



## Zoning Administrator

### Regular Meeting **AGENDA**

*The meeting will be held at both the physical and teleconference locations below:*

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

**Zoom Teleconference Link: <https://us06web.zoom.us/j/84417339698>**

**Call 877 853 5247 (US Toll-free)**

**Meeting ID: 844 1733 9698**

**Passcode: 937353**

**October 26, 2023 - 2:00 PM**

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#### 1. **CALL TO ORDER**

This meeting is a continuation of the October 12, 2023 Zoning Administrator Meeting

#### 2. **VERIFICATION OF NOTICE**

#### 3. **APPEAL PROCESS**

All determinations of the Zoning Administrator regarding minor discretionary planning permits are final unless a written appeal, stating the reasons for the appeal, is filed with the City Clerk within ten (10) days of the date the decision was made. An interested party may appeal only if he or she appeared and stated his or her position during the hearing on the decision from which the appeal is taken. For items on this agenda, the appeal must be received by November 6, 2023 at 5:00 p.m.

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

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

#### 5. **APPROVAL OF MINUTES**

5.a. Approval of the September 13, 2023, Zoning Administrator Meeting Minutes

**Recommended Action: Review and approve Minutes of the September 13, 2023 Zoning Administrator meeting**

Attachments:

1. Draft September 13, 2023 ZA Minutes

5.b. Approval of the October 12, 2023, Zoning Administrator Meeting Minutes

**Recommended Action: Review and approve Minutes of the October 12, 2023 Zoning Administrator meeting**

Attachments:

1. Draft October 12, 2023 ZA Meeting Minutes

6. **SITE VISIT VERIFICATION**

7. **PUBLIC HEARING**

7.a. Request to Renew the Existing Green Advt 101, Inc., Dba Cookies, Dispensary/Retail Use Permit at 1104 S. State St. APN 003-530-51. File No. 23-8774.

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

Attachments:

1. Draft Findings
2. Draft Conditions of Approval
3. Application Materials
4. Referral Comments from UPD

8. **ADJOURNMENT**

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

Michelle Irace, Planning Manager  
October 19, 2023

**CITY OF UKIAH  
ZONING ADMINISTRATOR MINUTES  
Meeting Held in Person and Via Teleconference  
September 13, 2023  
1:00 p.m.**

**STAFF PRESENT**

Craig Schlatter, Zoning Administrator  
Michelle Irace, Planning Manager

**OTHERS PRESENT**

Robert Phillips

**1. CALL TO ORDER**

The meeting was called to order at 1:01 p.m.

*Zoning Administrator Craig Schlatter presiding.*

**2. VERIFICATION OF NOTICE**

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

**3. APPEAL PROCESS**

Note: For matters heard on this agenda the final date to appeal is September 25, 2023 at 5:00 p.m.

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

None.

**5. APPROVAL OF MINUTES**

a) The Minutes of the December 15, 2022 Zoning Administrator meeting were approved, as revised.

b) The Minutes of the June 27, 2023 Zoning Administrator meeting were approved, as submitted.

**6. SITE VISIT VERIFICATION**

Zoning Administrator Craig Schlatter confirmed that he visited the sites associated with the public hearing items on the agenda.

**7. PUBLIC HEARING**

**a) Request for a Minor Variance to Allow for a Front Setback Reduction from 20 ft to 15 ft at 104 Echo Way (APN 001-181-32); File No. 23-8753**

This item was not heard. Zoning Administrator Craig Schlatter noted that Item 7a was pulled from the agenda at the request of Staff and continued to a date and time uncertain.

**b) Request for a Minor Use Permit to Convert a Commercial Structure to a Single-Family Home at 218 Mason St. (APN 002-153-37); File No. 23-8069**

Planning Manager Michelle Irace presented the Staff Report.

Zoning Administrator Craig Schlatter opened the public hearing at 1:12 p.m.

Speakers: Robert Phillips

Acting Zoning Administrator Craig Schlatter closed the public hearing at 1:13 p.m.

Condition of Approval No. 1 was modified, as follows:

The structure shall only be used for ~~residential uses only~~ a single-family home. If higher intensity residential, commercial, mixed-use, or other uses are proposed in the future, the applicant shall contact the Community Development Department; additional discretionary review may be required.

Zoning Administrator Craig Schlatter approved the Minor Use Permit, subject to the Findings in Attached 1 and the Conditions of Approval, as revised, in Attachment 2.

8. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 1:19 p.m.

**CITY OF UKIAH  
ZONING ADMINISTRATOR MINUTES  
Meeting Held in Person and Via Teleconference  
October 12, 2023  
2:00 p.m.**

**STAFF PRESENT**

Craig Schlatter, Zoning Administrator  
Michelle Irace, Planning Manager

**OTHERS PRESENT**

None

**1. CALL TO ORDER**

The meeting was called to order at 2:00 p.m.

*Zoning Administrator Craig Schlatter presiding.*

*No Action was taken on any of the items listed on the agenda. The meeting and all associated agenda items were continued to a date and time certain of October 26, 2023 at 2:00 p.m. The meeting will be held at Ukiah City Hall within Conference Room No. 3 and also via Zoom teleconference.*

**2. VERIFICATION OF NOTICE****3. APPEAL PROCESS****4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS****5. APPROVAL OF MINUTES**

a) Approval of the September 13, 2023, Zoning Administrator Meeting Minutes

**6. SITE VISIT VERIFICATION****7. PUBLIC HEARING**

a) Request to Renew the Existing Green Advt 101, Inc., DbA Cookies, Dispensary/Retail Use Permit at 1104 S. State St. APN 003-530-51. File No. 23-8774.

**8. ADJOURNMENT**

There being no further business, the meeting was adjourned at 2:02 p.m.



**DATE:** October 5, 2023  
**TO:** Zoning Administrator  
**FROM:** Michelle Irace, Planning Manager  
**SUBJECT:** Request to Renew the Existing Green Advt 101, Inc., DbA Cookies, Dispensary/Retail Use Permit at 1104 S. State St. APN 003-530-51. File No. 23-8774.

