and Western Builders created a grading scale of the panels based on level of deterioration and possible reuse in a weather repellant manner. Attached is the grading scale created establishing levels A – F. The team then brought ladders to the site on 1/17/23 and inspected each stamped metal panel to assign a grade. Western Builders also took samplings of the paint and metal to determine whether hazardous materials existed.

Results of Assessment: The team determined that about 250 SF of stamped metal panel was viable as modest weather repellant siding for reuse on a building. Due to holes, bending, deterioration, or other aspects, about 600 SF was not suitable for weather repellence, but still usable in non-building applications. Most importantly, the hazardous materials testing determined that lead was present in the stamped metal. Based on this information, we do not recommend reuse.

Design Considerations: WF Norman Corporation in Missouri makes a siding that is similar to the existing siding on the current building. According to WF Norman, the new siding overlaps about 1-1/2" on the ends and about ½" top to bottom. It falls short of the 3" overlap recommended by the Sheet Metal and Air Conditioning Contractors National Association (SMACNA), a

recognized industry authority for flashing conditions exposed to the weather. Representatives from WF Norman acknowledge that the wall should be designed to resist moisture penetration through their siding. As such, we are installing a membrane substrate and considered design locations for the siding that had some measure of weather protection. The walls on which we propose the stamped metal siding enjoy canopy coverage for a fair portion while still giving the stamped siding a position of importance on the building.

Ingress, Egress, Circulation:

The project's site plan evolved from the guidance of the Downtown Zoning Code. The primary entry to the parking occurs from the secondary street. Pedestrian circulation is positioned in front of the north facing stalls and ties into the bike parking. The parking stalls occur in the 3rd layer of the site. Trees, existing and new, meet the requirements of 1 tree per 5 stalls of parking. Street trees have been added to the property as well. The layout of the parking and site circulation also stays generally true to the existing layout of the site with improvements as noted. This project proposes to construct two new driveway aprons in similar proximity to the two existing driveway aprons which will be removed. Primary vehicular access is designed to come from South Main Street with secondary vehicular access from East Perkins Street. The new driveways will have, but not exceed, two lanes. Pedestrian access from the public right-of-way to the parking lot will be directly from the South Main Street frontage. A concrete walkway will be constructed for pedestrian access in the landscape areas between the parking lot and the proposed building. There will not be any overhead improvements limiting vehicular clearance. The site parcel and adjoining parcel to the east, APN 002-231-21, have a shared 24-foot wide emergency vehicular access easement for fire vehicle access. This project proposes to maintain the shared vehicular access condition by relocating the easement to the new drive aisle location. The parking lot will have raised curbs in order for vehicle overhang to not encroach more than 2 feet into landscape areas.

Photometric and Site Lighting Notes:

a. Two photometric plans have been provided to show lighting levels on site and at adjacent properties. All blue values are zero.
b. The photometric plans show the fixture locations, color-coded red, blue and green according to the fixture schedule provided on the first sheet.
c. All fixtures are full cutoff as required for Dark Sky requirements.
d. Fixtures' backlight, uplight and glare (BUG) ratings do not exceed the maximum values noted in CalGreen Table 5.106.8. The BUG ratings are noted in the lighting fixture cut sheets (attached) where the fixtures have greater than 6,200 lumen output; fixtures below that output are exempt from the BUG ratings per CalGreen 5.106.8.

Requested Exceptions from the Downtown Zoning Code:

1. One Story Building: A number of buildings in the immediate vicinity are 1-story including the Ukiah Public Library, the Curries Furniture Building, and the County Department of Child Support Services buildings. A two-story building is not functional for the proposed use. The building design incorporates the 12-foot high ceilings desired by the Downtown Zoning Code, but does so as a single story building. As partial mitigation, we have designed a parapet wall around the building to provide a tall one-story façade, similar in size to the original Holz Feed Company building that occupied the site.

2. Rear Maximum 6-foot setback: For functional parking and ATM drive-thru service in Layer 3 behind the corner siting of the building we need a greater setback than 6 feet from building to the rear property line. Oak trees also existing near the rear property line requiring some separation for their health.
3. Code Requires 16 spaces, we provided 19 spaces: In order to minimize impact on neighbors with street parking, we request up to three additional stalls be allowed within our site. The pedestrian experience on Perkins and South Main Street is unaffected by the request for these three additional stalls. The proposed site design with the 19 stalls is already an improvement to the existing landscape and permeable surfaces on the existing site.

Landscaping & Tree Removal:

The landscaping is designed to provide shading and interest at a pedestrian level. The species selected will be drought tolerant and mostly native to the area. The project includes buffers around the parking area, a generous landscaping bed at the ingress/egress to South Main Street, shade trees in the parking lot and planting beds near the entry points. Shade covering trees are provided, existing and new at 1 tree per 5 spaces and the project is designed to save a series of the existing oak trees along the southeast and eastern property lines. With thoughtful site planning and layout, the proposed project has achieved protection of all Protected Trees (per City ordinance). Tree protection was a high priority for the layout of the building and parking lot. We have protected a 9" oak tree, 12" oak tree, 7" oak tree; all located close to the trash enclosure by laying out the parking spaces and enclosure thoughtfully. Only two trees are being proposed to be removed, a 14" Chinese Pistache tree and a 7" Cypress tree, none of which are protected or native. These trees are not required to be mitigated or replaced, however, we are proposing four new trees in the parking lot. Three Chinese Pistache trees are proposed along S. Main Street and three Southern Magnolias along Perkins Street.

Site Development Permits: Narrative for Section 9231.3 Required Findings:

Consistency with the Ukiah General Plan, Ukiah City Code, and Downtown Zoning Code:

The project strives to achieve the goals of scale, character, compatibility, and pedestrian interface that are so carefully woven into the language of Ukiah's codes. The General Plan designates the property as part of the Downtown Core (DC). The proposed development provides community-oriented commercial services with walkable and multi-modal access. The building design is conscious of its overall connectivity to its neighbors and the remainder of the city. The design of the site and building evolved from the form-based guidance of the Downtown Zoning Code as described below.

The Design:

The height and massing of the proposed design pays homage to the massing of the adjacent Ukiah Public Library and the Curries Furniture Building. The ribbon glazing is consistent with the County building to the west. The horizontal lines of the parapet caps, plaster reveals, and the awnings are inspired by the adjacent buildings. The orientation of entry at Perkins and South Main Street respond to the corner desires of the Downtown Zoning Code while functionally addressing ADA cross slopes and allowing for a corresponding entry from the parking lot. The location of trees and awnings provide solar shading on the south façade. The glazing on the north facades provides an exciting face of activities to interact with Perkins Street. The building design incorporates the 12-foot high ceilings desired by the Downtown Zoning Code in the primary use areas of the branch.

Siting:
The siting of the proposed building directly responds to the Downtown Zoning Code Side Yard Building for a corner lot condition. The parking is positioned in the 3rd layer based on the code descriptions. The design complies with the applicable setbacks. The positioning of the building helps to establish the urban fabric of the street and the consistency of the pedestrian experience desired by the Downtown Zoning Code.

Ingress/Egress, Circulation, Parking: See Subsection above.

Landscaping/Trees: See Subsection above.

Resource Protection:
The project is proposed on a property that is currently developed. Asphalt covers most of the site and the two existing buildings have been approved for demolition pending the approval of the new design. The project has proposed the incorporation of new stamped metal siding to provide tribute to the existing material for public display to honor its heritage. A series of oak trees on the east and southeast side of the site are designed to remain. The proposed project also works with the natural grade of the site. The ingress/egress points to the adjacent roads are similar in location to the existing encroachments.

Health, Safety, and Welfare:
The treatment of pedestrian and vehicular circulation is very similar to the existing. The internal site circulation improves the safety of pedestrians in an egress situation. The proposed development is respectful of the adjacent neighbors in scale, circulation, and form. The modest shift in the emergency vehicle circulation easement with the neighbor to the east has received their written approval and has been submitted to the City for recording.

April 12, 2023
BKF No C20191913-12

Michelle Irace, Planning Manager
Dept. of Community Development
City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

Subject: Redwood Credit Union, Ukiah – 101 South Main Street
Responses to City of Ukiah Comments

March 8, 2023 Chief Building Official Comments

1. **Fire:**
   Comment 1: *New hydrant to be installed at an approved location within 400 feet of the new structure.*

   Response: There is an existing hydrant at the northwest corner of South Main Street and East Perkins Street. The hydrant is approximately 85 feet from the proposed structure. As this meets the aforementioned 400-ft requirement, no additional hydrant has been proposed.

   Comment 2: *All turning radius must meet min: Inside Turn: 10 ft. 6 in. Curb to curb: 23 ft. 9 in. Wall to wall: 27 ft. 2 in.*

   Response: A minimum 24'-wide access aisle, meeting said criteria, has been provided from South Main Street to East Perkins Street by means of an existing access aisle and easement through the adjacent parcel to the east (APN 002-231-21-00).

   Comment 3: *Sprinklers are not required.*

   Response: The cover sheet's building sprinklers note has been revised to state sprinklers are not required.

2. **Building:**
   Comment 1: *The design and construction of all site alterations shall comply with the 2022 California Building Code, 2022 Plumbing Code, 2022 Electrical Code, 2022 California Mechanical Code, 2022 California Fire Code, 2022 California Energy Code, 2022 Title 24 California Energy Efficiency Standards, 2022 California Green Building Standards Code and City of Ukiah Ordinances and Amendments.*

   Response: A note has been added to the cover sheet stating the required compliance with the above-mentioned standard codes.

   Comment 2: *Plot plan indicates one EV charging station that will be built to accessible standards. In addition to this EV parking stall you also need a fully accessible parking stall to be Van type.*

   Response: The EV charging space has been separated from the accessible van parking space. The relocated EV charging space is proposed to meet van accessible standards and will be located adjacent to the van accessible parking space.

March 8, 2023 Sr. Civil Engineer Interoffice Memorandum

1. **Department of Public Works Recommended Conditions of Approval:**
   Comment 2: *The access to Perkins Street appears to not meet minimum site distance requirements to establish an adequate "vision triangle". Please demonstrate that the site distance requirement is met in respect to the 30-mph speed limit on Perkins Street.*

   Response: The proposed building has been shifted southward, away from East Perkins Street to increase site visibility. Upon consulting with the Director of Public Works, a 4" white edgeline has been provided along East Perkins Street. A vehicle exiting the site will have a sight distance in excess of the 200 feet required for a 30mph design speed according to the Caltrans Highway Design Manual.

   Comment 3: *Standard street tree requirements include street trees spaced approximately every 30 feet along the public street, within tree wells where feasible, otherwise within 5 feet of the back of sidewalk. Street trees shall be installed in accordance with City Standard Drawing No 601. Tree types shall be approved by the City Engineer. These trees must be irrigated for the first five years to be established and heathy. Irrigation chases for the water of the trees will be allowed to be installed under the sidewalk.*

   Response: Street trees have been added to the proposed plan.

   Comment 4: *It is unclear on the plans provided what the final width of the new sidewalk on Perkins Street will be. The minimum sidewalk width for this project will be 8 feet.*

   Response: The sidewalk has been widened along East Perkins Street and its width of 11-ft has been marked accordingly.

   Comment 5: *A new compliant ADA ramp should be installed at the intersection of Perkins Street and Main Street. The City would like the developer to increase the radius of the curb as part of the ramp to a minimum of 15 feet.*

   Response: A new curb ramp has been proposed and the curb radius has been increased to 15 feet.

   Comment 6: *A detailed sediment and erosion control plan shall be included with the project plans, prepared by a Civil Engineer or other licensed erosion control specialist.*

   Response: A detailed sediment and erosion control plan will be provided with the construction plans.

March 7, 2023 Community Development Department Review

1. **Comments / Conditions of Approval:**
   Comment 1: *The ingress / egress from Perkins Street may be problematic. The building itself with zero setbacks, and the proposed trees, may block view from oncoming east-bound traffic, creating a hazard. Furthermore, Perkins street currently has minimal shoulder space for exiting vehicles to drive forward and clear the lane before entering the roadway.*

   This may need to be a "Right Turn Only" exit, but I fear that this will not solve the visibility issue I foresee.

   Response: The proposed building has been shifted southward, away from East Perkins Street to increase site visibility. Upon consulting with the Director of Public Works, a 4" white edgeline has been provided along East Perkins Street. A vehicle exiting the site will have a sight distance in excess of the 200 feet

required for a 30mph design speed according to the Caltrans Highway Design Manual. Please advise if the City-specified tree species have been determined to decrease visibility and are not allowed within site distance requirements. If so, does the City typically provide exceptions to the street tree requirements for all site egress points?

PO BOX 1000
SANTA ROSA, CA 95402

540 MENDOCINO AVE
SANTA ROSA, CA 95401

STAMPED METAL SIDING PANEL EVALUATION

Project:	RCU Ukiah Branch	**Arch Job No.:**	1152
Meeting Location:	101 South Main St. Ukiah, CA 95482	**Date:**	January 17, 2023
		Time:	9:00 – 11:30am
		Weather:	Sunny
Persons Present:	Bradley Williams / Redwood Credit Union (BW) Rob Cantu / Western Builders (RC) David Hadley / Western Builders (DJH)	Doug Hilberman / AXIA Architects (DH) Remy CantoAdams / AXIA Architects (RCA)	
Distribution: (Via Email)	Participants		

Purpose for Visit:
Evaluation of existing stamped metal siding panels at 101 South Main St building to determine panel quality / grading for potential salvage and reuse.

Summary of Observations:
Representatives from Redwood Credit Union, Western Builders, and AXIA Architects participated in the evaluation of existing stamped metal siding panel to determine qualification for the grading scale and attributes which attempts to classify each panel based on established grading criteria below.

During the evaluation process, AXIA recorded the group feedback by marking up all visible siding panels based on the quality scale and grading of each panel as determined by the group inspection. The mark-up for each applicable exterior elevation is included as attachments.

Items Noted:
Below is a summary of the grading scale determined by group and qualifications for each respective grading category.

Stamped Metal Siding Panel Grading:

A: Pristine; No dents, holes, rust, or deterioration.
B: No dents; No holes except fasteners; Viable as weather resistive barrier.
C: Dented; Irregular Size; No extra holes; Viable as weather resistive barrier.
D: Holes and dents present; Holes present at middle of stamp pattern, don't align with fastener locations, or panel seams.
F: Not salvageable.

Notes:
Metal panel size per visible stamp pattern: 24" (H) x 60" (L)
Block stamp pattern size: 6" (H) x 12" (L) to seam centerlines
Vertical and horizontal panel overlap: ¾"

Attachments:
Existing Elevation Grading Mark-Up

A. (E) Ext. Elevation – S. Main St.
B. (E) Ext. Elevation – Corner
C. (E) Ext. Elevation – E. Perkins St.

AXIA ARCHITECTS

PO BOX 1000
SANTA ROSA, CA 95402

540 MENDOCINO AVE
SANTA ROSA, CA 95401

STAMPED METAL PANEL GRADING

Project:	**Owner:**	**Arch Job#:**
RCU Ukiah Branch	Redwood Credit Union	1152
Ukiah – New Branch	Kimberly Williams	**Date:**
101 South Main St.	3033 Cleveland Ave.	January 17, 2023
Ukiah, CA 95482	Santa Rosa, CA 95403	
	Kwilliams@redwoodcu.org	

The following has been information has been prepared per site evaluation of existing stamped metal siding at 101 South Main St building on January 17th by Redwood Credit Union, Western Builders, and AXIA Architects. The team created a grading system to approximate the general condition of each panel.

Stamped Metal Panel Grading System:

A: Pristine; No dents, holes, rust, or deterioration.
B: No dents; No holes except fasteners; Potentially viable as weather resistive barrier.
C: Dented; Irregular Size; No extra holes; Potentially viable as weather resistive barrier.
D: Holes and dents present; Holes present at middle of stamp pattern, don't align with fastener locations, or panel seams. Issues with use as a weather resistive barrier.
F: Not likely to be reusable due to shape, cuts, holes, bent nature, deterioration, etc.

Notes:
Metal panel size per visible stamp pattern: 24" (H) x 60" (L)
Block stamp pattern size: 6" (H) x 12" (L) to seam centerlines
Vertical and horizontal panel overlap: ¾"

Results as graded by the team during the 1/17 site observation:

Panel Grade	Quantity	Square Footage
A	0	0
B	14	140 SF
C	11	110 SF
D	26	260 SF
F	34	340 SF

The above quantities do not include any partial, trimmed, incomplete panels.

STAMPED METAL PANEL GRADING

PANEL GRADE	DESCRIPTION
A:	PRISTINE; NO DENTS, HOLES, RUST, OR DETERIORATION
B:	NO DENTS; NO HOLES EXCEPT FASTENERS; VIABLE AS WEATHER RESISTIVE BARRIER
C:	DENTED; IRREGULAR SIZE; NO EXTRA HOLES; VIABLE AS WEATHER RESISTIVE BARRIER
D:	HOLES AND DENTS PRESENT; HOLES PRESENT AT MIDDLE OF STAMP PATTERN, DON'T ALIGN WITH FASTENER LOCATIONS, OR PANEL SEAMS
F:	NOT SALVAGEABLE

NOTES:
METAL PANEL SIZE PER VISIBLE STAMP PATTERN: 24" (H) X 60" (L)
BLOCK STAMP PATTERN SIZE: 6" (H) X 12" (L) TO SEAM CENTERLINES
VERTICAL & HORIZONTAL PANEL OVERLAP: 3/4"

Redwood Credit Union

UKIAH - NEW BRANCH

(E) EXT. ELEVATION - CORNER

101 SOUTH MAIN ST, UKIAH, CALIFORNIA

AXIA ARCHITECTS
JANUARY 17, 2023

STAMPED METAL PANEL GRADING

PANEL GRADE	DESCRIPTION
A:	PRISTINE; NO DENTS, HOLES, RUST, OR DETERIORATION
B:	NO DENTS; NO HOLES EXCEPT FASTENERS, VIABLE AS WEATHER RESISTIVE BARRIER
C:	DENTED; IRREGULAR SIZE; NO EXTRA HOLES; VIABLE AS WEATHER RESISTIVE BARRIER
D:	HOLES AND DENTS PRESENT; HOLES PRESENT AT MIDDLE OF STAMP PATTERN, DONT ALIGN WITH FASTENER LOCATIONS, OR PANEL SEAMS
F:	NOT SALVAGEABLE

NOTES:
METAL PANEL SIZE PER VISIBLE STAMP PATTERN: 24" (H) X 60" (L)
BLOCK STAMP PATTERN SIZE: 6" (H) X 12" (L) TO SEAM CENTERLINES
VERTICAL & HORIZONTAL PANEL OVERLAP: 3/4"

Redwood Credit Union

UKIAH - NEW BRANCH

(E) EXT. ELEVATION - E. PERKINS ST.

