



Planning Commission

Regular Meeting **AGENDA**

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

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

To participate virtually, go to the following link: <https://us06web.zoom.us/j/91264543193>

To view the meeting (without participating), go to: <http://www.cityofukiah.com/meetings/>

Or you can call in using your telephone only:

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

January 10, 2024 - 6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

4.a. Approval of the Minutes of November 08, 2023, a Regular Meeting

Recommended Action: Approve the Minutes of November 08, 2023, a Regular Meeting

Attachments:

1. November 08, 2023, Minutes

5. **APPEAL PROCESS**

All determinations of the Planning Commission regarding major discretionary planning permits are final unless a written appeal, stating the reasons for the appeal, is filed with the City Clerk within ten (10) days of the date the decision was made. An interested party may appeal only if he or she appeared and stated his or her position during the hearing on the decision from which the appeal is taken. For items on this agenda, the appeal must be received by January 22, 2023.

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

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

7. **SITE VISIT VERIFICATION**

8. **VERIFICATION OF NOTICE**

9. **PLANNING COMMISSIONERS REPORT**

10. **DIRECTOR'S REPORT**

10.a. Receive Community Development Director's Report.

Recommended Action: Receive Community Development Director's Report.

Attachments:

1. Planning Division Projects Report - 1-1-24

11. **CONSENT CALENDAR**

12. **UNFINISHED BUSINESS**

13. **NEW BUSINESS**

13.a. Consideration of a Proposed Major Use Permit for Operation of a Secondhand Vintage Clothing Store by Clutts Co. within an Existing Commercial Structure located at 108 North School Street, APN 002-222-08, File No. 23-8991.

Recommended Action: Approve Major Use Permit for operation of a secondhand vintage clothing store by Clutts Co. within an existing commercial structure located at 108 N School St, APN 002-222-08, File No. 23-8991.

Attachments:

1. Attachment 1 - Draft Findings
2. Attachment 2 - Draft Conditions of Approval
3. Attachment 3 - Application Materials

13.b. Consideration of a major amendment to a previously approved Major Site Development Permit (File No. 22-7956) to demolish an existing ±2,857 sq. ft. car wash facility and construct a new ±2,313 sq. ft. automated car wash facility/tunnel, eight (8) vacuum stations, landscaping, and commercial signage at 162 Talmage Road, Ukiah, CA; APNs 003-140-49; 003-140-05; File No. 23-9045

Recommended Action: Staff recommends that the City of Ukiah Planning Commission:

1) Conduct a public hearing; and

2) Approve the Major Amendment to the previously approved Major Site Development Permit to demolish an existing car wash facility and construct a new automated car wash facility at 162 Talmage Road, Ukiah, CA; APNs 003-140-49; 003-140-05; File No. 23-9045, based on the Findings in Attachment 1, and subject to the Conditions of Approval in Attachment 2.

Attachments:

1. Attachment 1 - Draft Findings
2. Attachment 2 - Draft Conditions of Approval
3. Attachment 3 - Application Materials
4. Attachment 4 - Agency Referral

14. **ADJOURNMENT**

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

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

Dated:12/28/23

Jesse Davis, Chief Planning Manager

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

**November 8, 2023
6:00 p.m.**

1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on November 08, 2023. The meeting was legally noticed on November 01, 2023. The meeting was held in person and at the following virtual link: <https://zoom.us/j/91264543193>. Chair Mark Hilliker called the meeting to order at 6:01 p.m.

CHAIR M. HILLIKER PRESIDING.

2. ROLL CALL

Roll was taken with the following **Commissioners Present:** Thao Phi, Alex deGrassi, Rick Johnson, and Chair Mark Hilliker. **Commissioners Absent:** None. **Staff Present:** Craig Schlatter, Community Development Director; Michelle Irace, Planning Manager; and Stephanie Abba, Planning Commission Secretary.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. APPROVAL OF MINUTES

a. Approval of the Minutes of October 11, 2023, a Regular Meeting.

Motion/Second: A. deGrassi/T. Phi to approve the Minutes of October 11, 2023, a Regular Meeting as submitted. Motion **carried** by the following Roll Call votes: **AYES:** T. Phi, A. deGrassi, R. Johnson and Chair M. Hilliker. **NOES:** None. **ABSENT:** None. **ABSTAIN:** None.

5. APPEAL PROCESS

Chair Hilliker stated that the appeals deadline date is November 20, 2023. No appeals were received.

6. COMMENTS FROM THE AUDIENCE ON NON-AGENDA ITEMS

No Comments from Audience

7. SITE VISIT VERIFICATION

Verified by Commissioners

8. VERIFICATION OF NOTICE

Verified by Staff

9. PLANNING COMMISSIONERS REPORTS

None

10. **DIRECTOR'S REPORT**

Presenter: Craig Schlatter, Community Development Director

Director Schlatter reported that the November 22, 2023, Planning Commission Meeting is canceled.

Report received regarding Michelle Irace leaving the City of Ukiah.

11. **CONSENT CALENDAR**

No items on the Consent Calendar

12. **UNFINISHED BUSINESS**

No Unfinished Business Agendized.

13. **NEW BUSINESS**

a. **Recommendation to the City Council for Approval of an Amendment of the Western Hills Annexation Area, Rezoning, and Adoption of an Addendum to the Ukiah Western Hill Open Land Acquisition & Limited Development Project Initial Study/Mitigated Negative Declaration**

Presenters: Michelle Irace, Planning Manager, Maya Simerson, Project Administrator

PUBLIC COMMENT: Roseanne Wetzel; Jeanne Chinn; Steve Prochter; Edward Ark; Dennis Dill; Jason Strand; Karen Pireth Rosen; Karina Andrade; Steve Lincoln; Steven Andrew Lutsky; Adonis Noguera;

Motion/Second: A. de Grassi/T. Phi to approve that Planning Commission recommend to City Council to adopt the Addendum to the 2021 Western Hills Project Initial Study and Mitigated Negative Declaration (SCH No. 2021040428); and make a recommendation to City Council to approve the amendment to the Western Hills Annexation Area and propose rezoning considering that the 15 acres R1-H as one parcel to be developed. Motion **carried** by the following Roll Call votes: **AYES:** T. Phi, A. deGrassi, and Chair M. Hilliker. **NOES:** R. Johnson **ABSENT:** None. **ABSTAIN:** None.

Motion/Second: T. Phi/A. de Grassi to make a recommendation to City Council to approve the proposed R1-H Rezoning for the 44 acres of privately owned parcels included in the existing Western Hills Annexation Area (known as the "clean up Parcels"). Motion **carried** by the following Roll Call votes: **AYES:** T. Phi, A. deGrassi, and Chair M. Hilliker. **NOES:** R. Johnson **ABSENT:** None. **ABSTAIN:** None.

14. **ADJOURNMENT**

There being no further business, the meeting adjourned at 8:11 p.m.

Stephanie Abba, Planning Commission Secretary



AGENDA SUMMARY REPORT

SUBJECT: Receive Community Development Director's Report.

DEPARTMENT: Community
Development

PREPARED BY: Craig Schlatter, Community Development Director

PRESENTER: Craig Schlatter, Community Development
Director

ATTACHMENTS:

1. Planning Division Projects Report - 1-1-24

Summary: Planning Commission will receive the Community Development Director's Report.

Background: Director's Reports are bi-monthly oral reports given by the Community Development Director on the status of projects and planning permit applications of the Planning Division of the Community Development Department. Updates may include, but are not limited to, application status of major and minor discretionary permits, the implementation status of advanced planning and related General Plan implementation programs and projects, and updates related to activities of other Divisions of the Department.

Discussion: This report is expected to focus specifically on updates related to the following:

- January 2024 Planning Division Projects Report (Attachment 1)

Recommended Action: Receive Community Development Director's Report.



**City of Ukiah
Submitted Planning Applications**

As of 1/1/2024

Permit #	Site Address	Date of Submittal/ Resubmittal	Summary of Project	Status
23-8950	414 E. Perkins St.	10/12/23; 11/28/23	Site Development Permit for remodel of existing building for operation of Redwood Credit Union bank facility within the Urban Center (UC) zoning district of the Downtown Zoning Code	Incomplete 10/25/23; additional information received 11/28/23 and under review by Staff.
23-8972	441 N State St.	10/19/23	Major Use Permit for addition of outdoor cannabis consumption lounge at existing Vibe dispensary within the Community Commercial (C1) zoning district	Project referred to departments and agencies 11/1/23; referrals received and project in final completeness review. Planning Commission (tentative) on 1/24/24
23-8991	108 N. School St.	10/26/23	Major Use Permit for operation of a second hand vintage clothing store within the Urban Center (UC) zoning district of the Downtown Zoning Code	Project referred to departments and agencies 11/1/23; referrals received and analysis completed. Planning Commission hearing: 1/10/24
22-7956	162 Talmage Rd.	6/28/23; 10/10/23; 11/14/23	Major Amendment to Major Site Development Permit for the Splash Express Car Wash (formerly and approved as LUV Car Wash). Includes demolition of the existing structures and redevelopment of a new car wash facility, located within the Heavy Commercial (C2) zoning district.	Approved by Planning Commission on 6/28/23; Project modified and resubmitted by Applicant for 10/18/23 City Council appeal hearing; Major Amendment scheduled for Planning Commission hearing: 1/10/24
17-3069	1294 N. State St.	9/13/17; 9/14/21; 9/28/22; 5/12/23; 7/11/23	Resubmitted Major Use Permit and Site Development Permit to allow for construction of two retail suites (including one drive-through), located in the C-1 (Community Commercial) zoning district.	Incomplete 6/2/22; 9/29/22; 5/27/23; Design Review Board Meeting: TBD; Awaiting response from Applicant.

23-9153	1230 Airport Park Blvd. Suite C	12/20/23	Minor Amendment to a Major Use Permit to allow 'Cannabis Distribution' within an existing structure that currently facilitates 'Cannabis Retail' located within the Airport Industrial Park Planned-Development (Light Manufacturing/Mixed-Use) zoning district.	Incomplete 12/26/23.
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City of Ukiah
Recently (Within Previous 90 Days) Approved Projects



As of 1/1/24

Permit #	Site Address	Approval Date	Summary of Project	Comments
23-8753	104 Echo Way	10/19/23	104 Echo Way Minor Subdivision Modification	Approved by City Engineer on 10/19/23
23-8774	1104 S. State St.	10/11/23	Green Advt 101/Cookies Renewal of existing cannabis Major Use Permit within the Heavy Commercial (C2) zoning district	Approved by Zoning Administrator on 10/11/23
N/A	600 Live Oak Ave.	10/11/23	Todd Grove Public Art Mural Permit within the Public Facilities (PF) zoning district	Approved by Planning Commission on 10/11/23
22-7977	101 S. Main St.	9/29/23	Major Site Development Permit for construction of a new Redwood Credit Union bank facility, located within the Urban Center (UC) zoning district.	Planning Commission denied the Project on 6/14/23; Appeal from applicant approved by City Council on 9/29/23
A_2021-01	Citywide	9/11/2023	Annexation of City-Owned Parcels.	Application approved by LAFCo on 09/11/23. State Board of Equalization Acknowledgement letter received from LAFCo 11/20/23.



**City of Ukiah
Advanced Planning Projects**

As of 1/1/24

Permit #	Site Address	Approved Date	Summary of Project	Comments
N/A	Citywide	N/A	Ordinance Amendment for modifications to Objective Design and Development Standards for New Residential Construction (UCC 9055)	First Reading by City Council on 10/4/23; Second Reading and Adoption by City Council on 10/18/23. Ordinance effective 11/17/23.
N/A	Citywide	N/A	Ordinance Amendment for modifications to UCC 3016 for Demolition Permit procedures	Working with Rincon Consultants, Inc. to update/streamline Demolition Permit procedures. Funded by Local Early Action Planning (LEAP) Grant. Anticipate bringing proposed amendments forward in early 2024.
N/A	Citywide	N/A	2040 General Plan Implementation Programs	Climate Action Plan, Right-to-Farm Ordinance, SB 743 methodology, Update to Demo Permit Procedures in-process
A_2022-02	Unincorporated Western Hills	N/A	Amendment of the Western Hills Annexation Area - Annexation Application.	Annexation application submitted to LAFCo: 6/8/22. Incomplete letter from LAFCo received 6/29/22. Planning Commission hearing for recommendation to City Council: 11/8/23; City Council hearing: 12/6/23. Submit an amended application to LAFCo in early-2024.
N/A	Citywide	N/A	Ordinance Amendment for modifications to Lot Line Adjustment Requirements.	Proposed amendments planned early 2024.



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

DATE: December 13, 2023
TO: Planning Commission
FROM: Joshua Montemayor, Contract Planner
SUBJECT: Request to review and consider a proposed Major Use Permit for operation of a secondhand vintage clothing store by Clutts Co. ("Applicant") within an existing commercial structure located at 108 N. School St., APN 002-222-08, File No. 23-8991.

SUMMARY

OWNERS: Susan Mason
APPLICANT: Jon Young
AGENT: Jon Young
LOCATION: 108 N. School Street; APN 002-222-08
TOTAL ACREAGE: ±0.038 ac (1,695 sf)
GENERAL PLAN: DC – Downtown Core
ZONING DISTRICT: UC – Urban Center
Downtown Zoning Code
AIRPORT COMPATIBILITY: Zone 4 (Outer Approach/Departure Zone)
ENVIRONMENTAL DETERMINATION: Categorical Exemption, pursuant to CEQA Guidelines Article 19, Section 15301, Existing Facilities
RECOMMENDATION: Adopt Resolution in Attachment 1 approving the project, based on the Findings in Attachment 2 and Conditions of Approval in Attachment 3.

Staff Report
Major Use Permit
Clutts Co. – Secondhand Vintage Clothing Store
108 N. School St.
File No: 23-9881

PROJECT BACKGROUND & DESCRIPTION

Clutts Co. seeks a Major Use Permit (MaUP) to operate a secondhand vintage clothing store inside of an existing building located at 108 N School St. The proposed business location falls within the UC (Urban Center) Zone, within the Downtown Zoning Code. Pursuant to Downtown Zoning Code (UCC §9231.4), a Major Use Permit (MaUP) is mandatory for this type of establishment.

A MaUP is required as per Table 3, under Retail (2), “Secondhand Store, Thrift Store” – A retail store that buys and sells used products, including clothing, furniture and household goods, jewelry, appliances, musical instruments, business machines, office equipment, tools, motors, machines, instruments, or any similar secondhand articles or objects. Clutts Co. proposes to sell secondhand vintage clothing of distinct fashion styles which pre-date 2000.

Business License

Clutts Co. has been operating for a few months now, but cannot obtain a business license without the required Major Use Permit. The Business License Division brought attention of this issue to the Planning Division on October 18, 2023 and the owner of the business subsequently filed a Major Use Permit Application on October 20, 2023. The Planning Commission must review and decide on the application to regularize the business's operation.

Project Description

A general summary of the business' description and operations are provided in Table 1, below.

Table 1 – Clutts Co. Business Description and Operations

Purpose	Resale of secondhand vintage clothing dating pre-2000.
Activities	• The acquisition of clothing will be facilitated through scheduled appointments and walk-in purchases from the general public. • Strategic advertising will be employed to attract specific types of clothing for sale. Items obtained in this manner may be traded in-store for store credit. • The actual sale of the collected clothing will take place within the store premises.
Products Sold	Vintage (used) clothing pre-dating 2000: tee shirts, pants, jackets, hats, sweaters, shorts, and shoes.
Hours of Operation	Two formats: • Scheduled Public Hours: Friday, Saturday, and Sunday from 1pm – 9pm.

	Appointment Hours: Monday through Sunday from 10am – 6pm.
Number of Employees	2
Signage	Window decals will be installed on front window of the building facing School Street with the store name, store slogan, contact data, address, and items that the store intends to purchase.

SURROUNDING LAND USES

The subject property is a pre-existing mercantile building situated at the northwest intersection of N. School Street and W. Perkins. This parcel is designated for Downtown Core (DC) use in accordance with the General Plan Land Use classification and falls within the Urban Center (UC) Zoning District. Notably, the project site is enveloped by neighboring parcels zoned as General Urban (GU), Urban Center (UC), and Downtown Core (DC) —all of which align with the regulations stipulated in the Downtown Zoning Code.

The surrounding uses adjacent to the subject site are listed in Table 2, below. Figure 1 depicts the General Plan land use designations; Figure 2 depicts the zoning designations; Figure 3 provides an aerial image of the site; and Figure 4 provides a street view of the existing building.

