



Design Review Board

Regular Meeting **AGENDA**

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

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

Zoom Teleconference Link: <https://us06web.zoom.us/j/82331885053>

Meeting ID: 823 3188 5053

April 25, 2024 - 3:00 PM

The Design Review Board serves as an advisory body to City staff, Zoning Administrator, Planning Commission and City Council to make site design recommendations consistent with the City's Design Review Guidelines. The Design Review Board works with staff and applicants to review proposed site development permit applications, planned development applications and precise development plans, and make recommendations concerning architecture, site design layout, landscaping, parking, signage, exterior lighting and other aspects of urban design to City staff, Zoning Administrator, Planning Commission and City Council as appropriate.

The Design Review Board encourages applicants and/or their representatives to be available at the meeting to answer questions so that no agenda item need be deferred to a later date due to a lack of pertinent information.

1. CALL TO ORDER

2. ROLL CALL

3. CORRESPONDENCE

4. APPROVAL OF MINUTES

4.a. Approval of the March 28, 2024 - Regular Meeting Minutes

Recommended Action: Review and approve the draft minutes for the regular meeting of March 28, 2024

Attachments:

1. March 28, 2024 - Regular Meeting Minutes

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Design Review Board (DRB) welcomes input from the audience that is within the subject matter jurisdiction of the DRB . 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.

6. NEW BUSINESS

- 6.a. Request for review and recommendation to the Zoning Administrator regarding a Minor Site Development Permit for refurbishment of an existing gas station, including conversion of the existing garage area for retail use, updates to the façade, improvements to the parking lot,

installation of new landscaping, and revised signage at 734 South State Street; APN 003-031-78; File No. 25-9523.

Recommended Action: Staff is requesting the DRB review the project for consistency with the Community Commercial (C-1) Zoning Code, and the Site Development Permit findings to make a recommendation to the Zoning Administrator regarding the project.

Attachments:

1. Application Materials

- 6.b. Request for review and recommendation to the Planning Commission regarding the construction of a single-story commercial shell structure featuring a drive-thru at 1294 N. State Street; APN 001-370-36; File No. 17-3069

Recommended Action: Staff is requesting the DRB review the project for consistency with the Community Commercial (C-1) Zoning Code and Site Development Permit findings to make a recommendation to the Planning Commission regarding the project.

Attachments:

1. Application Materials

7. MATTERS FROM THE COMMISSION

8. MATTERS FROM STAFF

9. ADJOURNMENT

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request.

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

Jesse Davis, Chief Planning Manager; 04.19.2024

CITY OF UKIAH
DESIGN REVIEW BOARD REGULAR MEETING MINUTES
Held in person and via Zoom Teleconference
March 28, 2024
3:00 p.m.

1. CALL TO ORDER

The meeting was held in person and virtually via Zoom teleconference. Staff called the Design Review Board meeting to order at approximately 3:08 p.m.

Chair Tom Liden presiding.

2. ROLL CALL

Members Present: Hawkes, Meaux, Gordon (Virtual), and Chair Liden. **Absent:** Akin.

Staff Present: Craig Schlatter, Community Development Director; Jesse Davis, Chief Planning Manager; Shannon Reily, Deputy City Manager; Joshua Montemayor (Contract Planner)

3. CORRESPONDENCE

None received.

4. APPROVAL OF MINUTES

Motion/Second: Hawkes/Gordon made a motion and a second to approve the minutes of the July 27, 2023 DRB minutes.

Motion carried by the following roll call votes: AYES: Meaux, Gordon, Liden, Hawkes. NOES: None. ABSENT: Akin.

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

No public comments on non-agenda items.

6. NEW BUSINESS

6a. Request for review and recommendation to the Planning Commission regarding the temporary installation of nine (9) interconnected single-story prefabricated modular structures (totaling ±1,440 square feet) to serve as accessory medical offices for the existing health service provider(s) at 280 E Standley Street; APN 002-192-14; File No. 24-0130

Chief Planning Manager J. Davis presented the item.

Public comment period was opened at approximately 3:31 PM and closed at approximately 4:28 PM. Multiple individuals spoke on behalf of the Applicant, and the DRB engaged various representatives of the Applicant and Staff with questions.

Noting the purpose and temporary nature of the proposal, the Design Review Board based on a motion by Member Hawkes, seconded by Member Meaux, recommended that the following design and development considerations be conveyed to the Planning Commission:

- 1) Provide a Landscape Plan for the site and associated off-street parking area;
- 2) Remove the existing chain-link fence that encloses the existing off-street parking area (with the exception of those fences preventing access to Gibson Creek);
- 3) Condition the removal of the modular structure within 5 years of installation and occupancy, either through a Condition of Approval, or a performance bond, if necessary;
- 4) Screen the proposed trash-enclosure as specified by the Downtown Zoning Code to negate the need for the associated Major Exception.

