



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

April 24, 2024 - 6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **AB 2449 NOTIFICATIONS AND CONSIDERATIONS**

5. **APPROVAL OF MINUTES**

5.a. Approval of the Minutes of April 10, 2024, a Regular Meeting.

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

Attachments:

1. 2024-04-10 PC Minutes

6. **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 appears and states 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 May 6, 2024.

7. **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.

8. **SITE VISIT VERIFICATION**

9. **VERIFICATION OF NOTICE**

10. **PLANNING COMMISSIONERS REPORT**

11. **DIRECTOR'S REPORT**

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

Recommended Action: Receive Community Development Director's Report.

Attachments:

1. Planning-Division-Projects-Report-4-1-24

12. **CONSENT CALENDAR**

13. **UNFINISHED BUSINESS**

13.a. Receive Bi-Annual Status Update and Report Regarding Community Center and Winter Homeless Shelter at 1045 South State Street.

Recommended Action: Receive status update and report regarding the Building Bridges Community Center and Winter Homeless Shelter at 1045 S State St and discuss with Staff.

Attachments:

1. Building Bridges UPD Dispatch Calls 8-06-23 to 2-06-24
2. Building Bridges Project Summary 3.2024

13.b. 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: Adopt Resolution (Attachment 1) approving the project, based on the Findings in Attachment 2 and Conditions of Approval in Attachment 3.

Attachments:

1. Draft Resolution
2. Draft Findings
3. Draft Conditions of Approval
4. Application Materials
5. January 24, 2024 - Draft Minutes & Staff Report

14. **NEW BUSINESS**

15. **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: April 17, 2024
Stephanie Abba, Planning Commission Secretary

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

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

1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on April 10, 2024. The meeting was legally noticed on April 03, 2024. The meeting was held in person and at the following virtual link: <https://zoom.us/j/91264543193>. Commissioner R. Johnson called the meeting to order at 6:00 p.m.

COMMISSIONER R. JOHNSON PRESIDING.

2. ROLL CALL

Roll was taken with the following **Commissioners Present:** Angie Grainger, Thao Phi, Mark Hilliker, Alex de Grassi, and Rick Johnson.. **Commissioners Absent:** None. **Staff Present:** Jesse Davis, Chief Planning Manager; Darcy Vaughn, Assistant City Attorney, and Stephanie Abba, Planning Commission Clerk.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Grainger.

4. APPROVAL OF MINUTES

a. Approval of the Minutes of February 28, 2024, a Regular Meeting.

Motion/Second: de Grassi/Hilliker to approve the Minutes of February 28, 2024, a Regular Meeting as submitted. Motion **carried** by the following Roll Call votes: **AYES:** T. Phi, M. Hilliker, A. de Grassi, and R. Johnson. **NOES:** None. **ABSENT:** None. **ABSTAIN:** A. Grainger.

5. APPEAL PROCESS

Chair Johnson stated the appeals deadline date is April 22, 2024. No appeals were received.

6. COMMENTS FROM THE AUDIENCE ON NON-AGENDA ITEMS

No Comments from Audience

7. SITE VISIT VERIFICATION

Verification not necessary

8. VERIFICATION OF NOTICE

Verified by Staff

9. PLANNING COMMISSIONERS' REPORTS

None

10. DIRECTOR'S REPORT

Presenter: *Jesse Davis, Chief Planning Manager*

Received.

11. **CONSENT CALENDAR**

No items on the Consent Calendar

12. **UNFINISHED BUSINESS**

No Unfinished Business was Agendized.

13. **NEW BUSINESS**

It was the Consensus of the Planning Commission to add in AB 2449 Notifications and Considerations onto all future agenda's. Per Darcy Vaughn, it is legal to add this item onto the current agenda in order to take action.

a. New Agenda Item: Add AB 2449 Notifications and Considerations on all future agenda's.

The Planning Commission decided they wanted to have AB 2449 Notifications and Considerations added on to all future agendas.

Motion/Second: Hilliker/Grainger to add AB 2449 Notifications and Considerations onto all future agenda's. Motion **carried** by the following Roll Call votes: **AYES:** A. Grainger; T. Phi; M. Hilliker; A. de Grassi; and R. Johnson. **NOES:** None. **ABSENT:** None. **ABSTAIN:** None.

**b. Planning Commission Overview: AB2449 Open Meetings: Local Agencies: Teleconferences.
This agenda item was changed from 13a. to 13b.**

Presenter: Darcy Vaughn, Assistant City Attorney

Received.

c. Receive a Presentation Regarding the 2023 Annual Progress Reports to the Department of Housing and Community Development and the Governor's Office of Policy and Research.

Presenter: Jesse Davis, Chief Planning Manager

Presentation Received.

14. **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:04 p.m.

Stephanie Abba, Planning Commission Secretary



AGENDA SUMMARY REPORT

SUBJECT: Receive Community Development Director's Report.

DEPARTMENT: Community
Development

PREPARED BY: Craig Schlatter, Community Development Director

PRESENTER: Craig Schlatter, Community Development
Director

ATTACHMENTS:

1. Planning-Division-Projects-Report-4-1-24

Summary: Planning Commission will receive the Community Development Director's Report and discuss any questions with Staff.

Background: Director's Reports are bi-monthly oral reports given by the Community Development Director on the status of projects 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 2040 General Plan programs and projects, and updates related to the activities of other divisions of the Department.

Discussion: The April 2024 Planning Division Projects Report (Attachment 1) was presented to the Commission by Chief Planning Manager Jesse Davis on April 10, 2024. Any updates since April 10 will be presented by the Director during the meeting.

The April 2024 report and previous monthly reports are located on the Planning Division Services webpage, under "Current Planning Reports," at the following weblink:

<https://cityofukiah.com/community-development/planning-services/>

Recommended Action: Receive Community Development Director's Report.



**City of Ukiah
Submitted Planning Applications**

As of 04/01/2024

Permit #	Site Address	Date of Submittal	Summary of Project	Status
24-9258	280 E. Standley St.	2/1/24	Major Site Development Permit to allow for the temporary installation of nine (9) single-story prefabricated modular structures (totaling approximately 1,440 square feet) to serve as supplementary counseling offices for the existing health service provider(s) requiring Major and Minor Exceptions to the Downtown Zoning Code as regulated by Ukiah City Code §9231.5. Additional site modifications include renovation of the existing parking lot, relocation of the trash enclosure, and the addition of vinyl slates to the existing perimeter fencing	DRB Hearing: 03/28/2024 (Recommendation Provided - Applicant Response Pending)
24-9253	734 S. State St.	1/29/24	Minor Site Development Permit to facilitate tenant improvements to a commercial structure associated with an existing gasoline station (MUP #93-10), implement new landscaping and undertake various site improvements, including new signage, fascia, and station upgrades.	Under Review: DRB Hearing Tentative for 4/25/2024.
23-8950	414 E. Perkins St.	10/12/23	Site Development Permit to allow the remodel of existing building for operation of a Redwood Credit Union bank facility within the Urban Center (UC) zoning district of the Downtown Zoning Code.	Application Withdrawn: 02/29/2024
23-8972	441 N State St.	10/19/23	Major Use Permit for the development of an outdoor cannabis consumption area at an existing 'Cannabis Retail' business within the Community Commercial (C1) zoning district.	Under Review: PC Hearing Tentative for 04/24 or 05/08.
17-3069	1294 N. State St.	9/13/17	Resubmitted Major Use Permit and Site Development Permit to allow for construction of two retail suites (including one drive-through), within the Community Commercial (C1) zoning district.	Under Review: DRB Hearing Tentative for 4/25/2024.
24-9268	1310 West Clay St.	2/16/24	Minor Subdivision of an existing .71± acre lot into two (2) parcels. Parcel 1 would be 14,424 square feet gross, while Parcel 2 would be 20,234 square feet within the Low Density Residential (R1) zoning district.	Agency Referral: 02/16/2024

**City of Ukiah
Submitted Planning Applications**

As of 04/01/2024

24-9266	300 Hastings Ave.	2/16/24	Minor Subdivision of an existing 2.11± acre lot into three (3) parcels. Parcel 1 would be 30,197 square feet gross, Parcel 2 would be 42,301 square feet gross, and Parcel 3 would be 19,280 square feet gross within the Manufacturing (M) zoning district. No development, alteration or intensification of existing uses is proposed in conjunction with this minor subdivision.	Application Withdrawn: 03/15/2024
24-9265	195 Low Gap Rd.	2/20/24	A General Plan Amendment to convert the subject property from Low Density Residential (LDR) to Community Commercial (CC) land use designation, as well as a Rezone to convert the property from the Low Density Residential (R1) zoning district to the Community Commercial (C1) zoning district. If approved, the intended use of the property would be for a 'Professional Office'.	CEQA IS/MND Draft - In Process
24-9277	911 Marlene Street	3/14/24	Minor Subdivision of an existing 2.3± acre lot into two (2) parcels. Parcel 1 would be 1.23 acres and feature the existing condominiums; Parcel 2 would be 1.07 acres and undeveloped. Additionally, both parcels would be rezoned to R-2, removing the Planned-Development requirements of Use Permit No. 80-40.	Application Received

City of Ukiah

Recently (Within Previous 90 Days) Approved Projects

As of 04/01/2024



Permit #	Site Address	Approved Date	Summary of Project	Comments
23-8991	108 N. School St.	1/10/24	Major Use Permit for operation of a second hand vintage clothing store within the Urban Center (UC) zoning district of the Downtown Zoning Code	Approved by Planning Commission on 1/10/24.
22-7956	162 Talmage Rd.	1/10/24	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 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.	Approved by Zoning Administrator on 3/14/24.