Table 2 – Surrounding Uses

	ZONING:	USE:
NORTH	Urban Commercial	Martial Arts Gym
EAST	Downtown Core	County Court House
SOUTH	Urban Commercial	Law Offices
WEST	General Urban	Law Offices

Figure 1 – General Plan Land Use Designation

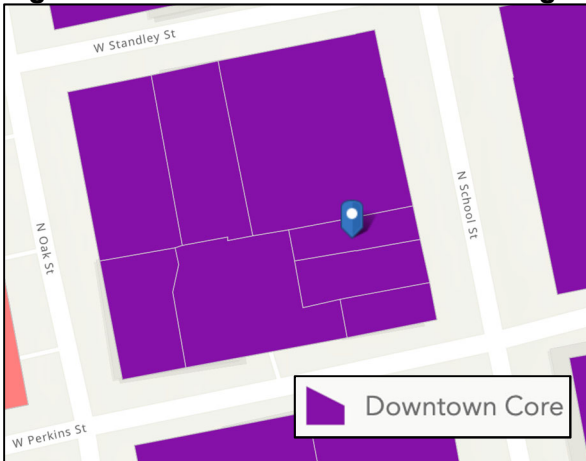


Figure 2 – Zoning Designation

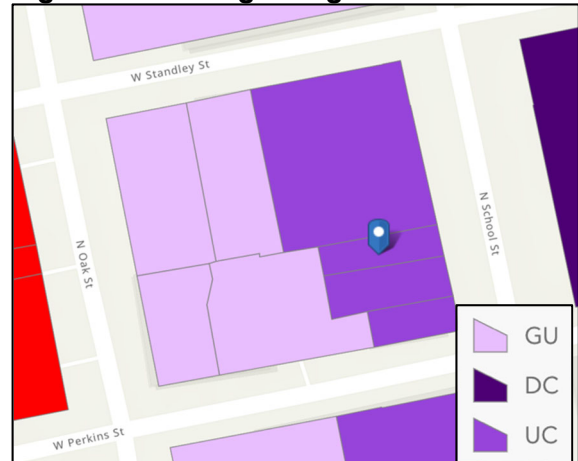


Figure 3 – Aerial Image

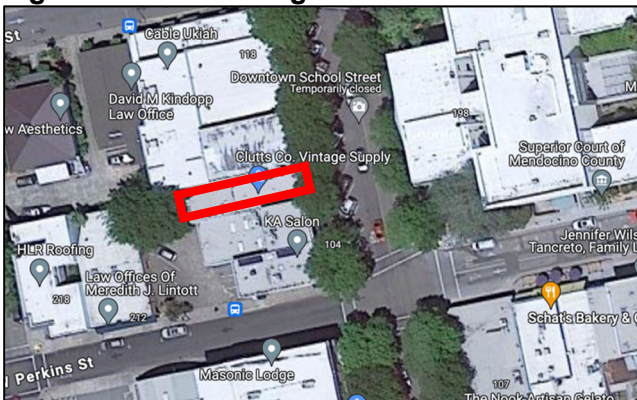
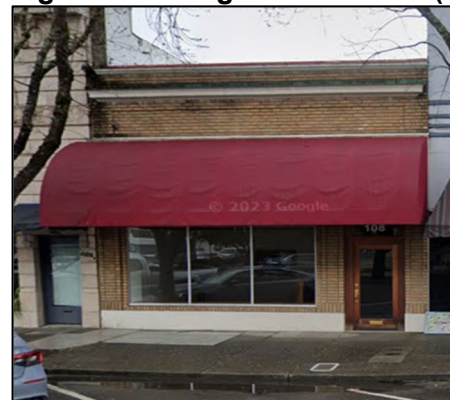


Figure 4 – Google Street View (March 2023)



AGENCY COMMENTS

Project referrals were sent to the following responsible or trustee agencies with interest or jurisdiction over the Project: Ukiah Valley Fire Authority, City of Ukiah Public Works Department, City of Ukiah Police Department, City of Ukiah Electric Utility Department, and City of Ukiah Community Development Department – Building Division. One comment from the City of Ukiah Police Department was received and is included within the recommended Condition of Approvals contained in Attachment 3.

STAFF ANALYSIS

The proposed Project involves the establishment of a second-hand vintage clothing store within the existing mercantile building situated at the northwest corner of N. School Street and W. Perkins. The parcel is designated for Downtown Commercial use and falls within the Urban Center Zoning District. Additionally, the project site is surrounded by parcels zoned as General Urban, Urban Center, and Downtown Core, aligning with the Downtown Zoning Code. The Project, overall, conforms with the Downtown Zoning Code and Downtown Core Objective as outlined in the Ukiah 2040 General Plan.

The Project aligns with the objectives outlined in the Downtown Zoning Code, as well as the specific goals of the Downtown Core designation based on the City of Ukiah General Plan. The

Staff Report
Major Use Permit
Clutts Co. – Secondhand Vintage Clothing Store
108 N. School St.
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addition of a new mercantile use within the Downtown Core contributes to the creation of a healthy, safe, diverse, compact, and walkable urban community. The Project will not disturb the existing character of the building and is an inviting opportunity to support an infill-oriented environment with a mix of uses.

The coexistence of various uses within the Downtown environment will be enhanced with the addition of the proposed new business, fostering a lively and vibrant atmosphere, as encouraged by the Downtown Core's intention to establish Downtown Ukiah as the central gathering place for commercial, entertainment, hospitality, and urban living. The proposal aligns with the objective of supporting local businesses and creating a vibrant commercial downtown by activating pedestrian-friendly uses and ensuring that buildings meet the street, as emphasized in the Downtown Core.

Taken together, given the project's alignment with both the Downtown Zoning Code and the Downtown Core's specific objectives, staff recommends the Planning Commission approve the Major Use Permit for Clutts Co. This approval not only supports the local economy but also enhances the Downtown area's character, vitality, and functionality as a central gathering place for the community.

ENVIRONMENTAL DOCUMENTATION

The proposed Project is subject to the California Environmental Quality Act (CEQA). The Project qualifies for a categorical exemption pursuant to CEQA Guidelines Article 19, Section 15301 Existing Facilities which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, involving negligible or no expansion of existing or former use. The project must not involve significant amounts of hazardous materials, all necessary public services and facilities must be available, and the surrounding area must not be environmentally sensitive.

Staff has determined the exemption is appropriate, as the Project is located in an urbanized area and zoned for commercial uses; is developed with an existing building that has been historically used for commercial uses; utilities and services are connected to the site; the Project does not involve the use of significant hazardous materials; the site is not environmentally sensitive and does not contain water bodies; the Project does not propose removal of existing trees or landscaping; and the Project does not propose an expansion of the building or use. As such, the Project qualifies for the use of the aforementioned CEQA exemption.

NOTICE

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

- Posted on the Project site on December 29, 2023
- Mailed to property owners within 300 feet of the project parcel on December 29, 2023.
- Published in the Ukiah Daily Journal on December 31, 2023; and
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing.

RECOMMENDATION

Staff recommends that the Planning Commission adopt a Resolution approving a Major Use Permit for a secondhand vintage clothing store based on the Findings in Attachment 2 and subject to the Conditions of Approval in Attachment 3.

Staff Report
Major Use Permit
Clutts Co. – Secondhand Vintage Clothing Store
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ATTACHMENTS

1. Draft Findings
2. Draft Conditions of Approval
3. Application Materials

Staff Report
Major Use Permit
Clutts Co. – Secondhand Vintage Clothing Store
108 N. School St.
File No: 23-9881

**FINDINGS TO APPROVE A MAJOR USE PERMIT TO ALLOW OPERATION OF
CLUTTS CO., A SECONDHAND VINTAGE CLOTHING STORE
AT 108 N. SCHOOL STREET; APN 022-222-08.**

FILE NO. 23-8991

The Community Development Department's recommendation for conditional approval of a Major Use Permit to allow the operation of Clutts Co at an existing building at 108 N. School Street, as described in the application materials and Staff Report dated December 13, 2023, is based in part on the following findings, in accordance with UCC §9262.E Use Permit Findings.

- A. The proposed land use is consistent with the provisions of this Title as well as the goals and policies of the City General Plan.

The proposed land use is consistent with the provisions of the Ukiah Zoning Code as well as the goals and policies of the General Plan in that Clutts Co. involves the establishment of a second-hand vintage clothing store within an existing mercantile building. The parcel carries a General Plan land use designation of Downtown Core and falls within the Urban Center Zoning District. Additionally, the project site is surrounded by parcels zoned as General Urban, Urban Center, and Downtown Core, aligning with the Downtown Zoning Code. The Project, overall, conforms with the Downtown Zoning Code and Downtown Core Objective as outlined in the Ukiah 2040 General Plan.

- B. The proposed land use is compatible with surrounding land uses and shall not be detrimental to the public's health, safety and general welfare.

The proposed land use is compatible with the surrounding land uses in the Downtown Core because the project site is notably enveloped by neighboring parcels zoned for General Urban (GU), Urban Center (UC), and Downtown Core (DC) —all of which align with the regulations stipulated in the Downtown Zoning Code. The project location is in a highly developed area of Downtown and the use of a mercantile to sell secondhand vintage clothing will not create detriment to the public's health, safety and general welfare. The Project will not disturb the existing character of the building and is an inviting opportunity to support an infill-oriented environment with a mix of uses.

The coexistence of various uses within the Downtown environment will be enhanced with the addition of the proposed new business, fostering a lively and vibrant atmosphere, as encouraged by the Downtown Core's intention to establish Downtown Ukiah as the central gathering place for commercial, entertainment, hospitality, and urban living. The proposal aligns with the objective of supporting local businesses and creating a vibrant commercial downtown by activating pedestrian-friendly uses and ensuring that buildings meet the street, as emphasized in the Downtown Core.

Findings
Major Use Permit
Clutts Co. – Secondhand Vintage Clothing Store
108 N. School St.
File No: 23-9881

ENVIRONMENTAL DOCUMENTATION

The proposed Project is subject to the California Environmental Quality Act (CEQA). The Project qualifies for a categorical exemption pursuant to CEQA Guidelines Article 19, Section 15301 Existing Facilities which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, involving negligible or no expansion of existing or former use. The project must not involve significant amounts of hazardous materials, all necessary public services and facilities must be available, and the surrounding area must not be environmentally sensitive.

Staff has determined the exemption is appropriate, as the Project is located in an urbanized area and zoned for Urban Commercial uses in Downtown; is developed with an existing building; that the subject site has been historically used for commercial uses; utilities and services are connected to the site; the Project does not involve the use of significant hazardous materials; the site is not environmentally sensitive and does not contain water bodies; the Project does not propose removal of existing trees or landscaping; and the Project does not propose an expansion of the building or use.

As such, the Project qualifies for the use of the aforementioned CEQA exemption.

**CONDITIONS OF APPROVAL FOR A MAJOR USE PERMIT TO ALLOW OPERATION OF
CLUTTS CO., A SECONDHAND VINTAGE CLOTHING STORE AT 108 N. SCHOOL
STREET; APN 022-222-08.**

FILE NO. 23-8991

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

Approved Project Description: The Applicant proposes to operate a secondhand vintage clothing store in an existing building at 108 N. School Street as described in the application materials and Staff Report dated December 13, 2023.

CITY OF UKIAH SPECIAL CONDITIONS

1. The City of Ukiah Police Department shall be provided with afterhours contact information in the event a business representative is needed.
2. The Applicant shall obtain all required Sign Permits, in compliance with Division 3, Chapter 7, Signs, of the Ukiah City Code (UCC). Prior to the placement/installation of any sign(s), the applicant shall make application for and receive approval of a sign permit.

CITY OF UKIAH STANDARD CONDITIONS

3. 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.
4. All use, construction and the location thereof, or occupancy, shall conform to the application and to any supporting documents submitted therewith, including any maps, sketches, or plot plans accompanying the application or submitted by applicant in support thereof.
5. All construction requires a Building Permit. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Engineering Department of the City of Ukiah; except where higher standards are imposed by law, rule, or regulation or by action of the Planning Commission such standards shall be met.
6. Building permits shall be issued within two years after the effective date of the Use Permit or same shall be null and void.

Conditions of Approval
Major Use Permit
Clutts Co. – Secondhand Vintage Clothing Store
108 N. School St.
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7. In addition to any particular condition which might be imposed; any construction shall comply with all building, fire, electric, plumbing, occupancy, and structural laws, rules, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
8. The Applicant shall 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.
9. All fees associated with the project planning permits and approvals shall be paid in full prior to occupancy.
10. As outlined in Article 20, Administration and Procedures, of the Zoning Code, this planning permit may be revoked through the City's revocation process if the approved project related to this Permit is not being conducted in compliance with these stipulations and conditions of approval; or if the project is not established within two years of the effective date of this approval; or if the established use for which the permit was granted has ceased or has been suspended for 24 consecutive months.



City of Ukiah

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

RECEIVED
 Application Number:
 CID Number:
 Date Received (place CDD stamp below):
OCT 20 2023

CITY OF UKIAH
 COMMUNITY DEVELOPMENT

23-8991

PROJECT NAME: Clutts Co.					
PROJECT ADDRESS/CROSS STREETS: 108 N. School St		Assessor Parcel Number(s): 002 222 08			
APPLICANT/AUTHORIZED AGENT NAME: Jon Young		PHONE NO: (707) 714-7383	E-MAIL ADDRESS: cluttsco@icloud.com		
APPLICANT/AUTHORIZED AGENT ADDRESS: 700 W. Clay St.			CITY: Ukiah		STATE/ZIP: CA 95482
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: Susan Mason		PHONE NO: (707) 972-8983	FAX NO:	E-MAIL ADDRESS: suemason585@gmail.com	
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT: 585 Oak Knoll Rd.			CITY: Ukiah		STATE/ZIP: CA 95482
☐ 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	\$ 11000 deposit
☐ 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 OR MINOR 100.0400.449.001	\$
☐ MURAL PERMIT 100.0400.449.001	\$	☐ SPECIFIC/MASTER PLAN 100.0800.611.003	\$	☐ DETERMINATION OF APPROPRIATE USE - "DIRECTOR'S DETERMINATION"	\$
☐ 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	\$	☐ TELECOMMUNICATIONS ADMINISTRATIVE REVIEW PERMIT (1-15 LOCATIONS)	\$	☐ OTHER	\$

NOTE: OTHER PLANNING PERMIT FEES WILL INCLUDE COUNTY RECORDER FEES AND CALIFORNIA ENVIRONMENTAL QUALITY ACT FILING FEES. TYPICALLY, THESE ARE DUE PRIOR TO HEARING OF THE PROJECT. FOR INITIAL STUDIES AND ENVIRONMENTAL IMPACT REPORTS, FEES WILL BE DUE AT THE TIME OF APPLICATION.

To Be Completed by Staff

General Plan Designation: DC	Zoning District: DZC	Airport Land Use Designation:
City's Architectural & Historic Inventory: ☐ YES ☐ NO	Age of Building (if proposing demolition):	Flood Designation:

Notes:

MAUP required per DZC

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 (Not applicable to Telecommunication Administrative Review Permits)

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

Description of Building & Site			
Parcel Size: 1,680 sqft	Building Size: 1632 sqft	Number of Floors: 2	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
☐ Office (business/professional)			
☐ Office (medical/dental)			
☒ Retail	Used Clothing Sales & Purchasing	1,680 sqft	
☐ Light Industrial			
☐ Residential			
☐ Other:			
Operating Characteristics			
Days and Hours of Operation: Friday, Saturday, Sunday 1pm-9pm			
Number of Shifts: 1	Days and Hours of Shifts: Friday, Saturday, Sunday 1pm-9pm		
Number of Employees/Shift: 0			
Loading Facilities: ☐ Yes ☒ No		Type/Vehicle Size:	
Deliveries: ☐ Yes ☒ No	Type:	Number (day/week/month):	Time(s) of Day:
Outdoor area associated with use? (check all that apply) ☐ Yes ☒ No	Sales area: ☒ Yes ☐ No Square Footage: 800 sqft	Unloading of deliveries: ☐ Yes ☒ No Square Footage:	Storage: ☒ Yes ☐ No Square Footage: 500 sqft
Noise Generating Use? ☐ Yes ☒ No		Description:	

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."
4. For cannabis and telecommunication projects, please contact Staff for additional checklist and submittal requirements.