101 SOUTH MAIN ST, UKIAH, CALIFORNIA

AXIA ARCHITECTS

JANUARY 17, 2023

STAMPED METAL PANEL GRADING

PANEL GRADE	DESCRIPTION
A:	PRISTINE; NO DENTS, HOLES, RUST, OR DETERIORATION
B:	NO DENTS; NO HOLES EXCEPT FASTENERS; VIABLE AS WEATHER RESISTIVE BARRIER
C:	DENTED; IRREGULAR SIZE; NO EXTRA HOLES; VIABLE AS WEATHER RESISTIVE BARRIER
D:	HOLES AND DENTS PRESENT; HOLES PRESENT AT MIDDLE OF STAMP PATTERN, DON'T ALIGN WITH FASTENER LOCATIONS, OR PANEL SEAMS
F:	NOT SALVAGEABLE

NOTES:
METAL PANEL SIZE PER VISIBLE STAMP PATTERN: 24" (H) X 60" (L)
BLOCK STAMP PATTERN SIZE: 8" (H) X 12" (L) TO SEAM CENTERLINES
VERTICAL & HORIZONTAL PANEL OVERLAP: 3/4"

Redwood Credit Union

UKIAH - NEW BRANCH

(E) EXT. ELEVATION - S. MAIN ST.

101 SOUTH MAIN ST, UKIAH, CALIFORNIA

AXIA ARCHITECTS

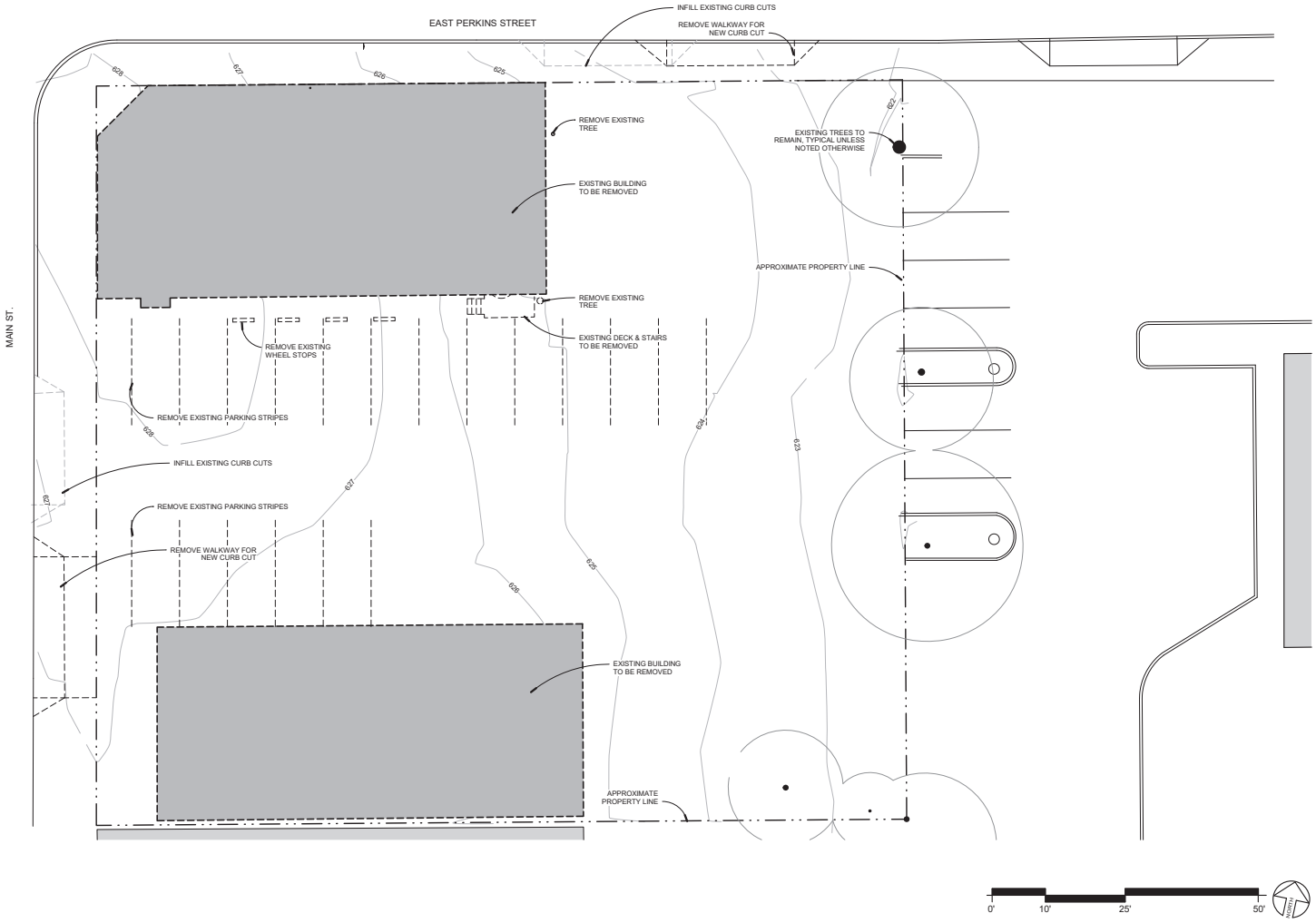
JANUARY 17, 2023

MAIN STREET LOOKING EAST

MAIN STREET LOOKING NORTH-EAST

INTERSECTION OF MAIN ST AND EAST PERKINS ST LOOKING SOUTH-EAST

EAST PERKINS ST LOOKING SOUTH-WEST



Redwood Credit Union

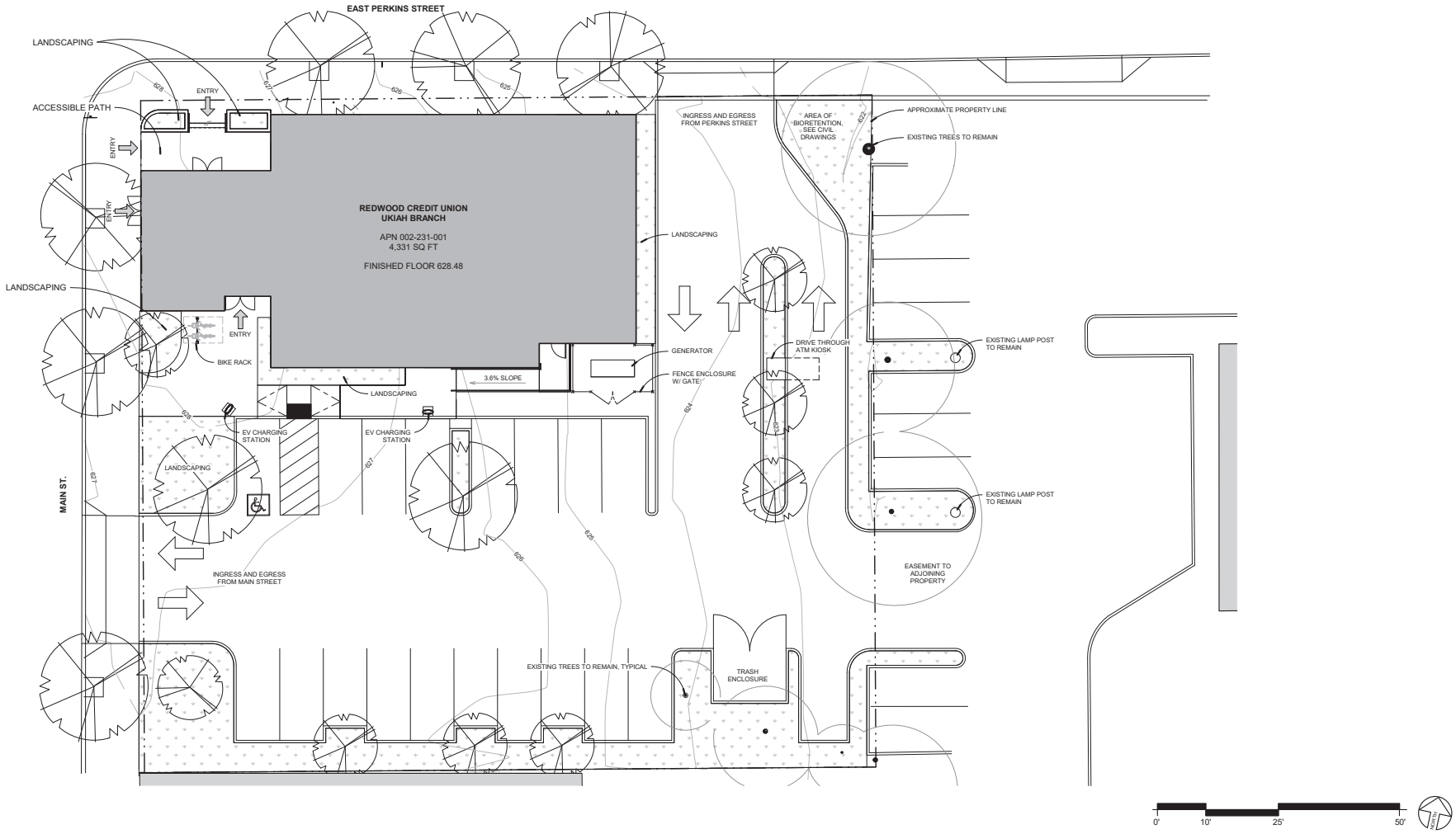
UKIAH - NEW BRANCH

CONCEPTUAL DEMOLITION SITE PLAN

101 SOUTH MAIN ST, UKIAH, CALIFORNIA

AXIA ARCHITECTS

APRIL 14, 2023



Redwood Credit Union

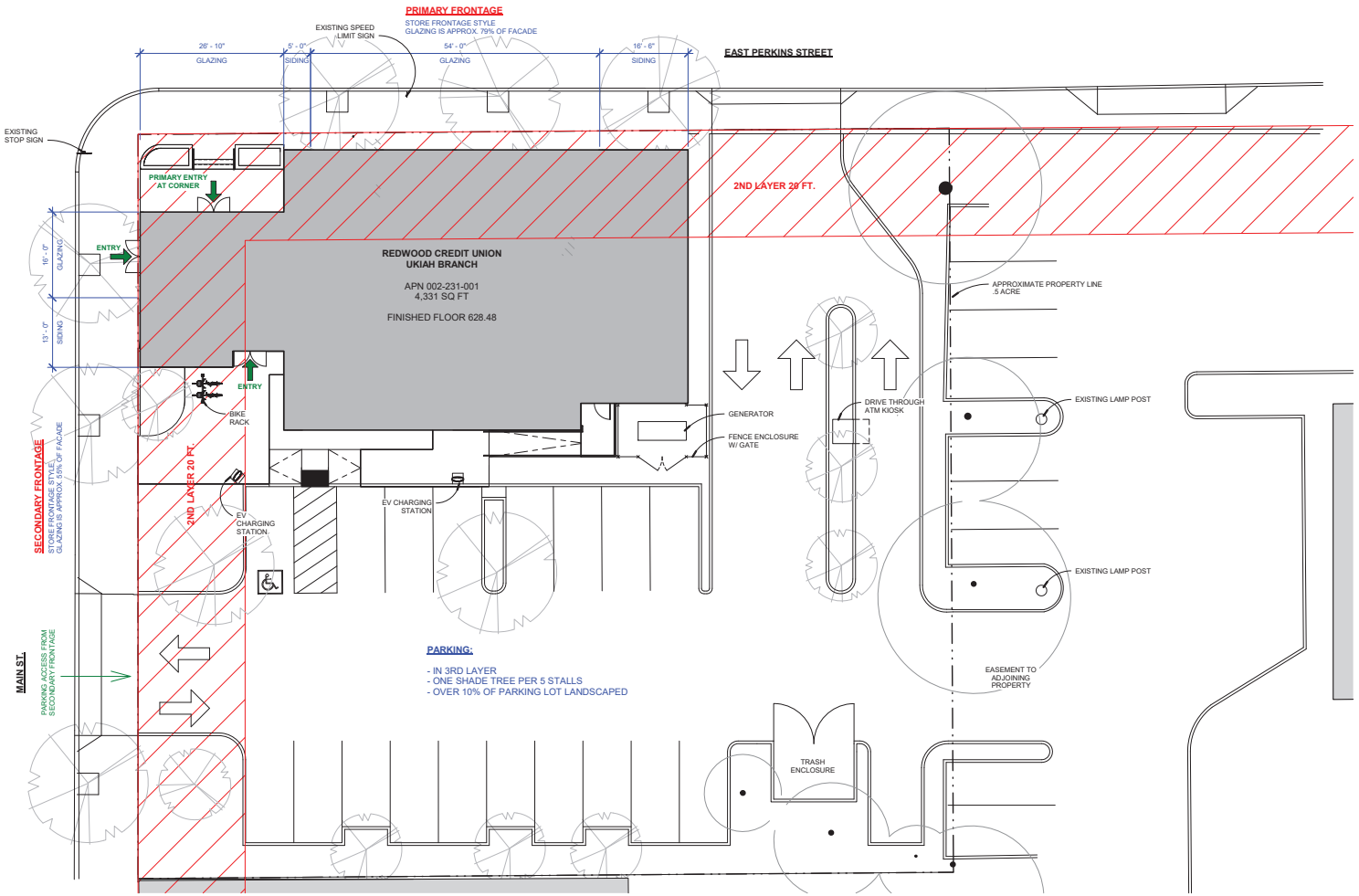
UKIAH - NEW BRANCH

CONCEPTUAL SITE PLAN

101 SOUTH MAIN ST, UKIAH, CALIFORNIA

AXIA ARCHITECTS

APRIL 14, 2023



DOWNTOWN ZONING CODE INTEGRATION:

APN: 002-231-001

ACREAGE: .5 ACRES

ZONING: UC (URBAN CORE)

BUILDING TYPE: SIDE YARD

PARKING: 4,331 SF / 300 SF
= 15 PARKING STALLS REQUIRED
19 STALLS PROVIDED
(BASED ON OFFICE & RETAIL)

1 ADA SPACE
2 EV STATIONS

BICYLCE PARKING
1.9 SPACES REQUIRED
3 PROVIDED

Redwood Credit Union

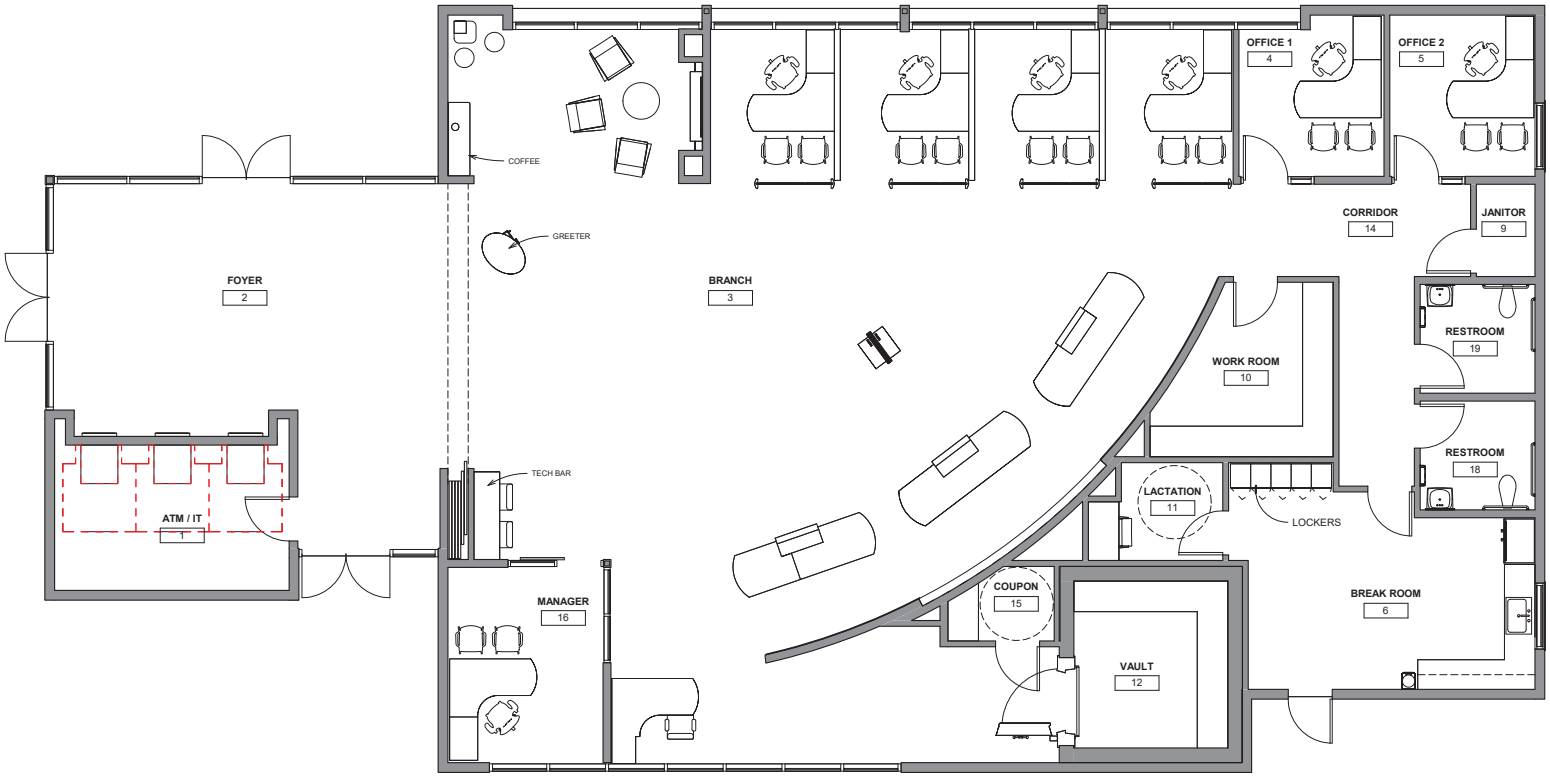
UKIAH - NEW BRANCH

CONCEPTUAL CODE COMPLIANCE

101 SOUTH MAIN ST, UKIAH, CALIFORNIA

AXIA ARCHITECTS

APRIL 14, 2023



0' 2' 4' 8' 16'

