



Zoning Administrator

Regular Meeting **AGENDA**

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

Zoom Teleconference Link: <https://us06web.zoom.us/j/87603352950>

Call 669-444-9171 (US Toll-Free)

Meeting ID: 876 0335 2950

March 14, 2024 - 3:00 PM

1. CALL TO ORDER

2. VERIFICATION OF NOTICE

3. APPEAL PROCESS

All determinations of the Zoning Administrator regarding minor discretionary planning permits are final unless a written appeal, stating the reasons for the appeal, is filed with the City Clerk within ten (10) days of the date the decision was made. An interested party may appeal only if he or she appeared and stated his or her position during the hearing on the decision from which the appeal is taken. For items on this agenda, the appeal must be received by March 25, 2024.

4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

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

5. APPROVAL OF MINUTES

5.a. Approval of the October 26, 2023, Zoning Administrator Meeting Minutes

Recommended Action:

Attachments:

1. ZAM_20231026 - Draft

6. SITE VISIT VERIFICATION

7. PUBLIC HEARING

7.a. Request to approve a Minor Amendment (File No. 23-9153) to existing Major Use Permit (File No. 17-2841) to allow for on-site distribution of cannabis products at an existing cannabis retail business "Cannavine" located at 1230 Airport Park Boulevard, Suite C; APN 180-080-81.

Recommended Action:

Staff recommends the Zoning Administrator approve the Minor Amendment to File No. 23-9153, based on the Findings in Attachment 1 and subject to the Conditions of Approval in Attachment 2.

Attachments:

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

8. ADJOURNMENT

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

CITY OF UKIAH
ZONING ADMINISTRATOR MINUTES
Meeting Held in Person and Via Teleconference
October 26, 2023
2:00 p.m.

STAFF PRESENT

Craig Schlatter, Zoning Administrator
Michelle Irace, Planning Manager

OTHERS PRESENT

Joti Chandi

1. CALL TO ORDER

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

Zoning Administrator Craig Schlatter presiding. Per the Zoning Administrator, this hearing is a continuation of the October 12, 2023 meeting.

2. VERIFICATION OF NOTICE

3. APPEAL PROCESS

4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

5. APPROVAL OF MINUTES

- a) Approval of the September 13, 2023, Zoning Administrator - Meeting Minutes
- b) Approval of the October 12, 2023, Zoning Administrator - Meeting Minutes

6. SITE VISIT VERIFICATION

7. PUBLIC HEARING

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

Planning Manager Michelle Irace presented the Staff Report.

Zoning Administrator Craig Schlatter opened the public hearing at 2:05 p.m.

Speaker: Joti Chandi

Zoning Administrator Craig Schlatter closed the public hearing at 2:08 p.m.

Zoning Administrator Craig Schlatter approved the use permit renewal request, subject to the Findings in Attachment 1 and the Conditions of Approval in Attachment 2.

8 ADJOURNMENT

There being no further business, the meeting was adjourned at 2:12 p.m.



DATE: March 14, 2024
TO: Zoning Administrator
FROM: Joshua Montemayor, Contract Planner; Jesse Davis, Chief Planning Manager
SUBJECT: Request to approve a Minor Amendment (File No. 23-9153) to existing Major Use Permit (File No. 17-2841) to allow for on-site distribution of cannabis products at an existing cannabis retail business “Cannavine” located at 1230 Airport Park Boulevard, Suite C; APN 180-080-81.

SUMMARY

OWNER: Guillon Peterson Enterprises LLC
2550 Lakewest Drive, Suite 50
Chico, CA 95928

APPLICANT/AGENT: Hrant Ekmejian
Ukiah Valley Holistics, Inc. dba Cannavine
1230 Airport Park Boulevard, Suite C
Ukiah, CA, 95482

REQUEST: Minor Amendment to existing Major Use Permit No. 17-2831 to allow on-site retail distribution of cannabis products.

LOCATION: 1230 Airport Park Boulevard, Suite C; APN: 180-080-81

TOTAL ACREAGE: 0.6 acre (2,895 sf)

GENERAL PLAN: Master Plan Area (MPA)

ZONING DISTRICT: AIP Planned Development – Light Manufacturing Mixed Use

ENVIRONMENTAL DETERMINATION: Exempt, pursuant to CEQA Guidelines §15301, Class 1, “Existing Facilities.”

RECOMMENDATION: Conditional Approval. Findings are included as Attachment 1 and Conditions of Approval are included as Attachment 2.



BACKGROUND

Major Use Permit (MaUP) File No. 17-2841 was approved in September 2017 to allow operation of Ukiah Valley Holistics, Inc. (dba Cannavine) which initially granted a medical marijuana dispensary at 1230 Airport Boulevard, Suite C. Subsequent permits or renewals were granted since the business opened, and a permit summary is provided in Table 1, below.

TABLE 1 – PERMIT HISTORY

Date	File No.	Description
09/27/2017	17-2841	Original Major Use Permit approved by Planning Commission to allow a medical marijuana dispensary.
12/20/2018	18-3809	Minor Amendment Approval by Zoning Administrator to allow adult use cannabis products.
12/20/2018	18-4111	Annual Use Permit Renewal approved by Zoning Administrator.
12/18/2019	19-4970	Annual Use Permit Renewal approved by Zoning Administrator.
01/12/2021	20-5823	Annual Use Permit Renewal approved by Zoning Administrator.
01/19/2022	21-6698	Annual Use Permit Renewal approved by Zoning Administrator.
12/20/2023	23-9153	Planning Application request to amend MaUP 17-2841 to allow distribution of cannabis products.

PROJECT DESCRIPTION

The proposed project by Ukiah Valley Holistics, Inc. dba Cannavine involves a modification of their existing cannabis operations by incorporating a cannabis distribution component in addition to the current retail activities. All other business operations will remain the same. There are no exterior modifications or expansion of the building’s footprint proposed, however, interior tenant improvements will include construction of new walls to accommodate a separate and secured storage area for cannabis products. The distribution area will be approximately 725 square feet and will be separated, as required by State Law, from the existing retail area. Application materials are included as Attachment 3.

SETTING

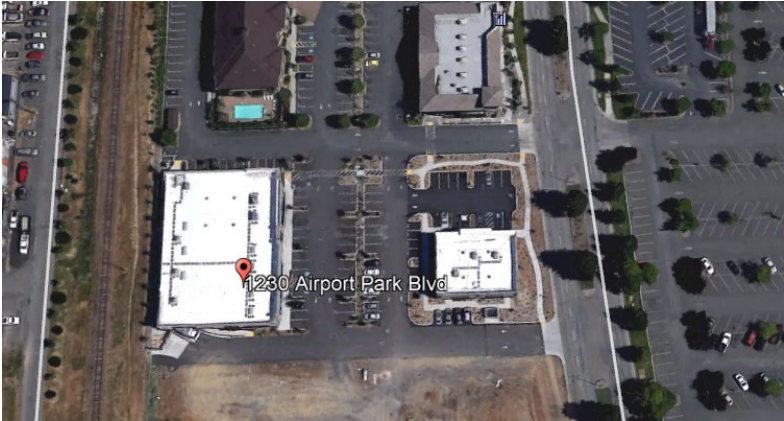
The project site is located in the Airport Industrial Business Park within an existing commercial/retail shopping center. Per the City’s 2040 General Plan, this Airport Industrial Business Park is almost completely built out with a variety of commercial, industrial, and visitor accommodations. The subject commercial structure was constructed in 2006 and contains three storefronts that have historically featured commercial retail tenants. Forty (40) shared parking

spaces are located on site for the building tenants that features landscaping, limited lighting and parking lot trees. Below, Table 1 provides a summary of surrounding land uses and Figure 1 identifies the project site.

TABLE 2 – SURROUNDING LAND USES

	General Plan	Zoning	Lot Sizes	Uses
North	Master Plan Area (MPA)	Light Manufacturing Mixed Use	±1.50 acres	Lodging/Retail
East	Master Plan Area (MPA)	Light Manufacturing Mixed Use	±0.5 acres	Retail/commercial
South	Master Plan Area (MPA)	Light Manufacturing Mixed Use	±1.62 acres	Retail/commercial
West	Master Plan Area (MPA)	Public Facilities (PF)	± 37 acres	City Corporation Yard Ukiah Municipal Airport

Figure 1. Project Location



AGENCY COMMENTS

Project referrals were sent to the following responsible or trustee agencies with interest or jurisdiction over the project: Ukiah Valley Fire Authority, City of Ukiah Public Works, City of Ukiah Police Department, City of Ukiah Building Inspection Division, Fire Prevention Division & Code Enforcement Division, Ukiah Airport Manager, and the Mendocino County Air Quality Management District. In general, most entities did not provide a response or indicated no comment. The Building Inspection Division provided standard comments requiring that the applicant receive all necessary building permits prior to commencing tenant improvements, which were addressed by existing Conditions of Approval (#14 & 15). All comments and recommended Conditions of Approval are contained in Attachment 4.

STAFF ANALYSIS

GENERAL PLAN. The General Plan Land Use designation of the subject property is Master Plan Area (MPA). MPAs are intended to cover land proposed for specific plans, area plans, or as



ITEM NO. 7A

Department of Community Development
300 Seminary Ave.
Ukiah, CA 95482
planning@cityofukiah.com

planned unit developments. The project site carries a zoning designation of Planned Development (PD) for the Airport Industrial Park (AIP; governed by Ordinance No. 1213, adopted by the City Council on April 7, 2021). Within the AIP-PD, the project site is designated as Light Manufacturing/Mixed Use which generally applies to lands west of Airport Park Boulevard and south of Commerce Drive. The existing retail use is consistent with the permitted uses of the Light Manufacturing/Mixed Use designation. The requested distribution component aligns with the manufacturing intent of this AIP-PD land use designation.