Submittal Document	Application Type									
	LLA/VM	GPA	PRELIM	REZ	REZ-PD	SDP	Sub/TM	UP	VAR	TEL
Written Project Description	X	X	X	X	X	X	X	X	X	X
Building Elevations			X		X	X		X	X	X
Floor Plan			X		X	X		X	X	
Grading and Drainage Plan and SUSMP (7)					X	X	X			
Landscape Plan			X CONCEPT		X	X			X	
Site Plan	X	X	X	X	X	X		X	X	X
Details – Structural/ Architectural						X				X
Details – Fence					X	X		X		
Details – Sign					X	X		X		
Site Contours					X	X	X			
Parking/Circulation Details	X				X	X	X	X		
Tentative Map (3)							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 dimensions, 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. Include calculation of total square footage of landscaping.
- (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
 TEL-Telecommunications Permit

AUTHORIZED AGENT

I, Susan Mason, owner authorize Jon Young
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).

Susan Mason 10/18/23
PROPERTY OWNER SIGNATURE DATE

I, Susan Mason, 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.

Jon Young 10/18/23
☐ 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.

Jon Young

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

Jon Young 10/18/23
☐ PROPERTY OWNER ☒ AUTHORIZED AGENT DATE
(SIGNATURE)

Revised 09/03/2019

Planning Permit Application Data for Clutts Co.

Project Description:

Clutts Co. is secondhand vintage clothing store. Which preforms the collection and resale of distinct clothing items dating pre-2000.

Activities will include: the purchase of clothing onsite via scheduled appointments, walk in purchases from the general public. Advertising will be performed to bring in the desired type of clothing we sell. The described above can also be traded instore for store credit. In addition to this we preform the sale of the collected clothing in store.

The collection of clothing, processing for sale, and storage will also be performed in the building. This includes sorting, shipping, entering inventory, and storing for the proper season of sale.

Products sold: Vintage used clothing dating pre-2000. (Example: Tee shirts, Pants, Jackets, Hats, Sweaters, Shorts, Shoes)

Hours of operation: The store will be open in 2 formats:

Scheduled public hours: Friday, Saturday, Sunday 1pm -9pm

By appointment Monday -Sunday 10 am -6pm

The store will be run by the store owners, Jon Young & David Mason. No employees currently or in the foreseeable future.

Only modification purposed to Structure: Window decal placed on front window of building (School St.) displaying the following:

Store name, Store slogan, Contact data, Items we purchase, and Address.

No other modifications purposed to structure.

PLOT PLAN REQUIREMENTS



Your application must include a Plot (or "Site") Plan, printed on no greater than 11 x 17" paper. The information shown on the plot plan should be legible, comprehensive, drawn to scale, and must include any of the following items that may apply:

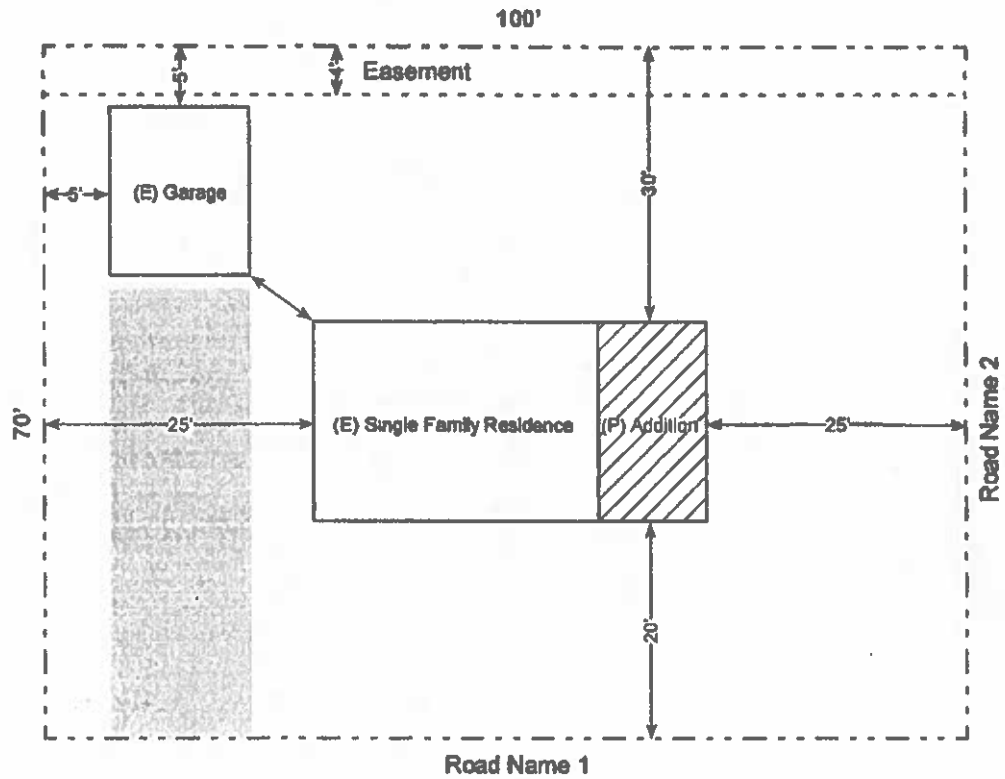
1. Property Owner's Name, Site Address, and Assessor's Parcel Number(s).
2. Legal Parcel Configuration clearly shown with all property boundaries, dimensions and acreage.
3. Adjacent streets and any access easements.
4. North Arrow and scale.
5. Proposed structure(s) or addition(s), including distance from property lines and other structures.
Example: *(P) Single Family Residence*
6. Any existing structures clearly labeled with use, and distance from property lines noted.
Example: *(E) Single Family Residence*
7. Driveways, Parking, and Loading areas. Parking space dimensions and setbacks from property lines must be shown.
8. Fences, retaining walls.
9. Existing and proposed septic systems/leach fields and wells, including distances from structures.
10. Easements and Utility lines (power, sewer, water, access etc...)
11. Finished and existing ground slope.
12. Drainage information.
13. Lakes, ponds or streams to be identified with names if appropriate. Setbacks from watercourse to proposed project.
14. Location of Floodplain/Floodway.
15. Location of any Signs and distances to property lines for commercial/Industrial uses.

Plot Plans, which may not be acceptable:

- Portions of larger scaled plot plans
- Copies of plot plans used for previously approved permits, which may include redactions, previous approval signatures, and illegible notations.

Failure to include any of the required information may result in the rejection of your application, the delay of processing your building permit application, or invalidate your approved building permit.

SAMPLE PLOT PLAN



Applicant's Name
123 Road, Ukiah
APN: 000-000-00-00





DATE: December 15, 2023
TO: Planning Commission
FROM: Jesse Davis, Chief Planning Manager
SUBJECT: Consideration of a Major Amendment to a previously approved Major Site Development Permit (File No. 22-7956) to demolish an existing $\pm 2,857$ sq. ft. car wash facility and construct a new $\pm 2,313$ sq. ft. automated car wash facility/tunnel, eight (8) vacuum stations, landscaping, and commercial signage at 162 Talmage Road, Ukiah, CA; APNs 003-140-49; 003-140-05; File No. 23-9045

SUMMARY

OWNER: Santa Rosa Avenue Partners LLC
APPLICANT & AGENT: Ramos & Associates, Inc.
LOCATION: 162 Talmage Road. (APNs 003-140-49; 003-140-05)
TOTAL ACREAGE: ± 0.47 acres
GENERAL PLAN: Community Commercial (CC)
ZONING DISTRICT: Heavy Commercial (C-2)
ENVIRONMENTAL DETERMINATION: Categorical Exemption, pursuant to CEQA Guidelines Article 19, Section 15303, New Construction
RECOMMENDATION: Conditional Approval, based on the Findings in **Attachment 1** and Conditions of Approval in **Attachment 2**.

PROJECT LOCATION

The ± 0.47 -acre commercial project site is situated within the City of Ukiah, approximately ± 0.5 miles west of U.S. Route 101 on Talmage Road. It is positioned immediately northwest of the intersection with Perry Street and has an address of 162 Talmage Road, Ukiah, CA, 95482. The associated Assessor Parcel Numbers (APNs) for the site are 003-140-49 and 003-140-05. **Figure 1** offers a location map depicting the project site.

EXISTING CONDITIONS

The subject property comprises two (2) parcels and currently features the former Redwood Plaza Car Wash. The existing car wash structure spans approximately $\pm 2,857$ square feet, featuring four (4) self-service wash bays and three (3) vacuum islands with a total of six (6) vacuum stations. Unmarked parking is situated on the south side of the wash bays, while striped parking is located near the northeast corner of the site. The property has two (2) encroachments, with access available from both Talmage Road and Perry Street. It is relatively flat and predominantly covered by structures or paving, with limited landscaping along the perimeters, including trees planted

along Talmage Road. A masonry wall along the northern property line obscures views, previously serving as a backdrop for the vacuum stations.

Since 2017, the project site has undergone significant deterioration, marked by the removal of much of the associated equipment. The automatic car wash tunnel has been fenced off to prevent unauthorized access. Notably, the existing structure is not listed on the City of Ukiah's Historic and Architectural Inventory Table, and it is not identified in any historical analysis conducted by the City.

The project parcels maintain an 'X Zone' or 0.2% Annual Chance flood designation according to FEMA, indicating a 0.2 percent annual chance of flooding. No base flood elevations or additional flood-protection requirements are mandated for new construction under this designation. While there are no watercourses on-site, Doolin Creek is underground nearby and surfaces on the eastern side of Perry Street, opposite the subject parcels.

APN 003-140-05 is recognized as a separate legal parcel. It remains undeveloped, lacking sidewalks, curb, gutter, and associated improvements. Historically, this parcel was not linked to Redwood Plaza Car Wash, as it was under separate ownership. In May 2022, the Owner/Applicant (Santa Rosa Avenue Partners LLC) acquired this parcel to facilitate the development of the proposed car wash facility.

SURROUNDING USES AND ZONING

The 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 at 162 Talmage Road, Ukiah, CA, 95482; APNs 003-140-49; 003-140-05. The property is surrounded by a mixture of commercial, manufacturing and public uses that are reviewed in **Table 1**:

TABLE 1: SURROUNDING USES AND ZONING		
	ZONING:	USE:
NORTH	Heavy Commercial (C-2)	Vacant
EAST	Manufacturing (M)	Junk yards/Lumber yards
SOUTH	Public Facilities (PF)	Vacant - Airport
WEST	Heavy Commercial (C-2)	Commercial (Retail, Restaurants, Laundromat)

APPLICANT STATEMENT

Splash Express Carwash 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. This project was previously approved by the planning commission, Major Site Development Permit #22-7956. We will be amending this approval under the current application.

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.

PROJECT DESCRIPTION

While the existing Major Site Development Permit (MaSDP #22-7956) was approved by the Design Review Board on April 27, 2023, and the Planning Commission on June 28, 2023, the Applicant is now requesting a Major Amendment to address an appeal that was submitted on July 10, 2023 and reviewed by the Ukiah City Council on October 18, 2023. The proposed Major Amendment aims to achieve the following:

1. Relocate the entire car-wash structure/tunnel to Compatibility Zone 2.
2. Reduce the height of free-standing signage (from ±18 feet to 7.5 feet).
3. Update the branding, appearance, and operation of the commercial facility from LUV Carwash to Splash Express Carwash.
4. Shorten the length of the car-wash tunnel from 85 feet to 80 feet.
5. Reduce the number of vacuum stations from nine (9) to eight (8).
6. Revise on-site circulation by providing an additional encroachment from Perry Street.

* During the Planning Commission hearing on June 28, 2023, a Special Condition of Approval (#33) was applied to *"Reduce the height and width of the 'Freestanding Sign' to a height similar to other signage within the vicinity of the intersection of Talmage and South State Street to the satisfaction of the Community Development Director."*

As previously communicated, the Applicant proposes to demolish and replace the existing car wash facility, originally constructed in 1988. In 1994, the car wash property was separated from the adjacent commercial center via a minor subdivision (#94-34). Although the request involves demolition, it is not subject to Ukiah City Code (UCC) §3016, which pertains to the demolition of structures greater than 50 years of age.

Exterior building materials include painted and galvanized corrugated metal panels, metal awnings, and a sloped roof above the car wash exit. A separate vacuum area with eight (8) vacuum stations, including one (1) ADA vacuum stall, will be provided. The vacuum stalls will feature shade awnings, complemented by the coverage provided by proposed perimeter trees. These vacuums are intended solely for customers exiting the car wash facility and are not considered 'Parking Spaces,' in accordance with UCC §9198(B)(5), which prohibits work or activity in designated parking spaces, such as vacuum stalls or automobile repair garage spaces.

Commercial signage has been revised and reduced to 7.5 feet in height, and the proposed car-wash tunnel has a maximum height of 25 feet. For reference, the proposed facility will be substantially shorter than the existing PG&E utility pole near the project site's Talmage Road encroachment, which stands at approximately 50 feet in height and is identified as 'Item #206' on the City's 2016 Airport Layout Plan at an elevation of 653 feet.

Commercial signage has been revised and reduced to 7.5 feet in height, and the proposed car-wash tunnel has a maximum height of 25 feet. For reference, the proposed facility will be substantially shorter than the existing PG&E utility pole near the project site's Talmage Road encroachment, which stands at approximately 50 feet in height and is identified as 'Item #206' on the City's 2016 Airport Layout Plan at an elevation of 653 feet.

Revised application materials, including site plans, architectural renderings, elevations, landscaping plan and signage plan are included as **Attachment 3**.

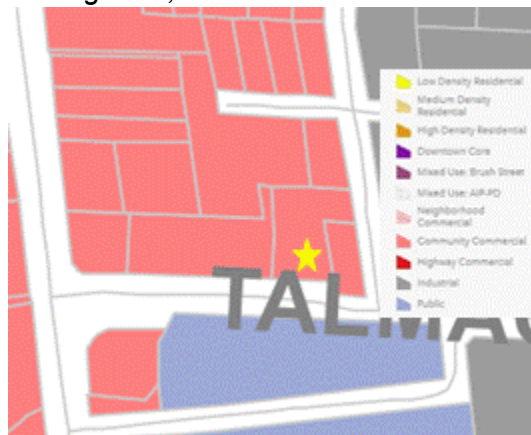
Figure 1: Location Map



Figure 2: Zoning Designation



Figure 3, General Plan Land Use



RELATED APPLICATIONS ON-SITE

- **2023:** Major Site Development Permit (#22-7956)
 - Demolition of existing car wash and construction of a new $\pm 2,433$ sq. ft automatic car wash facility.
- **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.

BACKGROUND

Property Purchase & MaSDP Application Submittal, May 9, 2022 - December 15, 2022

On May 9, 2022, APNs 003-140-05 & 003-140-49 were purchased by the Owner/Applicant (Santa Rosa Avenue Partners LLC) to facilitate demolition of the existing car-wash structures and development of a new automatic car wash facility.

On December 9, 2022, the Applicant submitted a Major Site Development Permit (MaSDP 22-7956) to facilitate construction of a new automated car wash facility.

On December 15, 2022, Planning Division Staff notified the Applicant that the submitted Site Development Permit application was 'Incomplete', and that a 'Consistency Determination' 'Consistency Determination' was required from the Airport Land Use Commission (ALUC).

ALUC Application Review, February 9, 2023 - April 9, 2023

On February 9, 2023, after completing an aeronautical study and obtaining a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA), the Applicant applied to the Mendocino County ALUC for a 'Consistency Determination'.

ALUC Staff reviewed the request, determined that the Application was complete, and prepared a hearing packet for the review of the ALUC. ALUC Staff recommended that the proposed car wash facility be approved, as they determined that request was consistent with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP)'s 's nonconforming use considerations and procedures. All components of this ALUC hearing packet are included with this agenda item (Attachments 2).

While ALUC Staff prepared and publicly noticed the item, the scheduled ALUC meetings for March 23, 2023 and April 6, 2023 were cancelled due to a lack of quorum.

On April 9, 2023, pursuant to UKIALUCP Chapter 2 –Procedural –Procedural Policies, Policy 2.3.4(a)(3-4), since the ALUC failed to make a determination within 60 days of the date of referral, the proposed major land use action was deemed consistent with the UKIALUCP per ALUC Staff.

City of Ukiah - Agency Referral, Design Review and Planning Commission, April 9, 2023 - June 28, 2023

Upon receiving notification from ALUC Staff that the requested project would be deemed consistent, Planning Division Staff referred the project to associated agencies and City Departments for review and input. Referral agencies included the Department of Public Works and the City of Ukiah Airport Manager. Their input was received, and the item was scheduled for a hearing before the Design Review Board (DRB) on May 25, 2023.