**City of Ukiah
Advanced Planning Projects**

As of 04/01/2024

Permit #	Site Address	Approved Date	Summary of Project	Comments
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. An amended application was submitted to LAFCo on 03/15/24.
N/A	Citywide	N/A	Ordinance Amendment for modifications to Lot Line Adjustment Requirements.	Ordinance 1237 Adopted by City Council on 02/21/24
N/A	Citywide	N/A	Ordinance Amendment to residential zoning districts R1, R2, R3 to facilitate 'Missing Middle Housing' development and clarify existing regulations for ADUs.	Tentatively scheduled for PC for August 2024.



DATE: April 16, 2024
TO: Planning Commission
FROM: Craig Schlatter, AICP, Director of Community Development
SUBJECT: **Bi-Annual Status Update and Report Regarding Community Center and Winter Homeless Shelter at 1045 South State Street**

Background:

On July 26, 2017, the City of Ukiah Planning Commission adopted findings that conditionally approved a Major Use Permit and Site Development Permit to allow for the establishment and operation of a Community Center and Winter Homeless Shelter, the Building Bridges – Homeless Resource Center (“B2”) at 1045 South State Street. As part of the Conditions of Approval, Community Development Department Condition of Approval (COA) #15 required the following:

15. The Director of Community Development and Planning shall report to the Planning Commission once every six months during the first two years of the shelter operation. The Director’s report shall include a record of any complaints received from the public or shelter occupants and an assessment on the most effective ways to modify the [Program] plan to address valid complaints.

The Community Development Director presented four bi-annual reports to the Planning Commission during the first two years of the B2 shelter operation, as depicted below. As of September 22, 2021, reporting requirements per COA #15 were satisfied.

- Report #1 - February 26, 2020;
- Report #2 - October 14, 2020;
- Report #3 - April 14, 2021; and
- Report #4 - September 22, 2021.

After completion of the final (fourth) report and given the productive history and relationship established between the City and RCS staff during this two-year period, the City requested and RCS agreed to continue reports for the foreseeable future. Four additional reports have been given to the Planning Commission during the most recent two-year period, as depicted below.

- Report #5 - March 9, 2022;
- Report #6 - September 28, 2022;
- Report #7 - April 12, 2023; and
- Report #8 - September 13, 2023.

All eight of the previous reports and presentations can be found online on the City's website at www.cityofukiah.com/meetings.

Discussion:

In preparing this August 6, 2023 – February 6, 2024 report (#9), the Community Development Director collected, reviewed, and analyzed information from the following sources:

- Complaints received from the public by the Department and City Manager's Office;
- Virtual meeting between RCS, the Ukiah Police Department (UPD), Ukiah Valley Fire Authority (UVFA), and Community Development Department on Friday, February 16, 2024;
- Number and types of police calls received from August 6, 2023 to February 6, 2024 (Attachment 1); and
- Number of calls for service for UVFA at the B2 location during the period August 6, 2023 to February 6, 2024.

Details and analysis are below.

1. Complaints received from Public and City Manager's Office

Zero (0) complaints were received from the public and City Manager's Office during the reporting period.

2. Report of Police Activity

117 calls for police service at 1045 S State St were made during the period 8/6/23 – 2/6/24. This compares to 104 in report #8, 104 in report #7, 85 in report #6, 60 in report #5, 69 in report #4, 135 in report #3, 189 in report #2, and 131 in report #1. UPD reported that like the previous reporting period, the types of calls were not of significant concern.

3. Report of Fire/Emergency Medical Services Calls

The UVFA Chief reported 58 calls for Fire/EMS services at 1045 S State St during the 8/6/23 – 2/6/24 period. This compares to 36 calls in the previous report. Similar to UPD, the UVFA Chief had no major concerns about activity at the B2 address.

4. Virtual City-RCS Meeting: City Assessment and RCS Responses

Staff from the Community Development Department, Ukiah Police Department, and Ukiah Valley Fire Authority met virtually with RCS's Building Bridges Homelessness & Housing Support Manager on February 16, 2024. There was productive discussion related to 1-3 above. No concerns were noted that would require changes to RCS's operations. Additionally, there have been no changes to the Program Manual since January 2022 (report #5).

To further supplement information reported in the February 16 virtual meeting, on March 19, 2024, RCS staff submitted their B2 March 2024 Report (Attachment 2).

5. Conclusion

No complaints were received from the public or City Manager's Office during the period. As reported in previous reports, both RCS staff and public safety staff commented on their improved working relationship and partnership over the last three years. This relationship and

responsiveness to potential impacts as they arise appears to be limiting nuisance concerns near B2. As a result, CDD staff do not see cause for revisions to the B2 operations manual.

Due to the conclusions reached in this and previous reports, this will be the last bi-annual report given to the Planning Commission concerning this project. Starting on February 6, 2025, reports will be given by Community Development Department staff annually to the City Council.

6. *Staff Recommendations*

Staff recommends Planning Commission receive this status update and report and discuss any questions related to its content and provided statistics.



Dispatch Calls to 1045 S State Street

Complaint	Date Received	Call Number	Location
INFO	02/04/2024 3:13:09 PM	240200374	1045 S STATE ST
DIST	02/04/2024 3:00:09 PM	240200370	1045 S STATE ST
SUSP PERSON	02/01/2024 3:13:58 PM	240200065	1045 S STATE ST
INFO	02/01/2024 9:15:52 AM	240200022	1045 S STATE ST
INFO	01/31/2024 11:26:42 AM	240103036	1045 S STATE ST
THEFT	01/25/2024 1:06:16 PM	240102444	1045 S STATE ST
CIVIL	01/20/2024 12:58:25 PM	240101912	1045 S STATE ST
WEL CHECK	01/19/2024 6:36:18 PM	240101842	1045 S STATE ST
INFO	01/18/2024 7:34:13 PM	240101742	1045 S STATE ST
911 Hangup	01/18/2024 7:33:00 PM	240101741	1045 S STATE ST
INFO	01/18/2024 7:05:22 PM	240101737	1045 S STATE ST
MED AID	01/14/2024 11:59:47 PM	240101383	1045 S STATE ST
INFO	01/14/2024 1:47:43 PM	240101328	1045 S STATE ST
INFO	01/12/2024 12:20:57 AM	240101116	1045 S STATE ST
THEFT	01/09/2024 2:07:24 PM	240100871	1045 S STATE ST
FIRE OTHER	01/09/2024 1:39:39 AM	240100809	1045 S STATE ST
10851	01/08/2024 3:06:06 PM	240100767	1045 S STATE ST
INFO	01/08/2024 1:15:34 PM	240100748	1045 S STATE ST
CITY CODE	01/08/2024 12:03:39 PM	240100741	1045 S STATE ST
INFO	01/08/2024 7:36:10 AM	240100708	1045 S STATE ST
MED AID	01/07/2024 10:31:50 PM	240100681	1045 S STATE ST
INFO	01/07/2024 3:56:57 AM	240100616	1045 S STATE ST
Animal	01/05/2024 6:35:11 PM	240100470	1045 S STATE ST
INFO	01/04/2024 12:48:03 PM	240100344	1045 S STATE ST
DIST	01/03/2024 3:10:18 PM	240100241	1045 S STATE ST
DIST	01/01/2024 2:45:07 AM	240100014	1045 S STATE ST
CITY CODE	12/27/2023 1:19:18 PM	231202449	1045 S STATE ST
INFO	12/25/2023 12:07:21 AM	231202255	1045 S STATE ST
INFO	12/21/2023 9:49:35 PM	231201987	1045 S STATE ST
MED AID	12/16/2023 9:53:05 AM	231201413	1045 S STATE ST
INFO	12/15/2023 3:50:01 PM	231201340	1045 S STATE ST
INFO	12/14/2023 3:39:09 AM	231201196	1045 S STATE ST
INFO	12/13/2023 5:31:13 PM	231201174	1045 S STATE ST
THEFT	12/13/2023 1:03:41 PM	231201144	1045 S STATE ST
INFO	12/13/2023 12:01:34 PM	231201138	1045 S STATE ST
INFO	12/12/2023 8:02:05 AM	231201030	1045 S STATE ST
TRESPASS	12/08/2023 10:51:44 PM	231200728	1045 S STATE ST
INFO	12/08/2023 7:19:50 PM	231200713	1045 S STATE ST
INFO	12/08/2023 1:46:24 PM	231200685	1045 S STATE ST
INFO	12/07/2023 9:51:09 PM	231200620	1045 S STATE ST
INFO	12/07/2023 6:11:48 PM	231200606	1045 S STATE ST
MISC SERVICE	12/03/2023 11:17:29 AM	231200217	1045 S STATE ST
INFO	12/02/2023 9:42:19 PM	231200185	1045 S STATE ST
Animal	12/02/2023 7:27:17 PM	231200179	1045 S STATE ST
Animal	12/02/2023 6:50:58 AM	231200124	1045 S STATE ST
INFO	12/01/2023 9:23:32 PM	231200098	1045 S STATE ST
INFO	11/28/2023 7:34:25 PM	231102856	1045 S STATE ST