ZONING. Cannabis retail is allowed with approval of a Major Use Permit in the AIP Planned Development – Light Manufacturing Mixed Use district. Pursuant to §5704 of the City Code, dispensary Use Permits expire one year from the date of issuance. As previously described, the original Use Permit was approved in 2017 and renewed in 2018, 2019, 2021 and 2022. As of August 2022, the City no longer requires an annual review, upon one successful evaluation upon one year of operation. On August 3, 2022, City Council adopted Ordinance 1226, which updated the annual review policy for cannabis-related businesses, eliminating the indefinite requirement for annual use permit renewals. Cannavine, having operated for over a year and having successfully passed previous annual reviews was determined to have met this requirement. Since approval in 2017, Cannavine has maintained continuous compliance with assigned conditions of approval, as well as local and state regulations. Unless deemed necessary by the Zoning Administrator, no additional review is required for a Minor Amendment to an existing and previously evaluated cannabis related business.

Staff analyzed considerations related to parking, airport compatibility and aesthetics, as these issues pertain to the Ukiah City Code. The conversion of square footage from retail to distribution does not intensify parking requirements, as retail and services uses require one parking space for each two hundred fifty (250) square per Ukiah City Code §9198(B)(1), while wholesale/distribution uses require one parking space for each four hundred (400) square feet of gross leasable space. The Applicant indicates that existing employees would undertake work associated with cannabis distribution, so an increase in the number of employees is not expected. Similarly, with regard to airport compatibility, distribution activities are determined to be as a less intensive use type than retail per Table 3 of the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). The majority of the subject parcel is within Zones 5 & 6, which consider both activities (Local Retail & Warehouse/Distribution) to be conditionally compatible uses, so long as the intensity criteria are met. Given that no exterior modifications or signage is proposed or required, neither a Site Development Permit or Sign Permit is required.

Taken together the General Plan and Zoning, a review of the proposed project indicates that it complies with the intended regulatory of the City of Ukiah. The Airport Business Park's existing commercial/retail zoning, where the project site is located, permits cannabis-related activities. The addition of a distribution component does not conflict with the approved land use and remains consistent with the surrounding context.



State Law. Per the Department of Cannabis Control (DCC), cannabis distribution is a regulated activity that requires additional licensure from the State of California. As requested, the Applicant would necessitate a Type 11 distribution license from the DCC. Cannabis distribution is the procurement, selling, and transportation of cannabis and cannabis products between licensees. In California, there are two types of distributor licenses. Licensed Type 11 distributors are authorized to move cannabis and cannabis products between licensed cultivators, manufacturing, and distribution premises and may move product to licensed retailers. Type 13 distributor licenses may only move cannabis and cannabis products between cultivation, manufacturing, and distribution premises. Per the DCC, a Type 11 Distributor can undertake the following:

- Move cannabis and cannabis products between cultivation, manufacturing or distribution premises;
- Move finished cannabis goods to retail premises;
- Provide storage services to other licensees;
- Arrange for testing of cannabis goods;

Staff has included Condition of Approval #4 to ensure that appropriate State licensure is obtained prior to undertaking any cannabis distribution activities.

ENVIRONMENTAL REVIEW

The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to §15301 Class 1, Existing Facilities, which consists of the operation, repair, maintenance, leasing, licensing, or minor alteration of existing public or private structures. The key consideration is whether the project involves negligible or no expansion of an existing use. Based on the following, the proposed project is eligible to use this exemption.

- The site is developed with an existing building and parking lot, and utilities and services are already available at the site.
- The proposed modification would continue operations of the existing dispensary; No expansion of the existing building footprint is proposed; and
- The location is not environmentally sensitive and does not include any drainage courses or bodies of water (such as creeks or streams).

PUBLIC NOTICE

A notice of public hearing was provided in the following manner, as required by UCC §9262(C):

- Posted on the project structure on March 1, 2024;
- Mailed to property owners within 300 feet of the project site on March 1, 2024;
- Published in the Ukiah Daily Journal on February 29, 2024; and
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing.



As of the writing of this staff report no correspondence has been received as a result of the public notice.

RECOMMENDATION

Staff recommends the Zoning Administrator 1) conduct a public hearing; 2) approve the minor amendment to Use Permit No. 17-2841 based on the Findings and subject to the Conditions of Approval attached to the Staff Report.

ATTACHMENTS

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

**DRAFT USE PERMIT FINDINGS FOR
MINOR AMENDMENT TO USE PERMIT 17-2841 AT
1230 AIRPORT PARK BOULEVARD SUITE C, APN 180-080-81**

FILE NO: 23-9153

The following findings are supported by and based on information contained in the approved Major Use Permit (# 17-2841), Minor Amendments (#18-3809 & 23-9153), and Renewals (#18-4111, 19-4970, 20-5823 & 21-6698), as well as information contained within the Zoning Administrator staff report dated March 14, 2024, the application materials and documentation, and the public record, in accordance with UCC Section 9262.

1. The project, as conditioned, is consistent with the goals and policies of the General Plan for commercial and economic development. The incorporation of a cannabis distribution side is likely to contribute positively to the local economy. The addition of a cannabis distribution side aligns with the evolving landscape of the cannabis industry. The existing retail operation, approved through the Major Use Permit and subsequent amendments, has been in operation since February 2019. This expansion allows the business to adapt to market demands and diversify its offerings with a distribution component without altering the fundamental nature of the approved use.
2. The project, as conditioned, is consistent with Division 6, Chapter 8, *Cannabis Retailers*, of the Ukiah City Code as described in the staff report. The proposed project explicitly states that all original Conditions of Approval, applicable to the existing dispensary, will remain in effect. In the event of any conflicts with prior conditions, the conditions specified for this minor amendment take precedence. This commitment ensures that the business continues to operate in accordance with the stipulations set forth during the initial permit approval and subsequent amendments.
3. The existing dispensary Use Permit and Minor Amendment were determined to be compatible with surrounding land uses and will not be detrimental to the public's health, safety and general welfare. An assessment of the public health impact of adding a cannabis distribution side reveals no significant adverse effects. The project site, situated within an existing commercial/retail shopping center, has previously accommodated the dispensary without notable concerns. The distribution component is unlikely to introduce new general welfare challenges, especially when considering the lack of major changes to the physical infrastructure.
4. The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 1, Existing Facilities which consists of the operation, repair, maintenance, leasing, licensing, or minor alteration of existing public or private structures. The key consideration is whether the project involves negligible or no expansion of an existing use.

Based on the following, the proposed project is eligible to use this CEQA exemption.

- The site is developed with an existing building and parking lot, and utilities and services are already available at the site.
- No expansion of the existing building footprint is proposed; and
- The location is not environmentally sensitive and does not include any drainage courses or bodies of water (such as creeks or streams).

DRAFT

**DRAFT USE PERMIT CONDITIONS OF APPROVAL FOR
MINOR AMENDMENT TO USE PERMIT 17-2841 AT
1230 AIRPORT PARK BOULEVARD SUITE C, APN 180-080-81**

FILE NO: 23-9153

The following findings are supported by and based on information contained in the approved Major Use Permit (# 17-2841), Minor Amendments (#18-3809 & 23-9153), and Renewals (#18-4111, 19-4970, 20-5823 & 21-6698), as well as well as information contained within the Zoning Administrator staff report dated March 14, 2024 the application materials and documentation, and the public record, in accordance with UCC Section 9262.

In the event of any conflicts with prior conditions, the conditions specified for this project take precedence. The Use Permit is subject to the following Conditions of Approval.

From the Planning Division

1. Approval is granted to allow the operation of a dispensary and distribution operations as described in the application and operational documents approved by the Planning Commission on September 27, 2017 and the Zoning Administrator on December 20, 2018, December 18, 2019, January 12, 2021, January 19, 2022, and March 14, 2024. Any modifications to the plans contained within the previously approved documents may require an amendment to this Use Permit, as determined by the Community Development Director and the Chief of Police.
2. This Use Permit is valid for dispensary and distribution operations only. If the applicant wishes to include other operational components, they must contact the Community Development Department and obtain all required permits/approvals.
3. No special events are permitted on-site. If the applicant wishes to hold events, they must contact the Community Development Department; additional permits or approvals may be required.
4. A copy of a valid State License to facilitate cannabis distribution shall be submitted to the Community Development Department prior to undertaking the activity.

Conditions of Approval from the original Use Permit(s) are listed below.

5. All operations of the dispensary shall be in conformance with Division 6, Chapter 8, *Cannabis Retailers*, of the Ukiah City Code.
6. Hours of operation are limited to 9:00 a.m. to 9:00 p.m. seven days a week. If the applicant wishes to hold special events at the site, they must submit a request in writing to the Community Development Department for approval.

7. The application along with supplemental exhibits, plans and related material shall be considered elements of this entitlement and that compliance therewith be mandatory, unless a modification has been approved by the Zoning Administrator.
8. Per Section 5704 of the UCC this Dispensary Use Permit is valid for one-year. Dispensary Use Permits may be renewed on an annual basis by the Zoning Administrator following the procedure described in Section 5704 of the UCC.
9. A copy of a valid State License to operate the dispensary shall be submitted to the Community Development Department.
10. On-site consumption is not permitted.

From the Fire Marshal

11. All exit doors shall be equipped with lighted exit signage and emergency lighting with a battery backup.
12. Main entry door must swing in direction of egress travel "out".
13. There may be other minor Fire Code additions when plans are submitted, i.e. Address location, and the need for additional fire extinguishers.

From the Building Official

14. A building permit is required for any interior or exterior modifications to the building deemed necessary for operation of the facility. Applicant shall submit plans, a building permit application, and a hardship form. Applicant shall submit four complete plan sets, two wet stamped and signed.
15. The design and construction of all site alterations shall comply with the 2022 California Building Code, 2022 Plumbing Code, 2022 Electrical Code, 2022 California Mechanical Code, 2022 California Fire Code, 2022 California Energy Code, 2022 Title 24 California Energy Efficiency Standards, 2022 California Green Building Standards Code, City of Ukiah, and Ukiah Valley Fire Authority Ordinances and Amendments.

