



Design Review Board

Regular Meeting AGENDA

(To Be Held at Both the Physical and Virtual Locations Below)

Civic Center Annex ♦ 300 Seminary Ave., Conf. Rm. #3 ♦ Ukiah, CA 95482

To participate virtually, go to the following link and utilize the associated Meeting ID:

***Link: <https://us06web.zoom.us/j/81613350865>
Meeting ID: 816 1335 0865***

***Call-in using your telephone only: 888-788-0099 (US Toll-Free)
To raise your hand: press *9. To unmute yourself: press *6
Meeting ID: 816 1335 0865***

May 25, 2023 - 3:00 PM

The Design Review Board serves as an advisory body to City staff, Zoning Administrator, Planning Commission and City Council to make site design recommendations consistent with the City's Design Review Guidelines. The Design Review Board works with staff and applicants to review proposed site development permit applications, planned development applications and precise development plans, and make recommendations concerning architecture, site design layout, landscaping, parking, signage, exterior lighting and other aspects of urban design to City staff, Zoning Administrator, Planning Commission and City Council as appropriate.

The Design Review Board encourages applicants and/or their representatives to be available at the meeting to answer questions so that no agenda item need be deferred to a later date due to a lack of pertinent information.

1. CALL TO ORDER

2. ROLL CALL

3. CORRESPONDENCE

4. APPROVAL OF MINUTES

4.a. Approval of the March 23, 2023 Regular Meeting Minutes

Recommended Action: Review and approve Minutes of the March 23, 2023 DRB Regular Meeting

Attachments:

1. March 23, 2023 Regular Meeting Minutes

4.b. Approval of the May 4, 2023 Special Meeting Minutes

Recommended Action: Review and approve the Minutes of the May 4, 2023 DRB Special Meeting

Attachments:

1. May 4, 2023 Special Meeting Minutes

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Design Review Board (DRB) welcomes input from the audience that is within the subject matter jurisdiction of the DRB . 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.

6. NEW BUSINESS

- 6.a. Request for review and recommendation to the Planning Commission regarding the demolition of an existing car wash facility and construction of a new automated car wash facility featuring an 85-foot-long car wash tunnel, nine (9) vacuum stations, landscaping, and commercial signage at 162 Talmage Road, Ukiah, CA; APNs 003-140-49; 003-140-05; File No. 22-7956.

Recommended Action: Review the proposed Major Site Development Permit application and formulate a recommendation to the Planning Commission

Attachments:

1. Application Materials
2. Agency Comments

- 6.b. Request for review and recommendation to the Planning Commission regarding an offer of public artwork located in Todd Grove Park (APN 001-090-02).

Recommended Action: Review the proposed Mural Permit application and formulate a recommendation to the Planning Commission

Attachments:

1. Application Materials
2. City of Ukiah - Public Art Policy

- 6.c. Discussion and Possible Nomination and Appointment of a Chair and Vice Chair of the Design Review Board

Recommended Action: Staff recommends the Board discuss the appointment of new officers and decide how to proceed.

Attachments:

1. Resolution No. 2018-01 - Procedures for Conducting Design Review Board Meetings

7. MATTERS FROM THE COMMISSION

8. MATTERS FROM STAFF

9. ADJOURNMENT

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request.

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

Date: May 15, 2023
Jesse Davis, AICP

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 Hilberman

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.

CITY OF UKIAH
DESIGN REVIEW BOARD SPECIAL MEETING MINUTES
Held in person and via Zoom teleconference
May 4, 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/85931500793>. 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: Craig Schlatter, Community Development Director, Michelle Irace, Planning Manager.

3. CORRESPONDENCE

No correspondence received.

4. APPROVAL OF MINUTES

There were no minutes to approve.

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

Public comments from Dennis Crean and Pinky Kushner.

6. NEW BUSINESS

6a. Brown Act Refresher and Discussion of Roles and Responsibilities of Design Review Board Members.

Director Schlatter presented the item.

CHAIR LIDEN OPENED THE ITEM FOR PUBLIC COMMENT AT 3:48 P.M.

Speakers: Pinky Kushner, Dennis Crean.

CHAIR LIDEN CLOSED THE PUBLIC COMMENT AT 4:12 P.M.

Design Review Board Members received the presentation and discussed with Staff.

6b. Receive Presentation and Discuss Procedures of Conduct Adopted for the Design Review Board.

CHAIR LIDEN OPENED THE ITEM FOR PUBLIC COMMENT AT 4:22 P.M.

Speakers: Dennis Crean, Pinky Kushner.

CHAIR LIDEN CLOSED THE PUBLIC COMMENT AT 4:54 P.M.

Design Review Board Members received the presentation and discussed with Staff.

7. **MATTERS FROM THE BOARD**

Chair Liden would like to agendaize a discussion on the officers of the Design Review Board for the next regular meeting of May 25, 2023.

8. **MATTERS FROM STAFF**

Staff discussed the holding of the Design Review Board's regular meeting on May 25, 2023. Design Review Board Members plan to meet as scheduled.

9. **ADJOURNMENT**

There being no further business, the meeting adjourned at 4:58 p.m.



TO: Design Review Board

FROM: Jesse Davis, Chief Planning Manager

DATE: May 25, 2023

SUBJECT: Request for review and recommendation to the Planning Commission regarding the demolition of an existing car wash facility and construction of a new automated car wash facility featuring an 85-foot-long car wash tunnel, nine (9) vacuum stations, landscaping, and commercial signage at 162 Talmage Road, Ukiah, CA; APNs 003-140-49; 003-140-05; File No. 22-7956.

LOCATION

The ±0.45-acre commercial project site is located within the City of Ukiah, ±0.5 miles west of U.S. Route 101 on Talmage Road, immediately northwest of its intersection with Perry Street, located at 162 Talmage Road, Ukiah, CA, 95482; APNs 003-140-49; 003-140-05. Figure 1 provides a location map of the project site.

EXISTING CONDITIONS

The project site is developed with the former *Redwood Plaza Car Wash*, which consists of an automatic car wash structure, four (4) self-service wash bays, and three (3) vacuum islands on the northern end of the property. The site also contains unmarked parking on the south side of the wash bays and striped parking near the northeast corner of the site. It features two (2) encroachments, with driveways along Talmage Road and Perry Street. The subject property is relatively flat, predominantly covered by structures and paving. Limited landscaping exists along the perimeters of the developed parcel, and features mature trees planted along Talmage Road. A masonry wall runs along the northern property line where the vacuum stations were previously located. Since 2017 the project site appears to have substantially deteriorated, with associated car wash equipment removed, and the automatic car wash tunnel fenced to prevent access by unauthorized individuals.

APN 003-140-05 is deemed a separate legal parcel. It is considered undeveloped/vacant, as it lacks sidewalks, curb, and gutter, and has no associated improvements. Historically, this parcel was not associated with *Redwood Plaza Car Wash*. In May 2022, this parcel was purchased by the Owner/Applicant (Santa Rosa Avenue Partners LLC) to facilitate development of the proposed car wash facility.

RELATED APPLICATIONS ON-SITE

- 2004: Minor Site Development Permit (#04-25)
 - Construction of 300 square foot addition/office and shade canopy.
 - While this request for a Minor Site Development Permit was approved by the Zoning Administrator, it was never constructed.
- 1994: Minor Subdivision (#94-34)
 - Division of existing commercial lot to separate carwash and commercial center.
- 1987: Major Use Permit (#87-75)
 - Development of a neighborhood commercial center and carwash.



APPLICANT STATEMENT

Splash Express Carwash (dba LUV Car Wash) is proposing to improve the property located at 162 Talmage Road in Ukiah with a high-tech automated car wash. This property was previously a car wash station that is currently out of use and will be demolished for the new facility.

The demolition of the site will utilize an excavator to complete the demolition of the building and site features. All required dust, noise and erosion control measures will be utilized per the Best Management Practices set forth by state and local authorities including Mendocino Air Quality Management District. All debris will be sorted with recyclable materials being recycled and the rest being disposed of accordingly.

The lot is 0.471 acres located within a shopping center that also includes the Bottle Shop, Marino's Pizza, Joyeria Angelica, Coin Laundry and Chevron on the west side corner of the block. This modern car wash utilizes reclaimed water and processes cars in/out within roughly 3-5 minutes. The facility will include the car wash building as well as 9 vacuuming stations. There are two options for ingress/egress, either from Talmage Road or Perry Street.

PROJECT DESCRIPTION

The Applicant proposes to demolish and replace the existing car wash facility, which was originally constructed in 1988. In 1994, the car wash facility was separated from the adjacent retail commercial center via minor subdivision (#94-34). Presently, an 85-foot-long automatic car wash tunnel along with nine (9) drive-up vacuum stations, as well as commercial signage is proposed. The Applicant intends to utilize the two (2) existing on-site encroachments with entry from Talmage Road and exit onto Perry Street. The proposed automatic car wash tunnel structure will be located near the center of the project site. Exterior building materials include painted and galvanized corrugated metal panels, metal awnings, and a sloped roof above the car wash exit. There will be a separate vacuum area located on the eastern portion of the site with nine (9) vacuum stations, including one (1) ADA stall. The vacuum stalls will feature shade awnings, in addition to the proposed trees, and can only be utilized by customers that exit the car wash facility. Commercial signage is proposed at the southeastern corner of the parcel. Water efficient landscaping and street trees are proposed for the project site consistent with the C-2 zoning regulations.

Figure 1, Location Map





AIRPORT LAND USE CONSISTENCY

Upon submittal, City Staff informed the Applicant that review by the Mendocino Airport Land Use Commission (ALUC) would be required for this project, as there were questions regarding the project's compatibility with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). As shown on the Ukiah Municipal Airport Compatibility Zones Map, the project site is split between multiple compatibility zones: Airport Zone 1* (Runway Protection Zone) and Airport Zone 2 (Inner Approach/Departure Zone). Potential noise impacts associated with the Zone 1* are very high with Community Noise Equivalent Level (CNEL) mostly above 60 decibels (dB).

Aircraft within Zone 1 are on very close final approach with nearly 20% of near-runway general aviation accidents occurring in this zone. Aircraft are typically at altitudes of less than 200 feet above the runway. Object heights are restricted to less than 35 feet in Zone 1*. Potential noise impacts associated with the Zone 2 are high with CNEL typically above 60dB with single-event noise sufficient to disrupt a wide range of land use activities including indoors if windows are open. Aircraft within Zone 2 are overflying at low altitudes on final approach and straight-out of departures—typically only 200 to 400 feet above the runway elevation. Some 8% to 22% of near-runway general aviation accidents occur in this zone.*

For the Airport Land Use Commission (ALUC) to make a compatibility determination for the project, the criteria for special circumstances would be applied since the project site currently has an existing nonconforming use. It is important to note that ALUC has no ability to reduce or remove nonconforming or otherwise incompatible existing land uses from the airport environs. Further, this UKIALUCP is not intended to compel local agency action to reduce or remove nonconforming or otherwise incompatible existing land uses from the airport environs. However, since the project proposes the replacement of an existing car washing facility, effectively altering a nonconforming use, the development is subject to review and UKIALUCP Policy 3.3.3 would be applied.

The Federal Aviation Administration (FAA) conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and Title 14 of the Code of Federal Regulations, part 77, concerning the proposed project. The aeronautical study revealed that the proposed structure does not exceed obstruction standards and would not be a hazard to air navigation.

The application was deemed consistent with the UKIALUCP on April 9, 2023 by ALUC Staff.

HEAVY COMMERCIAL (C-2) ZONING CODE – DESIGN REQUIREMENTS

The subject parcel is within the Heavy Commercial (C-2) zoning district. The purpose of the C-2 zoning district is to provide opportunities for commercial service and activities there are generally inappropriate in areas developed with professional offices and retail stores. Service (gas) station, automobile repair, and car washing facilities are considered allowed uses within the C-2 Zoning district, meaning that no Use Permit is required.

All development projects in the C-2 zoning district shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project. Landscaping plans shall be submitted as a required component at the time of application filing. All proposed landscaping requirements identified in UCC Section 9101(C) have met the satisfaction of Staff:

- a) Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.



- b) Deciduous trees shall constitute fifty-one percent (51%) of the trees proposed along the south and west building exposures; non-deciduous street species shall be restricted to areas that do not inhibit solar access.
- c) Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within fifteen (15) years of planting.
- d) Parking lots shall have a perimeter planting strip with both trees and shrubs.
- e) Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities of no less than three feet (3') in width within landscaped areas and/or separated from automobile travel lanes.
- f) Street trees may be placed on the property proposed for development instead of within the public right-of-way if the location is approved by the City Engineer, based upon safety and maintenance factors.
- g) All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.
- h) Landscaping plans shall include an automatic irrigation system and lighting plan.
- i) All required landscaping for commercial development projects shall be maintained.
- j) All healthy existing mature trees on development project sites shall be preserved and incorporated into the proposed landscaping plan, if feasible.

Upon review and consideration of the C-2 requirements, Staff determined that the project complies or will be conditioned to adhere to these zoning considerations.

COMMERCIAL DESIGN GUIDELINES

In 2007, Staff was directed by the Planning Commission to prepare review checklists to aid in review of projects for consistency with the adopted design guidelines. On June 27, 2007, the Planning Commission adopted two Project Review Checklists:

- One (1) checklist for commercial development outside of the Downtown Design District
- One (1) checklist for projects within the Downtown Design District
 - These checklists were intended to assist developers, Staff, and policy boards in determining consistency with the design guidelines adopted by City Council in 2001.

The Design Guidelines for Projects Outside of the Downtown Design District is included below:

Table 1 - Commercial Projects Outside Downtown Design District			
Yes	No	N/A	
X			Site Features: Site design is compatible with the natural environment, and incorporates the major existing features (<i>trees, landscaping, city creeks, riparian habitat, lot shape, size, relationship to surrounding area</i>).
X			Coordination: Facilities are shared and coordinated with adjacent properties.
X			Coordination: Setbacks are compatible with character of adjacent frontages.



X			Coordination: Setbacks are minimized to enhance the pedestrian environment.
X			Pedestrian Access: Site has pedestrian orientation, consistent with uses, design, and architecture.
X			Pedestrian Access: Pedestrian elements are attractive and functional (<i>walkways link parking to building entrances and other walkways; planters, street furniture, outdoor seating, pedestrian oriented signs, low level lighting provided</i>).
		X	Pedestrian access: Parking areas with 12 or more stalls: defined sidewalk or marked pedestrian facilities in landscaped areas or separated from traffic lanes required.
		X	Parking lots: Decrease visual prominence and reduce heat island effect (<i>locate behind buildings, divide into smaller lots, avoid large unbroken expanses of paving; emphasize screening, shading, landscaping</i>).
X			Landscaping: Scale and nature of landscape materials is appropriate to the site and structures.
X			Landscaping: 20% of gross lot area landscaped / 50% live plantings; landscape redevelopment or reuse projects to extent feasible (<i>Plants are of type, spacing and sizing to reach maturity within reasonable time. Hardy, drought tolerant, low maintenance species adapted to Ukiah climate are emphasized, parking lots trees also withstand heat, pollutants. Deciduous trees used on south and west. Automatic irrigation required for new commercial development</i>
		X	Landscaping: Parking areas with 12 or more stalls: 1 tree per 4 stalls within continuous linear strips. Perimeter planting strips use trees and shrubs. Focus on deciduous trees achieving 50% shading within 10 years
X			Landscaping: Parking lots generally: Perimeter planting strips, Street trees selected from Ukiah Master Tree List required
X			Signs: Signs are compatible with architectural character of buildings (<i>signage does not dominate site, uses compatible colors and material, lighting is restrained and harmonious, sandwich boards are creative/subdued co/or/minimal copy</i>).
X			Lighting: Lighting harmonizes with site, building design, architecture and landscaping (<i>lighting form, function, character, fixture styles, design and placement; lighting does not interfere with pedestrian movement</i>).
X			Energy Conservation: Active and passive solar and other renewable energy design and devices are used (<i>building orientation, landscaping, lighting, heating and cooling, photovoltaic system-ready or installed</i>).
X			Energy Conservation: Devices are unobtrusive and complement design (<i>solar panels flush with roof</i>).
X			Visual Appearance: Buildings are visually cohesive, compatible and complementary (<i>scale, proportion, design, style, heights, mass, setbacks</i>).
X			Visual Appearance: Buildings exhibit variety and distinctiveness (<i>but avoid overly obtrusive or overly monotonous designs, or strong contrast with adjacent buildings, creative use of natural and recycled materials; metal discouraged unless creative and consistent with Guidelines</i>)
X			Visual Appearance: Variety of architectural features encouraged tied to comprehensive design theme (<i>arches, raised parapets, cornices, eaves, windows, balconies, entry insets, roof angles and pitches, wall relief features</i>).



X			Visual Appearance: Building exteriors compatible with surrounding properties (<i>compatible materials, colors, quality, coordinated but not the same as surrounding properties, avoid strong or vivid colors unless they fit within local context, concrete block/exposed concrete on visible walls finished in aesthetic manner</i>).
		X	Visual Appearance: Visible fences compatible with project and visually attractive (<i>compatible colors, materials, styles; wire fences, high barriers and use for advertising discouraged</i>).
X			Visual Appearance: Site and buildings are visually attractive from neighboring properties, traffic and corridors, and public spaces (<i>service areas and devices screened, integrated and compatible with site features; common mailboxes architecture consistent and located close to building; above criteria is applied to areas visible to public view; rear and side views are visually interesting, coordinated and well-maintained</i>).
X			Maintenance: Demonstrate consideration of site and building maintenance.
X			Walkable and bikeable communities: The project provides connections for walkers and bicyclists to the surrounding community (<i>provides walking/biking facilities on the site, connects to nearby walking/biking facilities, provides shortcuts for walkers/bikers, project is located within ¼ or ½ of other places to walk</i>).
X			Walkable and bikeable Communities: Sidewalks provide are convenient and safe access (<i>sidewalks sufficiently wide, without obstruction; curbs, shade, lighting provided; buffers between walkers and traffic provided; safe and direct street crossings for walkers</i>).
X			Walkable and bikeable communities: Entrances provide convenient access (<i>entrances adjacent to street, minimal setback, routes and accessways are well marked, sidewalks provided uninterrupted access to entrances, safe bike parking is located close to entrances</i>).
X			Green Building: Sustainable site
X			Green Building: Water efficiency
X			Green Building: Energy
X			Green Building: Materials and resources
X			Green Building: Indoor environmental quality
X			Visitability and Universal Design: The site and its elements are accessible to people at differing stages, ages and circumstances: accessible primary and interior entrance and routes, accessible kitchen and bath space and devices, for dwellings accessible bedroom, common room, and devices).

AGENCY CONSIDERATIONS & REFERRAL

On April 5, 2023 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project (See Table 2). Their required or related permits, if any, are listed in their correspondence attached to this Staff Report.

Table 2: Agency Comments	
Agency	Comment
City Water & Sewer Utility	No Comment



City Building Official	Comment – Conditions of Approval
Ukiah Valley Fire Authority	Comment – Conditions of Approval
Ukiah Police Department	Comment – Conditions of Approval
City Manager's Office	None
City Electric Utility	Comment – Conditions of Approval
Mendocino County Air Quality Management District (MCAQMD)	None
Mendocino County Environmental Health	None
Mendocino County Planning & Building Services	None
Mendocino County Airport Land Use Commission (ALUC)	Comment – Staff Review Deemed Consistent
Ukiah Municipal Airport	Comment (Signage)

COMMERCIAL SIGNGE

As part of the submitted application, the Applicant provides two (2) signage options for review and consideration:

- 1) Pylon Display Option 1: 30'-0" x 13'-9"
- 2) Pylon Display Option 1: 30'-0" x 10'-0"

Given the comments of the Ukiah Municipal Airport Manager, and to better orient the signage to the City's Policies related to Gateways, particularly, LU-11.2 (Gateways):

The City shall establish key gateways to Ukiah through landscape design, appropriately-scaled signage, and building form, and historic themes to create a unique sense of place...

Staff requests that the Design Review Board provide a recommendation to the Planning Commission that specifies the type of 'Free Standing Sign' that best aligns with agency comment and the 2040 Ukiah General Plan.

SITE DEVELOPMENT PERMIT

Pursuant to Zoning Ordinance Section 9261(b), a Site Development Permit is required for all new commercial construction. As this project proposes to demolish and reconstruct a primary structure, it is considered major new development. Below, Table 3 shows the specific findings that are required before the Site Development Permit can be approved along with staff consistency analysis:

Table 3: Project Consistency - Site Development Permit Findings	
Site Development Permit Findings	Staff Analysis
The proposal is consistent with the goals, objectives, and policies of the City General Plan.	The proposed project is consistent with goals, objectives, and policies of the General Plan, and is consistent with its Community Commercial Land Use Designation. The proposal will replace an abandoned car wash facility along a gateway corridor to State Street. The development will facilitate a commercial use that will improve the surrounding area and does not conflict with any policies of the General Plan, including the UKIALUCP; and



The location, size, and intensity of the proposed project will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.	The location, size, and intensity of the project will not create hazardous or inconvenient vehicular or pedestrian traffic patterns as reviewed by the Department of Public Works for the intersection of Talmage Road and Perry Street. In fact, the project will improve pedestrian considerations, as it will install sidewalk infrastructure on a vacant parcel at the intersection of Talmage Road and Perry Street; and
The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses.	The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding land uses, as sufficient parking and queuing areas are provided for the requested use; and
Sufficient landscaped areas have been reserved for purposes of separating or screening the proposed structure(s) from the street and adjoining building sites and breaking up and screening large expanses of paved areas.	Sufficient landscaped areas, as conditioned, will be reserved for purposes of separating or screening the development from the street and adjoining building sites. Irrigated landscaping is included as a design attribute. The site features multiple landscape areas and includes street trees as required by the Department of Public Works. As feasible, existing and mature trees along the perimeter of the site will be preserved. Staff can determine that sufficient landscape areas exist; and
The proposed development will not restrict or cut out light and air on the property, or on the property in the neighborhood; nor will it hinder the development or use of buildings in the neighborhood or impair the value thereof.	The proposed development will not restrict or cut out light and air on the property, or on property in the neighborhood. The proposal features a commercial use adjacent to an existing commercial retail center, and the site has historically featured a car wash facility. As this facility is considered abandoned, development of the property serves to improve the neighborhood; and
The improvement of any commercial or industrial structure will not have a substantial detrimental impact on the character or value of an adjacent residential zoning district.	The development of this car wash structure will not have a detrimental impact on the character or value of an adjacent zoning district since there are no residential improvements or zone in 300' proximity to the requested use; and
The proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks, and the natural grade of the site.	The subject property is considered abandoned, and to the extent feasible, on-site trees will be preserved. The proposed landscaping and new tree plantings serve to improve the property; and
There is sufficient variety, creativity, and articulation to the architecture and design of the structure(s) and grounds to avoid monotony and/or a box-like uninteresting external appearance.	There is sufficient variety, creativity, and design so that the proposed improvements are not considered or presented as box-like or feature uninteresting external appearances.



AGENDA ITEM NO. 6a
Department of Community Development
300 Seminary Ave.
Ukiah, CA 95482
planning@cityofukiah.com

STAFF REQUEST

Staff is requesting the DRB review the project for consistency with the Heavy Commercial Zoning Code, including proposed signage, and make a recommendation to the Planning Commission regarding the project.

ATTACHMENTS

1. Application Materials (Application, Elevations, Landscape Plan, Photometric Diagram)
2. Agency Comments Received



City of Ukiah

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

Planning Permit Application

PROJECT NAME: LUV Express Car Wash																							
PROJECT ADDRESS/CROSS STREETS: 162 Talmage Road				AP NUMBER(S): 003-140-49 & 003-140-05																			
APPLICANT/AUTHORIZED AGENT: Ramos & Assoc., Inc.		PHONE NO: 707-318-2990		FAX NO: 																			
E-MAIL ADDRESS: Jramos@ramosassociate.com		APPLICANT/AUTHORIZED AGENT ADDRESS: 804 4th Street		CITY: Santa Rosa																			
STATE/ZIP: CA 95404		PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: Santa Rosa Avenue Partners		PHONE NO: 707-292-4243																			
E-MAIL ADDRESS: Lawrence@JimBoneauto.com		FAX NO: 		PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT: 1275 Santa Rosa Avenue																			
CITY: Santa Rosa		STATE/ZIP: CA		HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? ☒ YES ☐ NO																			
☐ AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	\$	☐ REZONING – PLANNED DISTRICT 100.0800.611.001	\$	☐ USE PERMIT – AMENDMENT 100.0400.449.001	\$																		
☐ ANNEXATION 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT – AMENDMENT 100.0400.449.001	\$	☐ USE PERMIT – MAJOR 100.0400.449.001	\$																		
☐ APPEAL 100.0400.449.001	\$	☒ SITE DEVELOPMENT PERMIT – MAJOR 100.0400.449.001	\$ 3,000	☐ USE PERMIT – MINOR 100.0400.449.001	\$																		
☐ GENERAL PLAN AMENDMENT 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT – MINOR 100.0400.449.001	\$	☐ VARIANCE – MAJOR 100.0400.449.001	\$																		
☐ MURAL PERMIT 100.0400.449.001	\$	☐ SPECIFIC/MASTER PLAN 100.0800.611.003	\$	☐ VARIANCE – MINOR 100.0400.449.001	\$																		
☐ PRE-DEVELOPMENT MEETING 100.0800.611.003	\$	☐ MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	\$	☐ ZONING AMENDMENT MAP OR TEXT 100.0800.611.001	\$																		
☐ STAFF RESEARCH (MORE THAN 1 HOUR) 10023100.41153	\$	☐ MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	\$	☐ REZONING 100.0800.611.001	\$																		
☐ LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	\$	☐ OTHER	\$	☐ OTHER	\$																		
<table border="1"> <tr> <td>COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$ -</td> <td>MAJOR PERMIT DEPOSIT:</td> <td>\$ 3,000</td> <td>FILING DATE:</td> <td>12/09/2022</td> </tr> <tr> <td>COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$ -</td> <td>MINOR PERMIT FEE:</td> <td>\$ -</td> <td>TOTAL AMOUNT PAID: \$</td> <td>3,000</td> </tr> <tr> <td>COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$ -</td> <td>TOTAL FEE:</td> <td>\$ 3,000 - CR</td> <td>RECEIPT NUMBER:</td> <td>TBD</td> </tr> </table>						COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ -	MAJOR PERMIT DEPOSIT:	\$ 3,000	FILING DATE:	12/09/2022	COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ -	MINOR PERMIT FEE:	\$ -	TOTAL AMOUNT PAID: \$	3,000	COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ -	TOTAL FEE:	\$ 3,000 - CR	RECEIPT NUMBER:	TBD
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COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ -	TOTAL FEE:	\$ 3,000 - CR	RECEIPT NUMBER:	TBD																		
APPLICATION NUMBER(S): #22-7956																							

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

Project Description

Please attach a written project description including summary of work (both interior and exterior for construction and operation) and/or business proposed. The purpose of the project description is to assist Staff in understanding the project. The project description will also be included in the Staff Report required to review (and ultimately approve or deny) the planning permit. Providing complete information will help expedite the project review process and in determining what additional information, if any, related to the project and required environmental review is required.

Environmental Review and Reports

Please be aware that projects are required to comply with the California Environmental Quality Act (CEQA). Projects will be reviewed by Staff for compliance with CEQA and Staff will determine the appropriate CEQA document to prepare for the project (exemption, negative declaration, etc.). In order to make this determination, specific reports (traffic, arborist, soils, etc.) and or additional information may be required.