At the DRB Hearing on May 25, 2023, Planning Division Staff incorporated input from the DRB and the public, including alterations to the color massing on the car-wash structure, as well as reduction of the freestanding sign height from 30' to 22'. The reduction of sign height addressed suggestions and recommendations from the City of Ukiah Airport Manager.

On June 28, 2023, the item was reviewed by the City of Ukiah Planning Commission, where additional input was received and incorporated before receiving unanimous approval (3-0 Vote) with modified Conditions of Approval. The 'Final Conditions of Approval' feature modifications to the wording of Conditions of Approval #19 and #20. Additionally, the Final Conditions of Approval required further reduction of the height of the car wash structure (Condition of Approval #32), as well as further reduction of the height of the proposed freestanding sign similar to existing freestanding signage within the vicinity of the intersection of Talmage Road and South State Street to the satisfaction of the Community Development Director.

Appeal, July 10, 2023 – November 14, 2023

On July 10, 2023, a written appeal to the project was received from Eric Crane (Appellant). The Appellant's principal concern was that the location of a new structure was partially within Zone 1* of the UKIALUCP.

On August 16, 2023, the item was scheduled for review and consideration of the City Council but was deferred at the request of the City Manager's Office to allow for further discussion between the City, Applicant, and Appellant.

In September 2023, City Staff received feedback and input from the City Attorney regarding the validity and appropriateness of the ALUC's Consistency Determination, as well as a regulatory interpretation of the UKIALUCP. Per the City Attorney, due to UKIALUCP Policy 2.3.4(b), the provision of the 'Consistency Determination' by ALUC Staff was errant, as the requested analysis and evaluation by the ALUC was submitted as a 'Voluntary Referral'. Policy 2.3.4(b) of the UKIALUCP does not require that a review is completed within a 60-day time-frame when submitted as a 'Voluntary Referral', but rather that it be "...completed in a timely manner enabling the comments to be considered by decision-making bodies of the referring Local Agency." Furthermore, based on input from the City Attorney, the proposed car wash could not be considered an 'Existing Land Use' that could avail itself of Non-Conforming Use considerations. Instead, the proposed car wash was subject to 'Redevelopment' as suggested in the Planning Division's Incomplete Letter dated December 15, 2022.

In October 2023, Planning Division Staff and the City Manager's Office worked closely with the Applicant and Appellant to identify a compromise that would address concerns regarding the proposed project and satisfy all parties. Staff reached out to the Applicant to determine if the Project could be located fully within Zone 2 of the UKIALUCP. The Applicant was amenable to the idea, and on October 10, 2023, submitted a revised site plan that relocated the entirety of the carwash structure to within Zone 2, where it is considered a 'Conditionally Compatible' use per the UKIALUCP.

With information that the Applicant intended to submit an amended application to locate the entirety of the proposed carwash structure within Zone 2, Staff reached out to the Appellant. On October 13, 2023, the Appellant submitted correspondence supporting City staff's current recommendation for referral back to the Planning Commission along with support for relocating the building into Zone 2.

On October 18, 2023, the appeal was reviewed by the City Council, and it was determined that the Major Amendment should be re-evaluated by the Planning Commission. The Applicant submitted the Major Amendment on November 14, 2023, and Staff subsequently prepared the amendment for review by the Planning Commission.

AGENCY CONSIDERATIONS & REFERRAL

On November 17, 2023, revised project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project (**See Table 2**). Only limited comments from the Mendocino ALUC were received. All responding departments and agencies are included in **Attachment 4** and comments reflected within the Conditions of Approval, as appropriate.

Table 2: Agency Comments	
Agency	Comment

City Water & Sewer Utility	No Response
City Building Official	No Response
Ukiah Valley Fire Authority	No Response
Ukiah Police Department	No Response
City Manager's Office	No Response
City Electric Utility	Comment – Standard Conditions
Mendocino County Air Quality Management District (MCAQMD)	No Response
Mendocino County Environmental Health	No Response
Mendocino County Planning & Building Services	No Response
Mendocino County Airport Land Use Commission (ALUC)	Comment – UKIALUCP Background
Ukiah Municipal Airport	No Comment
Department of Public Works (DPW)	No Response

STAFF ANALYSIS

AIRPORT LAND USE CONSISTENCY: Upon reviewing the initial request in 2022, City Staff notified the Applicant that the Mendocino County Airport Land Use Commission (ALUC) would need to conduct a review due to questions regarding the project's compatibility with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). The project site is divided among several compatibility zones, including Airport Zone 1 (Runway Protection Zone), Airport Zone 1* (Runway Protection Zone), and Airport Zone 2 (Inner Approach/Departure Zone), each with various restrictions and prohibitions.

At the Applicant's request, the Federal Aviation Administration (FAA) conducted an aeronautical study under 49 U.S.C., Section 44718 and Title 14 of the Code of Federal Regulations, part 77, regarding the proposed project. The study determined that the original structure adhered to obstruction standards and posed no hazard to air navigation. The FAA stated that, based on their evaluation, marking and lighting were not necessary for aviation safety on the original structure and sign. However, if installed, the FAA recommended following FAA Advisory Circular 70/7460-1 M.

On April 9, 2023, the original application was deemed consistent with the UKIALUCP, pursuant to procedural policy 2.3.4(a)(4). It was conveyed by ALUC staff that the proposed project would not result in an expansion of the floor area or increase in the usage intensity (people per acre). It was further conveyed that the ALUC has no ability to reduce or remove nonconforming land uses from the airport environs, ALUC Staff recommended that the ALUC find the proposed project consistent and allow it to be reconstructed as proposed in the original application. Again, per the City Attorney, due to UKIALUCP Policy 2.3.4(b), the provision of the 'Consistency Determination' by ALUC Staff was errant, as the requested analysis and evaluation by the ALUC was submitted as a 'Voluntary Referral'.

From the date of submittal, substantial deference was given to the ALUC and its Staff to ensure that the requested use would not be detrimental to established plans for Ukiah Municipal Airport

(UKI). It is understood that the original structure would not have impacted current operations of UKI at its current runway length of 4,423 feet or its approved length of 4,888 feet, but that it posed a potential conflict should the UKI runway be extended to 5,000 feet in length.

It was subsequently determined that the project did not qualify as an 'Existing Land Use' eligible for non-conforming use considerations under the UKIALUCP. Instead, it fell under 'Redevelopment' and the current iteration of the UKIALUCP. According to the UKIALUCP;

“ALUC review of Redevelopment under [Policies 3.3.1 and 3.3.4] includes Redevelopment of a property for which the Existing Land Use is consistent with the general plan and/or specific plan, but Nonconforming with the compatibility criteria set forth in this UKIALUCP. This policy is intended to address circumstances that arise when a general plan or specific plan land use designation does not conform to UKIALUCP compatibility criteria but is deemed consistent with the UKIALUCP because the designation reflects an Existing Land Use. Proposed Redevelopment of such lands voids the consistency status and is to be treated as a new Land Use Action subject to ALUC review even if the proposed use is consistent with the local general plan or specific plan.”

By submitting a Major Amendment to relocate the proposed structure entirely within Zone 2, concerns regarding airport compatibility are addressed, as a 'Car Wash' is considered a 'Conditionally Compatible' use per the UKIALUCP. Additionally, as part of the submitted Major Amendment, adjustments have been made to enhance compatibility. Signage has been reduced in height, the structure is now positioned at the maximum distance from the extended runway centerline, and there have been reductions in site coverage (from ±2,433 sq. ft to ±2,313 sq. ft) and intensity (from 9 vacuum stations to 8 vacuum stations). For comparison, the existing car wash facility, which is ±2,857 square feet in size, is situated on a smaller subject property closer to the runway. It's worth noting that the existing car wash facility does not utilize APN 003-140-05, unlike the proposed development. These modifications demonstrate a commitment to addressing airport compatibility concerns and aligning with the UKIALUCP guidelines.

Upon review, the project conforms to the maximum sitewide and single-acre intensity limits of Compatibility Zone 2. Calculated using the size of the proposed structure (±2,313 sq. ft), the projected intensity for the proposed car wash facility is 11.565 persons per acre.¹ As a portion of the subject parcels, Zone 2 comprises approximately 0.20 acres of the subject property and maintains a maximum sitewide intensity of 60 people per acre, equating to 12 persons for the project area. Therefore, it can be determined that the project complies with the Zone 2 intensity requirements.

HEAVY COMMERCIAL (C-2) ZONING:

The subject parcel falls within the Heavy Commercial (C-2) zoning district. The primary purpose of the C-2 zoning district is to offer opportunities for commercial services and activities that are generally deemed inappropriate for areas developed with professional offices and retail stores. Service (gas) stations, automobile repair, and car washing facilities are considered allowed uses within the C-2 Zoning district, meaning that no Use Permit is required. Despite the absence of a Use Permit requirement, any new commercial construction exceeding 150 square feet in size necessitates a Site Development Permit per UCC §9262.

According to Ukiah City Code, all development projects within the C-2 zoning district are required to include a proposed landscaping plan commensurate with the size and scale of the proposed

¹ Calculations for Personal and Miscellaneous Services: barbers, car washes, print shops, etc. are approximately 200 Square Feet per Person. (UKIALUCP Compatibility Criteria (Table 3A))

development project. Landscaping plans must be submitted as a mandatory component at the time of application filing. For this project, all proposed landscaping, as mandated by UCC §9101(C), has been found satisfactory by Staff. The landscape plan is included for review as part of **Attachment 3**:

- 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.

Per UCC §9099, the requested development complies with the required 5' front yard setbacks, as well as the height limitations and parking/queuing requirements of this zoning district and requested use. Bicycle parking is not identified within the provided application materials, but per UCC §9100(A)(6), it can be determined that the requested use would not attract bicyclists, given the limited number of employees and the auto centric nature of the requested use.

While trees are now identified for removal, it is due to the need to relocate the proposed structure within Compatibility Zone 2 and revise on-site circulation. Upon review and consideration of the C-2 requirements, Staff included conditions of approval, as appropriate, to ensure that the project complies with these requirements. Required application materials are included within **Attachment 3**.

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 (2) 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.

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

Table 3 - 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 waifs 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 nearly 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).

GENERAL PLAN (2040): The Project site carries a General Plan designation of Community Commercial (CC). This designation identifies areas generally located along major corridors in the city including State Street, East Gobbi Street, and Talmage Road, with the intent of providing a transition between higher-intensity commercial uses along Highway 101 and residential neighborhoods on the western side of the city.

The proposed project would include redevelopment of a degraded commercial property along the Talmage Road corridor that was previously utilized for the commercial activity proposed. The proposed project incorporates input from Staff, other City departments, the general public, airport stakeholders, outside agencies and recommendations by the DRB to incorporate a high-quality design, landscape and pedestrian improvements to Talmage Road and Perry Street. The project will aid in enhancing a corner parcel and reutilizing a site that has few development opportunities due to restrictions associated with the UKIALUCP.

The project supports the following goals and policies contained within the Economic Development, Mobility, and Land Use elements of the General Plan.

Economic Development Element

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

Mobility Element

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

Land Use Element

- Policy LU-4.1: High-Quality Building Design. The City shall encourage distinctive and high-quality commercial building design and site planning that respects the character of Ukiah.
- Policy LU-8.4: Reuse of Underutilized Property. The City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth.
- Goal LU-11: To ensure high-quality site planning, landscaping, and architectural design for all new construction, renovation, or remodeling.

ENVIRONMENTAL DOCUMENTATION

The proposed project is subject to the California Environmental Quality Act (CEQA). The project qualifies for a categorical exemption pursuant to CEQA Guidelines Article 19, Class 3 (C): New Construction of Commercial Structures. It is noted that this exemption can be applied to up to four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Staff has determined the exemption is appropriate, as the project is in an urbanized area and

zoned for heavy-commercial use; that it consists of commercial structures of less than 10,000 total square feet; that all needed public services and facilities are available; and that the surrounding area is not environmentally sensitive.

NOTICE

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

- Published in the Ukiah Daily Journal on December 31, 2023;
- Posted on the Project site on December 29, 2023;
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing; and
- Mailed to property owners within 300 feet of the Project parcels on December 29, 2023.

RECOMMENDATION

Staff recommends that the City of Ukiah Planning Commission:

- 1) Conduct a public hearing; and
- 2) Approve the Major Amendment to the previously approved Major Site Development Permit to demolish an existing car wash facility and construct a new automated car wash facility at 162 Talmage Road, Ukiah, CA; APNs 003-140-49; 003-140-05; File No. 23-9045, 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. Major Site Development Permit - Application Materials
4. Agency Referral Responses

**DRAFT FINDINGS TO APPROVE MAJOR AMENDMENT TO A PREVIOUSLY APPROVED
MAJOR SITE DEVELOPMENT PERMIT (FILE NO. 22-7956) TO DEMOLISH AN EXISTING
±2,857 SQ. FT. CAR WASH FACILITY AND CONSTRUCT A NEW ±2,313 SQ. FT.
AUTOMATED CAR WASH FACILITY/TUNNEL, EIGHT (8) VACUUM STATIONS,
LANDSCAPING, AND COMMERCIAL SIGNAGE AT 162 TALMAGE ROAD, UKIAH, CA;
APNS 003-140-49; 003-140-05; FILE NO. 23-9045**

The Community Development Department's recommendation for conditional approval of a Major Amendment to a previously approved Major Site Development Permit (File No. 22-7956) to allow the demolition of an existing car wash facility and construct a new ±2,313 sq. ft. automated car wash facility/tunnel, eight (8) vacuum stations, landscaping, and commercial signage at 162 Talmage Road, Ukiah, CA; APNs 003-140- 49; 003-140-05; File No. 23-9045.

This approval is based on the following findings, in accordance with Sections 9263(E):

Site Development Permit Findings	
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 multiple goals, objectives, and policies of the 2040 General Plan as described within the associated Staff Report. By relocating the proposed structure entirely within Zone 2, questions regarding compatibility are addressed, as a 'Car Wash' is considered a 'Conditionally Compatibility' use per the UKIALUCP. Additionally, the structure is now located the maximum distance from the extended runway centerline, reduced in size (±2,433 sq. ft > ±2,313 sq. ft) and intensity (9 vacuum stations > 8 vacuum stations). In conformance with the Heavy Commercial Zoning District, the proposal is identified as an 'Allowed Use and conforms with all objective development standards. This proposed structure is distinctive and features a unique high-quality commercial design that improves the surrounding area with input. With onsite and offsite infrastructure improvements, the project will lead to enhanced pedestrian connections to a long-standing neighborhood shopping plaza along an important commercial corridor; 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 the proposed development replaces a similar land use that was operable as recent as 2017. The project was reviewed by the Department of Public Works, and no formal comments were provided. The project will improve pedestrian considerations, as it will install sidewalk infrastructure on a vacant and underdeveloped parcel at the intersection of Talmage Road and Perry Street. The provided entrance from Perry Street encourages use of the broader existing local road network, including the use of Thomas 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.	While limited, the accessibility of off-street parking areas for employees will not create a hazardous or inconvenient condition to adjacent or surrounding land uses, as sufficient off-street parking and queuing areas are provided for the requested use in conformance with Ukiah City Code Article 17 (Off-Street Parking). No customer parking is required for this automatic car wash facility; 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, including living-walls/plant trellis, will be reserved for purposes of separating or screening the development from the street and adjoining building sites. Irrigated landscaping is included as an integrated design consideration of the proposal. The site features multiple landscape areas that will utilize reclaimed water from the car wash-facility to limit commercial water usage. Also, the proposal includes street trees along Talmage and Perry Streets. Existing and mature trees along the perimeter of the site will be replaced, as their removal is required by the revised location of the proposed car wash structure. Therefore, Staff can determine that sufficient landscape areas exist for the proposed development in conformance with the standards of the Heavy Commercial Zoning District for this 'Allowed Use' per UCC Section 9096; 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 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. The site has historically featured a car wash facility that fell into disrepair and became unutilized in 2017. As this facility is considered abandoned, development of the property serves to improve the neighborhood and reduce associated trespassing and quality of life issues; 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 zoning districts within 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.	There are no water courses, wildlife, wildlife-habitat, or floodway on-site, nor are there any identified environmentally sensitive habitat areas within or near the project site. Per the California Department of Conversation's Farmland Mapping and Monitoring Program (FMMP), the site and its surroundings are described as 'Urban and Built-Up'. The subject property is considered abandoned, and the existing on-site improvements are deteriorating. To the extent feasible, on-site trees will be preserved. The proposed landscaping plan and new tree plantings serve to improve the property, and only minimal grading is required to facilitate construction, as the subject parcels are predominantly flat and developed; 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. The structure presents unique colors and design features that are inviting to the public and serve to enhance the Talmage Road corridor, which presently features a handful of businesses that utilize vivid color pallets.	
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ENVIRONMENTAL DOCUMENTATION

The proposed project is subject to the California Environmental Quality Act (CEQA). The project qualifies for a categorical exemption pursuant to CEQA Guidelines Article 19, Class 3 (C): New Construction of Commercial Structures. It is noted that this exemption can be applied to up to four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. Staff has determined the exemption is appropriate, as the project is located in an urbanized area and zoned for heavy-commercial use; that it consists of commercial structures of less than 10,000 total square feet; that all needed public services and facilities are available; and that the surrounding area is not environmentally sensitive.