UKIAH - NEW BRANCH

CONCEPTUAL FLOOR PLAN

101 SOUTH MAIN ST, UKIAH, CALIFORNIA

Redwood Credit Union

AXIA ARCHITECTS

APRIL 14, 2023

NORTH ELEVATION

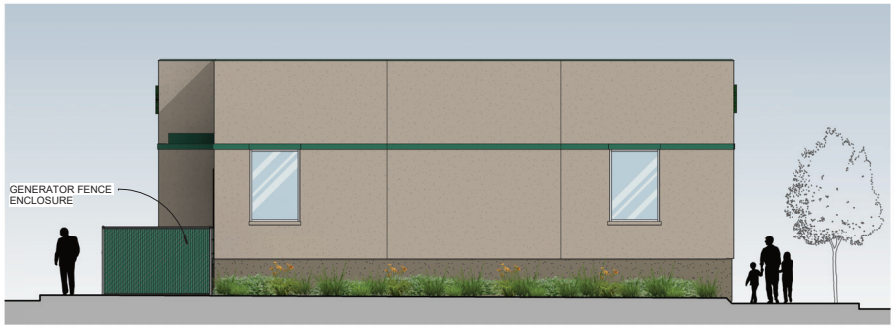
SIGNAGE NOTE: 102' BUILDING FRONTAGE X 1.5 = 153 SQ FT ALLOWED
LOGO & LETTERS TOTAL SIZE = 84.5 SQ FT

SOUTH ELEVATION

SIGNAGE NOTE: 102' BUILDING FRONTAGE X 1.5 = 153 SQ FT ALLOWED
LOGO & LETTERS TOTAL SIZE = 84.5 SQ FT

WEST ELEVATION

SIGNAGE NOTE: 52' BUILDING FRONTAGE X 1.5 = 78 SQ FT ALLOWED
LOGO & LETTERS TOTAL SIZE = 55.36 SQ FT



EAST ELEVATION

0' 4' 8' 16' 24'

Redwood Credit Union

UKIAH - NEW BRANCH

CONCEPTUAL EXTERIOR ELEVATIONS

101 SOUTH MAIN ST, UKIAH, CALIFORNIA

AXIA ARCHITECTS

APRIL 14, 2023

CONCEPTUAL EXTERIOR VIEW

NOTE: TREES REMOVED FOR VISUAL ACCESS TO THE BUILDING FINISHES.

Redwood Credit Union

UKIAH - NEW BRANCH

MATERIAL BOARD

101 SOUTH MAIN ST, UKIAH, CALIFORNIA

AXIA ARCHITECTS

APRIL 14, 2023

VIEW FACING SOUTH - EAST

Redwood Credit Union

UKIAH - NEW BRANCH

CONCEPTUAL EXTERIOR VIEW

101 SOUTH MAIN ST, UKIAH, CALIFORNIA

AXIA ARCHITECTS

APRIL 14, 2023

DESIGN REVIEW NOTE:

THIS CONCEPTUAL SITE PLAN HAS BEEN PREPARED TO PROVIDE THE REVIEWING AGENCY WITH A DRAWING REFLECTING THE PARCEL'S EXISTING CONDITION AND THE PROPOSED CONCEPTUAL LAYOUT. MINOR ADJUSTMENTS MAY BE MADE DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS TO FACILITATE THE REQUESTS OF CITY STAFF, THE BUILDING CODE AND LOCAL REGULATIONS.

BUILDING SPRINKLERS AND FIRE DEPARTMENT CONNECTIONS FOR BUILDING SPRINKLERS WILL NOT BE REQUIRED WITH THIS DEVELOPMENT.

THE DESIGN AND CONSTRUCTION OF ALL SITE ALTERATIONS SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, 2022 PLUMBING CODE, 2022 ELECTRICAL CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA ENERGY CODE, 2022 TITLE 24 CALIFORNIA ENERGY EFFICIENCY STANDARDS, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND CITY OF UKIAH ORDINANCES AND AMENDMENTS.

THE PROFESSIONAL PREPARING THESE DRAWINGS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THESE DRAWINGS MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THESE DRAWINGS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

BASIS OF BEARINGS: PARCEL MAP - MINOR SUBDIVISION 76-18, FILED IN CASE 2, DRAWER 29, PAGE 23, MENDOCINO COUNTY RECORDS.

FIELD SURVEY DATE: DECEMBER 2, 2019, BY BKF ENGINEERS

CONCEPTUAL SITE IMPROVEMENT DRAWINGS FOR

REDWOOD CREDIT UNION

IN THE CITY OF UKIAH
101 S. MAIN STREET

APN 002-231-01-00

APRIL 2023

OWNER: REDWOOD CREDIT UNION
3033 CLEVELAND AVE
SANTA ROSA, CA. 95403
PH: (707) 545-4000

CIVIL ENGINEER: BKF ENGINEERS
200 4TH ST, STE. 300
SANTA ROSA, CA. 95401
PH: (707) 583-8500
FAX: (707) 583-8539

ARCHITECT: AXIA ARCHITECTS
250 D ST, STE. 210
SANTA ROSA, CA. 95404
PH: (707) 542-4652

VICINITY MAP
NOT TO SCALE

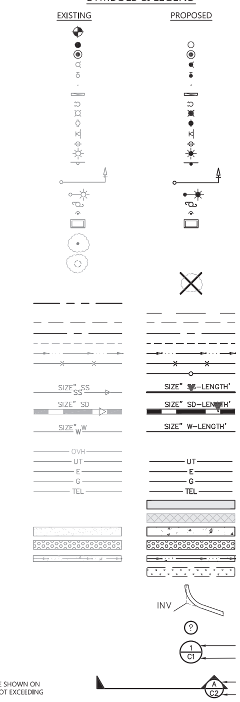
INDEX OF DRAWINGS

C1. PROJECT INFORMATION
C2. SITE PLAN

ABBREVIATIONS

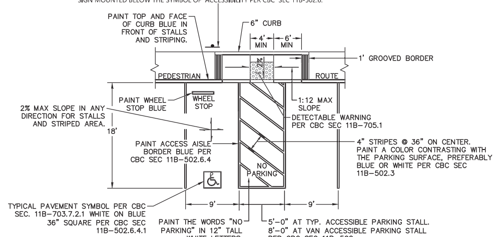
±	MORE OR LESS	MAX	MAXIMUM
Δ	DELTA	MB	MAILBOX
AB	AGGREGATE BASE	MH	MANHOLE
AC	ASPHALT CONCRETE	MIN	MINIMUM
APN	ASSESSOR'S PARCEL NUMBER	MON	MONUMENT
BC	BEGIN CURVE	NO	NUMBER
BCT	BEGIN CURB TRANSITION	NTS	NOT TO SCALE
BFP	BACKFLOW PREVENTER	OVH	OVERHEAD UTILITY LINE
BLDG	BUILDING	OR	OFFICIAL RECORDS
BLRD	BOLLARD	PAD	PAD GRADE
BM	BENCHMARK	PCC	PORTLAND CEMENT CONCRETE
BO	BLOWOFF	PG&E	PACIFIC GAS & ELECTRIC
BSL	BUILDING SETBACK LINE	PIV	POST INDICATOR VALVE
CB	CATCH BASIN	PL	PROPERTY LINE
CC	POINT OF COMPOUND CURVE	PTC	PROJECTED TOP OF CURB
CL	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
CL2	CLASS II	PVI	POINT OF VERTICAL INTERSECTION
CO	CLEAN OUT	PVT	PRIVATE
CONC	CONCRETE	R	RADIUS
CY	CUBIC YARD	RC	POINT OF REVERSE CURVE
DDC	DOUBLE DETECTOR CHECK	RSPR	RIPRAP ROCK SLOPE PROTECTION
DI	DROP INLET	RTWL	RETAINING WALL
DIA	DIAMETER	R/W	RIGHT OF WAY
DN	DOCUMENT NUMBER	S=	SLOPE
DS	RAINWATER DOWN SPOUT	SD	STORM DRAIN
DW	DRIVEWAY	SDCO	STORM DRAIN CLEAN OUT
DYL	DOUBLE YELLOW LINE	SDMH	STORM DRAIN MANHOLE
E	ELECTRIC	SF	SQUARE FEET
ECT	END CURB TRANSITION	SL	STREETLIGHT
EG	EXISTING GROUND	SO	SIDE OPENING
ELEV	ELEVATION	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEAN OUT
ER	EDGE OF ROAD	SSMH	SANITARY SEWER MANHOLE
ESMT	EASEMENT	STA	STATION
EX	EXISTING	STD	STANDARD
FDC	FIRE DEPARTMENT CONNECTION	TB	TOP OF BOX
FF	FINISHED FLOOR	TC	TOP FACE OF CURB
FG	FINISHED GRADE	TEL	TELECOMMUNICATION LINE
FH	FIRE HYDRANT	TF	TRANSFORMER
FL	SURFACE FLOWLINE	TG	TOP OF GRATE
FT	FOOT	TS	TRAFFIC SIGNAL
G	GAS	TV	TELEVISION
GB	GRADE BREAK	TW	TOP OF WALL
GI	GRATE INLET	TYP	TYPICAL
GM	GAS METER	UB	UTILITY BOX
HB	HOSE BIB	UP	UTILITY POLE
HDRL	HANDRAIL	UT	UNDERGROUND UTILITY LINE
HORZ	HORIZONTAL	VC	VERTICAL CURVE
HT	HEIGHT	VERT	VERTICAL
INV	BOTTOM INSIDE OF PIPE	VLT	VAULT
IP	IRON PIPE	W	WATER
IR	IRRIGATION	WL	WHITE LINE
L	LENGTH	WM	WATER METER
LP	LIGHT POLE	WS	WATER SERVICE
		YD	YARD DRAIN

SYMBOLS & LEGEND

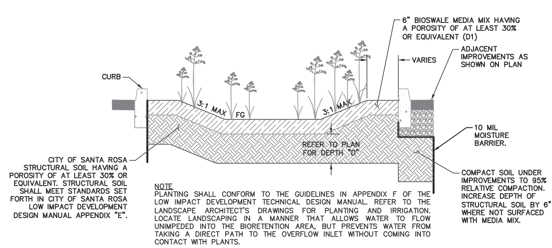


NOTES
INSTALL SIGN NO LESS THAN 17" WIDE BY 22" HIGH POSTED EITHER 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ONSITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE WHICH READS "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: ______________ OR BY TELEPHONING ___________." (BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.)

70 SQ. IN. DARK BLUE REFLECTIVE PORCELAIN, ENAMEL STEEL SIGN WITH WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY MOUNTED 80" OFF F.G. ON 1.5" Ø STEEL POST. PROVIDE AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY WHICH READS "MINIMUM FINE $250." VAN SPACE SHALL HAVE AN ADDITIONAL "VAN ACCESSIBLE" SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY PER CBC SEC 11B-502.6.

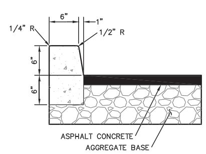


1 – **ACCESSIBLE PARKING STALLS**
NTS

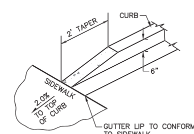


NOTE
PLANTING SHALL CONFORM TO THE GUIDELINES IN APPENDIX F OF THE LOW IMPACT DEVELOPMENT TECHNICAL DESIGN MANUAL. REFER TO THE LANDSCAPE ARCHITECT'S DRAWINGS FOR PLANTING AND IRRIGATION. LOCATE LANDSCAPING IN A MANNER THAT ALLOWS WATER TO FLOW UNIMPEDED INTO THE BIORETENTION AREA, BUT PREVENTS WATER FROM TAKING A DIRECT PATH TO THE OVERFLOW INLET WITHOUT COMING INTO CONTACT WITH PLANTS.

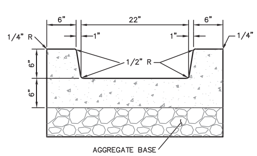
2 – **BIORETENTION FACILITY**
NTS



3 – **CURB DETAIL**
NO SCALE



5 – **CURB TAPER DETAIL**
NTS



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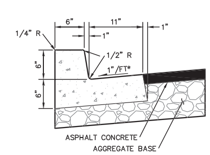
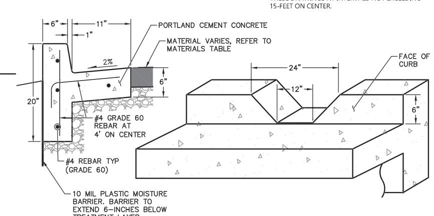


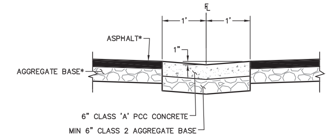
6 – **CURB DETAIL**
NO SCALE

LOCATE CURB DEPRESSIONS WHERE SHOWN ON THESE DRAWINGS AT INTERVALS NOT EXCEEDING 15-FEET ON CENTER.



NOTE
PROVIDE WEAKENED PLANE JOINTS 1/8-INCH WIDE AND 1.5-INCH DEEP EVERY 15-FEET. PROVIDE EXPANSION JOINTS EVERY 60-FEET AND AT CHANGES IN DIRECTION. USE 1/4-INCH THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE.

7 – **CURB DEPRESSION DETAIL**
REV 7/26/21 NTS Detail Number



8 – **VALLEY GUTTER DETAIL**
REV 08/05/21 NTS Detail Number

REGISTERED PROFESSIONAL ENGINEER WILLIAM J. BORIOLO No. C-75905 CIVIL STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 04/14/2023
WILLIAM J. BORIOLO C 75905

BKF
200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

REDWOOD CREDIT UNION
APN 002-231-01-00
101 S. MAIN STREET, UKIAH, CALIFORNIA

PROJECT INFORMATION

No.	Revisions

Date: APRIL 2023
Scale: AS SHOWN
Design: RHS
Drawn: IT
Approved: WJB
Job No: 20191913-11

Drawing Number:
C1
1 OF 2

Plot Apr 14, 2023 at 4:28pm
191913_SITE.dwg

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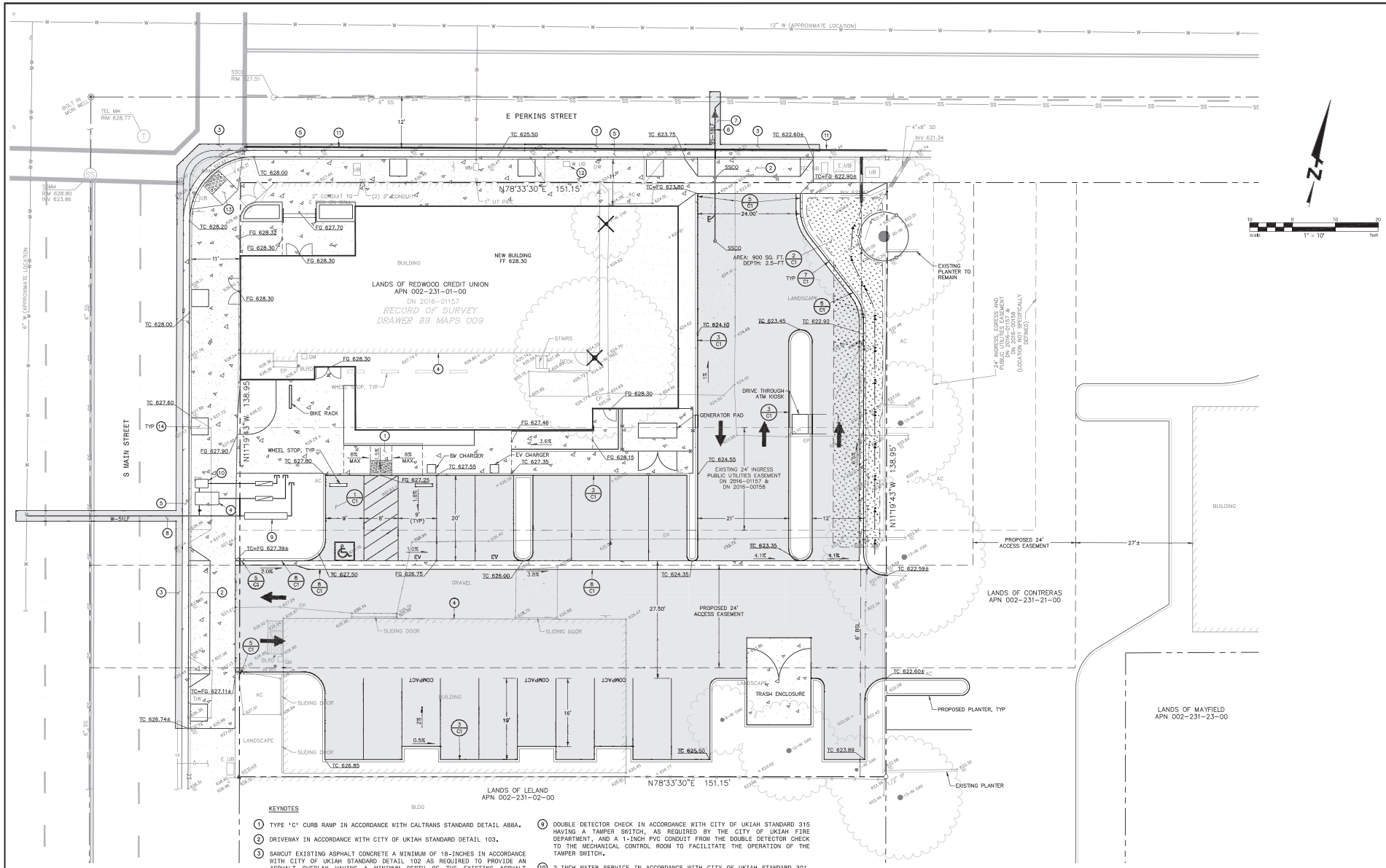