Dispatch Calls to 1045 S State Street

INFO	11/27/2023 7:07:52 PM	231102758	1045 S STATE ST
THEFT	11/27/2023 3:43:15 PM	231102742	1045 S STATE ST
INFO	11/21/2023 7:51:17 PM	231102218	1045 S STATE ST
242	11/21/2023 3:53:25 PM	231102199	1045 S STATE ST
DIST	11/21/2023 2:50:11 PM	231102195	1045 S STATE ST
THEFT	11/14/2023 10:37:09 AM	231101455	1045 S STATE ST
Animal	11/13/2023 5:36:21 PM	231101409	1045 S STATE ST
HAZARD	11/13/2023 12:32:54 PM	231101374	1045 S STATE ST
Animal	11/13/2023 9:14:10 AM	231101346	1045 S STATE ST
INFO	11/12/2023 3:10:47 AM	231101250	1045 S STATE ST
INFO	11/12/2023 12:53:51 AM	231101242	1045 S STATE ST
DIST	11/11/2023 11:51:28 PM	231101239	1045 S STATE ST
INFO	11/11/2023 8:00:36 AM	231101164	1045 S STATE ST
INFO	11/10/2023 3:32:19 PM	231101103	1045 S STATE ST
WEL CHECK	11/09/2023 9:32:39 PM	231101047	1045 S STATE ST
INFO	11/07/2023 8:43:41 PM	231100843	1045 S STATE ST
911 Hangup	11/07/2023 1:47:25 AM	231100758	1045 S STATE ST
5150	11/06/2023 11:42:38 AM	231100676	1045 S STATE ST
820	10/23/2023 11:18:18 AM	231002299	1045 S STATE ST
INFO	10/23/2023 5:37:06 AM	231002267	1045 S STATE ST
DISPUTE	10/22/2023 12:07:04 PM	231002214	1045 S STATE ST
RECKLESS	10/20/2023 7:33:23 PM	231002054	1045 S STATE ST
CIVIL	10/20/2023 2:19:49 PM	231002021	1045 S STATE ST
INFO	10/20/2023 6:06:43 AM	231001972	1045 S STATE ST
911 Hangup	10/18/2023 7:33:34 AM	231001779	1045 S STATE ST
INFO	10/15/2023 3:30:40 AM	231001466	1045 S STATE ST
CIVIL	10/14/2023 11:09:48 AM	231001369	1045 S STATE ST
SUSP CIRC	10/12/2023 5:17:22 AM	231001108	1045 S STATE ST
WEL CHECK	10/11/2023 9:54:10 PM	231001088	1045 S STATE ST
INFO	10/10/2023 5:52:27 PM	231000989	1045 S STATE ST
HAZARD	10/06/2023 8:05:06 AM	231000579	1045 S STATE ST
INFO	10/05/2023 9:25:10 PM	231000540	1045 S STATE ST
10-21	10/05/2023 10:28:43 AM	231000466	1045 S STATE ST
829	10/04/2023 6:31:39 PM	231000407	1045 S STATE ST
INFO	10/02/2023 6:00:05 PM	231000203	1045 S STATE ST
CIVIL	09/29/2023 1:33:50 PM	230902867	1045 S STATE ST
VAN	09/26/2023 3:42:55 AM	230902526	1045 S STATE ST
INFO	09/14/2023 12:26:13 AM	230901291	1045 S STATE ST
SUSP CIRC	09/13/2023 4:52:59 PM	230901258	1045 S STATE ST
CIVIL	09/11/2023 11:11:47 AM	230901027	1045 S STATE ST
INFO	09/08/2023 12:39:54 AM	230900709	1045 S STATE ST
WEL CHECK	09/07/2023 4:48:02 PM	230900680	1045 S STATE ST
DIST	09/06/2023 12:23:13 PM	230900527	1045 S STATE ST
Animal	09/06/2023 10:43:59 AM	230900510	1045 S STATE ST
820	09/03/2023 2:39:37 AM	230900204	1045 S STATE ST
TC INJ	09/02/2023 8:54:46 PM	230900187	1045 S STATE ST
DUPLICATE	09/02/2023 8:54:29 PM	230900186	1045 S STATE ST
Animal	08/31/2023 1:36:16 PM	230803285	1045 S STATE ST



Dispatch Calls to 1045 S State Street

829	08/30/2023 7:53:44 PM	230803208	1045 S STATE ST
TRAFFIC STOP	08/30/2023 1:06:35 AM	230803157	1045 S STATE ST
824	08/29/2023 10:07:28 PM	230803118	1045 S STATE ST
829	08/29/2023 2:22:41 PM	230803077	1045 S STATE ST
TRESPASS	08/29/2023 6:28:17 AM	230803034	1045 S STATE ST
824	08/29/2023 12:50:42 AM	230803025	1045 S STATE ST
829	08/28/2023 8:54:52 AM	230802951	1045 S STATE ST
824	08/28/2023 4:54:42 AM	230802936	1045 S STATE ST
FRAUD	08/26/2023 4:29:43 PM	230802820	1045 S STATE ST
THEFT	08/26/2023 10:40:09 AM	230802790	1045 S STATE ST
THEFT	08/25/2023 1:56:13 PM	230802690	1045 S STATE ST
DIST	08/25/2023 12:23:06 AM	230802642	1045 S STATE ST
AGENCY ASSIS	08/24/2023 4:40:20 PM	230802591	1045 S STATE ST
DIST	08/24/2023 2:15:21 PM	230802574	1045 S STATE ST
TRESPASS	08/23/2023 6:24:16 AM	230802428	1045 S STATE ST
SUSP CIRC	08/18/2023 5:01:58 PM	230802001	1045 S STATE ST
422	08/17/2023 5:23:31 AM	230801782	1045 S STATE ST
820	08/14/2023 7:00:05 PM	230801518	1045 S STATE ST
415	08/12/2023 9:38:00 AM	230801245	1045 S STATE ST
ERROR	08/12/2023 8:03:56 AM	230801238	1045 S STATE ST
DIST	08/12/2023 3:56:40 AM	230801227	1045 S STATE ST
CIVIL	08/11/2023 6:02:48 PM	230801176	1045 S STATE ST
INFO	08/10/2023 11:08:16 PM	230801104	1045 S STATE ST
DIST	08/08/2023 7:00:13 AM	230800777	1045 S STATE ST
DIST	08/06/2023 1:23:08 PM	230800607	1045 S STATE ST



Building Bridges Homeless Resource Center

March 2024

1045 South State Street
Ukiah, Ca 95482
707-234-3270

PROJECT OVERVIEW

The Building Bridges (B²) homeless resource center is a collaborative project between Redwood Community Services, Inc. (RCS) and partnering agencies, community members, and people experiencing homelessness. RCS proposes to address homelessness in Mendocino County through a multi-faceted project designed to provide outreach, safe shelter, housing, and related services to people experiencing a housing crisis. This project serves to fill a gap in Mendocino County's Homeless Services Continuum of Care (MCHSCoC) by providing a centralized location in the Ukiah valley for integrated homeless services and resources.

"Building Bridges – for us [folks] without a home. We haven't the money – only some have jobs and we struggle to survive on our own. We need a little help. Things we can't get for ourselves. Shoes and a jacket. Clothes of our own. A change of socks. A blanket to keep us warm. A little food. A safe place to sleep for the night. Every little bit helps make the future look bright. Another day – another tomorrow – leaving behind a little more sorrow. A kind face – a helping hand – someone who knows how hard it is. Someone who understands. A little bit of hope – a reason to try – not to give up our beautiful lives. Building Bridges – a step at a time." – thank you letter written by a B² guest

PROJECT DESCRIPTION

The B² homeless resource center provides specialized support services for people experiencing homelessness. Guests and residents of B² may also be living with mental illness, addiction, physical disability, chronic health problems, and other challenges. B² operates from a low barrier perspective – meaning that there are few to no barriers in place to prohibit people from accessing services and shelter. Guests are welcomed to B² to find community among people experiencing similar challenges and access supports that meet them where they are at. The goal is not simply to get people off the streets, but to provide a comprehensive array of supports that assist people in achieving stability and moving forward with their lives. While emergency shelter alone does not solve homelessness, it is an important piece of the solution. To access permanent housing, people need to connect with resources and support. In the absence of natural support and in the presence of extreme barriers to housing, people need a bit of a hand up. That is what B² aims to provide: just enough of a hand up to get people connected and on the path to stability and sustainable housing.

B² is supported by a stakeholder committee, which is comprised of B² staff, City and County representatives, law enforcement representatives, B² guests, neighboring residents and businesses, partnering agencies and organizations, and other stakeholders. This group provides guidance and support to the operations of B². RCS, partnering agencies, and stakeholders work together to ensure that a variety of services are available to assist guests and residents with addressing their barriers to housing. RCS leadership and the stakeholder committee oversee the policies that are implemented at B², ensuring that the program operates under a low barrier model that balances safety and accountability with the goal of keeping people engaged in their own lives, community, and progress.

Foster Family Agency | Behavioral Health Services | Family Social Services | Skill Building & Empowerment Services
Crisis Response Services | Transitional Services | Residential Services | Homeless Services | Substance Use Services

Day Center

The Day Center includes restroom, shower, and laundry facilities, a drop-in resource room, non-commercial food preparation area, office space, donation sorting and distribution space, dog kennel area, computers, and outside space. Community and private office space are available for partnering agencies and providers to utilize to provide services to guests of the center. For example, agencies such as Adventist Health, MCAVHN, Tapestry, Anchor Health Management, and RCS' behavioral health and crisis intervention services, among others, can meet with clients at the center. This aids people who are homeless with being able to go to one location to get many needs met, rather than having to access disjointed services spread around the county. The goal of the day center is to provide integrated services to those who are homeless, assisting them to build resiliency and break barriers to housing.

Day Center Operational Details

Capacity:

- During the day B² can serve up to 40 guests at a time.

Days and hours of operation:

- Ideally, the Day Center is open to the public Monday—Friday from noon to 4 pm. The Day Center opens to the public or people not staying at the Shelter depending on staff capacity. The Day Center will also close to the public if there are not sufficient staff on shift to operate safely. The Day Center is open to Shelter guests 7 days a week, 24 hours a day.

Staffing:

- Program Director and Program Supervisor to oversee and facilitate B² operations
- Housing Navigators
- Peer Support Counselors
- Recent addition to the team: Care Managers providing enhanced care management services!
- Additional service providers from partnering agencies could include: mental health service providers, case managers, employment services provider, substance use treatment providers, etc.
- Volunteers are utilized where and when possible to provide additional support
- There is a minimum of two employees on duty to supervise the guests and maintain safety during the daytime hours. These employees are trained in Motivational Interviewing, Trauma-Informed Care, Crisis Communication, Collaborative Problem Solving, CPR and first aid, conflict management, harm reduction approaches, and other trainings that focus on supporting people experiencing homelessness.