NOTICE

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

- Published in the Ukiah Daily Journal on December 31, 2023;
- Posted on the Project site on December 28, 2023;
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing; and
- Mailed to property owners within 300 feet of the Project parcels on December 28, 2023.

**DRAFT CONDITIONS OF APPROVAL FOR A MAJOR AMENDMENT TO A PREVIOUSLY
APPROVED MAJOR SITE DEVELOPMENT PERMIT (FILE NO. 22-7956) TO DEMOLISH
AN EXISTING ±2,857 SQ. FT. CAR WASH FACILITY AND CONSTRUCT A NEW ±2,313 SQ.
FT. AUTOMATED CAR WASH FACILITY/TUNNEL, EIGHT (8) VACUUM STATIONS,
LANDSCAPING, AND COMMERCIAL SIGNAGE AT 162 TALMAGE ROAD, UKIAH, CA;
APNS 003-140-49; 003-140-05; FILE NO. 23-9045**

The following Conditions of Approval shall be made a permanent part of the Major Site Development Permit (File No. 22-7956), shall remain in force regardless of property ownership, and shall be implemented for this entitlement to remain valid.

Approved Project Description: The Applicant proposes a Major Amendment to a previously approved Major Site Development Permit (File No. 22-7956) to allow the demolition of an existing car wash facility and construct a new ±2,313 sq. ft. automated car wash facility/tunnel, eight (8) vacuum stations, landscaping, and commercial signage at 162 Talmage Road, Ukiah, CA; APNs 003-140- 49; 003-140-05; File No. 23-9045

CITY OF UKIAH STANDARD CONDITIONS

1. This approval is not effective until the 10-day appeal period applicable to this Major Site Development Permit has expired without the filing of a timely appeal. If a timely appeal is filed, the project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.
2. All use, construction and the location thereof, or occupancy, shall conform to the application and to any supporting documents submitted therewith, including any maps, sketches, or plot plans accompanying the application or submitted by applicant in support thereof.
3. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Engineering Department of the City of Ukiah; except where higher standards are imposed by law, rule, or regulation or by action of the Planning Commission such standards shall be met.
4. Building permits shall be issued within two years after the effective date of the Site Development Permit or same shall be null and void.
5. In addition to any particular condition which might be imposed; any construction shall comply with all building, fire, electric, plumbing, occupancy, and structural laws, rules, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
6. The Applicant shall obtain all required Sign Permits, in compliance with Division 3, Chapter 7, Signs, of the UCC. Prior to the placement/installation of any sign(s), the applicant shall make application for and receive approval of a sign and building permit.
7. The Applicant shall submit verification of all applicable permits or approvals in compliance with all local, state and federal laws to the Community Development Department prior to issuance of building permits.
8. All fees associated with the project planning permits and approvals shall be paid in full prior to occupancy.
9. All required landscaping for commercial development projects shall be maintained.

10. 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.

ELECTRIC UTILITY DEPARTMENT

11. This property will be served from existing underground power.
12. 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.
13. 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.
14. Developer/customer shall incur all costs of this future project to include (labor, materials, equipment and future services).
15. 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.

UKIAH POLICE DEPARTMENT

16. Provide UPD dispatch with current appropriate business contact names and telephone numbers for after-hours contact.
17. Keep dumpsters locked to limit unauthorized dumping or scavenging or keep in locked/gated area.
18. Place no trespassing signs on property.
19. Any exterior electrical outlets shall have locking plates or decommission for non-use to limit illegal usage.
20. Any exterior water faucets shall have a locking box cover or decommission for non-use to limit illegal usage.

BUILDING INSPECTION DIVISION

21. 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

FIRE PREVENTION DIVISION

22. For assistance with fire-related plan review issues, technical questions, firer-elated inspection questions or issues, please call (707) 467-5718.
23. Per 507.5.1 a new steamer fire hydrant (white) will be required on the corner of Perry and Talmage.

24. All electrical disconnects shall be accessible from the exterior of the building.
25. 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 of areas where immediate access is required or is unduly difficult.
26. 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.

AIRPORT LAND USE COMMISSION

27. Prior to the issuance of any discretionary planning permits from the City of Ukiah, including a site development permit for the proposed car washing facility, the owner/applicant shall dedicate an Avigation Easement consistent with Policy 3.3.6 of the UKIALUCP. The Avigation Easement shall be in a form and content acceptable to the City Attorney.
28. It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be filed any time the project is abandoned or within 5 days after the construction reaches its greatest height.

PUBLIC WORKS

29. To align with pending capital improvement projects along the Talmage Road corridor, prior to issuance of any encroachment permit for proposed street infrastructure/improvements, the Applicant shall coordinate with the City Engineer to ensure the most appropriate location(s) are identified and improved.

November 7, 2023

Attn: Craig Schlatter
Director of Community Development
City of Ukiah
300 Seminary Drive
Ukiah, CA 95482
(707) 463-2200

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

Dear Craig,

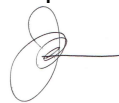
Below is the project description for this project. Because this site was previously a self-serve coin operated car was, we feel the new facility will be a perfect enhancement to this property and the city of Ukiah. The project description is as follows:

Splash Express Carwash 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. This project was previously approved by the planning commission, **Major Site Development Permit #22-7956**. We will be amending this approval under the current application.

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 8 vacuuming stations. Please see the proposed site plan(s) for considered options.

Respectfully,



Jonathan Ramos
President



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: Splash 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		FAX NO: 																			
E-MAIL ADDRESS: Lawrence@JimBoneauto.com																							
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																							
Major Site Development Permit #22-7956 to be amended																							
☐ 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	\$	☐ 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>\$ Cost Recovery</td> </tr> <tr> <td>COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.</td> <td>\$</td> <td>TOTAL FEE:</td> <td>\$ Cost Recovery</td> <td>RECEIPT NUMBER:</td> <td>Cost Recovery.</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:	\$ Cost Recovery	COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	TOTAL FEE:	\$ Cost Recovery	RECEIPT NUMBER:	Cost Recovery.
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COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$	TOTAL FEE:	\$ Cost Recovery	RECEIPT NUMBER:	Cost Recovery.																		
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	2,313	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: Community Commercial	Zoning District: C-2 Heavy Commercial	Airport Land Use Designation: Zones 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 AMATURO, owner authorize JONATHAN RAMOS - 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

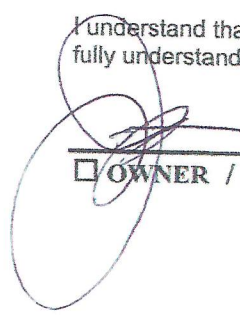
DATE

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

DATE

11/12/23

INDEMNIFICATION AGREEMENT

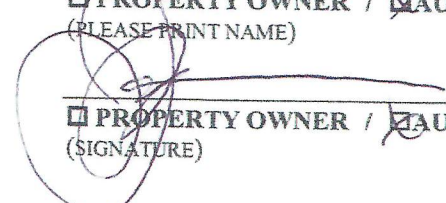
As part of this application, the applicant agrees to defend, indemnify, and hold harmless the City of Ukiah, its agents, officers, council members, employees, boards, commissions or Council from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose 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)

DATE

11/12/23

Revised 08/19/2019

SPLASH EXPRESS CAR WASH

MAJOR SITE DEVELOPMENT PERMIT

AMENDMENT 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): 2,313 SQ.FT.
HEIGHT: 25 FEET A.F.F.

PROJECT DATA:

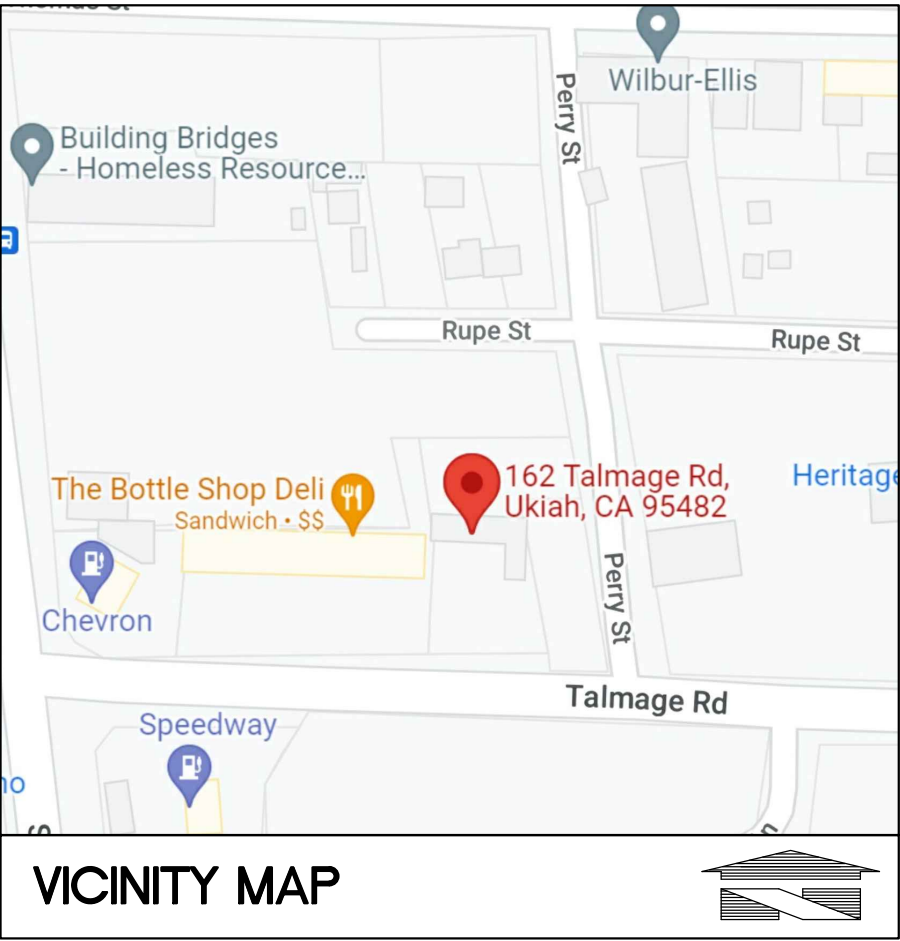
LOCATION: 162 TALMAGE ROAD
UKIAH, CALIFORNIA

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
SNA-1	PRELIMINARY SIGN PLAN AND DETAILS

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 80' CAR WASH TUNNEL, (8) VACUUM STATIONS AND NEW SIGNAGE. OFF-SITE STREET IMPROVEMENTS ON TALMAGE ROAD AND PERRY STREET.



No.	Date	By	Chd.	Appr.	Revision

Title: PERSPECTIVE COLOR RENDERING

For: SPLASH EXPRESS CAR WASH
162 TALMAGE ROAD
UKIAH, CALIFORNIA

Scale:	Horizontal	NTS	Vertical
Designed	JLR	JLR	JLR
Drawn	JLR	JLR	JLR
Checked	JLR	JLR	JLR
Approved	JLR	JLR	JLR
Date	10/08/23		

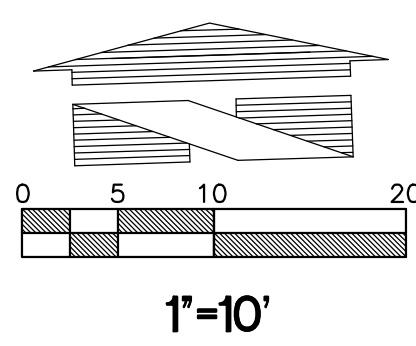
RAMOS AND ASSOCIATES, INC.
804 FOURTH STREET
SANTA ROSA, CA 95404
DIRECT (707) 318-2990
FAX (707) 623-9181

RAMOS & ASSOCIATES, INC.
DESIGN / CONSULTING / PROJECT MANAGEMENT

Job Number
10053

Sheet
SP-1

of



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 SUB/CONTRACTOR 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 PERFORMED ON THE ITEMS IN QUESTION UNTIL DIRECTED BY THE OWNER AND/OR ARCHITECT.

Job Number
10053

Sheet
SP-2

1. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR STRUCTURAL SECTION OF CONCRETE SLABS AND OTHER HARD SCAPE 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.

 *PROPOSED ASPHALT
SEE ARCHITECTURAL PLAN*

 *PROPOSED CONCRETE
SEE ARCHITECTURAL PLAN*

 *PROPOSED LANDSCAPING
SEE ARCHITECTURAL PLAN*

 *PROPOSED BIORETENTION AREA
SEE ARCHITECTURAL PLAN*

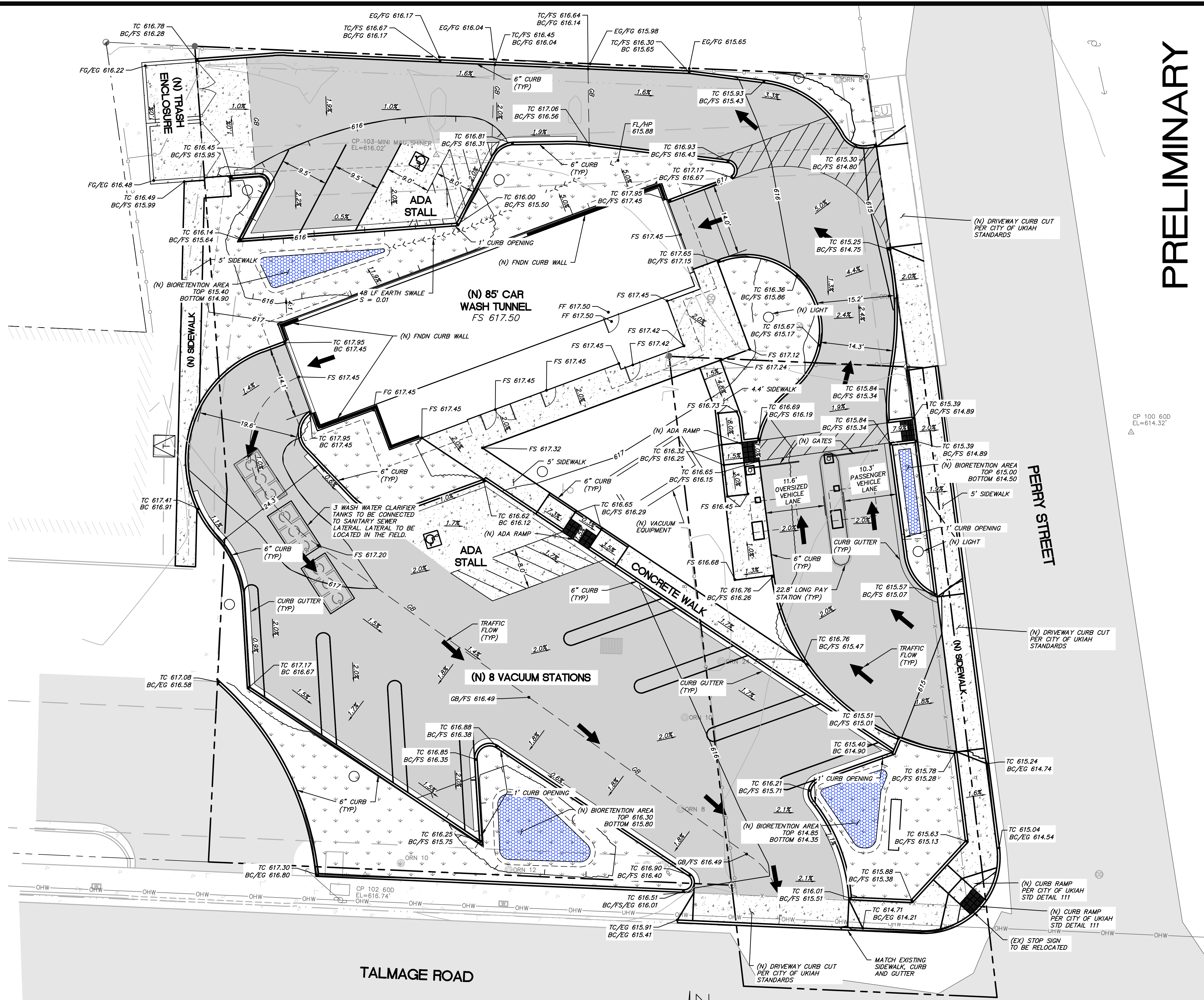
 *PROPOSED STRIPING
SEE ARCHITECTURAL PLAN*

AREA	CUT	FILL	NET
SITE GRADING	816 CY	250 CY	566 CY CUT
TOTAL	816 CY	250 CY	566 CY CUT <OFFHAUL>

NOTES:

1. THE QUANTITIES LISTED ARE THE ENGINEER'S ESTIMATE OF SURFACE GRADING ONLY. ADDITIONAL SUBSURFACE GRADING WILL BE REQUIRED FOR BENCHING, KEYWAYS, ETC.
2. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.
3. NO EXPANSION/CONTRACTION FACTORS HAVE BEEN APPLIED. EXPANSION AND/OR CONTRACTION MAY BE EXPERIENCED DUE TO ACTUAL FIELD CONDITIONS.