KEYNOTES

1. TYPE 'C' CURB RAMP IN ACCORDANCE WITH CALTRANS STANDARD DETAIL A88A.
2. DRIVEWAY IN ACCORDANCE WITH CITY OF UKIAH STANDARD DETAIL 103.
3. SAWCUT EXISTING ASPHALT CONCRETE A MINIMUM OF 18-INCHES IN ACCORDANCE WITH CITY OF UKIAH STANDARD DETAIL 102 AS REQUIRED TO PROVIDE AN ASPHALT OVERLAY HAVING A MINIMUM DEPTH OF THE EXISTING ASPHALT CONCRETE SECTION PLUS 1-INCH, OR 3-INCHES, WHICHEVER IS GREATER.
4. EXISTING BUILDING TO BE DEMOLISHED.
5. SIDEWALK, CURB AND GUTTER IN ACCORDANCE WITH CITY OF UKIAH STANDARD DETAIL 102.
6. NEW 4-INCH SANITARY SEWER LATERAL IN ACCORDANCE WITH CITY OF UKIAH STANDARD DETAIL 210.
7. SANITARY SEWER LATERAL TRENCHING IN ACCORDANCE WITH CITY OF UKIAH STANDARD 220.
8. WATER LATERAL TRENCHING IN ACCORDANCE WITH WITH CITY OF UKIAH STANDARD 320.
9. DOUBLE DETECTOR CHECK IN ACCORDANCE WITH CITY OF UKIAH STANDARD 315 HAVING A TAMPER SWITCH, AS REQUIRED BY THE CITY OF UKIAH FIRE DEPARTMENT, AND A 1-INCH PVC CONDUIT FROM THE DOUBLE DETECTOR CHECK TO THE MECHANICAL CONTROL ROOM TO FACILITATE THE OPERATION OF THE TAMPER SWITCH.
10. 2-INCH WATER SERVICE IN ACCORDANCE WITH CITY OF UKIAH STANDARD 301. CONFIRM THE SIZE OF THE WATER SERVICE AND PIPING PRIOR TO INSTALLATION. PROVIDE REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITH FROST PROTECTION BLANKET IN ACCORDANCE WITH CITY OF UKIAH STANDARD 315.
11. 4-INCH WIDE WHITE EDGELINE PER CALTRANS STANDARD DETAIL A20B.
12. ADJUST EXISTING UTILITY TO FINISHED GRADE SURFACE ELEVATION TO ACCOMMODATE THE PROPOSED IMPROVEMENTS.
13. TYPE 'A' CURB RAMP IN ACCORDANCE WITH CALTRANS STANDARD DETAIL A88A.
14. STREET TREE

PRELIMINARY
NOT FOR CONSTRUCTION
DATE 04/14/2023
WILLIAM J. BORIOLO C 75905

BKF
200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

REDWOOD CREDIT UNION
APN 002-231-01-00
101 S. MAIN STREET, UKIAH, CALIFORNIA

SITE IMPROVEMENT PLAN

No.	Revisions

Date: APRIL 2023
Scale: AS SHOWN
Design: BHS
Drawn: IT
Approved: WJB
Job No: 2019193-11

Drawing Number:
C2
2 OF 2

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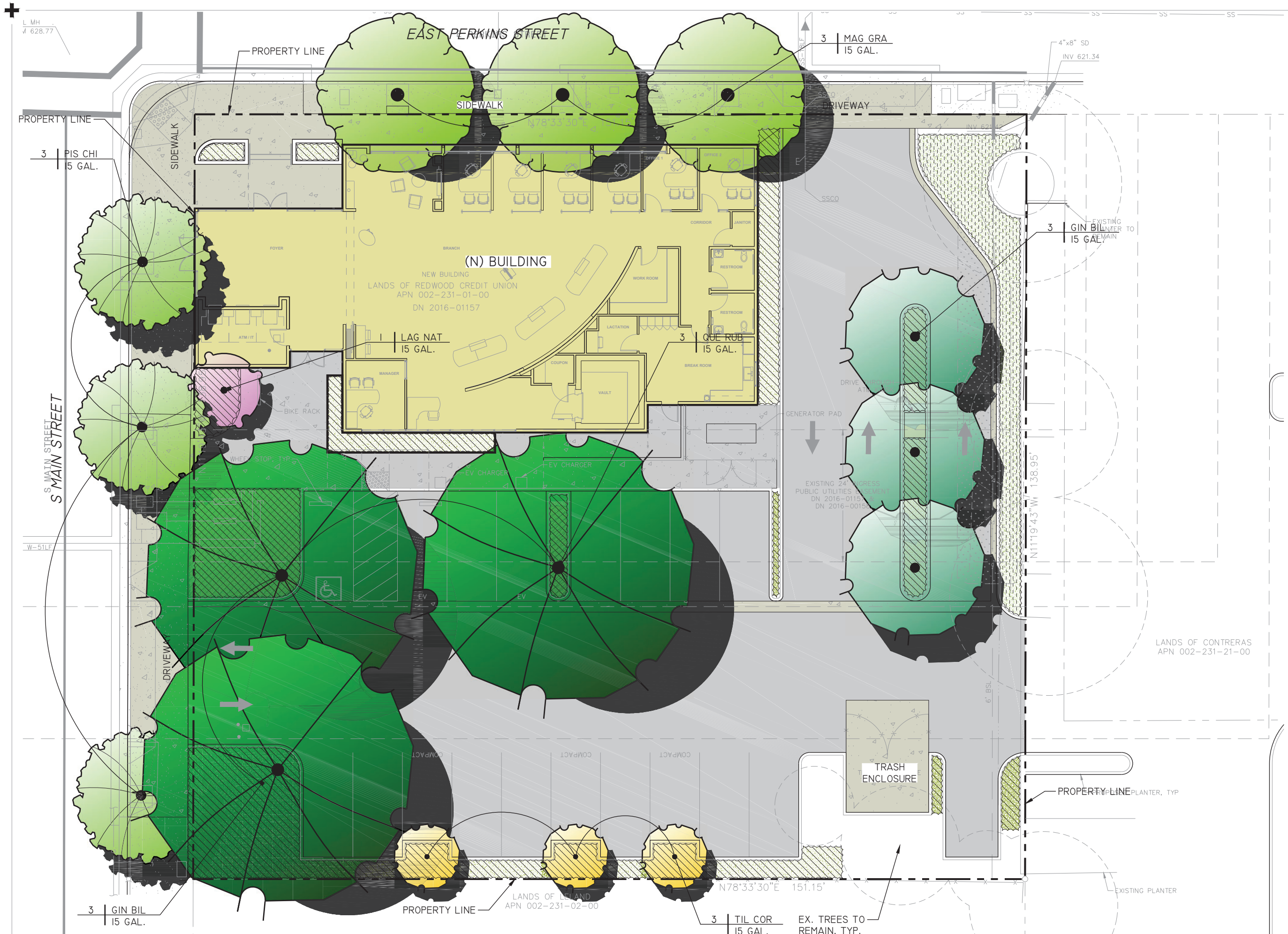


GINKGO BILOBA (MALE)
MAIDENHAIR TREE

LAGERSTROEMIA NATCHEZ
CRAPE MYRTLE

MAGNOLIA GRANDIFOLIA
SOUTHERN MAGNOLIA

PISTACIA CHINENSIS
CHINESE PISTACHE

QUERCUS RUBRA
RED OAK

TILIA CORDATA
LITTLELEAF LINDEN

PLANTING NOTES

1. CONTRACTOR SHALL BID AND INSTALL PLANTING MATERIALS PER THESE PLANS AND SPECIFICATIONS, UNLESS GIVEN FURTHER WRITTEN INSTRUCTIONS, OR WRITTEN INSTRUCTION BY LANDSCAPE ARCHITECT. WORK INCLUDES, BUT IS NOT LIMITED TO ALL LABOR, GENERAL LIABILITY INSURANCE, WORKMAN'S COMPENSATION, EQUIPMENT, AND MATERIALS NECESSARY TO FURNISH, INSTALL AND GUARANTEE PLANTING, AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
2. COORDINATE FIELD OBSERVATIONS WITH LANDSCAPE ARCHITECT (MINIMUM 2 VISITS), CALL TO PROVIDE 48 HOUR NOTICE.
   A. REVIEW FINISHED GRADE W/ LANDSCAPE ARCHITECT PRIOR TO PLANT PLACEMENT. ALL PLANTS SHALL BE INSPECTED BY ARBORIST/ LANDSCAPE ARCHITECT FOR HEALTH, PESTS AND SIZE PRIOR TO LAYOUT.
   B. LAYOUT PLANTINGS FOR APPROVAL IN FULL QUANTITIES, PRIOR TO DIGGING HOLES. ADJUST LAYOUT AS DIRECTED BY LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL PROVIDE SUBMITTALS/SAMPLES TO LANDSCAPE ARCHITECT OF ALL SPECIMEN TREES (PHOTOGRAPHS WITH HUMAN SCALE), SOIL, MULCH, STAKES, TIES, AGRIFORM TABLETS, GRASS PAVE MATERIALS, STEEL EDGING, AND OTHER MATERIALS.
4. ALL WORK SHALL CONFORM TO THE LATEST APPLICABLE SONOMA COUNTY WATER AGENCY ORDINANCES RELATING TO PLANTING AND IRRIGATION. ALL PLANT MATERIALS TO BE INSTALLED PER CITY OF SANTA ROSA STANDARDS AND PLANTING DETAILS. THE PLANT MATERIALS SHALL CONFORM TO THE PLANT LEGEND SPECIFICATION FOR SIZE & LATEST EDITION OF THE AMERICAN NURSERYMAN STANDARDS.
5. PRIOR TO REMOVING ANY PLANTS, CONTRACTOR SHALL OBTAIN APPROVAL OF OWNER AND LANDSCAPE ARCHITECT TO DETERMINE SPECIMENS TO REMAIN OR BE TRANSPLANTED. ALL PLANTING AREAS ARE TO BE FREE OF DELETERIOUS MATERIALS AND WEEDS PRIOR TO PLANTING.
6. A SOIL FERTILITY TEST SHALL BE REQUIRED FOR REVIEW BY THE LANDSCAPE ARCHITECT AFTER GRADING IS COMPLETE AND BEFORE ANY PLANT WORK. A SOIL TEST SHALL BE PERFORMED TO DETERMINE THE FINAL AMENDMENT AND FERTILIZER FORMULA. THE SOILS REPORT CONDUCTED BY WAYPOINT ANALYTICAL, (408) 727-0330, UNLESS OTHERWISE APPROVED) MUST CONTAIN THE FOLLOWING INFORMATION:
   A. SOIL PERMEABILITY RATE IN INCHES PER HOUR
   B. SOIL TEXTURE TEST
   C. CATION EXCHANGE CAPACITY
   D. SOIL FERTILITY INCLUDING TESTS FOR NITROGEN, POTASSIUM, PHOSPHOROUS, PH, ORGANIC MATTER
   E. TOTAL SOLUBLE SALTS AND SODIUM CONTENT
   F. CONTRACTOR TO REQUEST A "BAY-FRIENDLY" RECOMMENDATION FOR AMENDMENTS TO THE PLANTING AREA SOIL
7. A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS. WITHIN THE LIMITS OF NEW PLANTING AREAS, THE TOP 12" OF EXISTING SOIL OR TO THE EXTENT OF EXISTING TOPSOIL, WHICH EVER IS LESS, SHALL BE STRIPPED AND STOCKPILED ON THE SITE FOR RE-USE. ALL PLANTING AREAS TO BE TILLED SO THAT SOIL IS LOOSE AND NOT COMPACTED. ALL PLANTING BEDS TO RECEIVE A MINIMUM OF 12" OF APPROVED TOPSOIL. TO PREPARE PLANTING BEDS AND LAWN AREAS, CULTIVATE INTO TOP 12" OF SOIL: 6 CUBIC YARDS OF ORGANIC COMPOST PER 1,000 SQUARE FEET. COMPOST IS TO HAVE THE US COMPOSTING COUNCIL'S SEAL OF TESTING ASSURANCE (STA) AND THE ORGANIC MATERIALS REVIEW INSTITUTE (OMRI) LISTING. INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8" AT A MINIMUM RATE OF 6 CUBIC YARDS PER 1000 SQUARE FEET OR PER SPECIFIC AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT. ANY ADDITIONAL AMENDMENTS SHALL BE CERTIFIED ORGANIC BY OMRI.
8. ALL PLANT LOCATIONS TO BE CONFIRMED IN THE FIELD BY THE LANDSCAPE ARCHITECT. CONTRACTOR IS TO COORDINATE ALL PLANTING WITH UTILITY LOCATIONS NOT SHOWN ON THIS PLAN. ANY CONFLICTS BETWEEN LOCATIONS OF PROPOSED PLANTING AND SITE UTILITIES OR LIGHTING TO BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
9. LAYOUT OF PLANTINGS IS DIAGRAMMATIC AND MAY NEED FIELD ADJUSTMENT FOR EXISTING SITE CONDITIONS NOT SHOWN ON PLANS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ADJUSTMENTS WILL BE MADE FOR VIEWS, ACCESS, ETC. ALL PLANTINGS SHALL BE FIELD ADJUSTED TO MEET THE MINIMUM STATE REGULATIONS FOR PLANTING AND MAINTAINING A FIRE DEFENSIBLE SPACE, DEPT. OF FORESTRY. PLANT QUANTITIES ARE FOR INFORMATIONAL USE ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANTS AS SHOWN ON THE DRAWINGS.
10. PLANTS SHALL BE SUFFICIENTLY ROOTED TO THE EDGE OF THE CONTAINER AND TO AN EXTENT SUFFICIENT TO HOLD THE ROOTBALL INTACT WHEN REMOVED FROM THE CONTAINER. NO PLANTS SHALL BE ACCEPTABLE THAT SHOW SIGNS OF CIRCLING OR GIRDLING OF ROOTS, OR ANY OTHER ROOT-BOUND CONDITION. PLANTS SHALL BE FREE FROM ALL PESTS AND DISEASES.
11. ALL PLANTS SHALL BE PLACED IN A TRIANGULAR SPACED PATTERN, UNLESS OTHERWISE SPECIFIED.
12. EXCAVATE PLANTING PITS 1" LESS THAN THE DEPTH OF THE PLANT CONTAINER AND TWO TIMES THE WIDTH OF THE PLANT CONTAINER. PREPARE HOLE BACKFILL MATERIAL BY USING 1 PART EXISTING SOIL TO 1 PART ORGANIC COMPOST. THOROUGHLY MIX THIS COMBINATION BEFORE BACKFILLING. SET PLANT PLUMB IN PLANTING PIT AND BRACE RIGIDLY IN POSITION, TAMPING BACKFILL MIX SOLIDLY AROUND THE BALL AND ROOTS. PLACE TOP OF ROOTBALL 1" ABOVE SURROUNDING GRADE. (SEE PLANTING DETAILS FOR TREES, SHRUBS AND GROUNDCOVERS ON THIS SHEET). DO NOT OVER COMPACT SOIL.
13. ALL TREES ARE TO BE STAKED AND TREES AND SHRUBS ARE TO HAVE WATERING BASINS. ALL TREES CLOSER THAN 10'-0" TO BUILDINGS, WALKS, PAVING, CURBS OR FOOTINGS SHALL BE INSTALLED WITH A DEEP ROOT BARRIER. USE DEEP ROOT BARRIER, TYPE UB 24-2 PER MANUFACTURER'S RECOMMENDATIONS.
14. AFTER PLANTING, WATER NEW PLANTINGS DEEPLY AND THOROUGHLY.
15. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS OR DIRECT SEEDING APPLICATIONS. MULCH SHALL BE "WOOD CHIPS" FROM SEQUOIA LANDSCAPE MATERIALS (707-527-5512), NATURAL COLOR.
16. THE CONTRACTOR SHALL MAINTAIN THE PLANTING AND IRRIGATION INSTALLATIONS FOR 60 DAYS FROM THE DATE OF FINAL ACCEPTANCE. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF 6 MONTHS FROM DATE OF FINAL ACCEPTANCE.