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**SUMMARY**

**PROPERTY OWNER(S):** Chandi Hospitality  
**APPLICANT:** Green Advt 101, Inc., DbA Cookies  
**LOCATION:** 1104 S. State St. APN 003-530-51 (historically APNs 003-130-09 and 003-530-11)  
**TOTAL ACREAGE:** ±0.32 acre (13, 939 sf)  
**GENERAL PLAN:** Community Commercial (CC)  
**ZONING DISTRICT:** Heavy Commercial (C2)  
**AIRPORT COMPATABILITY ZONE:** Zone 2 (Inner Approach/Departure)  
**ENVIRONMENTAL DETERMINATION:** Project is exempt from further environmental review per California Environmental Quality Act (CEQA) Guidelines §15061(b)(3), Review for Exemption  
**RECOMMENDATION:** Conditional Approval (see Draft Findings in Attachment 1 and Draft Conditions of Approval in Attachment 2)

**BACKGROUND**

On January 26, 2022, the Planning Commission approved a Major Use Permit and Site Development Permit (File No. 21-6370) to allow for the construction and operation of a cannabis retail/dispensary business at the project location. The Use Permit includes retail and delivery services. Hours of operation for the business are 9:00 a.m. to 9:00 p.m., seven days a week.

Staff Report  
Cookies Cannabis Use Permit Annual Renewal  
1104 S State St.  
File No. 23-8774

On August 29, 2022, a Fictitious Business Name Statement was approved by the Mendocino County/Recorder to reflect the Db a of “Cookies”. The California Cannabis Retailer License was also updated as such. Cookies began operating at the location on September 4, 2022.

Per UCC §9174.2(D), “Use Permits for cannabis-related business will be subject to review after the first year of operation by the Zoning Administrator, including inspection of the business by the Zoning Administrator or his designee, to determine whether the business is being operated in accordance with any conditions of approval imposed on the use permit as issued by the Planning Commission or Zoning Administrator.”

**PROJECT DESCRIPTION**

The existing Use Permit expiration date is September 4, 2023. An application for renewal was submitted by the applicant on August 8, 2023, and the application was deemed complete on September 19, 2023. No changes to the previously approved Use Permit, or associated approved plans are proposed. All original Conditions of Approval are applicable to the proposed renewal, and will remain in effect. Application materials are included as Attachment 3.

**SURROUNDING LAND USES**

The parcel carries a General Plan Land Use designation of Commercial and is within the “C2” Heavy Commercial Zoning District. The project site is surrounded by parcels zoned Community Commercial, Heavy Commercial, Planned Development-Residential, and High Density Residential. The following uses are directly adjacent to the parcel. Figure 1 depicts the General Plan land use designations; Figure 2 depicts the zoning designations; Figure 3 provides an aerial image of the site (circa 2022 while under construction); and Figures 4 and 5 provide views of the existing building.

	<b>ZONING:</b>	<b>USE:</b>
NORTH	Heavy Commercial	Restaurant
EAST	Heavy Commercial and Community Commercial	Gas stations
SOUTH	Heavy Commercial	Restaurant
WEST	Planned Development – Residential and High Density Residential	Ukiah Terrace Apartments and Ukiah Green South Apartments

Figure 1: General Plan Land Use

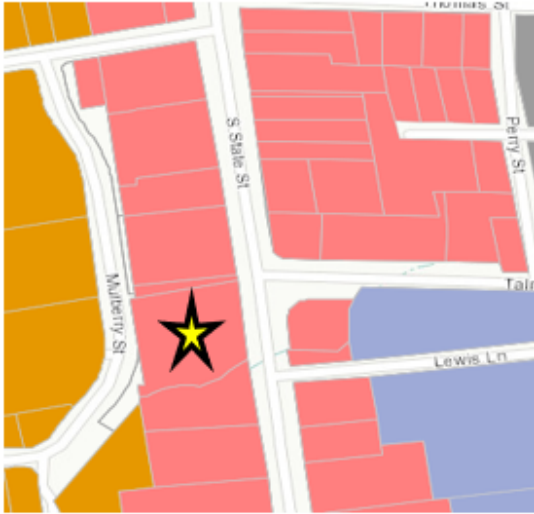


Figure 2: Zoning Designation



Figure 3: Aerial Map (2021)



Figures 4 and 5: Photos of the Existing Building



Staff Report  
 Cookies Cannabis Use Permit Renewal  
 1104 S. State St.  
 File No. 23-8774

**AGENCY COMMENTS**

The permit renewal application was sent to the Ukiah Police Department, the City of Ukiah Building and Code Enforcement divisions, as well as the Ukiah Unified School District (per their request) for review and comment. The Police Department noted that there have been no operational issues related to the review criteria contained within UCC §9174.2. However, the Police Department noted that they have received complaints related to the signage on the building (see Staff Analysis Section below for more detail). Referral comments received during the review process are included in Attachment 4. The Use Permit renewal is subject to all original Conditions of Approval; no new Conditions of Approval are proposed by Staff (see Attachment 2).

**STAFF ANALYSIS**

**General Plan and Zoning Consistency**

*Use.* The parcel carries a General Plan Land Use designation of Community Commercial (CC) and is zoned Community Commercial (C2). The original Use Permit and associated use were determined to be consistent with the General Plan and zoning code at the time that permit was approved. The proposed renewal of an existing use permit for a commercial retail business is also consistent with both the CC land use designation and the C2 zoning designation.

Per UCC §9174.2(C and D), Use Permits issued for cannabis-related businesses shall be subject to review once after the first year of operation. In determining whether to renew a cannabis Use Permit, the Zoning Administrator must consider specific criteria (UCC §9174.2(D)(2)). Renewal criteria, as well as Staff’s analysis of consistency are included in Table 2 below. Information from the Police Department has been included in the analysis (see Attachment 4).

Under the City’s current cannabis regulations, upon approval of the proposed renewal, the Use Permit will no longer expire within one year, but is subject to the City’s revocation procedures for cannabis-related Use Permits (UCC §9174.2(e)) and standard Use Permit expiration regulations (UCC §9262(h)).

*Table 2: Criteria for Permit Renewal*

<b>Renewal Criteria</b>	<b>Staff Analysis</b>
a. Whether the cannabis-related business operated pursuant to the use permit has generated an excessive number of calls for police service compared to similarly situated businesses of the same size as the cannabis-related business.	The Ukiah Police Department indicates that there has not been excessive calls for service related to the business at this location.
b. Whether there have been excessive secondary criminal or public nuisance impacts in the surrounding area or neighborhood, including, but not limited to, disturbances of the peace, illegal drug activity, cannabis use in public, harassment of passersby, littering, loitering, illegal parking, loud noises, odors, or lewd conduct.	The Ukiah Police Department indicates that there have not been excessive secondary criminal or public nuisance issues to adjacent areas as a result of the business.

