



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 24, 2024 - 6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

4.a. Approval of Minutes of January 10, 2024, a Regular Meeting

Recommended Action: Approve the Minutes of January 10, 2024, a Regular Meeting

Attachments:

1. January 10, 2024 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 February 5, 2024.

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. Recieve Director's Report

Recommended Action: Recieve Community Development Director's Report

Attachments:

1. Planning Division Projects Report - 1-12-24

11. **CONSENT CALENDAR**

12. **UNFINISHED BUSINESS**

13. **NEW BUSINESS**

13.a. Request to amend a previously approved Major Use Permit (File No. 19-4434) to allow for on-site consumption of 'Cannabis Products' in a designated 'Cannabis Consumption Area - Outdoor' on the premises of an existing 'Cannabis-Related Business' in accordance with Ukiah City Code Section 9174.3(c)(5) located at 441 N. State St., APN 002-186-19, File No. 23-8972.

Recommended Action: 1) Conduct a public hearing; and

2) Provide direction to Staff to evaluate alternative locations for the proposed 'Cannabis Consumption Area – Outdoor'; or

3) Approve the amendment to the Major Use Permit to allow for on-site consumption of 'Cannabis Products' in a designated 'Cannabis Consumption Area - Outdoor' on the premises of an existing 'Cannabis-Related Business' in accordance with Ukiah City Code Section 9174.3(c)(5); 441 N. State St., APN 002-186-19, File No. 23-8972.

Attachments:

1. Attachment 1 - Draft Resolution
2. Attachment 2 - Draft Findings
3. Attachment 3 - Draft Conditions of Approval
4. Attachment 4 - Application Materials
5. Attachment 5 - Agency Referral Responses
6. Public Comment 1-25 (Various)

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:01/12/24

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://us06web.zoom.us/j/91264543193>

**January 10, 2024
6:00 p.m.**

1. CALL TO ORDER AND ROLL CALL

The City of Ukiah Planning Commission held a Regular Meeting on January 10, 2024. The meeting was legally noticed on December 28, 2023. The meeting was held in person and at the following virtual link: <https://us06web.zoom.us/j/91264543193>. Commissioner Johnson called the meeting to order at 6:02 p.m. Roll was taken with the following **Commissioners Present**: Thao Phi, Alex deGrassi, and Rick Johnson; **Commissioner Absent**: Mark Hilliker. **Staff Present**: Craig Schlatter, Community Development Director; Jesse Davis, Chief Planning Manager; and Kristine Lawler, City Clerk.

COMMISSIONER JOHNSON PRESIDING.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Phi.

3. APPROVAL OF MINUTES

a. Approval of the Minutes of November 8, 2023, a Regular Meeting.

Motion/Second: Johnson/de Grassi to approve the Minutes of November 8, 2023, a Regular Meeting with the noted correction to Commissioner Johnson's vote for both motions on item 13a as Aye votes (*confirmed by recording*). Motion **carried** by the following Roll Call votes: AYES: Phi, de Grassi, and Johnson. NOES: None. ABSENT: Hilliker. ABSTAIN: None.

5. APPEAL PROCESS

Commissioner Johnson stated that the appeals deadline date is January 22, 2024. No appeals were received.

6. COMMENTS FROM THE AUDIENCE ON NON-AGENDA ITEMS

No public comments were received.

7. SITE VISIT VERIFICATION

Verified by Commissioners

8. VERIFICATION OF NOTICE

Verified by Staff

9. PLANNING COMMISSIONERS REPORTS

No reports were received.

10. DIRECTOR'S REPORT

Presenter: Craig Schlatter, Community Development Director

Staff Comment: Jesse Davis, Chief Planning Manager.

Council Consensus to direct Staff to schedule a meeting to receive an art presentation on February 14, 2024.

Report was received.

11. CONSENT CALENDAR

12. UNFINISHED BUSINESS

13. NEW BUSINESS

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.

Presenter: Jesse Davis, Chief Planning Manager.

PUBLIC HEARING OPENED AT 6:28 P.M.

No public comment was received.

PUBLIC HEARING CLOSED AT 6:28 P.M.

Motion/Second: Phi / de Grassi to approve a 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. Motion **carried** by the following Roll Call votes: AYES: Phi, de Grassi, and Johnson. NOES: None. ABSENT: Hilliker. ABSTAIN: None.

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.

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

Applicant Comment: Jonathan Ramos.

PUBLIC HEARING OPENED AT 7:20 P.M.

Public Comment: Eric Crane.

PUBLIC HEARING CLOSED AT 7:28 P.M.

Motion/Second: de Grassi/Phi to 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. Motion **carried** by the following Roll Call votes: AYES: Phi, de Grassi, and Johnson. NOES: None. ABSENT: Hilliker. ABSTAIN: None.

14. ADJOURNMENT

There being no further business, the meeting adjourned at 7:37 p.m.

Kristine Lawler, City Clerk



AGENDA SUMMARY REPORT

SUBJECT: Recieve Director's Report

DEPARTMENT: Community
Development

PREPARED BY: Jesse Davis, Planning Manager

PRESENTER: Craig Schlatter, AICP

ATTACHMENTS:

1. Planning Division Projects Report - 1-12-24

Summary:

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 focuses specifically on updates related to the following:

- January 2024 Planning Division Projects Report (Attachment 1)

Recommended Action: Recieve Community Development Director's Report



COMMUNITY DEVELOPMENT DEPARTMENT

**City of Ukiah
Submitted Planning Applications**

As of 1/12/2024

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
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; Updated Application Materials Received on 1/10/24
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.

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



As of 1/12/24

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.
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. Approved by Planning Commission on 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 Approved by Planning Commission on 1/10/24.



**City of Ukiah
Advanced Planning Projects**

As of 1/12/24

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: January 24, 2023
TO: Planning Commission
FROM: Joshua Montemayor, Contract Planner; Jesse Davis, Chief Planning Manager
SUBJECT: Request to amend a previously approved Major Use Permit (File No. 19-4434) to allow for on-site consumption of 'Cannabis Products' in a designated 'Cannabis Consumption Area - Outdoor' on the premises of an existing 'Cannabis-Related Business' in accordance with Ukiah City Code Section 9174.3(c)(5) located at 441 N. State St., APN 002-186-19, File No. 23-8972.

SUMMARY

OWNER: Vibe Investments, LLC
APPLICANT/AGENT: Vibe Ukiah, LLC (Calvin Yee)
LOCATION: 441 N. State St.; APN 002-186-19
TOTAL ACREAGE: ±0.18-acre (7,840.8 sf)
GENERAL PLAN: CC – Community Commercial
ZONING DISTRICT: C1 – Community Commercial
AIRPORT COMPATIBILITY: Other Airport Environs (OAE)
ENVIRONMENTAL DETERMINATION: Project is exempt from further environmental review per California Environmental Quality Act (CEQA) Guidelines §15061(b)(3), Review for Exemption
RECOMMENDATION: Adopt Resolution approving the project, based on the Findings in Attachment 1 and Conditions of Approval in Attachment 2.

PROJECT BACKGROUND & RELATED PERMITS

Major Use Permit (MaUP) File No. 19-4434 was approved in May 2020 to allow operation of a cannabis related business that featured non-volatile manufacturing and retail/dispensary operations at 411 N. State Street. The granted MaUP allows manufacturing of non-volatile cannabis products at the specified location from 8:00 a.m. to 8:00 p.m. Additionally, it permits operating 'Cannabis Retail' during regular business hours, which are from 9:00 a.m. to 9:00 p.m.

The manufacturing allowances have not yet been initiated or utilized by the Applicant. Presently, areas designated for non-volatile manufacturing are utilized for ancillary storage.

In 2023, an application was received from Vibe Ukiah, LLC to amend the existing MaUP to expand its business operations to allow on-site consumption of cannabis products purchased on premise within a designated outdoor area in accordance with Ukiah City Code Section 9174.3(c)(5). A timeline and summary of the related permits is provided in Table 1, below.

Table 1 – Entitlement History

Date	File No.	Description
05/13/2020	19-4434	Original Major Use Permit approved by Planning Commission.
12/21/2020	20-5589	Minor Amendment Approval by Zoning Administrator to allow minor alterations and transfer ownership from Element 7 to Vibe Ukiah, LLC.
04/12/2022	22-6846	First year of operation review by Zoning Administrator.
06/01/2023	23-8376	Use Permit Renewal approved by Zoning Administrator.
10/19/2023	23-8972	Planning Application request to amend MaUP 19-4434 to allow on-site consumption of cannabis products in a designated outdoor area. See Project Description.