Motion carried by the following roll call votes: AYES: Meaux, Gordon, Liden, Hawkes. NOES: None. ABSENT: Akin.

6b. Request for review and recommendation to the Planning Commission regarding the construction of a single-story commercial shell structure featuring a drive-thru at 1294 N. State Street; APN 001-370-36, File No. 17-3069.

Contract Staff Planner, Joshua Montemayor, presented the item.

The Applicant/Agent and Property Owner were not present. As a result, Staff did not receive a recommendation for the request and continued the item to a future meeting, date uncertain.

7. MATTERS FROM THE BOARD

Inquiry from Member Gordon regarding construction activity along South State Street, and requested an update for the previously reviewed car-wash project at 162 Talmage Road.

Staff conveyed that the construction activity was for a previously reviewed and approved mixed-use project at 1006 South State Street. Staff also provided an overview and approval timeline for 162 Talmage Road.

8. MATTERS FROM STAFF

Staff expects to schedule a regular meeting of the Design Review Board for April 25, 2024 to review a project at 734 South State Street, as well as reconsider the project at 1294 North State Street.

9. ADJOURNMENT

There being no further business, the meeting adjourned at approximately 5:08 p.m.



TO: Design Review Board

FROM: Joshua Montemayor, Contract Planner

DATE: April 24, 2024

SUBJECT: Request for review and recommendation to the Zoning Administrator to allow a Minor Site Development Permit for the refurbishment of an existing gas station, focusing on updating the commercial building's façade, improvements to the parking lot, installing new landscaping, and other site-related enhancements at 734 South State Street; APN 003-031-78; File No. 25-9523.

LOCATION & EXISTING CONDITIONS

The ±0.32-acre project site (APN 003-031-78) occupies the corner of South State Street and Freitas Avenue, accessible from both thoroughfares. Currently, the site accommodates a 1,680-square-foot commercial building, formerly utilized for auto detailing services. In addition, the site features inactive gas pumps predating 2019 and an underground fuel tank. Parking, consisting of 11 spaces with faded markings, is situated at the rear of the property. Minimal landscaping is present, with only three trees adorning the frontage—two along Freitas Avenue and one facing South State Street. A chain-link fence with vinyl slats delineates the southern boundary, separating it from an adjacent parking lot. Furthermore, the rear of the building opens toward another neighboring parking area to the west. Figure 1 provides a location map of the project. Photos of the existing site are provided in Figure 2.

Figure 1 – Location Map

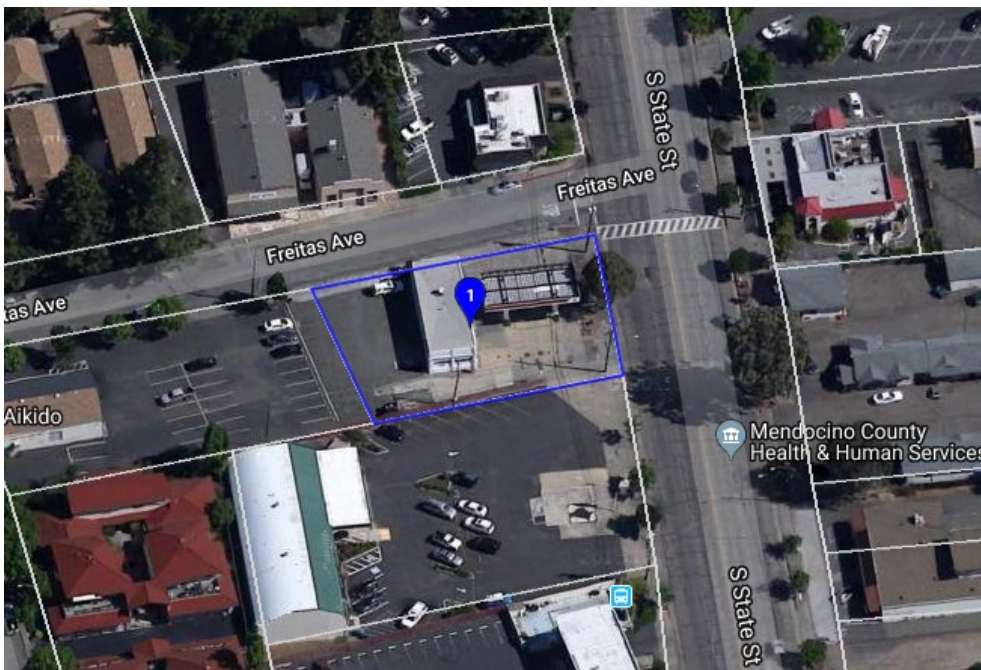


Figure 2 – Existing Site Photos
View via South State Street



View via Freitas Avenue, front



View via Freitas Avenue, rear





BACKGROUND

In April 1993, Use Permit Application 93-10 was granted, allowing a full-service gas station with a new underground fuel tank, and the implementation of a new sign program at 734 South State Street. The building itself, constructed before 1961, previously housed Redwood Tree Service, offering gas station and auto repair services until its closure several years ago.