NOTE: ASSUME 12" SOG FOR CARWASH TUNNEL
ASSUME 3' AC OVER 9" AB FOR PAVEMENT
ASSUME 4' CONC. OVER 4' AB FOR CONCRETE



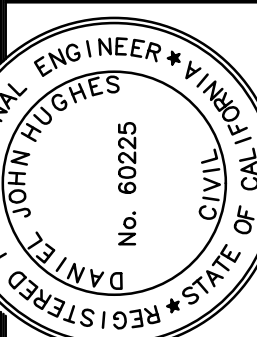
SCALE: 1" = 10'

(GRAPHIC SCALE IN FEET)

PRELIMINARY

REVISION	DESCRIPTION	BY	DATE

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




DANIEL JOHN HUGHES DATE
RCE 60225

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

NOVEMBER 1, 2023

JOB NO.
04-22

SHEET NO.

1

OF 1 SHEETS



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

Estimated Total Water use (ETWU). $ETWU = \frac{[ETo]}{(40.9)} \cdot \frac{[Conversion\ factor]}{(.62)} \cdot \frac{([ETAF][Area])}{(1.596)} = 40,471 \text{ GALLONS}$

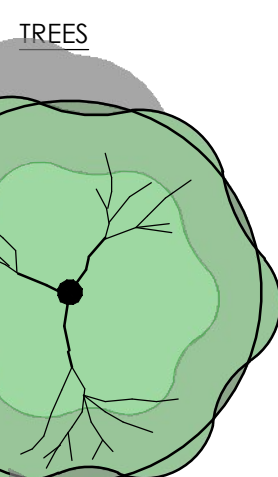
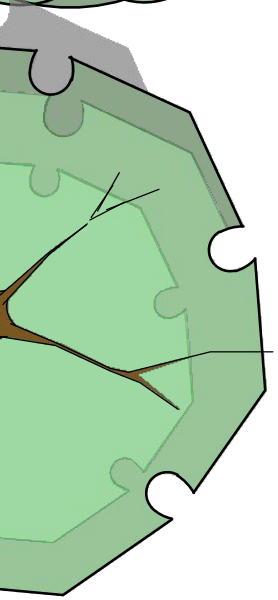
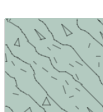
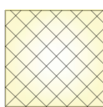
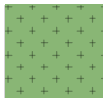
ETAF Calculations

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.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	
	5	Lagerstroemia indica 'Cherokee' / Cherokee Crape Myrtle	15 gal.	Low	
	2	Ulmus parvifolia 'True Green' / True Green Lacebark Elm	15 gal.	Moderate	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	
	12	Arctostaphylos densiflora 'Harmony' / Harmony Vine Hill Manzanita	5 gal.	Low	
	111	Callistemon viminalis 'LJ1' TM / Better John Bottlebrush	5 gal.	Low	
	178	Dianella revoluta 'DTN03' / Baby Bliss™ Flax Lily	5 gal.	Low	
	30	Phormium x 'Dark Delight' / Dark Delight Purple Flax	5 gal.	Low	
	15	Rhamnus californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal.	Low	
	72	Yucca x 'Bright Star' / Variegated Spanish Dagger	5 gal.	Low	
VINES/ESPALLIERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	
	8	Clematis armandii 'Apple Blossom' / Evergreen Clematis	5 gal.	Moderate	
	4	Magnolia grandiflora 'Little Gem' / Espallier Little Gem Dwarf Southern Magnolia	15 gal.	Moderate	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	41	Grevillea lanigera 'Mt. Tamboritha' / Mt. Tamboritha Woolly Grevillea	1 gal.	Low	48" o.c.
	27	Muhlenbergia rigens / Deer Grass	1 gal.	Low	36" o.c.
	53	Rosa x 'Novarosop' / Popcorn Drift® Groundcover Rose	1 gal.	Low	36" o.c.
	56	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 gal.	Low	48" o.c.

EXISTING PLANT LEGEND



GENERAL NOTES

- All landscape planting areas shall receive a minimum 3" layer of organic wood chip 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.



Revision

Apr.

Oct.

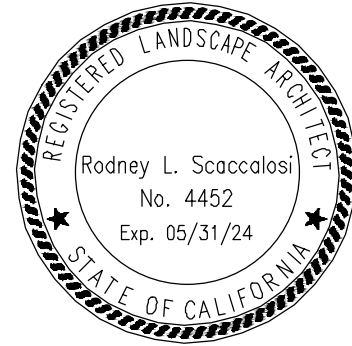
Date

No.

PRELIMINARY LANDSCAPE PLAN

SPLASH CAR WASH
162 TALMAGE AVENUE
UKIAH, CALIFORNIA

For



Scale:

Horizontal

1"=10'

Vertical

N/A

Designed

Drawn

Checked

Approved

Date

10/26/23

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



Job Number

10051

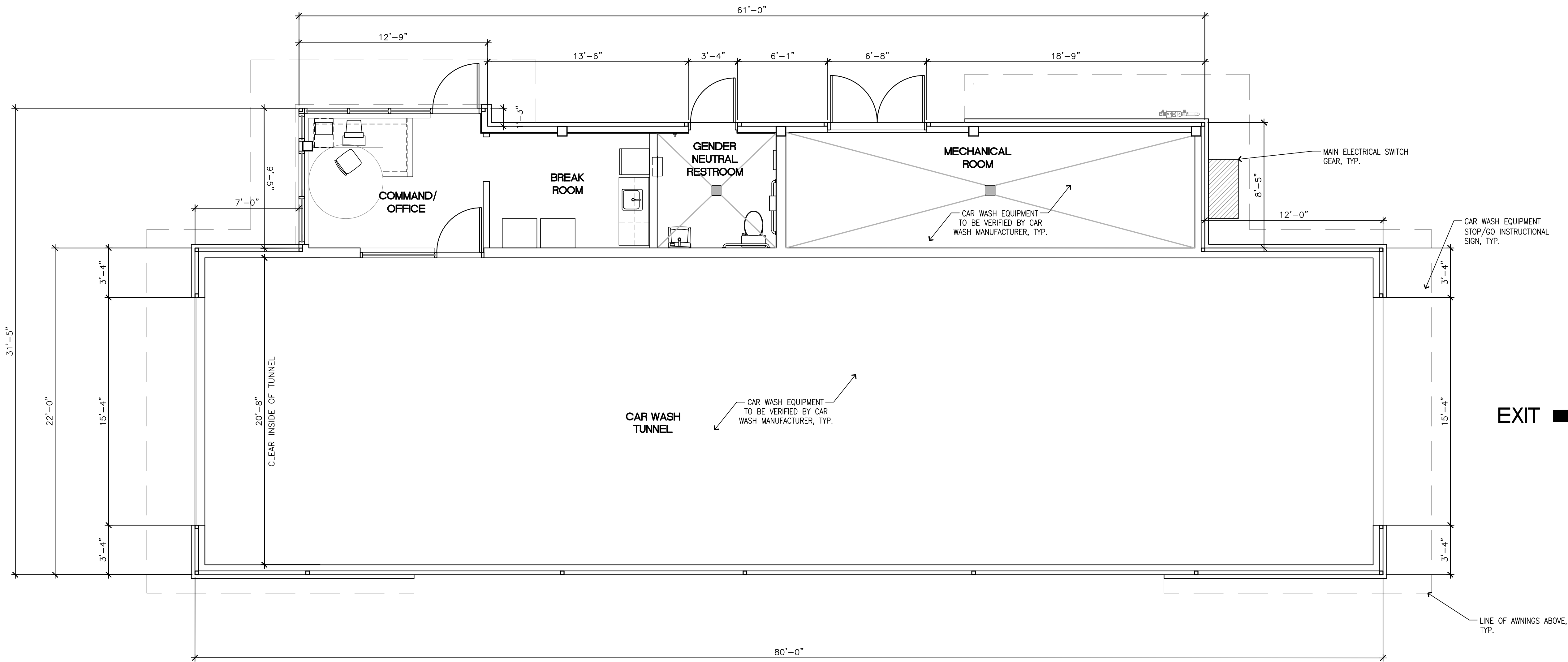
Sheet

SP-1

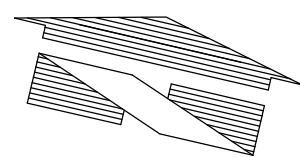
ZONE 2 OPTION

of

ENTER



1 PRELIMINARY FLOOR PLAN
1/4"=1'-0" BUILDING SQUARE FOOTAGE = 2,313 S.F.



Revision

No. Date By Cld. Appr.

PRELIMINARY FLOOR PLAN

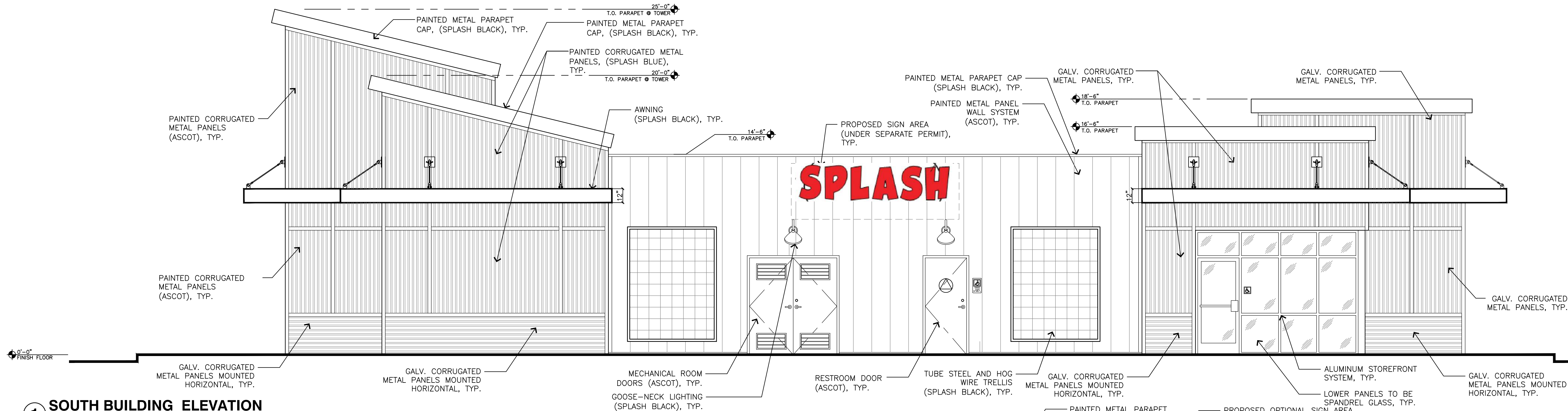
For: SPLASH EXPRESS CAR WASH
162 TALMAGE ROAD
UKIAH, CALIFORNIA

Scale:
Horizontal
1/4" = 1'-0"
Vertical
1/4" = 1'-0"

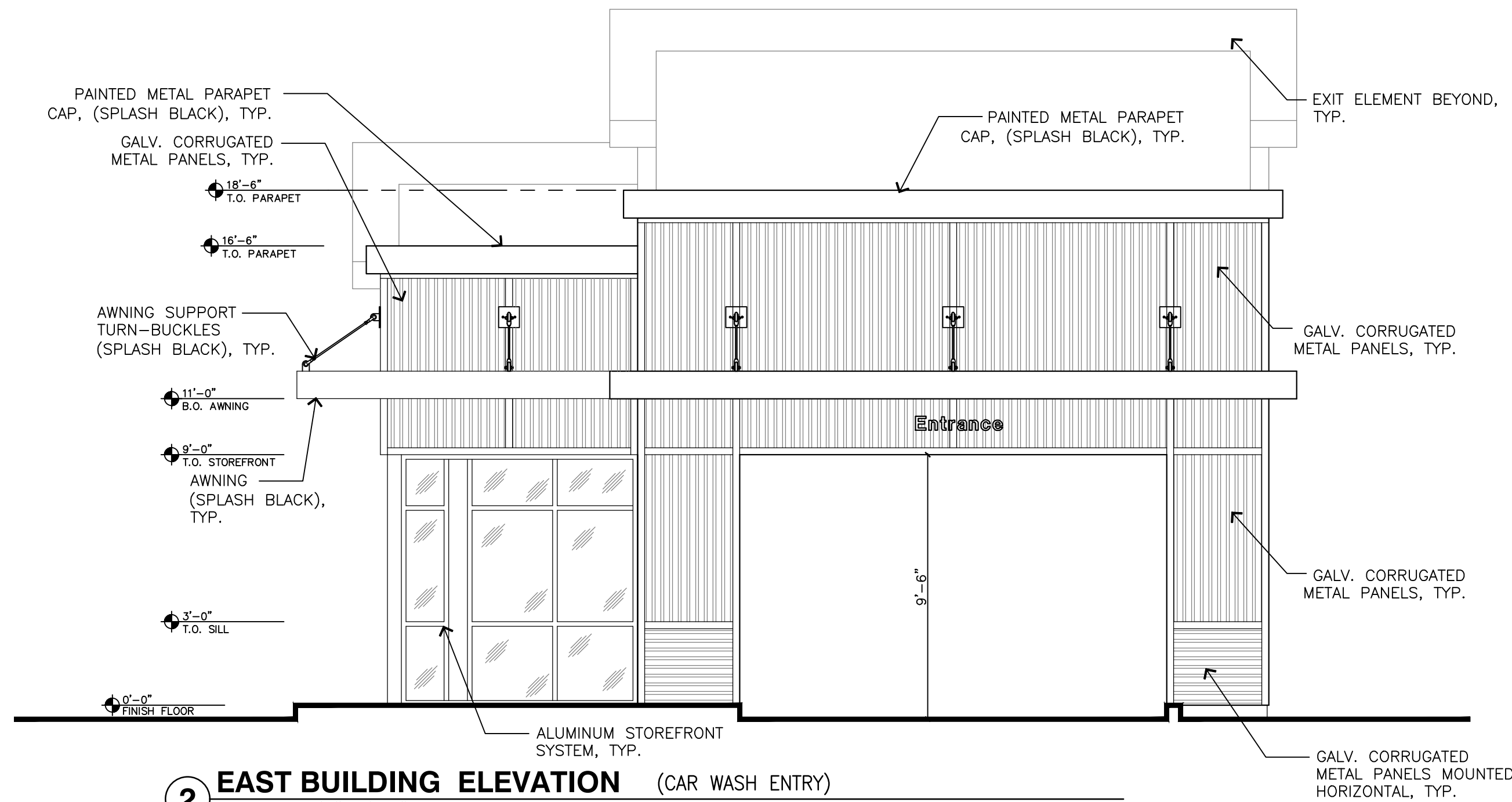
Designed JLR
Drawn JLR
Checked JLR
Approved JLR
Date 10/08/23