<p>c. Whether the cannabis-related business operating pursuant to a use permit has a history of inadequate safeguards or procedures that show it is likely that it will not comply with any operating requirements and standards required in the conditions of approval</p>	<p>Operation of the business is in compliance with all original Conditions of Approval. Additionally, the Ukiah Police Department indicates that they have not been made aware of any inadequate safeguards or procedures that would affect compliance.</p> <p>Regarding the complaints received related to the signage on the building, conceptual signage was provided as a part of the Use Permit and the requirement to obtain a Sign Permit was included as a Condition of Approval. The Sign Permit (No. 22-7151) was reviewed and approved by the Planning Division on 5/26/23, as it was consistent with all City sign regulations and the scale of the conceptual signage approved as a part of the Use Permit.</p> <p>The City does not have authority over potentially misleading marketing towards children. This authority rests with the Bureau of Cannabis Control, which is the state entity tasked with regulating the toys, cartoon characters, or depictions designed in any manner to be appealing to anyone under 21 years of age.</p> <p>Staff contacted the Bureau of Cannabis Control and found that the signage is consistent with all applicable state regulations.</p> <p>Please also refer to the response provided by the Applicant in Attachment 3.</p>
<p>d. Whether the cannabis-related business has failed to pay fees, penalties, or taxes required by the conditions of approval of the use permit or by this code or State law, or has failed to comply with any requirements for the production of records or other reporting requirements of this code.</p>	<p>To the knowledge of Community Development Department all required fees have been paid. According to the State of California Department of Cannabis Control, the business maintains an "active" license (No. C10-0001173-LIC).</p>
<p>e. Whether the operator of the cannabis-related business or one or more of its officers, employees, partners, managers or members with management responsibilities ("managers") has been convicted of a felony, or has engaged in misconduct that is substantially related to the qualifications,</p>	<p>All current owners and employees of the business have been finger printed and subject to a Live Scan background process. All persons associated with future changes in staffing and ownership will be required to obtain a successful Live Scan from the Police Department.</p>

<p>functions or duties of an operator of a cannabis-related businesses. A "conviction" within the meaning of this chapter means a plea or verdict of guilty, or a conviction following a plea of nolo contendere. Notwithstanding the above, an application shall not be denied solely on the basis that the applicant or any manager has been convicted of a felony, if the person convicted has obtained a certificate of rehabilitation (expungement of felony record) under California law or under a similar Federal statute or State law where the expungement was granted.</p>	
<p>f. Whether the operator or managers of the cannabis-related business have previously or are currently engaged in unlawful, fraudulent, unfair, or deceptive business acts or practices.</p>	<p>See criterion c through e above.</p>

Based on the above analysis and a site visit conducted by Staff, the business and renewal request are consistent with all Ukiah City Code regulations and the Conditions of Approval associated with the issued Use Permit. Findings for approval are included in Attachment 1 and Conditions of Approval are included in Attachment 2.

### **ENVIRONMENTAL DOCUMENTATION**

The original project (Use Permit) was found to be categorically exempt from the California Environmental Quality Act (CEQA) per Section 15302(b), Class 2 Replacement or Reconstruction, and a Notice of Exemption was filed with the County Clerk.

CEQA Guidelines §15061(b)(3), Review for Exemption states that a project is exempt from CEQA if “The activity is covered under the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA”.

Because the project involves renewal of an existing Use Permit and does not propose any changes to the Use Permit, the existing building, or operations of the approved project, it can be said with certainty that there is no potential for the project to result in an impact to the environment.

### **NOTICE**

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

- Published in the Ukiah Daily Journal on September 20, 2023;
- Posted on the Project site on October 5, 2023;

Staff Report  
 Cookies Cannabis Use Permit Renewal  
 1104 S. State St.  
 File No. 23-8774

- Posted at the Civic Center (glass case) 72 hours prior to the public hearing; and
- Mailed to property owners within 300 feet of the project parcel on September 28, 2023.

### **RECOMMENDATION**

Staff recommends the Zoning Administrator approve the Use Permit renewal, based on the Findings in Attachment 1 and subject to the Conditions of Approval in Attachment 2.

### **ATTACHMENTS**

1. Draft Findings
2. Draft Conditions of Approval
3. Application Materials
4. Comments from the Ukiah Police Department

**FINDINGS FOR  
RENEWAL OF THE EXISTING GREEN ADVT 101, INC., DBA COOKIES,  
DISPENSARY/RETAIL USE PERMIT  
AT 1104 S. STATE ST. APN 003-530-51.  
FILE NO. 23-8774.**

The following findings are supported by and based on information contained in the approved Major Use Permit (File No. 21-6370), as well as well as information contained within the Staff Report (dated October 5, 2023), the application materials and documentation, and the public record, in accordance with UCC §9174.2 and §9262.

1. The original Use Permit and associated use were determined to be consistent with the General Plan and zoning code at the time that permit was approved. The proposed renewal of an existing use permit for a commercial retail business is also consistent with both the Community Commercial (CC) land use designation and the Heavy Commercial (C2) zoning designation. The proposed renewal of an existing use permit for a commercial retail business is consistent with both the CC land use designation and the Heavy Commercial C2 zoning designation, which allow for retail/commercial businesses, and specifically cannabis-related businesses with approval of a Use Permit. The project is also consistent with goals and polices contained within the Economic Development and Land Use elements of the General Plan related to commercial and economic development.
2. Based on information contained within the Staff Report (October 5, 2023) and a site visit conducted by Staff, the project, as conditioned, is consistent with UCC §9174.2, *Cannabis Related Businesses*, of the Ukiah City Code and all Conditions of Approval.
3. Pursuant to City Code §9174.2, the proposed renewal was reviewed by Planning Division staff and the Ukiah Police Department. As discussed in Table 2 of the Staff Report (May 23, 2023), no enforceable issues have been reported and all criterion for renewal has been met.
4. The approved Use Permit was determined to be compatible with surrounding land uses and will not be detrimental to the public's health, safety and general welfare. No changes to the business or operation are proposed.

The original project (Use Permit) was found to be categorically exempt from the California Environmental Quality Act (CEQA) per Section 15302(b), Class 2 Replacement or Reconstruction, and a Notice of Exemption was filed with the County Clerk.

CEQA Guidelines §15061(b)(3), Review for Exemption, states that a project is exempt from CEQA if "The activity is covered under the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA".

Because the project involves renewal of an existing Use Permit, and does not propose any changes to the Use Permit, the existing building, or operations of the approved project, it can be said with certainty that there is no potential for the project to result in an impact to the environment.

5. A Notice of the Public Hearing was provided in the following manner, in accordance with UCC §9262(C).
  - Published in the Ukiah Daily Journal on September 20, 2023;
  - Posted on the Project site on October 5, 2023;
  - Posted at the Civic Center (glass case) 72 hours prior to the public hearing; and
  - Mailed to property owners within 300 feet of the project parcel on September 28, 2023.
  