Use Information

Please provide the following information related to the use of the site and building:

Description of Building & Site			
Parcel Size:	Building Size:	Number of Floors:	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
☐ Office (business/professional)			
☐ Office (medical/dental)			
☐ Retail			
☐ Light Industrial			
☐ Residential			
☒ Other:	CAR WASH TUNNEL	2,433	1
Operating Characteristics			
Days and Hours of Operation:			
Number of Shifts: 2	Days and Hours of Shifts: 7 DAYS A WEEK - 8AM TO 9PM		
Number of Employees/Shift: 3			
Loading Facilities: ☐ Yes ☒ No	Type/Vehicle Size:		
Deliveries: ☒ Yes ☐ No	Type: CAR WASH CHEMICALS	Number (day/week/month): TBD	Time(s) of Day: 8AM TO 5PM
Outdoor areas associated with use? (check all that apply) ☒ Yes ☐ No	Sales area: ☐ Yes ☒ No Square Footage:	Unloading of deliveries: ☒ Yes ☐ No Square Footage: 240 S.F.	Storage: ☒ Yes ☐ No Square Footage: 240 S.F.
Noise Generating Use? ☒ Yes ☐ No	Description: VACUUM EQUIPMENT IN ENCLOSURE		

To Be Completed by Staff

General Plan Designation: Comm. Commercial	Zoning District: Heavy Commercial - C2	Airport Land Use Designation: Zone 1*, 1, 2
City's Architectural & Historic Inventory: ☐ YES ☒ NO	Age of Building: 34 Years	Demolition Policy: Demolition Requested
Hillside: ☐ YES ☒ NO	Flood Designation FIRM Map: 0.2 PCT Annual Flood	Flood Designation Floodway Map: N/A
Tree Policies		
General Plan Open Space Conservation ☐ NO ☐ YES GOAL/POLICY #:		Community Forest Management Plan ☐ NO ☐ YES GOAL/POLICY #:
Landscaping and Streetscape Design Guidelines ☐ NO ☐ YES GUIDELINE #:		Commercial Development Design Guidelines ☐ NO ☐ YES GUIDELINE #:
Tree Protection and Enhancement Policy ☐ NO ☐ YES NOTES:		Tree Planting and Maintenance Policy ☐ NO ☐ YES NOTES:
UCC: Street Tree Policy, Purpose and Intent ☐ NO ☐ YES NOTES:		Other:
Notes		

I, Lawrence V. Amato, owner authorize RAMOS & ASSOCIATES, INC. to act on my behalf for this project and I have read and agree with all of the above. (Application must be signed by owner).


PROPERTY OWNER SIGNATURE

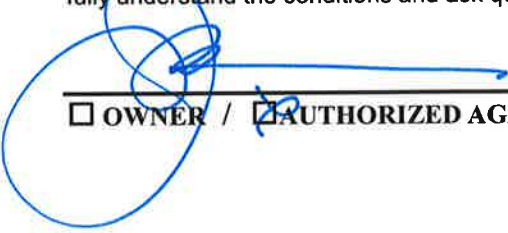
10/14/22
DATE

I, JONATHAN RAMOS - RAMOS & ASSOCIATES, INC. am the ☐ owner / ☒ authorized agent of the property for which the development is proposed. The above information and attached documents are true and accurate to the best of my knowledge.

I have read and agree with all of the above.

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

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


☐ OWNER / ☒ AUTHORIZED AGENT

10/14/22
DATE

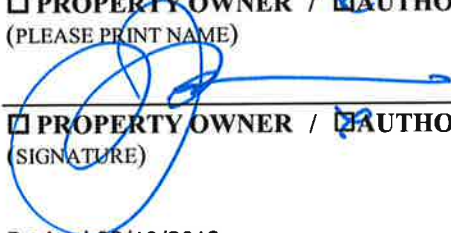
INDEMNIFICATION AGREEMENT

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

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

I have read and agree to all of the above.

JONATHAN RAMOS - PRESIDENT - RAMOS & ASSOCIATES, INC.
☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT
(PLEASE PRINT NAME)


☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT
(SIGNATURE)

10/14/22
DATE

Revised 08/19/2019

April 6, 2023

Attn: Jesse Davis
Chief Planning Manager
City of Ukiah Planning Department
300 Seminary Drive
Ukiah, CA 95482
(707) 463-2200

RE: Project Description
Splash Car Wash #5 (dba LUV Car Wash)
162 Talmage Road
Ukiah, California
RA Job #10053

Dear Jesse,

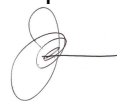
Below is the project description for this project. Because this site was previously a self-serve coin operated car was, we feel the new facility will be a perfect enhancement to this property and the city of Ukiah. The project description is as follows:

Splash Express Carwash (dba LUV Car Wash) is proposing to improve the property located at 162 Talmage Road in Ukiah with a high-tech automated car wash. This property was previously a car wash station that is currently out of use and will be demolished for the new facility.

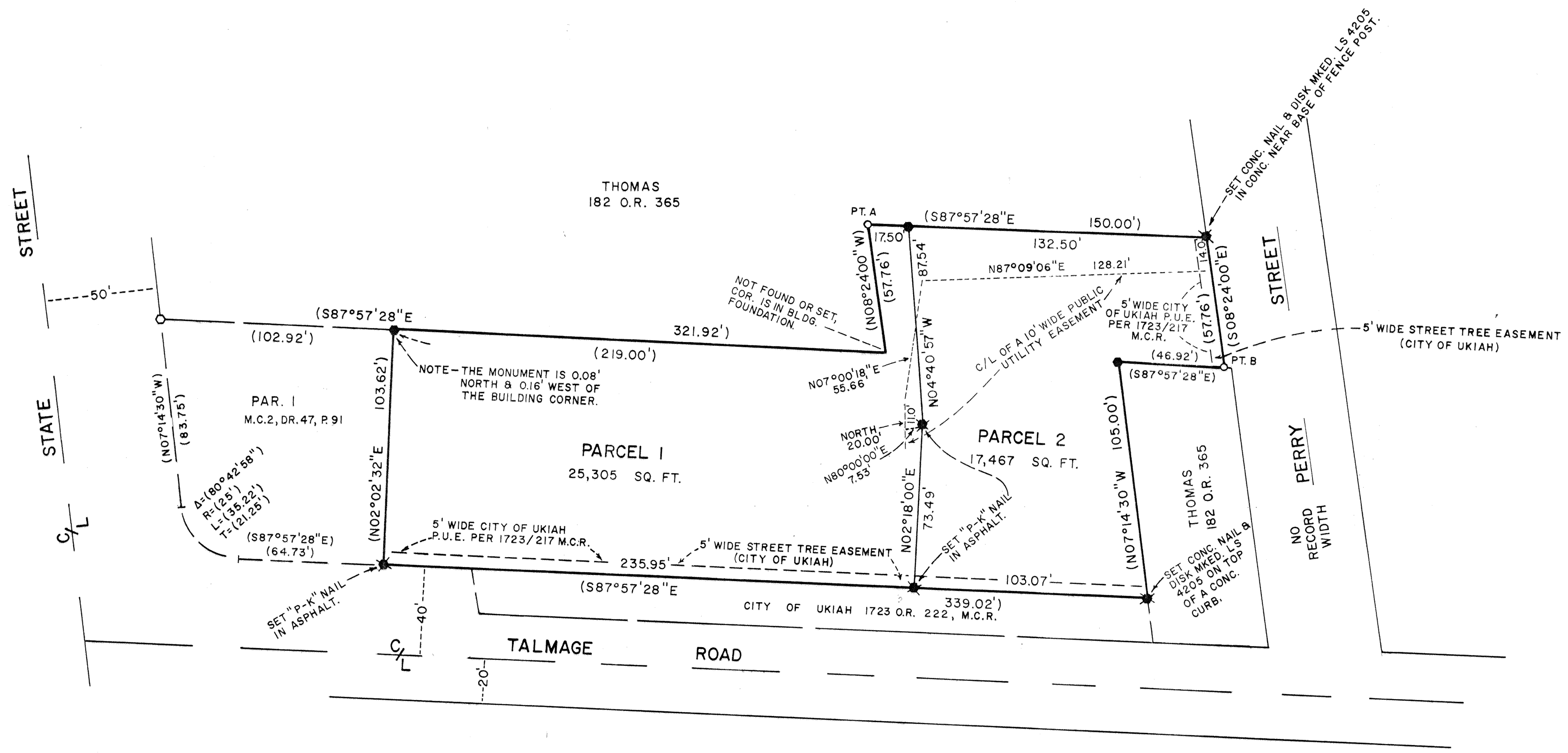
The demolition of the site will utilize an excavator to complete the demolition of the building and site features. All required dust, noise and erosion control measures will be utilized per the Best Management Practices set forth by state and local authorities including Mendocino Air Quality Management District. All debris will be sorted with recyclable materials being recycled and the rest being disposed of accordingly.

The lot is 0.471 acres located within a shopping center that also includes the Bottle Shop, Marino's Pizza, Joyeria Angelica, Coin Laundry and Chevron on the west side corner of the block. This modern car wash utilizes reclaimed water and processes cars in/out within roughly 3-5 minutes. The facility will include the car wash building as well as 9 vacuuming stations. There are two options for ingress/egress, either from Talmage Road or Perry Street. Please see the proposed site plan(s) for considered options.

Respectfully,



Jonathan Ramos
President



BASIS OF BEARINGS

S68°27'58"E 170.22' BETWEEN FOUND MONUMENTS
LABELED PT. A AND PT. B PER MAP FILED IN M.C. 2,
DR. 47, PG. 91, M.C.R., CALCULATED FROM RECORD
DATA.

LEGEND

- = SET 1/2" IRON PIPE PLUGGED LS 4205.
- = FD. 5/8" REBAR WITH ALUM. CAP STAMPED LS 4518
PER M.C. 2, DR. 47, PG. 91, M.C.R.
- = FD. 1/2" IRON PIPE, NO TAG PER M.C. 2, DR. 47, PG. 91, M.C.R.
- = RECORD MONUMENT NOT FOUND, SET 1/2" PIPE PLUGGED
LS 4205 AT CALC'D POSITION PER M.C. 2, DR. 47, PG. 91, M.C.R.
- () = RECORD DATA PER M.C. 2, DR. 47, PG. 91, M.C.R.
- ✱ = SET MONUMENT AS DESCRIBED.

BEARINGS AND DISTANCES AGREE WITH RECORD UNLESS
SHOWN OTHERWISE.

NOTE:
THE AVIGATION EASEMENT RECORDED IN BOOK 1579 O.R.,
PAGE 687, M.C.R., RESTRICTS THE ERECTION OR GROWTH
OF OBJECTS TO HEIGHTS BELOW THE CLEAR ZONE
APPROACH SURFACES.

MS 94-34
PARCEL MAP
OF PARCEL 2
MAP CASE 2, DRAWER 47, PAGE 91, M.C.R.
CITY OF UKIAH
COUNTY OF MENDOCINO STATE OF CALIFORNIA
SCALE 1" = 40' APRIL, 1997

99
SHEET 2 OF 2
CASE 2
DRAWER 64
PAGE 85

BROOKS VOGEL CIVIL ENGINEERING & LAND SURVEYING
160 E. GOBBI - UKIAH, CA. 462-2303

94-16 smb

UKIAH CITY

Lots 36 to 47 Cunningham & Thomas Subdivision

Lewis Subdivision

3-14

3-003
3-031



NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map
County of Mendocino, Calif.
December 10, 2019

LUV CAR WASH

DESIGN REVIEW APPLICATION



CONSULTANTS:

DESIGN CONSULTANT
RAMOS AND ASSOCIATES, INC.
804 FOURTH STREET
SANTA ROSA, CA 95404
PHONE: (707) 318-2990
CONTACT: JONATHAN RAMOS

CIVIL ENGINEER/SURVEYOR
MUNSELLE CIVIL ENGINEERING
513 CENTER STREET
HEALDSBURG, CA 95448
PHONE: (707) 365-0968
CONTACT: DNA HUGHES

LANDSCAPE ARCHITECT
OLIVE STREET
PO BOX 2083
PETALUMA, CA 94952
PHONE: (707) 280-8990
CONTACT: ROD SCACCALOSI

BUILDING DESCRIPTIONS:

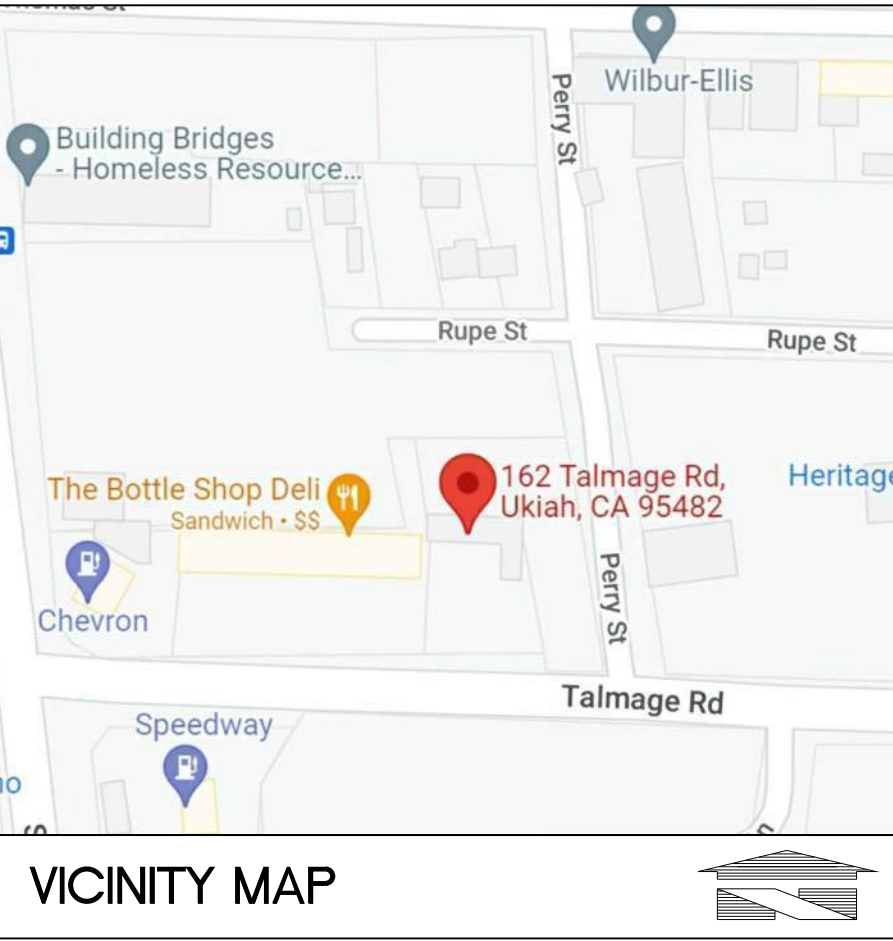
NEW CAR WASH BUILDING: MAIN OCCUPANCY
CONSTRUCTION TYPE: V-B
USE GROUP: B
AREA (GROSS): 2,433 SQ.FT.
HEIGHT: 30 FEET A.F.F.

PROJECT DATA:

LOCATION: 162 TALMAGE ROAD
UKIAH, CALIFORNIA
ZONING: C2
PROPOSED LOT AREA: ±23,861 S.F. (0.54 AC)

OWNER:

SANTA ROSA AVENUE PARTNERS, LLC
1275 SANTA ROSA AVENUE
SANTA ROSA, CALIFORNIA 95404
707-292-4243
CONTACT: LAWRENCE AMATURO
LAWRENCE@JIMBONEAUTO.COM



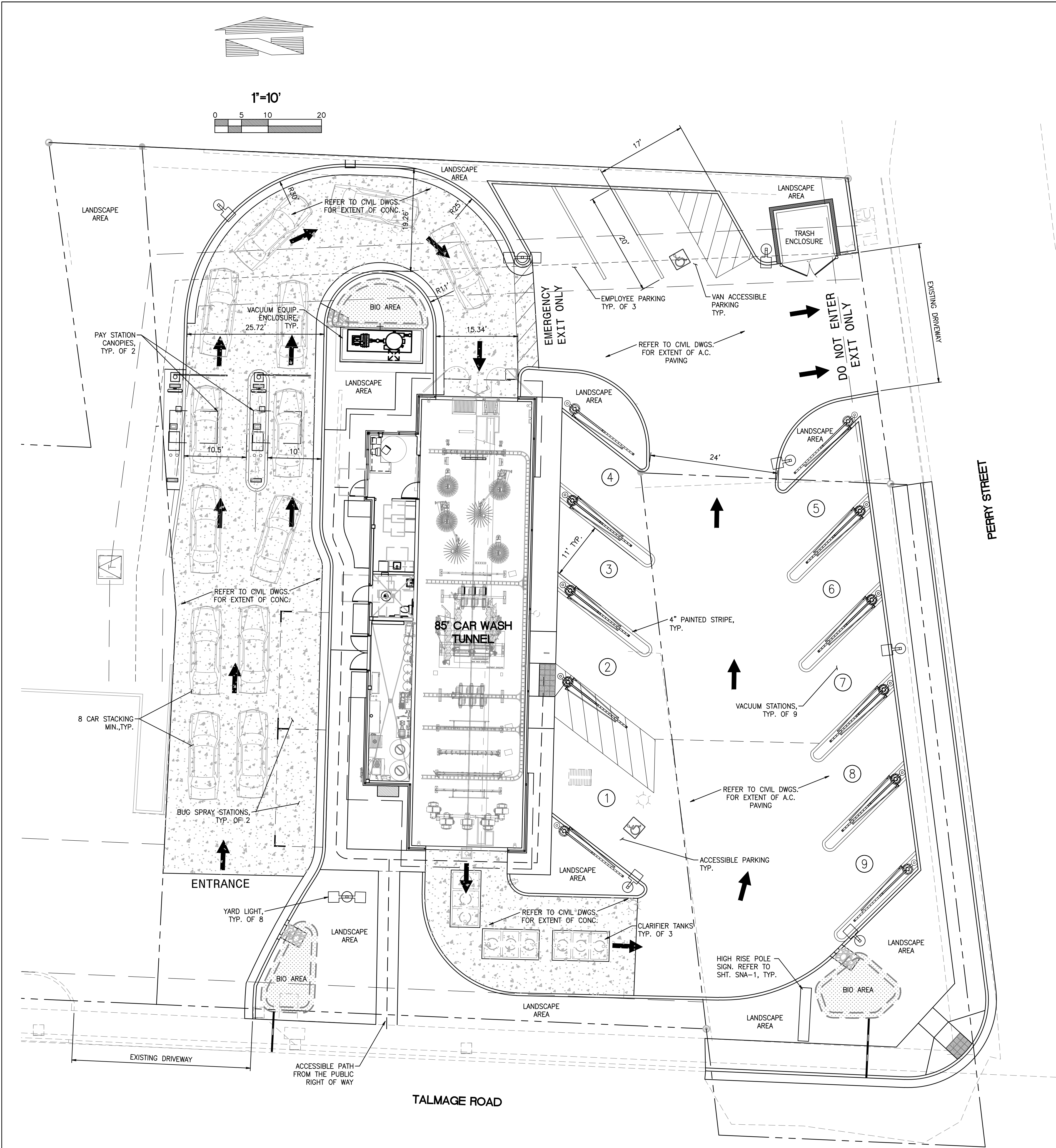
SHEET INDEX:

T-1	COVER SHEET AND SHEET INDEX
SP-1	SITE PERSPECTIVE COLOR RENDERING
SP-2	PRELIMINARY ARCHITECTURAL SITE PLAN
1	GRADING & DRAINAGE PLAN (CIVIL)
L-1	PRELIMINARY LANDSCAPE PLAN
A1.1	PRELIMINARY FLOOR PLAN
A3.0	EXTERIOR ELEVATIONS
2 - 12	PRELIMINARY SIGN PLAN AND DETAILS
PH-1	PHOTOMETRIC SITE PLAN

SCOPE OF WORK:

THE SCOPE OF WORK FOR THIS PROJECT IS TO CONSTRUCT A NEW ATTENDED SELF-SERVE AUTOMATED CAR WASH. THE CAR WASH WILL CONSIST OF A 85' CAR WASH TUNNEL, (9) VACUUM STATIONS, NEW SIGNAGE AND UTILIZING THE EXISTING SITE INGRESS/EGRESS ACCESS.

Revision		Title:			
No.	Date	By	Ckd.	Appr.	
COVER SHEET AND SHEET INDEX					
For:		LUV CAR WASH 162 TALMAGE ROAD UKIAH, CALIFORNIA			
Scale:					
Horizontal					
1" = 10'-0"					
Vertical					
Designed <u>JLR</u>					
Drawn <u>JLR</u>					
Checked <u>JLR</u>					
Approved _____					
Date <u>10/02/22</u>					
RAMOS AND ASSOCIATES, INC. 804 FOURTH STREET SANTA ROSA, CA 95404 DIRECT (707) 318-2990 FAX (707) 623-9181					
					
Job Number 10053					
Sheet T-1					
_____ of _____					



GENERAL PROJECT NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. CONTRACTOR'S MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE. ALL REQUIRED CITY, COUNTY AND/OR STATE LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL SUBCONTRACTOR.
2. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDA AND CHANGE ORDERS.
3. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY ANY SUCH DISCREPANCIES WITH THE ARCHITECT/CONSULTANT PRIOR TO COMMENCING WORK.
4. STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. THE ARCHITECT/CONSULTANT SHALL BE NOTIFIED OF ANY SUCH DISCREPANCIES PRIOR TO CONTINUING WITH THE WORK.
5. GENERAL CONTRACTOR WILL REFER TO THESE DOCUMENTS AS WELL AS SPECIFICATIONS FOR IDENTIFICATION OF ALL OWNER SUPPLIED ITEMS, ALL ITEMS NOT MARKED AS "OWNER SUPPLIED" ARE TO BE SUPPLIED BY THE GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE, ALL ITEMS ARE TO BE INSTALLED BY THE GENERAL CONTRACTOR.
6. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE BUILDING IS OCCUPIED.
8. ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT IN A CLEAN (BROOM) CONDITION AT ALL TIMES.
9. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE WORKERS AT ALL TIMES.
10. CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED.
11. GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, UN-CRATING, INSTALLATION AND HOOKUP OF ALL FOOD SERVICE EQUIPMENT AND OTHER OWNER FURNISHED ITEMS.
12. GENERAL CONTRACTOR IS REQUIRED TO LABEL ALL ELECTRICAL PANELS, PLUMBING VALVES, AND ROOF TOP EQUIPMENT. PLASTIC PHENOLIC ENGRAVED PLATE SCREWED ON.
13. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.
14. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
15. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION.
16. MATERIALS LISTED IN DRAWINGS ARE BASED ON DESIGN INTENT. ALTERNATE SPECIFICATIONS MAY BE ACCEPTED PROVIDED THEY CLOSELY MATCH SPECIFIED MATERIAL. CONTRACTOR IS TO SUBMIT PROPOSED SAMPLES OF SUBSTITUTIONS, ALONG WITH SAMPLE OF THAT SPECIFIED IN DRAWINGS FOR REVIEW BY THE OWNER.
17. GENERAL CONTRACTOR WILL VERIFY WITH OWNER IN REGARD TO ANY SPECIFICATIONS NOT INCLUDED WITHIN IN THESE DOCUMENTS.
18. ALL WORK SHALL BE PERFORMED AS SHOWN ON THESE PLANS AND IN ACCORDANCE WITH SHELL SPECIFICATIONS.
19. WHERE LOCAL CODES, ORDINANCES OR REGULATIONS ARE MORE RESTRICTIVE THAN SHELL SPECIFICATIONS, THEIR LOCAL REQUIREMENTS SHALL GOVERN.
20. ANY DISCREPANCY BETWEEN FIELD CONDITIONS AND THESE PLANS ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND/OR ARCHITECT. NO WORK SHALL BE PREFORMED ON THE ITEMS IN QUESTION UNTIL DIRECTED BY THE OWNER AND/OR ARCHITECT.

Title: PRELIMINARY ARCHITECTURAL SITE PLAN

For: LUV CAR WASH
162 TALMAGE ROAD
UKIAH, CALIFORNIA

For:

Scale: Horizontal 1"=10' Vertical N/A
Designed JLR Draw JLR Checked JLR Approved JLR Date 10/02/22

RAMOS AND ASSOCIATES, INC.
804 FOURTH STREET
SANTA ROSA, CA 95404
DIRECT (707) 318-2990
FAX (707) 623-9181



Job Number 10053
Sheet SP-1
of

P:\MCE JOBS\2022\04-22 SPLASH CAR WASH UKIAH\DWGS\04-22 PRELIMINARY GRADING AND DRAINAGE.DWG 7/1/2022 9:34 AM GE

GRADING AND DRAINAGE NOTES

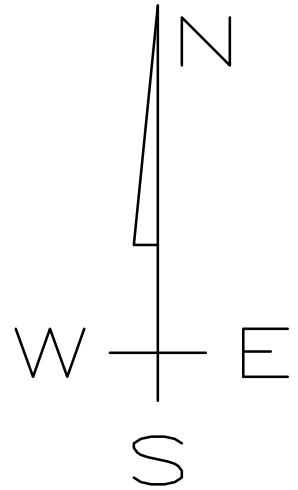
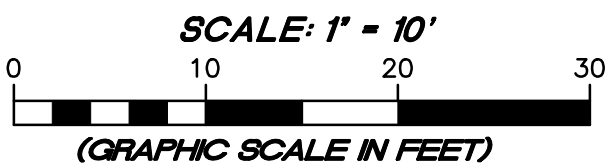
1. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR STRUCTURAL SECTION OF CONCRETE SLABS AND OTHER HARD SCAPES SECTIONS.
2. PAD ELEVATIONS BASED ON INFORMATION PROVIDED TO THE ENGINEER AT THE TIME OF GRADING PLAN DEVELOPMENT. PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS, CONTRACTOR SHALL CONFIRM THAT FINISH FLOOR AND PAD ELEVATIONS CORRESPOND WITH CURRENT ARCHITECTURAL AND STRUCTURAL PLANS.
3. DOWNSPOUT LOCATIONS SHOWN ARE APPROXIMATE ONLY AND SHALL BE VERIFIED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. DOWNSPOUTS TO BE CONNECTED TO SITE STORM DRAIN SYSTEM OR OUTLETED TO SPLASH BLOCKS AND DIRECTED TO SWALES AND/OR LANDSCAPE AREAS WITH POSITIVE DRAINAGE AWAY FROM STRUCTURES PER GEOTECHNICAL REPORT AND CURRENT BUILDING CODE.
4. NOT SHOWN, CONSULT WITH GEOTECH FOR LOCATION:
(1) GEOTECH RECOMMENDATIONS FOR FILL PLACEMENT ON EXISTING SLOPES IN EXCESS OF 20%.
(2) BACKDRAINS AND SUBDRAINS PER GEOTECH REPORT.
(3) OVEREXCAVATION IN VICINITY OF PROPOSED FOUNDATIONS AND PAVEMENTS.
5. INSTALL FOUNDATION SUBDRAINS AND RETAINING WALL BACKDRAINS AS SHOWN ON THE ARCHITECTURAL AND STRUCTURAL PLANS AND AS REQUIRED BY THE GEOTECHNICAL ENGINEER. DO NOT CONNECT BACKDRAINS OR SUBDRAINS TO THE STORM DRAIN OR ROOF LEADER DRAINAGE SYSTEMS.
6. DRAINAGE STRUCTURES, CLEANOUTS OR "Y" CONNECTIONS SHALL BE USED AS APPROPRIATE AT STORM DRAIN ALIGNMENT DEFLECTIONS OR JUNCTIONS OF INTERSECTING DRAIN LINES TO FACILITATE MAINTENANCE.
7. ALL PAVED AND UNPAVED FINISHED SURFACES SHALL BE POSITIVELY DRAINED.
8. ALL WALKING SURFACES ADJACENT TO DROPS IN ELEVATION GREATER THAN 30 INCHES REQUIRES GUARDRAILS PER THE BUILDING CODE. THE 30 INCH VERTICAL MEASUREMENT APPLIES TO ANY POINT WITHIN 36 INCHES MEASURED HORIZONTALLY FROM THE EDGE OF THE OPEN SIDE OF THE WALKING SURFACE. GUARD RAIL DESIGN SHALL BE BY OTHERS.
9. ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER CONTAMINATION.
10. SEE ARCHITECTURAL DRAWINGS FOR FENCE INFORMATION.