PROJECT DESCRIPTION

The Applicant requests to modify the previously approved Major Use Permit No. 19-4434, as detailed in Attachment 4, to allow a “Cannabis Consumption Area – Outdoor” consistent with Ukiah City Code (UCC) 9174.3(c)(5). Attachment 4 provides a detailed business plan as it relates to compliance and security standards for the proposed outdoor consumption lounge area. Activities will include smoking, vaping, and ingesting edibles and tinctures within a designated outdoor lounge area during regular operating hours of 9:00 a.m. to 9:00 p.m.

The area proposed for the outdoor consumption lounge will be situated towards the center of the parcel behind a wrought-iron, climb-resistant metal fence to the north of the entrance pathway. No permanent improvements are requested, except for additional fencing. As required by Ukiah City Code, the consumption lounge will be screened from public-view, and staff have conditioned the project to require view obscuring vegetation to further separate the outdoor consumption area from the adjacent property. To access the area, customers will be required to enter through a control point staffed by security personnel employed by the business. No structures are proposed, but the Applicant intends to place chairs, picnic tables and seating to improve the usability of the “Cannabis Consumption Area – Outdoor”.

According to the proposed business plan: *“Customers that have purchased cannabis goods from Vibe Ukiah will be given a receipt for all purchases that includes a date and time to grant access to the consumption area. Each receipt will be verified by security before access is granted to the consumption area: the date on the receipt must be the same-day and products must have been purchased immediately prior to accessing the consumption area.”*

SURROUNDING LAND USES

The parcel carries a General Plan Land Use designation of Community Commercial (CC) and is zoned Community Commercial (C1). The project site is surrounded by parcels zoned Community Commercial (C1), and Urban Commercial (UC). The site is located outside of the Downtown Zoning District but is within the Downtown Parking Improvement District No.1. The project is consistent with the siting requirements below for a 'Cannabis Related-Business', as it is not within the restricted distance to residences, schools, youth-oriented facilities, or other cannabis related business. A 'Location Map' is included within Attachment 3. As detailed, below:

- The proposed consumption area is not within six hundred feet (600 ft) of a school, and;
- The proposed consumption area is not within two hundred fifty feet (250 ft) of a youth-oriented facility, and;
- The proposed consumption area is not within or adjacent to any residential zoned parcel, or primary land use, and;
- The proposed consumption area is not adjacent to or within 250' of another cannabis related business, and;
- The proposed consumption area is approximately 40' to the public right of way, and further separated by Gibson Creek.

As conveyed by the Applicant, the proposed 'Cannabis Consumption Area - Outdoor' will be approximately 5' to the south of the nearest off-site commercial structure, which is utilized for professional offices. The proposed consumption area is approximately 200' to the northwest of the nearest residential structures, which is a mobile home park (Circle Trailer Park) addressed at 371 North Main Street. Table 2 below includes a summary of the surrounding Zoning; See Figure 1 for an aerial image of the site; Figure 2 for a General Plan designation map; Figure 3 for a zoning designation map; Figure 4 for a photograph of the primary entrance and Figure 5 is the site plan.

Table 2 – Surrounding Zoning

	ZONING:	USE:
North	Community Commercial	Commercial (Professional Office)
South	Community Commercial	Commercial (Retail & Salon)
West	Community Commercial; Urban Center	Residential and commercial
East	Community Commercial	Commercial & Residential

Figure 1 – Aerial Map

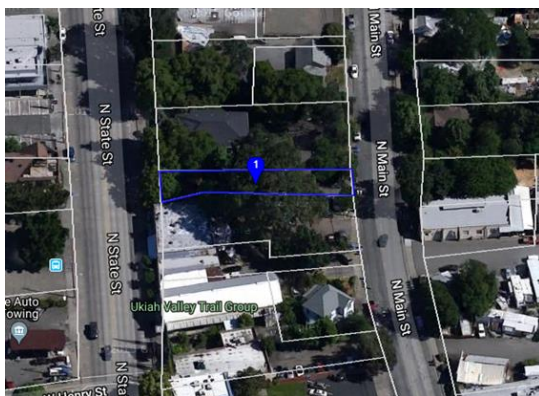


Figure 2 – General Plan Designation



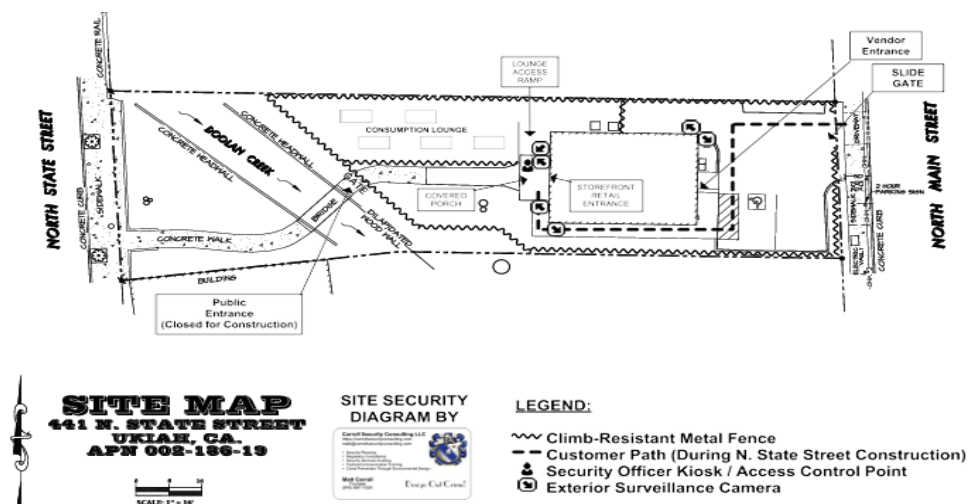
Figure 3 – Zoning Designation



Figure 4 – Entrance View



Figure 5 – Proposed Site Plan



AGENCY REFERRALS AND COMMENTS

On November 1, 2023, agency referrals were sent to the following responsible agencies with jurisdiction over the Project (see Table 3). Comments received by responding departments and agencies are included in Attachment 4, and comments reflected within the Conditions of Approval, as appropriate.

Table 3 – Agency Comments

Agency	Comment
City Building Official	Response received November 1, 2023: 1. A Building Permit shall be obtained for tenant improvements associated with the project. Building Permits shall be required for walkways, gates, and ramps. 2. The design and construction of all site alterations shall comply with the 2022 CA Building Code, 2022 Plumbing Code, 2022 Electrical Code, 2022 California

	Mechanical Code, 2022 California Fire Code, 2022 California Energy Code, 2022 Title 24 California Energy Efficiency Standards, 2022 California Green Building Standards Code, City of Ukiah, and Ukiah Valley Fire Authority Ordinances and Amendments.
City Public Works Department	Response received November 15, 2023: 1. Driveways on Main Street shall be ADA compliant.
Ukiah Valley Fire Authority	No comment.
Ukiah Police Department	Response received November 1, 2023: 1. No comments, conditions of approval, or calls for service received Ukiah Police Department, per Lt. Rick Pintane.
City Electric Utility Department	No comment.
Mendocino County Air Quality	No comment.
Mendocino County Environmental Health	No comment.

STAFF ANALYSIS

The proposed Project involves the establishment of an on-site cannabis consumption lounge within a confined designated outdoor area for patrons of the existing cannabis dispensary, Vibe Ukiah operating at 411 N. State Street. Based on a comprehensive analysis of the proposed business plan provided by the owner to operate an on-site consumption lounge at the subject site, staff finds the expanded use consistent with the provisions outlined under Ukiah City Code Section 9174.3(c)(5). As such, staff recommends the Planning Commission to review the project, and provide approval or further direction:

Amendment to an Approved Major Use Permit. Vibe Ukiah has been in operation since March 2022, and currently has an active State License (Lic. No. C10-0000963-LIC). In June 2023, the City authorized the renewal of the existing use permit to continue operations of the business citing that there had been no calls for service or public nuisance reported by the Ukiah Police Department, the operations were in compliance with all original Conditions of Approval, and all current owners and employees at the time were fingerprinted and subject to a Live Scan background process. Taken together, the business has been in compliance with local and state regulations to continue operating legally.

Approving an amendment to an existing cannabis dispensary in Ukiah to include on-site consumption can effectively address concerns related to increased cannabis consumption in public spaces or multi-unit housing. Without designated areas, there is a risk of consumption in prohibited places, such as parks, posing potential dangers to vulnerable groups such as children and the elderly due to second-hand smoke. This situation may also lead to unnecessary policing and displacement of low-income and minority residents engaging in cannabis use in their rental units or other public settings. Therefore, the approval of such an amendment, particularly for a

dispensary that has a successful and legal track record in Ukiah, would contribute positively to the community's public welfare by establishing a designated on-site consumption lounge.