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

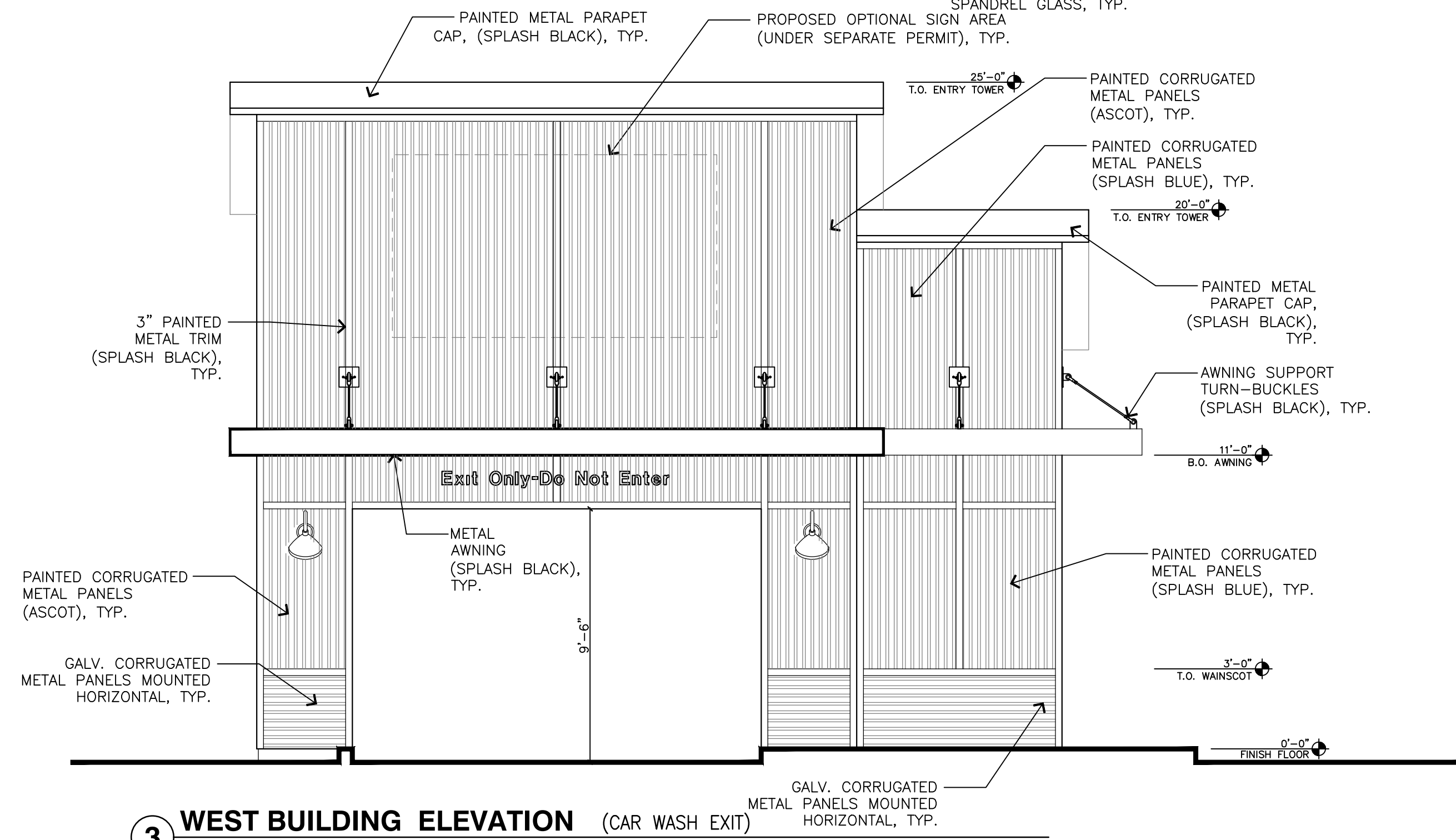
Job Number
10053
Sheet
A1.1
of



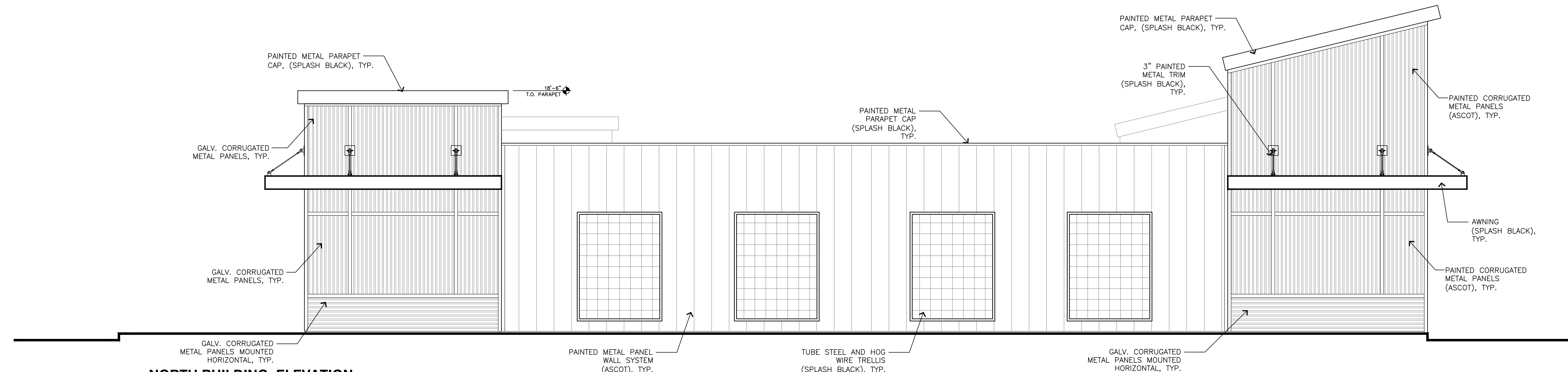
1 SOUTH BUILDING ELEVATION
SCALE: 1/4"=1'-0"



2 EAST BUILDING ELEVATION (CAR WASH ENTRY)
SCALE: 1/4"=1'-0"



3 WEST BUILDING ELEVATION (CAR WASH EXIT)
SCALE: 1/4"=1'-0"



4 NORTH BUILDING ELEVATION
SCALE: 1/4"=1'-0"

Revision
Appr.
By
Date
No.

Title:
EXTERIOR ELEVATIONS

For:
SPLASH EXPRESS CAR WASH
162 TALMAGE ROAD
UKIAH, CALIFORNIA

Scale:
Horizontal
1/4" = 1'-0"
Vertical

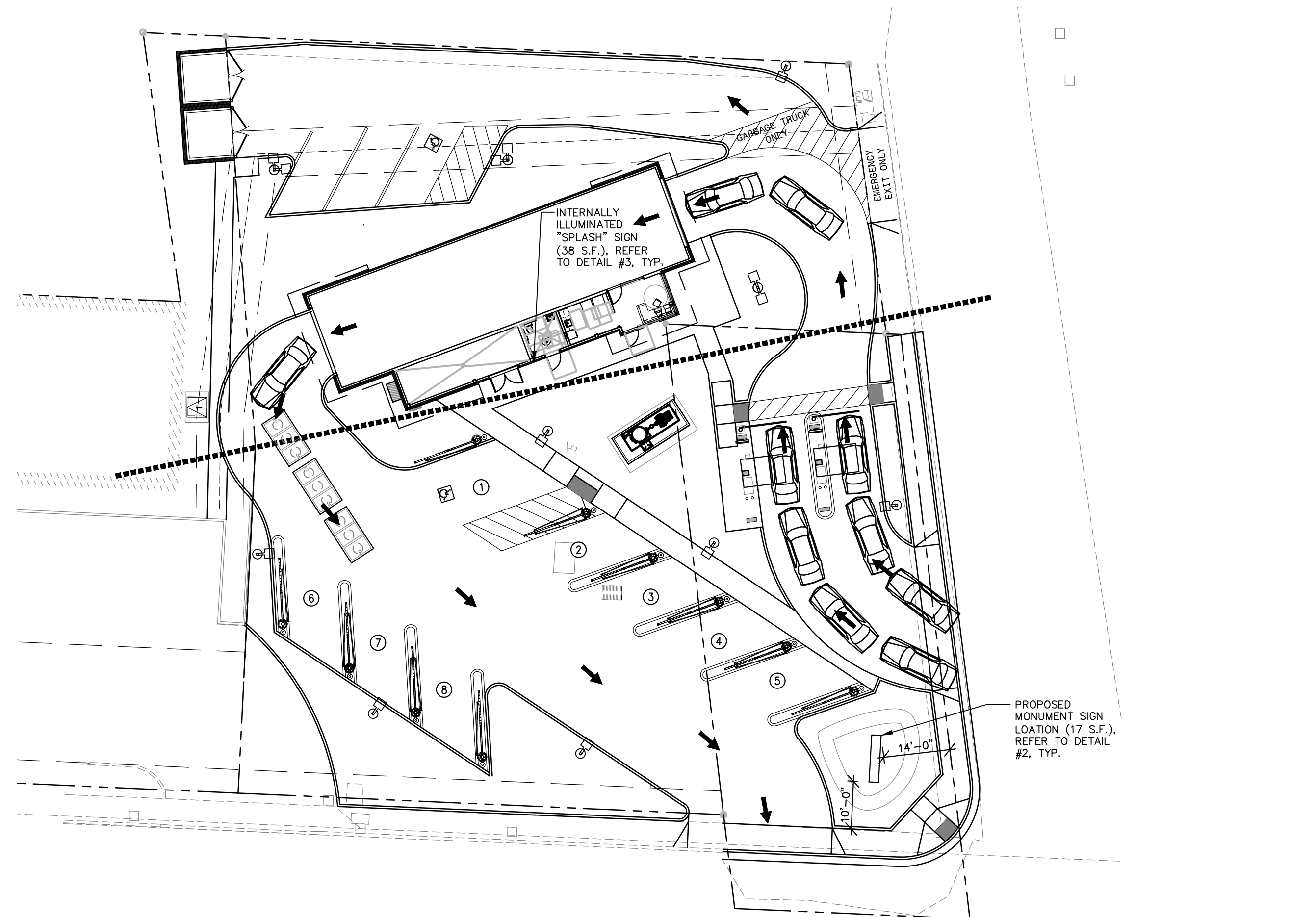
Designed JLR
Drawn JLR
Checked JLR
Approved JLR
Date 10/08/23

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

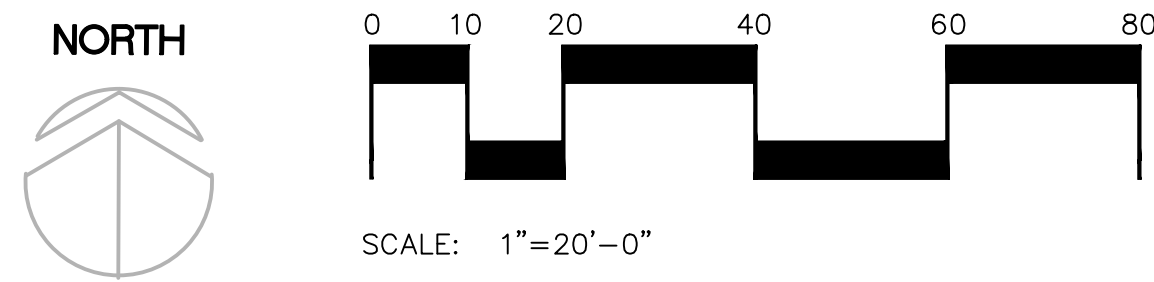
RAMOS & ASSOCIATES, INC.
DESIGN / CONSULTING / PROJECT MANAGEMENT

Job Number
10053

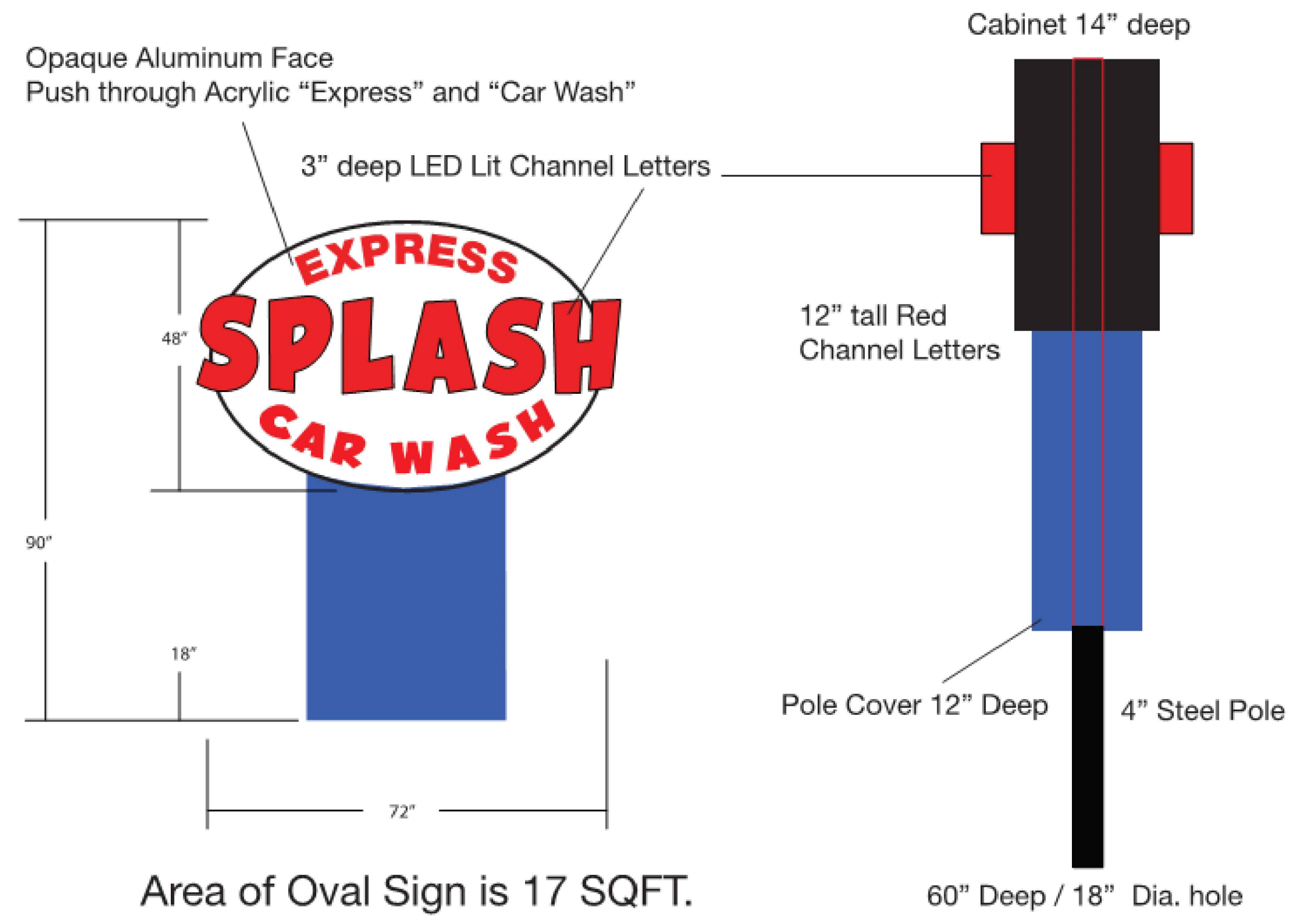
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A3.0
of



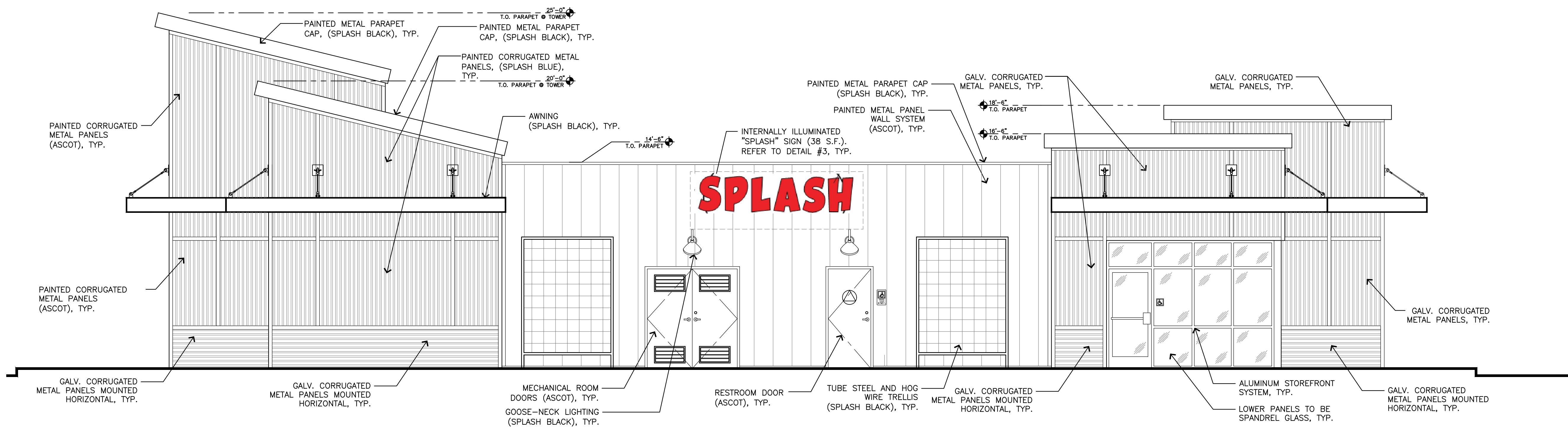
SIGNAGE SITE PLAN
SCALE: 1"=20'-0"