LEGEND

- PROPOSED ASPHALT
SEE ARCHITECTURAL PLAN
- PROPOSED CONCRETE
SEE ARCHITECTURAL PLAN
- PROPOSED LANDSCAPING
SEE ARCHITECTURAL PLAN
- PROPOSED BIORETENTION AREA
SEE ARCHITECTURAL PLAN
- PROPOSED STRIPING
SEE ARCHITECTURAL PLAN
- TREE TO BE REMOVED



PRELIMINARY GRADING AND DRAINAGE



PRELIMINARY

REVISION	DESCRIPTION	BY	DATE

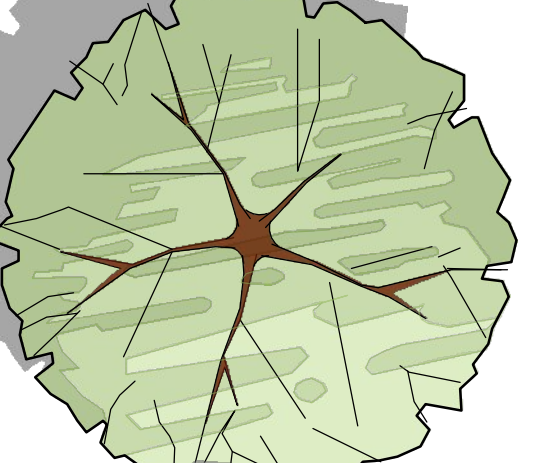
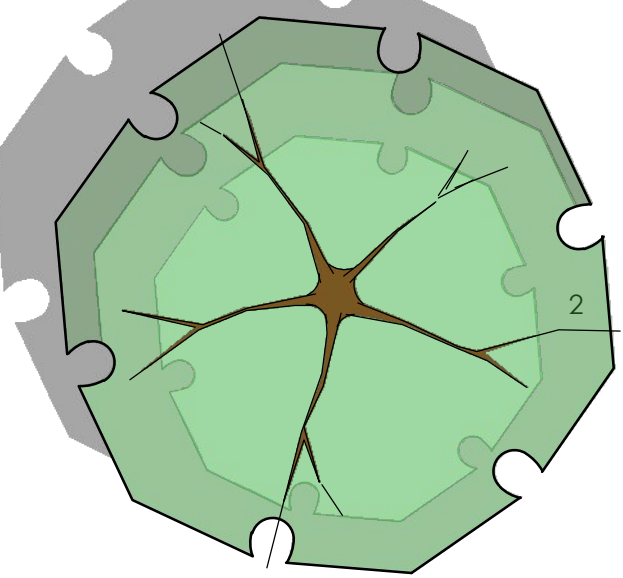
MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING & SURVEYING
PLANNING & CONST. MANAGEMENT
519 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968

PROFESSIONAL ENGINEER - CIVIL
CORT L. MUNSELLE
No. 69941
Exp. 9-30-22
STATE OF CALIFORNIA

DATE: 06/30/2022
JOB NO.: 04-22
SHEET NO.: 2
OF 1 SHEETS

SPLASH EXPRESS CAR WASH
GRADING AND DRAINAGE PLAN
CAPN 003-140-49
162 TALMAGE ROAD
UKIAH, CA

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	8	Lagerstroemia indica 'Cherokee' / Cherokee Crape Myrtle	15 gal.	Low
	1	Quercus kelloggii / California Black Oak	15 gal.	Low
	2	Ulmus parvifolia 'True Green' / True Green Lacebark Elm	15 gal.	Moderate

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	18	Arctostaphylos densiflora 'Harmony' / Harmony Vine Hill Manzanita	5 gal.	Low
	127	Callistemon viminalis 'LJ1' TM / Better John Bottlebrush	5 gal.	Low
	99	Dietes bicolor / Fortnight Lily	5 gal.	Low
	22	Phormium x 'Dark Delight' / Dark Delight Purple Flax	5 gal.	Low
	48	Yucca x 'Bright Star' / Variegated Spanish Dagger	5 gal.	Low

VINES/ESPALLIERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	6	Clytostoma callistegioides / Violet Trumpet Vine	5 gal.	Moderate
	6	Magnolia grandiflora 'Little Gem' / Espallier Little Gem Dwarf Southern Magnolia	15 gal.	Moderate

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	55	Muhlenbergia rigens / Deer Grass	1 gal.	Low	36" o.c.
	92	Rosa x 'Navarospop' / Popcorn Drift® Groundcover Rose	1 gal.	Low	36" o.c.

EXISTING PLANT LEGEND



Water Efficient Landscape Worksheet (New Landscape areas)

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE PLANTS	.3	DRIP	.81	.37	4,230	1,565	39,685 GAL.
MEDIUM WATER USE PLANTS	.5	DRIP	.81	.62	150	31	786 GAL.
HIGH WATER USE PLANTS	-	-	-	-	-	-	-
TOTALS					(A) 4,380	(B) 1,596	

ETWU Total 40,471 GAL.

Maximum Applied Water Allowance (MAWA). MAWA= $\frac{[ET_o] \cdot [Conversion\ factor]}{(40.9) \cdot (.62)} \cdot \frac{([ETAF] \cdot [Landscape\ Area])}{(.45 \times 4,380)} + \frac{((1-[ETAF]) \times SLA)}{(1-.45) \times 0} = 49,981 \text{ GALLONS}$

Estimated Total Water use (ETWU). $ETWU = \frac{[ET_o]}{(40.9)} \cdot \frac{[Conversion\ factor]}{(.62)} \cdot \frac{([ETAF] \cdot [Area])}{(1,596)} = 40,471 \text{ GALLONS}$

ETAF Calculations

Regular Landscape Areas

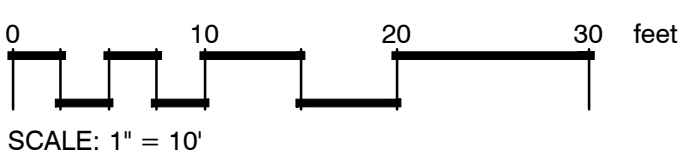
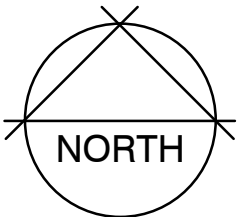
Total ETAF x Area	(B) 1,596
Total Area	(A) 4,380
Average ETAF	(B / A) .36

Note:

1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

GENERAL NOTES

- All landscape planting areas shall receive a minimum 3" layer of organic mulch top dressing.
- A soils fertility analysis report and recommendations by a certified soils analysis laboratory shall be completed prior to construction. Soil samples shall be collected after site rough grading has been completed.
- All trees, shrubs and groundcover shall be irrigated with a drip system, smart controller, weather sensor, etc. and shall meet City of Ukiah Water Efficient standards/regulations.
- All new trees located within 7' of pavement or permanent structure shall have a root barrier.



P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

Revision

No. Date By Ckd. Appr.

PRELIMINARY LANDSCAPE PLAN

LUV CAR WASH
162 TALMAGE ROAD
UKIAH, CALIFORNIA

For



Scale:

Horizontal 1"=10'
Vertical N/A

Designed JLR

Drawn JLR

Checked JLR

Approved

Date 10/02/22

RAMOS AND ASSOCIATES, INC.
804 FOURTH STREET
SANTA ROSA, CA 95404
DIRECT (707) 318-2990
FAX (707) 623-9181



Job Number

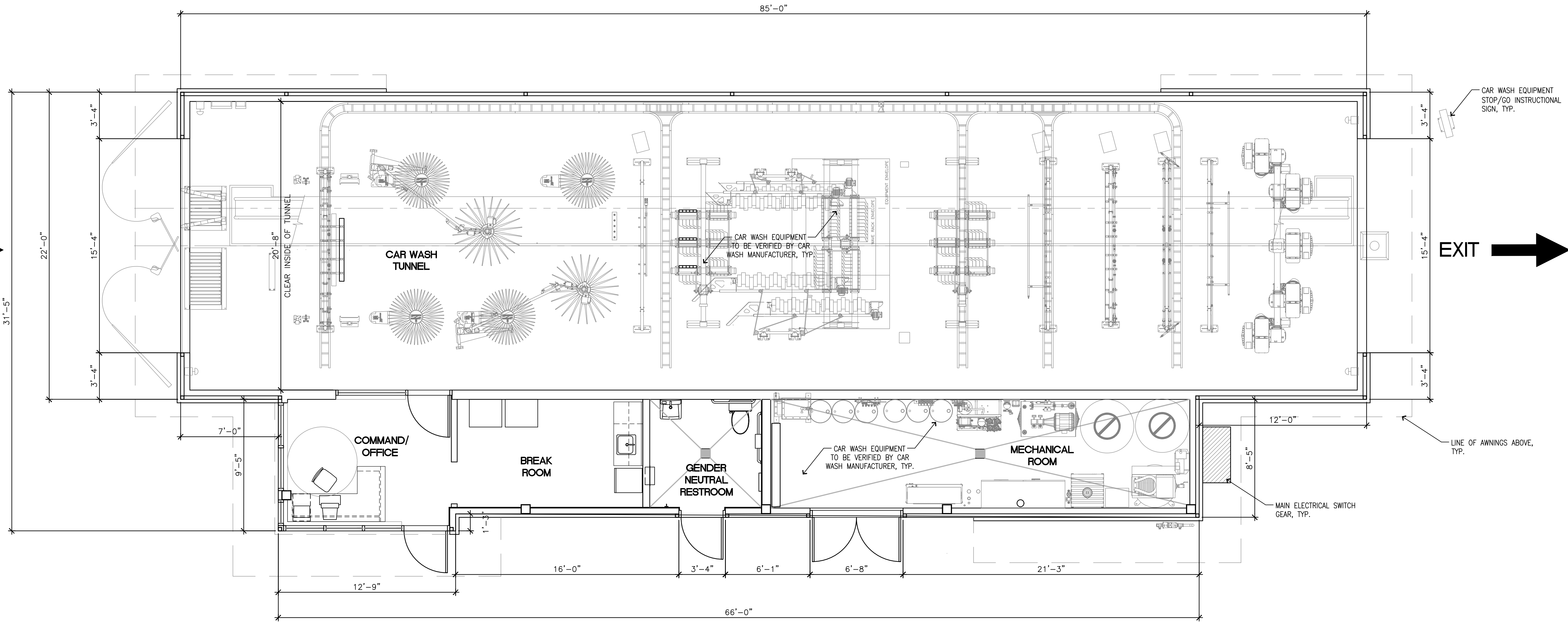
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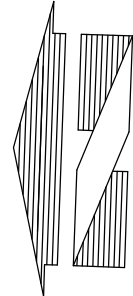
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ENTER

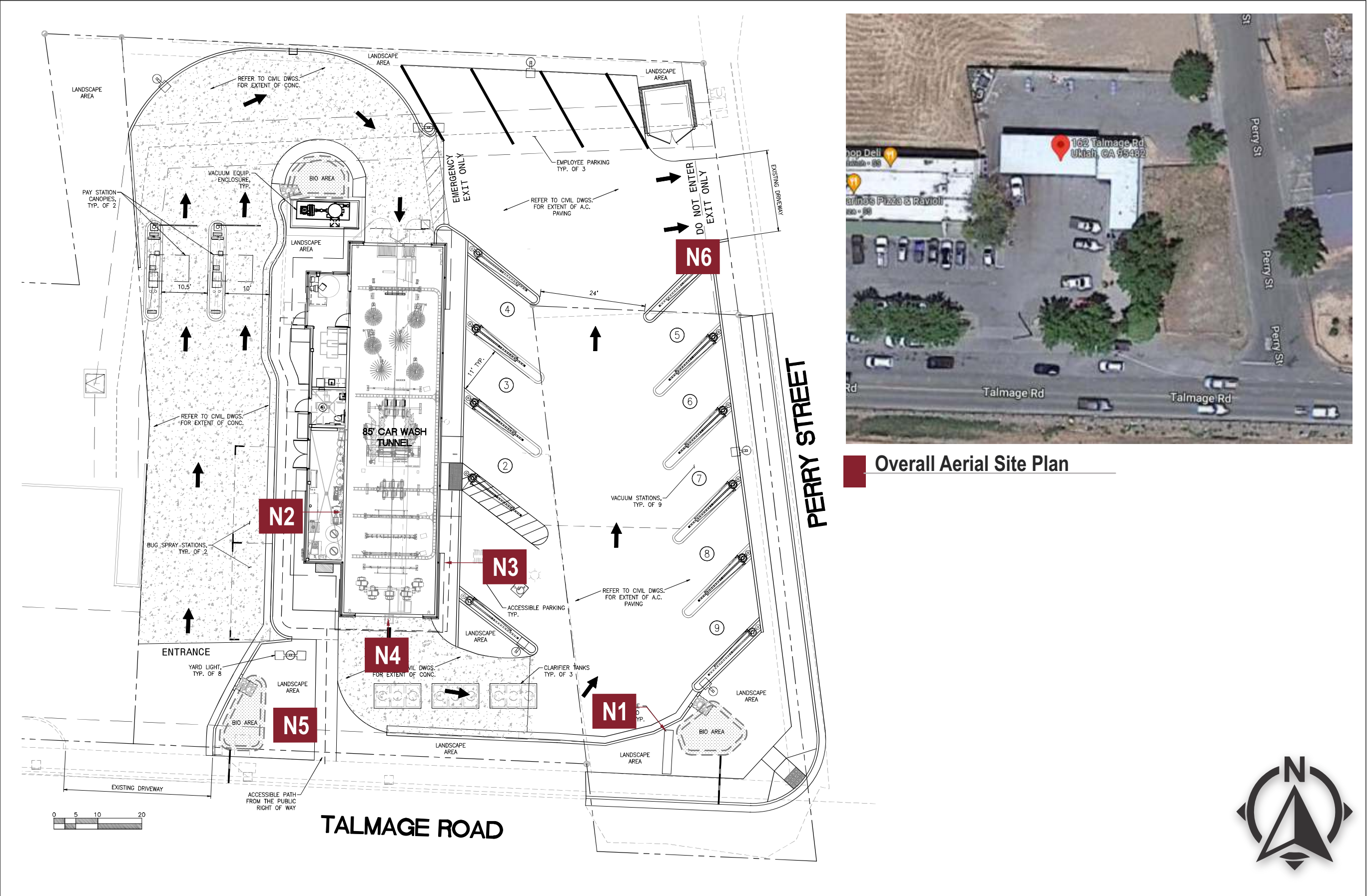
EXIT



1 PRELIMINARY FLOOR PLAN
1/4"=1'-0" BUILDING SQUARE FOOTAGE = 2,433 S.F.



Job Number 10053		Sheet A1.1 of		Title PRELIMINARY FLOOR PLAN	
Designed <u>JLR</u> Drawn <u>JLR</u> Checked <u>JLR</u> Approved <u>_____</u> Date <u>10/02/22</u>		Scale: Horizontal 1/4" = 1'-0" Vertical		For: LUV CAR WASH 162 TALMAGE ROAD UKIAH, CALIFORNIA	
Ramos and Associates, Inc. 804 Fourth Street Santa Rosa, CA 95404 Direct (707) 318-2990 Fax (707) 623-9181		Revision No. Date By Cld. Appr.		Page 28 of 99	



Overall Aerial Site Plan

Site Plan



12801 Commodity Place
Tampa, Florida 33626
Phone: 813-818-7100
Fax: 813-749-2311
www.creativesigndesigns.com

PROJECT:
LUV CAR WASH
Talmage

SITE ADDRESS

162 Talmage Rd.
Ukiah, CA. 95482

CRM / Quote:
XXXXXX-206794

Account Manager:
J. McDonald
Project Manager / Project Leader
C. Abercrombie

Designer: **SC** Date: **10-21-2022**

No.	Date	Description
01	00/00/2022	
02		
03		
04		

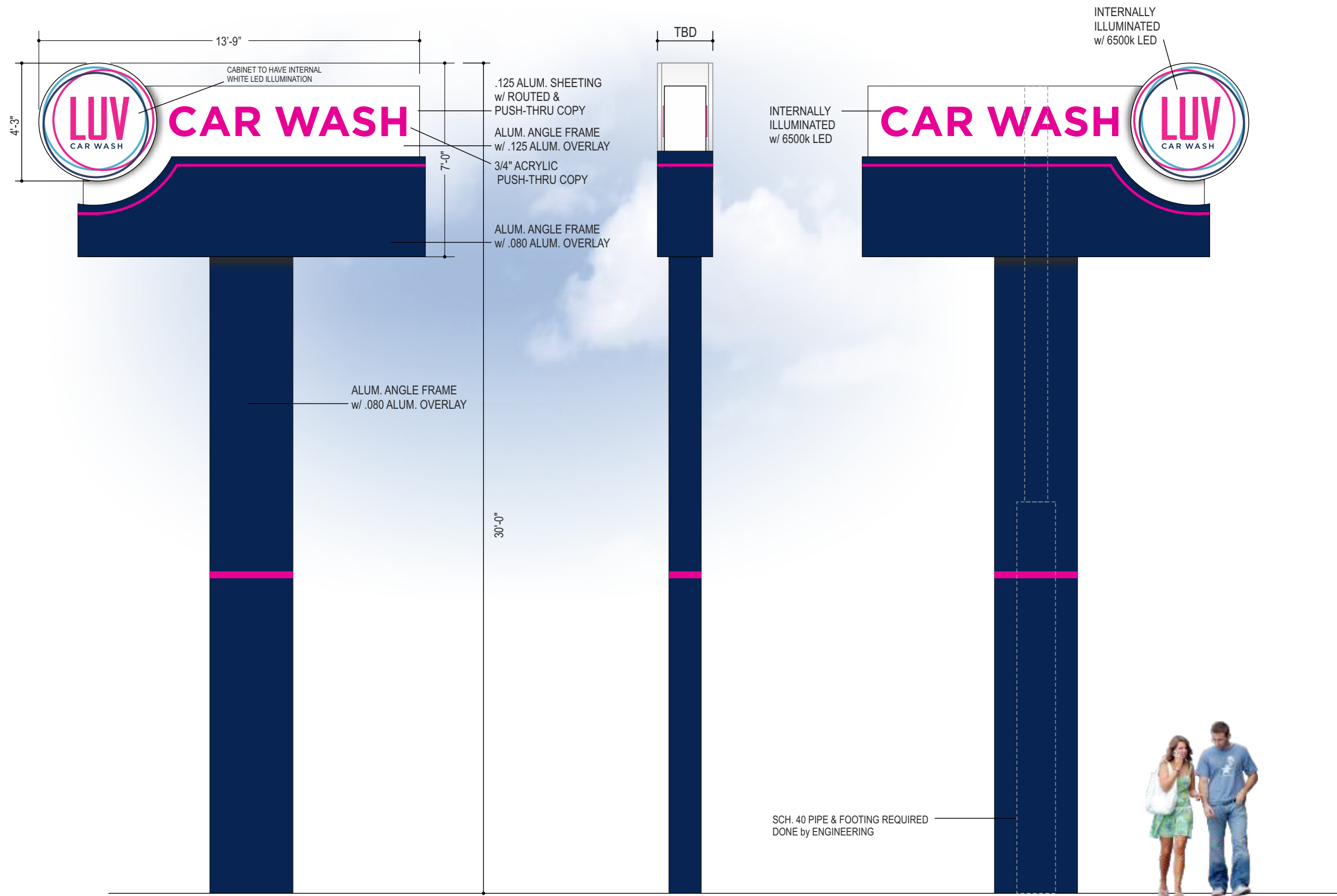


ALL ELECTRICAL COMPONENTS WILL BE UL 48 ELEC. SIGNS AND APPROVED AS PER 2014 & 2017 NEC 600.3 AND MARKED AS PER NEC 600.4. THE INSTALLATION OF THE WIRING WILL BE DONE AS PER FBC 4505.4 AND DESIGNATED TO UL 48. ALL SIGNS ARE TO BE GROUNDED AND BONDED PER NEC 600.7 AND 250.122. AN ELECTRICAL DISCONNECT WILL BE PROVIDED PER NEC 600.6. ALL WIRING INSIDE LETTERING WILL BE LOW VOLTAGE UNDER UL SIGN ACCESSORIES MANUAL (SAM) E242084, LISTED AND APPROVED AS PER 2011 NEC 600.3 AND MARKED PER NEC 600.4. PRIMARY ELECTRICAL SOURCE TO BE SUPPLIED BY CUSTOMER WITHIN SIX (6) FEET OF SIGN. ALL PRIMARY WIRING WILL BE #12 THWN. DRAIN HOLES PER NEC 600.4(G) (1) DEDICATED 20 AMP CIRCUIT PER SIGN PER NEC 600.5

Approval:
☐ Approved
☐ Approved as noted
Approved:
Date:

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Sheet:
2 2 of 12



N1 D/F Pylon Display - Option 1
Scale: 1/4"=1'-0"



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SC	10-21-2022

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Approval:

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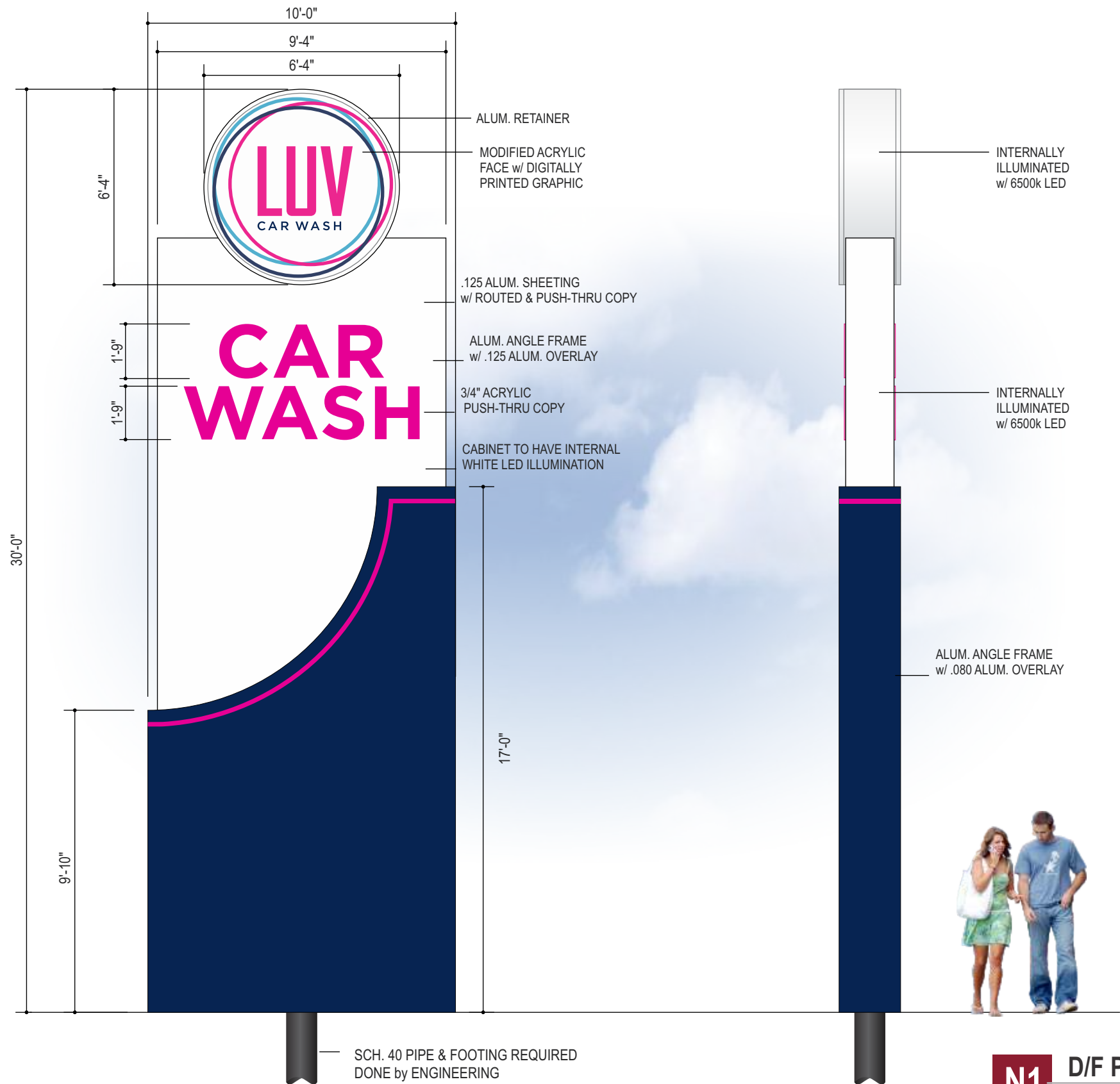
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N1 D/F Pylon Display - Option 2
Scale: 3/8"=1'-0"



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J. McDonald

Project Manager / Project Leader
C. Abercrombie

Designer: **SC** Date: **10-21-2022**

Revision:		
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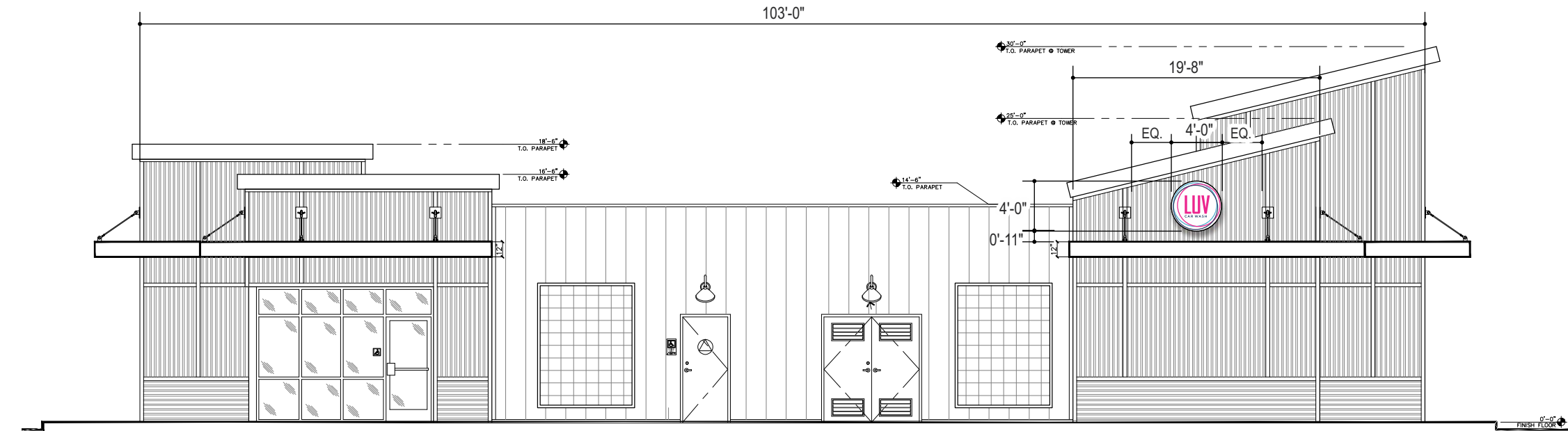


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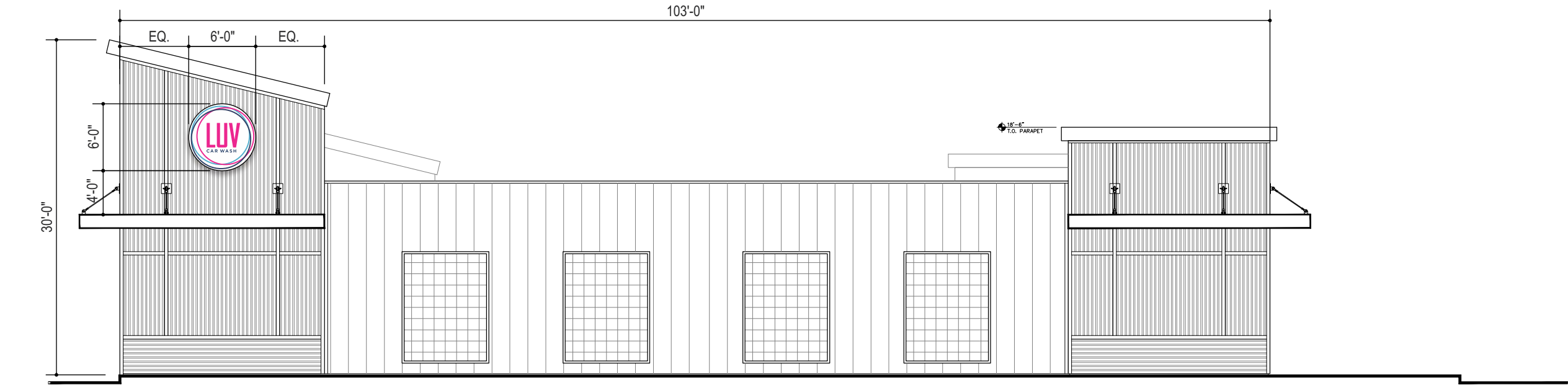
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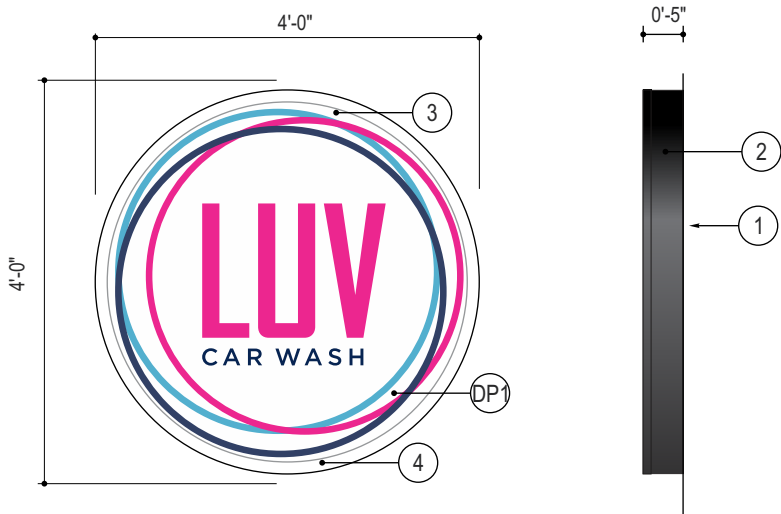
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5 5 of 12