6. Based on the above findings and information contained within the Staff Report (October 5, 2023) and associated documents, the findings required to approve renewal of the cannabis Use Permit can be made by the Zoning Administrator, in accordance with UCC §9174.2(d)(2)).

DRAFT

**CONDITIONS OF APPROVAL FOR  
RENEWAL OF THE EXISTING GREEN ADVT 101, INC., DBA COOKIES,  
DISPENSARY/RETAIL USE PERMIT  
AT 1104 S. STATE ST. APN 003-530-51.  
FILE NO. 23-8774.**

Renewal of a cannabis Use Permit is granted to Green Advt 101, Inc., Dba Cookies. Conditions of Approval from the original approved Major Use Permit/Site Development Permit (File No. 21-6370) remain in effect and are included below.

Approval of the Use Permit includes allowance for the following on-site and delivery retail services during the following hours of operation: 9 a.m. to 9 p.m., seven days a week.

**City of Ukiah Special Conditions**

1. No consumption of cannabis or cannabis-related products shall occur on-site.
2. No special events are permitted on-site. If the applicant wishes to hold events, they must contact the Community Development Department; additional permits or approvals may be required.
3. Approval is granted to allow the operation of the cannabis business as described in the documents for the Major Use Permit/Site Development Permit (File No.21-6370) approved by the Planning Commission on January 26, 2022. Any modifications to the plans contained within the previously approved documents may require an amendment to this Use Permit, as determined by the Community Development Director and the Chief of Police.
4. In accordance with UCC §9174.2(e), an approved use permit for a cannabis-related business may be revoked through the City's revocation process, as set forth in UCC 9262(h)(2), except that all references therein to the Planning Commission shall be deemed to refer to the Zoning Administrator, if the cannabis-related business is operated in a manner that violates the conditions of approval imposed by the use permit or the provisions of this code, or conflicts with State law.
5. As outlined in Article 20, Administrative and Procedures, of the Zoning Code this planning permit may be revoked through the City's revocation process if the approved project related to this permit is not being conducted in compliance with these stipulations and conditions of approval; or if the project is not established within two years of the effective date of this approval; or if the established use for which the permit was granted has ceased or has been suspended for 24 consecutive months.
6. Prior to issuance of building permits and commencing operations, the applicant shall submit proof of State licensure to operate the cannabis related business to the Community Development Department.
7. Prior to issuance of building permits or commencing operations, the applicant and all employees shall successfully complete a Live Scan background and provide proof of such completion.

8. No persons will live on-site. If the applicant wishes to have a live-in manager in the future, they shall consult with the Planning and Community Development Department and obtain any necessary permits.

**City of Ukiah Standard Conditions**

9. This approval is not effective until the 10-day appeal period applicable to this Major Use Permit has expired without the filing of a timely appeal. If a timely appeal is filed, the project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.
10. All Conditions of Approval shall be printed on all sets of building permit project plans pertaining to any site preparation work or construction associated with the development of the retail/dispensary structure and ancillary site improvements approved by the Site Development Permit.
11. All use, construction and the location thereof, or occupancy, shall conform to the application and to any supporting documents submitted therewith, including any maps, sketches, or plot plans accompanying the application or submitted by applicant in support thereof.
12. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Engineering Department of the City of Ukiah; except where higher standards are imposed by law, rule, or regulation or by action of the Planning Commission such standards shall be met.
13. Building permits shall be issued within two years after the effective date of the Site Development Permit or same shall be null and void.
14. In addition to any particular condition which might be imposed; any construction shall comply with all building, fire, electric, plumbing, occupancy, and structural laws, rules, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
15. The Applicant shall obtain all required Sign Permits, to be approved by the Community Development Director, in compliance with Division 3, Chapter 7, Signs, of the UCC.
16. The Applicant shall submit verification of all applicable permits or approvals in compliance with all local, state and federal laws to the Community Development Department prior to issuance of building permits.
17. All fees associated with the project planning permits and approvals shall be paid in full prior to occupancy.
18. As outlined in Article 20, Administration and Procedures, of the Zoning Code this planning permit may be revoked through the City's revocation process if the approved project related to this Permit is not being conducted in compliance with these stipulations and conditions of approval; or if the project is not established within two years of the effective date of this approval; or if the established use for which the permit was granted has ceased or has been suspended for 24 consecutive months.

### **Planning Division Conditions**

19. Maximum density of the structure is not to exceed ten (10) persons at any one time.
20. Maximum density of the parcel is not to exceed eighteen (18) persons at any one time.
21. Prior to issuance of building permits, copies of the recorded Quitclaim Deeds for the lot line adjustment (#21-6553) must be supplied to the Planning Division.
22. Prior to issuance of demolition permit, Permittee must secure approval from the City Council for demolition of two buildings over fifty (50) years of age, in compliance with UCC §3016.
23. Prior to issuance of building permits, Permittee shall submit a revised Landscape Plan including the replacement of the Redbud with a Red Maple; and the removal of one parking space in the middle-rear parking lot, and its replacement with a Red Maple tree or other shade tree, to be approved by the Police Department for security reasons.

### **Department of Public Works Conditions**

24. All work within the public right-of-way shall be performed by a licensed and properly insured contractor. The contractor shall obtain an encroachment permit for work within this area or otherwise affecting this area. Encroachment permit fee shall be \$45 plus 3% of estimated construction costs.
25. Existing sewer laterals planned to be utilized as part of this project shall be cleaned and tested, and repaired or replaced if required.
26. During the building permit application, provide a listing of all existing and proposed plumbing fixtures throughout the structure. Sewer connection fees will be based upon the net increase of drainage fixture units per the California Plumbing Code.
27. The parcel is located within the floodplain and is subject to the floodplain provisions of the California Building Code and National Flood Insurance Program requirements. Based on the estimated value of work being more than 50 percent of the assessed valuation of the structure, the proposed work is considered a "substantial improvement," for purposes of flood plain management. Therefore verification will be required that the entire existing structure, including any additions, is constructed at or above the base flood elevation. The following shall be required: (a) A pre-construction elevation certificate based on construction will be required prior to issuance of a building permit; and (b) A post construction elevation certificate based on construction will be required prior to final inspection.
28. If food preparation or other activities result in the discharge of fats, oils or grease into the sanitary sewer, a grease interceptor will be required and should be shown on the preliminary plans. Grease interceptors shall be sized in accordance with the California Plumbing Code.
29. The frontage of this property currently lacks concrete curb, gutter, sidewalk and street trees. Pursuant to Section 9181(c) of the Ukiah City Code, the applicant shall be required to construct frontage improvements (including ADA compliant concrete sidewalk, street trees, and repairs to existing curb, gutter and sidewalk if necessary), to the satisfaction of the City Engineer.
30. Standard street tree requirements include street trees spaced approximately every 30 feet along the public street, within tree wells where feasible, otherwise within five feet of the

back of sidewalk. Street trees shall be installed in accordance with City Standard Drawing No. 601. Tree types shall be approved by the City Engineer.