From Police Department

16. Upon final approval of project and prior to start of operations the police department shall be provided with the name, e-mail address, phone number and facsimile number of an on-site community relations staff person to whom one can provide notice if there are operating problems associated with the dispensary. The Ukiah Police Department shall be provided with the after-hours contact information in the event a responsible party for the business is needed. This is required under UCC §5708.H.9.
17. In the event of a change in ownership or management of the business, the City shall be notified of the change in ownership/management. The new ownership/management shall

meet with the Community Development Department and Police Department to review the conditions of this Dispensary Use Permit. The new ownership shall indicate in writing of any modifications to the uses allowed by this Dispensary Use Permit and shall identify the proposed modifications. Any proposed modifications shall be reviewed by the Community Development Department and Police Department. The Community Development Director shall determine if the proposed modifications are consistent with the Dispensary Use Permit or require approval by the Planning Commission.

18. No minors are allowed on the premises.
19. The facility will be open to inspection at all times while the business is open and the Ukiah Police Department will not be denied access.
20. Prior to occupancy the applicant shall contact the Ukiah Police Department for a walk through the premises.
21. Per UCC Section 5708.H.9, upon final approval of the project a prior to start of operations the police department shall be provided with the names, e-mail addresses, phone number and facsimile number of an on-site community relations staff person to whom one can provide notice if there are operating problems associated with the retail/dispensary.
22. The applicant shall comply with the recommendations provided in the Crime Prevention through Environmental Design (CPTED) Site Survey dated August 20, 2018.
23. Onsite security personnel not be armed with any firearm unless applicant can identify an articulable reason for having armed security.

From Public Works

24. All applicable Ukiah Valley Sanitation District sewer connection fees shall be paid at the time of building permit issuance.

From the Electric Utility

25. All future site improvements shall be submitted to the Electric Utility Department for review and comment, at which time specific service requirements, service voltage and developer costs and requirements will be determined.
26. The developer shall provide EUSERC-approved electrical equipment that will be used on the project.
27. The developer shall provide projected load calculations to the EUD.
28. The developer/customer shall incur all costs of this future project to include labor, materials, and equipment.

Standard City Conditions of Approval

29. Business operations shall not commence until all permits required for the approved use, including but not limited to business license, tenant improvement building permit, have been applied for and issued/finished.
30. No permit or entitlement shall be deemed effective unless and until all fees and charges applicable to this application and these conditions of approval have been paid in full.
31. The property owner shall obtain and maintain any permit or approval required by law, regulation, specification or ordinance of the City of Ukiah and other Local, State, or Federal agencies as applicable. All construction shall comply with all fire, building, electric, plumbing, occupancy, and structural laws, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
32. A copy of all conditions of this Use Permit shall be provided to and be binding upon any future purchaser, tenant, or other party of interest.
33. All conditions of approval that do not contain specific completion periods shall be completed prior to occupancy.
34. This Use Permit may be revoked through the City's revocation process if the approved project related to this Permit is not being conducted in compliance with these stipulations and conditions of approval; or if the project is not established within two years of the effective date of this approval; or if the established use for which the permit was granted has ceased or has been suspended for 24 consecutive months.
35. This approval is contingent upon agreement of the applicant and property owner and their agents, successors and heirs to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions 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 the approval of this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City. 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.
36. That the applicant must obtain and maintain any required licenses and any other regulatory licenses required to operate exactly as described by the applicant as submitted with the Use Permit application. Copies of any licenses obtained be supplied to the City for inclusion in the use permit file with the City.



City of Ukiah

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

Planning Permit Application

PROJECT NAME: Ukiah Valley Holistics, Inc. - Distribution					
PROJECT ADDRESS/CROSS STREETS: 1230 Airport Park Blvd, Suite, C, Ukiah, CA 95482-5999				AP NUMBER(S): 180-080-81-00	
APPLICANT/AUTHORIZED AGENT: Hrant Ekmekjian		PHONE No: 707-599-1831	FAX No:	E-MAIL ADDRESS: aychezsf@gmail.com	
APPLICANT/AUTHORIZED AGENT ADDRESS: 876 Constitution Dr.			CITY: Foster City	STATE/ZIP: CA. 94404	
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: Guillon Peterson Enterprises LLC		PHONE No: 530-897-6452	FAX No:	E-MAIL ADDRESS: jennifer@gspropertymanagement.com	
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT 2550 Lakewest Dr., Suite 50			CITY: Chico	STATE/ZIP: CA 95928	
HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					
<input type="checkbox"/> AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	\$	<input type="checkbox"/> REZONING - PLANNED DISTRICT 100.0800.611.001	\$	<input checked="" type="checkbox"/> USE PERMIT - AMENDMENT 100.0400.449.001	\$
<input type="checkbox"/> ANNEXATION 100.0800.611.001	\$	<input type="checkbox"/> SITE DEVELOPMENT PERMIT - AMENDMENT 100.0400.449.001	\$	<input type="checkbox"/> USE PERMIT - MAJOR 100.0400.449.001	\$
<input type="checkbox"/> APPEAL 100.0400.449.001	\$	<input type="checkbox"/> SITE DEVELOPMENT PERMIT - MAJOR 100.0400.449.001	\$	<input type="checkbox"/> USE PERMIT - MINOR 100.0400.449.001	\$
<input type="checkbox"/> GENERAL PLAN AMENDMENT 100.0800.611.001	\$	<input type="checkbox"/> SITE DEVELOPMENT PERMIT - MINOR 100.0400.449.001	\$	<input type="checkbox"/> VARIANCE - MAJOR 100.0400.449.001	\$
<input type="checkbox"/> MURAL PERMIT 100.0400.449.001	\$	<input type="checkbox"/> SPECIFIC/MASTER PLAN 100.0800.611.003	\$	<input type="checkbox"/> VARIANCE - MINOR 100.0400.449.001	\$
<input type="checkbox"/> PRE-DEVELOPMENT MEETING 100.0800.611.003	\$	<input type="checkbox"/> MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	\$	<input type="checkbox"/> ZONING AMENDMENT MAP OR TEXT 100.0800.611.001	\$
<input type="checkbox"/> STAFF RESEARCH (MORE THAN 1 HOUR) 10023100.41153	\$	<input type="checkbox"/> MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	\$	<input type="checkbox"/> REZONING 100.0800.611.001	\$
<input type="checkbox"/> LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	\$	<input type="checkbox"/> OTHER	\$	<input type="checkbox"/> OTHER	\$
COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ 50	MAJOR PERMIT DEPOSIT:	\$ 3,000	FILING DATE: 12-20-23	
COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ -	MINOR PERMIT FEE:	\$ -	TOTAL AMOUNT PAID: \$ 3,000	
COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ -	TOTAL FEE:	\$ 3,000	RECEIPT NUMBER:	
APPLICATION NUMBER(S): 23-9153					

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

Project Description

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

Environmental Review and Reports

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

Use Information

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

Description of Building & Site			
Parcel Size:	Building Size:	Number of Floors:	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
<input type="checkbox"/> Office (business/professional)			
<input type="checkbox"/> Office (medical/dental)			
<input checked="" type="checkbox"/> Retail	Cannabis Retail Dispensary		1 of 3
<input type="checkbox"/> Light Industrial			
<input type="checkbox"/> Residential			
<input checked="" type="checkbox"/> Other:	Cannabis Distribution		1 of 3
Operating Characteristics			
Days and Hours of Operation: Sunday through Saturday 9:00 am to 9:00 om			
Number of Shifts: 2	Days and Hours of Shifts: Sunday through Saturday 8:00 am - 3:00 pm and 3:00 pm to 10:00 pm		
Number of Employees/Shift: 3			
Loading Facilities: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Type/Vehicle Size: Transport van		
Deliveries: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Type: product/cannabis	Number (day/week/month): 2/week	Time(s) of Day: 8:00 am
Outdoor areas associated with use? (check all that apply) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Loading Zone	Sales area: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Square Footage: 545 sf	Unloading of deliveries: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Square Footage: 78 sf	Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Square Footage: 725 sf
Noise Generating Use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Description:		

To Be Completed by Staff

General Plan Designation: <i>Mixed-Use (AIP-PD)</i>	Zoning District: <i>ATP-PD (Light Mfg.)</i>	Airport Land Use Designation: <i>Zones 5&6</i>
City's Architectural & Historic Inventory: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Age of Building: _____	Demolition Policy: _____
Hillside: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Flood Designation FIRM Map: _____	Flood Designation Floodway Map: _____
Tree Policies		
General Plan Open Space Conservation <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES GOAL/POLICY #:	Community Forest Management Plan <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES GOAL/POLICY #:	
Landscaping and Streetscape Design Guidelines <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES GUIDELINE #:	Commercial Development Design Guidelines <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES GUIDELINE #:	
Tree Protection and Enhancement Policy <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES NOTES:	Tree Planting and Maintenance Policy <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES NOTES:	
UCC: Street Tree Policy, Purpose and Intent <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES NOTES:	Other:	
Notes		

I, Guillon Peterson Enterprises LLC, owner authorize Hrant Ekmekjian 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).



12/20/23

PROPERTY OWNER SIGNATURE

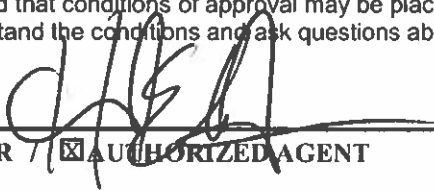
DATE

I, Hrant Ekmekjian, 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.