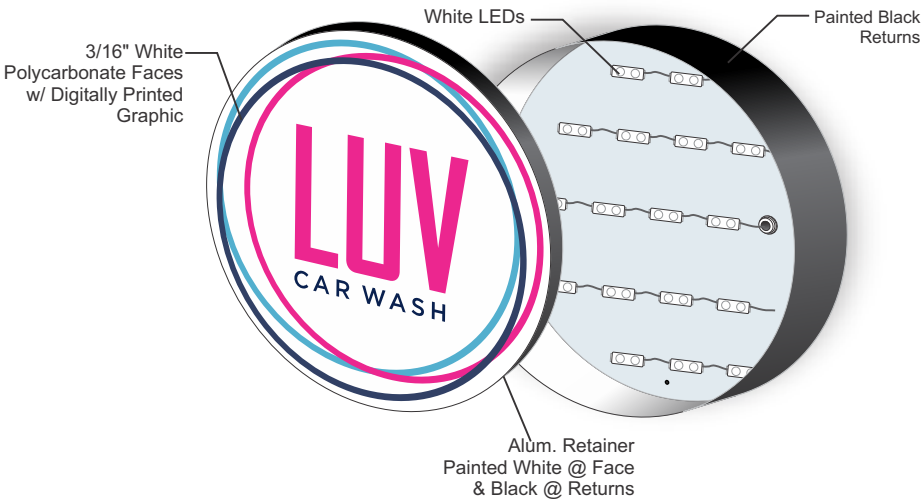
N2 **West Building Elevation**
Scale: 3/32"=1'-0"



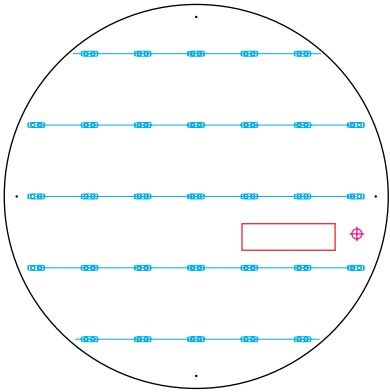
N3 **East Building Elevation**
Scale: 3/32"=1'-0"



SIDE VIEW



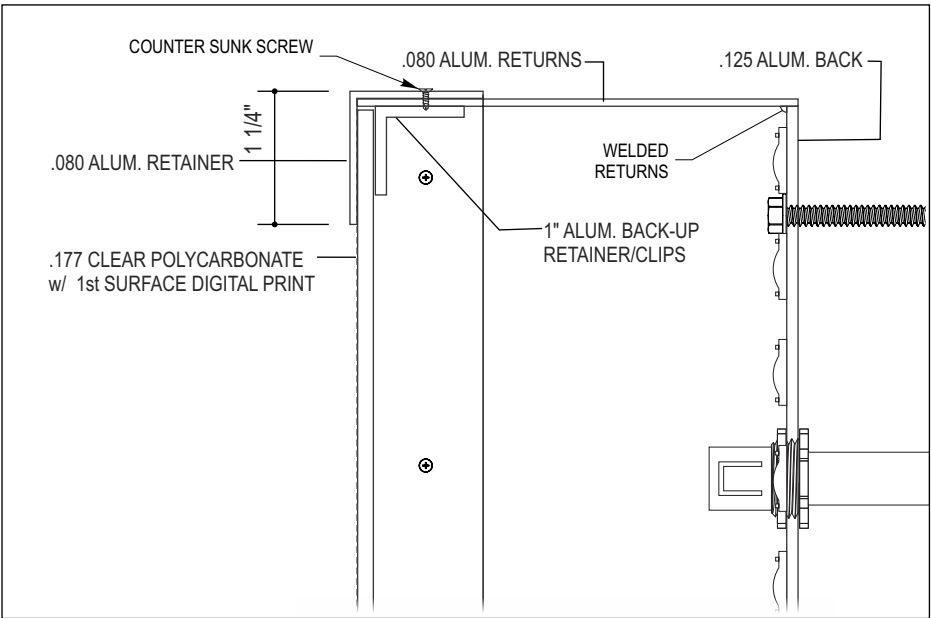
Logo Detail



Illuminated Logo Detail - LED Layout

Boxed Signage: 16 SQ.FT.

Scale: 1/2"=1'-0"



Production Notes

- 1) .125" ROUTED ALUM. WHITE/WHITE BACKS
- 2) .080" x 5" DEEP ALUM. RETURNS BLACK/WHITE
- 3) ROUTED #7328 WHITE POLYCARBOANTE FACES
- 4) 1 1/4" .080 ALUM. RETAINER PAINTED WHITE AT FACE PAINTED BLACK @ THE RETURN
- 5) 1" x 1" x 1/8" ALUM. BACK-UP RETAINER CLIPS

Paint Notes:

All Painted Surfaces To Have Satin Paint

P1) MP-923SP BLACK

P2) MP-202SP WHITE

Vinyl Notes:

DP1) DIRECT PRINT TO FACE

Electrical Notes:

NOTE: 120 Volt 20 Amp Primary Electric Circuit Supplied To Site By Buyer

E1) Electrical Disconnect Switch

E2) LED Power Supply

E3) Hanley White LED

L.E.D. Notes:

12 Volt

LED Type: Hanley Phoenix PF-2080

Color: White 6500K

LED Modules: 31

Secondary

LED Power Source Type: MOD-60 Transformer

Volts: 12

Watts: 60

Power Supply Qty.: 1

Amp Input: .90

Total Amp Load: .9 Amps

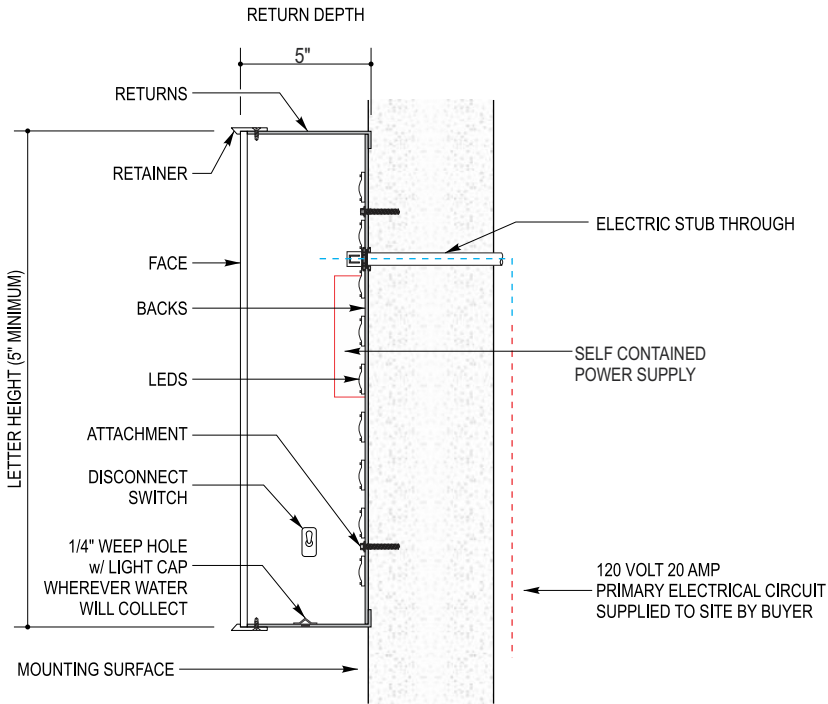
REQUIRED 120V CIRCUITS: (1) 20 AMP

ANCHOR SCHEDULE		QTY or SPACING
WALL MATERIAL	ANCHOR TYPE	
CONCRETE (3ksi) or HOLLOW MASONRY	1/4" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE	
	1/4" TAPCONS (OR EQUIV) WITH 2.5" EMBED	
	1/4" EXPANSION ANCHORS WITH 3.5" EMBED	
1/2" PLYWOOD (NO ACCESS BEHIND)	TOGGLE BOLTS	
	1/4" WOOD SCREWS OR TAPCONS, FULL EMBED	
METAL STUDS OR METAL PANELS	#14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUM	
HOLLOW WALL (BLOCKING BEHIND)	1/4" THRU BOLTS OR LAGS TO SOLID BLOCKING BEHIND	

ANCHOR SCHEDULE

ALL FASTENERS SHALL BE SPACED EVENLY

WALL MATERIAL	ANCHOR TYPE	QTY or SPACING
CONCRETE (3ksi) or HOLLOW MASONRY	1/4" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE	--- NOT --- APPLICABLE ---
	1/4" TAPCONS (OR EQUIV) WITH 1.75" EMBED	MIN (8) TOTAL
	1/4" EXPANSION ANCHORS WITH 2.5" EMBED	MIN (6) TOTAL
1/2" PLYWOOD (NO ACCESS BEHIND)	1/4" TOGGLE BOLTS	MIN (6) TOTAL
	1/4" WOOD SCREWS, FULL EMBED	MIN (10) TOTAL
METAL STUDS OR METAL PANELS	#14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUM	MIN (8) TOTAL
HOLLOW WALL (BLOCKING BEHIND)	1/4" THRU BOLTS OR LAGS TO SOLID BLOCKING BEHIND	MIN (6) TOTAL



12801 Commodity Place
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PROJECT:

LUV CAR WASH
Talmage

SITE ADDRESS

162 Talmage Rd.
Ukiah, CA. 95482

CRM / Quote:

XXXXXX-206794

Account Manager:

J. McDonald

Project Manager / Project Leader

C. Abercrombie

Designer:

SC

Date:

10-21-2022

Revision:

No.	Date	Description
01	00/00/2022	
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Approval:

☐ Approved

☐ Approved as noted

Approved:

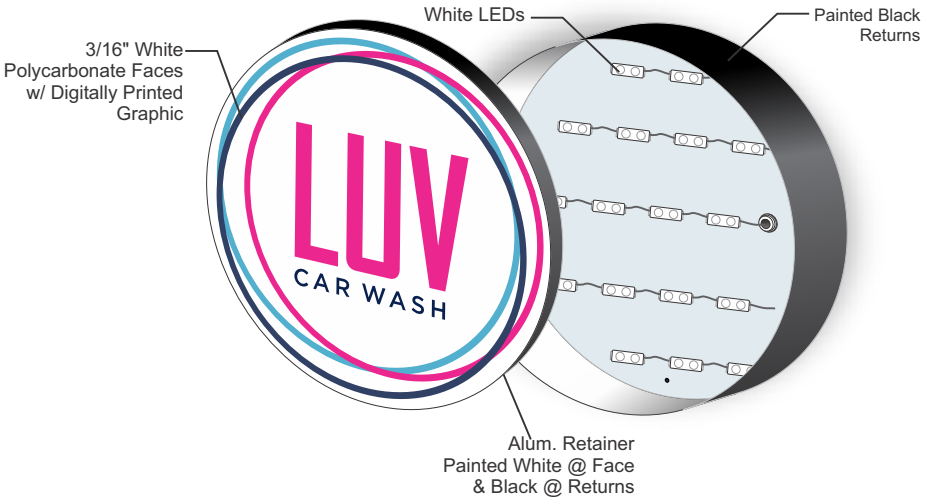
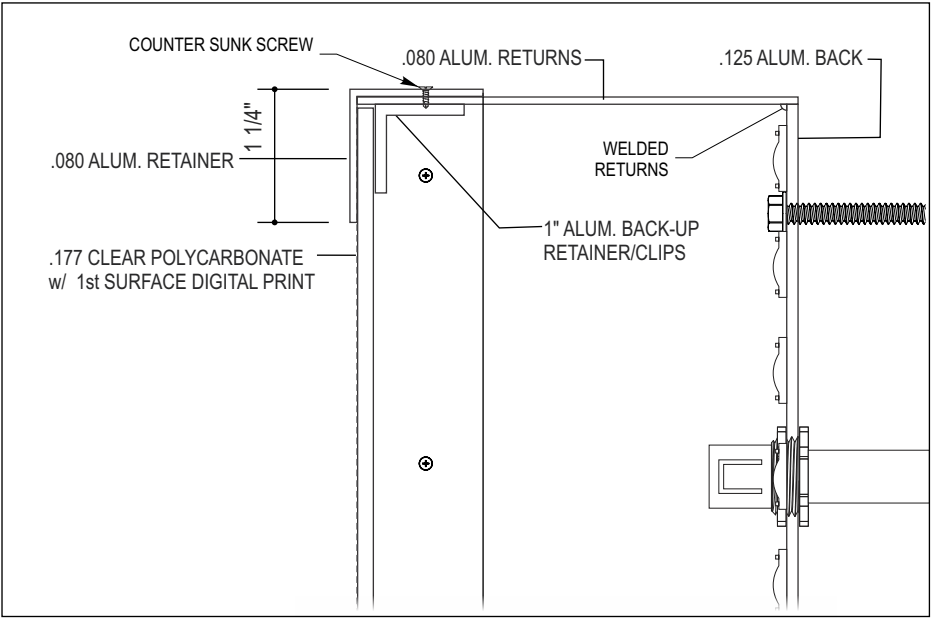
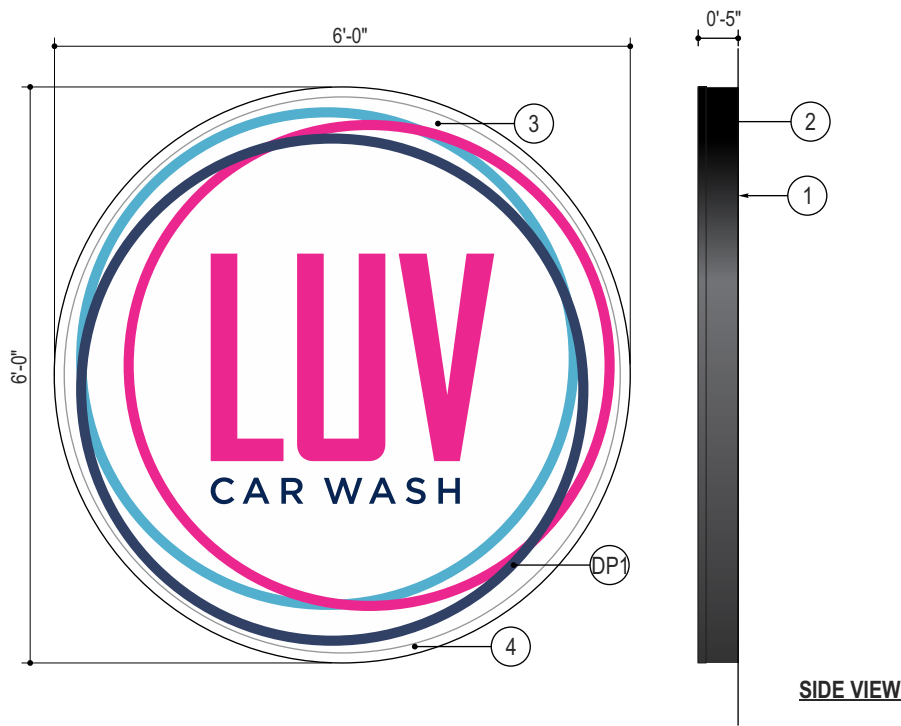
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Sheet:

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6 of 12



- Production Notes**
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 - 4) 1 1/4" .080 ALUM. RETAINER PAINTED WHITE AT FACE PAINTED BLACK @ THE RETURN
 - 5) 1" x 1" x 1/8" ALUM. BACK-UP RETAINER CLIPS

Paint Notes:
All Painted Surfaces To Have Satin Paint
P1) MP-923SP BLACK
P2) MP-202SP WHITE

Vinyl Notes:

DP1) DIRECT PRINT TO FACE

Electrical Notes:

NOTE: 120 Volt 20 Amp Primary Electric Circuit Supplied To Site By Buyer
E1) Electrical Disconnect Switch
E2) LED Power Supply
E3) Hanley White LED

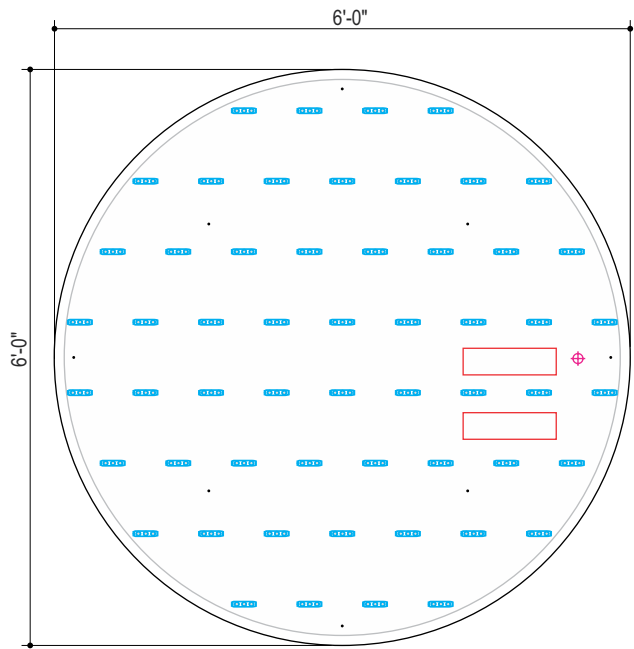
L.E.D. Notes:

12 Volt

LED Type: Hanley Phoenix PF-3120	Color: White 7000K	
LED Modules: Modules: 56	Secondary	
LED Power Source Type: MOD-60 Transformer	Volts 12	Watts 60
Power Supply Qty.: 2	Amp Input: .90	

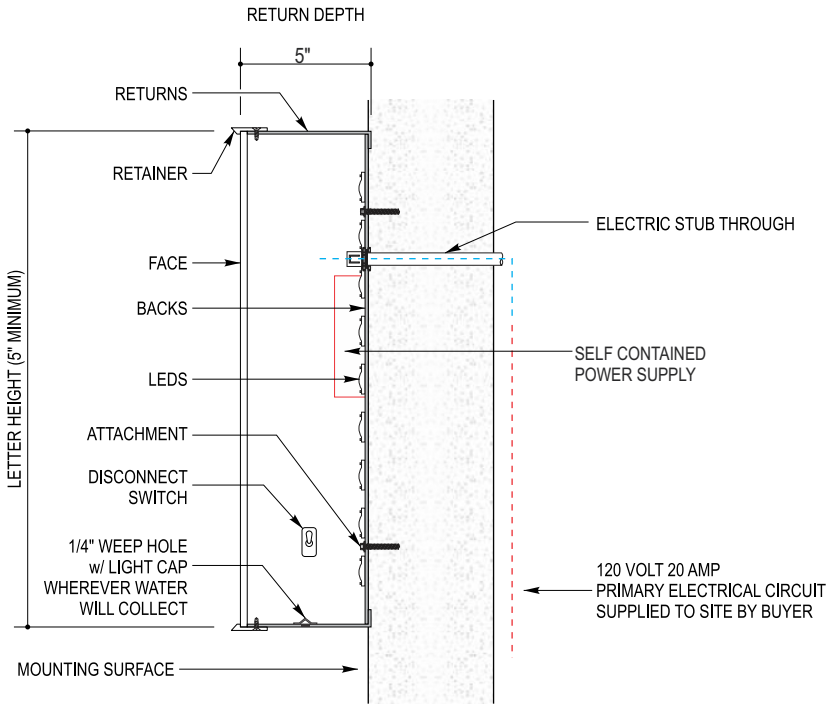
Total Amp Load: 1.8Amps
REQUIRED 120V CIRCUITS: (1) 20 AMP

ANCHOR SCHEDULE		QTY or SPACING
WALL MATERIAL	ANCHOR TYPE	
CONCRETE (3ksi) or HOLLOW MASONRY	1/4" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE	
	1/4" TAPCONS (OR EQUIV) WITH 2.5" EMBED	
	1/4" EXPANSION ANCHORS WITH 3.5" EMBED	
1/2" PLYWOOD (NO ACCESS BEHIND)	TOGGLE BOLTS	
	1/4" WOOD SCREWS OR TAPCONS, FULL EMBED	
METAL STUDS OR METAL PANELS	#14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUM	
HOLLOW WALL (BLOCKING BEHIND)	1/4" THURBOLTS OR LAGS TO SOLID BLOCKING BEHIND	



Logo Detail

ANCHOR SCHEDULE		QTY or SPACING
WALL MATERIAL	ANCHOR TYPE	
CONCRETE (3ksi) or HOLLOW MASONRY	1/4" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE	--- NOT --- -APPLICABLE-
	1/4" TAPCONS (OR EQUIV) WITH 1.75" EMBED	MIN (8) TOTAL
	1/4" EXPANSION ANCHORS WITH 2.5" EMBED	MIN (6) TOTAL
1/2" PLYWOOD (NO ACCESS BEHIND)	1/4" TOGGLE BOLTS	MIN (6) TOTAL
	1/4" WOOD SCREWS, FULL EMBED	MIN (10) TOTAL
METAL STUDS OR METAL PANELS	#14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUM	MIN (8) TOTAL
HOLLOW WALL (BLOCKING BEHIND)	1/4" THURBOLTS OR LAGS TO SOLID BLOCKING BEHIND	MIN (6) TOTAL



Illuminated Logo Detail - LED Layout



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Approval:

☐ Approved
☐ Approved as noted

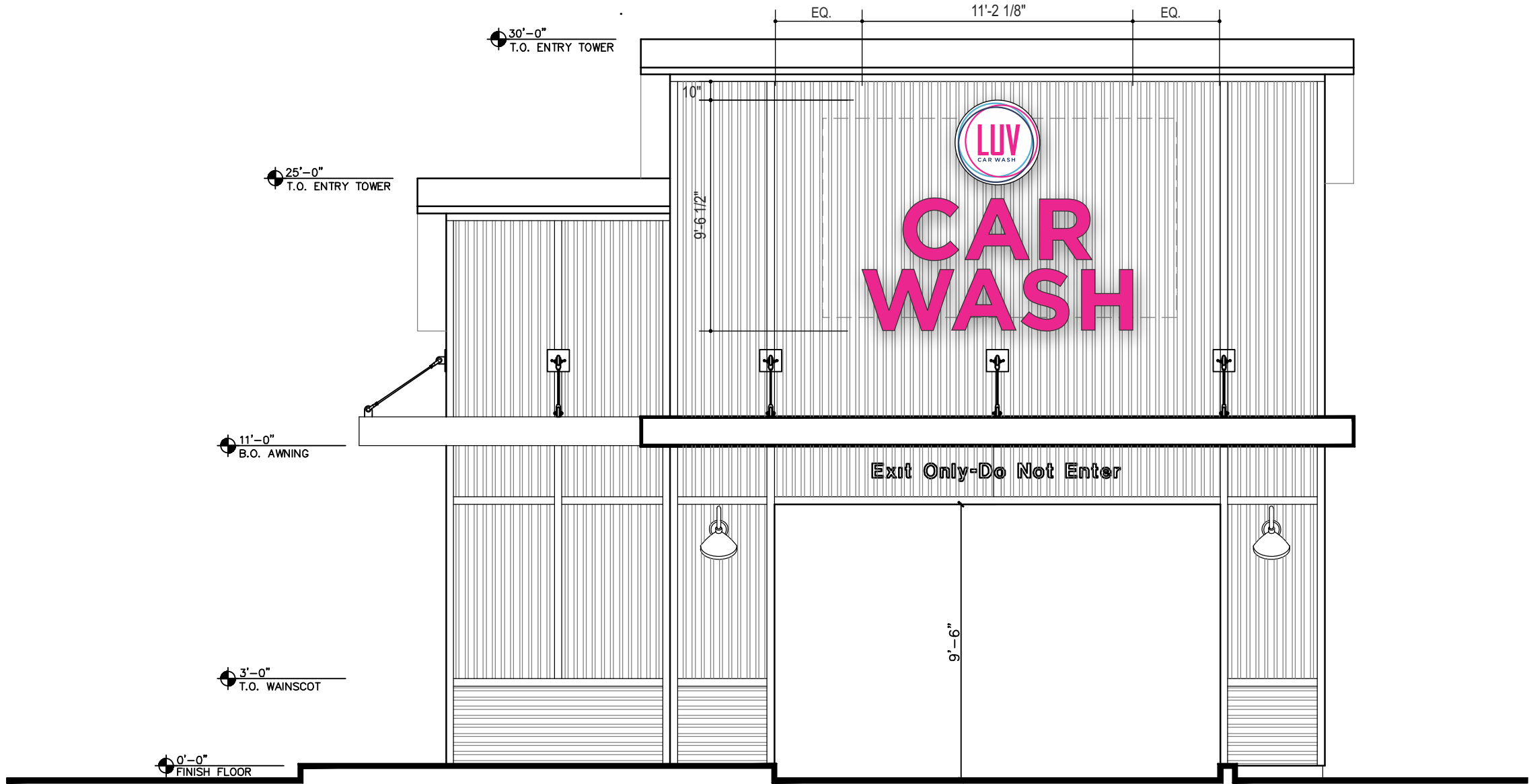
Approved:

Date:

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Sheet:

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N4 South Building Elevation
Scale: 3/16"=1'-0"



12801 Commodity Place
Tampa, Florida 33626
Phone: 813-818-7100
Fax: 813-749-2311
www.creativesigndesigns.com

PROJECT:
LUV CAR WASH
Talmage

SITE ADDRESS

162 Talmage Rd.
Ukiah, CA. 95482

CRM / Quote:
XXXXXX-206794

Account Manager:
J. McDonald

Project Manager / Project Leader
C. Abercrombie

Designer: **SC** Date: **10-21-2022**

Revision:		
No.	Date	Description
01	00/00/2022	
02		
03		
04		

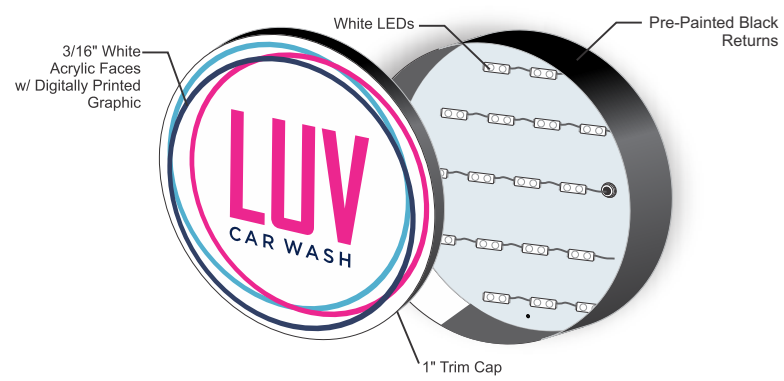


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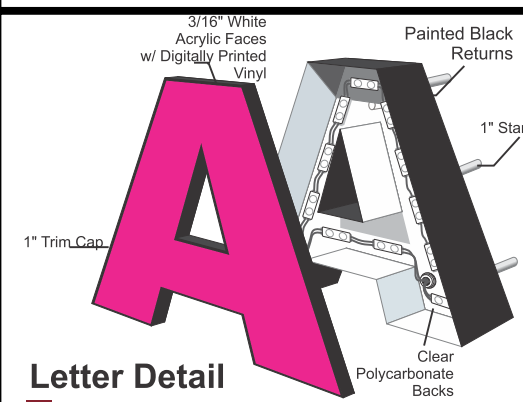
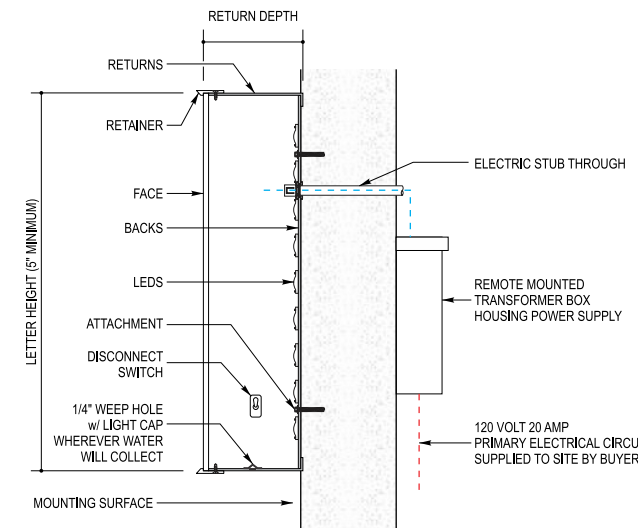
Approval:
☐ Approved
☐ Approved as noted
Approved:
Date:

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Sheet:
8 8 of 12



Logo Detail



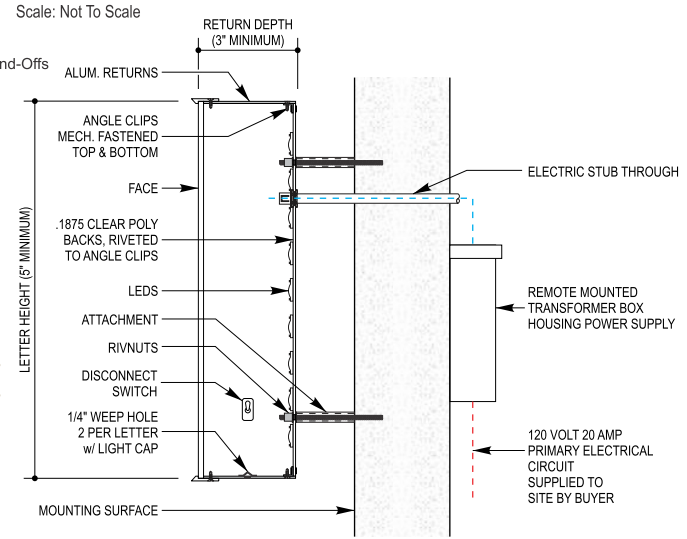
Letter Detail

Section Detail Dual Illuminated Channel Letters

CHANNEL LETTER CONSTRUCTION NOTES

- A. Seams in returns to be at top of each letter.
- B. Seal all joints inside with silicone caulking.
- C. Weep holes at bottom of returns. Not required for interior letters.
- D. Manufactures label and U.L. Label to be on top of letters.
- E. All Sealtite (Electrical out) to exit back of letter(s) at uniform distance above bottom of each letter.