General Plan Consistency. The proposed on-site consumption use aligns with key goals and policies outlined in the City's 2040 General Plan, specifically within the Economic Development Element. Goals such as ED-4 (Attracting Visitors) and ED-6 (Maintaining a Supportive Business Climate) highlight the City's commitment to enhancing the overall experience for visitors and fostering a healthy economic environment.

Relevant policies, such as ED-6.1 (Regulatory Environment) and ED-10.4 (Local-Serving Retail), emphasize the promotion of business-friendly regulations and the encouragement of local-serving commercial establishments. This alignment reflects the City's intent to support the development of resilient local-serving retail, particularly in response to market fluctuations associated with the cannabis industry. The proposed project not only contributes to economic stability but also enhances the amenities and services available to visitors, aligning with the goals outlined in the General Plan. Notably, Visit Mendocino recognizes the significance of the cannabis tourism sector, identifying it as a crucial area for future tourism and overall growth in the region.

Consistency with FEMA Floodplain/Floodway Requirements: According to FEMA FIRM Map Number 06045C1514F, areas adjacent to Gibson Creek on the subject property are within the regulatory floodway. Therefore, permanent structures, such as decks or shelters are not permissible without additional review and analysis by the City of Ukiah Flood Plain Administrator. As most of the proposed 'Cannabis Consumption Area - Outdoor' is identified within the Floodway an additional Condition of Approval have been applied to ensure that the use of the of the property does not further impede stream flows during flood conditions.

Per Site Development Permit No. 03-23, prior to 2003 most of Gibson Creek was covered by "dilapidated wood and concrete decking from a former commercial structure on both sides of the creek." As part of the development and construction of the current commercial structure, Gibson Creek was daylighted, and a footbridge established across the river.

Staff recommends the Planning Commission review the project, subject to Conditions of Approval, and provide Staff direct.

ENVIRONMENTAL DOCUMENTATION

The proposed project is subject to the California Environmental Quality Act (CEQA). The project has been reviewed by City staff in accordance with CEQA Guidelines to determine if implementation would create significant environmental impacts. The City has determined that the establishment on-site consumption at this commercial cannabis businesses does not meet any of the thresholds that would trigger a significant environmental impact, and thus according to the "general rule exemption" (Section 15061 (b)(3) of the CEQA Guidelines, no further environmental analysis is required. As described, the proposed project does not create any new land use considerations beyond partial utilization of manufacturing and retail to engage in the consumption of cannabis.

As proposed the cannabis retailer must comply with existing regulations related to the City's Anti-Smoking Ordinance (Division 5, Chapter 7, Article 4), similar to businesses that allow for the consumption of tobacco products.

NOTICE

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

- Published in the Ukiah Daily Journal on January 14, 2024
- Posted on the Project site on January 14, 2024
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing; and
- Mailed to property owners within 300 feet of the project parcel on November 30, 2023.

RECOMMENDATION

Staff recommends that the City of Ukiah Planning Commission:

- 1) Conduct a public hearing; and
- 2) Provide direction to Staff to evaluate alternative locations for the proposed 'Cannabis Consumption Area – Outdoor'; or
- 3) Approve the modification to the Major Use Permit to allow for on-site consumption of 'Cannabis Products' in a designated 'Cannabis Consumption Area - Outdoor' on the premises of an existing 'Cannabis-Related Business' in accordance with Ukiah City Code Section 9174.3(c)(5); 441 N. State St., APN 002-186-19, File No. 23-8972.

ATTACHMENTS

1. Draft Resolution
2. Draft Findings
3. Draft Conditions of Approval
4. Application Materials
5. Agency Referral Responses

RESOLUTION NO. 2024 - ____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF UKIAH APPROVING
AN AMENDMENT TO MAJOR USE PERMIT NO. 19-4434
TO ALLOW ON-SITE CONSUMPTION OF CANNABIS PRODUCTS AT
441 N. STATE STREET; APN 022-186-19**

FILE NO. 23-8972

WHEREAS, the Community Development Department received an application to amend Major Use Permit No. 19-4434 on October 19, 2023 to allow on-site consumption of cannabis products within a designated outdoor area at Ukiah Vibe, by Calvin Yee ("Applicant") within an existing commercial cannabis retail located at 441 N. State Street, APN 002-186-19; and

WHEREAS, the Planning Commission originally approved Major Use Permit No.19-4434 on May 13, 2020 to allow operation of a cannabis non-volatile manufacturing and retail/dispensary business at 411 N. State Street; and

WHEREAS, the Zoning Administrator approved a Minor Amendment to Major Use Permit No.19-4434 on December 21, 2020 to allow minor alterations to the existing business and transfer ownership from Element 7 to Vibe Ukiah, LLC; and

WHEREAS, the City of Ukiah City Council adopted Ordinance 1230 on February 8, 2023 to adopt regulations pertaining to cannabis consumption areas; and

WHEREAS, the Zoning Administrator approved a Use Permit Renewal (File No. 23-8376) on June 1, to allow Vibe Ukiah to continue operating under the existing Conditions of Approval; and

WHEREAS, The Planning Commission held a duly noticed public hearing on January 24, 2024 to consider the proposed project where they received testimony from City staff, the applicant, and all interested persons regarding the proposed project; and

NOW, BE IT RESOLVED, that the Planning Commission of the City of Ukiah finds that, based on substantial evidence in the record:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.
2. The project has been reviewed by City staff in accordance with CEQA Guidelines to determine if implementation would create significant environmental impacts. The City has determined that the establishment on-site consumption at this commercial cannabis businesses does not meet any of the thresholds that would trigger a significant environmental impact, and thus according to the "general rule exemption" (Section 15061 (b)(3) of the CEQA Guidelines, no further environmental analysis is required.

ATTACHMENT 1

3. Based on the findings in Attachment 2, the Major Use Permit for the Project is hereby approved, subject to the conditions of approval within Attachment 3 of the staff report, which is attached and hereby incorporated herein.

I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the Planning Commission of the City of Ukiah, held on the 24th day of January 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Craig Schlatter, Director of Community Development

ATTACHMENT 2

DRAFT FINDINGS FOR MODIFICATION OF THE EXISTING CANNABIS USE PERMIT AT 441 N. STATE STREET; APN 022-186-19

FILE NO. 23-8972.

The following findings are supported by and based on information contained within the staff report dated January 24, 2023, the application materials and documentation received on October 19, 2023, and the public record, in accordance with UCC Sections §9262 and §9174.

1. The project, as conditioned, is consistent with the goals and policies of the General Plan for commercial and economic development.
2. The project, as conditioned, is consistent with Division 9, Chapter 2, Article 15.7, Section §9174.3(c)(5) of the Ukiah City Code as described in the staff report.
3. Pursuant to City Code Section §9174.3(c)(5), the proposed modification was reviewed by Planning staff and the Police Department; it has been determined that the criteria for modification of the cannabis-related business permit has been met.
4. The existing Use Permit, and subsequent amendment are determined to be compatible with surrounding land uses and will not be detrimental to the public's health, safety and general welfare. Changes to the approved operation and security plan have been considered and reviewed.
5. The proposed project is subject to the California Environmental Quality Act (CEQA). The project has been reviewed by City staff in accordance with CEQA Guidelines to determine if implementation would create significant environmental impacts. The City has determined that the establishment for on-site consumption at this commercial cannabis businesses does not meet any of the thresholds that would trigger a significant environmental impact, and thus according to the "general rule exemption" Section §15061 (b)(3) of the CEQA Guidelines, no further environmental analysis is required.
6. A notice of public hearing was provided in accordance with UCC Section §9262.

ATTACHMENT 3

DRAFT CONDITIONS OF APPROVAL FOR MODIFICATION OF THE EXISTING USE PERMIT AT 441 N. STATE STREET; APN 022-186-19.

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 proposed to modify a previously approved Major Use Permit to allow for on-site consumption of 'Cannabis Products' in a designated 'Cannabis Consumption Area - Outdoor' on the premises of an existing 'Cannabis-Related Business' in accordance with Ukiah City Code Section 9174.3(c)(5) at 441 N. State Street; APN 002-186-19; File No. 23-8972.

CITY OF UKIAH SPECIAL CONDITIONS

1. The Applicant shall maintain proof of State licensure to operate the cannabis related business.
2. Sale or consumption of alcohol or tobacco is not allowed on the premises.
3. Only cannabis products purchased on-site at 441 N. State Street can be consumed within the designated 'Cannabis Consumption Area – Outdoor'.
4. Access to the area where cannabis consumption is allowed shall be restricted to persons 21 years of age or older. Cannabis consumption areas shall be secured to prevent access by individuals who are not eligible adult use patrons.
5. The consumption of 'Cannabis Products' is strictly prohibited indoors and in any location visible to the public. The property owner is required to install additional privacy screening to obstruct the view of the cannabis consumption area from any public right of way, as well as view obscuring vegetation along the western and northern fence lines of the cannabis consumption area.
6. The Applicant shall install signage that discourage customers from consuming cannabis in close proximity to the boundaries of the premises.
7. No new structures, improvements, plants or other potential impediments shall be placed in the designated floodway for Gibson Creek until the Floodplain Administrator/City Engineer has verified that such objects would not adversely affect the flow of waters through this area during flood events.