3 36" HIGH WALL SIGN
SCALE: NTS



2 MONUMENT SIGN
SCALE: NTS



1 SOUTH BUILDING ELEVATION
SCALE: 1/4"=1'-0"

SIGN PLAN

SPLASH EXPRESS CAR WASH
162 TALMAGE ROAD
UKIAH, CALIFORNIA

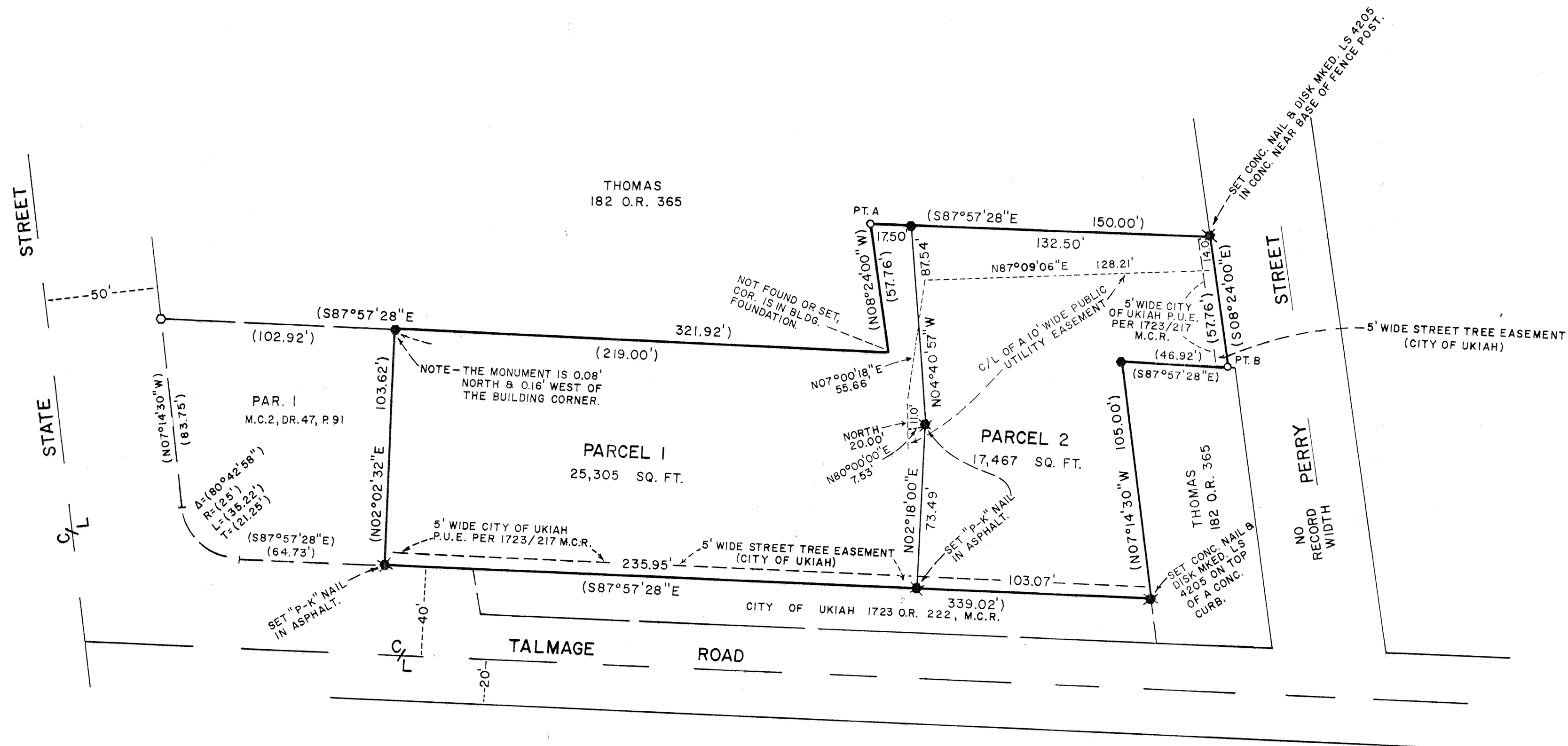
For:

Scale:
Horizontal 1" = 10'-0"
Vertical
Designed JLR
Drawn JLR
Checked JLR
Approved
Date 10/08/23

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

RAMOS & ASSOCIATES, INC.
DESIGN / CONSULTING / PROJECT MANAGEMENT

Job Number
10053
Sheet
SNA-1
of



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

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

94-16 smb

CASE 2
DRAWER 64
PAGE 85

UKIAH CITY

Lots 36 to 47 Cunningham & Thomas Subdivision

Lewis Subdivision

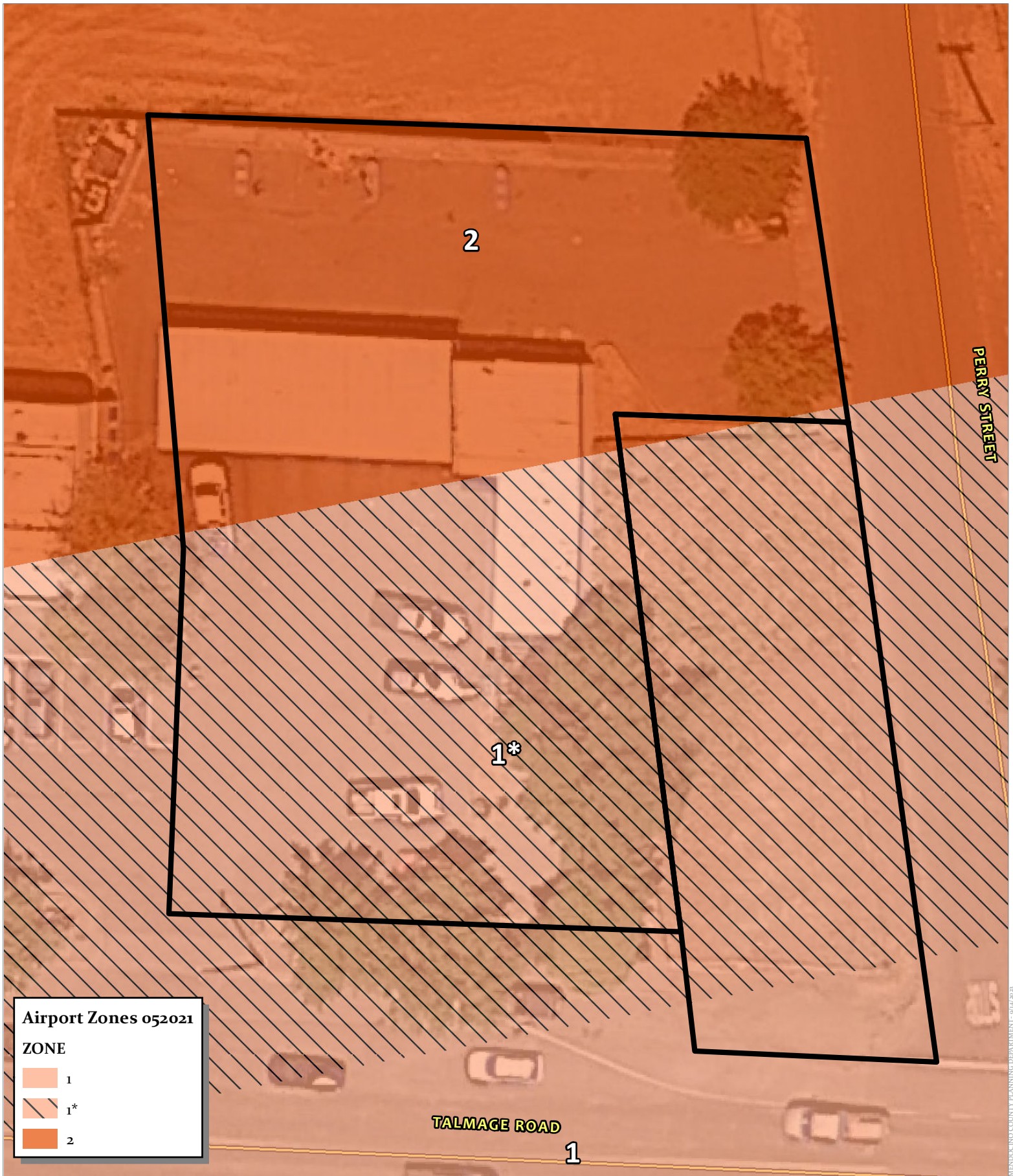
3-14

3-003
3-031



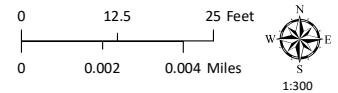
NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

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



Map produced by the Mendocino County Planning & Building Svcs. Dept., September 2023
 Coordinate System: NAD 83, Calif. State Plane Zone II
 Projection: Lambert Conformal Conic
 Parcel Data: Mendocino County Information Services, October, 2022
 Aerial Imagery: US Dept. of Agriculture/ArcGIS Online mosaic
 Topographic Data: USGS 7.5 minute quad series Mount Diablo Base & Meridian
 Parcel numbers are for tax purposes only and do not represent legal or salable parcels.
 All spatial data is approximate. This map is not a substitute for a proper land survey.

Public Roads



AERIAL IMAGERY & AIRPORT ZONES

IMAGERY DATE: 06/2021

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



PROJECT REVIEW REFERRAL

Please provide comments by:

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:			

PROJECT INFORMATION:	
Project Name & Permit #:	
Site Address & APN:	
General Plan:	
Zoning:	
Airport Compatibility Zone:	
Date Filed:	
Resubmittal:	
Date Referred:	
Prev. Projects on Site (include file #)	
Applicant/Agent Name:	
Phone:	
Email:	
Project Summary:	

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:

Craig Schlatter

From: Greg Owen
Sent: Monday, November 27, 2023 4:41 PM
To: Craig Schlatter
Subject: FW: Revised Application Materials for Splash Express Car Wash 162 Talmage
Attachments: Splash Car Wash SDP_162 Talmage Referral.pdf; 0.PLANNING RESOURCES-2023.docx; 00.162_Talmage_MaSDP_Staff Report.docx; 02. 162 Talmage_MaSDP_Conditions of Approval_Final.docx; 01. 162_Talmage_MaSDP_Findings.docx

The airport has no commits or issues with the revised application. Thank you

From: Joshua Montemayor <jmontemayor@cityofukiah.com>
Sent: Monday, November 27, 2023 11:01 AM
To: Greg Owen <gowen@cityofukiah.com>; Tim Eriksen <teriksen@cityofukiah.com>; Jason Benson <jbenson@cityofukiah.com>; Matthew Keizer <mkeizer@cityofukiah.com>; Scott Bozzoli <sbozzoli@cityofukiah.com>; Sonu Upadhyay <supadhyay@cityofukiah.com>; Kahli Johnson <kjohnson@cityofukiah.com>
Cc: Stephanie Tomaino <stomaino@cityofukiah.com>; Planning Division <PlanningDivision@cityofukiah.com>; 'Steven Switzer' <switzers@mendocinocounty.gov>; 'Environmental Health' <enviroh@mendocinocounty.org>; mcaqmd@mendocinocounty.org
Subject: RE: Revised Application Materials for Splash Express Car Wash 162 Talmage

Hi all,

This is a friendly reminder that comments for the Splash Express Car Wash project are due before the end of business day, today (11/27).

Michelle's last day with the City of Ukiah was on 11/20. Please be advised that myself (Joshua Montemayor) and Stephanie Tomaino (copied here), are the Contract Planners working on this project. Please continue to copy the PlanningDivision@cityofukiah.com in your referral responses.

Thank you!
Josh

Joshua Montemayor

Planning Services Division | Contract Planner
jmontemayor@cityofukiah.com

From: Michelle Irace
Sent: Monday, November 20, 2023 11:47 AM
To: Greg Owen <gowen@cityofukiah.com>; Tim Eriksen <teriksen@cityofukiah.com>; Jason Benson <jbenson@cityofukiah.com>; Matthew Keizer <mkeizer@cityofukiah.com>; Scott Bozzoli <sbozzoli@cityofukiah.com>; Sonu Upadhyay <supadhyay@cityofukiah.com>; Kahli Johnson <kjohnson@cityofukiah.com>
Cc: Planning Division <PlanningDivision@cityofukiah.com>; 'Steven Switzer' <switzers@mendocinocounty.gov>; 'Environmental Health' <enviroh@mendocinocounty.org>; 'Mendocino County Air Quality Mgmt District' <mcaqmd@mendocinocounty.org>
Subject: RE: Revised Application Materials for Splash Express Car Wash 162 Talmage

Hello

The car wash project (LUV car wash) at 162 Talmage that was approved by PC but appealed to Council has been redesigned. It has essentially been submitted as a new project under Splash Car Wash. The main things that have changed are:

- The building has been redesigned with Splash branding and reoriented and is now completely in airport zone 2.
- Sign height has been significantly decreased.
- The access has been reconfigured to enter from Perry and exit on Talmage.

The original project plans that were approved by PC (but later appealed to CC) can be found here <https://ukiahca.portal.civicclerk.com/event/1635/overview>

Comments are appreciated by the end of day, Monday 11/27 if possible. Please reply to the Planning Division PlanningDivision@cityofukiah.com, as my last day with the City is tomorrow 11/20

Thank you,



Michelle Irace , Planning Manager

Department of Community Development

300 Seminary Avenue, Ukiah, CA 95482

www.cityofukiah.com/community-development

(707) 463-6203

From: Jonathan Ramos <jramos@ramosassociate.com>

Sent: Tuesday, November 14, 2023 8:41 AM

To: Craig Schlatter <cschlatter@cityofukiah.com>

Cc: Lawrence Amaturro <Lawrence@jimboneauto.com>

Subject: Revised Application Materials for Splash Express Car Wash 162 Talmage

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

Craig,

Attached are all the resubmittal documents for the Major Site Development amendment. Included are the revised application, revised project description and all revised drawings. You should have already received the check for the deposit, but if you have not, please let me know. Please review the attached and let me know if anything is missing or if you need any additional information. Call me if you have any questions.

Thank You,

Jonathan Ramos

President



804 Fourth Street

Santa Rosa, CA 95404

(707) 318-2990

Jramos@ramosassociate.com

PROJECT REVIEW REFERRAL

Please provide comments by: November 27, 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: Michelle Irace, Planning Manager planningdivision@cityofukiah.com			

PROJECT INFORMATION:	
Project Name & Permit #:	Major Site Development Permit Application #23-9045 Splash Exp 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:	11/7/23
Resubmittal:	11/14/23
Date Referred:	11/17/23
Prev. Projects on Site (include file #)	94-34 (Minor Sub); 04-25 (Minor UP); 22-7956 (Major SDP)
Applicant/Agent Name:	Jonathan Ramos (Ramos & Assoc., Inc.)
Phone:	707-318-2990
Email:	Jramos@ramosassociate.com
Project Summary:	Resubmittal being processed as new project after the LUV Car Wash MaSDP appeal. Bldg redesigned to be exclusively in Airport Zone 2. See Attached documents

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) Kahli Johnson / COU Electric Utility Department

- ☐ No Comment
- ☒ Comments / Conditions of Approval Attached

Kahli Johnson

Digitally signed by Kahli Johnson
Date: 2023.11.27 12:33:51 -08'00'

11/27/2023

Signature

Date

Comments / Conditions of Approval:

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 projected load calculations shall be included.
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, engineering/design, 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.
6. Developer shall follow the COU Specifications outlined in the General Construction packet.