ABBREV.	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY	REMARKS/SPACING
TREES						
GIN BIL	GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	M	15 GAL.	3	SINGLE TRUNK
LAG NAT	LAGERSTROEMIA 'NATCHEZ'	CRAPE MYRTLE	L	15 GAL.	1	SINGLE TRUNK
MAG GRA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	SOUTHERN MAGNOLIA	M	15 GAL.	3	SINGLE TRUNK
PIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	L	15 GAL.	3	SINGLE TRUNK
QUE RUB	QUERCUS RUBRA	RED OAK	M	15 GAL.	3	SINGLE TRUNK
TIL COR	TILIA CORDATA 'GREENSPIRE'	LITTLELEAF LINDEN	M	15 GAL.	3	SINGLE TRUNK
SHRUBS						
ARC BIG	ARCTOSTAPHYLOS 'SENTINEL'	MANZANITA	L	5 GAL.	-	4' O.C. SPACING
CIS SUN	CISTUS X P. 'SUNSET'	SUNSET ROCKROSE	L	5 GAL.	-	4' O.C. SPACING
LAV OTT	LAVANDULA S. 'OTTO QUAST'	SPANISH LAVENDER	L	5 GAL.	-	3' O.C. SPACING
MYR COM	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	L	5 GAL.	-	4' O.C. SPACING
PHO MAO	PHORMIUM 'MAORI QUEEN'	NEW ZEALAND FLAX	L	5 GAL.	-	4' O.C. SPACING
SAL GRE	SALVIA GREGGII 'MESA AZURE'	AUTUMN SAGE	L	5 GAL.	-	2' O.C. SPACING
TEU FRU	TEUCRIUM FRUTICANS	BUSH GERMANDER	L	5 GAL.	-	3' O.C. SPACING
GRASSES						
BOU GRA	BOUTELOUA GRACILIS	BLUE GRAMA	L	1 GAL.	-	2' O.C. SPACING
FES GLA	FESTUCA GLAUCA	BEYOND BLUE	L	1 GAL.	-	18" O.C. SPACING
LOM BZE	LOMANDRA L. 'BREEZE'	DWARF MAT GRASS	L	1 GAL.	-	3' O.C. SPACING
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	L	1 GAL.	-	4' O.C. SPACING
GROUNDCOVER						
ARC EME	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	L	1 GAL.	-	4' O.C. SPACING
CEA CEN	CEANOTHUS 'CENTENNIAL'	CEANOTHUS	L	1 GAL.	-	5' O.C. SPACING
FES ELI	FESTUCA 'ELIJAH BLUE'	BLUE FESCUE	L	1 GAL.	-	12" O.C. SPACING
MYO PIN	MYOPORUM P. 'PINK'	PINK MYOPORUM	L	1 GAL.	-	6' O.C. SPACING
BIORETENTION						
	ACHILLEA MILLEFOLIUM	YARROW	L	1 GAL.	-	18" O.C. SPACING
	CAREX TUMULICOLA	FOOTHILL SEDGE	L	1 GAL.	-	2' O.C. SPACING
	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	L	1 GAL.	-	2' O.C. SPACING
	EPILOBIUM CANUM	CAL. FUSCHIA	L	1 GAL.	-	3' O.C. SPACING
	ERIOGONUM FASCICULATUM	CAL. BUCKWHEAT	VL	1 GAL.	-	4' O.C. SPACING
	JUNCUS PATENS	CAL. GRAY RUSH	L	1 GAL.	-	2' O.C. SPACING

MWELO STATEMENT

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE PLANTING PLAN"

[signature] 04/11/2023

MICHAEL A. COOK — DATE
REGISTERED LANDSCAPE ARCHITECT #5123

SHADE CALCULATIONS

PARKING LOT AREA:	10,224 SQ. FEET
SHADE PROVIDED	5,356 SQ. FEET
PERCENTAGE COVERAGE	52.3%

CITY OF UKIAH NOTES

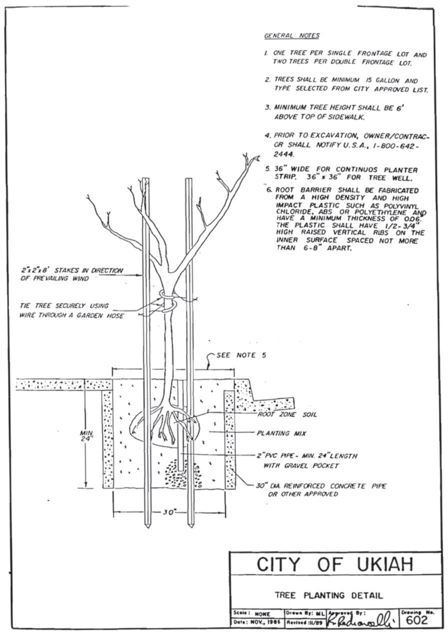
1. LITTER SHALL BE REMOVED FROM LANDSCAPE AREAS ON A REGULAR BASIS BY OWNER.
2. TREES SHALL BE PRUNED PROPERLY. NO TOP OR TRUNK PRUNING. PRUNE IN ACCORDANCE TO INTERNATIONAL SOCIETY OF ARBORICULTURE.
3. TREES STAKES AND TIES SHALL BE REMOVED BY OWNER AFTER 1-3 YEARS TO ENSURE THEY DO NOT DAMAGE TRUNK OR TREE.

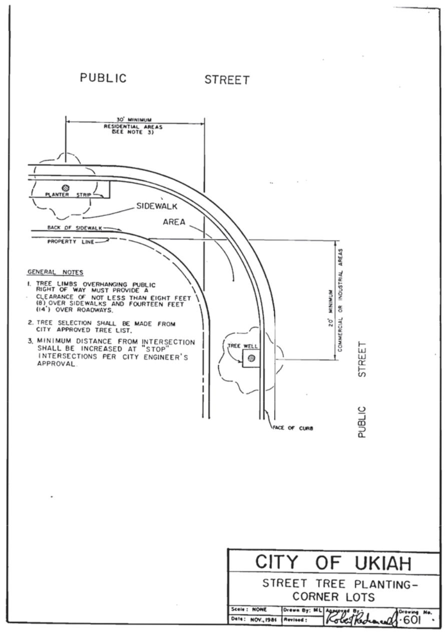
GRAPHIC SCALE
0 10 20
(IN FEET)
1" = 10'0"

INTEGRA
PLANNING+
LANDSCAPE
ARCHITECTURE

SITE + PLANTING PLAN
CONCEPTUAL LANDSCAPE PLAN
REDWOOD CREDIT UNION
101 S. MAIN STREET, UKIAH, CALIFORNIA 95482

DATE: 04/11/2023
SHEET NUMBER: L-1 OF 2
PROJECT NUMBER: 22-091.01





IRRIGATION NOTES

1. LANDSCAPE CONTRACTOR (C-27 LICENSE) SHALL BID AND INSTALL IRRIGATION PER THESE PLANS AND SPECIFICATIONS, UNLESS GIVEN FURTHER WRITTEN INSTRUCTIONS, OR REVISED PLANS PER OWNER OR LANDSCAPE ARCHITECT. WORK INCLUDES, BUT IS NOT LIMITED TO ALL LABOR, COVERED LIABILITY INSURANCE, WORKMAN'S COMPENSATIONS, EQUIPMENT AND MATERIALS NECESSARY TO FURNISH, INSTALL AND TEST IRRIGATION SYSTEM, AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

2. COORDINATE A MINIMUM OF (2) FIELD OBSERVATIONS WITH LANDSCAPE ARCHITECT AND CALL TO PROVIDE 48 HOUR NOTICE:
   A. VERIFY FLAGGED HEAD AND CHALKED MAINLINE LAYOUT PRIOR TO TRENCHING OPERATIONS. ADJUST LAYOUT AS DIRECTED BY LANDSCAPE ARCHITECT.
   B. OBSERVE COMPLETE PLUMBING SYSTEM AND PRESSURE TEST ALL MAINLINE & LATERALS PRIOR TO ANY BACKFILLING OPERATIONS.

3. CONTRACTOR SHALL PROVIDE SUBMITTALS/CUT SHEETS TO LANDSCAPE ARCHITECT OF ALL IRRIGATION MATERIALS INCLUDING, BUT NOT LIMITED TO CONTROLLER, CONTROL WIRE, MAIN LINE PVC, VALVES, PRESSURE REDUCER, ETC. CONTRACTOR SHALL FURNISH TO OWNER KEYS TO CONTROLLER, QUICK COUPLER AND ANY SPECIAL TOOLS REQUIRED FOR MAINTENANCE OF ALL IRRIGATION COMPONENTS.

4. MANUFACTURERS DIRECTIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF COMPONENTS, USED IN THIS CONTRACT, COVER POINTS NOT SHOWN ON DRAWINGS AND SPECIFICATIONS.
   A. CONTRACTOR SHALL KEEP DETAILED REDLINE PLAN RECORDING INSTALLATION OF IRRIGATION SYSTEM AS IT PROGRESSES. RECORD PLAN SHALL BE DRAFTED ONTO DRAWINGS PROVIDED BY LANDSCAPE ARCHITECT, INTO AS-BUILT DRAWINGS SHOWING LOCATIONS OF POINT OF CONNECTION, LATERALS, MAIN LINES, QUICK COUPLERS, VALVES, HEADS, WIRING, ETC., FOR APPROVAL BY LANDSCAPE ARCHITECT. FOLLOWING APPROVAL, AS-BUILTS SHALL BE REDUCED TO 11X17 SIZE, COLOR CODED BY STATION, AND LAMINATED IN 6 MIL. PLASTIC. 3 REQUIRED FOR EACH CONTROLLER.
   B. THREE LAMINATED DETAILED IRRIGATION SCHEDULES SHOWING STATION PROGRAMMING AND RUN TIMES SHALL BE PROVIDED FOR EACH CONTROLLER AND APPROVED BY LANDSCAPE ARCHITECT; ONE WARM SEASON, ONE COOL SEASON AND ONE FOR ESTABLISHMENT PERIOD. EACH SCHEDULE SHALL BE ACCOMPANIED BY REDUCED "AS-BUILT" PLAN PERMANENTLY MOUNTED IN OR NEAR CONTROLLER. THESE SHALL BE SUBMITTED PRIOR TO ACCEPTANCE TO WORK AND AS A CONDITION OF COMMENCEMENT OF MAINTENANCE PERIOD.

5. ALL IRRIGATION EQUIPMENT TO BE INSTALLED PER CITY, COUNTY AND STATE STANDARDS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY AND ALL PERMITS AND INSPECTIONS AS REQUIRED. THE MATERIAL AND WORK SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE LATEST ADDITIONS OF THE UNIFORM PLUMBING CODE AND THE NATIONAL ELECTRIC CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH ALL STATE AND LOCAL LAWS, CODES, ORDINANCES, RESTRICTIONS BEFORE BEGINNING INSTALLATION.

6. CONTRACTOR SHALL VERIFY GALLONS PER MINUTE (G.P.M.) AT POINT OF CONNECTION DOWNSTREAM OF BACKFLOW DEVICE TO BE A MINIMUM OF 60 G.P.M. AND 30 P.S.I. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK, FAILURE TO DO SO WILL MAKE THE CONTRACTOR LIABLE FOR ALL NECESSARY CHANGES.

7. TEST ALL PRESSURE LINES PRIOR TO BACK FILLING, UNDER STATIC PRESSURE OF 150 PSI FOR A PERIOD OF 2 HOURS. IF LEAKS DEVELOP, REPAIR SYSTEM AND REPEAT TEST UNTIL PRESSURE IS HELD.

8. ALL 120V. ELECTRIC POWER SUPPLY FOR IRRIGATION CONTROLLER SHALL BE PROVIDED AND CONNECTED TO CONTROLLER BY A LICENSED ELECTRICIAN. LANDSCAPE CONTRACTOR SHALL MAKE HARDWIRE CONNECTION FOR ALL CONTROL WIRES. CONTRACTOR SHALL INSTALL CONTROL WIRES THAT:
   A. CONNECTIONS BETWEEN THE CONTROLLER AND THE REMOTE CONTROL VALVES SHALL BE MADE CONTINUOUS (NO SPLICES) WITH DIRECT BURIAL COPPER WIRE 14 GA. AWG U.F. 600 VOLT. TAPE WIRES TO THE MAINLINE AT 10 FOOT INTERVALS, EXCEPT WHERE INDEPENDENTLY SLEEVED UNDER PAVING.
   B. PROVIDE THREE CONTINUOUS LOOP WIRES FROM THE CONTROLLER TO EACH VALVE WITH 9' LOOP, LABEL IN VALVE BOX. PROVIDE SEPARATE COLOR WIRES FOR CONTROL, COMMON AND EXTRA LOOP WIRES. CONTROL SHALL BE RED, COMMON SHALL BE WHITE AND EXTRAS SHALL BE BLACK/YELLOW.
   C. AN EXPANSION CURL SHALL BE PROVIDED WITHIN (3) FEET OF EACH WIRE CONNECTION IN VALVE BOX. EXPANSION CURLS SHALL BE 18 INCHES IN LENGTH AT EACH SPLICE CONNECTION AND AT EACH CONTROL VALVE, SO THAT IN CASE OF REPAIR THE VALVE BONNET CAN BE BROUGHT TO THE SURFACE WITHOUT DISCONNECTION OF THE CONTROL WIRES.
   D. ALL SPLICES SHALL BE MADE WATERPROOF WITH RAINBIRD SNAP-TIE WIRE CONNECTIONS OR APPROVED EQUAL.

9. THESE DRAWINGS INCLUDE A DIAGRAMMATIC DISPLAY THAT SHOWS:
   A. BEFORE PROCEEDING WITH ANY WORK, CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES; CONTACT AND INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL CONDITION IMMEDIATELY.
   B. LAYOUT OF PIPING, VALVES, AND HEADS IS DIAGRAMMATIC. THERE MAY BE FIELD ADJUSTED FOR EASE OF INSTALLATION, COMMON TRENCHING, AND OPTIMUM COVERAGE. OBTAIN WRITTEN APPROVAL FOR CHANGES PRIOR TO CONSTRUCTION.
   C. DRIP SYMBOL IS SCHEMATIC, VERIFY PLANT QUALITIES FOR EXACT NUMBER OF EMITTERS AND LENGTH OF PIPE. ALL OFFSET, FITTINGS, SLEEVES, ETC. ARE NOT INDICATED DUE TO SCALE OF DRAWINGS, AND ARE TO BE FURNISHED AS REQUIRED.
   D. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR WORK INSTALLED IN AREA WHERE WORK HAS BEEN MODIFIED WITHOUT WRITTEN APPROVAL.
   E. PIPE SIZES ON PLANS ARE MINIMUM ALLOWABLE.

10. FINAL LOCATION OF BACKFLOW PREVENTION DEVICE SHALL BE APPROVED BY LANDSCAPE ARCHITECT.

11. THE DRIP PORTION OF THE SYSTEM SHALL BE AUTOMATICALLY OPERATED AND CAPABLE OF OPERATING THE SYSTEM FROM 1/2 HOUR TO SEVERAL HOURS PER DAY AND PER SETTING, AND HAVE AN AUTOMATIC RAIN SHUTOFF UNIT. THE SYSTEM SHALL MEET THE FOLLOWING BASIC PARAMETERS:
   A. FROM THE VALVE ASSEMBLY, A 3/4 INCH SCH 40 PVC PIPE SHALL BE BROUGHT TO A 3/4 INCH PVC TEE. ALL STATIONS SHOULD BE CENTER-LOADED WHEREVER POSSIBLE, AND AT NO TIME SHALL THE WATER FLOW IN ANY PIPE EXCEED A SPEED OF 5 FEET PER SECOND.
   B. A 5/8" A/R PVC HOSE SHALL EXTEND FROM EACH SIDE OF THE PVC TEE. THE FLOW IN EACH OF THESE 5/8" LINES SHALL NOT EXCEED 180 GALLONS PER HOUR. A TORO NGE PC EMITTER (OR APPROVED EQUAL) SHALL BE INSTALLED INTO THIS HOSE PER THESE QUANTITIES: TWO 1/2 GALLON PER HOUR SINGLE OUTLET EMITTERS SHALL BE PLACED AT THE BASE OF EACH 1 GALLON CONTAINER, TWO 1 GALLON PER HOUR EMITTERS SHALL BE PLACED AT THE BASE OF EACH 5 GALLON CONTAINER. CAP ALL LINE ENDS WITH A BALL VALVE SO THEY MAY BE FLUSHED. USE A KB INLINE CHECK VALVE WHERE REQUIRED FOR LOW-HEAD DRAINAGE WHERE ELEVATION DIFFERENTIAL BETWEEN HEADS MAY CAUSE RUN OFF.
   C. THE SYSTEM SHALL BE DESIGNED ACCORDING TO TORO RECOMMENDATIONS AND FOR A WORKING PRESSURE OF 25 PSI.

12. AVOID CUTTING EXISTING ROOTS GREATER THAN 1" DIAMETER, TUNNEL UNDER ROOT WITHOUT DAMAGING CAMBIUM LAYER OF BARK. ALL TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES SHALL BE DONE BY HAND, VERIFY PIPE ROUTE WITH LANDSCAPE ARCHITECT PRIOR TO TRENCHING.

13. USE SCH 40 PVC AT DRIVEWAY/ROAD CROSSING WITH 24" OF COVER. ALL SLEEVES TO BE TWICE DIAMETER OF REQUIRED PIPE AND EXTEND 12" BEYOND PAVING EDGE. SLEEVE EACH PIPE SEPARATELY AND PROVIDE SEPARATE SLEEVE FOR CONTROL WIRES.

14. THE TRENCHES SHALL NOT BE BACKFILLED UNTIL ALL REQUIRED TESTS ARE PERFORMED. BACKFILL SHALL BE WATER SETTLED OR MECHANICALLY COMPACTED IN LANDSCAPED AREAS TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED AREAS. CONTRACTOR WILL INSTALL 3" WIDE DETECTABLE TAPE (#3 DTP, AS MANUFACTURED BY T. CHRISTY). TAPE SHALL BE INSTALLED 6" ABOVE THE IRRIGATION MAINLINE AND BE LABELED "CAUTION WATER LINE BURIED BELOW". INSTALL ABOVE ALL WATER MAIN LINES. BACKFILLING SHALL CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER SURFACES IRREGULARITIES. IF SETTLEMENT OCCURS AND SUBSEQUENT ADJUSTMENTS ARE NECESSARY, THE CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS WITHOUT COST TO THE OWNER.