CITY OF UKIAH STANDARD CONDITIONS

8. This approval is not effective until the 10-day appeal period applicable to this 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.
9. All Conditions of Approval shall be printed on all sets of building permit project plans pertaining to any site preparation work or construction associated with the development of the multi-family project and ancillary site improvements approved by the Use Permit.
10. 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.
11. 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.
12. Building permits shall be issued within two years after the effective date of the Site Development Permit or same shall be null and void.
13. 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.
14. The Applicant shall obtain all required Sign Permits, in compliance with Division 3, Chapter 7, Signs, of the UCC.
15. The Applicant shall submit a Landscaping and Irrigation Plan for approval prior to Building Permit issuance.
16. The Applicant shall submit verification of all applicable permits or approvals in compliance with all local, state and federal laws to the Community Development Department prior to issuance of building permits.

DEPARTMENT OF PUBLIC WORKS CONDITIONS

17. Driveways along Main Street shall be ADA compliant.
18. All work within the public right-of-way shall be performed by a licensed and properly insured contractor. The contractor shall obtain an encroachment permit for work within this area or otherwise affecting this area. Encroachment permit fee shall be \$45 plus 3% of estimated construction costs.

19. Prior to construction of site improvements, a final grading and drainage plan, and an erosion and sediment control plan, prepared by a Civil Engineer, shall be submitted for review and approval by the Department of Public Works.
20. Should improvements exceed 10,000 square feet of new or replaced impervious surface, post-construction storm water mitigation measures may be required.
21. If required, sewer connection fees shall be paid at the time of building permit issuance.

ELECTRIC UTILITY DEPARTMENT CONDITIONS

22. 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.
23. Developer/customer shall incur all costs of this future project to include (labor, materials, equipment and future services).
24. There shall be an easement provided to the EUD for any electric service that transverses through the property. Or around any City owned Electric equipment.

BUILDING DEPARTMENT CONDITIONS

25. A building permit shall be obtained for any tenant improvements. The applicant shall submit plans and the building permit application. Please submit three complete plan sets, two wet stamped and signed
26. The design and construction of all site alterations shall comply with the 2022 California Building Code, 2022 Plumbing Code, 2022 Electrical Code, 2022 California Mechanical Code, 2022 California Fire Code, 2022 California Energy Code, 2022 Title 24 California Energy Efficiency Standards, 2022 California Green Building Standards Code and City of Ukiah Ordinances and Amendments.

UKIAH POLICE DEPARTMENT CONDITIONS

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

27. The business permittee shall provide the Police Department with the current name and primary and secondary telephone numbers of at least one 24-hour on-call manager to address and resolve complaints and to respond to operating problems or concerns associated with the business.
28. The business permittee shall provide the City with the current name and primary and secondary telephone numbers of at least one manager to communicate with the surrounding neighborhoods and businesses. The business shall make good faith efforts to encourage neighborhood residents to call this person to solve problems, if any, before any calls or complaints are made to the City or Police Department.

29. The business permittee shall immediately report to the City Police Department all criminal activity occurring on the business site.
30. The business permittee shall only manufacture cannabis in a fully enclosed building and not allow cannabis or cannabis products on the manufacturing site to be visible from the public right of way, the unsecured areas surrounding the buildings on the site, or the site's main entrance and lobby.
31. Video from the security surveillance cameras must be recording at all times (24 hours a day, seven days a week) and the recording shall be maintained for at least 90 days. In the event of a crime on site or anywhere within range of the dispensary's security cameras, the dispensary shall provide the Chief of Police with a useable digital copy of the security video upon request or at the earliest convenience. Duration of Use: Security system shall be equipped with at least 24 hours of continued operation time in case of power failure.
32. Electronic "point of sale" age verification system is required which scans and authenticates ID, identifies fake ID's, records dates and times of transactions, has the ability to create a "banned patron" list.
33. A copy of all applicable state and local licenses or permits shall be submitted to the City prior to issuance of permit and prior to operation. All applicable state and local licenses or permits be displayed in the lobby or waiting area of the main entrance to the building.
34. All perimeter fencing and gates shall be constructed of decorative tubular steel, no climb type.
35. All solid core exterior doors shall be equipped with a 180-degree viewing device to screen persons before allowing entry.
36. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.
37. Report any graffiti to UPD @ (707) 463-6262. After reporting, clean-up/paint over as soon as possible. Spray on graffiti remover can be purchased at hardware supply stores.
38. Property shall be kept free of debris/garbage.
39. Applicant shall install a "Knock Box" to allow Police Department emergency access to the interior and exterior areas of the property after hours.
40. Height markers shall be installed on the interior doorways and front door entrance.
41. Building shall be equipped with UL compliant security system including Video Assessment Surveillance System (VASS), Intrusion Detection System with private security response and emergency panic alarms. Security system must be monitored by UL listed monitoring company and installed via a UL certified installer.
42. Any proposed revisions to the approved Security Plan shall be made in writing and

subject to approval.

43. An inspection shall be conducted by the Department in order to confirm compliance with approved Security Plan prior to building permit final.

UKIAH VALLEY FIRE AUTHORITY CONDITIONS

44. All exit doors shall be equipped with lighted exit signage and emergency lighting with a battery backup.
45. Main entry door must swing in direction of egress travel "out".
46. There may be other minor Fire Code additions when plans are submitted, i.e. Address location, and the need for additional fire extinguishers.
47. New and existing buildings shall have approved address numbers placed in a position to be plainly legible from the street or road fronting the property, CFC 505.1. Address number shall be placed on the South facing exterior and East facing wall at corner of main building. Fire Marshal can verify with contractor.
48. Fire extinguishers shall be required. Fire Prevention staff can assist with location and number of required extinguishers.
49. Fire sprinkler system shall be maintained and modified as necessary.
50. Carbon Monoxide cylinders must be secured and restricted from falling. Amount of cylinders shall be verified and properly stored at all times. If stored in a closed room, room must be vented and alarmed.
51. It is highly recommended that all exists be clearly marked. Means of egress shall be illuminated when the building space is occupied, CFC 1008.2
52. Exit signs shall be internally or externally illuminated at all times; signs shall be connected to an emergency power system that provides illumination for not less than 90 minutes in case of primary power loss. CFC 1013.3 & 1013.6.3.
53. In the event of power supply failure, an emergency electrical system shall automatically illuminate the means of egress. CFC 1008.3.
54. An "Knock Box" key security safe shall be required, and mounted on the exterior at a location specified by the Fire Marshal.
55. Emergency contact information shall also be provided to the Fire Department.



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

Application Number:
 CID Number:
 Date Received (place CDD stamp below):

23-8972
 Received 10/19/2023

PROJECT NAME: Vibe Ukiah Outdoor Consumption Lounge					
PROJECT ADDRESS/CROSS STREETS: 441 N State Street			Assessor Parcel Number(s): 002-186-19		
APPLICANT/AUTHORIZED AGENT NAME: Calvin Yee		PHONE NO: 916-304-7773	E-MAIL ADDRESS: calviny@vibebycalifornia.com		
APPLICANT/AUTHORIZED AGENT ADDRESS: 8112 Alpine Avenue			CITY: Sacramento		STATE/ZIP: CA
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: Vibe Investments LLC		PHONE NO: 279-420-8423	FAX NO:	E-MAIL ADDRESS: compliance@vibebycalifornia.com	
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT same as above			CITY: same as above		STATE/ZIP: same as above
☐ AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	\$	☐ REZONING – PLANNED DISTRICT 100.0800.611.001	\$	☒ USE PERMIT – AMENDMENT 100.0400.449.001	\$ 1,000 deposit
☐ 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 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: CC	Zoning District: C1 (Community Comm)	Airport Land Use Designation: OAS
City's Architectural & Historic Inventory: ☐ YES ☒ NO	Age of Building (if proposing demolition):	Flood Designation: Flood Way

Notes: **Amendment to MaUP 19-4434**

Project Description Attached

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)

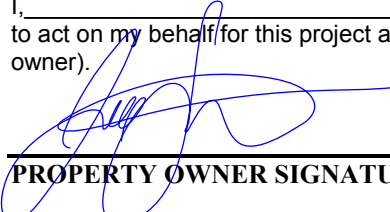
Please provide the following information related to the use of the site and building:

Description of Building & Site			
Parcel Size: approx 8,000 sq ft	Building Size: 1,750 sq ft	Number of Floors: 2	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
☐ Office (business/professional)	N/A	N/A	N/A
☐ Office (medical/dental)	N/A	N/A	N/A
☐ Retail	Cannabis dispensary	1,750 sq ft	N/A
☐ Light Industrial	N/A	N/A	N/A
☐ Residential	N/A	N/A	N/A
☐ Other: Outdoor consumption lounge	Back lot	N/A	N/A
Operating Characteristics			
Days and Hours of Operation: 9 am - 9 pm			
Number of Shifts: 2	Days and Hours of Shifts: 7 days per week - shift hours vary		
Number of Employees/Shift: 2 employees per shift			
Loading Facilities: ☐ Yes ☒ No	Type/Vehicle Size: N/A		
Deliveries: ☒ Yes ☐ No	Type: retail customer delivery	Number (day/week/month):	Time(s) of Day: 11 am - 7 pm
Outdoor areas associated with use? (check all that apply) ☒ Yes ☐ No	Sales area: ☒ Yes ☐ No Square Footage: 500 sq ft	Unloading of deliveries: ☒ Yes ☐ No Square Footage: 145 sq ft	Storage: ☒ Yes ☐ No Square Footage: 266 sq ft
Noise Generating Use? ☒ Yes ☐ No	Description: Voices and low volume music during business hours		

AUTHORIZED AGENT

Joe Starr

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



PROPERTY OWNER SIGNATURE

10/18/2023

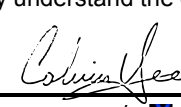
DATE

I, **Calvin Yee**, 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 10/18/2023

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.

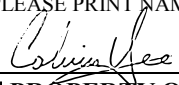
The City of Ukiah shall have the right to appear and defend its interests in any action through its City Attorney or outside counsel. The applicant shall not be required to reimburse the City for attorney's fees incurred by the City Attorney of the City's outside counsel if the City chooses to appear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

I have read and agree to all of the above.

Calvin Yee

☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT

(PLEASE PRINT NAME)



☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT

DATE 10/18/2023

(SIGNATURE)

Revised 09/03/2019



Vibe Ukiah Consumption Lounge Proposed Consumption Plan

Introduction

This proposed procedure will apply to Vibe Ukiah's Dispensary located at 441 State Street N, Ukiah, CA 95482. This procedure shall not be considered active or be included in employee training materials until approval for on-site consumption by the city of Ukiah, at which time the procedure will be finalized and approved for training materials.

Applicable Regulations: Ukiah Cannabis Code §9174.3

Scope and Objective

Vibe Ukiah will maintain and operate compliance and security standards for an **Outdoor Consumption Lounge**. Activities that will be allowed onsite include: smoking, vaping, and ingesting edibles and tinctures.

Vibe Ukiah is located in between two businesses: Insurance Litigators & Counselors at 445 N State Street and Blondie Salon Suite at 435 N State Street. Neither business is residential or educational in nature and has no associated sensitive constituents. Adding a consumption area will not cause any adverse effects on the neighborhood and will serve to provide a safe consumption area for patrons.

The consumption area will be located in the topmost center portion of the included Security Diagram labeled "Consumption Lounge". The consumption area will be accessed via an access ramp on the Covered Porch attached to the Storefront Retail Entrance and is only accessible after verification from the onsite Security Personnel stationed at the access point. Customers will park on State Street and follow the marked customer path on the diagram to enter the Retail. Customers will not be able to access the consumption area except through the mandated check point.

Temporary "20-minute parking" areas will be requested for use while the Use Permit is undergoing modification activities (public hearing and comments, etc.). See Attachment B for photos of the existing fence and privacy screen impeding public view of the facility.

Visibility and Access

From an aerial point of view, the consumption lounge is obscured by trees (and is not visible) from satellite imaging). The leaves and branches of the trees also prevent smoke (from inhalable cannabis products) from being visible beyond the perimeter of the consumption lounge and act as a filter to siphon cannabis smoke. From the street view, an opaque privacy screen will be added or reinforced as needed around the perimeter to shield the consumption lounge from view. The consumption lounge area is located behind the dispensary, so only the dispensary is visible from the entrance of the property. There are no applicable positions or elevations where non-age-restricted areas have visibility of the consumption lounge.

Document Number	Title	Revision Number	Effective Date
23-963-001	(Proposed) Consumption Plan	1.0	TBD

Entrance to the consumption lounge will be accessible exclusively from the dispensary retail sales area. Customers that have purchased cannabis goods from Vibe Ukiah will be given a receipt for all purchases that includes a date and time to grant access to the consumption area. Each receipt will be verified by security before access is granted to the consumption area: the date on the receipt must be the same-day and products must have been purchased immediately prior to accessing the consumption area. No re-entry will be granted, and no entry will be granted to patrons who have exited the retail space with purchased items and attempt to enter the consumption lounge per the requirement that all purchases must be verified as purchased from Vibe Ukiah and customers may only complete one purchase each day.

Groups will be allowed in quantities of up to 4 persons with a minimum purchase amount (based on consumption, not price), but will be closely monitored both by on-site security and remote video surveillance monitoring.

Anti-Smoking Ordinance Appeasement

Only the dedicated Consumption Lounge will allow for smoking and ingesting of cannabis goods. All other areas will be equipped with 8.5" x 11" signs with the verbiage "NO SMOKING" clearly visible. Potential locations include the front entrance, front lobby, and retail sales area.

No tobacco or alcohol in any form may be consumed onsite in the premises area. If patrons wish to consume tobacco, they may exit the consumption lounge and smoke at least 20 feet from the perimeter of Vibe Ukiah and return (if they remain within sight of security for the duration that they left the consumption area).

Vibe Ukiah will monitor consumption activities and frequently verify that neighboring businesses do not find any odor complaints or other nuisances. Outdoor box fans may be used if it is determined that more adequate ventilation (or direction of air flow) is needed to appease this requirement.

Security

See Attachment A for the Professional Security Plan, modified from the existing approved Security Plan to include consumption activities and considerations.

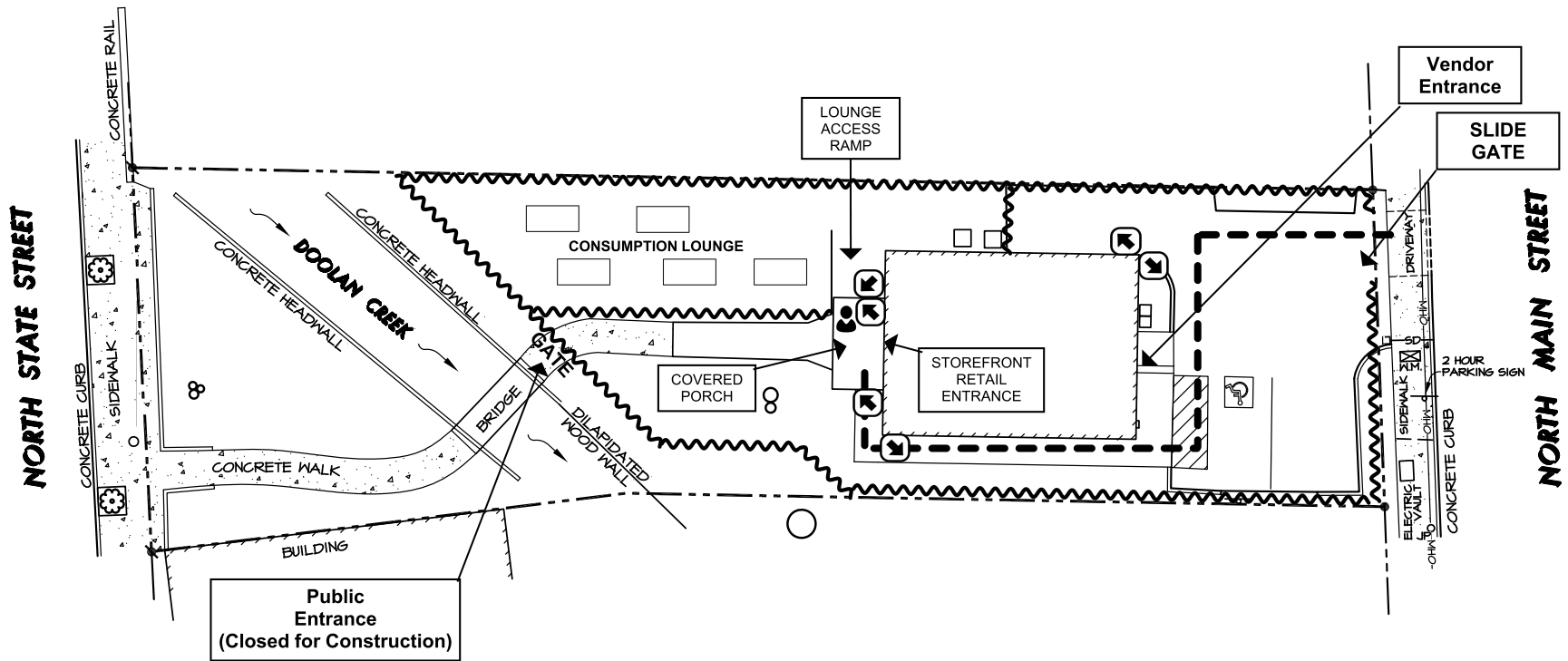
Employee Training, Notification, and Customer Education

Upon approval for consumption, all employees will be trained on consumption procedures, including but not limited to this procedure, the Professional Security Plan, and other product-specific training material. Weekly updates will be given to employees by the manager in regards to new products and/ or products to be highlighted/ promoted.