Inland Shelter

The Inland Shelter at B² provides beds on site in a congregate space. The Shelter aims to remain open year-round but will prioritize being open during the winter months if there is inadequate funding to support year-round operations. The Shelter prioritizes access to those who are most vulnerable on the street, using a standardized screening tool to help determine each person's level of risk and vulnerability. The Shelter also works with emergency services to divert people from hospitalization and jail.

Shelter Operational Details

Capacity:

- The Inland Shelter currently has on-site capacity to serve 50—55 of the community's most vulnerable adults experiencing homelessness. Capacity fluctuates based on staff capacity and the acuity of need of the Shelter guests. Bed number may be temporarily reduced when the number of guests highly acute needs increases.
- B² assists families with children with accessing appropriate County resources. They are also supported with connecting to Ford Street Project's family shelter. Families with children

could be provided with short-term emergency assistance staying at a hotel if no other resources are available. They may also receive supportive services and housing navigation services through B².

Days and hours of operation:

- The Shelter is open to Shelter guests 24 hours a day.

Staffing:

- Program Director and Program Supervisor to oversee and facilitate B² operations
- Housing Navigators
- Peer Support Counselors
- There is always a minimum of two staff on duty to supervise the guests and maintain safety, inside and outside. The overnight staff will be “Wide-Awake” and expected to address any problem conditions or behaviors. These employees are trained in Motivational Interviewing, Trauma-Informed Care, Crisis Communication, Collaborative Problem Solving, CPR and first aid, conflict management, harm reduction approaches, and other trainings that focus on supporting people experiencing homelessness.

Rapid Re-Housing

The B² Rapid Re-Housing (RRH) program aids people who are literally homeless. It assists them with moving as quickly as possible into permanent housing and achieve stability through a combination of housing identification, rental assistance, and supportive services. Potential participants are selected through the MCHSCoC Coordinated Entry System (CES), targeting those who are most likely to need short-term housing assistance. RCS has operated this project since 2017 and has seen it grow into an extremely successful program utilizing a relatively small amount of funding.

Homelessness Prevention

B² provides supportive services to people who are at risk of losing their housing. Services could include landlord mediation, advocacy, and limited financial assistance when resources are available.

Housing Navigation Services

B² Housing Navigators work with people experiencing a housing crisis, both those who are currently unhoused and those who are at risk of becoming homeless, aiding them with acquiring and/or sustaining housing. These supportive services are provided primarily to those who are identified through the CES as being the most vulnerable and at risk. Housing Navigation staff utilize a “progressive engagement” approach, offering “light-touch” assistance at first and increasing aid only as needed. Housing Navigators develop relationships with landlords, striving to increase the pool of housing available to people with multiple housing barriers (i.e., no or bad rental history, criminal record, no/low income, etc.).

Partnerships

B² connects with many other community services and projects. Other community agencies have been invited to utilize the facility to provide services to their clients who are guests at B². The Adventist Health Street Medicine team utilizes our space to conduct a weekly clinic with a doctor who coordinates with the B² LVN Case Manager. Adventist Health has been integral to aiding the project navigate providing services during the COVID-19 pandemic. The Anchor Whole Person Care wellness coaches regularly meet with their clients at the facility. We work closely with the Ukiah Police Department to route people from the streets into B². The RCS Crisis team diverts people from emergency room stays and hospitalization when they need a place to stabilize after a mental health crisis, providing them with a place to stay at the shelter and extra staff support. We work with other organizations, such as the Mendocino County Adult Protective Services, the jail, hospitals, the Willits Community Center, Mendocino Coast Hospitality Center, and others, to identify people experiencing

homelessness throughout the county who may benefit from shelter and supportive services. We partner with MCAVHN, Plowshares, Legal Services of Northern California, Project Sanctuary, Mendocino County Youth Project, and other providers to meet the needs of the folks who utilize B². Finally, B² is an active participant in the MCHSCoC Homeless Management Information System (HMIS) and CES. Coordinated Entry is a vital part of addressing homelessness in our community and we intend to be part of making that system robust and effective.

Target Population

B² is a resource for anyone in Mendocino County who is experiencing homelessness or at imminent risk of homelessness. Within that broad target population, different parts of B² target different subpopulations. Examples of this include:

1. The night-time shelter focuses on adults on-site at the facility and families with children through secured hotel rooms, prioritizing those experiencing chronic homeless and those living with disabilities, the most vulnerable on the streets, and who are most likely to have law enforcement interactions and/or emergency room visits.
2. The supportive services available at B² (Housing Navigation services, peer support, medical services, etc.) are triaged, with those who are the most vulnerable and in need receiving more intensive services. Those who can be diverted from services and system resources are. Some guests just need a light nudge and will resolve their housing crisis on their own. Others need more attention to help them get back on their feet and connected to additional resources.
3. Rapid Re-Housing rental assistance and supportive services targets those who are homeless and just need assistance for a short period of time.
4. The B²'s Enhanced Care Management services target people experiencing homelessness, prioritizing services for who have been chronically homeless.
5. B² could also be a short-term resource for people experiencing homelessness who are not established in Mendocino County. Our goal with those individuals or families would be to help them connect with the community they are established in or the location they have the best chance of resolving their housing crisis in. B² has found that most people who access the resource are connected to Mendocino County. In 2022, 83% of B² guests were deeply connected to Mendocino County.

PROJECT GOAL

Households experiencing homelessness in Mendocino County will experience decreased barriers to community integration and housing through supportive services.

B²'s goal is for each guest to stabilize in a safe, ideally housed, environment and work to achieve the highest level of independence possible. This could mean long-term residency in supportive housing or it could mean working towards acquiring other stable, independent, permanent housing in the community. It could mean the guest leaves Mendocino County for a community that can better support them. It could mean short-term assistance is needed or long-term. Success is individualized and will vary between each guest. We regularly evaluate the project and adjust in coordination with the MCHSCoC and the B² stakeholder committee to be successful.

Etiology Driving the Project

Because homeless adults experience the following:

- Higher rates of substance use disorders, mental illness, and/or physical disability;
- Inadequate access to healthcare and prescription medications;
- A lack of resources to maintain personal hygiene;
- Ostracization in public spaces;
- Lack of financial resources; and
- Inadequate access to shelter and housing;

The result is:

- Isolation from social support systems and networks;
- Increased substance use, mental illness, and/or a worsening of symptoms related to mental illness and/or physical disability;
- Dependence on emergency services for healthcare and shelter;
- High rates of interactions with law enforcement;
- Barriers to employment; and
- Increased barriers to acquiring and sustaining housing.

Working hypothesis:

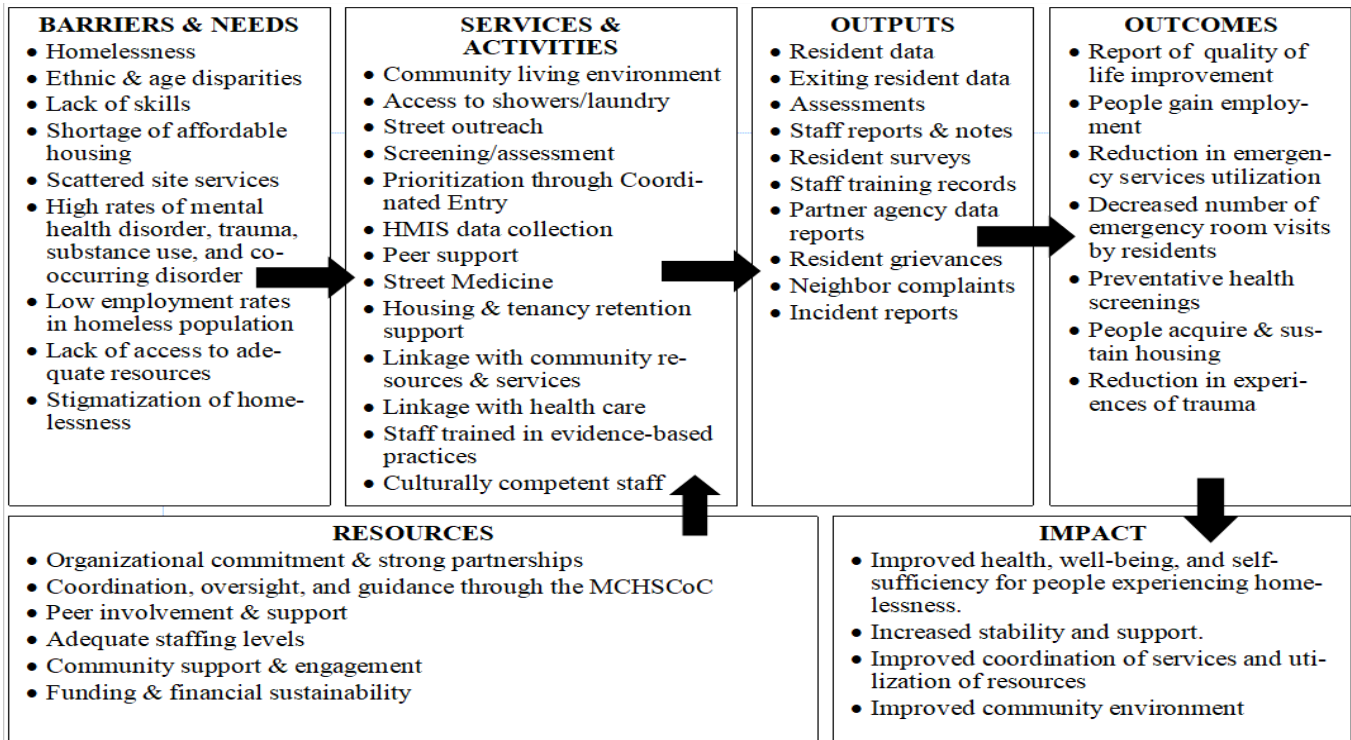
If the following is implemented with people who are homeless:

- Short-term access to emergency shelter 24 hours each day;
- Access to a day service center dedicated to homeless services;
- Access to short and long-term housing in a supported environment;
- Supportive services to address substance use, mental illness, and other disabilities;
- Community outreach and engagement;
- Access to showers, bathrooms, and laundry facilities;
- Activities to increase social skills and opportunities for social interaction; and
- Connections to primary care providers;

Then people who participate in the program will experience:

- Improved health outcomes;
- Lower rates of substance abuse;
- Increased stability of symptoms related to mental illness, substance use disorders, and other disabilities;
- Increased community inclusion;
- Reduced stigmatization in the community;
- Reduced barriers to independent permanent housing; and
- Improved relationships.