FACE & HALO ILLUM. CH. LETTER DETAIL



Production Notes

- 1) .063" ROUTED ALUM. WHITE/WHITE BACKS
- 2) .040" x 5" DEEP ALUM. RETURNS BLACK/WHITE
- 3) 1" BLACK JEWELITE TRIM CAP
- 4) ROUTED #7328 WHITE ACRYLIC FACES
- 5) .063 ALUM. RETAINER WHITE AT FACE PAINTED BLACK @ THE RETURN

Vinyl Notes:

DP1) DIRECT PRINT TO ACRYLIC FACE

Electrical Notes:

NOTE: 120 Volt 20 Amp Primary Electric Circuit Supplied To Site By Buyer

- E1) Electrical Disconnect Switch
- E2) LED Power Supply
- E3) Hanley White LED

L.E.D. Notes:

12 Volt

LED Type: Hanley Phoenix PF-2880 **Color:** White 6500K

LED Modules: Modules: TBD **Secondary**

LED Power Source Type: MOD-60 Transformer **Volts** 12 **Watts** 60

Power Supply Qty.: TBD **Amp Input:**

Total Amp Load: TBD Amps **REQUIRED 120V CIRCUITS:** (1) 20 AMP

ANCHOR SCHEDULE		QTY or SPACING
WALL MATERIAL	ANCHOR TYPE	
CONCRETE (3ksf) or HOLLOW MASONRY	1/4" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE	
	1/4" TAPCONS (OR EQUIV) WITH 2.5" EMBED	
	1/4" EXPANSION ANCHORS WITH 3.5" EMBED	
1/2" PLYWOOD (NO ACCESS BEHIND)	TOGGLE BOLTS	
METAL STUDS OR METAL PANELS	1/4" WOOD SCREWS OR TAPCONS, FULL EMBED	
	#14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUM	
HOLLOW WALL (BLOCKING BEHIND)	1/4" THRU BOLTS OR LAGS TO SOLID BLOCKING BEHIND	



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Sheet:

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Illuminated Channel Letters Detail

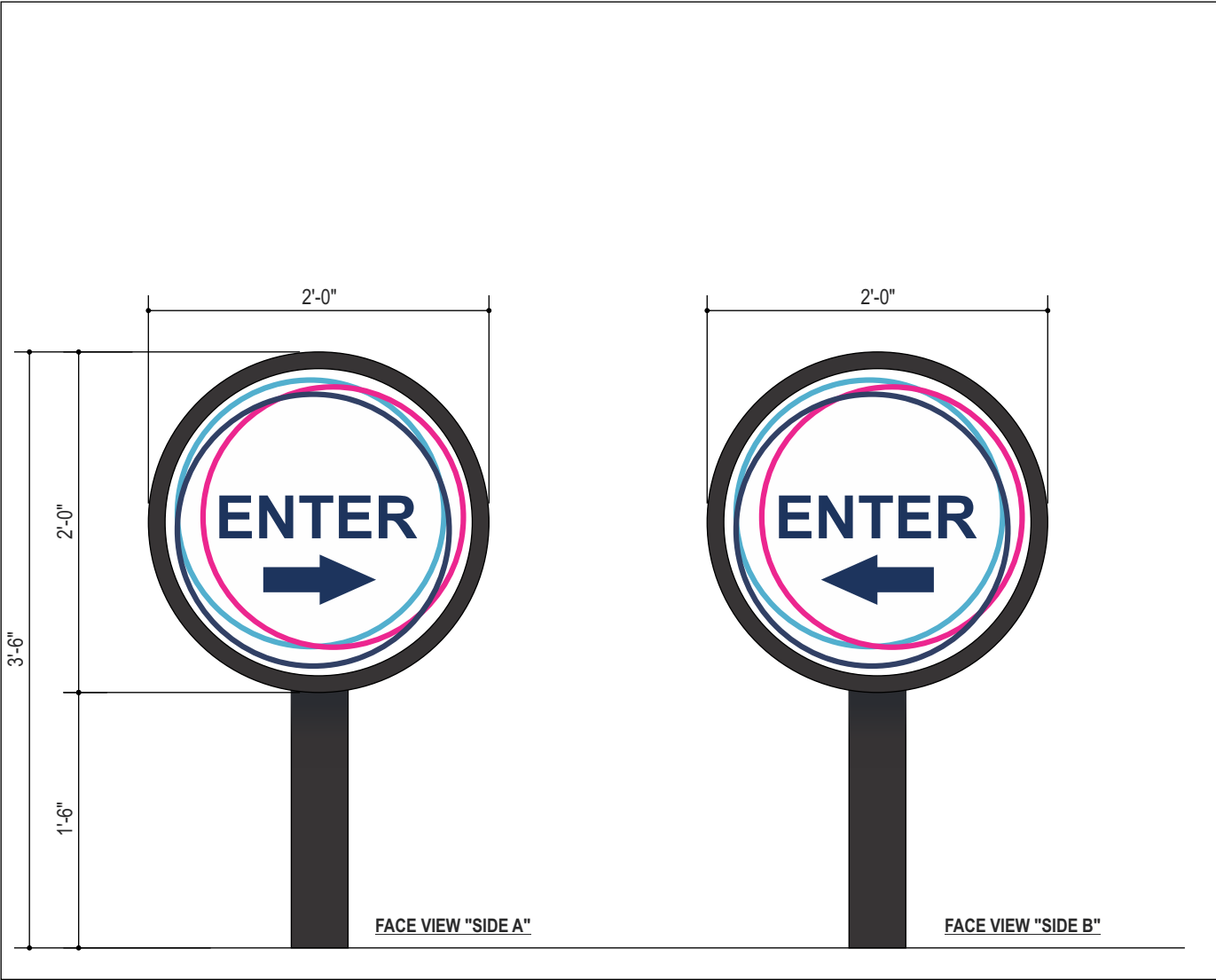
Boxed Signage: 106.6 SQ FT

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

PMS-MAGC
C:0 M:100 Y:0 K:0
R:255 G:0 B:255

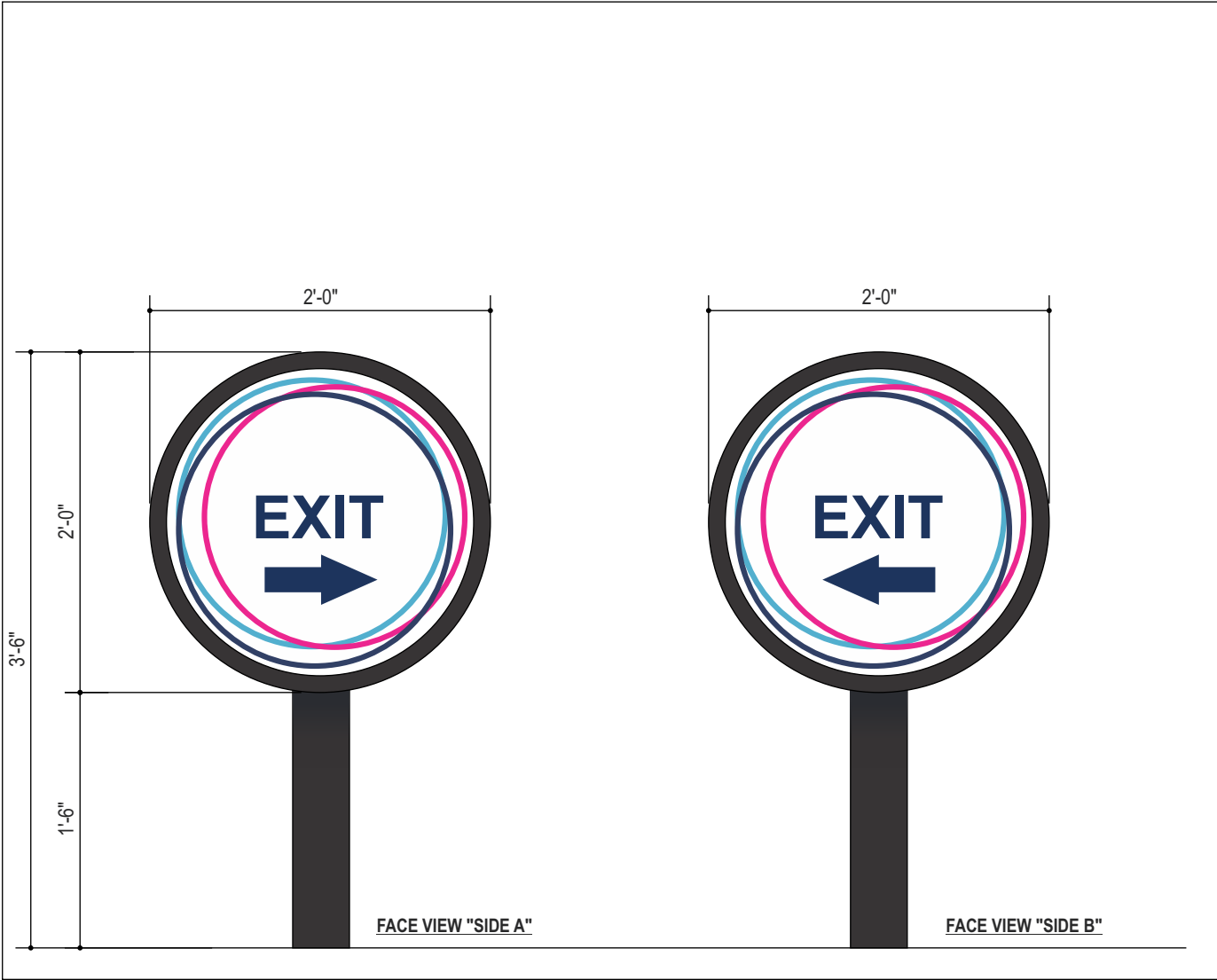
PMS-2985C BLUE
C:66 M:14 Y:12 K:0
R87 G:219 B:224

PMS-662C DARK BLUE
C:100 M:87 Y:35 K:28
R:0 G:24 B:119



N5 D/F Directional - Proposed

Scale: NTS



N6 D/F Directional - Proposed

Scale: NTS



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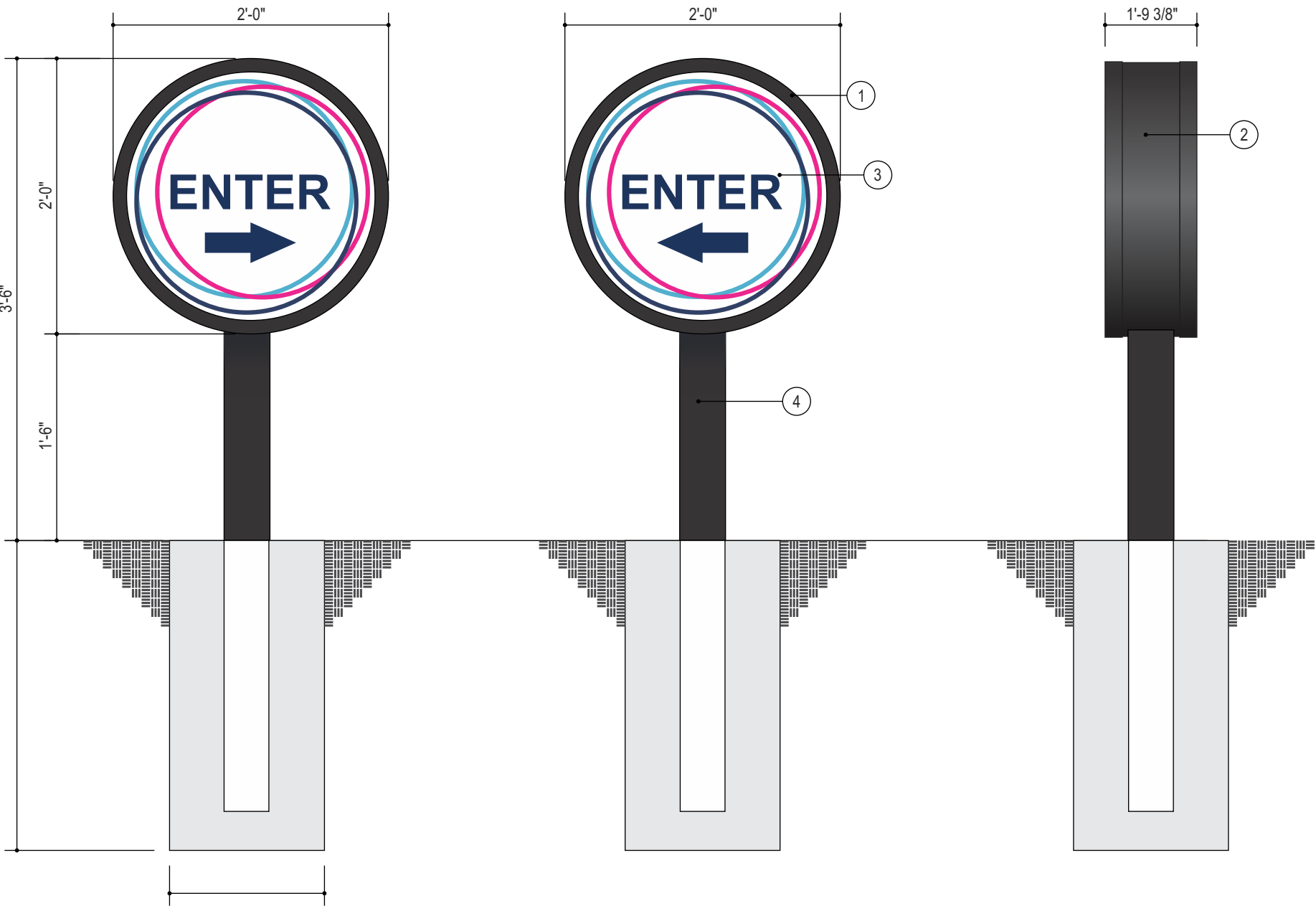
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Sheet:

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FACE VIEW "ENTER"

FACE VIEW "EXIT"

END VIEW

DIR-1 D/F Directional Display

Scale: 1"=1'-0"

Production Notes

- 1) 1 1/4" ALUM. RETAINER
- 2) .080 ALUM. CABINET
- 3) ACRYLIC FACES
- 4) 3" SQ. TUBE SUPPORT
- 5) INTERNAL LED ILLUM.

Paint Notes:

All Painted Surfaces To Have Satin Paint
P1) PAINT SATIN BLACK

Vinyl Notes:

V1) DIRECT DIGITAL PRINT



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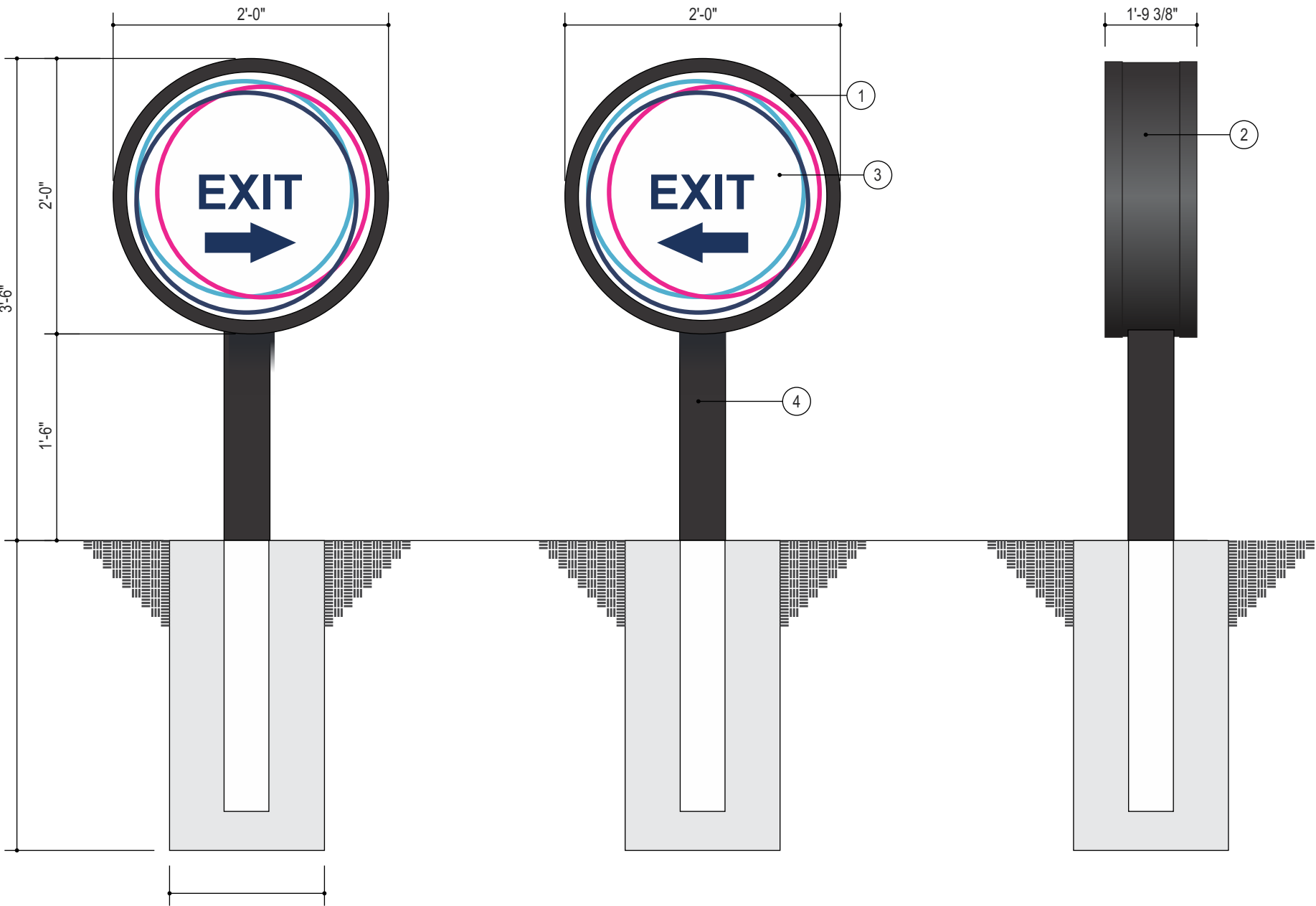
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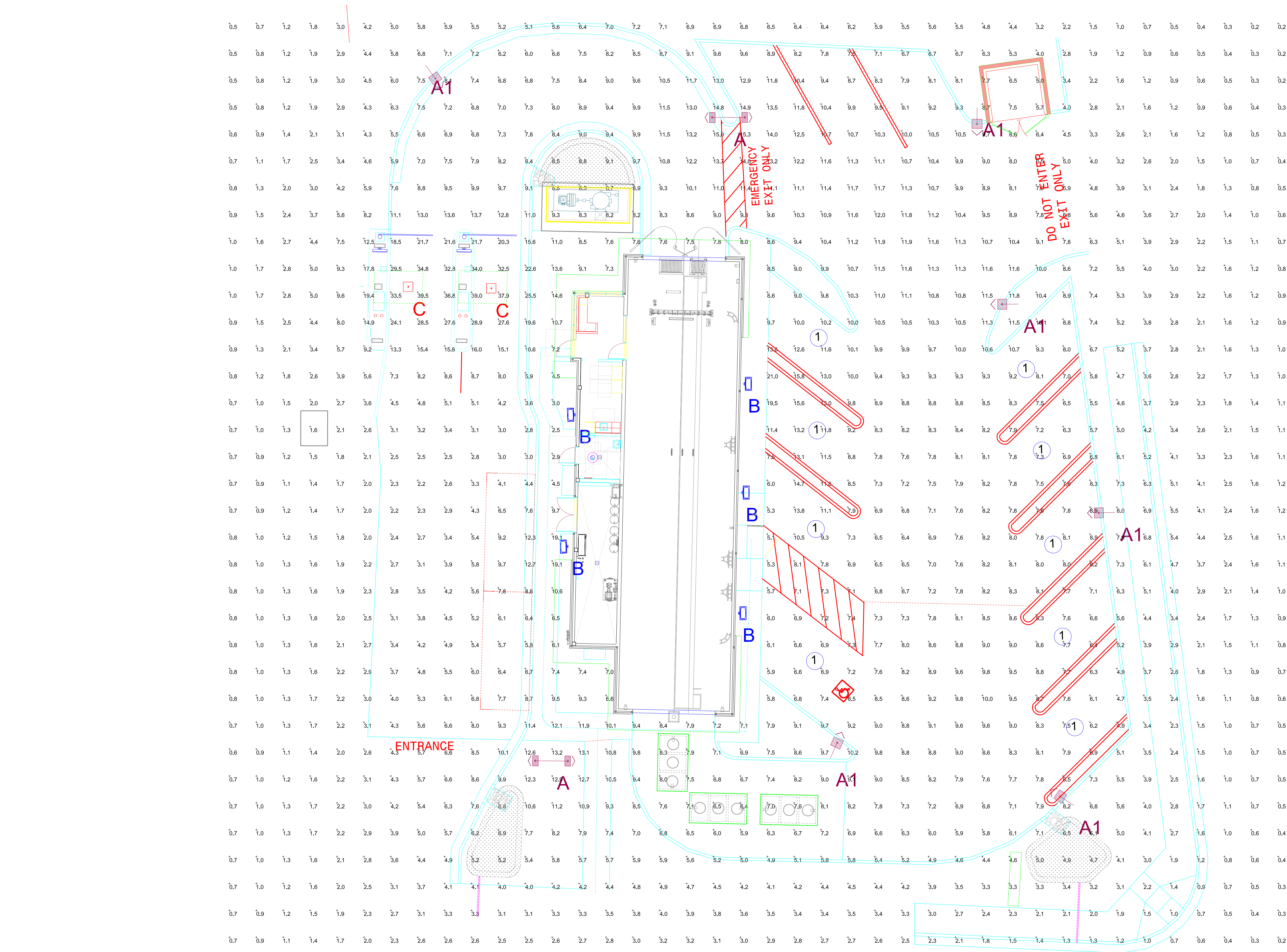
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12 12 of 12

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Total Watts
	2	A	Back-Back	1.000	MRM-LED-18L-SIL-FT-50-70CRI D180 ON 18' POLE + 2' BASE	540
	6	A1	Single	1.000	MRM-LED-18L-SIL-FT-50-70CRI SINGLE ON 18' POLE + 2' BASE	810
	5	B	Single	1.000	XWS-LED-05L-FTW-50-80CRI - 10' MH	195
	2	C	Single	1.000	CRUS-SC-SS-50 - 12' MH	186

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS AT GRADE	Illuminance	Fc	6.08	39.5	0.2	30.40	197.50
LOT SUMMARY	Illuminance	Fc	8.91	39.5	2.2	4.05	17.95



JOB NO.
RCI-0304

JOB NAME
LUV CAR WASH
162 TALMADGE
UKIAH, CA



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2022-AWP-18859-OE

Issued Date: 01/30/2023

Santa Rosa Ave Partners, LLC- Carwash - Ukiah
Lawrence Amaturro - Helen Vick
1275 Santa Rosa Ave
Santa Rosa, CA 95404

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Commercial Use Building Car wash
Location:	Ukiah, CA
Latitude:	39-08-11.48N NAD 83
Longitude:	123-12-13.99W
Heights:	616 feet site elevation (SE) 30 feet above ground level (AGL) 646 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 07/30/2024 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (206) 231-2989, or dan.shoemaker@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-AWP-18859-OE.