12/20/23

OWNER / AUTHORIZED AGENT

DATE

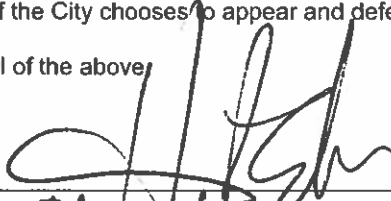
INDEMNIFICATION AGREEMENT

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

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

I have read and agree to all of the above

Hrant Ekmekjian



PROPERTY OWNER / AUTHORIZED AGENT

(PLEASE PRINT NAME)

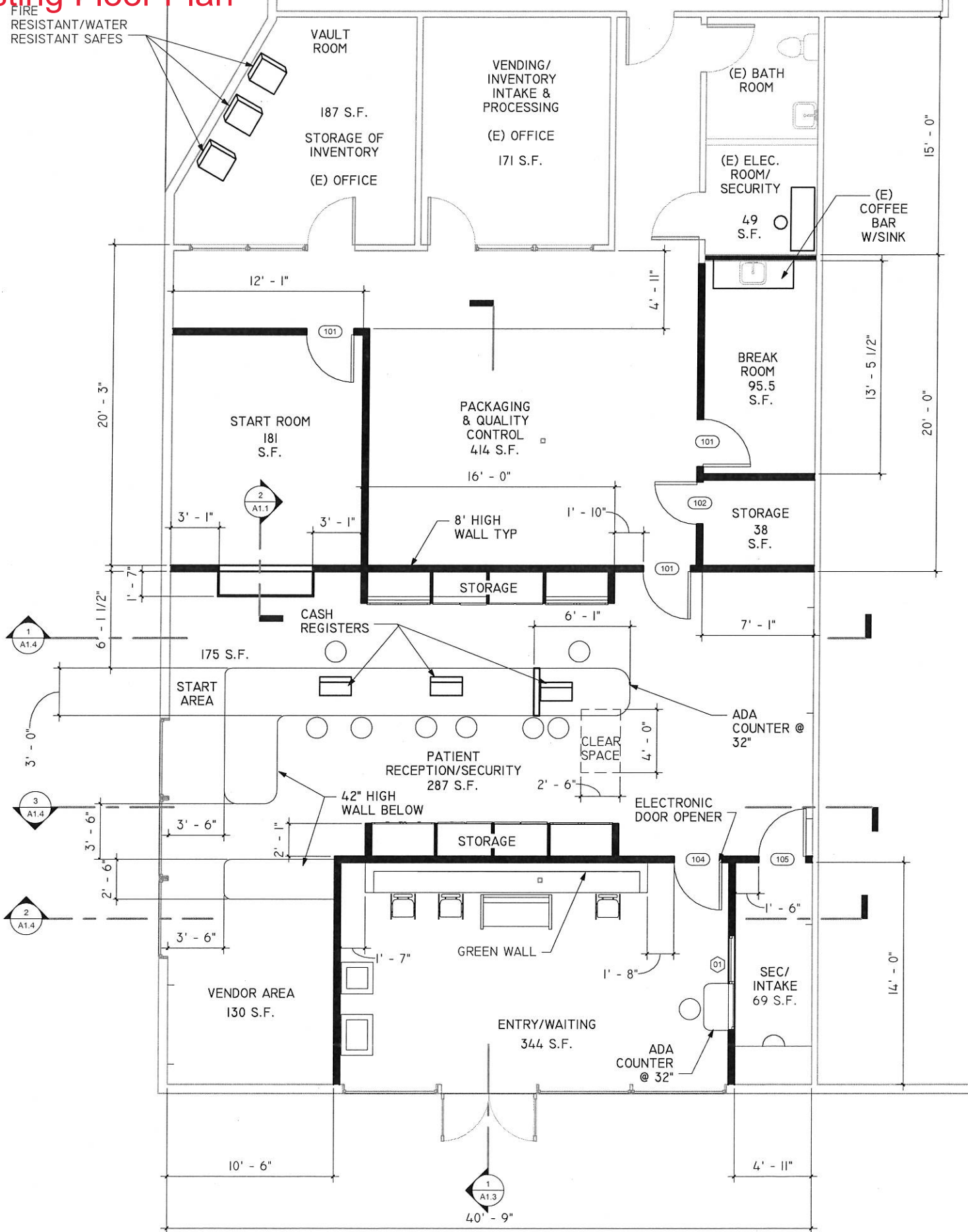
12/20/23

PROPERTY OWNER / AUTHORIZED AGENT

(SIGNATURE)

DATE

Existing Floor Plan



① FLOOR PLAN
1/4" = 1'-0"

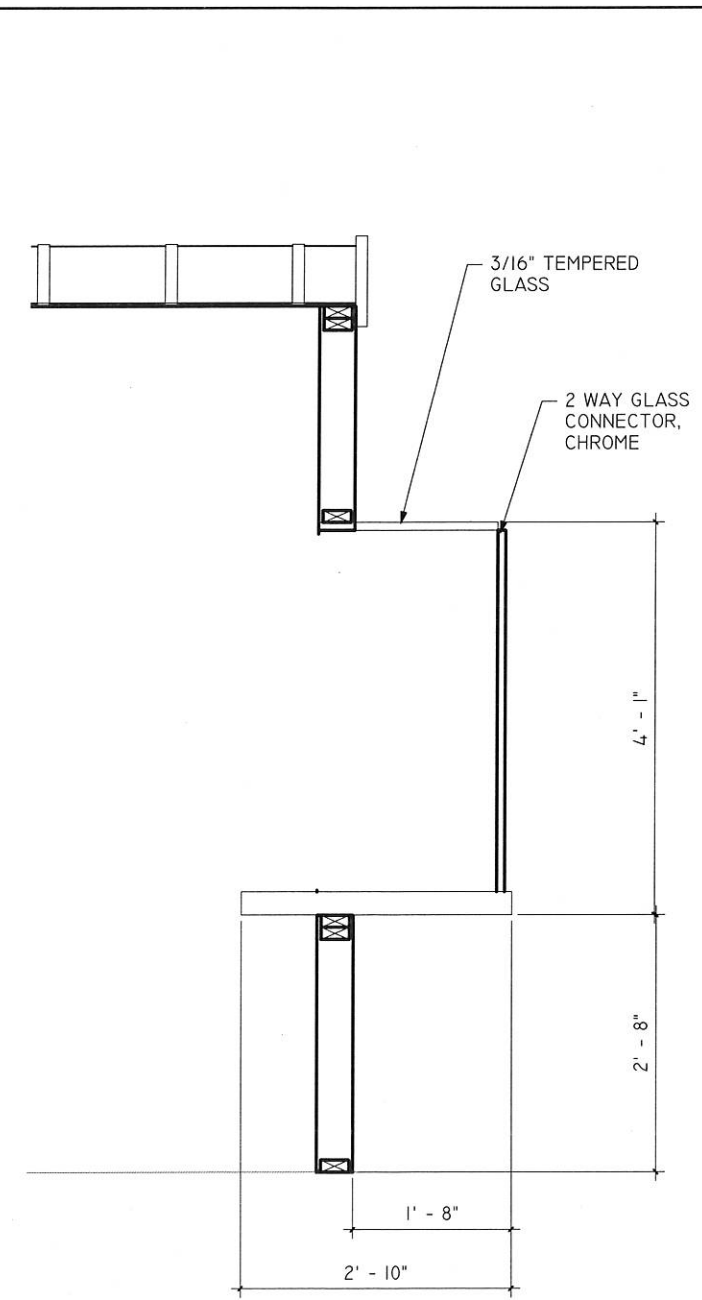
POWER ACTUATED FASTENER INSTALLED INTO NORMAL-WEIGHT CONCRETE (f'c MIN=2000 PSI)

NOMINAL SHANK DIAMETER (IN)	MIN. EMBED (IN)	MIN. SPACING (IN)	MIN. EDGE DISTANCE (IN)	TENSION (LB) (SEE NOTE 15)	SHEAR (LB) (SEE NOTE 15)
0.145 MIN	1 1/4	5.1	4	90	90

I-POWER ACTUATED FASTENERS TO BE INSTALLED @ 16" O.C.

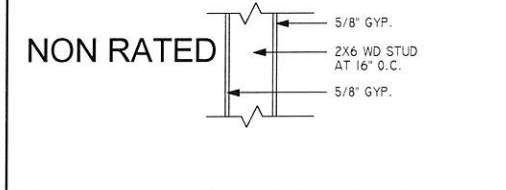
DOOR SCHEDULE				
MARK	COUNT	WIDTH	HEIGHT	DESCRIPTION
101	3	3' - 0"	6' - 8"	INTERIOR, WOOD DOOR
102	1	2' - 8"	6' - 8"	INTERIOR, WOOD DOOR
104	1	3' - 0"	6' - 8"	INTERIOR, WOOD DOOR
105	1	3' - 0"	6' - 8"	INTERIOR, WOOD DOOR
GRAND TOTAL: 6				

WINDOW SCHEDULE				
TYPE MARK	COUNT	WIDTH	HEIGHT	DESCRIPTION
01	1	6' - 0"	4' - 0"	SLIDER WITH TRIM
61	1			
GRAND TOTAL: 2				



② SECTION @ STARTING ROOM
1" = 1'-0"