B² Logic Model



A few data points about B² Services from 2023:

- Number of unique individuals served through all our services: *at least* **630!**
- Number of individuals provided a bed at our emergency shelter: **250**
- **Number of individuals connected to permanent housing with support from B2: 76!**
- # of individuals served through Enhanced Care Management: **115**
- # of individuals served through our Housing Navigation services: **216**
- Number of showers taken: 5,628 (confirmed #, not all showers recorded)
- Number of loads of laundry: 5,234 (confirmed #, not all loads recorded)
- Gender of people served:
 - Female: 40%
 - Male: 59%
 - Transgender/non-binary: 1%
- Ages of people served:
 - 0-17: 6%
 - 18-24: 6%
 - 25-34: 18%
 - 35-44: 25%
 - 45-54: 20%
 - 55+: 25%
 - *Research has shown that people experiencing homelessness start experiencing the negative impacts of age significantly earlier than their housed neighbors and the life-expectancy is significantly shorter, thus we report on elders as being 55 and older.*
- Race (percentages add up to more than 100% due to some people reporting multiple races/ethnicities):
 - Black/African American/African: 3% (1.1% of the general Mendocino County population)
 - Native American/Indigenous: 20% (6.6% of the general Mendocino County population)
 - White: 79% (85.7% of the general Mendocino County population)
 - Hispanic/Latinx/o: 20%
 - Asian/Asian American: 1%
- Disability:
 - **People living with a disability: 89% of the people served**
 - Mental health disorder: 67%
 - Chronic health condition: 51%
 - Physical disability: 48%
 - Substance use disorder: 55%
- 86% report having some form of health insurance
- 62% report having experienced domestic violence (40% of the 360 experienced it in the last year)
- 57% report having no income
- 4% of people served report being a veteran
- 50% of people served are chronically homeless (long-term homelessness + a disability)



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

DATE: April 24, 2024
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)
RECOMMENDATION:	Adopt Resolution (Attachment 1) approving the project, based on the Findings in Attachment 2 and Conditions of Approval in Attachment 3.

PROJECT BACKGROUND

On January 24, 2024, the Planning Commission evaluated a request to amend a previously approved Major Use Permit (File No. 19-4434) to permit the on-site consumption of 'Cannabis Products' within a designated 'Cannabis Consumption Area – Outdoor.' The project underwent a review by the Planning Commission, with input from neighboring property owners provided during the public comment session.

At the conclusion of the January 24th meeting, the Planning Commission opted to postpone further decision-making, deferring the project to an undetermined future date. The Planning Commission instructed staff to furnish additional details regarding the parking variance and to collaborate with the applicant to revise operational hours, reassess the site plan to explore alternative locations for the outdoor consumption area and provide alternatives to landscaping and screening (Attachment 4) for evaluation.

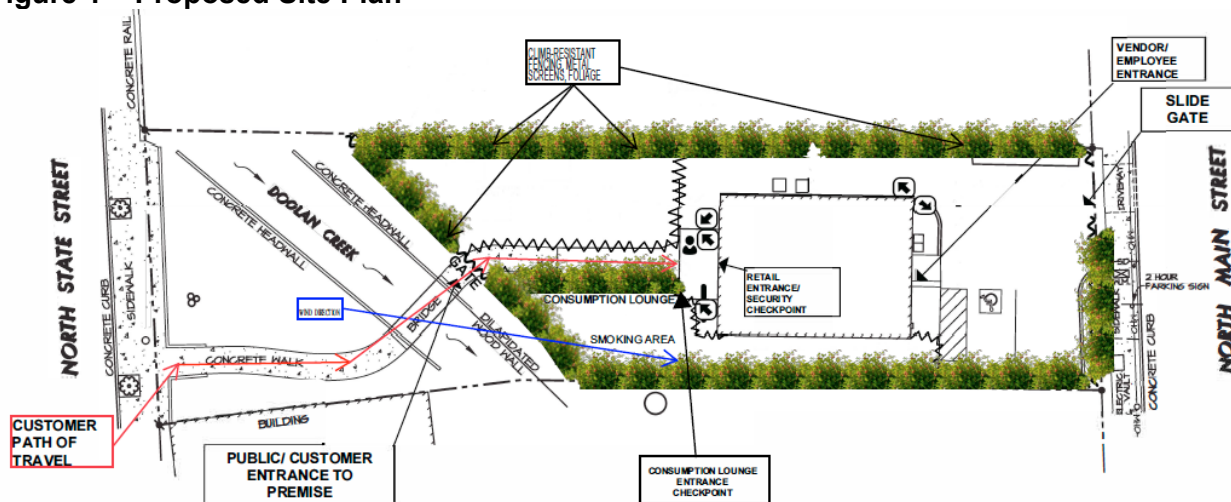
Additionally, the Planning Commission requested staff to enhance the clarity of the conditions of approval, distinguishing between new and pre-existing conditions for greater transparency. The original staff report and meeting minutes from the January 24, 2024, Planning Commission are included in Attachment 5. The original staff report provides a comprehensive background and entitlement history of the project, as well as a description of the surrounding land uses. This staff report comprehensively documents the modifications and advancements made since the initial Planning Commission meeting on January 24th.

PROJECT DESCRIPTION & REVISED SITE PLAN

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 includes a revised site plan, relocating the proposed outdoor consumption lounge area from the northern side of the parcel to the southern section, as illustrated in Figure 1 – Proposed Site Plan. Within the designated outdoor lounge area, activities will encompass smoking, vaping, and ingesting cannabis edibles and tinctures.

Figure 1 – Proposed Site Plan



Location, Screening, and Landscaping. The designated area for the outdoor consumption area will be situated along the southern side of the parcel, enclosed by a lattice fence. The applicant proposes to shield the fencing with extensive patches of thimbleberry hedges. Thimbleberry, a shrub known for its dense foliage and fragrant white flowers that attract bumblebees and other pollinators, is commonly found within the edges of moist, shaded forests. Therefore, it serves as an appropriate landscaping choice to be planted beneath the existing tree canopy at the subject site as this landscape option will thrive in full shade. The project has been conditioned to include

an informal hedge for additional privacy screening along fence structures under Condition of Approval No. 6:

The project shall include an informal hedge along fence structures to enhance privacy screening. The selection and placement of the hedge shall be subject to the discretion of the Planning Director, ensuring suitability for privacy and screening purposes.

Access and Hours of Operation. The "Proposed Consumption Plan" outlined in Attachment 4, details the access and operational procedures. Access to the consumption area will be facilitated through an access ramp located on a covered porch connected to the storefront retail entrance on the State Street side of the building. Entry to the outdoor consumption area will be granted upon verification by onsite security personnel stationed at the access point. Customers parking on North State Street will follow the designated customer path outlined on the site plan to reach the main entrance. Similarly, customers arriving from North Main Street will be directed along a designated path on the northern side of the building, leading them directly to the main entrance. The proposed hours of operation for the outdoor consumption lounge are as follows:

Monday through Friday: 2:00 pm – 6:00 pm

Saturday: 11:00 am – 6:00 pm

Sunday: 11:00 am – 4:00 pm

STAFF ANALYSIS

The proposed Project involves the establishment of an on-site cannabis consumption area within a designated outdoor location for patrons of the existing cannabis retail business. Based on a comprehensive analysis of the revised business plan and revised site plan provided by the owner, staff finds the requested use consistent with the provisions outlined under Ukiah City Code Section 9174.3(c)(5). As such, staff recommends the Planning Commission to approve the project, subject to the Conditions of Approval in Attachment 3.

Parking Variance. The Planning Commission requested additional information regarding the cited parking variance. Originally approved by the Ukiah Planning Commission on May 13, 2020, the variance addressed the nine (9) off-street parking spaces required for Element 7, the original cannabis related business to obtain an entitlement on the site.

For that cannabis business, one (1) parking space for each 350 sf of leasable space was required. Alongside one (1) parking space for each manufacturing employee on the maximum shift, plus a minimum of two (2) spaces for customer parking, plus one space for each vehicle operated from or on the site. Per UCC §9198(F)(5), one parking space for each 250 sf of health facility/spa was also required. Based on the aforementioned code sections, Element 7 was determined to need four (4) retail spaces, four (4) manufacturing spaces and one (1) health facility space for a total of nine (9) off-street parking spaces.

At the time, the applicant proposed three (3) on-site parking spaces, citing the on-street parking available along North State and North Main Streets, as well as the unsuitability of the property to accommodate the required off-street parking.

Currently, the retail/dispensary is operational, while the manufacturing component is not yet established. The health spa considerations were those of the original Owner/Applicant (Element 7) and were not continued by the current Owner/Applicant (Vibe). Presently, modification of the

off-street parking area is not requested. While the proposed amendment to include an outdoor consumption increases the array of uses occurring on site, it serves as an ancillary use to the retail/dispensary. As a result of the consumption area, the time some customers spend on the premises could increase but impacts to available on-street parking are expected to be limited, due to the available number of spaces, proposed hours of operation, and the ancillary nature of the requested use.

Since commencing retail operations, no parking concerns have been conveyed to the Planning Division by the Ukiah Police Department. Also, when compared to the original entitlement, it is notable that the Applicant has modified operations to allow entry to the retail area from both North Main and North State Streets, thereby addressing concerns regarding access to appropriate parking areas.