Signature Control No: 556638143-570373820

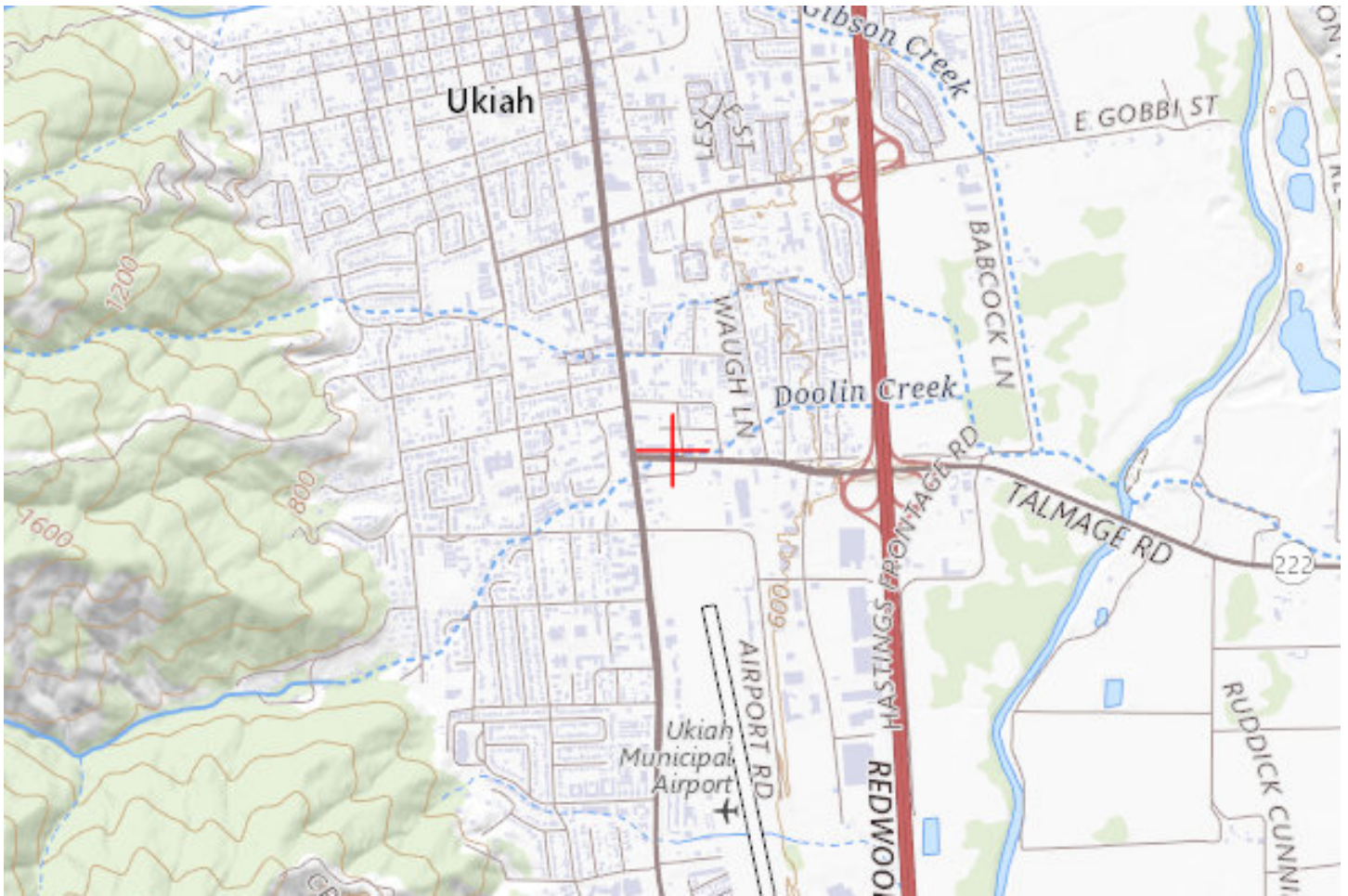
(DNE)

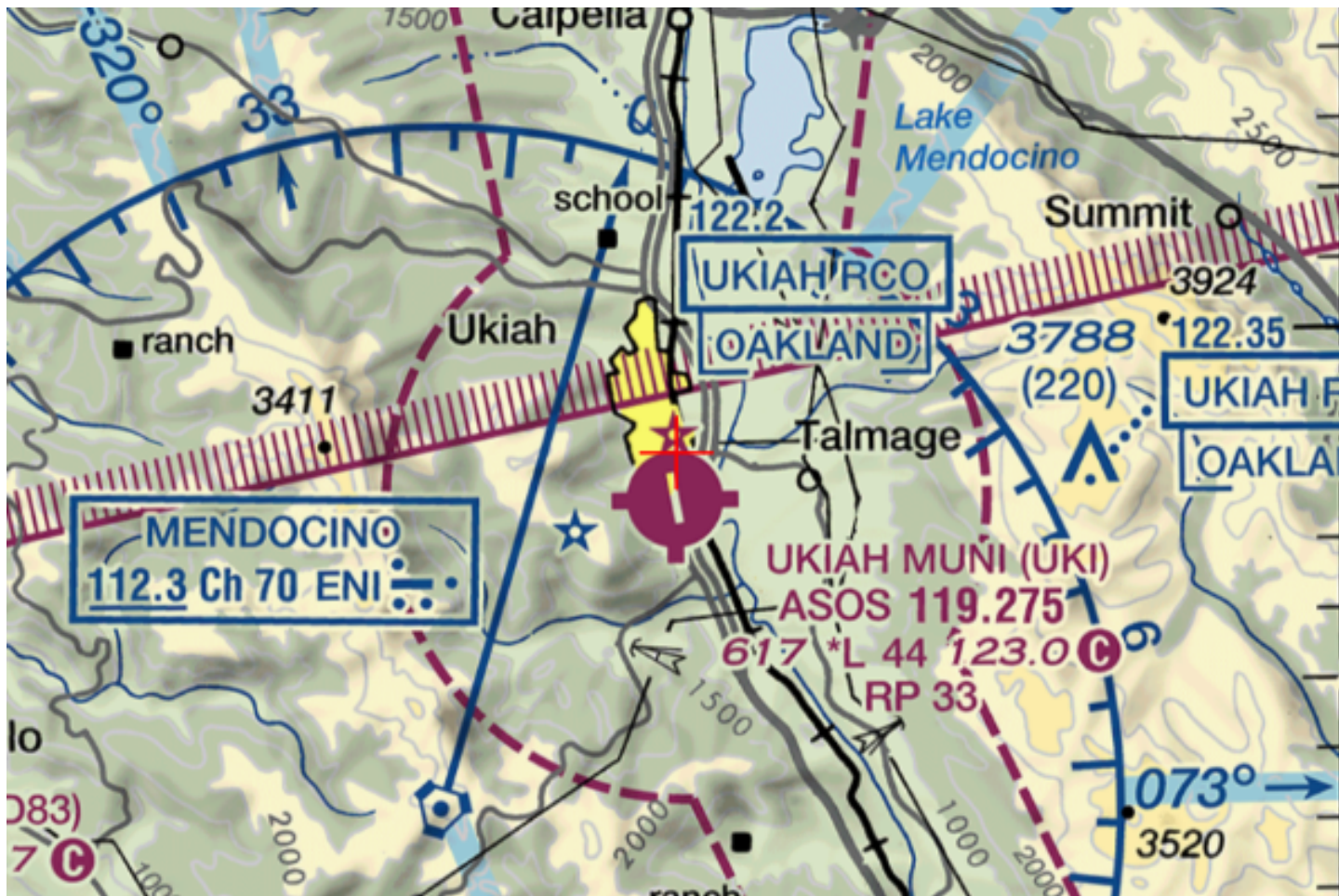
Daniel Shoemaker
Supervisor

Attachment(s)
Additional Information
Map(s)

Additional information for ASN 2022-AWP-18859-OE

This proposed buildig will be located directly beneath the Runway 15/33 extended centerline at Ukiah Municipal Airport (UKI), California. Occupants and people outside the building will be exposed to frequent loud aircraft noise and the sight of aircraft flying at very low altitudes over and near the building.







Federal Aviation
Administration

<< OE/AAA

Project Submission Success

Project Name: LAWRE-000717366-22

Project LAWRE-000717366-22 has been submitted successfully to the FAA.

Your filing is assigned Aeronautical Study Number (ASN):
2022-AWP-18859-OE

Please refer to the assigned ASN on all future inquiries regarding this filing.

Please return to the system at a later date for status updates.

It is the responsibility of each e-filer to exercise due diligence to determine if coordination of the proposed construction or alteration is necessary with their state aviation department. Please use the link below to contact your state aviation department to determine their requirements:

[State Aviation Contacts](#)

To ensure e-mail notifications are delivered to your inbox please add noreply@faa.gov to your address book. Notifications sent from this address are system generated FAA e-mails and replies to this address will NOT be read or forwarded for review. Each system generated e-mail will contain specific FAA contact information in the text of the message.

Federal Aviation
Administration

Notice of Proposed Construction or Alteration - Off Airport

[Add a New Case \(Off Airport\) - Desk Reference Guide V_2018.2.1](#)[Add a New Case \(Off Airport\) for Wind Turbines - Met Towers \(with WT Farm\) - WT-Barge Crane - Desk Reference Guide V_2018.2.1](#)

Project Name: LAWRE-000717366-22

Sponsor: Lawrence Amatur - Helen Vick

Details for Case : Car wash

[Show Project Summary](#)

Case Status

Status: Active

Documents: None

Project Documents:
None

Construction / Alteration Information

* Notice Of: Construction

* Duration: Permanent

if Temporary : Months: Days:

Work Schedule - Start: 09/15/2022 (mm/dd/yyyy)

Work Schedule - End: 06/15/2023 (mm/dd/yyyy)

*For temporary cranes-Does the permanent structure require separate notice to the FAA?
To find out, use the Notice Criteria Tool. If separate notice is required, please ensure it is filed.
If it is not filed, please state the reason in the Description of Proposal.

State Filing:

Structure Summary

* Structure Type: BUILDING | Commercial Use Building

* Structure Name: Car wash

NOTAM Number:

FCC Number:

Prior ASN: - OE V

Structure Details

* Latitude: 39° 8' 11.48" N

* Longitude: 123° 12' 13.99" W

* Horizontal Datum: NAD83

* Site Elevation (SE): 616 (nearest foot) PASSED

* Structure Height (AGL): 646 (nearest foot)

* Current Height (AGL):
* For notice of alteration or existing provide the current
AGL height of the existing structure.
Include details in the Description of Proposal

Minimum Operating Height (AGL): (nearest foot)

* For aeronautical study of a crane or construction equipment
the maximum height should be listed above as the
Structure Height (AGL). Additionally, provide the minimum
operating height to avoid delays if impacts are identified that
require negotiation to a reduced height. If the Structure Height
and minimum operating height are the same enter the same
value in both fields.

* Requested Marking/Lighting: None

Other :

Aircraft Detection Lighting System(ADLS):

* Only check this box if you are proposing the
installation and use of an Aircraft Detection Lighting System☐ Yes

* Current Marking/Lighting: None

Other :

* Nearest City: Ukiah

* Nearest State: California

* Description of Location:
On the Project Summary page upload any certified survey.162 Talmage at Perry
Ukiah, CA

* Description of Proposal:

Replace existing Car Wash
Structure with a new Car
wash structure and

Additional Location(s)

[Add New Location\(s\)](#)

Proposed Frequency Bands

Select any combination of the applicable frequencies/powers identified in the Col
Coalition, Antenna System Co-Location, Voluntary Best Practices, effective 21 Nc
evaluated by the FAA with your filing. If not within one of the frequency bands list
manually input your proposed frequency(ies) and power using the Add Specific F

Add Specific Frequency

	Low Freq	High Freq	Freq Unit	ERP
☐	6	7	GHz	55
☐	6	7	GHz	42
☐	10	11.7	GHz	55
☐	10	11.7	GHz	42
☐	17.7	19.7	GHz	55
☐	17.7	19.7	GHz	42
☐	21.2	23.6	GHz	55
☐	21.2	23.6	GHz	42
☐	614	698	MHz	1000
☐	614	698	MHz	2000
☐	698	806	MHz	1000
☐	806	901	MHz	500
☐	806	824	MHz	500
☐	824	849	MHz	500
☐	851	866	MHz	500
☐	869	894	MHz	500
☐	896	901	MHz	500
☐	901	902	MHz	7
☐	929	932	MHz	3500
☐	930	931	MHz	3500
☐	931	932	MHz	3500
☐	932	932.5	MHz	17
☐	935	940	MHz	1000
☐	940	941	MHz	3500
☐	1670	1675	MHz	500
☐	1710	1755	MHz	500
☐	1850	1910	MHz	1640
☐	1850	1990	MHz	1640
☐	1930	1990	MHz	1640
☐	1990	2025	MHz	500
☐	2110	2200	MHz	500
☐	2305	2360	MHz	2000
☐	2305	2310	MHz	2000
☐	2345	2360	MHz	2000
☐	2496	2690	MHz	500

Clone Prior A

*Note: Selecting this lin



Cases For Sponsor

- The Sponsor can be you, your company, or your client. The sponsor is the person or business ultimately responsible for the construction or alteration. The sponsor appears as the addressee on all correspondence from the FAA.
- Please populate the following form to add or update a Sponsor.
- Required fields indicated with an asterisk*

You are currently editing the sponsor information for Car wash

Change sponsor to:

Lawrence Amatur

Helen Vick

▼

- or -

Use Current Sponsor to Create a New Sponsor

* Sponsor Name:

Lawrence Amatur - Helen Vick

* Attention Of:

Santa Rosa Ave Partners, LLC- Car

* Address:

1275 Santa Rosa Ave

Address2:

* City:

Santa Rosa

* State:

California

▼

-OR-

* Non-US State:

* Country:

United States

▼

* Zip / Post Code:

95404

* Phone:

707

387

3779

ext

* Fax:

* Email:

lawrence@jimboneauto.com



ALL of My Cases (Off Airport)

Please refer to the assigned ASN on all inquiries to the FAA

All Cases	Filter by Case Status	Cases Requiring Action
Show All Cases (1)	Draft (0) Accepted (1) Work in Progress (0) Interim (0) Determined (0) Circularized (0) Terminated (0)	Waiting (0) 7460-2 Required (0) Add Letter (0) Cases Due to Expire (0)

Records 1 to 1 of 1

Page 1 of 1

View Folder

Create Folder

Manage Folders

Transfer Cases

Transfer Cases - Desk Reference Guide V_2018.2.0

ASN	Folder Name	Project Name	Structure Name	Status	Date Accepted	Date Determined	7460-2 Received	City	State
☐ 2022-AWP-18859-OE		LAWRE-000717366-22	Car wash	Accepted	10/05/2022			Ukiah	CA

Move To

Archive

Rows per Page: 20

Records 1 to 1 of 1

Page: 1

Page 1 of 1

Draft: Cases that have been saved by the user but have not been submitted to the FAA.

Waiting: Wind Turbine/Met Tower (w/WT Farm) cases that have not been submitted to the FAA and are waiting for an action from the user, either to verify the map or attach specific documents

Accepted: Cases that have been submitted to the FAA.

Add Letter: Cases that have been reviewed by the FAA and require additional information from the user.

Work in Progress: Cases that are being evaluated by the FAA.

Interim: Cases that have been reviewed by the FAA and require resolution from the user.

Determined: Cases that have a completed aeronautical study and an FAA determination.

Terminated: Cases that are no longer valid.

Please allow the FAA a minimum of 45 days to complete a study.

Case Transfer:

- Use the check box(es) to select the case(s) you want to transfer.
- Select the "Transfer Cases button" to open the "Manage Transfer Cases" screen.

Note: Drafts and cases in Add and Terminated status can not be transferred.

[Click here to contact the appropriate representative.](#)



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING & BUILDING SVCS.

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482
120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

JULIA KROG, DIRECTOR
PHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

April 9, 2023

OWNER/APPLICANT:

SANTA ROSA AVENUE PARTNERS LLC
1275 SANTA ROSA AVENUE
SANTA ROSA, CA 95404

AGENT:

JONATHAN RAMOS, RAMOS & ASSOCIATES INC
804 4TH STREET
SANTA ROSA, CA 95404

RE: Ukiah Municipal Airport Land Use Compatibility Plan Consistency Determination for replacement car washing facility with a maximum height of 30-feet (ALUC_2023-0001)

Dear Mr. Ramos,

Considering the March 23, 2023, and April 6, 2023, Airport Land Use Commission meetings were both canceled due to a lack of quorum, the Airport Land Use Commission was unable to make a determination within 60 days from your project referral date of February 9, 2023.

Pursuant to Ukiah Municipal Airport Land Use Compatibility Plan Chapter 2 –Procedural Policies, Policy 2.3.4(a)(4) if the Airport Land Use Commission fails to make a determination within 60 days of the date of referral, the proposed major land use action shall be deemed consistent with the Ukiah Municipal Airport Land Use Compatibility Plan.

Therefore, the Ukiah Municipal Airport Land Use Compatibility Plan Consistency Determination for replacement car washing facility with a maximum height of 30-feet (ALUC_2023-0001) shall be deemed consistent with the Ukiah Municipal Airport Land Use Compatibility Plan.

Should you have any questions, you may contact our office at (707) 234-6650 between the hours of 8:00 a.m. and 4:30p.m. Monday through Friday, or by email at switzers@mendocinocounty.org.

Sincerely,

STEVEN SWITZER
Planner II

Encl: Ukiah Municipal Airport Land Use Compatibility Plan Chapter 2 –Procedural Policies, Policy 2.3.4

- (a) Regarding *Major Land Use Actions* for which referral is mandatory in accordance with Policy 1.4.2, the *ALUC* has three choices of action when making a consistency determination:
 - (1) Find the *Major Land Use Action* consistent with the *UKLALUCP*.
 - (2) Find the *Major Land Use Action* consistent with the *UKLALUCP*, subject to compliance with such conditions as the *ALUC* may specify. Any such conditions should be limited in scope and described in a manner that allows compliance to be clearly assessed (e.g., the height of a structure).
 - (3) Find the *Major Land Use Action* inconsistent with the *UKLALUCP*. In making a finding of inconsistency, the *ALUC* shall note the specific conflicts upon which the determination is based.
- (b) Regarding *Major Land Use Actions* for which referral is voluntary in accordance with Policy 1.4.3, the *ALUC* review and comments are advisory. However, the *Local Agency* should include any such comments in its official record of the final decision on the *Action*.

2.3.4. Response Time: In responding to *Major Land Use Actions* referred for review, the policy of the *ALUC* is that:

- (a) When a *Major Land Use Action* is referred for review on a mandatory basis as required by Policy 1.4.2:
 - (1) The date of referral is deemed to be the date on which all applicable information as specified in Policy 2.3.1 and indicated on the *ALUC Review Application (Appendix E)* is received by the *ALUC Secretary* and applicable referral fees have been paid.
 - (2) If additional information is required, the *ALUC Secretary* shall notify the *Local Agency* within 14 calendar days of the date of receiving the referral.
 - (3) Reviews of *Major Land Use Actions* forwarded to the *ALUC* for a consistency determination shall be completed within 60 days of the date of the referral.
 - (4) If the *ALUC* fails to make a determination within the above time periods, the proposed *Major Land Use Action* shall be deemed consistent with the *UKLALUCP*.
- (b) When a *Major Land Use Action* is referred on a voluntary basis in accordance with Policy 1.4.3, review by the *ALUC Secretary* and/or the *ALUC* should be completed in a timely manner enabling the comments to be considered by decision-making bodies of the referring *Local Agency*.
- (c) Regardless of action or failure to act on the part of the *ALUC Secretary* or the *ALUC*, the proposed *Major Land Use Action* must comply with other applicable local, state, and federal laws and regulations.

2.3.5. Subsequent Reviews of Related Major Land Use Actions: Once a *Major Land Use Action* for which referral to the *ALUC* was mandatory has been found consistent with the *UKLALUCP*, it generally need not be referred for review at subsequent stages of the planning process (e.g., for a use permit after a zoning change has been reviewed). However, additional *ALUC* review is required if any of the following are true:

- (a) At the time of the original *ALUC* review, the available information on the proposed *Major Land Use Action* was only sufficient to determine consistency with compatibility

From: [Matthew Keizer](#)
To: [Jesse Davis](#)
Date: Thursday, April 6, 2023 9:13:37 AM
Attachments: [image001.png](#)
[image002.png](#)

Please show how you will Provide employee, Accessible parking and a Path of travel to the office per 11B of the CBC.

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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PROJECT REVIEW REFERRAL

Please provide comments by: April 19, 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 Water & Sewer Director	☒	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
☒	Ukiah Police Department	☐	Regional Water Quality Control Board
☒	City Manager's Office	☐	CA Dept. of Fish and Wildlife
☒	City Electric Utility Dept.	☐	CA Dept. of Transportation
☒	Ukiah Municipal Airport Operations Manager	☐	Sonoma State Northwest Information Center
☒	Airport Land Use Commission	☐	AT & T
☒	Mendocino County Air Quality	☐	PG & E (gas)
☒	Mendocino County Environmental Health	☐	PG & E (Land Rights)
☐	California Military Land Use Office	☐	Other:
FROM PROJECT PLANNER: Jesse Davis, Chief Planning Manager, (jdavis@cityofukiah.com; 707-463-6207)			

PROJECT INFORMATION:	
Project Name & Permit #:	Major Site Development Permit Application #22-7956 (Luv Car Wash); APNs 003-140-49 & 003-140-05;
Site Address & APN:	162 Talmage Road, Ukiah, CA, 95482
General Plan:	Community Commercial (CC)
Zoning:	Heavy Commercial (C2)
Airport Compatibility Zone:	Zones 1* & 2
Date Filed:	12/08/22
Resubmittal:	04/05/23
Date Referred:	04/05/23
Prev. Projects on Site (include file #)	94-34 (Minor Subdivision) - 2 Parcels; 04-25 (Minor UP) - Car Wash Expansion
Applicant/Agent Name:	Jonathan Ramos (Ramos & Assoc., Inc.)
Phone:	707-318-2990
Email:	Jramos@ramosassociate.com
Project Summary:	Proposed demolition of the existing car wash facility and construction of a new self-serve automated car washing facility featuring an 85-foot-long car wash tunnel, 9 vacuum stations, parking and signage. The applicant intends to utilize the existing site ingress/egress access onto Talmage Road and Perry Street. Please see attached for associated application materials and documentation.

Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print) _____

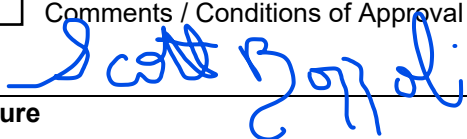
☐

No Comment

☐

Comments / Conditions of Approval Attached

Signature



Date

Comments / Conditions of Approval:

Regarding the Project Referral for the "LUV Car Wash Project #22-7956"

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

- 1) This property will be served from existing Underground power.
- 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. Size of panel and load calcs to be include.
- 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.

PROJECT REVIEW REFERRAL

Please provide comments by: April 19, 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 Water & Sewer Director	☒ 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
☒ Ukiah Police Department	☐ Regional Water Quality Control Board
☒ City Manager's Office	☐ CA Dept. of Fish and Wildlife
☒ City Electric Utility Dept.	☐ CA Dept. of Transportation
☒ Ukiah Municipal Airport Operations Manager	☐ Sonoma State Northwest Information Center
☒ Airport Land Use Commission	☐ AT & T
☒ Mendocino County Air Quality	☐ PG & E (gas)
☒ Mendocino County Environmental Health	☐ PG & E (Land Rights)
☐ California Military Land Use Office	☐ Other:
FROM PROJECT PLANNER: Jesse Davis, Chief Planning Manager, (jdavis@cityofukiah.com; 707-463-6207)	

PROJECT INFORMATION:	
Project Name & Permit #:	Major Site Development Permit Application #22-7956 (Luv Car Wash); APNs 003-140-49 & 003-140-05;
Site Address & APN:	162 Talmage Road, Ukiah, CA, 95482
General Plan:	Community Commercial (CC)
Zoning:	Heavy Commercial (C2)
Airport Compatibility Zone:	Zones 1* & 2
Date Filed:	12/08/22
Resubmittal:	04/05/23
Date Referred:	04/05/23
Prev. Projects on Site (include file #)	94-34 (Minor Subdivision) - 2 Parcels; 04-25 (Minor UP) - Car Wash Expansion
Applicant/Agent Name:	Jonathan Ramos (Ramos & Assoc., Inc.)
Phone:	707-318-2990
Email:	Jramos@ramosassociate.com
Project Summary: Proposed demolition of the existing car wash facility and construction of a new self-serve automated car washing facility featuring an 85-foot-long car wash tunnel, 9 vacuum stations, parking and signage. The applicant intends to utilize the existing site ingress/egress access onto Talmage Road and Perry Street. Please see attached for associated application materials and documentation.	

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) Provide UPD with contact info for responsible party for business hours and after hours

- ☐ No Comment
☒ Comments / Conditions of Approval Attached

Signature

Date

From: [Greg Owen](#)
To: [Jesse Davis](#)
Subject: RE: 162 Talmage
Date: Tuesday, April 11, 2023 10:46:10 AM
Attachments: [image001.png](#)

I would like to add additional commits on the proposed 30" pylon sign. Notwithstanding the FAA height determination staff feels that this signage could severely impact the airport operations and safety of flight in this critical area as aircraft are descending to land. The direction of this sign facing in line with the runway center line would make it very difficult to see on approach. In addition, lighting of this sign could also potentially affect pilots during night operation or inclement weather. The area in which this project is proposed is critical to airport operations this area could be impacted by potential aircraft emergencies where aircraft are suffering engine failures and may not be able to make it to the runway and may come up short of the airport. The airport staff would highly recommend that this project be reevaluated and that current planning documents be reviewed for allowed uses in this area.

From: Jesse Davis <jdavis@cityofukiah.com>
Sent: Monday, April 10, 2023 4:25 PM
To: Greg Owen <gowen@cityofukiah.com>
Subject: 162 Talmage

FYI



Jesse Davis, AICP

Chief Planning Manager
Department of Community Development
300 Seminary Avenue, Ukiah, CA 95482
P: 707.463.6207
www.cityofukiah.com/community-development

PROJECT REVIEW REFERRAL

Please provide comments by: April 19, 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 Water & Sewer Director	☒	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
☒	Ukiah Police Department	☐	Regional Water Quality Control Board
☒	City Manager's Office	☐	CA Dept. of Fish and Wildlife
☒	City Electric Utility Dept.	☐	CA Dept. of Transportation
☒	Ukiah Municipal Airport Operations Manager	☐	Sonoma State Northwest Information Center
☒	Airport Land Use Commission	☐	AT & T
☒	Mendocino County Air Quality	☐	PG & E (gas)
☒	Mendocino County Environmental Health	☐	PG & E (Land Rights)
☐	California Military Land Use Office	☐	Other:
FROM PROJECT PLANNER: Jesse Davis, Chief Planning Manager, (jdavis@cityofukiah.com; 707-462-1479)			

PROJECT INFORMATION:	
Project Name & Permit #:	Major Site Development Permit Application #22-7956 (LuvC)
Site Address & APN:	1621 Lamage Road, Ukiah, CA, 95482
General Plan:	Community Commercial (CC)
Zoning:	Heavy Commercial (C2)
Airport Compatibility Zone:	Zones 1*2 & 2
Date Filed:	12/08/22
Resubmittal:	04/05/23
Date Referred:	04/05/23
Prev. Projects on Site (include file #)	94-34 (Mirso Subdivision), 2 Parcels, 04-25 (Victor & P)
Applicant/Agent Name:	Jonathan Ramos (Ramos & Assoc., Inc.)
Phone:	707-318-2990
Email:	Jramos@ramosassociate.com
Project Summary:	Proposed demolition of the existing car wash facility and construction of a new self-serve automated car washing facility featuring an 85-foot-long car wash tunnel, 9 vacuum stations, parking and signage. The applicant intends to utilize the existing site ingress/egress access onto Lamage Road and Perry Street. Please see attached for associated application materials and documentation.

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) Greg Owen / Airport

☐

No Comment

☐

Comments / Conditions of Approval Attached

4/10/2023

Signature

Date

Comments / Conditions of Approval:

Regarding the Project Referral for the "UV Car Wash Project #22-7956"
The project could impact future plans to extend the survey to the north.

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

- 1) This property will be served from existing Underground power.
- 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. Size of panel and load calcs to be include.
- 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.

From: [Matthew Keizer](#)
To: [Jesse Davis](#)
Subject: RE: Project Referral - 162 Talmage Road, Ukiah, CA (#22-7956) - LUV Car Wash
Date: Thursday, April 6, 2023 7:13:04 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

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, City of Ukiah, and Ukiah Valley Fire Authority Ordinances and Amendments.

Fire:

2. FOR ASSISTANCE WITH FIRE-RELATED PLAN REVIEW ISSUES, TECHNICAL QUESTIONS, FIRE-RELATED INSPECTION QUESTIONS OR ISSUES, PLEASE CALL (707) 467-5718.
3. PER 507.5.1 A NEW STEAMER FIRE HYDRENT (WHITE) WILL BE REQUIRED ON THE CORNER OD PERRY AND TALMAGE.
4. ALL ELECTRICAL DISCONNECTS SHALL BE ACCESSIBLE FROM THE EXTERIOR OF THE BUILDING.
5. KNOX BOXES/KEY CABINETS SHALL BE PROVIDED FOR ALL POOL ENCLOSURES, GATES IN THE PATH OF FIREFIGHTER TRAVEL TO STRUCTURES, SECURED PARKING LEVELS, DOORS GIVING ACCESS TO ALARM PANELS AND/OR ANNUNCIATORS, AND ANY OTHER STRUCTURES OR AREAS WHERE IMMEDIATE ACCESS IS REQUIRED OR IS UNDULY DIFFICULT.
6. ADDRESS IDENTIFICATION: APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED AND MAINTAINED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL MEET THE MINIMUM STANDARDS AS TO SIZE: 4" HIGH WITH A 0.5" STROKE FOR RESIDENTIAL BUILDINGS, 6" HIGH WITH A 0.5" STROKE FOR COMMERCIAL AND MULTI-RESIDENTIAL BUILDINGS, 12" HIGH WITH A 1" STROKE FOR INDUSTRIAL BUILDINGS. ADDITIONAL NUMBERS SHALL BE REQUIRED WHERE DEEMED NECESSARY BY THE FIRE CODE OFFICIAL, SUCH AS REAR ACCESS DOORS, BUILDING CORNERS, AND ENTRANCES TO COMMERCIAL CENTERS. THE FIRE CODE OFFICIAL MAY ESTABLISH DIFFERENT MINIMUM SIZES FOR NUMBERS FOR VARIOUS CATEGORIES OF PROJECTS.

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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From: Jesse Davis <jdavis@cityofukiah.com>

Sent: Wednesday, April 5, 2023 3:53 PM

To: Matthew Keizer <mkeizer@cityofukiah.com>; Isabelle Grieve <lgrieve@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>; mcaqmd@mendocinocounty.org; 'Environmental Health' <enviroh@mendocinocounty.org>; pbs@mendocinocounty.org; Steven Switzer <switzers@mendocinocounty.org>; Cedric Crook <ccrook@cityofukiah.com>; Rick Pintane <rpintane@cityofukiah.com>; Sean White <swhite@cityofukiah.com>; Shannon Riley <sriley@cityofukiah.com>

Subject: Project Referral - 162 Talmage Road, Ukiah, CA (#22-7956) - LUV Car Wash

Good Afternoon All,

Greetings, and I hope this message finds you well. The City of Ukiah has received an application for a

Major Site Development Permit at 162 Talmage Road for demolition of the existing car wash facility and construction of a new self-serve automated car washing facility featuring an 85-foot-long car wash tunnel, 9 vacuum stations, parking and signage. The applicant intends to utilize the existing site ingress/egress access onto Talmage Road and Perry Street. Please see attached for associated application materials and documentation.