B. INTERIOR WALL TYPE U.N.O. - TYPICAL

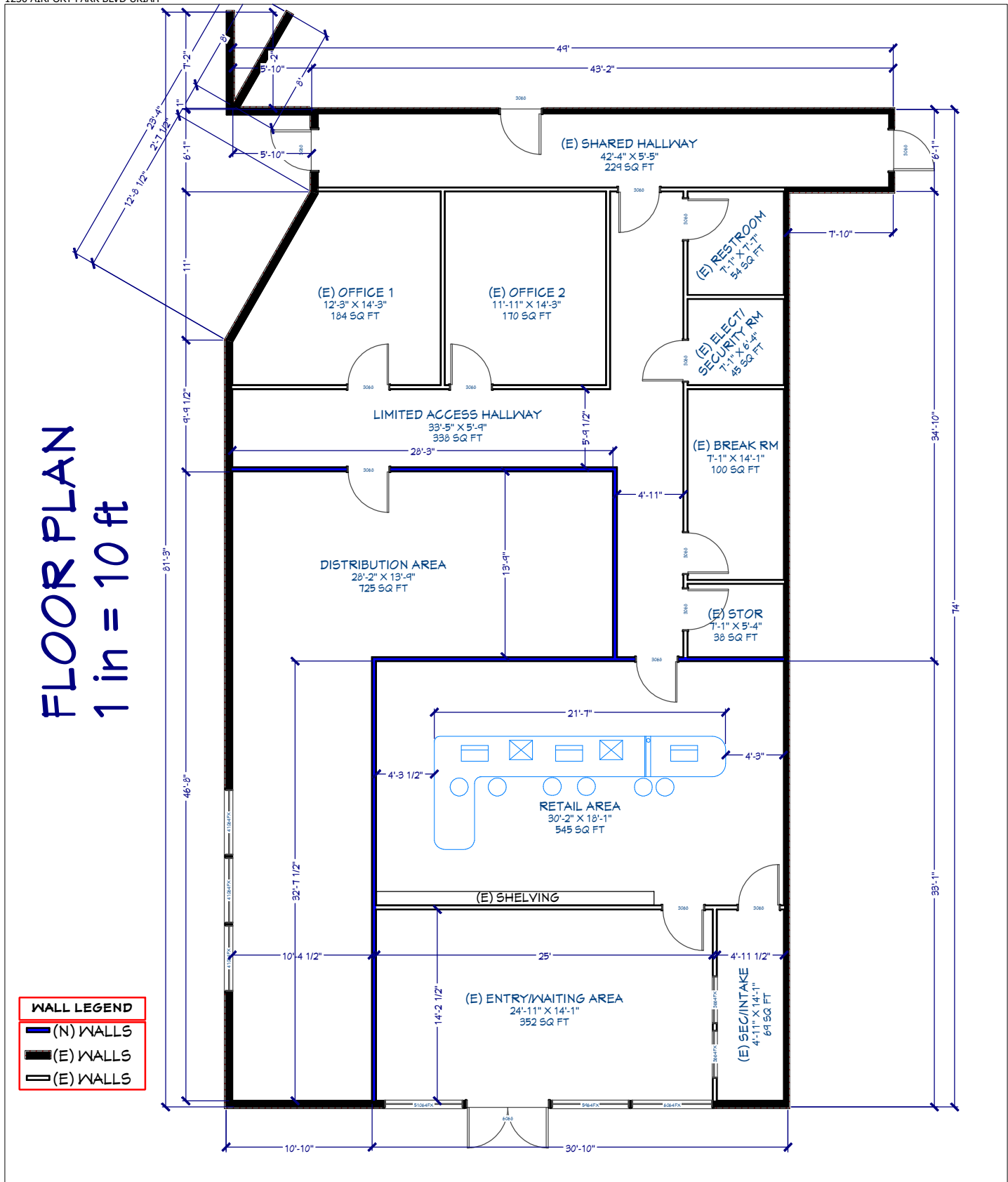


WALL TYPES:

- EXISTING WALLS: [Thin line symbol]
- NEW WALLS: [Thick line symbol]

DATE BY					
REVISIONS					
#					
RUFF + ASSOCIATES Architecture Planning Development 100 West Standley Street, Ukiah, CA 95482 Phone: 707-472-0525 Fax: 707-472-0527 e-mail: richard@ruffarchitect.com <small>COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.</small>					
<small>CA License # C11736 - B597217</small>					
TENANT IMPROVEMENTS UKIAH DISPENSARY 1230 AIRPORT PARK BLD, SUITE C UKIAH, CA, 95482					
SHEET TITLE					
FLOOR PLAN					
DRAWN BY: TJI					
CHECKED BY: RPR					
DATE CREATED: 4-11-17					
DATE ISSUED: --					
SCALE: AS NOTED					
PAGE					
<h1>A1.1</h1>					
SHEET OF					

1230 AIRPORT PARK BLVD UKIAH



FLOOR PLAN
1 in = 10 ft

WALL LEGEND	
	(N) WALLS
	(E) WALLS
	(E) WALLS



1570 E F St., A300, OAKDALE, CA. 95361
(209) 840-3150, don@m&b.builders

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PROJECT:
Cannavine
1230 Airport Park Blvd., Ste C., Ukiah, CA. 95482

AGENT OF/CONTRACTOR:
DON DEGRAFF

DATE:
9/25/2023
SCALE:
SEE DRAWING

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/25/23	DRAFT 1 SUBMITTAL

SHEET DESCRIPTION
Proposed Floor Plan
SHEET NO.
A-2

Ukiah Valley Holistics, Inc.

Project Description: Adding Cannabis Distribution to Existing Cannabis Retail

Ukiah Valley Holistics, Inc. dba Cannavine has been operating as a permitted and licensed cannabis retail dispensary at 1230 Airport Road, Suite C, Ukiah, California 95482 since June 2019. Cannavine is requesting to add cannabis distribution to its existing Use Permit. No exterior changes are proposed or needed. Interior tenant improvements include changing the location of several walls to create a separate secured area for cannabis distribution activities which includes the storage of cannabis products. Building permits were obtained for the construction work on reconfiguring interior walls.

The distribution area will be 725 square feet of space and is separated from the retail area by walls and a separately secured doorway. The commercial grade locking system allows Cannavine to provide key-code access only to employees authorized to work in the distribution area.

Cannavine intends to conduct cannabis distribution activities as required by and allowed by the Business and Professions Code Division 10 and Title 4 of the California Code of Regulations Chapter 2. Distributors. Specific cannabis distributor activities include the following: transportation of cannabis, cannabis products, cannabis accessories, and licensees' branded merchandise; storage services; storage of batches for testing; packaging, labeling, and rolling; testing arrangements; quality assurance review; and all other allowable cannabis distributor activities.

**Ukiah Valley Holistics, Inc.
dba
Cannavine**

Distribution Plan

**1230 Airport Park Blvd., Suite C
Ukiah, CA 95482**

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Security Plan

I. Project Description: Cannavine Distribution

Ukiah Valley Holistics, Inc. dba Cannavine has been operating as a permitted and licensed cannabis retail dispensary at 1230 Airport Road, Suite C, Ukiah, California 95482 since June 2019. Cannavine is requesting to add cannabis distribution to its existing Use Permit. No exterior changes are proposed or needed. Interior tenant improvements include changing the location of several walls to create a separate secured area for cannabis distribution activities which includes the storage of cannabis products. Building permits were obtained for the construction work on reconfiguring interior walls.

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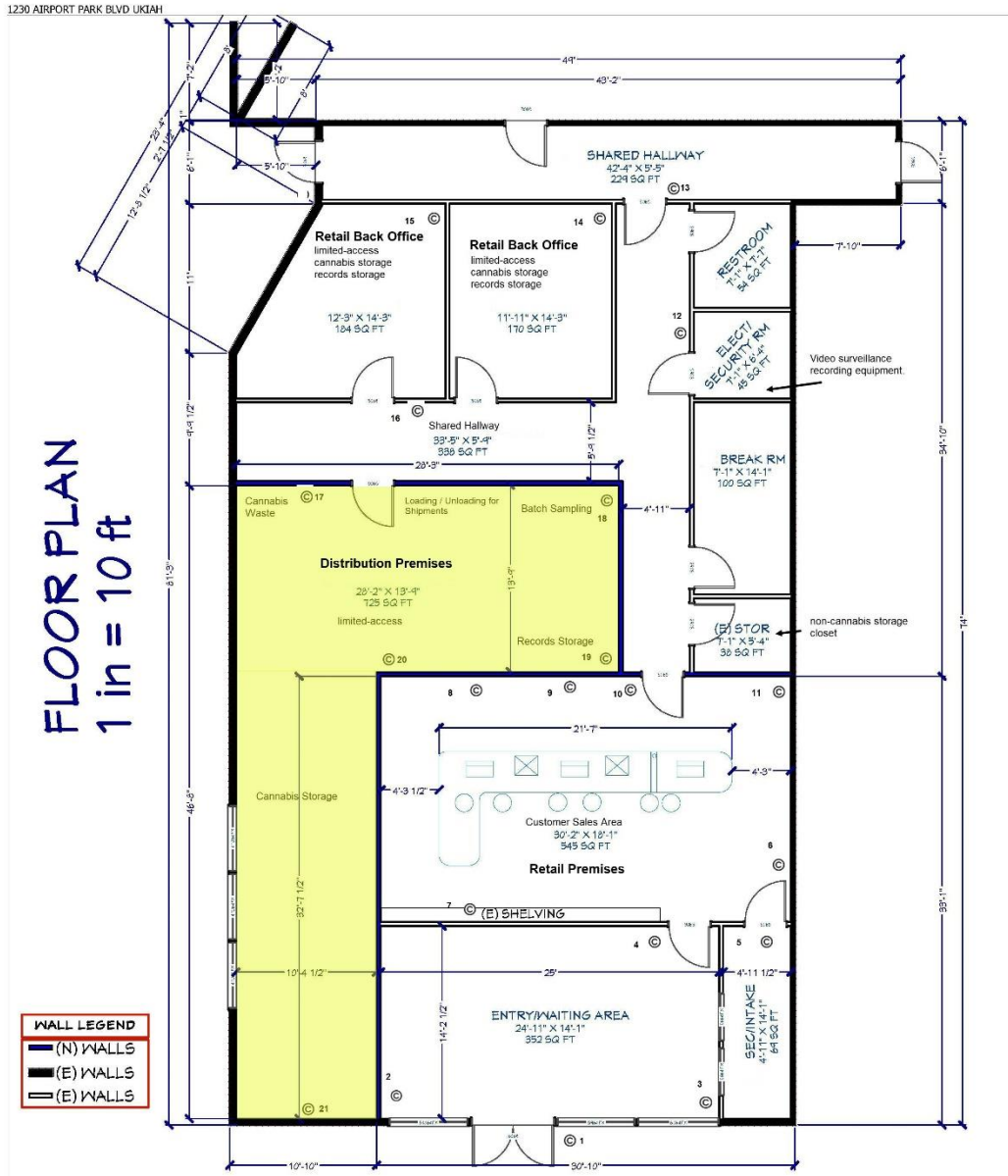
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II. Floor Plan

The floor plan is designed to meet City of Ukiah and State of California Department of Cannabis Control (DCC) requirements for co-located cannabis businesses. The distribution premises and the retail premises share a common hallway, but have separately securable and lockable areas. Only employees assigned to work in the distribution area will have key card access to that area.