### **Electric Utility Department Conditions**

31. This property will be served from underground facilities.
32. Prior to issuance of building permits, Permittee shall provide projected load calculations to the Electric Utility Department.
33. Any changes to the existing Electric Main Service Panel/s will required projected load calculations submitted to the Electric Utility Department for their approval prior to implementation of any changes.
34. 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.
35. 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.
36. Developer/customer shall incur all costs of this future project to include (labor, materials, equipment and future services).
37. Permittee shall provide easement(s) to the Electric Utility Department for any electric service that traverses through the property or around any City owned electric equipment.

### **Building Department Conditions**

38. Submit plans and building permit application. Please submit three complete plan sets, two wet stamped and signed
39. The design and construction of all site alterations shall comply with current versions of the California Building Code, Plumbing Code, Electrical Code, California Mechanical Code, California Fire Code, California Energy Code, Title 24 California Energy Efficiency Standards, California Green Building Standards Code and City of Ukiah Ordinances and Amendments, or current code cycle at date of submission of building permit(s).

### **Ukiah Police Department Conditions**

Prior to Building Permit Final and for the Duration of the Use:

40. The business permittee shall provide the Police Department with the current name and primary and secondary telephone numbers of at least one 24-hour on-call manager to address and resolve complaints and to respond to operating problems or concerns associated with the business.
41. Vehicle camping is prohibited on the premises.
42. Video surveillance shall be retained for no less than 90 days.
43. Prior to occupancy, professionally and centrally monitored fire, robbery, and burglar alarm systems must be installed. These alarm systems must be maintained in good working condition.
44. Prior to operation, the Permittee shall schedule and conduct an onsite visit with the Ukiah Police Department for inspection of related operations and security.

45. All security personnel hired or contracted by the Permittee shall comply with Business and Professions Code Division 3, Chapters 11.4 and 11.5, or as may be amended (7708L).

**Ukiah Valley Fire Authority Conditions**

46. All construction documents will require review and approval from the Ukiah Valley Fire Authority.
47. Additional information on building separation from the adjacent building and size will be needed to assess the possible need for fire sprinklers.

**Mendocino County Air Quality Management District Conditions**

48. The applicant may be required to obtain an Authority to Construct permit from the District prior to beginning construction.

49. Diesel Engines – Stationary and Portable Equipment and Mobile Vehicles:

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

50. Demolition/Renovation Projects- All Commercial Buildings, Government Buildings, Schools, Multi-Family Dwellings are subject to the requirements of Mendocino County Air Quality Management District Regulation 1, Rule 492, National Emission Standards for Hazardous Air Pollutants (NESHAPS) for Asbestos.

- Prior to receiving a Demolition / Renovation Permit from the Planning & Building Agency the applicant is required to:
  - 1) Have an Asbestos Survey conducted by a licensed Asbestos contractor for the presence of asbestos containing materials,
  - 2) Submit a completed Asbestos Demolition/Renovation form, all test results and applicable notification fees to the District at least 10 days prior to beginning the project,
  - 3) Have any Asbestos containing materials abated by a licensed abatement contractor prior to beginning any demolition or renovation activities.
  - 4) Obtain written authorization from the District indicating that all requirements have been met prior to receiving.

# 23-8774



City of Ukiah

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

RECEIVED 204

AUG 08 2023

Planning Permit Application

CITY OF UKIAH  
 COMMUNITY DEVELOPMENT

PROJECT NAME: <i>cookies</i>					
PROJECT ADDRESS/CROSS STREETS: <i>1190 S State St Ukiah</i>				AP NUMBER(S):	
APPLICANT/AUTHORIZED AGENT: <i>Joti Chand:</i>		PHONE NO: <i>2693</i> <i>925-348-</i>	FAX NO:	E-MAIL ADDRESS: <i>Joti@Chand.hospitality</i>	
APPLICANT/AUTHORIZED AGENT ADDRESS: <i>751 4<sup>th</sup> St</i>			CITY: <i>Santa Rosa</i>	STATE/ZIP: <i>CA</i> <i>Calif</i>	
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: <i>same as above</i>		PHONE NO:	FAX NO:	E-MAIL ADDRESS:	
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT			CITY:	STATE/ZIP:	
HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
<input type="checkbox"/> AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	\$	<input type="checkbox"/> REZONING— PLANNED DISTRICT 100.0800.611.001	\$	<input type="checkbox"/> USE PERMIT— AMENDMENT 100.0400.449.001	\$
<input type="checkbox"/> ANNEXATION 100.0800.611.001	\$	<input type="checkbox"/> SITE DEVELOPMENT PERMIT— AMENDMENT 100.0400.449.001	\$	<input type="checkbox"/> USE PERMIT— MAJOR 100.0400.449.001	\$
<input type="checkbox"/> APPEAL 100.0400.449.001	\$	<input type="checkbox"/> SITE DEVELOPMENT PERMIT— MAJOR 100.0400.449.001	\$	<input type="checkbox"/> USE PERMIT— MINOR 100.0400.449.001	\$
<input type="checkbox"/> GENERAL PLAN AMENDMENT 100.0800.611.001	\$	<input type="checkbox"/> SITE DEVELOPMENT PERMIT— MINOR 100.0400.449.001	\$	<input type="checkbox"/> VARIANCE— MAJOR 100.0400.449.001	\$
<input type="checkbox"/> MURAL PERMIT 100.0400.449.001	\$	<input type="checkbox"/> SPECIFIC/MASTER PLAN 100.0800.611.003	\$	<input type="checkbox"/> VARIANCE— MINOR 100.0400.449.001	\$
<input type="checkbox"/> PRE-DEVELOPMENT MEETING 100.0800.611.003	\$	<input type="checkbox"/> MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	\$	<input type="checkbox"/> ZONING AMENDMENT MAP OR TEXT 100.0800.611.001	\$
<input type="checkbox"/> STAFF RESEARCH (MORE THAN 1 HOUR) 100.0800.611.003	\$	<input type="checkbox"/> MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	\$	<input type="checkbox"/> REZONING 100.0800.611.001	\$
<input type="checkbox"/> LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	\$	<input checked="" type="checkbox"/> OTHER <i>Permit Renewal</i>	\$ <i>1,000</i>	<input type="checkbox"/> OTHER	\$
COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	MAJOR PERMIT DEPOSIT:	\$ <i>\$1,000</i>	FILING DATE:	<i>8/8/23</i>
COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	MINOR PERMIT FEE:	\$	TOTAL AMOUNT PAID:	\$
COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	TOTAL FEE:	\$	RECEIPT NUMBER:	
APPLICATION NUMBER(S): <i>MAUP/SDP 21-6370</i>					