The purchasing manager for cannabis products will ensure that there are educational materials such as pamphlets or brochures for any product encouraged for purchase to use in the consumption lounge. Vibe Ukiah will verify that all brands of product have a website or representative who is available to answer questions about product potency and effects.

Similar to a pharmacy, each purchase (whether to be consumed in the consumption lounge or not) will be directed to a qualified budtender who can educate the consumer on potency, anticipated effects, anticipated absorption and termination of effects, and suggested dose/ use. If a customer requests additional information, they may leave contact information so that educational materials can be distributed once available. An email and/ or newsletter may also be distributed once available.

Document Number	Title	Revision Number	Effective Date
23-963-001	(Proposed) Consumption Plan	1.0	TBD



SITE MAP **441 N. STATE STREET** **UKIAH, CA.** **APN 002-186-19**

0 8 16
 SCALE: 1" = 16'

SITE SECURITY DIAGRAM BY

Carroll Security Consulting LLC
<https://carrollsecurityconsulting.com>
 matt@carrollsecurityconsulting.com

- Security Planning
- Regulatory Compliance
- Security Services Auditing
- Tactical Communication Training
- Crime Prevention Through Environmental Design

Matt Carroll
 Founder
 (916) 997-7329

Design Out Crime!

LEGEND:

- ~ Climbing-Resistant Metal Fence
- - Customer Path (During N. State Street Construction)
- ⦿ Security Officer Kiosk / Access Control Point
- 📷 Exterior Surveillance Camera

Security Plan

Premises Uses:

Cannabis Storefront Retail, Retail Delivery
& On-Premises Outdoor Consumption

Business Name:

Vibe by California

Premises Address:

441 North State Street
Ukiah, CA 95482

Updated:

September 6th, 2023

Prepared by:

Carroll Security Consulting LLC
(916) 997-7329

Preparer Credentials:

AA, Administration of Justice, Shasta College
BS, Criminal Justice, Sacramento State University
Qualified Manager, Paladin Private Security, PPO 15029
Co-Founder, Sacramento Security Training Center TFF1511
CPTED Practitioner, National Institute of Crime Prevention
Retired, Port Police Officer, Port of Sacramento Police Department
Cannabis Security Consultant (Contractor), Benicia Police Department
Cannabis Security Consultant (Contractor), Dixon Police Department

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- Never leave the vehicle running while unattended;
- Never leave vehicle keys unattended; and
- Never leave vehicle keys in the vehicle (e.g. when refueling)

Auto Theft Management

- If a vehicle is stolen from the licensed premises, the premises manager will notify the Ukiah Police Department immediately upon the discovery of the theft. Notification will be made by calling the non-emergency number;
- If a vehicle is stolen in the course of delivery operations, the theft will be deemed a crime in progress and immediately reported to the law enforcement agency of jurisdiction through the emergency number (911 or cellular equivalent);
- Visually canvass the surrounding area for surveillance cameras. If present, include their locations in your police report to assist investigators who may follow up on the crime; and
- Notify your supervisor of the crime of what, if any, inventory or currency was acquired.

Outdoor Consumption Lounge

The outdoor consumption lounge component of the premises will be separated from the remainder of the licensed premises, with no doorways connecting the two areas. The following rules and regulations will apply to the consumption lounge:

- Access to the consumption lounge will be limited to customers who are 21 years of age or older;
- All cannabis goods entering the consumption lounge will be inspected by the lounge host during the check-in process. Permitted cannabis goods shall be limited to those cannabis goods acquired from the Vibe Ukiah storefront retail premises which are accompanied by a correlating receipt;
- No alcoholic beverages shall be permitted on the premises, including within the outdoor consumption lounge; and
- Smoking of tobacco products shall be prohibited on the premises, including within the outdoor consumption lounge.

As identified on the accompanying diagram herein, access to the outdoor consumption lounge will require passage through a checkpoint that will be manned by a security officer (or employee of Vibe) during all operating hours of the storefront retail and lounge components. The security officer will be responsible for validating all persons for entry, using a magnetic card stripe reader to verify and log government issued photo identification of all persons seeking entry. All persons entering the lounge will be assigned a wrist band at the time of entry.

Upon departure, the wrist band will be collected by the security officer. At that time, the security officer will make an assessment of the guest's condition. The security officer will ensure that guests seem reasonably capable of caring for themselves prior to departure from the premises. Where a guest's level of intoxication is such that they are unable to reasonably care for themselves, the security officer will discourage the guest from departing until such time as their condition improves. Where a guest is defiant, the security officer will summon the patrol security officer to work with the guest toward remaining on premises or deriving a plan for safe passage

home (e.g. coordinating a ride share, friends/family members or otherwise). Where a customer remains defiant and the security officer deems the customer may represent a danger to themselves or others in their condition, the security officer will summon the on-duty manager for intervention, and as needed, will prompt notification of the Ukiah Police Department.

Vibe team members, including contract security personnel, assigned to hosting the outdoor consumption lounge will receive additional training relative products available for consumption, potency of the products, absorption time, effects of the products, signs and symptoms of excessive impairment and tactical communication toward earning voluntary compliance.

Staffing Level

- During business hours, an assigned Host will directly and actively supervise the onsite consumption areas. During their breaks and meal periods, the on-duty manager will relieve the host.
- The host will greet and register members for the onsite consumption areas and will be stationed at the entrance gate during all operating hours.
- The premises security officer assigned to premises patrol functions will routinely walk the consumption lounge area to assess conditions and mitigate any unauthorized activities.
- Hosts, managers and security officers will receive and mandatory training in basic first-aid, CPR and AED.

Security Systems, Staff, and Training

- At the beginning of each shift, a manager will verify that each system is functioning properly. If any system is malfunctioning, the manager will determine if it affects operational safety and will close the consumption area as needed. This would include a malfunction of the panic buttons, cameras, or security staffing shortages.
- The host will be responsible for enacting safety protocols in case of emergency. This includes pushing the panic button, calling 911, observing and reporting crimes in progress, noticing problems in their initial stages, preventing or stopping crimes or misconduct, and watching for signs of overmedication and preventing it. The host will draw on the patrol security officer as needed toward these ends.

Eligible Parties

- The host will be responsible for making sure only adults over 21 and current, registered patient members access the onsite consumption areas. Caregivers are not allowed, unless they are required to provide care for the patient they support.
- The host will demand any caregiver caught consuming cannabis onsite to leave immediately and act to suspend or revoke their ability to use the space in the future.
- The host, as a part of the entrance registration process, will collect emergency contact information for each customer using the onsite consumption area.

Consumption Limits

- Generally, customers should not consume more than 50mgs of cannabis onsite, with the preferred amount being 5 - 25mgs. The intent of onsite edible consumption is to use a light dose, so that any influence felt from the active substance will be mild. There are certain conditions that require a high dose to treat, and patients and general consumers get an equally high tolerance to match. These are experienced users, who will self-titrate their dose if they have such need. Where a host identifies signs and symptoms of excessive dosing, the host will summon the patrol security officer and a manager to intervene and stop overuse.
- Ingesting cannabis orally has a strong effect which can be delayed by up to one and a half hours. The host will actively monitor for over-consumption and will intervene where it is suspected. Members who appear to be over-consuming, or about to do so, will be reminded of the average consumption limits, and directed to adhere to them. Any person blatantly violating these rules may be asked to leave for home immediately and asked not to return.
- Any customer who is under the influence of cannabis to such a degree that they cannot walk, ride a bike, or drive will be interrupted from leaving and offered a variety of options. This includes having the person remain on premises until they are competent to transport to their destination, calling a taxi or car service for the person, or asking the person to call a friend or family member for a ride.