The Cannavine distribution floor plan is highlighted in yellow on the following page.

Floor Plan



1510 E F St., A300, OAKDALE, CA. 95361
(209) 840-3150, don@m8.builders

PROJECT:
Cannavine
1230 Airport Park Blvd., Ste C., Ukiah, CA. 95482

AGENT OF CONTRACTOR:
DON DEGRAFF

DATE:
9/25/2023

SCALE:
SEE DRAWING

REVISIONS			SHEET DESCRIPTION
NO.	DATE	DESCRIPTION	
1	09/25/23	DRAFT 1 SUBMITTAL	Proposed Floor Plan
			SHEET NO.
			A-2

III. Facility

Cannavine’s distribution facility is separately secured from its retail facility. Only employees who have been assigned to work in the distribution premises will be given key access to the distribution facility. Cannavine’s retail area and distribution area will have a shared hallway and entrance through which cannabis products are brought into the facility, which is separate from the entrance/exit used by retail customers.

IV. Transportation

Cannabis and cannabis products shall only be transported by vehicles that meet the vehicle requirements of the DCC. Cannabis will only be transported in vehicles in a manner where cannabis cannot be seen from the outside of the vehicle or directly accessible from within the vehicle. Cannabis and cannabis products will be stored within a locked, secure container or cage within the vehicle to deter and prevent theft and break-ins. Each vehicle will have an alarm system that is activated when the driver is not in the vehicle.

No person under the age of 21 is permitted to operate as a distribution vehicle driver. Prior to leaving the facility, a state-mandated shipping manifest is generated that documents all cannabis being loaded into the vehicle for transport. The shipping manifest, all sales invoices, motor carrier permit (if transporting for hire), copy of state license, and estimated route will be carried in the vehicle at all times.

V. Inventory

All inventory held under the distribution license is kept separate from inventory held under the retail license. All inventory shall be properly tagged and stored per DCC regulations. When inventory is transferred from Cannavine’s distribution facility to its retail facility, a shipping manifest is generated via the DCC’s Metrc track-and-trace system. Inventory is reconciled at least every 30 days to ensure that all inventory is accounted for and that any employee theft or diversion is identified quickly.

VI. Security Measures

a. Lighting

Lighting is installed to meet building and zoning requirements of the City of Ukiah. All exterior lighting is hooded and downcast to prevent glare on adjacent properties and streets, as well as the night sky. Internal and external dispensary lighting is strategically placed to illuminate access points and deter break-ins. The lights are placed in locations and areas to complement the other security systems we have in place, ensuring all areas of the facility are visible. Lighting on the premises will be balanced, except near the main entrance and exit of the facility, lighting will be increased over those areas to deter unauthorized entrance and deter theft.

b. Alarm System

Cannavine’s professionally installed and maintained alarm system includes central station monitoring. All access points have contact sensors that notify the central station when an intrusion occurs. Cannavine’s alarm consists of a noise alarm that is distinct from the fire alarm that can be heard through all interior and exterior areas of the facility. Alarm sensors that can trigger the alarm shall be placed at the main entrance and exits of the store, at all emergency exit doors and access points. This placement will help prevent any theft, unauthorized access, and/or diversion. Panic buttons are also installed. Cannavine’s selected authorized employees, along with the security personnel will be provided with the activation and deactivation code.

In the event that the alarm system is activated, the alarm company’s central monitoring station will contact Hrant Ekmekjian and or the designated emergency Cannavine contact to determine if an intrusion has occurred or if the alarm was activated due to employee error. If an intrusion is occurring, law enforcement will be automatically notified.

c. Video Surveillance

Cameras are placed to record all cannabis activity and meet DCC video surveillance requirements per CCR Title 4 Division 10 Section 15044 for security camera placement. The distribution area will have cameras installed to record all cannabis activity.

- Be permanently mounted and in a fixed location that allows the camera to clearly record activity occurring within 20 feet of all points of entry and exit on the licensed premises;
- Record areas where cannabis goods are weighed, packed, stored, loaded, and unloaded for transportation, prepared, or moved within the premises; limited-access areas; security rooms; areas storing a surveillance-system storage device with at least one camera recording the access points to the secured surveillance recording area; Entrances and exits to the premises, which shall be recorded from both indoor and outdoor vantage points; point-of-sale locations; and areas where cannabis goods are displayed;
- Be of adequate quality to allow for the clear and certain identification of any person or activity under surveillance;
- Record and maintain video for a minimum of ninety (90) days;
- Be continuously recorded 24 hours a day at a minimum of fifteen (15) frames per second;
- Have a minimum camera resolution of 1280 × 720 pixels;
- The video system’s failure notification feature is activated to notify the licensee if there is an interruption of failure of the system; and
- The surveillance-system storage device or the cameras shall be transmission control protocol (TCP) capable of being accessed through the Internet.

Management and the Owner will be responsible for ensuring that all video or surveillance equipment is properly functioning and maintained. In addition, we will keep a current list of all authorized employees and service personnel who have access

to the surveillance system and/or room on the licensed premises. The City of Ukiah Chief of Police, the DCC, and other authorities will be provided with video recordings as required.

d. Emergency and Community Relations Contact

The emergency and community relations contact for Cannavine is as follows:

Hrant Ekmekjian
(707) 599-1831
hrant@trycannavine.com

The emergency contact information will be provided to the Ukiah Chief of Police and neighbors of the dispensary. Cannavine encourages neighbors to contact Mr. Ekmekjian with any complaints or disturbances caused by the dispensary to ensure a harmonious, safe, and compliant operations.

e. Employee Badges

Employees are required to wear an identification badge while at work in the dispensary. The identification badge issued to employees will comply with 4 CCR Section 15043 and include the following information: (1) Cannavine’s “doing business as” name; (2) Cannavine’s state license number; (3) the employee’s first name; (4) the employee’s number exclusively assigned to that person; and (5) a color photograph of the full front of the employee’s face that is at least 1 inch in width and 1.5 inches in height.

f. Commercial-Grade Locks

To ensure a secure facility, commercial-grade locks are installed on access points and limited-access areas. Only authorized personnel are given keys/codes.

g. Limited-Access Areas

Limited-access areas are secure areas in the dispensary where cannabis inventory is stored. Only employees, vendors, authorized personnel, and government agencies requiring access for inspection and compliance purposes are authorized to enter. Limited-access areas are distinct from the dispensary sales floor where customers are allowed. Limited-access areas are secured with walls and locked doorways.

h. Security Guards

During operating hours of 7:30 a.m. to 10:00 p.m. Cannavine will have one uniformed security guard on site that is shared between the retail and distribution premises. All security guards will be at least 21 years of age and shall be licensed by the Bureau of Security and Investigative Services of the California Department of Consumer Affairs. Cannavine will obtain and maintain a copy of each security guard’s “guard card” on site and ensure that each security guard’s individual license is current.

Security guards will be led by the Shift Manager while on duty. Our security personnel are integral to our neighborhood integration and “good neighbor” policies. The security guards will be tasked with ensuring proper identification and age verification is provided by each customer prior to entering the dispensary, monitoring video surveillance, premises and parking lot patrol, and cleanup of the surrounding areas.

All security guards will be trained and required to perform the following duties while on duty at Cannavine including but not limited to:

- Ensuring the safety of all personnel on the premises;
- Preventing unauthorized individuals from entering and/or remaining on the premises;
- Preventing any individuals under the age of 21 from entering and/or remaining on the premises;
- Operating and monitoring the video surveillance camera systems;
- Operating and monitoring the security system;
- Activating and deactivating the alarm system;
- Ensuring that there is no cannabis, tobacco and/or alcohol consumption on the premises or within 100 feet of the facility;
- Requiring employees present their employee badges prior to entry;
- Ensuring that all visitors and non-employees sign-in and sign-out on the visitor log;
- Ensuring that all visitors are wearing a visitor badge;
- Assisting in security training and weekly reviews of Cannavine’s security measures, plans and policies;
- Documenting any notable incidents that may occur;
- Developing a close relationship with management and Lemon Grove Police Department;
- Observing employee activities to prevent diversion and theft;
- Observing the transfer of cash from the premises to vehicles and other cash handling procedures; and
- Coordinating with other personnel and observing processes when cannabis goods are entering or exiting the premises.