**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: <b>2478 sq</b>	Number of Floors: <b>1</b>	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
<input type="checkbox"/> Office (business/professional)			
<input type="checkbox"/> Office (medical/dental)			
<input checked="" type="checkbox"/> Retail	<b>dispensary</b>	<b>2478 sq</b>	<b>1</b>
<input type="checkbox"/> Light Industrial			
<input type="checkbox"/> Residential			
<input type="checkbox"/> Other:			
Operating Characteristics			
Days and Hours of Operation:			
Number of Shifts: <b>1</b>	Days and Hours of Shifts: <b>7 days a week 1 shift</b>		
Number of Employees/Shift: <b>5</b>			
Loading Facilities: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Type/Vehicle Size:	
Deliveries: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Type:	Number (day/week/month): <b>7/52/12</b>
Outdoor areas associated with use? (check all that apply)		Sales area: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Unloading of deliveries: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Square Footage: <b>1200</b>	Square Footage: <b>600 sq</b>
Noise Generating Use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Description:	

### To Be Completed by Staff

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

## Submittal Requirements

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

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

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

LLA – Lot Line Adjustment  
 REZ – Rezoning  
 TM – Tentative Map  
 VAR – Variance

VM-Voluntary Merger  
 REZ-PD- Rezoning to Planned Development  
 Sub- Subdivision  
 UP – Use Permit

Prelim – Preliminary Review  
 SDP – Site Development Permit  
 GPA- General Plan Amendment

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

8/8/23  
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.

  
 OWNER /  AUTHORIZED AGENT

8/8/23  
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.

 Joli Chandi  
 PROPERTY OWNER /  AUTHORIZED AGENT  
(PLEASE PRINT NAME)

  
 PROPERTY OWNER /  AUTHORIZED AGENT

8/8/23  
DATE

(SIGNATURE)

Revised 08/19/2019

**From:** [Joti Chandi](#)  
**To:** [Jesse Davis](#)  
**Cc:** [CHG ADMIN](#); [Michelle Irace](#)  
**Subject:** Re: Zoning Admin - Ordinance 1226 (Cookies Renewal)  
**Date:** Monday, August 21, 2023 10:54:45 AM  
**Attachments:** [image001.png](#)

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**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Jesse,

Please see my response below

1. **Code Enforcement:** Address active Code Enforcement investigations and citations on the subject property, indicating how they have been resolved.
  - a. Active Code Enforcement indicates that the cannabis related business is not in compliance with provisions of the Ukiah City Code.
    1.
      1. People that were living on the small property next to the cookie building have moved from the unit and they have a deadline of getting all the belongings by Wednesday. Once it is done, I will schedule code enforcement to visit the space.
2. **Building Inspection:** Please ensure that concerns regarding PG&E infrastructure and easements for natural gas pipelines have been addressed.
  - a. Confirm compliance with all construction requirements, such as avigation easements, flood elevation, etc.
    1.
      1. This issue was resolved. We installed a new gas line and the City of Ukiah inspected it.
    - 2.
3. **Public Review and Marketing Concerns:** Please address concerns that the name 'Cookies' is a deceptive marketing strategy that targets children based on the selected color palate and business name.
  - a. Planning Division Staff note that only conceptual signage was provided in the application materials reviewed by the Planning Commission and Design Review Board. The conceptual signage did not indicate that the business would be a "Cookies", and since that time, Staff have received numerous complaints and concerns regarding the selected business name.
    1. *Cookies Ukiah operates under the highest level of compliance in the state of California. Cookies Ukiah is compliance-driven, meeting and exceeding all rules and regulations established by the governing body of the state of California's cannabis program. Cookies Ukiah incorporates compliance into all facets of our business to ensure total compliance from seed to sale. In the City of Ukiah, our store ensures and verifies products are not available to individuals under the age of 21 years old and/or any non-qualifying patient. All packaging for Cookies products meets the state of California's*

*requirements, confirming all warning statements and universal symbols are visible prior to production and sale.*

*Within the state of California, Cookies Ukiah meets and exceeds the requirements outlined in the DCC regulations to ensure full compliance. Article 5 for Security Measures and Chapter 3 Retailers, of the DCC regulations, hold a high level of priority for retail locations to ensure the proper access and security of the retail location. Overall, Cookies Ukiah strives to be in compliance with the rules and regulations in the state of California and the city of Ukiah*

Also, the sign was approved by the planning and building department.

Please feel free to reach out if you have any questions or need any additional information