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 for your time and review of this request.

Best Regards,
Jesse Davis



Jesse Davis, AICP

Chief Planning Manager
Department of Community Development
300 Seminary Avenue, Ukiah, CA 95482
P: 707.463.6207
www.cityofukiah.com/community-development



TO: Design Review Board

FROM: Jesse Davis, Chief Planning Manager

DATE: May 25, 2023

SUBJECT: Request for review and recommendation to the Planning Commission regarding an offer of public artwork located in Todd Grove Park (APN 001-090-02).

LOCATION

The project building is a bathroom structure within Todd Grove Park, immediately northeast of the Todd Grove Park's primary playground area (APN 001-090-02). The application materials and associated content is contained within **Attachment 1** for the consideration of the Design Review Board.

DESIGN REVIEW BOARD BACKGROUND

Per the City's public art policy (**Attachment 2**), proposals for public artwork will be reviewed by the Design Review Board with a recommendation forwarded to the Planning Commission for final approval.

CITY OF UKIAH - PUBLIC ART BACKGROUND

The Public Art Policy lists the following factors that may be considered for the review and selection of artwork proposed within public places:

- **Qualifications of the Artist:** Artists may be selected based on their qualifications as demonstrated by past work, and the appropriateness of their concepts to the project.
- **Quality of the Artwork:** Of highest priority are the design capabilities of the Artist and the inherent quality of the Artwork.
- **Artistic Value:** Public Artwork shall have a recognized aesthetic value.
- **Media:** All forms of visual arts should be considered.
- **Appropriateness to Site:** Artwork designs shall be appropriate in scale, material, form and content to their immediate social and physical environments.
- **Size and Weight for Outdoor Artwork:** Public Artwork located in an outdoor Public Place shall be of appropriate and suitable weight to sustain interaction with the public.
- **Appropriateness to City's Public Art Purpose:** Artworks should address a commitment to enhancing Public Places, creating a sense of place and giving character to neighborhoods.
- **Permanence:** Consideration shall be given to structural and surface integrity, permanence and protection of the proposed artwork against theft, vandalism, weather, and excessive maintenance and repair costs.
- **Public Liability:** Safety conditions or factors that may bear on public liability must be considered in selecting an Artist or Public Artwork.
- **Diversity:** Public Artwork shall strive for diversity of style, scale, media and artists, including ethnicity and gender of Artists selected.
- **Communication:** The ability of the Public Artwork to effectively communicate should be taken into consideration.
- **Maintenance:** Consideration shall be given to the type and scope of maintenance necessary to preserve the Public Artwork in a Public Place.



AGENDA ITEM NO. 6b
Department of Community Development
300 Seminary Ave.
Ukiah, CA 95482
planning@cityofukiah.com

AGENCY COMMENTS

This project was not distributed for agency review and comment. Pursuant to the Public Art Policy, the proposed mural is to be reviewed by the Design Review Board and approved or denied by the Planning Commission.

REQUEST/PROJECT DESCRIPTION

An offer of Public Artwork was received from Redwood Community Services by the Department of Community Services in 2021. Work on the mural commenced shortly thereafter, but without the benefit of public review. In 2022, application materials were submitted for the review of the Community Development Department, Design Review Board and Planning Commission.

At present, most of the mural has been completed, as three sides (West, North, East) of the subject structure were finished in 2021. The south side of the subject structure, however, remains incomplete, and requires a review and decision by the Planning Commission before it can be completed. At this stage, the request is to formalize the existing mural components and approve the proposal for the remaining portion consistent with the City's Public Art Policy.

RECOMMENDATION

Staff requests that the Design Review Board evaluate the project and provide a recommendation to the Planning Commission.

ATTACHMENTS

1. Application Materials – Todd Grove Public Art Mural
2. City of Ukiah Public Art Policy



City of Ukiah

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

Planning Permit Application

PROJECT NAME: Community Diversity Celebration Mural																							
PROJECT ADDRESS/CROSS STREETS: Grove Ave and Live Oak Ave				AP NUMBER(S): 001-090-02																			
APPLICANT/AUTHORIZED AGENT: RCS		PHONE NO: 707-407-2010	FAX NO: -	E-MAIL ADDRESS: kellyr@redwoodcommunityservices.org																			
APPLICANT/AUTHORIZED AGENT ADDRESS: 631 S. State St.			CITY: Ukiah	STATE/ZIP: CA, 95482																			
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: City of Ukiah		PHONE NO: 707-463-6207	FAX NO: -	E-MAIL ADDRESS: -																			
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT City of Ukiah			CITY: Ukiah	STATE/ZIP: CA																			
HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? ☐ YES ☒ NO																							
☐ AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	\$	☐ REZONING – PLANNED DISTRICT 100.0800.611.001	\$	☐ USE PERMIT – AMENDMENT 100.0400.449.001	\$																		
☐ ANNEXATION 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT – AMENDMENT 100.0400.449.001	\$	☐ USE PERMIT – MAJOR 100.0400.449.001	\$																		
☐ APPEAL 100.0400.449.001	\$	☐ SITE DEVELOPMENT PERMIT – MAJOR 100.0400.449.001	\$	☐ USE PERMIT – MINOR 100.0400.449.001	\$																		
☐ GENERAL PLAN AMENDMENT 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT – MINOR 100.0400.449.001	\$	☐ VARIANCE – MAJOR 100.0400.449.001	\$																		
☒ MURAL PERMIT 100.0400.449.001	\$ N/A	☐ SPECIFIC/MASTER PLAN 100.0800.611.003	\$	☐ VARIANCE – MINOR 100.0400.449.001	\$																		
☐ PRE-DEVELOPMENT MEETING 100.0800.611.003	\$	☐ MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	\$	☐ ZONING AMENDMENT MAP OR TEXT 100.0800.611.001	\$																		
☐ STAFF RESEARCH (MORE THAN 1 HOUR) 10023100.41153	\$	☐ MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	\$	☐ REZONING 100.0800.611.001	\$																		
☐ LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	\$	☐ OTHER	\$	☐ OTHER	\$																		
<table border="1"> <tr> <td>COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$ 50</td> <td>MAJOR PERMIT DEPOSIT:</td> <td>\$ N/A</td> <td>FILING DATE:</td> <td>N/A</td> </tr> <tr> <td>COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$ N/A</td> <td>MINOR PERMIT FEE:</td> <td>\$ N/A</td> <td>TOTAL AMOUNT PAID:</td> <td>\$ N/A</td> </tr> <tr> <td>COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$ N/A</td> <td>TOTAL FEE:</td> <td>\$ N/A</td> <td>RECEIPT NUMBER:</td> <td>N/A</td> </tr> </table>						COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ 50	MAJOR PERMIT DEPOSIT:	\$ N/A	FILING DATE:	N/A	COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ N/A	MINOR PERMIT FEE:	\$ N/A	TOTAL AMOUNT PAID:	\$ N/A	COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ N/A	TOTAL FEE:	\$ N/A	RECEIPT NUMBER:	N/A
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COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ N/A	TOTAL FEE:	\$ N/A	RECEIPT NUMBER:	N/A																		
APPLICATION NUMBER(S):																							

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

Project Description

Please attach a written project description including summary of work (both interior and exterior for construction and operation) and/or business proposed. The purpose of the project description is to assist Staff in understanding the project. The project description will also be included in the Staff Report required to review (and ultimately approve or deny) the planning permit. Providing complete information will help expedite the project review process and in determining what additional information, if any, related to the project and required environmental review is required.

Environmental Review and Reports

Please be aware that projects are required to comply with the California Environmental Quality Act (CEQA). Projects will be reviewed by Staff for compliance with CEQA and Staff will determine the appropriate CEQA document to prepare for the project (exemption, negative declaration, etc.). In order to make this determination, specific reports (traffic, arborist, soils, etc.) and or additional information may be required.

Use Information

Please provide the following information related to the use of the site and building:

Description of Building & Site			
Parcel Size: 7.45 Acres	Building Size: Tood Grove Park - Bathroom	Number of Floors: N/A	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
☐ Office (business/professional)			
☐ Office (medical/dental)			
☐ Retail			
☐ Light Industrial			
☐ Residential			
☒ Other:	Mural Permit - Public	N/A	N/A
Operating Characteristics			
Days and Hours of Operation: N/A			
Number of Shifts: N/A	Days and Hours of Shifts: N/A		
Number of Employees/Shift: N/A - Accessory Residential Beehive - Maintained by Property Owner			
Loading Facilities: ☐ Yes ☒ No	Type/Vehicle Size: N/A		
Deliveries: ☐ Yes ☒ No N/A	Type: N/A	Number (day/week/month): N/A	Time(s) of Day: N/A
Outdoor areas associated with use? (check all that apply) ☐ Yes ☒ No	Sales area: ☐ Yes ☒ No Square Footage:	Unloading of deliveries: ☐ Yes ☒ No Square Footage:	Storage: ☐ Yes ☒ No Square Footage:
Noise Generating Use? ☐ Yes ☒ No	Description: N/A		

To Be Completed by Staff

General Plan Designation: Public	Zoning District: PF	Airport Land Use Designation: N/A
City's Architectural & Historic Inventory: ☐ YES ☒ NO	Age of Building: N/A	Demolition Policy: N/A
Hillside: ☐ YES ☒ NO	Flood Designation FIRM Map: N/A	Flood Designation Floodway Map: N/A
Tree Policies		
General Plan Open Space Conservation ☒ NO ☐ YES GOAL/POLICY #:	Community Forest Management Plan ☒ NO ☐ YES GOAL/POLICY #:	
Landscaping and Streetscape Design Guidelines ☒ NO ☐ YES GUIDELINE #:	Commercial Development Design Guidelines ☒ NO ☐ YES GUIDELINE #:	
Tree Protection and Enhancement Policy ☒ NO ☐ YES NOTES:	Tree Planting and Maintenance Policy ☒ NO ☐ YES NOTES:	
UCC: Street Tree Policy, Purpose and Intent ☒ NO ☐ YES NOTES:	Other:	
Notes		

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

PROPERTY OWNER SIGNATURE

DATE

I, _____, am the ☐ owner / ☐ authorized agent of the property for which the development is proposed. The above information and attached documents are true and accurate to the best of my knowledge.

I have read and agree with all of the above.

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

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

Victoria Kelly 12/9/2022
☐ OWNER / ☒ AUTHORIZED AGENT **DATE**

INDEMNIFICATION AGREEMENT

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

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

I have read and agree to all of the above.

Victoria Kelly
☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT
(PLEASE PRINT NAME)
Victoria Kelly 12/9/2022
☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT **DATE**
(SIGNATURE)

Revised 08/19/2019



Todd Grover Park – Public Art Proposal

Application – Background Questions

Artist and Applicant Statement:

See the attached document for the artist statement

Statement describing the imagery of the proposed mural, including colors and any associated messaging or signage:

There are three women holding books and a banner. The proposed message on the slogan is 'No human is illegal on stolen land.' One of the women holding the book is also raising her fist in the air. In the background there are mountains, redwood trees, and agricultural crops. In between the redwood trees there are three people with their arms extended. Between their arms is a group of people holding posters and hearts. On the forefront of the mural there is a man wearing a sweatshirt, he's holding a box. Behind him is another man dressed in traditional tribal clothing. Next that man, there is a large arm holding fruit. The image is also attached to the application, figure 1.

Please provide a project timeline for the proposed mural:

January 2021 to April 2023.

Please describe any potential maintenance or repair considerations associated with the installation:

There will not be any potential maintenance.

Will any landscaping, security devices, lighting or anchoring be required for installation of the mural?

No.

Why is the proposed artwork appropriate for Todd Grove Park?

The mural is appropriate for its environment because it conveys a positive universal message of acceptance towards all members of the community.

How does the mural enhance this public space? How is it reflective of the immediate social and physical environment?

This mural enhances public space by empowering all members of the community through education and representation, which is especially important for youth of all ages who use Todd Grove. This is reflective of Ukiah's history regarding colonization and introduces the topic to youth in an age-appropriate manner. It uplifts immigrants and indigenous people in our community by providing positive depictions of their contributions and struggle in our county.

How does the mural convey diversity with regard to style, media and artists?

This mural conveys diversity with style through its content and its artists. The collaboration of artists with different backgrounds, cultures, and ages created an art piece representative of our community. Artists who collaborated on this mural had the opportunity to share their unique experiences in a way that ensures they will be heard by the community. Lead artist Josue Rojas wrote that murals, such as the Todd Grove mural are "powerful vehicle(s) to bear witness to the real experiences" (Josue Rojas artist



Todd Grover Park – Public Art Proposal

biography). This mural is a “powerful vehicle” for various experiences in the Ukiah community, making it an essential piece of public art.

Todd Grover Park – Public Art Proposal

Figure 1:





Proposed Mural

Mural Permit Application

Over the past year, the Ukiah Valley Leadership Coalition has worked towards creating a truthful social justice mural on the topic of community diversity. It felt important to the coalition to acknowledge the richness of our multi-diverse community and thereby bringing everyone together.

The mural was made with paint and was painted in 2021. The painting process began in January 2021 and the paint has withstood the elements for 22 months and has not noticeably faded. It is therefore fit for prolonged public exposure. It is painted big enough to be easily seen by the majority of the park goers, if they were to pass within sight of the mural. Mural side A on appendix A is 21 feet wide and 11 feet tall; mural side B on appendix B is 12 feet wide and 11 feet tall; mural side C is 21 feet wide and 11 feet tall; and mural side D is 12 feet wide and 11 feet tall. The anticipated life of the Artwork: Community Diversity Celebration will be on permanent display and its estimated value is from \$10,000 to priceless. The proposed site for the mural is located Todd Grove Park 600 Live Oak Ave, Ukiah, CA 95482. The mural can be found on the exterior of the bathroom walls. There is no signage for the mural.

See appendices for pictures of the mural.

See attached file and links for the artist biography.

<http://www.josuerojasart.com/>

Appendix A

Mural Side A



Appendix B

Mural Side B

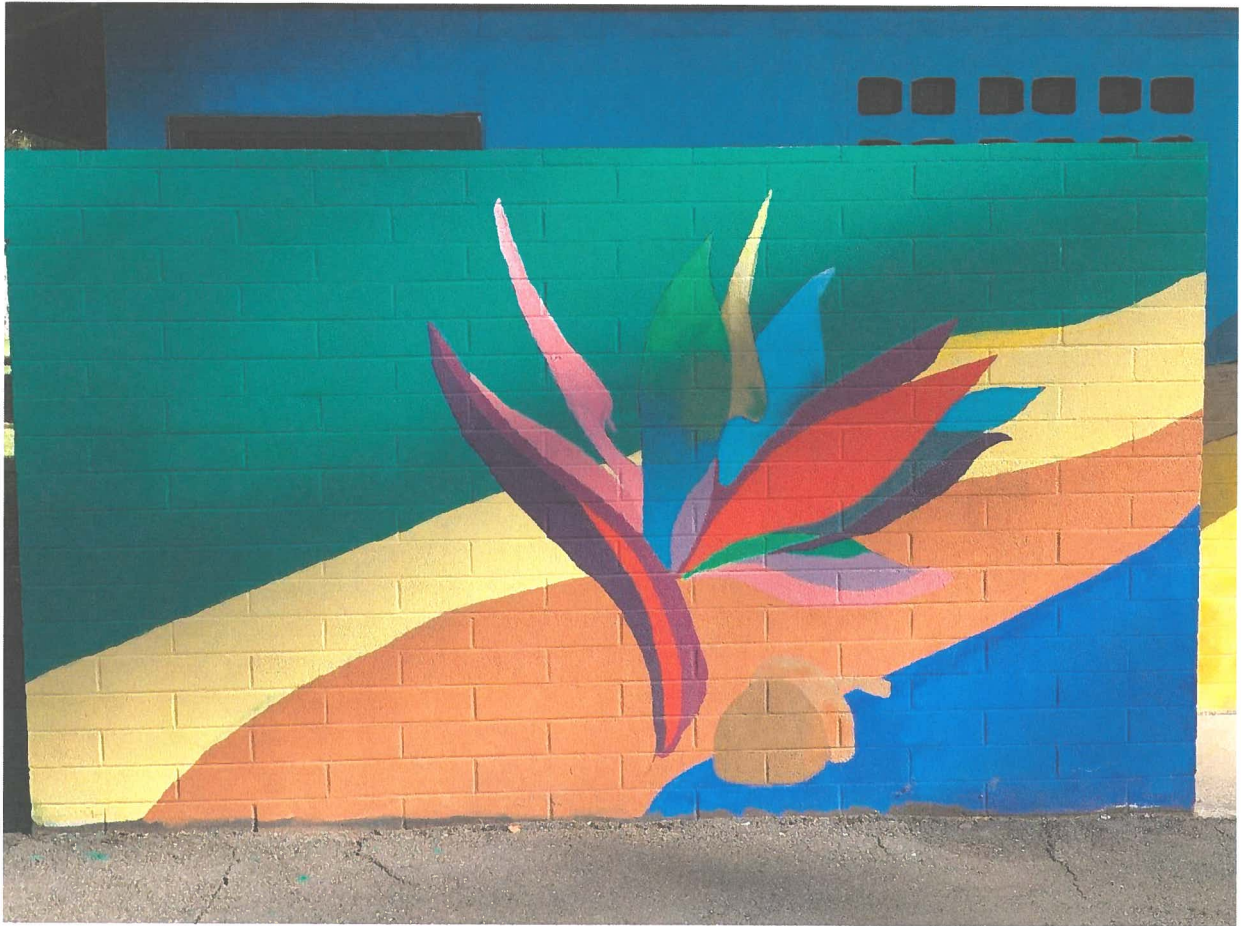


Mural Side C



Appendix C

Mural Side D





Artist Biography

Josué Rojas

Josue.g.rojas@gmail.com

www.josuerojasart.com

(415) 756-7454

Artist Biography

My name is Josué Rojas, local artist, activist and educator.

I have more than 20 years of experience in fine arts, muralism, community arts, and arts leadership in the San Francisco Bay Area. My work and vision have been characterized by a commitment to San Francisco's cherished values of community arts, civic engagement, social justice and empowerment for migrant communities and marginalized communities at large.

My work is informed by a bicultural and bilingual experience. Public art uplifts our communities — it is a powerful vehicle to bear witness to the real experiences — the joys, struggles and triumphs we face on a daily basis. It is to this end that I create community-centered works. San Francisco, and particularly the Mission District that raised me — has taught me this much.

I hold a BFA in painting from the California College of Arts and Crafts (now CCA) and a masters in painting from Boston University. I am a product of the local public arts, it has been my initiation into the practice. I was raised in District 9 and have been a muralist since 1995.

I have since created dozens of projects locally and abroad, including leading Acción Latina, proud publisher of the Mission District's own El Tecolote Newspaper -- California's longest-running bilingual newspaper. As such, an intimate and sensitive knowledge of this community centers my work. A deep love for San Francisco keeps me

here, contributing to its thriving creative culture via public works. I center my work around the community process, often interviewing residents, gathering investigations, feedback and real-life--narratives that tell the intersectional story of the place. Public artists hold a responsibility to the residents of the communities their works are made in. This is our mandate. Since embarking as a full time independent artist in early 2021, I have made some of the most ambitious, dynamic and large public works in my career. I seek to continue to make and create as an independent creative professional.

The intention behind my work is to bring critical consciousness and bring beauty to the same conversation, while delivering beauty, subtlety and mastery of the craft of painting — paying respects to decades of muralists that have come before me. It is a continuum, a tradition we have here in San Francisco.

A handwritten signature in blue ink, reading "Rojas". The signature is stylized, with a large, looping "R" and a cursive "ojas" following it.

Josué Rojas, Artist

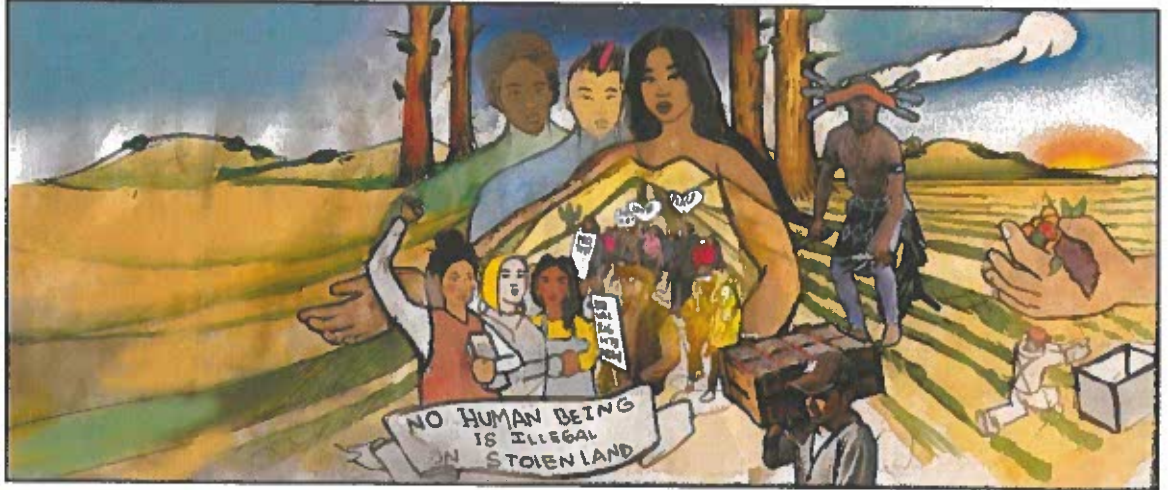
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FEB 09 2023

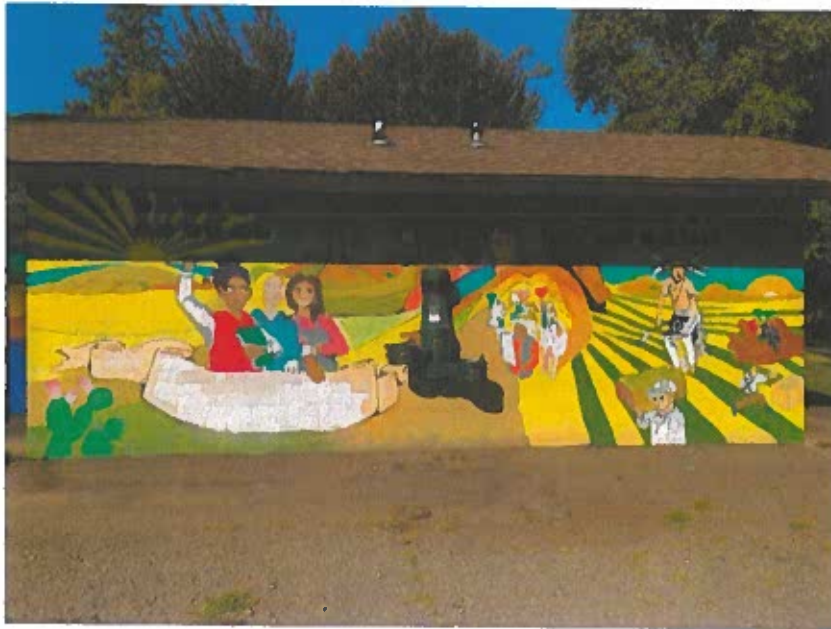
Youth Coalition Narrative

CITY OF UKIAH
COMMUNITY DEVELOPMENT

A. This is what the mural will look like upon completion.



This is the mural at its current state.



The mural was made with paint and was painted in 2021. The painting process began in January 2021 and the paint has withstood the elements for 22 months and has not noticeably faded. It is therefore fit for prolonged public exposure. It is painted big enough to be easily seen by the majority of the park goers, if they were to pass within sight of the mural. Mural side A on appendix A is 21 feet wide and 11 feet tall; mural side B on appendix B is 12 feet wide and 11 feet tall; mural side C is 21 feet wide and 11 feet tall; and mural side D is 12 feet wide and 11 feet tall. The anticipated life of the Artwork: Community Diversity Celebration will be on

FEB 09 2023

CITY OF UKIAH
COMMUNITY DEVELOPMENT

permanent display and its estimated value is from \$10,000 to priceless. The proposed site for the mural is located Todd Grove Park 600 Live Oak Ave, Ukiah, CA 95482. The mural can be found on the exterior of the bathroom walls. There is no signage for the mural.

The sun on the left rising and on the right setting conveys the new bright future ahead and the pass coming to an end. The mountains and landscape are meant to show the diversity to Californias geography and its strong roots in agriculture seen with the lines of green crops on the right, the vast desert on the left, and the redwoods in the back all working together with nature. The cactus plant is flowering to further show blooming and change. The Girls behind the banner are holding each other up. The banner means no natural part of the world including individuals should be bound by institutions withholding land made for them. The girl in the red on the left is holding a book showing importance of education she is raising her fist to show her persistence to positive social change in her community including the women she is holding up beside her. It is meant to show her speaking up for the betterment of her community. The others next to her are standing with her showing solidarity and unification between young women and the overall community. They all are looking forward towards their future. The people holding signs and hearts are to show with peaceful community organizing progress is possible and these demonstrations open good discussions. Behind the mountains three people are situated one depicting reaching over the land and caring for it similarly to mother earth. The two to the left of her are to show solidarity within the community for these gifts from the land. The man carrying the box is meant to further show the importance of agricultural workers in California. The process is shown more by the man behind him preparing the crops in a field to be distributed all throughout the community. The big hand holding the fruit is to show the aspects of mother earth blessing us with fruits and bountifulness. To the left there is a man in traditional cultural clothing meant to illustrate the diverse cultural ties to Mendocino County. All of these people together make up a vast consciousness that prioritizes each other and unity within the community.

E. Appropriateness to site: Why is the proposed artwork appropriate for Todd Grove Park?

This artwork is appropriate for Todd Grove Park because it celebrates unity and serves as an example for the community to look up to. This artwork represents standing for equality and facing tough problems head on with bringing awareness to the community around you. It is supposed to bring a sense of care for these issues and communicate peace to people alike at the park.

The mural, No Human is Illegal on Stolen Land is important because it is a powerful form of public art that can be used to celebrate, honor, and reflect the history and culture of Ukiah and its people. This mural can also be used to bring attention to social issues and can be used as a tool for creating social change. It can also be used to beautify Todd Grove Park, create a sense of pride, and bring communities together. By using art to communicate issues of social justice, No Human is Illegal on Stolen Land helps to bring awareness to topics such as racism, sexism, poverty, and inequality in Ukiah. Most important, it provides a sense of empowerment and hope to those who see it and can serve as form of resistance against oppressive systems of structure.

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**CITY OF UKIAH
COMMUNITY DEVELOPMENT**

F. Anticipated date for completion:

The Youth Coalition anticipates that the mural will be completed by April 28, 2023.

RESOLUTION NO. 2016-45**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH ESTABLISHING A PUBLIC ART POLICY**

WHEREAS, public art creates a unique sense of place and communicates a strong civic identity for the City of Ukiah ("City"), and;

WHEREAS, the City encourages the placement of artwork in public places and recognizes that art provides social, cultural and economic benefits for residents and visitors, and;

WHEREAS, the installation of art in public places should be compatible with the location, design, historical character, and infrastructure of the site, and;

WHEREAS, public places include City-owned parks, open spaces, right-of-ways, pathways or trails, buildings and parcels, and;

NOW, THEREFORE, BE IT RESOLVED that a Public Art Policy has been developed to support and facilitate the installation of public art (Exhibit A).

PASSED AND ADOPTED on July 20, 2016 by the following Roll Call Vote:

AYES: Councilmember Crane, Doble, Brown, and Mayor Scalmanini
NOES: None
ABSTAIN: None
ABSENT: Councilmember Mulheren



Stephen G. Scalmanini, Mayor

ATTEST:



Kristine Lawler, City Clerk

City of Ukiah Public Art Policy

I. Purpose

Public art creates a unique sense of place and communicates a strong civic identity for the City of Ukiah ("City"). The City encourages the placement of artwork in Public Places and recognizes that art provides cultural and economic benefits for residents and visitors. Therefore, it is important that procedures and policies be established and implemented to support and facilitate the acquisition of Public Art.

The purpose of the Public Art Policy ("Policy") is to provide guidelines for Public Artwork, including:

1. Review Criteria for Proposed Artwork
2. Site Selection Criteria
3. Artistic Freedom of Expression and Non-Discrimination
4. Collection Maintenance

Proposals for public artwork will be reviewed by the Design Review Board. A recommendation will be forwarded to the Planning Commission for final approval.