Vaporizing / Utensils

- Customers are allowed to vaporize whole plant and extracted cannabis in the onsite consumption area. This can be done using tools like the Volcano or Vapexhale hot air units, the e-nail style tabletop utensils, plate or nail-based units (like Hitman Glass products), or vape pens. The host will be responsible for making sure that only approved methods of vaporizing are used in the onsite consumption area.
- Because vaporizing utensils are often expensive and not widely available for in house use, the onsite consumption areas will have utensils that members can borrow for the length of their visit. The host will be responsible for properly stocking this area with usable utensils and for making sure they are clean and ready to use. The host will collect a valid government issued photo I.D. from customers borrowing utensils until the customer returns the item.

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Encouraging safe consumption and transportation, and preventing nuisance

- Vibe will enforce a policy to prevent members from overusing cannabis while onsite. The goal is to encourage safe transportation and to prevent nuisances. The General Manager will implement these policies, with the General Manager and Assistant General Managers supervising their daily management. All hosts and security officers will be trained on signs of excessive dosing to prevent these problems.
- It is the responsibility of all staff members to cut off any clearly intoxicated patient. To gauge intoxication, Vibe will use guidelines created by the California Department of Alcohol Beverage Control, in ABD 637, Signs of Intoxication. All employees and security contractors will follow these guidelines in determining what actions to take to prevent intoxication and nuisance. Signs of excessive intoxication included in staff training will include:
 - Inhibitions Become Relaxed - overly friendly, loud, annoying, using foul language, and consuming more or faster than usual **Staff should be aware that these people might pose a problem, if they continue to consume cannabis to excess, and they should be reminded about the rules requiring patrons to be non-disruptive.*
 - Judgment is impaired - argumentative, careless with money, irrational statements, belligerent, and loss of train of thought **Staff should ask the customer to take a break from consuming cannabis in vaporized and edible forms and should not allow further consumption. They should be reminded of the rules and informed that continued violations will result in being asked to leave.*
 - Reactions are Affected - slurred speech, slow and deliberate movements, decreased alertness, and quick, slow or fluctuating speech **Staff should be sure that this patient does not consume any more cannabis while at the facility. They should be monitored, given a beverage, and supplied with a snack. These people should be settled in somewhere to rest, while the effects lessen, and be offered a beverage like green tea to counteract any sleepy effect of the cannabis medicine. They should be asked about their mode of transportation, and offered a cab or car service home, if needed.*
 - Loss of Coordination - fumbling with belongings, unable to sit straight on chair, swaying or drowsy, stumbling, bumping into things, and falling **Staff should not allow this person to consume any more cannabis at the facility. They should be offered a comfortable place to sit or lay down, a beverage, and a snack like fruit or chips. A staff member should monitor them constantly, checking their needs, until they have recovered from this level of intoxication. Before this person leaves, the staff member should check on their transportation, offering a cab or car service ride home if they drove, or to public transportation if they took it. Staff should also offer to call a friend or family member for a ride, if desired.*
- The General Manager will make sure the facility is outfitted with first aid equipment, including ice packs, blankets and pillows, and a cot, in case a customer needs to lie down

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while experiencing intoxicating effects. If this happens, a General Manager or Assistant General Manager should be immediately notified. The person should be allowed to rest quietly, under constant observation, until the effect passes (generally less than 30 minutes time is needed), or to call for a friend or family member to assist the customer in getting home. Any staff member, at any time, who believes a customer's life is in danger must immediately call 911, even if the customer requests otherwise. If a customer is experiencing an adverse effect from the cannabis, a Vibe staff member must stay with the person until the feeling subsides, until the person is taken into medical care, or until they are safely in the care of a friend or family member.

- Vibe will offer a cab, Uber, or Lyft ride home to any member who drove and is too intoxicated to get home.
- If a member willfully exceeds safe dosing levels they will be banned from the premises for no less than one year. A second occurrence will result in a lifetime ban.

Opening and Closing Procedures

Opening Procedures

The first employee arriving at the premises each day will be the opening manager. At least one other employee will be scheduled to arrive at the same time as the opening manager to serve as a deterrent to take over robbery attempts at facility opening. The opening manager will perform a visual inspection of the premises from the safety of his or her vehicle, driving all accessible perimeters of the premises. If any signs of forced entry, suspicious persons or suspicious circumstances are observed during this inspection, the opening manager and employee will retreat from the property and summon the contracted private patrol operator or police, as appropriate for the circumstances. Where no such concerns are found, the opening manager will park as near as is practicable to the lobby entrance and will proceed inside. The second employee will not be permitted to exit his or her vehicle until the opening manager has completed the exterior screening and is also exiting a vehicle.

Upon entry, the opening manager will close and lock the lobby door behind himself/herself and will disarm the premises alarm. If the opening manager finds the alarm is not armed, the opening manager will exit the premises, locking the door behind himself/herself and will return to his or her vehicle. The contracted private patrol operator will be summoned to clear the premises with the opening manager. Once the premises is cleared of concerns, an immediate investigation will be conducted to identify and mitigate the reason for the alarm's condition on arrival.

Prior to any employees being granted entry to the premises, the opening manager will:

- Perform a manual test of the premises alarm system in accordance with provider protocols;
- Check that all door locks, cabinet locks and safes are in operable condition and free of tampering;
- Inspect inside and outside the premises for signs of attempted security breaches;
- Check cameras for functionality, network connectivity and unobstructed viewing;
- Turn on interior lights, where appropriate, and assure all lighting is working properly; and

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From: [Matthew Keizer](#)
To: [Michelle Irace](#)
Subject: RE: Project Referral-Vibe Cannabis Consumption Lounge MaUP
Date: Wednesday, November 1, 2023 10:01:30 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

1. A permit will be required for T.I. (Tenant Improvements) Please submit plans and, a building permit application. Please submit four complete plan sets, two wet stamped and signed.

Building permits are required for the walkways, Gates, and ramps.

2. The design and construction of all site alterations shall comply with the 2022 California Building Code, 2022 Plumbing Code, 2022 Electrical Code, 2022 California Mechanical Code, 2022 California Fire Code, 2022 California Energy Code, 2022 Title 24 California Energy Efficiency Standards, 2022 California Green Building Standards Code, City of Ukiah, and Ukiah Valley Fire Authority Ordinances and Amendments.
- 3.

Regards,



Matt Keizer, CBO, MCP, CFM
Chief Building Official
Chief Code Enforcement Officer
UVFA Fire Code Official

Email: mkeizer@cityofukiah.com

300 Seminary Ave

Ukiah, CA 95482

Office 707-467-5786

Desk 707-467-5718

Fax 707-463-6204

Inspection 707-463-6739

<http://www.cityofukiah.com/community-development/>

<http://www.cityofukiah.com/uvfa/>

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From: Michelle Irace <mirace@cityofukiah.com>

Sent: Wednesday, November 1, 2023 9:51 AM

To: Matthew Keizer <mkeizer@cityofukiah.com>; Cindy Sauers <csauers@cityofukiah.com>; Sonu Upadhyay <supadhyay@cityofukiah.com>; Scott Bozzoli <sbozzoli@cityofukiah.com>; Tim Eriksen <teriksen@cityofukiah.com>; Jason Benson <jbenson@cityofukiah.com>; Cedric Crook <ccrook@cityofukiah.com>; Rick Pintane <rpintane@cityofukiah.com>

Cc: Craig Schlatter <cschlatter@cityofukiah.com>

Subject: Project Referral-Vibe Cannabis Consumption Lounge MaUP

Hello,

We have received an application from Vibe CA, LLC for the addition of an outdoor cannabis consumption lounge at the existing Vibe dispensary at 441 N State St. Consumption regulations can be found here (UCC 9174.3(C)(5))

<https://www.codepublishing.com/CA/Ukiah/#!/Ukiah09/Ukiah0902-1507.html#9174.3>

Please provide comments by **November 10, 2023**

Thank you,



Michelle Irace, Planning Manager

Department of Community Development

300 Seminary Avenue, Ukiah, CA 95482

www.cityofukiah.com/community-development

(707) 463-6203

PROJECT REVIEW REFERRAL

Please provide comments by: November 10, 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 Planning Manager	☐ Mendocino County Planning and Building
☒ City Building Official	☐ Mendocino County Surveyor/Assessor
☒ City Public Works Dept.	☐ Mendocino Transit Authority
☒ Ukiah Valley Fire Authority	☐ US Army Corps of Engineers
☒ City Police Dept. Captain	☐ Regional Water Quality Control Board
☒ City Police Dept. Community Service Officer	☐ CA Dept. of Fish and Wildlife
☒ City Electric Utility Dept.	☐ CA Dept. of Transportation
☐ Ukiah Municipal Airport Operations Manager	☐ Sonoma State Northwest Information Center
☐ Airport Land Use Commission	☐ AT & T
☒ Mendocino County Air Quality	☐ PG & E (gas)
☒ Mendocino County Environmental Health	☐ PG & E (Land Rights)
☐ California Military Land Use Office	☐ Other:
FROM PROJECT PLANNER: Michelle Irace, Planning Manager mirace@cityofukiah.com 707 463-6203	