When the Parking Variance was granted, it was determined that the parcel's natural features and existing development did not allow for the feasible construction of additional on-site parking. Furthermore, since many of the proposed activities did not come to fruition, the number of required spaces has actually decreased from nine (9) to five (5). Street parking spaces remain readily available along both North State Street and North Main Street, both of which grant access to the main entry of the business, and modification of the variance does not appear to be required at this time.

Conditions of Approval. The Planning Commission further requested staff to distinguish between the originally approved Conditions of Approval that remain unchanged, those that have been removed or modified, and new conditions specific to the outdoor consumption lounge. The draft Conditions of Approval, provided in Attachment 3, display the original conditions approved in May 2020, with strikethroughs indicating removals and revisions highlighting updates aligned with the proposed amendment to the Major Use Permit.

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. Furthermore, the operations complied 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 complied 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 help to address concerns related to increased cannabis consumption in public spaces. Without designated areas, there is a risk of consumption in prohibited places, 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 cannabis retail business that has a successful legal track record in Ukiah, would contribute positively to the community 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. Granting an amendment to the existing operation at this location fosters economic development by bolstering an established business. This supports the commercial establishment's expansion, catering to a wider customer base, and offering enhanced amenities to patrons.

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.

Staff recommends the Planning Commission approve the project, subject to the Findings in Attachment 2 and Conditions of Approval in Attachment 3.

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 identified thresholds that would trigger a significant environmental impact. 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 existing retail premises 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, per UCC §9262(C).

- Published in the Ukiah Daily Journal on April 14, 2024
- Posted on the Project site on April 12, 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 April 12, 2024.

RECOMMENDATION

Staff recommends that the Planning Commission adopt a Resolution approving an amendment to Major Use Permit No. 19-4434 based on the Findings in Attachment 2 and subject to the Conditions of Approval in Attachment 3.

ATTACHMENTS

1. Draft Resolution
2. Draft Findings
3. Draft Conditions of Approval

4. Application Materials
5. January 24, 2024, Planning Commission Staff Report and Meeting Minutes

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 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 the 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 conducted a duly noticed public hearing on January 24, 2024, to deliberate on the proposed project. Testimony was presented by City staff, the applicant, and all concerned parties concerning the project. Subsequently, the Commission decided to defer the item to a date uncertain. This deferral was to facilitate staff in providing further details regarding the existing Parking Variance, resolving inconsistencies between the existing and new Conditions of Approval, and collaborating with the applicant to adjust operational hours, relocate the consumption lounge, and enhance screening and landscaping measures; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on April 24, 2024, to consider the revised 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 of on-site consumption at this commercial cannabis business 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.
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 April 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 April 24, 2024, the application materials and documentation received on October 19, 2023, and on March 26, 2024, and the public record, per 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, and subject to evaluation one (1) year after commencing operation of the designated Outdoor Consumption Area. The cannabis retailer's operation and use of a cannabis consumption area is conditioned to comply with the provisions of Division 5, Chapter 7 of Ukiah City Code. Additionally, the Cannabis consumption area shall be secured and designed to prevent access by individuals who are not eligible adult use patrons. The site is located in well-ventilated, private areas partitioned from access to all other areas of the premises, as well as from adjacent properties.
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. The operation plan was reviewed and determined to include components that prevent the use of external cannabis in the designated consumption area, and policies to address potential disruptions to adjacent property owners, as well as public safety considerations.
4. The existing Use Permit and subsequent amendment are determined to be compatible with surrounding commercial 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 business does not meet any considerations that would create 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.

**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 for this entitlement to remain valid. In instances where discrepancies arise between the original Conditions of Approval issued on May 13, 2020 for the initial Major Use Permit, and the conditions delineated herein, the latter shall take precedence.

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. Sale or consumption of alcohol or tobacco is not allowed on the premises.
2. Only cannabis products purchased on-site at 441 N. State Street can be consumed within the designated 'Cannabis Consumption Area – Outdoor'.
3. 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.
4. The consumption of 'Cannabis Products' is strictly prohibited indoors and in any location visible to the public. Signage shall be installed dissuading from consuming cannabis near the boundaries of the premises.
5. The project shall include an informal hedge along fence structures to enhance privacy screening. The selection and placement of the hedge shall be subject to the discretion of the Planning Director, ensuring suitability for privacy and screening purposes.
- ~~1-6. _____~~ No cultivation shall occur on-site. If the applicant wishes to include it at a later date, the applicant shall contact the Community Development Department to determine which planning permits are required.
- ~~2. No consumption of cannabis or cannabis-related products shall occur on-site.~~
- ~~3-7. _____~~ 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. Per Section 5704 of the UCC this Use Permit is valid for one year. Dispensary Use Permits may be renewed on an annual basis by the Zoning Administrator following the~~

Conditions of Approval
Amendment to Major Use Permit No. 19-4434
441 N. State Street
File No: 23-8972

~~procedure described in Section 5704 of the UCC. It is the Applicant's responsibility to apply for annual renewal 45 days prior to this permit expiring.~~

~~5.8.~~ As outlined in Article 20, Administrative and Procedures, of the Zoning Code this planning permit may be revoked through the City's revocation process if the approved project related to this permit is not being conducted in compliance with these stipulations and conditions of approval; or if the project is not established within two years of the effective date of this approval; or if the established use for which the permit was granted has ceased or has been suspended for 24 consecutive months.

~~6.9.~~ Prior to issuance of building permits and commencing operations, the applicant shall submit proof of State licensure to operate the cannabis-related business to the Community Development Department and shall maintain proof of State licensure to operate the cannabis-related business.

~~7.10.~~ Prior to issuance of building permits or commencing operations, the applicant and all employees shall successfully complete a Live Scan background and provide proof of such completion.

~~8.11.~~ No persons will live on-site. If the applicant wishes to have a live-in manager in the future, they shall consult with the Planning and Community Development Department and obtain any necessary permits.

~~9.12.~~ The business shall maintain a valid City of Ukiah Business license. ~~is required to obtain a City of Ukiah business license prior to occupancy.~~

~~10.~~ Address signage for 320 North Main Street shall be removed from the building.

City of Ukiah Standard Conditions

~~11.13.~~ This approval is not effective until the 10-day appeal period applicable to this Site Development Permit has expired without the filing of a timely appeal. If a timely appeal is filed, the project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.

~~12.14.~~ 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 Site Development Permit.

~~13.15.~~ 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.

~~14.16.~~ 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.

~~15.17.~~ 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.

~~16-18.~~ Building permits shall be issued within two years after the effective date of the Site Development Permit or same shall be null and void.

~~17-19.~~ The Applicant shall obtain all required Sign Permits, in compliance with Division 3, Chapter 7, Signs, of the UCC.

~~18-20.~~ 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.

~~19-21.~~ All fees associated with the project planning permits and approvals shall be paid in full prior to occupancy.

~~20-22.~~ As outlined in Article 20, Administration and Procedures, of the Zoning Code this planning permit may be revoked through the City's revocation process if the approved project related to this Permit is not being conducted in compliance with these stipulations and conditions of approval; or if the project is not established within two years of the effective date of this approval; or if the established use for which the permit was granted has ceased or has been suspended for 24 consecutive months.

Department of Public Works Conditions

~~21-23.~~ 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

~~22-24.~~ All sidewalks and driveway aprons that front the parcel shall be ADA compliant.

Electric Utility Department Conditions

~~23-25.~~ This property will be served from existing underground facilities and a 75kva 3-phase Transformer that currently serves the building at 441 N. State Street. Should the project need to upgrade to a larger panel or increase the electric load in the future, please contact the Electric Utility Office.

~~24-26.~~ In the event that the existing Electric Main Service Panel's need to be upgraded to a larger size, applicant shall provide projected load calculations for their project to the Electric Utility Department.

~~25-27.~~ Developer is to provide EUSERC approved electrical equipment compatible with the City of Ukiah's EUSERC Acceptability Chart.

~~26-28.~~ 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.

~~27-29.~~ Developer/customer shall incur all costs of this future project to include (labor, materials, equipment, and future services).

Building Division Conditions

~~28-30.~~ Tenant Improvements (TI) will require a building permit. Please submit building permit application, four complete plans sets, two wet stamped and signed.

~~29-31.~~ The design and construction of all site alterations shall comply with the 2016 California Building Code, 2016 Plumbing Code, 2016 Electrical Code, 2016 California Mechanical Code, 2016 California Fire Code, 2016 California Energy Code, 2016 Title 24 California Energy Efficiency Standards, 2016 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:

~~30-32.~~ 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.

~~31-33.~~ 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.

~~32-34.~~ The business permittee shall immediately report to the City Police Department all criminal activity occurring on the business site.

~~33-35.~~ 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 building on the site, or the site's main entrance and lobby.

~~34-36.~~ 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.

~~35-37.~~ 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.

~~36-38.~~ 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.

~~37-39.~~ All perimeter fencing and gates shall be constructed of decorative tubular steel, no climb type. The six foot wrought iron fencing shall be constructed along the eastern top of bank of Gibson Creek, and continuing along the side lot lines to and including the frontage along North Main Street.

~~38-40.~~ All solid core exterior doors shall be equipped with a 180 degree viewing device to screen persons before allowing entry.