15. THE CONTRACTOR SHALL GUARANTEE THE IRRIGATION SYSTEM FOR A PERIOD OF 12 MONTHS. THE SYSTEM SHALL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP AND THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DEFECTS AND REPAIR ANY DAMAGE CAUSED BY DEFECTS FOR THE ABOVE MENTIONED TIME PERIOD AT NO COST TO THE OWNER. SUCH REPAIRS OR REPLACEMENTS SHALL BE COMPLETED WITHIN A 48 HOUR PERIOD AND IMMEDIATELY IF IT IS A SAFETY ISSUE.

16. CLEANUP SHALL BE MADE AS EACH PORTION OF WORK PROGRESSES. ALL PAVING AND WALKS SHALL BE BROOMED OR WASHED DOWN AND ANY DAMAGE SUSTAINED TO THE WORK OF OTHERS SHALL BE REPAIRED TO ORIGINAL CONDITIONS ACCEPTABLE TO THE OWNER.

MWELO STATEMENT

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION PLAN"

02/08/2023

MICHAEL A. COOK — DATE

REGISTERED LANDSCAPE ARCHITECT #5123

Estimated Total Water Use

Equation: ETWU = ET_o x 0.62 x [((PF x HA)/IE) + SLA]; Considering precipitation ETWA = (ETo-Eppt) x 0.62 x [((PF x HA)/IE) +SLA]

Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1.0

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft²) Without SLA	Irrigation Efficiency (IE)	(PF x HA (ft²))/IE
Zone 1	Drip	Low	0.30	2,700	0.81	1,000
Zone 2	Drip	Medium	0.60	300	0.81	222
Zone 3	Drip	High	1.00	-	0.81	0
Zone 4						
						1,222
		SLA		0		0
			Sum	3,000		

Results

MAWA =	25,650	ETWU =	23,222 Gallons
			3,104 Cubic Feet
			31.04 HCF
			0.07 Acre-feet
			0.02 Millions of Gallons

ETWU complies with MAWA

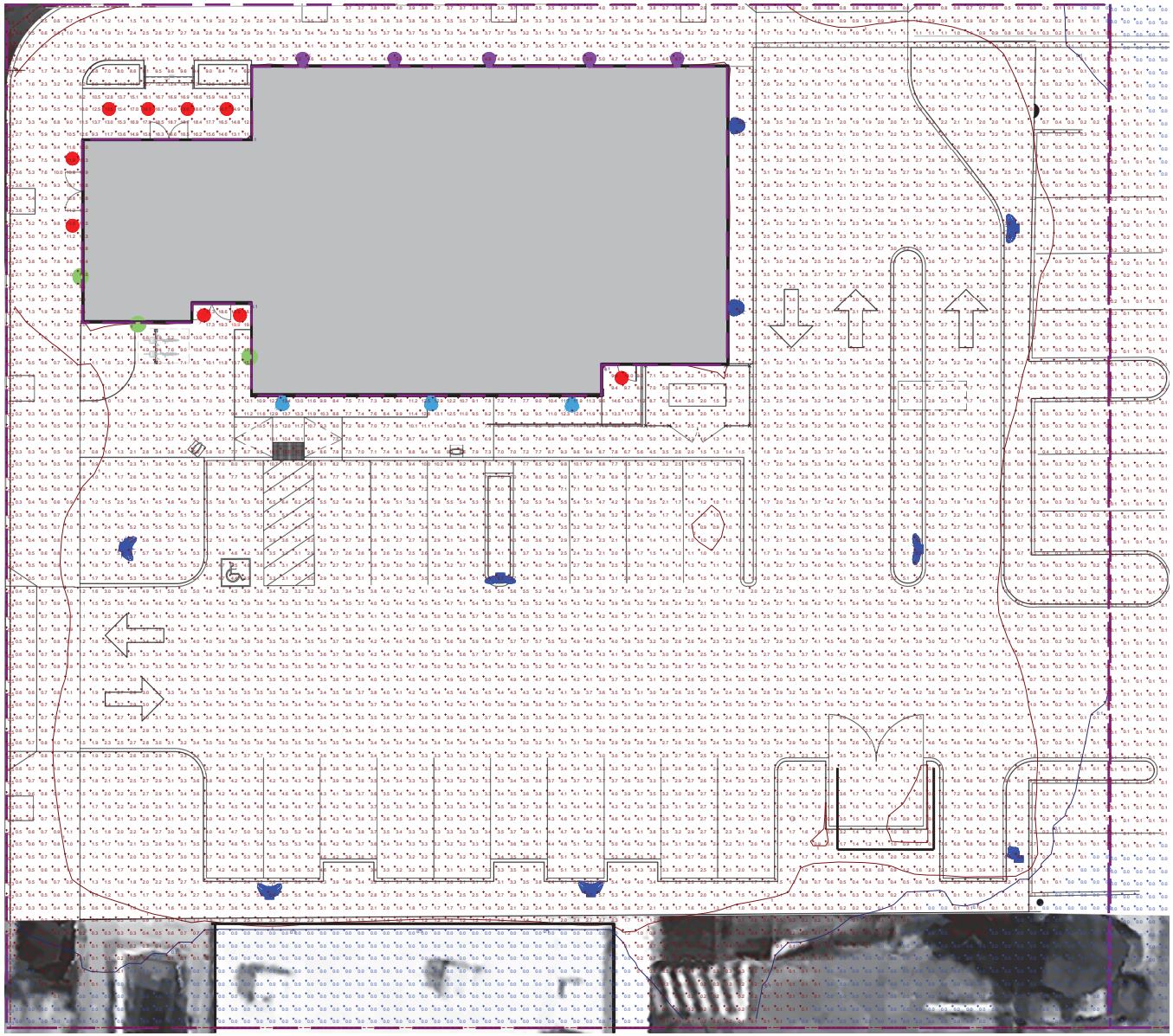
INTEGRA PLANNING+ LANDSCAPE ARCHITECTURE

IRRIGATION + MWELO CALCULATIONS
CONCEPTUAL LANDSCAPE PLAN

REDWOOD CREDIT UNION

101 S. MAIN STREET, UKIAH, CALIFORNIA 95482

DATE: 04/11/2023
SHEET NUMBER: L-2 OF 2
PROJECT NUMBER: 22-091.01



Plan View

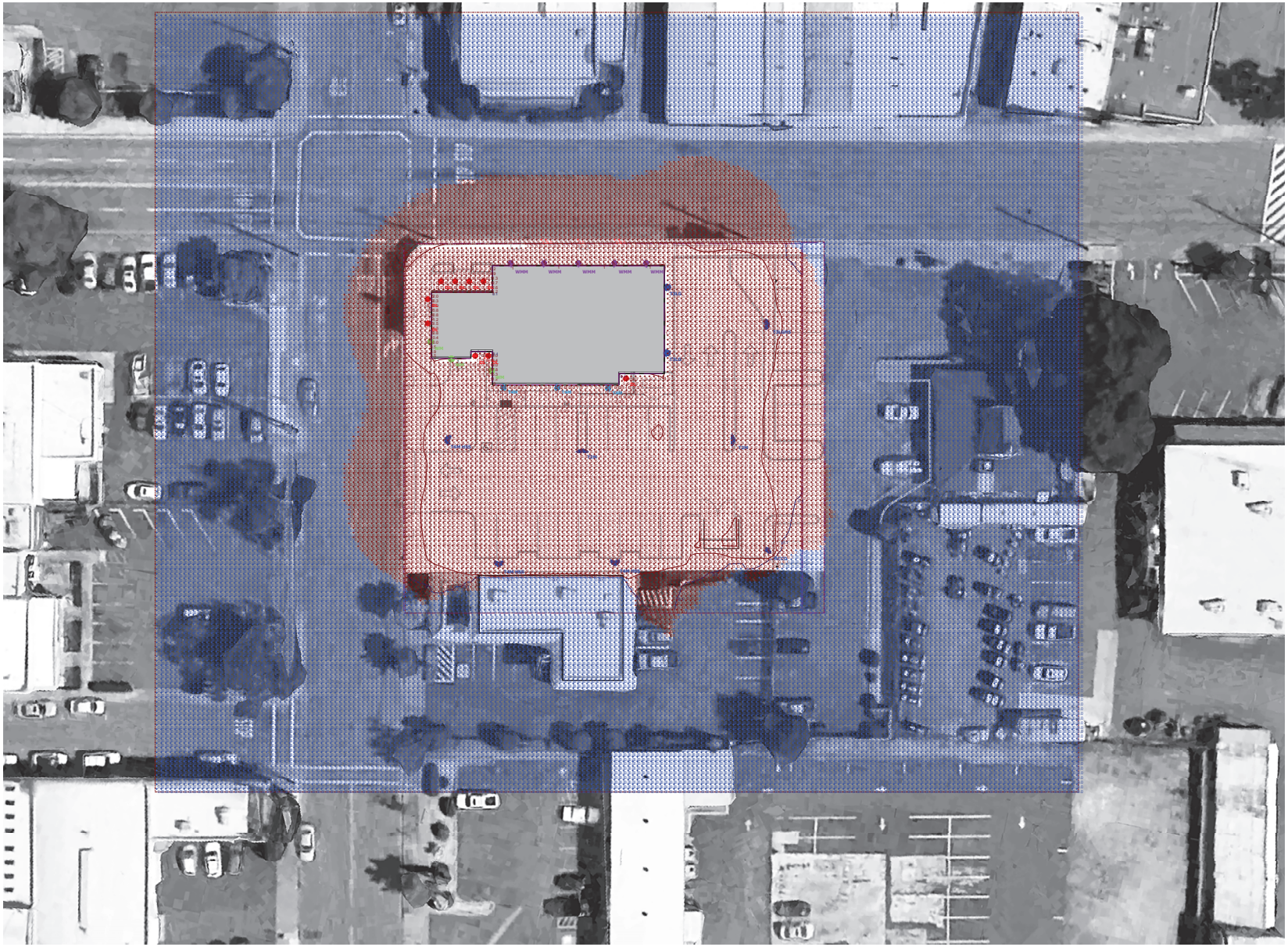
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	DL		9	RAB lighting Inc	CALEDFA-6R-24S-RCCTGUNV-WS	6" Wet Location Recessed LED downlight	1	2122	0.9	22.3	Max: 1113cd
	RCCO		1	Lithonia Lighting	DSX0 LED P2 30K 70CRI RCCO	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 70 CRI Right Corner Cutoff Extreme Backlight Control	1	4352	0.9	45.14	Max: 6730cd
	T2M		2	Lithonia Lighting	DSX0 LED P3 30K 70CRI T2M	D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Type 2 Medium	1	8343	0.9	68.95	Max: 7597cd
	T3LG		2	Lithonia Lighting	WDGE2 LED P2 30K 80CRI VF	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1	1947	0.9	14.53	Max: 1027cd
	T3LG HS		1	Lithonia Lighting	DSX0 LED P2 30K 70CRI T3M HS	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 70 CRI Type 3 Medium Houseside Shield	1	5140	0.9	45.14	Max: 4274cd
	T4M		3	Lithonia Lighting	WDGE2 LED P4 30K 80CRI VW	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC	1	4356	0.9	34.96	Max: 3321cd
	T4M HSS		3	Lithonia Lighting	DSX0 LED P3 30K 70CRI T4M HS	D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 70 CRI Type 4 Medium Houseside Shield	1	7368	0.9	68.95	Max: 6252cd
	WM		3	Tech Lighting	700WMSPITSC-LED830	LED Wall-Mount Luminaire	1	802	0.9	26.2	Max: 313cd
	WMM		5	Lithonia Lighting	WDGE2 LED P2 30K 80CRI VW	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC	1	1241	0.9	9.81	Max: 946cd

VISUAL

PROPOSED REDWOOD CREDIT UNION - LIGHTING PHOTOMETRICS
101 S MAIN STREET
UKIAH, CA

BLAKESLEE ELECTRIC, INC.
INDUSTRIAL • COMMERCIAL
LIC. #416488
14 West Third Street, P.O. Box 1951, Santa Rosa, CA 95402
Tel (707) 545-6393 Fax (707) 545-9617 www.BlakesleeElectric.com

Designer
TS
Date
REV1 1/19/2023
Scale
As Noted
Drawing No.
E2
Summary



Plan View
Scale - 1" = 20ft

Note
Extended photometric calculations show effects on neighboring properties as requested. Blue photometric values are zero (0).

BLAKESLEE
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VISUAL

PROPOSED REDWOOD CREDIT UNION - LIGHTING PHOTOMETRICS
101 S MAIN STREET
UKIAH, CA

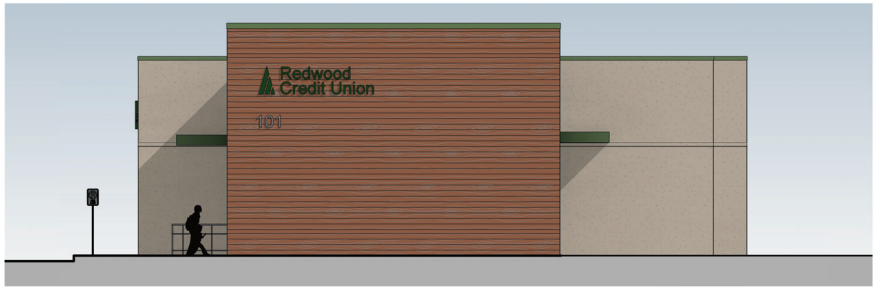
Designer
TS
Date
REV1 1/19/2023
Scale
As Noted
Drawing No.
E2
Summary

2 of 2

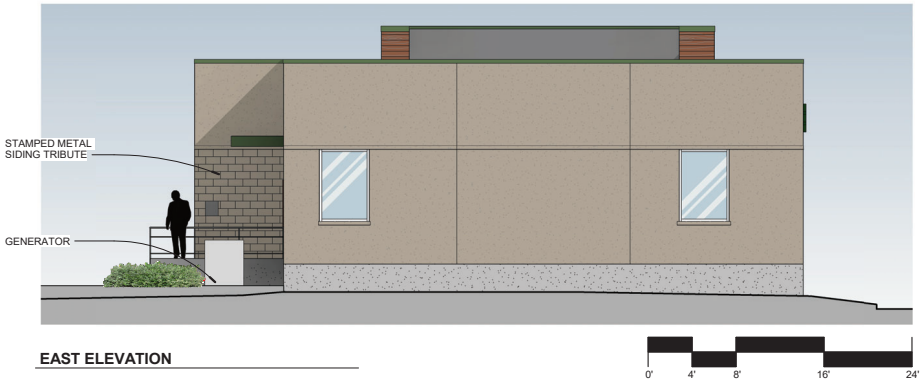
Original design submitted on 12/12/22

NORTH ELEVATION

SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Redwood Credit Union

UKIAH - NEW BRANCH

CONCEPTUAL EXTERIOR ELEVATIONS

101 SOUTH MAIN ST, UKIAH, CALIFORNIA

AXIA ARCHITECTS

DECEMBER 12, 2022

TRIBUTE SIDING

STAMPED METAL SIDING,
SOUTH SIDE OF BUILDING,
SEE CONCEPTUAL ELEVATIONS

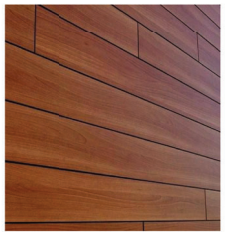
CONCEPTUAL EXTERIOR VIEW

STOREFRONT WINDOWS,
ANODIZED ALUMINUM

PLASTER FINISH, PAINTED

FULL COVER METAL AWING WITH CANOPY
HANGERS AT ENTRANCES

TRESPA SIDING, WOOD APPEARANCE



Redwood Credit Union

UKIAH - NEW BRANCH

MATERIAL BOARD

101 SOUTH MAIN ST, UKIAH, CALIFORNIA

AXIA ARCHITECTS

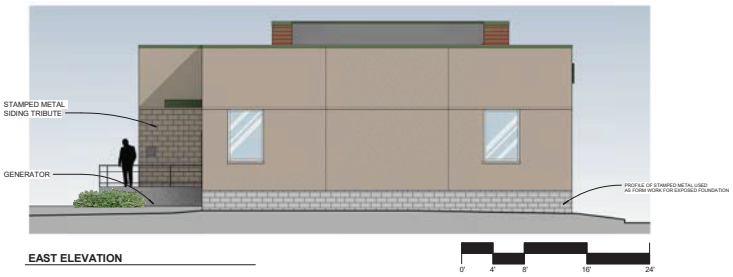
DECEMBER 12, 2022

Revised design submitted on 2/13/23 with two options

NORTH ELEVATION

SOUSTH ELEVATION

WEST ELEVATION



EAST ELEVATION

Redwood Credit Union

UKIAH - NEW BRANCH

CONCEPTUAL EXTERIOR ELEVATIONS

101 SOUTH MAIN ST, UKIAH, CALIFORNIA

AXIA ARCHITECTS

FEBRUARY 10, 2023

Option 1

TRIBUTE SIDING

STAMPED METAL SIDING, SOUTH SIDE OF BUILDING, SEE CONCEPTUAL ELEVATIONS

CONCEPTUAL EXTERIOR VIEW

STOREFRONT WINDOWS, ANODIZED ALUMINUM

PLASTER FINISH, PAINTED

FULL COVER METAL AWING WITH CANOPY HANGERS AT ENTRANCES

TRESPA SIDING, WOOD APPEARANCE

Redwood Credit Union

UKIAH - NEW BRANCH

MATERIAL BOARD

101 SOUTH MAIN ST, UKIAH, CALIFORNIA

AXIA ARCHITECTS

FEBRUARY 10, 2023

Option 2

TRIBUTE SIDING OPTION 1

TRIBUTE SIDING OPTION 2

Redwood Credit Union

UKIAH - NEW BRANCH

TRIBUTE SIDING OPTIONS

101 SOUTH MAIN ST, UKIAH, CALIFORNIA

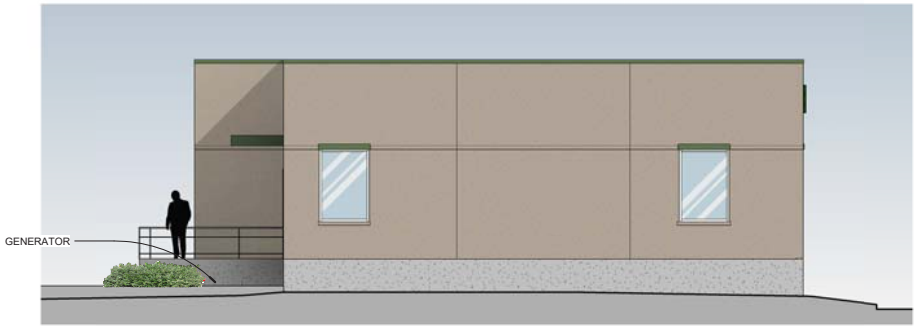
AXIA ARCHITECTS

FEBRUARY 10, 2023

NORTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION



EAST ELEVATION

0' 4' 8' 16' 24'