PROJECT INFORMATION:	
Project Name & Permit #:	Vibe Cannabis Consumption Lounge Major Use Permit #23-8972
Site Address & APN:	441 N State St; APN 002-186-19
General Plan:	Commerical
Zoning:	C1
Airport Compatibility Zone:	OAE- Other Airport Environs
Date Filed:	10/19/23
Resubmittal:	n/a
Date Referred:	11/1/23
Prev. Projects on Site (include file #)	Cannabis Use Permit #19-4434; Minor Mod #20-5589; Renewal #23-8376
Applicant/Agent Name:	Calvin Yee (Vibe CA, LLC)
Phone:	916-304-7773
Email:	calviny@vibebycalifornia.com
Project Summary: Addition of outdoor cannabis consumption lounge to existing cannabis dispensary	

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

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

☒ No Comment
☐ Comments / Conditions of Approval Attached

[Signature]
Signature

11/01/23
Date

From: [Jason Benson](#)
To: [Michelle Irace](#)
Cc: [Tim Eriksen](#)
Subject: RE: Project Referral-Vibe Cannabis Consumption Lounge MaUP
Date: Wednesday, November 15, 2023 2:47:48 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Michelle –

Public Works has reviewed this project. Comments:

- Driveways on Main Street must be ADA compliant.

Jason Benson, PE
Public Works – Senior Engineer
P: (707)463-6284

From: Michelle Irace <mirace@cityofukiah.com>
Sent: Wednesday, November 1, 2023 9:51 AM
To: Matthew Keizer <mkeizer@cityofukiah.com>; Cindy Sauers <csauers@cityofukiah.com>; Sonu Upadhyay <supadhyay@cityofukiah.com>; Scott Bozzoli <sbozzoli@cityofukiah.com>; Tim Eriksen <teriksen@cityofukiah.com>; Jason Benson <jbenson@cityofukiah.com>; Cedric Crook <ccrook@cityofukiah.com>; Rick Pintane <rpintane@cityofukiah.com>
Cc: Craig Schlatter <cschlatter@cityofukiah.com>
Subject: Project Referral-Vibe Cannabis Consumption Lounge MaUP

Hello,

We have received an application from Vibe CA, LLC for the addition of an outdoor cannabis consumption lounge at the existing Vibe dispensary at 441 N State St. Consumption regulations can be found here (UCC 9174.3(C)(5)

<https://www.codepublishing.com/CA/Ukiah/#!/Ukiah09/Ukiah0902-1507.html#9174.3>

Please provide comments by **November 10, 2023**

Thank you,



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



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
Dba Vibe by California Ukiah
C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is DeAnna Skaggs, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: DeAnna Skaggs

Contact Phone or Email: 707 367 2288

Signature: [Handwritten Signature]

Date: 10-1-23



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
Dba Vibe by California Ukiah
C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is Quincy Jones, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: Quincy Jones

Signature: [Handwritten Signature]

Contact Phone or Email: Quincyjones1@yahoo.com Date: 10/1/23



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
DbA Vibe by California Ukiah
C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is Heidi Jimenez, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: Heidi Jimenez

Signature: Heidi Jimenez

Contact Phone or Email: 707-380-7827

Date: 10/01/2023



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
Dba Vibe by California Ukiah
C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is Yecenia, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: Yecenia

Signature: [Signature]

Contact Phone or Email: 707-367-9806

Date: 09-01-23



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
DbA Vibe by California Ukiah
C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is Julyssa Naranjo, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: Julyssa Naranjo

Contact Phone or Email: 707-513-8473

Signature: Julyssa Naranjo

Date: 10/1/23



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
Dba Vibe by California Ukiah
C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is Arthur Mendez, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: Arthur Mendez

Signature: 

Contact Phone or Email: 541-841-2048

Date: 10-1-23



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
Dba Vibe by California Ukiah
C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is Steven Mendez and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: Steven Mendez

Signature: [Handwritten Signature]

Contact Phone or Email: Benny707@yahoo.com

Date: 10-1-23



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
DbA Vibe by California Ukiah
C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is Rosalie Rojas, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: Rosalie Rojas

Contact Phone or Email: 707-391-2125

Signature: RLR

Date: 10/1/23



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
DbA Vibe by California Ukiah
C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is Catherine Prieto-Vasquez, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: Catherine Prieto V

Signature: Catherine Prieto V

Contact Phone or Email: 571-588-6235

Date: 9/30/23



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
DbA Vibe by California Ukiah
C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is Brandon P. Olney, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: Brandon P. Olney

Contact Phone or Email: 707 489 6057

Signature: [Handwritten Signature]

Date: 9/30/23



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
DbA Vibe by California Ukiah
C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is Miguel Sanchez, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: Miguel Sanchez

Signature: Miguel Sanchez

Contact Phone or Email: Miguel6448@gmail.com

Date: 9/30/2023



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
Dba Vibe by California Ukiah
C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is Mary PATTERSON, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: MARY A Patterson

Contact Phone or Email: bree8936@yahoo.com

Signature: Mary A Patterson

Date: 9.30.23



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
Dba Vibe by California Ukiah
C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is KEVIN HYLAN, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name:

KEVIN HYLAN

Signature:

A handwritten signature in black ink, appearing to be "Kevin Hylan", written over a horizontal line.

Contact Phone or Email:

KEVINHYLAN@GMAIL

Date:

9/30



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
Dba Vibe by California Ukiah
C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is Abigale Grimes, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: Abigale grimes

Signature: 

Contact Phone or Email: 707 306 6065

Date: 09/30/23



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
Dba Vibe by California Ukiah
C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is Brad McKinster, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: Brad McKinster

Signature: [Signature]

Contact Phone or Email: 707 413 9406

Date: 9-29-23



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
Dba Vibe by California Ukiah
C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is Chris Little, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: Chris Little

Signature: Chris Little

Contact Phone or Email: 707 384-3018

Date: 9/30/2023



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
Dba Vibe by California Ukiah
C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is Liz Martinez, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: Liz Martinez

Signature: 

Contact Phone or Email: (707) 472-9286

Date: 9/30/23



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
Dba Vibe by California Ukiah
C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is Crystal Reyes, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: Crystal Reyes

Signature: [Handwritten Signature]

Contact Phone or Email: (707) 267-1903

Date: 09/30/23



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
Dba Vibe by California Ukiah
C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is Kristi Olsen, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: Kristi Olsen

Signature: Kristi Olsen

Contact Phone or Email: 415-250-7072

Date: 9/29/23



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
Dba Vibe by California Ukiah
C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is Jeff Clary, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: Jeff Clary

Signature: [Handwritten Signature]

Contact Phone or Email: 707 922 5077

Date: 9/29/2023



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
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C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is Kody Brandon, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: Kody Brandon

Signature: [Handwritten Signature]

Contact Phone or Email: 707-841-1619

Date: 09/29/2023



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
Dba Vibe by California Ukiah
C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

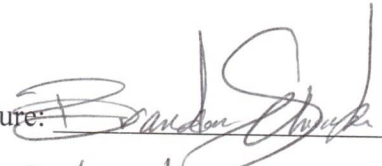
To whom it may concern (City of Ukiah),

My name is Brandon Schimka, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: Brandon Schimka

Signature: 

Contact Phone or Email: 707-972-9033

Date: 9/29/23



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
DbA Vibe by California Ukiah
C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is Luis Flores, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: Luis Flores

Contact Phone or Email: 707 391-9152

Signature: [Handwritten Signature]

Date: 9/29/23



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
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C10-0000963-LIC
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UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is Keenan McCain, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: Keenan McCain

Signature: Keenan McCain

Contact Phone or Email: keenanmccain@gmail.com

Date: 9/29/23



**Vibe Ukiah Consumption Lounge
Community Letter of Support**

Vibe Ukiah LLC
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C10-0000963-LIC
441 STATE ST N
UKIAH, CA 95482

To whom it may concern (City of Ukiah),

My name is Jonathan Standiec, and I would like to express my support to the city of Ukiah for Vibe by California to obtain permitting to add consumption activities to their active retail location at 441 State Street N, Ukiah, CA 95482.

I certify that I am a local resident living within the city limits of Ukiah, California, and that I am of legal age to provide written consent.

Thank you for your consideration,

Name: Jonathan Standiec

Signature: [Handwritten Signature]

Contact Phone or Email: 707 621 0129

Date: 9/29/23