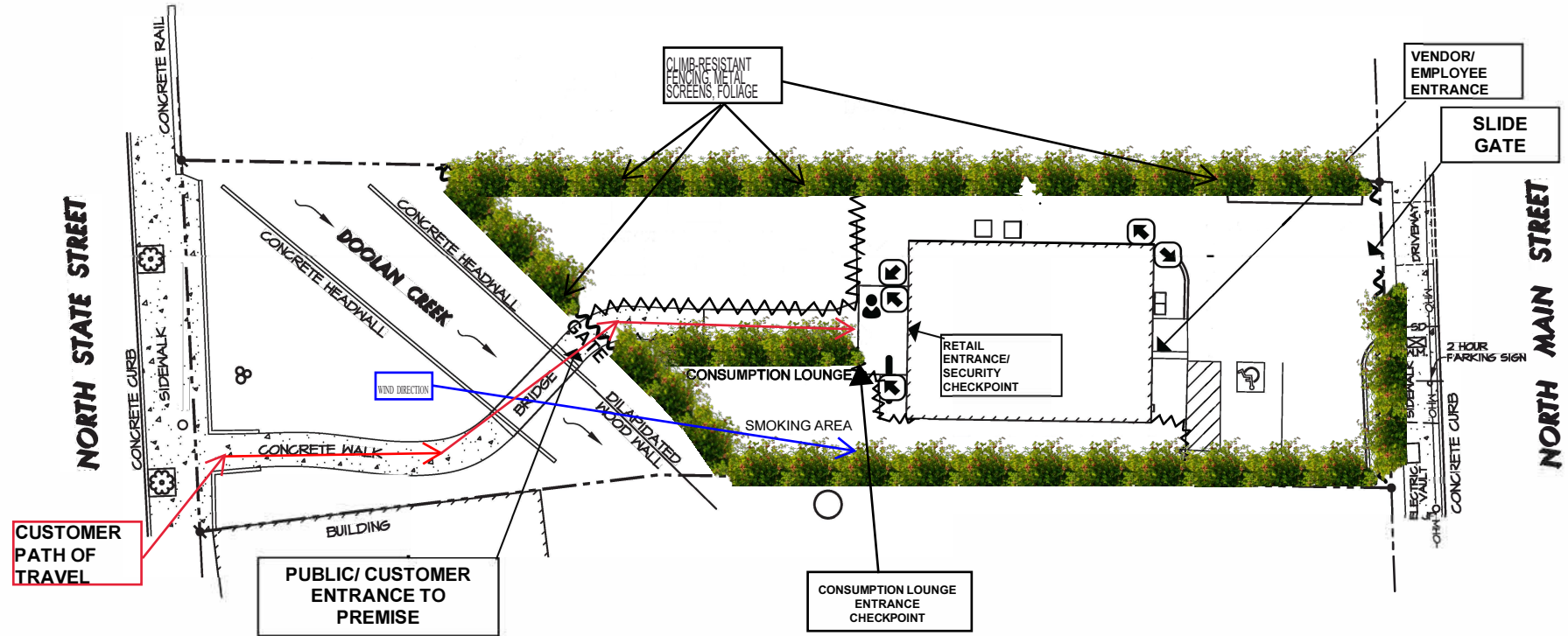
- ~~39-41.~~ Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.
- ~~40-42.~~ Report any graffiti to UPD @ 463-6262. After reporting, clean-up/paint over as soon as possible. Spray on graffiti remover can be purchased at hardware supply stores.
- ~~41-43.~~ Property shall be kept free of debris/garbage.
- ~~42-44.~~ Applicant shall install a "Knox Box" to allow Police Department emergency access to the interior and exterior areas of the property after hours.
- ~~43-45.~~ Height markers shall be installed on the interior doorways and front door entrance.
- ~~44-46.~~ 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.
- ~~45-47.~~ Any proposed revisions to the approved Security Plan shall be made in writing and subject to approval.
- ~~46-48.~~ 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

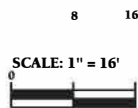
- ~~47-49.~~ All exit doors shall be equipped with lighted exit signage and emergency lighting with a battery backup.
- ~~48-50.~~ Main entry door must swing in direction of egress travel "out".
- ~~49-51.~~ Prior to issuance of building permits, the permit holder shall submit the Fire and Safety Technical Report to the Fire Official for review and approval.
- ~~50-52.~~ 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.
- ~~51-53.~~ Fire extinguishers shall be required. Fire Marshal can assist with location and number of required extinguishers.
- ~~52-54.~~ Fire sprinkler system shall be maintained and modified as necessary.
- ~~53-55.~~ 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.
- ~~54-56.~~ It is highly recommended that all exits be clearly marked. Means of egress shall be illuminated when the building space is occupied, CFC 1008.2
- ~~55-57.~~ 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.
- ~~56-58.~~ In the event of power supply failure, an emergency electrical system shall automatically illuminate the means of egress. CFC 1008.3.
- ~~57-59.~~ A "Knox Box" key security safe shall be required, and mounted on the exterior at a location specified by the Fire Marshal.

~~58-60.~~ Emergency contact information shall also be provided to the Fire Department.

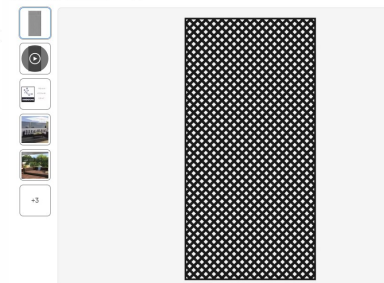
VIBE UKIAH CONSUMPTION SITE PLAN



Metal Screening to be Installed over Climb-Resistant Fence:



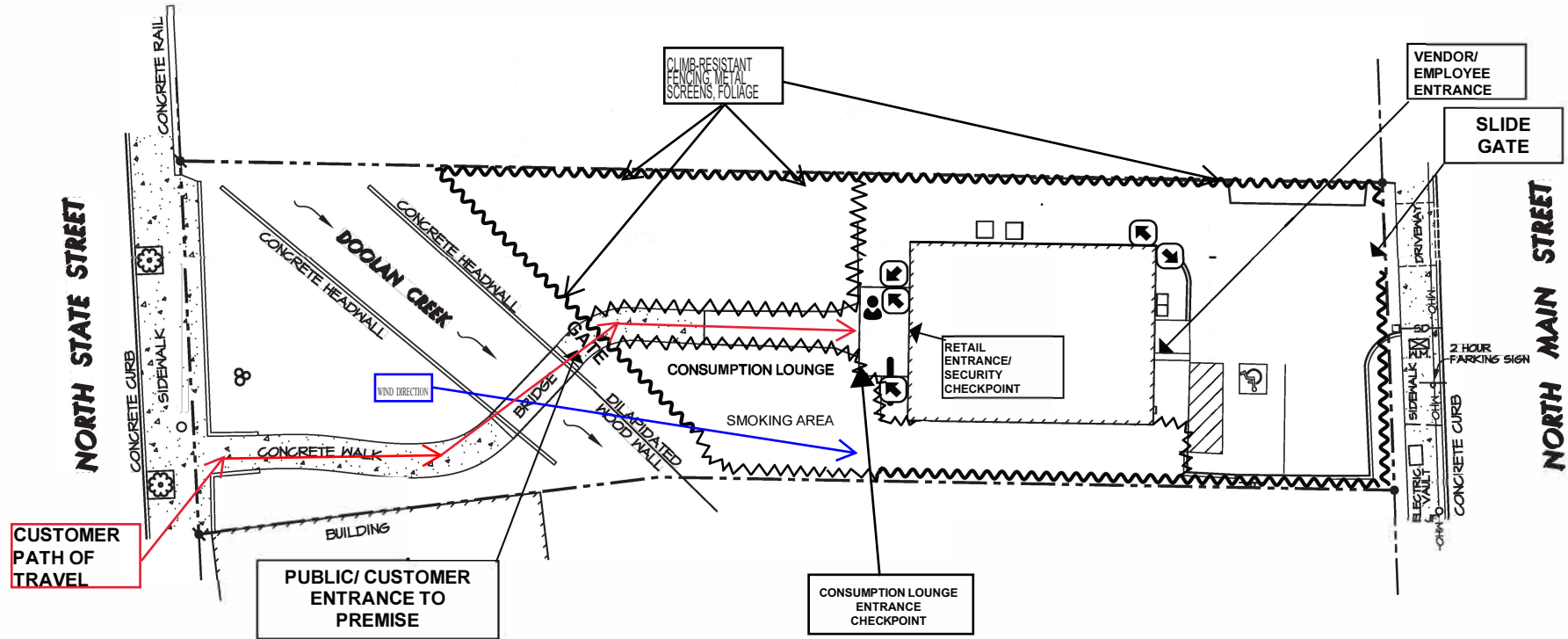
Building Supplies / Lumber & Composites / Lattice & Accessories
Freedom 1/4-in x 48-in x 8-ft Black Vinyl Privacy Lattice
Item #1942084 | Model #1930427
Shed Freedom



LEGEND:

- Climb-Resistant Metal Fence
- Customer Path (During N. State Street Construction)
- Security Officer Kiosk / Access Control Point
- Exterior Surveillance Camera
- Privacy Screening: Native species (thimbleberry) planted over metal panels installed on existing climb-resistant metal fence

VIBE UKIAH PROPOSED SITE PLAN



SITE MAP

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

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:

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





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 and §9262, City of Ukiah 2040 General Plan

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.

Research of available public record has concluded that only one business is duly registered at the location of 445 N State Street, its constituents being clients seeking counsel for legal services.

Consumers that participate in consumption activities will be monitored by onsite personnel to ensure that consumption limits are being followed. Consumers that partake in consumption will be given a recommended time buffer before leaving if they intend on providing their own transportation. Rideshares will be contacted at the consumer's expense if personnel determine it necessary to maintain consumer safety and experience. A trial in which Vibe Ukiah partners with a rideshare service to offer discounted rides will be conducted. In the event of a suspected emergency, the appropriate emergency departments will be called for service.

The consumption area will be located in the bottommost 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 Store through its main entrance. 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.).

Document Number	Title	Revision Number	Effective Date
23-963-001	(Proposed) Consumption Plan	2.1	TBD

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 (foliage) 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. This measure is also adequate to mitigate cannabis odors and no concerns were brought forward from the public or neighboring businesses. Additionally, the location of the proposed smoking area is located between the creek and the building, which commands southern and southeastern winds year-round, directing smoke away from neighboring properties.

From the street view, a metal privacy screen will be installed around the perimeter and supplemented with “living walls” or similarly planted with native species to add to the visually-appealing aspect while also being able to shield the consumption lounge from view. The consumption lounge area is located to the southern and southwestern area of the premises overlooking Gibson Creek, such that 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.