Thanks

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# Cookies

## License Information



### Active

Lic. No. **C10-0001173-LIC (Annual)**

Commercial - Retailer

Adult-Use and Medicinal

Effective on **2022-08-16**

Expires on **2024-08-16**

License Status Change on **2022-08-16**

## Business Information



### Cookies

Legally named **Green Advtr 101 Inc**

Registered as Corporation

Bhupinder Singh, Jatinder Singh, Joseph Rubin, William Silver

Greenadvtrukiah@gmail.Com

415-694-3754

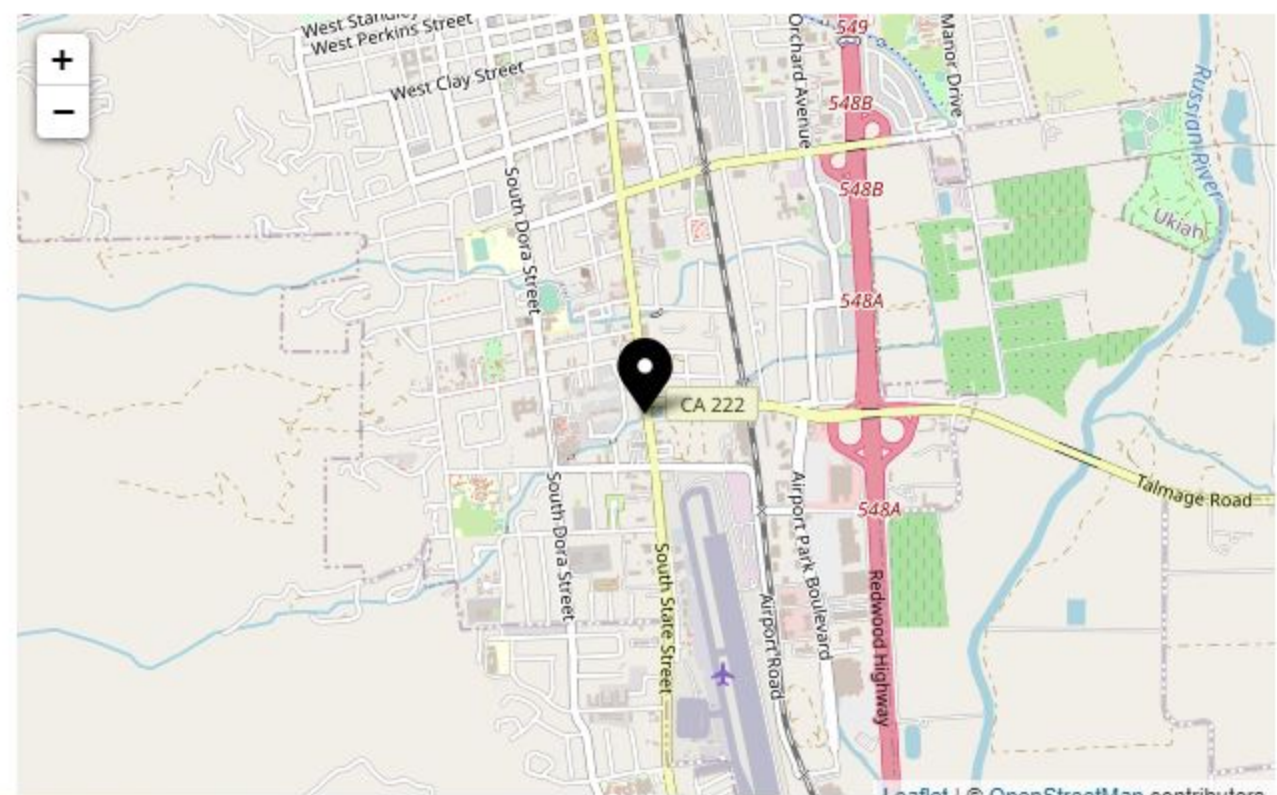
## Location



1104 State St S

Ukiah, CA 95482

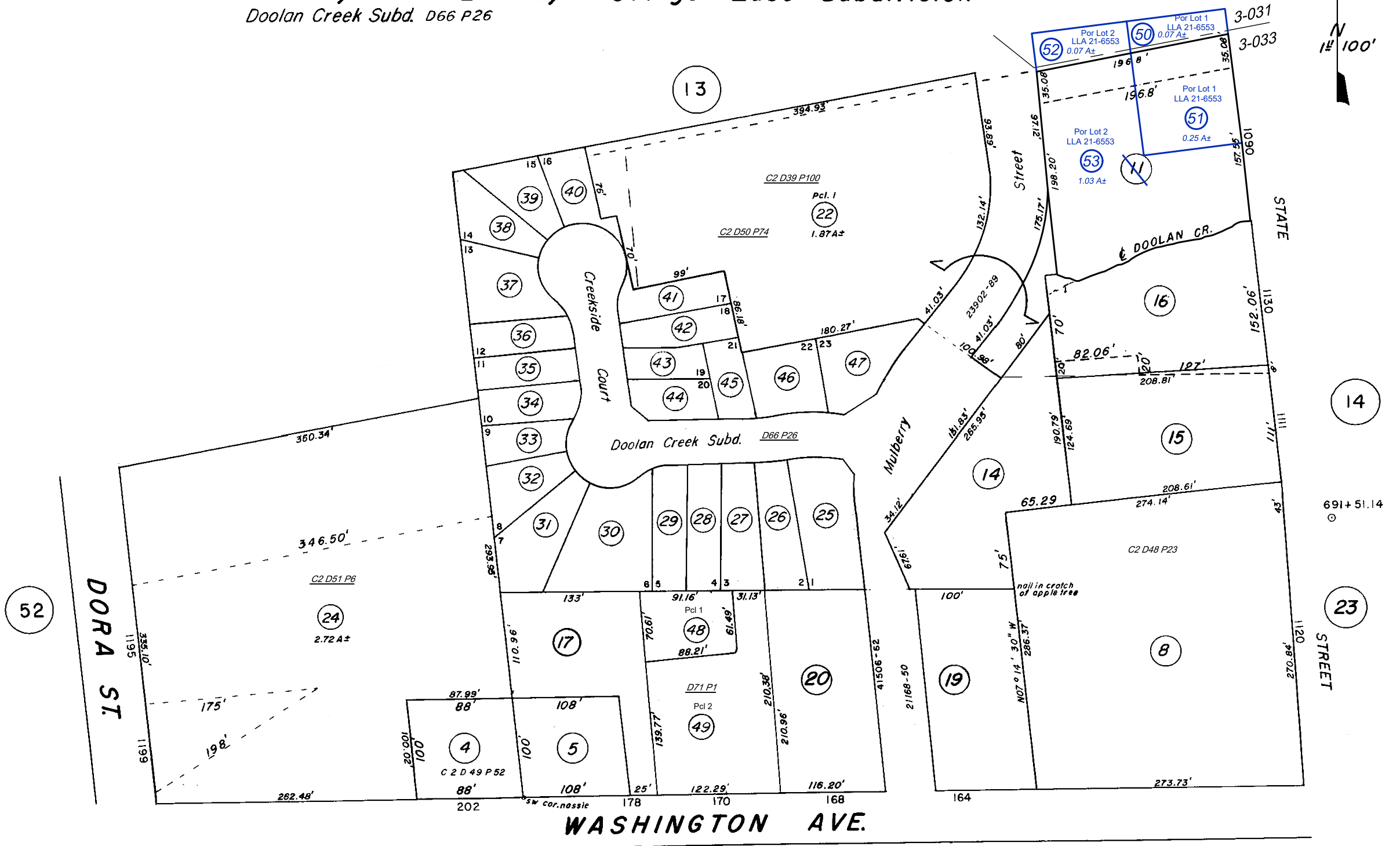
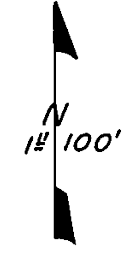
Mendocino County



**Lots 6,7 Frc. Lots 8,9 George Luce Subdivision**  
*Doolan Creek Subd. D66 P26*

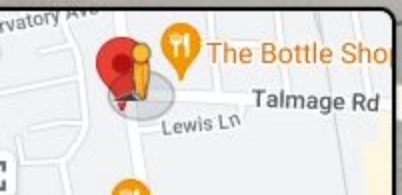
3-031  
 3-033

3-53



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.  
 May 17, 2022





**PROJECT REVIEW REFERRAL**  
**Please provide comments by: September 12, 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.