Redwood Credit Union

UKIAH - NEW BRANCH

CONCEPTUAL EXTERIOR ELEVATIONS
OPTION A

101 SOUTH MAIN ST, UKIAH, CALIFORNIA

AXIA ARCHITECTS

MARCH 14, 2023

NOTE: TREES REMOVED FOR VISUAL ACCESS TO THE BUILDING FINISHES

CONCEPTUAL EXTERIOR VIEW

STOREFRONT WINDOWS, ANODIZED ALUMINUM

STAMPED METAL SIDING, SOUTH SIDE OF BUILDING, SEE CONCEPTUAL ELEVATIONS

PLASTER FINISH, PAINTED

FULL COVER METAL AWING WITH CANOPY HANGERS AT ENTRANCES

TRESPA SIDING, WOOD APPEARANCE - TWO SHADES

Redwood Credit Union

UKIAH - NEW BRANCH

MATERIAL BOARD

101 SOUTH MAIN ST, UKIAH, CALIFORNIA

AXIA ARCHITECTS

MARCH 14, 2023

VIEW FACING SOUTH- EAST

Redwood Credit Union

UKIAH - NEW BRANCH

CONCEPTUAL EXTERIOR VIEW

101 SOUTH MAIN ST, UKIAH, CALIFORNIA

AXIA ARCHITECTS

MARCH 14, 2023

Redwood Credit Union
NORTH ELEV
Facing EAST PERKINS St.
155’ bldg frontage

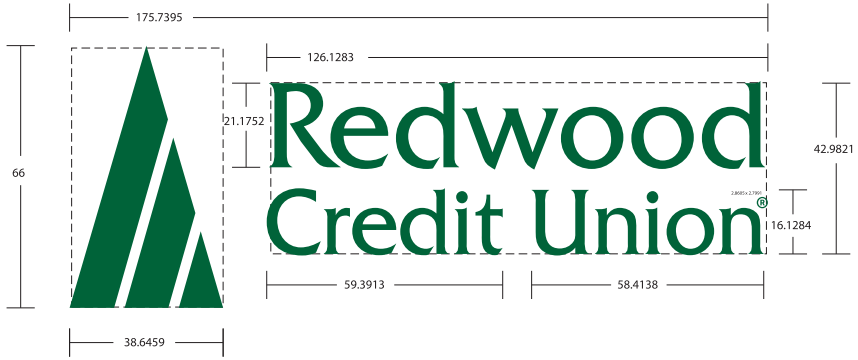
Redwood Credit Union
SOUTH ELEV
MAIN ENTRANCE - Facing PARKING LOT
155’ bldg frontage

Redwood
Credit Union
WEST ELEV
Facing MAIN ST.
55’ Frontage

North & South

Logo: 20.86 sq ft, Letters: 63.62 sq ft, Total: 84.48 sq ft each
Allowed: 155’ frontage x 1.5 = 232.5 sq ft

West



Logo: 17.71 sq ft, Letters: 37.65 sq ft, Total: 55.36 sq ft
Allowed: 55’ frontage x 1.5 = 82.5 sq ft

Ukiah, CA

FASTSIGNS
600 Pennsylvania St.
Vallejo, CA 94590
Ph: 707-642-2233
Cell: 707-249-1909
walter.perlic@fastsigns.com
mark.barber@fastsigns.com
C45-1023488

From: Matthew Keizer
To: Michelle Irace
Subject: RE: Email 1 of 2: Project Referral for 101/105 S. Main St. Redwood Credit Union Bank Facility
Date: Wednesday, March 8, 2023 10:52:55 AM
Attachments: image002.png
image003.png
image004.png

Fire:

1. New hydrant to be installed at an approved location within 400 feet of the new structure.
2. All turning radius must meet min: Inside Turn: 10 ft. 6 in. Curb to curb: 23 ft. 9 in. Wall to wall: 27 ft. 2 in.
3. Sprinklers are not required.

Building:

1. The design and construction of all site alterations shall comply with the 2022 California Building Code, 2022 Plumbing Code, 2022 Electrical Code, 2022 California Mechanical Code, 2022 California Fire Code, 2022 California Energy Code, 2022 Title 24 California Energy Efficiency Standards, 2022 California Green Building Standards Code and City of Ukiah Ordinances and Amendments.
2. Plot plan indicates one EV charging station that will be built to accessible standards. In addition to this EV parking stall you also need a fully accessible parking stall to be Van type.

Regards,

Matt Keizer, CBO, MCP, CFM
Chief Building Official
Chief Code Enforcement Officer
UVFA Fire Code Official
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/
http://www.cityofukiah.com/uvfa/

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prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

From: Michelle Irace <mirace@cityofukiah.com>
Sent: Wednesday, February 22, 2023 4:30 PM
To: Matthew Keizer <mkeizer@cityofukiah.com>; Isabelle Grieve <Igrieve@cityofukiah.com>; Jason Benson <jbenson@cityofukiah.com>; Tim Eriksen <teriksen@cityofukiah.com>; Andrew Stricklin <astricklin@cityofukiah.com>; Greg Owen <gowen@cityofukiah.com>; Scott Bozzoli <sbozzoli@cityofukiah.com>; Sonu Upadhyay <supadhyay@cityofukiah.com>; Cindy Sauers <csauers@cityofukiah.com>; 'mendocinocountyhistory@gmail.com' <mendocinocountyhistory@gmail.com>; 'Mendocino County Air Quality Mgmt District' <mcaqmd@mendocinocounty.org>; 'Environmental Health' <enviroh@mendocinocounty.org>; Cedric Crook <ccrook@cityofukiah.com>; Rick Pintane <rpintane@cityofukiah.com>; Mendocino Transit Authority Jacob King <jacob@mendocinotransit.org>; Waylon Hockemier <whockemier@cityofukiah.com>
Cc: Jesse Davis <jdavis@cityofukiah.com>; Craig Schlatter <cschlatter@cityofukiah.com>
Subject: Email 1 of 2: Project Referral for 101/105 S. Main St. Redwood Credit Union Bank Facility

Hi All,
The Planning Division has received an application for a Major Site Development Permit to demolish the existing buildings on-site and construct a new Redwood Credit Union bank facility at 101/105 S. Main St. in Ukiah. Due to file size, I am sending two zip folders in two separate emails that contain the application and plans (9 PDF files total, labeled 0-8). Please review the proposal and provide comments and/or proposed Conditions of Approval by **March 8, 2023.**

Background: On May 18, 2022, the Ukiah City Council approved Demolition Permit No. 21-6623 and the associated Initial Study/Mitigated Negative Declaration (SCH No. 2022030389) for demolition of the two buildings located on-site. Through the Demolition Permit review process, the building located at 101 S. Main St. was determined to be of historic significance by the City Council. However, at the time of approval, no development was proposed. As such, Mitigation Measure CUL-2 requires a Site Development Permit to be approved by the Planning Commission prior to the Demolition Permit being issued by the Building Official. Additionally, CUL-2 requires future development to salvage the pressed metal clad building materials on the 101 S. Main St. building and incorporate at least a portion of it into the design of new development to pay homage to its historic nature. Please refer to the ISMND for more information https://cityofukiah.com/demolition-permit-for-two-structures-over-50-years-old-at-101-105-s-main-street/

Upon completion of this department/agency review, the project will be reviewed by the Design Review Board for a recommendation to the Planning Commission for final consideration.

Please do not hesitate to reach out if you have any issues accessing the files or have any questions,

Thank you

Michelle Irace , *Planning Manager*
Department of Community Development
300 Seminary Avenue, Ukiah, CA 95482
www.cityofukiah.com/community-development
(707) 463-6203

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

PROJECT REVIEW REFERRAL

Please provide comments by: March 8, 2023

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 Chief 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: Mendo.Co. Historic Society
FROM PROJECT PLANNER: Michelle Irace, Planning Manager 707 463-6203 mirace@cityofukiah.com			

PROJECT INFORMATION:	
Project Name & Permit #:	Redwood Credit Union Major Site Dev. Permit #22-7977
Site Address & APN:	101/105 S. Main St. APN 002-231-01
General Plan:	Commercial
Zoning:	Downtown Zoning Code, Urban Center (UC)
Airport Compatibility Zone:	Zone 4 (Outer Approach/Departure)
Date Filed:	12/12/22
Resubmittal:	2/13/23; 2/21/23
Date Referred:	2/22/23
Prev. Projects on Site (include file #)	Demolition Permit and Initial Study/Mitigated Negative Declaration; File No. 21-6155 & 21-6623
Applicant/Agent Name:	Redwood Credit Union, Brad Williams
Phone:	707.576.5167
Email:	bwilliams@redwoodcu.org
Project Summary: Demolition of existing buildings and construction of a +/-4557sf Redwood Credit Union bank facility. See application materials	

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) City of Ukiah Electric Department

☐ No Comment

✔ Comments / Conditions of Approval Attached

3/7/2023

Signature **Date**

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

Comments / Conditions of Approval:

Regarding the Project Referral for The “Redwood Credit Union Major Site Dev. Permit #22-7977"

Ukiah Electric Utility Department (EUD) has the following requirements and comments:

1) This property will be served from Underground power lines.
2) Developer is to provide EUSERC approved electrical equipment compatible with the City of Ukiah’s EUSERC Acceptability Chart before the panel can be used on this project.
3) All future site improvements shall be submitted to the Electric Utility Department for review and comment. At that time, specific service requirements, service Voltage and developer costs and requirements will be determined.
4) Developer/customer shall incur all costs of this future project to include (labor, materials, equipment and future services).
5) There shall be an easement provided to the EUD for any Primary or Secondary that transverses through the property. Or around any City owned Electric equipment.

Please email a copy of all future electric plans to sbozzoli@cityofukiah.com
Should they have any questions please call Scott Bozzoli at 707-467-5775.

Interoffice Memorandum

City of Ukiah

To: Michelle Irace, Planning Manager
From: Jason Benson, Senior Civil Engineer
Date: March 8, 2023
Re: Major Use & Site Development Permit at 101 South State Street

---

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

1. All work within the public right-of-way shall be performed by a licensed and properly insured contractor. The contractor shall obtain an encroachment permit for work within this area. Encroachment permit fee shall be $45 plus 3% of estimated construction costs.

2. The access to Perkins Street appears to not meet minimum site distance requirements to establish an adequate “vision triangle”. Please demonstrate that the site distance requirement is met in respect to the 30 mph speed limit on Perkins Street.

3. Standard street tree requirements include street trees spaced approximately every 30 feet along the public street, within tree wells where feasible, otherwise within 5 feet of the back of sidewalk. Street trees shall be installed in accordance with City Standard Drawing No 601. Tree types shall be approved by the City Engineer. These trees must be irrigated for the first five years to be established and healthy. Irrigation chases for the water of the trees will be allowed to be installed under the sidewalk.

4. It is unclear on the plans provided what the final width of the new sidewalk on Perkins Street will be. The minimum sidewalk width for this project will be 8 feet.

5. A new compliant ADA ramp should be installed at the intersection of Perkins Street and Main Street. The City would like the developer to increase the radius of the curb as part of the ramp to a minimum of 15 feet.

6. A detailed sediment and erosion control plan shall be included with the project plans, prepared by a Civil Engineer or other licensed erosion control specialist.

7. The capital water connection fee is based on the meter size. The engineer for the project needs to supply the City with this information.

8. The sewer fees will be calculated based on the number of drain fixture units at the time of Building Permit application.

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

PROJECT REVIEW REFERRAL

Please provide comments by: March 8, 2023

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.

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✔	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: Mendo.Co. Historic Society
FROM PROJECT PLANNER: Michelle Irace, Planning Manager 707 463-6203 mirace@cityofukiah.com			

PROJECT INFORMATION:	
Project Name & Permit #:	Redwood Credit Union Major Site Dev. Permit #22-7977
Site Address & APN:	101/105 S. Main St. APN 002-231-01
General Plan:	Commercial
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Airport Compatibility Zone:	Zone 4 (Outer Approach/Departure)
Date Filed:	12/12/22
Resubmittal:	2/13/23; 2/21/23
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Prev. Projects on Site (include file #)	Demolition Permit and Initial Study/Mitigated Negative Declaration; File No. 21-6155 & 21-6623
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Phone:	707.576.5167
Email:	bwilliams@redwoodcu.org
Project Summary: Demolition of existing buildings and construction of a +/-4557sf Redwood Credit Union bank facility. See application materials	

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) City of Ukiah Electric Department

☐ No Comment

✔ Comments / Conditions of Approval Attached

3/7/2023

Signature **Date**

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

Comments / Conditions of Approval:

Regarding the Project Referral for The “Redwood Credit Union Major Site Dev. Permit #22-7977"

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City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

PROJECT REVIEW REFERRAL

Please provide comments by: March 8, 2023

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☐	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: Mendo.Co. Historic Society
FROM PROJECT PLANNER: Michelle Irace, Planning Manager 707 463-6203 mirace@cityofukiah.com			

PROJECT INFORMATION:	
Project Name & Permit #:	Redwood Credit Union Major Site Dev. Permit #22-7977
Site Address & APN:	101/105 S. Main St. APN 002-231-01
General Plan:	Commercial
Zoning:	Downtown Zoning Code, Urban Center (UC)
Airport Compatibility Zone:	Zone 4 (Outer Approach/Departure)
Date Filed:	12/12/22
Resubmittal:	2/13/23; 2/21/23
Date Referred:	2/22/23
Prev. Projects on Site (include file #)	Demolition Permit and Initial Study/Mitigated Negative Declaration; File No. 21-6155 & 21-6623
Applicant/Agent Name:	Redwood Credit Union, Brad Williams
Phone:	707.576.5167
Email:	bwilliams@redwoodcu.org
Project Summary: Demolition of existing buildings and construction of a +/-4557sf Redwood Credit Union bank facility. See application materials	

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) Alyssa Ballard, Historical Society of Mendocino County

☐ No Comment

☑ Comments / Conditions of Approval Attached

03/07/2023

Signature **Date**

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

Comments / Conditions of Approval:

Date: March 7, 2023

To: City of Ukiah, Planning Department
300 Seminary Ave.
Ukiah, Ca. 95482

From: Historical Society of Mendocino County
100 S. Dora Street
Ukiah, Ca. 95482

Re: Major Site Development Permit for Construction of a Redwood Credit Union Bank Facility at 101 S. Main St. APN 002-231-001; File No. 22-7977

On May 4, 2022, the Ukiah City Council deemed 101 South Main Street in Ukiah, as historic because it met two of the three criteria in 3016(e) of the Ukiah City Code, by it being the last surviving building with pressed metal-clad siding in Ukiah (once much more prevalent in Ukiah in the early 1900s), and it being the only remaining building to tell the story of how the block functioned as a service hub for agriculture commerce (an important era of Ukiah's history).

On May 18, 2022, the Ukiah City Council determined that "101 S. Main Street shall not be demolished until there is a development proposal approved in accordance with Ukiah City Code and, specifically, the Downtown Zoning Code". They determined that the development proposal must meet the mitigation measure CUL-2 which states:

"At the time of demolition, the pressed metal siding on the west and north portions of the building shall be salvaged. If the pressed metal siding is not able to be salvaged, similar pressed metal siding may be used. Any new development will incorporate into the design all, or a portion, of the pressed metal siding of the existing building to pay homage to the agricultural commercial function of the original building."

The original mitigation measure CUL-2 proposed that a plaque be erected to tell the history of the building and block, and the Ukiah City Council found this measure to be insufficient.

Upon reviewing the project summary and proposed plans submitted by AXIA Architects for the site, I do not believe that either re-use proposal option meets the intent behind the mitigation measure CUL-2 for this site.

In order to provide some examples of what I mean by intent, I have pulled some direct quotes from Ukiah City Council members, and the Ukiah City Manager, from the May 18, 2022, meeting when the mitigation measure was drafted:

Councilmember Crane: (around 2:31:00)

"I would be disappointed if it wound up being a 1' x 1' piece near the front door, or worse yet, by the back door."

In reference to a question being raised on the structural integrity of the pressed metal-clad siding - "The material is not structural; it is purely cladding."

Ukiah City Manager Sangiacomo:

In reference to a discussion on defining a strict amount of siding to be used – "If we are too prescriptive in a design… we are going to limit an architectural professional from maybe doing the best design that pays homage to the historical significance that we want."

In reference to raised concerns that the mitigation would be taken too literal and not honor the intention behind the measure – Sangiacomo noted that any councilmember, or member of the public, can appeal the decision if not happy with how the review bodies interpreted the intent of the mitigation.

Councilmember Rodin: (around 2:33:00)

In reference to trusting the review bodies (planning department and design review committee) - "when the council chose this mitigation measure they intended there to be some homage to the"… [building \history of the block].

"Trust the review bodies… to ensure that it does justice to the original building."

"We don't want the developer to take advantage by just having some little squares."