II. Definitions

Artist

1. One who works in, is skilled in, or conceptually creates in any area of the fine arts, such as painting, drawing, sculpture, etc., including mixed-media.
2. A "professional artist" is any person who, by virtue of professional training, exhibition, history and/or critical review, is recognized by critics and peers as skilled in creating works of art.
3. A person who has a reputation of artistic excellence, as judged by peers, through a record of exhibitions, public commissions, sale of works, educational attainment, or other means.
4. A person who is a working professional making the majority of their income from creating artworks.
5. An educator who teaches studio art classes.

Art/Artwork

Any artwork that is intended to enrich the public environment for both City residents and visitors. Artwork shall include, but not be limited to, sculptures, murals, paintings, graphic arts, mosaics, photography, crafts, mixed media and environmental works.

Donor/Donate

The terms “donor”, “donate” and all derivations thereof (e.g. donation, donated, etc.) shall refer to the act of, and/or person responsible for, submitting proposal(s) for placement of Public Artwork in a Public Place, pursuant to this Policy and includes any form of proposal, including without limitation a proposed loan, license, gift, bequest, assignment or consignment, or as may otherwise be applicable for a given proposal.

Public Art/Artwork

1. Artwork created by an Artist, Artists, and/or a collaboration of Artists and design professionals, for a Public Place for the public to experience, or for a public purpose.
2. Art that is designed specifically for a public context or place which, through a public process, influences that context or place in a meaningful way.
3. Artwork that is publicly visible and accessible during regular operating hours of the City.

Public Place

Any structure or open space that is visible or accessible from a public right of way, such as a sidewalk, streetscape, plaza, park, building, bridge, waterway, parking garage, or sports and recreational facility. This Policy shall govern Artwork and/or Public Artwork in the following Public Places:

1. City-owned park
2. City-owned open space or public right of way
3. City-owned pathway or trail system
4. City-owned buildings
5. City owned parcels

III. Review of Offers of Public Artwork; Recommendations to Planning Commission

1. Documentation for Offers of Public Artwork

Written offers to place Artwork in a Public Place shall be made to the Planning Department and forwarded to the appropriate City department for review and comment, and to the appropriate commission and/or organization.

- a. Drawings, photos or written descriptions of the Artwork(s) to be placed (including size, colors, weight, materials and any information to establish that the Artwork has the requisite physical integrity to withstand public display and exposure to the natural elements). Acceptable forms might include photographic images of existing work to be installed, computer-generated simulations, line drawings, color renderings, or other means of graphic representation of the proposed installation that adequately conveys the nature of the artist’s proposal;
- b. A written description of the background/historical information associated with any

- 1 art item, including but not limited to information about the creation of the Artwork(s)
- 2 and the artist (if applicable) who created it;
- 3 c. Artist biography;
- 4 d. A warrant of originality (if applicable);
- 5 e. The estimated value of each Artwork (including appraisals of the Artwork(s) if
- 6 available);
- 7 f. The anticipated date for the placement to occur and the length of time proposed for
- 8 public display. All surfaces must be restored to their previous state upon removal of
- 9 Artwork;
- 10 g. A site plan indicating the location of the location of the proposed Artwork.
- 11 h. The anticipated life of displaying the Artwork(s) in a Public Place;
- 12 i. Environmental effects of the Artwork(s);
- 13 j. Proposed site and method of display (including any necessary hardscaping,
- 14 landscaping, buildings, utilities, security devices, anchoring or other information
- 15 necessary to insure public safety);
- 16 k. Signage proposed for the Artwork, including size, lettering and material. Signage shall
- 17 be limited to the artist's name, title, and date of work and, where appropriate, a
- 18 dedication with the name of the donor or lender
- 19 l. Estimates of the costs of installing the Artwork(s) for public display, including but not
- 20 limited to: physical anchoring of structures for public display, retrofit of existing
- 21 buildings or improvements, landscaping, lighting, security and maintenance, and
- 22 description of responsible party.
- 23 m. Plan for maintenance of the Artwork

24
25 A failure to provide the information outlined above may result in the City rejecting the offer to
26 place Artwork in a Public Place as insufficiently documented to warrant City staff time to
27 evaluate the offer.

28
29 All information provided is a public record and will be available for review at the Planning
30 Department during regular business hours.

31 32 **2. Process for Review by Appropriate Commission and Planning Commission**

33
34 Before making a recommendation to the Planning Commission, the Design Review Board will
35 consider the criteria for Artwork selection, Artwork location and site selection(s), and
36 documentation for placement of Artwork.

37
38 Then the Planning Commission must complete a review and approval for the Artwork proposal.

39
40 The following factors may be used by the DRB and Planning Commission when considering the
41 selection of Artwork for installation in Public Places:

- 42
43 a. Qualifications—Artists may be selected based on their qualifications as demonstrated
- 44 by past work, and the appropriateness of their concepts to the particular project.

- b. Quality—Of highest priority are the design capabilities of the Artist and the inherent quality of the Artwork.
- c. Artistic Value—Public Artwork shall have a recognized aesthetic value.
- d. Media—All forms of visual arts should be considered.
- e. Appropriateness to Site—Artwork designs shall be appropriate in scale, material, form and content to their immediate social and physical environments.
- f. Size and Weight for Outdoor Artwork—Public Artwork located in an outdoor Public Place shall be of appropriate and suitable weight to sustain interaction with the public.
- g. Size and Weight for Indoor Artwork—Public Artwork located in an indoor Public Place shall not interfere with any activities the public would normally use in the public facility.
- h. Appropriateness to City's Public Art Purpose—Artworks should address a commitment to enhancing Public Places, creating a sense of place and giving character to neighborhoods.
- i. Permanence—Consideration shall be given to structural and surface integrity, permanence and protection of the proposed artwork against theft, vandalism, weather, and excessive maintenance and repair costs.
- j. Public Liability—Safety conditions or factors that may bear on public liability must be considered in selecting an Artist or Public Artwork.
- k. Diversity—Public Artwork shall strive for diversity of style, scale, media and artists, including ethnicity and gender of Artists selected.
- l. Communication—The ability of the Public Artwork to effectively communicate should be taken into consideration.
- m. Maintenance— The installation shall be kept in good repair. Any deterioration, vandalism and other maintenance issues shall be addressed in a timely manner by the Artist and/or sponsoring organization. Failure to properly maintain the installation will result in notification for removal.

3. Artwork Location and Site Selection

Artwork shall be located in a Public Place appropriate for such a purpose. Installation of the Artwork shall be planned and implemented to enhance the work and allow for unobstructed public viewing from as many points of view as possible. The responsibility and method of installation shall be described in a Memorandum of Understanding ("MOU") between the City and the donor and/or artist. Potential obstruction of growing trees, vegetation, shrubbery or future construction shall be taken into account.

When selecting Artwork for Public Places, the Design Review Board and Planning Commission and responsible department(s) shall consider:

- a. Installation—The Artwork shall be able to be properly installed in a Public Place where it can be viewed by the public in a safe manner.
- b. Location—The Artwork shall be compatible with the design and location of the Public

Place. The Artwork shall also be compatible with the historical character of the site, as well as the preservation and integration of the natural features of the Artwork.

c. Site Infrastructure—The Artwork shall be compatible with the site infrastructure including, but not limited to, landscaping, drainage, grading, lighting and seating.

d. Impacts—The Artwork shall be compatible with adjacent property owners' views and uses of their property and City operations. Consideration shall be given to noise, sounds and light created by the Artwork. The Artwork and accessories shall not present an attractive hazard to the public, or be positioned so as to create a "blind spot" where illegal activity might take place.

e. Accessibility—The Artwork shall comply with Americans with Disabilities Act (ADA) requirements in addition to related federal, state and local codes.

IV. Artistic Freedom of Expression

The City recognizes that free expression is crucial to making of works of Artwork of enduring quality. At the same time, Artwork must be responsible to its immediate site in community settings, relatively permanent in nature and funding sources. It is the policy of the City to encourage free expression by artists consistent with due consideration of the value, aspirations and goods of the City.

V. Non-Discrimination

The City recognizes that cultural and ethnic diversity is essential in programs sponsored by the City, and seeks to be inclusive in all aspects. The City will not discriminate against any artist or donor based on race, gender, ethnicity, age, socio-economic class, religion, sexual orientation, abilities and politics, among other qualities.

VI. Compliance with Laws

The City reserves the right to require that placement of Artwork in a Public Place comply with all applicable laws and ordinances of City of Ukiah, California and the United States of America.

VII. Indemnification

The City has no obligation to accept, display, or maintain any offer to place Artwork in a Public Place. The City has the right to determine, at its sole and absolute discretion, what Artwork(s) offered to it for public display will be accepted, displayed, or maintained by the City. If the City elects to accept, display and/or maintain Artwork, it may require the following information as conditions of acceptance:

1 1. Proper documentation indemnifying and holding the City harmless to any liability as it
2 relates to the Artwork, including documentation that the City will not be held liable to any
3 damage incurred to the Artwork;

4 2. Written explanation of legal issues, including but not limited to identifying the current
5 legal owner of the items, the existence of any copyrights, patents or other title rights in or
6 to the Artwork(s), such as any interests to remain with the artist or designer of the
7 Artwork(s), and an explanation of conditions or limitations on the item(s) and whether the
8 City or the donor will pay for such costs;

9 3. Any additional information the City deems necessary or appropriate to analyze the
10 offer.

11 4. Each owner of the artwork provides written proof of insurance to the level the City
12 feels is adequate.



DATE: May 12, 2023
TO: Design Review Board
FROM: Craig Schlatter, Director of Community Development
SUBJECT: **Discussion and Possible Nomination and Appointment of a Chair and Vice Chair of the Design Review Board**

Background:

Per Section 4 of the City of Ukiah Design Review Board Procedures of Conduct (Attachment 1), adopted September 27, 2018 through Resolution No. 2018-01, the Design Review Board is to have a Chair, who serves as the Presiding Officer, and Vice Chair.

Appointment of Officers for the Design Review Board was last conducted at the Design Review Board's regular meeting of April 9, 2015. At this meeting, Tom Liden was appointed as Chair, replacing Tom Hise. Howie Hawkes was appointed as Vice Chair. In Staff's review of the minutes, Member Hise had last attended a Design Review Board meeting on December 11, 2014, and then Vice Chair Liden served in the Chairperson role from January 2015 to April 9, 2015. Minutes do not indicate the date upon which Member Hise had resigned from the Board, but it must have been sometime during this four-month time period.

Chair Liden and Vice Chair Hawkes have thus been in their Officer roles since 2015.

Responsibilities of Officers of the Design Review Board are outlined in the Procedures of Conduct. The duties and responsibilities of the Chair and Vice Chair are important for preserving order and decorum, as stated in Section 5 of the Procedures.

Discussion:

Although one vacancy still exists on the Design Review Board, Chair Liden requested a discussion be scheduled on the appointment of officers for the May 25, 2023 regular meeting.

Staff recommends the Board discuss the appointment of new officers and decide how to proceed.

RESOLUTION NO. 2018-01

A RESOLUTION OF THE DESIGN REVIEW BOARD
OF THE CITY OF UKIAH

ADOPTING PROCEDURES FOR CONDUCTING
DESIGN REVIEW BOARD MEETINGS

WHEREAS, Division 1, Chapter 4, Section 1166 of Ukiah City Code requires the Design Review Board to adopt rules for the transaction of its business; and

WHEREAS, Staff has not been able to locate a record of the Design Review Board having adopted procedures to govern the conduct of Design Review Board meetings; and

WHEREAS, the Design Review Board wishes to adopt the Procedures of Conduct to reflect current practice and comply with Division 1, Chapter 4, Section 1166 of Ukiah City Code.

NOW, THEREFORE, BE IT RESOLVED that the Design Review Board of the City of Ukiah hereby adopts procedures for the conduct of meetings, which are included as "Exhibit A."

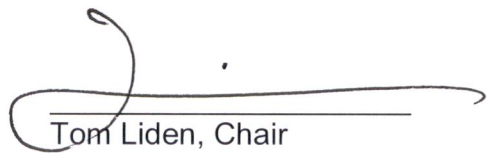
PASSED AND ADOPTED on this 27 day of September, 2018, by the following roll call vote:

AYES: Member Nicholson, Hawkes, and Chair Liden.

NOES: None.

ABSENT: Member Hise and Morrow.

ABSTAIN: None.


Tom Liden, Chair

ATTEST:


Cathy Elawadly, Recording Secretary

EXHIBIT "A"

PROCEDURES OF CONDUCT OF THE UKIAH DESIGN REVIEW BOARD MEETINGS FOR THE CITY OF UKIAH

SECTION 1. UKIAH DESIGN REVIEW BOARD MEETINGS

The Ukiah Design Review Board ("DRB") meets regularly on the fourth Thursday of each month at 3:00 p.m. The DRB meetings are held at the Civic Center Council Chambers, located at 300 Seminary Avenue. The Procedures of Conduct set forth procedural guidelines for the conduct of Ukiah Design Review Board meetings as follows:

I. Special Meetings/Time and Place/Notices

Special Design Review Board meetings may be called at any time at the request of the Community Development Director and confirmation by the Design Review Board Chair by directing the Recording Secretary to deliver, mail, or email a written notice to each Commissioner. Such notice shall be delivered at least twenty-four (24) hours before the time of such meeting, as set forth in the notice. The notice shall set forth (1) the time and place of the special meeting, which may be at a time and place different from the regular meeting time or place, and (2) the business to be transacted at the special meeting. A copy of the notice shall also be posted at or near the door to the Civic Center Council Chambers. No other business than what is specified in the notice shall be considered at such meetings. Such written notice may be dispensed with as to any Commissioner who, at or prior to the time the meeting convenes, files with the Design Review Board a written waiver notice. Such waiver may be given by U.S. Mail, e-mail, or facsimile. The written notice may also be dispensed with as to any Commissioner who is actually present at the meeting at the time it convenes.

II. Open to the Public/Exception

All regular and special meetings of the Design Review Board shall be public; provided, however, the Commission may hold a special meeting, pursuant to applicable provisions of state law, including the Ralph M. Brown Act (Government Code Sections 54950 et seq.).

III. Closed sessions/Disclosure of Information

Not applicable.

SECTION 2. AGENDAS

I. Preparation and Posting of Meeting Agendas

Except for documents or information prepared by City staff that are not available by 12:00 pm on Thursday, but in the Community Development Director's judgment should be

included with the meeting agenda prior to its delivery to the members of the Design Review Board, all reports, communications, ordinances, resolutions, contract documents, or other documents regarding matters to be submitted to the DRB at a regular meeting, shall be delivered to the Recording Secretary no later than 12:00 pm on Thursday, six (6) working days preceding the meeting. The Recording Secretary or City Planning Division staff shall prepare the agenda of all such matters under the direction of the City Community Development Director. The agenda and supporting documents shall be delivered to the Design Review Board members no later than the Friday preceding the Thursday Design Review Board meeting to which the agenda pertains. The agenda itself shall be posted in a location freely accessible to the public at least 72 hours before each regular meeting or 24 hours before any special meeting of the Design Review Board. The agenda must include a brief description of each item of business to be transacted or discussed at the meeting, as well as the time and location of the meeting. The Community Development Director shall review the items to be placed on the agenda and place those items which he or she believes to be of a routine non-controversial nature and that are properly documented, on for adoption by a single motion.

II. Order of Business

The business of the Design Review Board and the order of its agenda shall be in such form, as the DRB may from time to time adopt by resolution.

SECTION 3. CORRESPONDENCE

I. Availability to the Public

Correspondence addressed to the Design Review Board and received by the Recording Secretary, Planning Division staff, or any other officer or employee of the City, shall not become a public record until received and filed by the DRB at a regular, special, or adjourned meeting of the Design Review Board. Correspondence should not be read aloud at a Design Review Board meeting unless requested by a majority vote of the Commission.

II. Authority of the Community Development Director

The City Community Development Director is hereby authorized to open and examine all mail or other written communications addressed to the Design Review Board and to give them immediate attention to this end, that all administrative business referred to in such communications, and not necessarily requiring DRB action, may be acted upon between DRB meetings; provided, however, mail addressed to individual DRB Members shall not be opened without the consent of the DRB Member.

SECTION 4. PRESIDING OFFICER

The Design Review Board Chair shall be the presiding officer at all meetings of the Design Review Board. In the absence of the Design Review Board Chair, the Design Review Board Vice Chair shall preside. In the absence of both the Chair and Vice Chair, the Recording Secretary shall call the DRB to order, whereupon, a temporary presiding officer

or Member shall be elected by the Design Review Board Members present to serve until the arrival of the Design Review Board Chair or Vice Chair or until adjournment. Wherever in this Article the term Chair is used, it shall apply equally to the presiding officer as set forth in this section.

I. Powers and Duties

- A. Participation: The presiding officer may move, second, debate, and vote from the Chair.
- B. Signing of Documents: The presiding officer shall sign all resolutions, contracts, and other documents necessitating his/her signature which were adopted in his/her presence, unless he or she is unavailable, in which case the signature of an alternate presiding officer may be used.
- C. Discussion of and Action on Agenda Items: Under procedures, as shall be determined from time to time by the DRB Chair, the public shall be offered an opportunity to address at the meeting, any item included on the agenda. The Design Review Board shall not take action on any item not appearing on the posted agenda unless: 1) the DRB determines by a two-thirds (2/3) vote, or by a unanimous vote if less than two-thirds (2/3) of the Design Review Board Members are present, that a need to take immediate action to the item arose subsequent to the posting of the agenda; or 2) the item was included in a properly posted agenda for a prior meeting occurring not more than five (5) days prior to the meeting at which time the action is taken and was continued to the meeting at which time the action is taken

SECTION 5. RULES OF ORDER

In the event of questions as to procedure not set forth in this article for Design Review Board meetings, the Chair shall be guided by the rules of general parliamentary procedure.

I. Rules of Order/Failure to Observe

Rules adopted to expedite the transaction of the business of the DRB in an orderly fashion shall be deemed to be procedural only, and the failure to strictly observe such rules shall not affect the jurisdiction of the DRB or invalidate any action taken at a meeting, which is otherwise held in conformity with law.

II. Rules of Decorum

- A. DRB Members: While the DRB is in session, the Members shall preserve order and decorum, and a Member shall neither, by conversation or

otherwise, delay or interrupt the proceedings or the peace of the DRB, nor disturb any Member while speaking, nor refuse to obey the orders of the presiding officer. Members shall not leave their seats during a meeting without first obtaining the permission of the presiding officer.

- B. Employees: Members of the City staff and employees shall observe rules of order and decorum as are applicable to the Design Review Board. However, members of the City Planning Division staff seated at the Staff table may not leave their seats during a meeting without first obtaining the permission of the presiding officer.
- C. Persons Addressing the DRB: Any person making impertinent, slanderous, or profane remarks, or who becomes belligerent while addressing the DRB, shall be called to order by the presiding officer, and if such conduct continues, may, at the discretion of the presiding officer, be ordered barred from further attendance before the DRB during that meeting.
- D. Members of the Audience: Any person in the audience who engages in disorderly conduct, such as clapping of the hands, stamping of the feet, whistling, using profane language, yelling, or similar demonstrations, which disturbs the peace and good order of the meeting, or who refuses to comply with the lawful orders of the presiding officer, is guilty of a misdemeanor under the provisions of State law, and, upon instructions from the presiding officer, it shall be the duty of the sergeant at arms to remove such person from the Council Chamber and to place him or her under arrest.
- E. Dangerous Instruments: No person may enter the chambers of a legislative body, as defined in Section 54952 of the California Government Code, or any place where such legislative body is in session, with any firearm, weapon, or explosive device of any nature. The provisions of this Section shall not apply to authorized peace officers or to those persons authorized by the California Penal Code to carry such weapons.
- F. Rules of Decorum/Enforcement: The Chief of Police, or such members of the Police Department as the Chief of Policy may designate, shall be sergeant at arms of the DRB and shall carry out all orders given by the presiding officer for the purpose of maintaining order and decorum at DRB meetings. Any Member may move to require the presiding officer to enforce the rules, and the affirmative vote of a majority of the DRB shall require him or her to do so.

II. Rules of Debate

- A. Getting the Floor: Every Member desiring to speak at a Design Review Board meeting shall first address the Chair, gain recognition by the presiding officer, and confine himself/herself to the question under debate, avoiding indecorous language.

- B. Questioning the Staff: Every Member desiring to question the City staff shall, after recognition by the presiding officer, address his or her questions to City staff.
- C. Interruptions: A Member, once recognized, shall not be interrupted when speaking unless called to order by the presiding officer, a point of order or chooses to yield to a question by another Member. If a Member is called to order while speaking, he or she shall cease speaking until the question of order is determined to be in order, then he or she may proceed. Members of the City staff, after recognition by the presiding officer, shall hold the floor until the completion of their remarks or until recognition is withdrawn by the presiding officer.
- D. Points of Order: The presiding officer shall determine all points of order.. If an appeal is taken, the question shall be, "*Shall the decision of the presiding officer be sustained?*" A majority vote shall conclusively determine such question of order.
- F. Privilege of Closing Debate: The Member moving the adoption of a resolution or motion shall have the privilege of closing debate.
- G. Limitation of Debate: No Member shall be permitted to speak more than once on any particular subject until every other Member desiring to do so shall have spoken.

SECTION 6. MOTIONS

A motion by any member of the Design Review Board, including the presiding officer, may not be considered by the DRB without receiving a second.

I. After Motions are Made and Hearings are Closed

After a motion has been made or a public hearing has been closed, no member of the public shall address the DRB from the audience on the matter under consideration without first seconding permission to do so by a majority vote of the DRB.

SECTION 7. VOTING RULES

I. Seating Arrangement for Commission

The Design Review Board Chair shall sit in the center chair of the DRB; the next most senior in years served on the DRB Member (and if there is more than one of the same seniority, then by highest vote count at that election) shall sit alternately on the left and right of the Design Review Board Chair.

II. Question to be Stated

Upon moving the question, the presiding officer shall call for the vote which shall be taken first from the least senior member then moving by seniority rank to the most senior member, with Design Review Board Chair voting last.

III. Registration of Votes

Any vote of the Design Review Board, including a roll call vote, may be registered by the members by answering “aye” for an affirmative vote or “no” for a negative note upon the name of the Design Review Board Member.

IV. Voting Procedure/Disqualification

Any Design Review Board Member who is disqualified from voting on a particular matter by reason of a conflict of interest, shall publicly state, or have the presiding officer state, the nature of such disqualification in open meeting. A Member who is disqualified by reason of a conflict of interest in any matter, shall not remain in his or her seat during the debate and vote on such matter, but shall request and be given the permission of the presiding officer to step down from the DRB table and leave the Council Chamber. A Member stating such disqualification shall not be counted as a part of a quorum, and shall be considered absent for the purpose of determining the outcome of any vote on such matter.

V. Failure to Vote

Design Review Board Members present at a Design Review Board meeting shall vote unless disqualified by reason of a conflict of interest or where the Member, in good faith, believes that he or she should not vote on a measure for good cause, such as, but not limited to, not having attended a prior meeting essential to an informed vote on the measure. A failure to vote or an abstention shall not be counted. Recommendations made to Planning Commission or other actions taken at the meeting shall pass only if receiving “aye” votes from a majority of the Member present at the meeting, provided a quorum is established. Members abstaining shall be counted in determining whether a quorum is present.

VI. Tie Votes

Tie votes shall be lost motions and may be reconsidered.

VIII. Changing Votes/Abstention

A Design Review Board Member may change his or her vote only if he or she makes a timely request to do so immediately following the announcement of the vote by the Recording Secretary and prior to the time the next item in the order of business is taken up. A Member who publicly announces he or she is abstaining from voting on a particular matter shall not subsequently be allowed to withdraw his or her abstention.

SECTION 8. RECONSIDERATION OF ACTIONS

A motion to reconsider any action taken by the Design Review Board may be made only on the day such action was taken. It may be made either immediately during the same session or at recessed or adjourned session thereof. Such motion may be made only by one of the Members who voted with the prevailing side. The provision of this Section shall not be construed to prevent any Member from making or remaking the same or any other motion at a subsequent meeting of the DRB.

SECTION 9. PUBLIC HEARINGS

I. Public Hearing Defined

A public hearing is any hearing which is publicly noticed by publication in a newspaper of general circulation, posted on affected property, or mailing to affected parties.

II. Submission of Documents

In order to give adequate consideration to written documents, the following rules shall apply:

- A. Time and Submission: Any written document, whether containing factual information or legal or policy arguments exceeding 250 words, must be submitted to the Recording Secretary six (6) calendar days prior to the scheduled hearing date. Photographs or other graphic depictions may be filed at the hearing.
 - 1. If the submission deadline falls on a legal holiday or weekend, the document must be submitted the last working day prior to the submission deadline.
 - 2. The Design Review Board shall exclude from the record and not consider any document submitted after the submission deadline, unless upon a motion by a Member, a majority of the Members present at the hearing vote to consider the document. A decision to consider a document not timely filed shall be considered automatic grounds to continue the hearing, although a continuance shall require a specific motion adopted by a majority of the Members present at the meeting.
- B. Manner of Submission: All documents must be presented to the Recording Secretary for consideration at the hearing. No documents presented to the individual Members prior to the hearing shall be considered as part of the hearing record.
 - 1. To be considered, an original and seven (7) copies must be filed with the Recording Secretary.
 - 2. Upon receipt, the Recording Secretary shall date stamp as Received the original and all copies. Upon request, the Recording

Secretary will furnish the proponent of the document with a date stamped copy. The Recording Secretary shall immediately distribute copies of the submitted documents to the individual Commissioners and the Community Development Director. The Recording Secretary shall retain the original and include it in the hearing record, which the Recording Secretary shall compile and maintain.

III. Notice of Hearing

Any notice of a public hearing shall include a statement that anyone wishing the Design Review Board to consider a document exceeding 250 words must submit the original document and seven (7) legible copies to the Recording Secretary not less than six (6) calendar days prior to the scheduled meeting date.

IV. Viewing the Site

Not applicable.

V. Making a Decision

The Design Review Board shall base its recommendation exclusively on the record, including documents submitted in accordance with this rule, oral argument presented during the hearing, and consistency with the Ukiah General Plan, Zoning Code, and Design Review Guidelines.

VI. Conduct of Public Hearing

As presiding officer, the Design Review Board Chair shall conduct the hearing to promote an orderly presentation by all parties. Subject to the following guidelines, the Chair shall use his or her discretion in presiding over the hearing:

- A. Order of Proof: Not applicable.
- B. Time Limitations: The Design Review Board Chair may impose time limitations on all those wishing to present evidence or argument. The Chair may prevent the presentation of irrelevant, repetitive, or cumulative testimony or argument.
- C. Manner: Each person desiring to address the Design Review Board shall step up to the microphone reserved for that purpose, state his or her name and address for the record, state the subject he or she wishes to discuss, state whom he or she is representing, if he or she represents an organization or other persons, and, unless further time is granted by a majority vote of the DRB, shall limit his or her remarks to three (3) minutes.

All remarks shall be addressed to the DRB as a whole and not to any member thereof.

- D. Spokesperson for Groups of Persons: In order to expedite matters and to avoid repetitious presentations, whenever any group of persons wishes to address the Design Review Board on the same subject matter, it shall be proper for the presiding officer to request that spokesperson be chosen by the group to address the DRB, and in the event additional matters are to be presented by any other member of such group, to limit the number of such persons addressing the DRB.

SECTION 10. ORDINANCES/RESOLUTIONS/CONTRACTS

I. Motions

Motions shall be used to express decisions of the Design Review Board on routine questions or matters of temporary importance, or to give instructions to the staff and shall be moved, seconded, and adopted by a voice vote unless a roll call is requested by a Member.

II. Resolutions

Resolutions shall be used to express decisions of the Design Review Board of a permanent or lasting nature and shall be introduced, seconded, and adopted by a roll call vote.

III. Ordinances

Not applicable.

SECTION 11. MINUTES/PREPARATION AND CHANGES

The Recording Secretary shall have the exclusive responsibility for the preparation of the minutes of Design Review Board meetings, and any directions for changes in the minutes shall be made only by a majority action of the DRB.

I. Minutes/Request for Detail

Not applicable due to action minutes and videotaping of meetings.

II. Minutes/Reading

Unless the reading of the minutes of a Design Review Board meeting is ordered by a majority vote of the Commission, such minutes may be approved without reading, if the Recording Secretary has previously furnished each Member with a copy.

III. Minutes/Entry of Statements

Not applicable due to action minutes and videotaping of meetings.

SECTION 12. SPECIAL COMMITTEES

All special Design Review Board committees shall be appointed by the presiding officer with a majority consent of the DRB. Such committees shall be temporary in tenure and shall automatically be discharged upon the completion of their charge, or upon an order of the presiding officer or majority of the DRB.