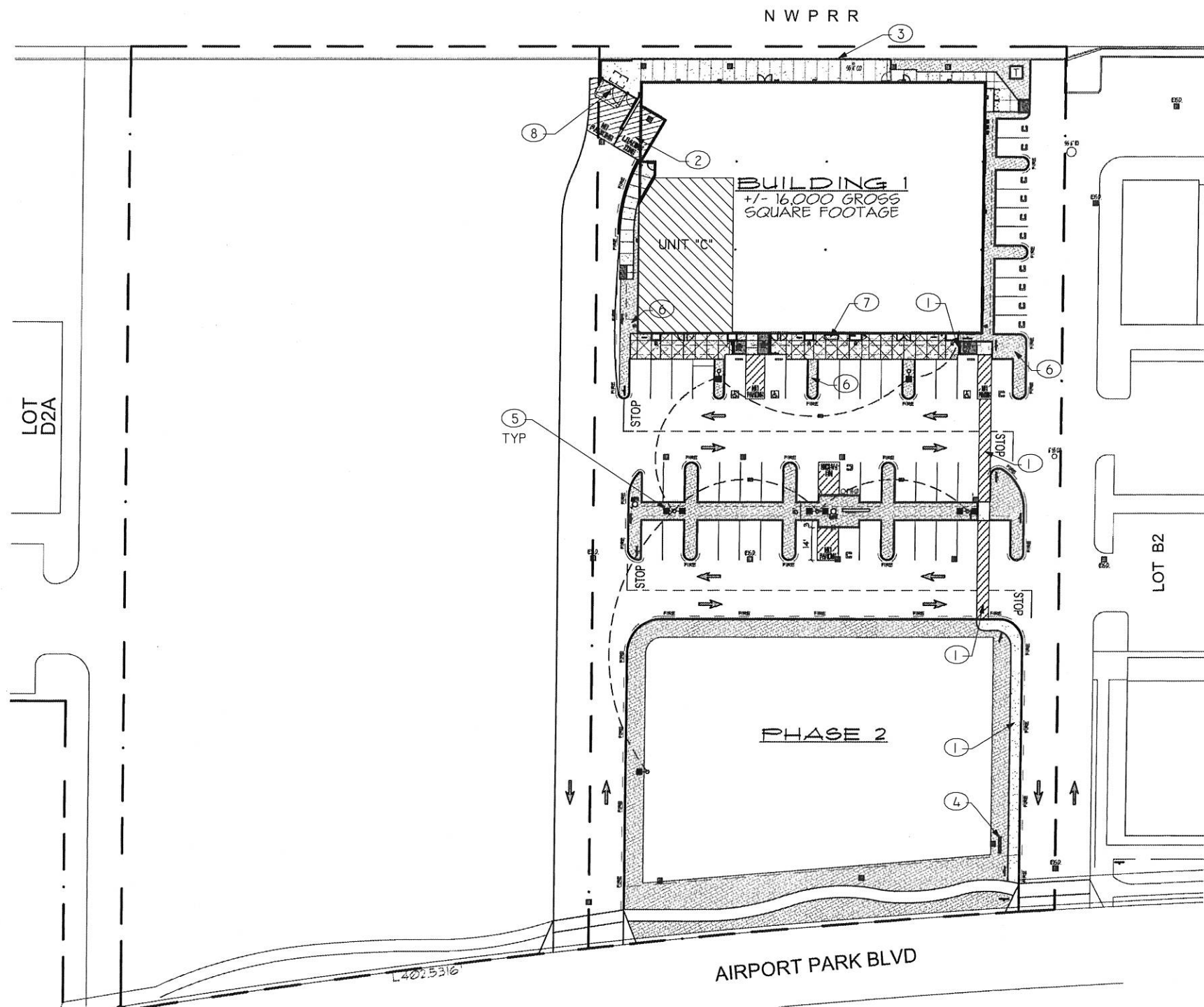
VII. Compliance with State of California Regulatory Requirements

i. Compliance with State Cannabis Laws and Regulations

Cannavine’s operational procedures and policies are compliant with State laws and regulations. We have experience developing and implementing processes that are consistent with the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA) codified as Division 10 of the California Business and Professions Code and the Department of Cannabis Control’s medicinal and adult-use commercial cannabis regulations codified as California Code of Regulations Title 4 Division 19.

j. Licenses and Other Approvals

Cannavine will ensure that it maintains all applicable licenses, permits, and approvals from the relevant City department throughout the operation of the commercial cannabis business. Cannavine will ensure that its state license issued by the DCC is current at all times. All required licenses and permits will be displayed in the dispensary for public view.





① SITE PLAN
1" = 30'-0"

SITE PLAN KEY NOTES

1. (E) CONTINUOUSLY ACCESSIBLE PATH OF TRAVEL WITH 1/2" MAX CHANGE IN ELEVATION. PATH TO BE A MIN. OF 48" WIDE. NOT EXCEEDING 2% IN ANY DIRECTION OF TRAVEL-TYP.
2. (E) -RECESSED LOADING AREA. AREAS PER PLAN
3. (E) 8' HIGH CYCLONE FENCE W/ WOOD SLATS
4. (E) MONUMENT SIGN
5. (E) PARKING LOT LIGHTING COOPER LIGHTING LUMARK MODEL # MHR-R3-400-MT. LIGHTING POLE, SSS SQUARE STRAIGHT STEEL POLE MODEL # SSS5A30SRF
6. (E) LANDSCAPE AREA TYP PER PLAN
7. (E) BENCH
8. (E) 4 CUBIC YARD DUMPSTER PER PLAN

PARKING PROVIDED

- 56 - TOTAL PARKING STALLS
- 3 - ACCESSIBLE PARKING STALLS
- 11 - COMPACT PARKING STALLS
- 42 - FULL SIZE PARKING STALLS

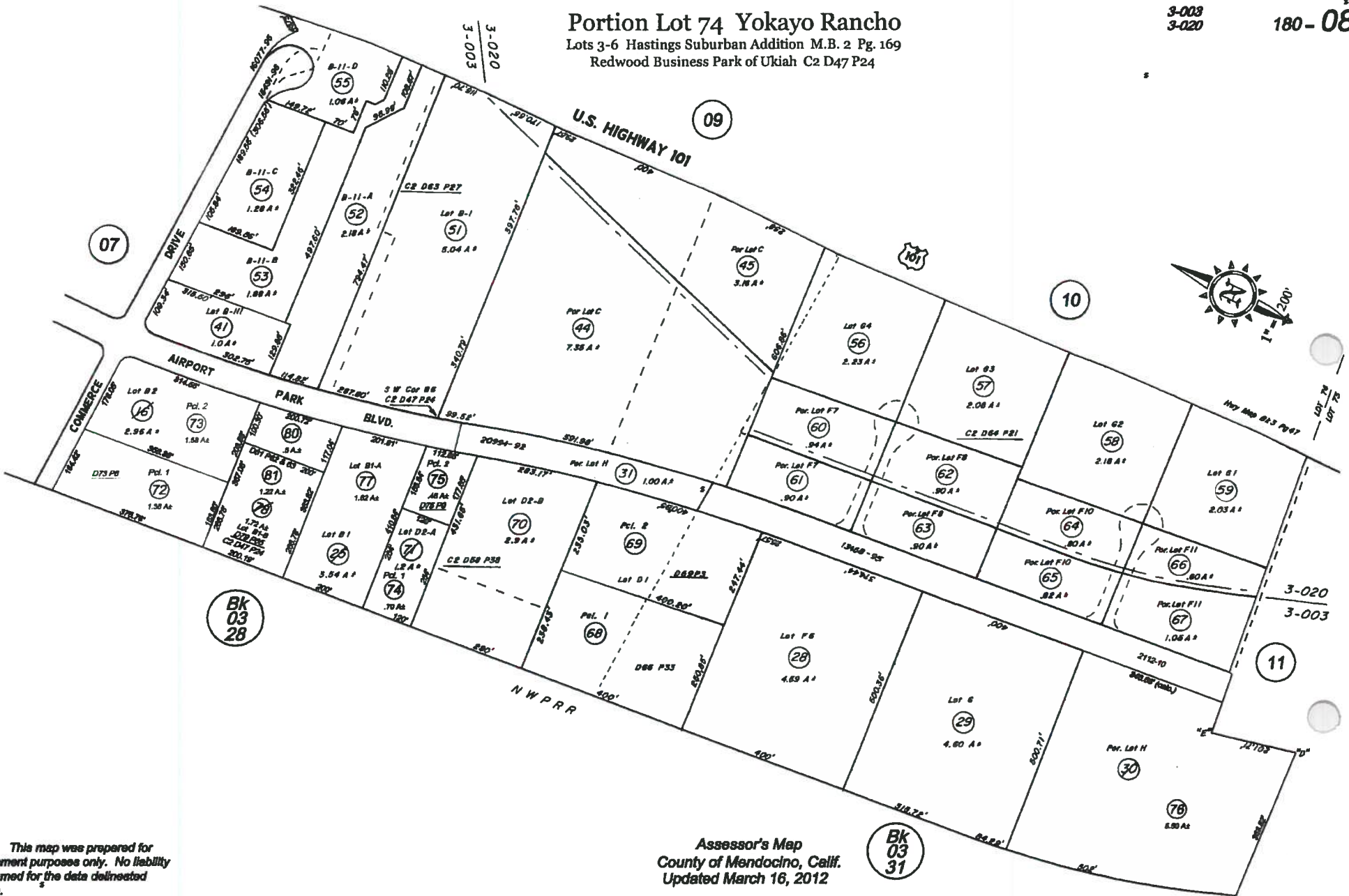
DATE BY	
REVISIONS	
#	
 RUFF + ASSOCIATES	
RUFF + ASSOCIATES Architecture Planning Development 100 West Standley Street, Ukiah, CA 95482 Phone: 707-472-0525 Fax: 707-472-0527 e-mail: richard@ruffarchitect.com <small>COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.</small>	
<small>CA License # C11736 - B597217</small>	
	
TENANT IMPROVEMENTS UKIAH DISPENSARY 1230 AIRPORT PARK BLVD, SUITE C UKIAH, CA, 95482	
SHEET TITLE	
SITE PLAN	
DRAWN BY	771
CHECKED BY	RPR
DATE CREATED	4-11-17
DATE ISSUED	--
SCALE	AS NOTED
PAGE	
A0.1	
SHEET OF	

Portion Lot 74 Yokayo Rancho

Lots 3-6 Hastings Suburban Addition M.B. 2 Pg. 169
Redwood Business Park of Ukiah C2 D47 P24