<b>TO:</b>			
<input type="checkbox"/>	City Planning Manager	<input type="checkbox"/>	Mendocino County Planning and Building
<input checked="" type="checkbox"/>	City Building Official	<input type="checkbox"/>	Mendocino County Surveyor/Assessor
<input type="checkbox"/>	City Public Works Dept.	<input type="checkbox"/>	Mendocino Transit Authority
<input type="checkbox"/>	Ukiah Valley Fire Authority	<input type="checkbox"/>	US Army Corps of Engineers
<input checked="" type="checkbox"/>	City Police Dept. Captain	<input type="checkbox"/>	Regional Water Quality Control Board
<input checked="" type="checkbox"/>	City Police Dept. Community Service Officer	<input type="checkbox"/>	CA Dept. of Fish and Wildlife
<input type="checkbox"/>	City Electric Utility Dept.	<input type="checkbox"/>	CA Dept. of Transportation
<input type="checkbox"/>	Ukiah Municipal Airport Operations Manager	<input type="checkbox"/>	Sonoma State Northwest Information Center
<input type="checkbox"/>	Airport Land Use Commission	<input type="checkbox"/>	AT & T
<input type="checkbox"/>	Mendocino County Air Quality	<input type="checkbox"/>	PG & E (gas)
<input type="checkbox"/>	Mendocino County Environmental Health	<input type="checkbox"/>	PG & E (Land Rights)
<input type="checkbox"/>	California Military Land Use Office	<input checked="" type="checkbox"/>	Other: Ukiah Unified Schol Distrcit
<b>FROM PROJECT PLANNER:</b> Jesse Davis, Chief Planning Manager, <a href="mailto:jdavis@cityofukiah.com">jdavis@cityofukiah.com</a>			

PROJECT INFORMATION:	
<b>Project Name &amp; Permit #:</b>	Green Advt 101/Cookies Cannabis Use Permit Annual Renewal # 23-8774
<b>Site Address &amp; APN:</b>	1104 S. State St. APN 003-130-09
<b>General Plan:</b>	CC
<b>Zoning:</b>	Heavy Commercial (C2)
<b>Airport Compatibility Zone:</b>	Zone 2-Inner Approach/Departure Zone
<b>Date Filed:</b>	8/8/23
<b>Resubmittal:</b>	8/24/23
<b>Date Referred:</b>	8/29/23
<b>Prev. Projects on Site (include file #)</b>	Major Use Permit #21-6370
<b>Applicant/Agent Name:</b>	Joti Chandi, Property Owner
<b>Phone:</b>	
<b>Email:</b>	Joti Chandi <joti@chandihospitality.com>
<b>Project Summary:</b>	Annual Renewal of an existing Major Use Permit. No changes to operation or approvals proposed

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

**Name and Affiliation/Department (please print)** Lt. Rick Pintane/Ukiah Police Dept.

- No Comment  
 Comments / Conditions of Approval Attached

**Signature**  **Date** 08/30/23

**Comments / Conditions of Approval:**

I have received numerous complaints from concerned citizens of Ukiah regarding the branding and marketing of this business. It has been described as deceptive as people genuinely believed the business to be a cookie and or candy store. These same people were extremely disappointed to learn it was a cannabis dispensary and felt this type of marketing was purposely done to attract the young people in our community.



"Safety, Professionalism & Community Service"

**Cedric Crook**  
Chief of Police

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## Memorandum

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**To: Michelle Irace, Jesse Davis**  
**CC: Chief Crook**  
**From: Lt. Pintane**  
**Subject: Vibe – 441 N State St**  
**Project#: Green Advtr #21-6370**  
**Date: 08/30/2023**

In response to your email, per 5704 and 9174.2 the responses are listed below under each section in bold:

- a. Whether the cannabis-related business operated pursuant to the use permit has generated an excessive number of calls for police service compared to similarly situated businesses of the same size as the cannabis-related business.  
**There has not been an excessive number of calls for Police services at this business.**
- b. Whether there have been excessive secondary criminal or public nuisance impacts in the surrounding area or neighborhood, including, but not limited to, disturbances of the peace, illegal drug activity, cannabis use in public, harassment of passersby, littering, loitering, illegal parking, loud noises, odors, or lewd conduct.  
**There has not been an excessive number of secondary criminal or public nuisance impacts in the surrounding area.**
- c. Whether the cannabis-related business operating pursuant to a use permit has a history of inadequate safeguards or procedures that show it is likely that it will not comply with any operating requirements and standards required in the conditions of approval.
- d. **The Ukiah Police Department has not been made aware of any inadequate safeguards or procedures that indicate it will not comply with any operating requirements and standards required in the conditions of approval.**
- e. Whether the cannabis-related business has failed to pay fees, penalties, or taxes required by the conditions of approval of the use permit or by this code or State law, or has failed to comply with any requirements for the production of records or other reporting requirements of this code.  
**The Police Department is not aware of any unpaid fees, penalties, or taxes.**
- f. Whether the operator of the cannabis-related business or one or more of its officers, employees, partners, managers or members with management responsibilities ("managers") has been convicted of a felony, or has engaged in misconduct that is substantially related to the qualifications, functions or duties of an operator of a cannabis-related businesses. A "conviction" within the meaning of this chapter means a plea or verdict of guilty, or a conviction following a plea of nolo contendere. Notwithstanding the above, an application shall not be denied solely on the basis that the applicant or any manager has been convicted of a felony, if the person convicted has obtained a certificate of rehabilitation (expungement of felony record) under California law or under a similar Federal statute or State law where the expungement was granted.



"Safety, Professionalism & Community Service"

**Cedric Crook**  
Chief of Police

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## Memorandum

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

- g. Whether the operator or managers of the cannabis-related business have previously or are currently engaged in unlawful, fraudulent, unfair, or deceptive business acts or practices.  
**The Police Department has not been notified of any unlawful, fraudulent, unfair, or deceptive business practices.**
- h. Whether the cannabis-related business has been operated in compliance with applicable State law and provisions of this code generally.  
**The Ukiah Police Department has not been made aware of the business operating out of compliance with applicable State law and provisions of this code generally.**