"I'm inclined to leave it up to a professional, an architect, to design a building that pays homage to its agricultural commercial past and incorporates the siding."

Proposal Option 1: Reuses a very small portion of the siding and it is hidden in an area with low visibility. The panels are applied to an existing design, rather than incorporated into the design of the building. The explanation for the poor condition of many of the original panels is clear, however, the plans provide no explanation for why a similar pressed metal siding has not been used to supplement the original material. The mitigation measure is clear, "If the pressed metal siding is not able to be salvaged, similar pressed metal siding may be used." Not wishing to, should not be an option as this site is not open for development until the current historic building is demolished, and it cannot be demolished until the mitigation measure is met. I did see that Michelle Irace's letter on 12/27/2022 did request an explanation for "why more pressed metal (either salvaged existing material and/or new pressed metal) was not included in the design?". There are many modern materials that would meet the overlap recommendations by the Sheet Metal and Air Conditioning Contractors National Associations (SMACNA). Nearly identical panels are available at WF Norman Corporation at https://wfnorman.com/tin-ceiling-showroom/pitch-stone-siding. If metal cladding does not work with the current designs, new designs should be drafted to accommodate metal cladding in a significant way.

The concrete poured stem walls are closer to incorporating something similar to the panels into the design, however, they are a very minor alteration to an already set design and are in low visibility areas. They do not fulfill the intent behind the mitigation measure.

Regarding the proposed plaque, a plaque was found to be an insufficient mitigation measure.

Proposal Option 2: This application does not meet the mitigation measure CUL-2 because the original panels, or similar panels, are not incorporated into the design of the building. The wall is independent of the building entirely. The intent behind the mitigation measure is not about preserving the panels from the building on their own. It is ensuring that if the current historic building is demolished, the new structure taking its place will be designed to pay homage to the commercial agricultural history of that block. It will do so by reusing the original panels or similar modern panels.

Thank you for taking the time to consider my concerns and comments.

Alyssa Ballard
Archivist and Historian
Historical Society of Mendocino County
100 South Dora Street, Ukiah, CA
(707) 462 - 6969

CITY OF UKIAH
DESIGN REVIEW BOARD MEETING MINUTES
Held in person and via Zoom teleconference
March 23, 2023
3:00 p.m.

1. CALL TO ORDER

The meeting was held in person and virtually via Zoom teleconference at the following link: https://us06web.zoom.us/j/81821430811. Chair Tom Liden called the Design Review Board meeting to order at 3:00 p.m.

Chair Tom Liden presiding.

2. ROLL CALL

Members Present: Meaux, Hawkes, Gordon and Chair Liden. **Absent:** None
Staff Present: Michelle Irace, Planning Manager; Craig Schlatter, Community Development Director.

3. CORRESPONDENCE

All correspondence related to Item 6a has been distributed to the DRB and uploaded to the agenda item prior to the meeting.

4. APPROVAL OF MINUTES

Approval of May 26, 2022 Special Meeting Minutes.

Motion/Second: Meaux/Hawkes: to approve the minutes of the May 26, 2022 Special Meeting as submitted. Motion carried by the following roll call votes: AYES: Meaux, Hawkes, Gordon, Liden. NOES: None. ABSENT: None ABSTAIN: None

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

None.

6. NEW BUSINESS

6a. Review and Recommendation to the Planning Commission Regarding an Application for a Major Site Development Permit for Construction of a Redwood Credit Union Bank Facility at 101 S. Main St. APN 002-231-001; File No. 22-7977

Chair Liden stated that he is recusing himself from this item due to a conflict.

Planning Manager Michelle Irace presented the project.

CHAIR LIDEN OPENED THE ITEM FOR PUBLIC COMMENT AT 3:17 P.M.
Speakers: Doug Hilberman, Tony Hildesheim, Todd Andrus, Mike Cook, Alyssa Ballard, Dennis Crean, Pinky Kushner.

CHAIR LIDEN CLOSED THE PUBLIC COMMENT AT 4:39 P.M.

CHAIR LIDEN REOPENED THE PUBLIC COMMENT AT 4:51 P.M.
Speakers: Doug Hilbernam

CHAIR LIDEN CLOSED THE PUBLIC COMMENT AT 4:51 P.M.

Motion/Second: Meaux/Gordon made a motion to recommend approval of the project to the Planning Commission, with the following recommendations:

1. Study Perkins Street entrance for potential removal to allow for additional space to re-orient and design the building.
2. Consider moving Ginkgos proposed along the south parking lot parcel line away from the property line and adjacent building.
3. Add windows or openings up high on the west facing trespa wall to break up the west façade with possible addition of a green or living wall.
4. Recess the glazing on the north face (Perkins Street) 12 inches.
5. Consider contrasting colors to make the metal siding more prominent.
6. Consider wrapping glazing around the corner of Main and Perkins streets.

Motion carried by the following roll call votes: AYES: Meaux, Gordon. NOES: Hawkes ABSENT: None. ABSTAIN: None; Liden recused himself.

Motion/Second: Meaux/Gordon made a motion finding that the project, as proposed, meets the intent of Mitigation Measure CUL-2 associated with Demolition Permit No. 21-6155 and Initial Study and Mitigated Negative Declaration No. 21-662 (State Clearinghouse No.2022030389) intended to pay homage to the historic nature of the existing pressed metal siding on the 101 S. Main Street building.

Motion carried by the following roll call votes: AYES: Meaux, Gordon, Hawkes. NOES: None. ABSENT: None. ABSTAIN: None; Liden recused himself.

7. MATTERS FROM THE BOARD

Chair Liden would like to discuss the vacancy on the DRB and the possibility of electing a new Chair.

8. MATTERS FROM STAFF

None.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 5:14 p.m.

AXIA
ARCHITECTS

PO BOX 1000
SANTA ROSA, CA 95402

540 MENDOCINO AVE
SANTA ROSA, CA 95401

April 14th, 2023

City of Ukiah
Community Development Department
300 Seminary Avenue
Ukiah, CA 95482

Attn: Michelle Irace
Planning Manager

Re: Major Site Development Permit – 101 S. Main St
Addressing DRB Feedback
File No: 22-7977

Dear Michelle Irace,

We appreciated the dialogue and recommendations from the Design Review Board hearing for the Redwood Credit Union Ukiah Branch project at 101 S. Main St. We believe our evolution to the design addresses much of the valuable feedback. The following outlines the DRB recommendations and the manner in which each was addressed in the design evolution:

Item 1. Study Perkins Street entrance for potential removal to allow for additional space to re-orient and design the building.

Response: I believe Item 1 was discussed by a Design Review Board member as a possible study to create more space to address a strong corner entry, a wider sidewalk on Perkins (for pedestrian activity that may increase with the future courthouse), and to move the secure ATM enclosure off of South Main Street. In addition, please refer to page 2-3 of the attached letter from BKF addressing resolution Public Work's visibility criteria. We revisited the design of the branch floor plan, targeted efficiencies in the layout, and removed about 100 square feet of the footprint. The reductions allowed us to create a corner entry vestibule, increase the Perkins Street sidewalk width by about 3 additional feet, increase sight lines at the Perkins entry, and reduce the Trespa wall on South Main Street. We believe that these modifications achieved the desired goals without needing to remove the Perkins Street entrance. Having an entry/exit at two locations on the site is critical to site circulation within the parking lot and ATM drive-thru. It reduces cumbersome 3-point turns within the parking area.

Item 2. Consider moving Ginkos proposed along the south parking lot parcel line away from the property line and adjacent building.

Response: The parking area now includes three compact stalls to incorporate a larger landscape patch for each tree. The landscape architect has also changed the species of the tree to one with a smaller diameter.

AXIA ARCHITECTS

Item 3. Add windows or openings up high on the west facing trespa wall to break up the west façade with possible addition of green or living wall.

Response: Items 3 and 6 were both ideas to provide greater interest and openness to the South Main Street façade. Instead of high openings, we redesigned the entry to be a corner vestibule with storefront glazing. We believe the significant glazing added along the South Main Street façade meets the objectives of the recommendation in Item #3.

Item 4. Recess the glazing on the north face (Perkins Street) 12 inches.

Response: The storefront glazing has been recessed accordingly.

Item 5. Consider contrasting colors to make the (stamped) metal siding more prominent.

Response: An additional color has been added. The original stamped metal color shown in the DRB submission was the same color as the stucco field color. We have added a darker color for the stamped metal to provide contrast and make it more prominent.

Item 6. Consider wrapping the glazing around the corner of Main and Perkins Streets.

Response: We have evolved the design to include a new corner entry vestibule near the intersection of South Main Street and Perkins Street. This is a glazed entry vestibule of significant size that wraps the corner.

We hope you will agree that the evolution of the design makes considerable strides towards addressing the general discussion and recommendations from the Design Review Board meeting. I have also attached a letter from the civil engineer noting some of the changes and addressing the comments from Public Works.

If you have any questions, please contact me by email at dhilberman@axiaarchitects.com or by phone 707-542-4652 with any questions.

With Appreciation,

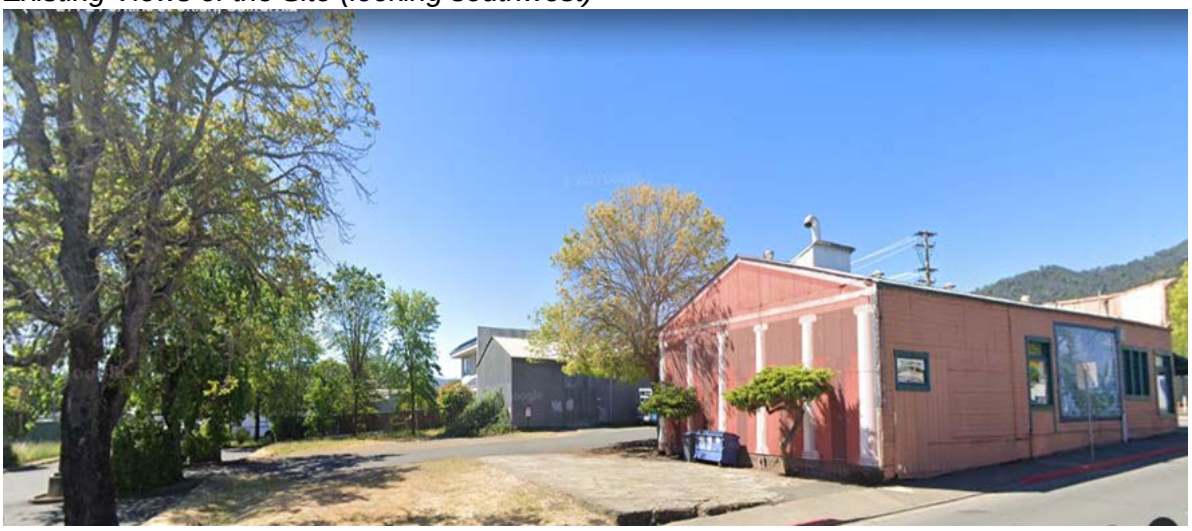
Doug Hilberman
President
AXIA Architects

Encl: 04/12/23 Letter from BKF Engineers

ATTACHMENT 9

Existing Views of the Site (looking east)

Existing Views of the Site (looking southwest)



Existing Views of the Site (looking northeast)

Historic Photographs of the 101 S. Main St Building

Figure 23: 1948, photograph by Phyllis Bartolomie (courtesy of the Mendocino County Historical Society)

Figure 24: 1948, photograph by Phyllis Bartolomie (courtesy of the Mendocino County Historical Society)

Figure 21: 1937, Ukiah Marketing Movie, minute 7:02 and 7:06

Date: May 3, 2023

To: Ukiah Planning Commission
City of Ukiah, Community Development Department
300 Seminary Ave.
Ukiah, Ca. 95482

From: Alyssa Ballard, Historian (MA) United States History

Re: Major Site Development Permit for Construction of a Redwood Credit Union at 101 S. Main St. APN 002-231-001; File No. 22-7977

I have been a Redwood Credit Union member for almost 20 years, and I urge the Planning Commission to **deny the approval of this project as currently proposed** because it does not meet the intent behind the mitigation measure CUL-2 for this site and it does not meet citizens' vision for Ukiah's historic downtown, as described in the new 2040 General Plan. The site is not open to develop until the current historic building at 101 S. Main Street is demolished, and a demolition permit cannot be issued until the mitigation measure is met.

The current proposed design (and the last three versions) cosmetically *applies* a small amount of metal panels to an already set suburban sprawl design, rather than *incorporating* the panels into the design of the building.

The problem with this approach is that because the metal siding is purely cosmetic and not integral to the design of the building itself, it could be removed a year from now and we would be left with a building that pays zero homage to the current historic building and an unfulfilled mitigation measure, yet the historic building will have been demolished.

Background on the mitigation measure and the intent behind it:

On May 4, 2022, the Ukiah City Council deemed 101 South Main Street in Ukiah, as **historic** because it met two of the three criteria in 3016(e) of the Ukiah City Code, by it being the last surviving building with pressed metal-clad siding in Ukiah (once much more prevalent in Ukiah in the early 1900s), and it being the only remaining commercial building to tell the story of how the block functioned as a service hub for agricultural commerce (an important era of Ukiah's history).

On May 18, 2022, the Ukiah City Council determined that ***"101 S. Main Street shall not be demolished until there is a development proposal approved in accordance with Ukiah City Code and, specifically, the Downtown Zoning Code".*** They determined that the development proposal must **meet the mitigation measure CUL-2** which states:

"At the time of demolition, the pressed metal siding on the west and north portions of the building shall be salvaged. If the pressed metal siding is not able to be salvaged, similar pressed metal siding may be used. Any new development will incorporate into the design all, or a portion, of the pressed metal siding of the existing building to pay homage to the agricultural commercial function of the original building."

The original mitigation measure CUL-2 proposed that a plaque be erected to tell the history of the building and block, and the Ukiah City Council found this measure to be insufficient.

In order to provide some examples of what I mean by **intent**, I have pulled some direct quotes from Ukiah City Council members, and the Ukiah City Manager, from the May 18, 2022, meeting when the mitigation measure was drafted:

Councilmember Rodin: (around 2:33:00)

> *"We don't want the developer to take advantage by just having some little squares."*
>
> *"Trust the review bodies… to ensure that it does justice to the original building."*

Councilmember Crane: (around 2:31:00)

> *"I would be disappointed if it wound up being a 1' x 1' piece near the front door, or worse yet, by the back door."*

Ukiah City Manager Sangiacomo:

> In reference to a discussion on defining a strict amount of siding to be used – *"If we are too prescriptive in a design… we are going to limit an architectural professional from maybe doing the best design that pays homage to the historical significance that we want."*

There are many standard waterproofing assemblies' available for water permeable cladding materials such as the stamped metal panels in compliance with the Sheet Metal and Air Conditioning Contractors National Associations (SMACNA) and would allow for a more significant and cohesive incorporation of metal panels into design.

If metal cladding does not work with the current designs, new designs should be drafted that feature metal cladding in a more significant and integral way.

The intent behind the mitigation measure is not about preserving the panels from the building on their own. It is ensuring that if the current historic building is demolished, the new structure taking its place will be designed to pay homage to the commercial agricultural history of that block and historic district.

This proposed building design was not designed using the historic building as inspiration. Redwood Credit Union's Novato branch was the inspiration (see photographs below).

The mitigation measure should be taken seriously. Once the courthouse is constructed behind the depot, the building on this corner will be an anchor building in the core of Ukiah's downtown. Any design approved for this location will be the final nail in the coffin for the historic 101 S. Main Street building. Any building that replaces this historic structure should be able to be celebrated by Ukiahans 100 years from now and fit the citizens' vision of a higher density, mixed-use, walkable historic downtown.

The current proposed project is not right for this site. If Redwood Credit Union does not wish to comply with the building codes and mitigation measures for this "gateway" property, then their needs would be better met with a different site. Ukiah shouldn't compromise its needs/standards for a business's desires.

Thank you for taking the time to consider my concerns and comments.

Alyssa Ballard

Historian (MA) United States History, 19th and 20th Century
City of Ukiah Demolition Review Committee

Date: May 1, 2023

RECEIVED
MAY 03 2023
CITY OF UKIAH
COMMUNITY DEVELOPMENT

To: Ukiah Planning Commission
City of Ukiah, Community Development Department
300 Seminary Ave.
Ukiah, Ca. 95482

From: John Azzaro
720 Willow Ave.
Ukiah, CA 95482

Re: Major Site Development Permit for Construction of a Redwood Credit Union at 101 S. Main St. APN 002-231-001; File No. 22-7977

Respected Planning Commissioners,

East Perkins Street, the main entrance to our town, is a mess. Traffic is snarled every weekday afternoon from State Street to the freeway. Biking is dangerous and the mix of strip mall style businesses, gas stations, fast food outlets and parking lots is hardly an attractive welcome. This is a far cry from the Gateway Masterplan of 2015.

The building application for a single-use development on the corner of Perkins and Main Street won't help this a bit. This is your best chance to change the situation. You must and can do better. The applicant is proposing to build a minimal single use, one story building with excessive parking on a corner parcel zoned for much larger two or three story buildings, in scale with our new courthouse.

We believe this short-sighted development will have negative impacts on an already underutilized gateway corridor within the downtown. The proposed use, zoned for much higher density, is a significant departure from the General Plan and Downtown Zoning District's goal of maximizing density and encouraging creative uses of space. It would also be a departure from its stated intentions of encouraging mixed use developments with affordable housing and attracting new businesses to Ukiah.

We believe that this proposed change would set a dangerous precedent for other vacant parcels within this district by incentivizing developers to build single-use buildings on large parcels instead of mixed-use developments that maximize public access and enhance pedestrian traffic. This will ultimately lead to fewer businesses in town, less foot traffic between them all, less vibrancy in our downtown core—and ultimately less profit for the city overall.

Please do not approve this application as submitted.

Sincerely,

John Azzaro, Carol Azzaro

John and Carol Azzaro