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 a wristband signaling approved access to the consumption area is granted to the consumer: 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.

Phase two of the consumption lounge (post completion of construction) has a proposed separate consumption area on the northern end of the property, which will follow the guidelines and restrictions of an inside consumption area, which disallows smoking or vaping. Only edibles or cannabis beverages will be allowed to be consumed in this area. It will be separate from the original consumption area that allows smoking and vaping. The smoking area will require a colored wristband to permit entry, while the non-smoking area will be designated with a stick-on badge for use while in the consumption area. Patrons will be limited to entrance once per day and for one area only.

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.

Picnic tables and seating will be added to the lounge to improve the usability of the outdoor consumption area but which will not impede flood areas or restrictions.

Hours of Operation for the Consumption Lounge:

Monday through Friday: 2:00 pm – 6:00 pm (extended morning buffer and two-hour buffer from close)

Saturday: 11:00 am – 6:00 pm (two-hour buffer from open and close)

Sunday: 11:00 am – 4:00 pm (two-hour buffer from open and close)

Document Number	Title	Revision Number	Effective Date
23-963-001	(Proposed) Consumption Plan	2.1	TBD

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.

The proposed consumption area is not within 600 feet of a school, not within 250 feet of a youth-oriented facility, or within or adjacent to any residential zoned parcel or primary land use. The proposed consumption area of the existing dispensary is not adjacent to or within 250 feet of another cannabis related business, and is approximately 40 feet from the public right of way and further separated by Gibson Creek.

Additional signage will be installed to discourage customers from consuming cannabis in close proximity to the boundaries of the premises.

Security measures beyond the City of Ukiah Special Conditions have been drafted as part of the approved Security Plan, such that cannabis goods must be purchased same-day and un-opened at the time when patrons are granted access to the consumption area. This stipulation was added to ensure that no untested or noncompliant product is brought into the outdoor consumption area or onto the premises of Vibe Ukiah in order to remain compliant with all local and state regulations and to protect the health and safety of all consumers participating in the consumption lounge.

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

Document Number	Title	Revision Number	Effective Date
23-963-001	(Proposed) Consumption Plan	2.1	TBD

contact information so that educational materials can be distributed once available. An email and/ or newsletter may also be distributed once available.

Permitting and Agency Requirements

A Building Permit will be obtained prior to any tenant improvements, of which consist only of adding compliant additional fencing consistent with existing security measures and further detailed in the Security Plan.

Driveways on Main Street shall be and remain ADA compliant in order to not restrict access to any recreational or medical consumers wishing to access the dispensary and, if applicable, the outdoor consumption area.

As of June 2023, when the city authorized the renewal to continue existing operations, there were no calls for service or public nuisances reported, and all operations were and remain in compliance with all original Conditions of Approval.

Neighborhood and Community Engagement

Compliant onsite consumption effectively addresses public concerns related to increased cannabis consumption in public spaces and multi-unit housing. Without safe and accessible consumption areas, there is a risk of increased consumption in prohibited places such as parks, sidewalks, and parked or moving vehicles, posing dangers to vulnerable groups such as children and the elderly, due to second-hand smoke. Providing a legal consumption area also leads to reduced policing and displacement of low-income and minority residents engaging in cannabis use within their rental units or other public settings.

With Vibe Ukiah’s successful and legal track record within city limits, an approved consumption lounge would contribute positively to the community’s public welfare. Consistent with the General Plan, “goals such as ED-4 (Attracting Visitors) and ED-6 (Maintaining a Supportive Business Climate) highlight the city [of Ukiah’s] commitment to enhancing the overall experience for visitors and fostering a healthy economic environment. This consumption lounge would not only contribute to economic stability but would also enhance the amenities and services available to vendors, aligning with the goals outlined in the General Plan. *Visit Mendocino* recognizes cannabis tourism as significant to the future tourism and overall growth in the region.

Vibe Ukiah management is currently reviewing potential activities to increase community engagement by providing activities accessible only through the consumption lounge, and will acquire all applicable permits or approvals from the Community Development Department as needed. These events will showcase local artists and other local entrepreneurs and overall increase community engagement and involvement.

Document Number	Title	Revision Number	Effective Date
23-963-001	(Proposed) Consumption Plan	2.1	TBD

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

**January 24, 2024
6:00 p.m.**

1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on January 24, 2024. The meeting was legally noticed on January 16, 2024. The meeting was held in person and at the following virtual link: <https://zoom.us/j/91264543193>. Vice Chair R. Johnson called the meeting to order at 6:07 p.m.

VICE CHAIR R. JOHNSON PRESIDING.

2. ROLL CALL

Roll was taken with the following **Commissioners Present:** Thao Phi, Alex deGrassi, M. Hilliker, and Vice Chair Rick Johnson,. **Commissioners Absent:** None. **Staff Present:** Jesse Davis, Chief Planning Manager; and Stephanie Abba, Planning Commission Secretary.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. APPROVAL OF MINUTES

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

Motion/Second: A. deGrassi/T. Phi to approve the Minutes of January 10, 2024, a Regular Meeting as submitted. Motion **carried** by the following Roll Call votes: **AYES:** T. Phi, A. deGrassi, Vice Chair R. Johnson. **NOES:** None. **ABSENT:** None. **ABSTAIN:** M. Hilliker.

5. APPEAL PROCESS

Vice Chair Johnson stated that the appeals deadline date is February 5, 2024. No appeals were received.

6. COMMENTS FROM THE AUDIENCE ON NON-AGENDA ITEMS

No Comments from Audience

7. SITE VISIT VERIFICATION

Verified by Commissioners

8. VERIFICATION OF NOTICE

Verified by Staff

9. PLANNING COMMISSIONERS REPORTS

Commissioner R. Johnson stated he would be absent for the March 13, 2024, meeting.

10. DIRECTOR'S REPORT

Presenter: Jesse Davis, Chief Planning Manager

Jesse Davis, Chief Planning Manager, stated there are no items currently for the February 14, 2024, Planning Commission Meeting.

11. CONSENT CALENDAR

No items on the Consent Calendar

12. UNFINISHED BUSINESS

No Unfinished Business Agendized.

13. NEW BUSINESS

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.**

Presenters: Jesse Davis, Chief Planning Manager

PUBLIC HEARING OPEN: 6:54 p.m.

PUBLIC COMMENT: Elizabeth Kurtz, Senior Compliance Specialist; Ryan Rogers, On-site Manager; Duncan James, Neighbor at 455 N. State St., Owner of Lambs Inn; Kathy James, Owner of Lambs Inn.

PUBLIC HEARING CLOSED: 7:43 p.m.

Motion/Second: A. de Grassi/M Hilliker move to Continue to a Date Uncertain with the Aforementioned Considerations to be detailed by Staff and Presented. (1. Parking Variance and parking signage; 2. Hours of Operation, 3. Revised location of the Cannabis Consumption Area; 4. Landscaping Selections that will be utilized as screening measures; 5. Finding multiple alternatives to the fence mesh, and any Additional Considerations Incorporated into the Project as Conditions of Approval). Motion **carried** by the following Roll Call votes: **AYES:** T. Phi, A. deGrassi, M. Hilliker, and Vice Chair R. Johnson. **NOES:** None. **ABSENT:** None. **ABSTAIN:** None.

14. ADJOURNMENT

There being no further business, the meeting adjourned at 8:03 p.m.

Stephanie Abba, Planning Commission Secretary



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

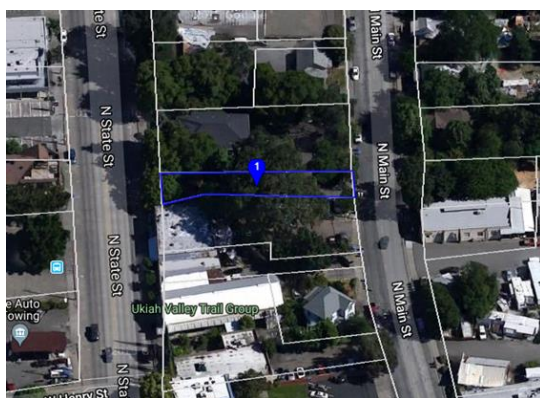


Figure 2 – General Plan Designation



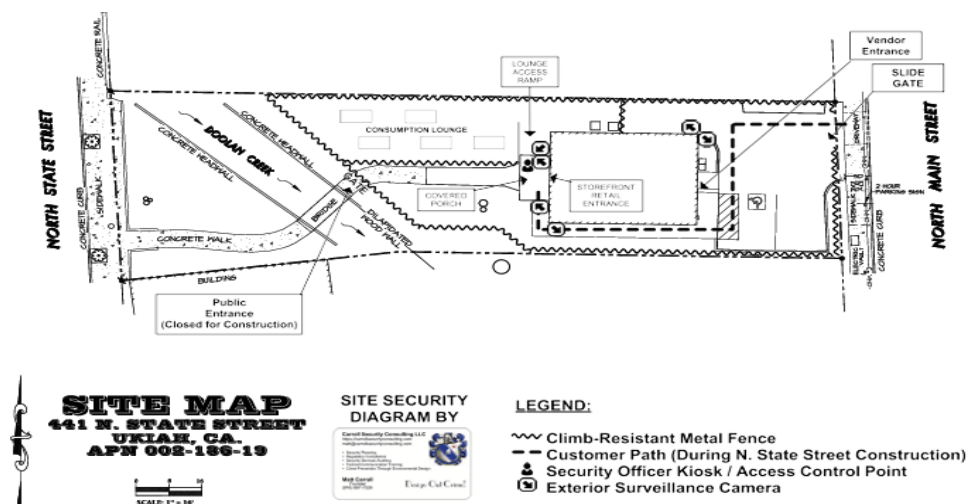
Figure 3 – Zoning Designation



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