3-003
3-020

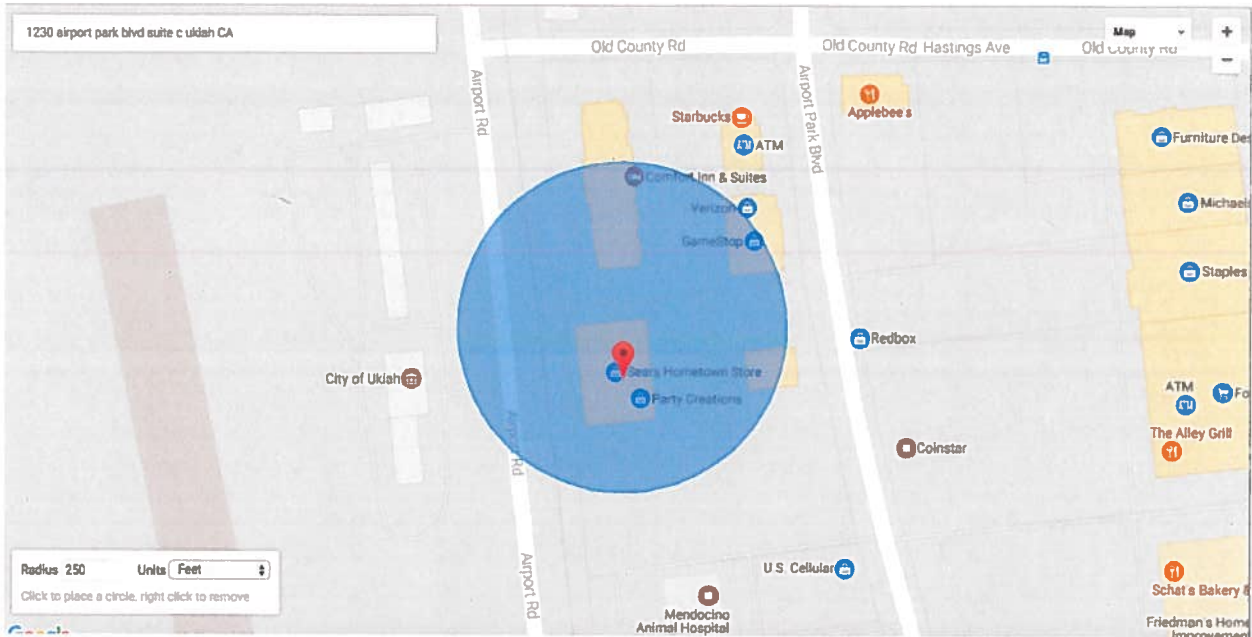
180-08



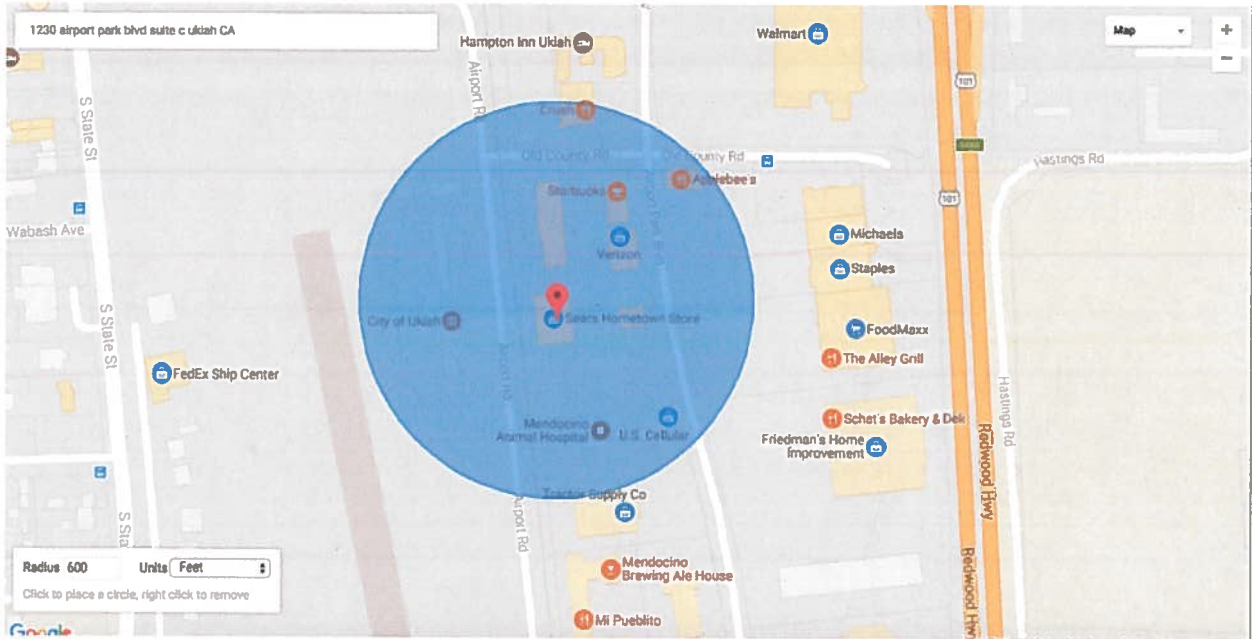
NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map
County of Mendocino, Calif.
Updated March 16, 2012

Neighborhood Context Map 200 foot Radius



Neighborhood Context Map 600 foot Radius






City of Ukiah buffer zone map 1230 Airport Park Blvd., Suite C, Ukiah, CA 95482





Legend

Youth Facility

-  Afterschool Program/Youth Services
-  Church
-  Family Fun Center

-  Large Home Daycare
-  Park
-  Preschool
-  School

-  Allowable Locations 250 ft
-  Streets
-  CITY LIMITS



Date: 1/10/2017



1230° Airport Park Blvd.

Suite C





























Jesse Davis

From: Matthew Keizer
Sent: Tuesday, February 13, 2024 8:52 AM
To: Joshua Montemayor
Cc: Jesse Davis
Subject: RE: New Referral Request - 1230 Airport Park Blvd. File No. 23-9153

Follow Up Flag: Follow up
Flag Status: Completed

Building and Fire

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

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: Joshua Montemayor <jmontemayor@cityofukiah.com>
Sent: Tuesday, February 13, 2024 3:19 AM

To: Matthew Keizer <mkeizer@cityofukiah.com>; Douglas Hutchison <dhutchison@cityofukiah.com>; Rick Pintane <rpintane@cityofukiah.com>; Tim Eriksen <teriksen@cityofukiah.com>; mcaqmd@mendocinocounty.org
Cc: Jesse Davis <jdavis@cityofukiah.com>; Craig Schlatter <cschlatter@cityofukiah.com>
Subject: New Referral Request - 1230 Airport Park Blvd. File No. 23-9153

Hi all,

Please see attached a Referral Request for a new project submittal:

Cannavine Distribution Facility
1230 Airport Park Blvd. Suite C
File No. 23-9153 (Minor Amendment to Permit No. 17-2841)

History: Ukiah Valley Holistics, Inc. dba Cannavine, has been in operation since 2017. Previous approvals include medical marijuana dispensary and adult cannabis sales.

Proposed Project: The proposed project will expand the existing operation by adding a cannabis distribution component to the current retail sales. No exterior modifications are proposed, however interior improvements will be made to accommodate the new distribution area entirely separate of the existing retail dispensary area. Therefore, the project will undergo a Minor Amendment to an existing approved Use Permit No. 17-2841.

Referral Deadline – 3pm, Friday 2/23: Please respond directly to me by providing written comments on the referral request packet (attached) or you may email them directly to me. If you will require additional time to review past the deadline, please let me know. The project will need to undergo review by the Zoning Administrator, and your expeditious responses will be greatly appreciated.

Should you have any questions or require further information, please do not hesitate to reach out. Thank you for your attention to this matter.

Best,
Joshua Montemayor
Planning Services Division | Contract Planner
jmontemayor@cityofukiah.com

PROJECT REVIEW REFERRAL
Please provide comments by: Friday 02/23, 3PM

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:			
<input checked="" type="checkbox"/>	City of Ukiah Community Development Director	<input checked="" type="checkbox"/>	City of Ukiah Airport Manager
<input checked="" type="checkbox"/>	City of Ukiah Building Official	<input checked="" type="checkbox"/>	City of Ukiah Code Enforcement Division
<input checked="" type="checkbox"/>	Ukiah Valley Fire Authority	<input checked="" type="checkbox"/>	Mendocino County Air Quality Mgmt. District
<input checked="" type="checkbox"/>	City of Ukiah Police Department	<input checked="" type="checkbox"/>	City of Ukiah, City Engineer
<input checked="" type="checkbox"/>	City of Ukiah Public Works Department		
FROM PROJECT PLANNER: JOSH MONTEMAYOR, CONTRACT CITY PLANNER jmontemayor@cityofukiah.com			

PROJECT INFORMATION:	
Project Name & Permit #:	Ukiah Valley Holistics, Inc. dba Cannavine – Distribution #23-9153
Site Address & APN:	1230 Airport Park Boulevard, Suite C
General Plan:	Master Plan Area (MPA)
Zoning:	AIP Planned Development – Light Manufacturing Mixed Use
Airport Compatibility Zone:	Zone 2 & Zone 6
Date Filed:	12/20/2023
Resubmittal:	N/A
Date Referred:	02/13/2024
Prev. Projects on Site	17-2841 (Medical Marijuana Dispensary); 18-3809 (Adult Cannabis Sales); 18-4111 (Annual Review); 19-4970 (Annual Review); 20-5823 (Annual Review); 21-6698 (Annual Review)
Applicant/Agent Name:	Hrant Ekmejian
Phone:	707-599-1831
Email:	aychezsf@gmail.com
Project Summary: Request to approve a Minor Amendment (File No. 23-9153) to an existing Major Use Permit (File No. 17-2841) to allow distribution of cannabis products at an existing cannabis retailer "Cannavine" located at 1230 Airport Park Boulevard, Suite C; APN 180-080-81. The proposed project by Ukiah Valley Holistics, Inc. dba Cannavine involves expansion of their existing cannabis operation by adding a cannabis distribution component to the current retail activities. All existing business operations will remain. There are no exterior modifications proposed, however, interior tenant improvements will include construction of new walls to accommodate a separate and secured storage area for cannabis products. The distribution area will be approximately 725 square feet and will be entirely separate of the existing retail dispensary area.	

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) W. Rick Pearson / POLICE DEPT.

- No Comment
- Comments / Conditions of Approval Attached

Signature 

Date 02/13/24