In 2019, the property underwent partial reactivation through the approval of a Minor Use Permit (File No. 19-4525) for operating a car detailing and window tinting business within a section of the commercial building. However, the gas pumps remained inoperative. Since 1993, the gas station pumps and underground fuel tanks have remained non-operational and unchanged.

Presently, the property lacks a valid permit to operate the underground storage fuel tank, as the previous permit expired in December 2023. Therefore, the property owner will need to renew the permit to operate, which is issued by the Mendocino County Environmental Health Department.

PROJECT DESCRIPTION

The project aims to reactivate the gas station and fuel pumps while also undertaking refurbishments to the existing building and parking lot. Comprehensive design details provided by the applicant can be found in Attachment 1. Below is a summary of the proposed improvements:

- Remodeling the building façade involves closing two existing roll-up doors and one swing door, replacing them with windows, and removing windows at the rear of the building. The top of the existing roof will be extended with a new parapet, with an overall building height of 18 feet to the top of the parapet.
- Reactivating the existing fuel pumps and repainting the existing gas station canopy to match the building's aesthetics.
- Enhancing the existing monument sign, which will remain in its current location, and installing new building signage featuring the business name "Express."
- Parking lot improvements will include new striping, upgraded lighting, and the installation of EV charging stations.
- Approximately 1,740 square feet, equivalent to 12.5% of the total site area, will be dedicated to new landscaping. This will involve the creation of new tree wells within the parking lot, planting six additional trees, infilling landscape planters with accent shrubs, and installing an evergreen hedge along the southern perimeter.
- Construct a new trash enclosure at the southwest corner of the property (currently no trash enclosure exists on site).
- Renovate the interior of the current commercial building to accommodate a mini-mart, with no proposed expansion to the existing footprint.



COMMUNITY COMMERCIAL (C-1) ZONING CODE – DESIGN REQUIREMENTS

The subject parcel is within the Community Commercial (C-1) zoning district. The purpose of the C-1 zoning district is to provide a broad range of commercial land use opportunities along the primary transportation corridors within the City. It is intended to promote and provide flexibility for commercial development and encourage the establishment of community-wide commercial-serving land uses.

Auto service (gas) stations are allowed uses in the C-1 Zoning District with a Use Permit. The property retains an existing Use Permit from 1993 (UP 93-10) to allow the operation of the gas station at 734 South State Street.

There are no proposed changes to the building footprint or any expansion to the gas pumps. All remaining features will remain the same and will be refurbished with a new façade as shown on the project plans. A summary of the relevant Design Requirements and compatibility with the proposed project is listed below.

C-1 Zoning Design Requirements	Proposed Project
Building Height – Max 50 ft.	Max 18 ft. to the top of the parapet.
Building Site Area – Existing	No change.
Setbacks – Existing	No change.
Parking – Existing	10 standard parking stalls 1 ADA parking stall 4 fuel pump parking
Landscaping - See separate section.	See Preliminary Landscape Plan, Sheet L 1-0.

LANDSCAPING DESIGN GUIDELINES

Under Ukiah Municipal Code (UKC) Sec. 9087.D, all development projects that require discretionary review shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project. The applicant has provided a Preliminary Landscape Plan (Sheet L 1-0). The landscaping standards applicable to this project are included below for the Design Review Board's consideration and assessment of the project:

- a) Landscape plantings shall be those that grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.



- b) Deciduous trees shall constitute fifty-one percent (51%) of the trees proposed along the south and west building exposures; non-deciduous street species shall be restricted to areas that do not inhibit solar access.
- c) Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within fifteen (15) years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.
- d) Parking lots shall have a perimeter planting strip with both trees and shrubs.
- e) Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities of no less than three feet (3') in width within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.
- f) Street trees may be placed on the property proposed for development instead of within the public right-of-way if the location is approved by the City Engineer, based upon safety and maintenance factors.
- g) All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless because of the small size of a parcel as determined by the Planning Director. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.
- h) Landscaping plans shall include an automatic irrigation system and lighting plan.
- i) All required landscaping for commercial development projects shall be maintained.
- j) All healthy existing mature trees on development project sites shall be preserved and incorporated into the proposed landscaping plan, if feasible.

COMMERCIAL DESIGN GUIDELINES

In 2007, Staff was directed by the Planning Commission to prepare review checklists to aid in the review of projects for consistency with the adopted design guidelines. On June 27, 2007, the Planning Commission adopted a Project Review Checklist for commercial development outside of the Downtown Design District in Table 1, below.

The Design Guidelines for Projects Outside of the Downtown Design District applies to this project and are included below for the Design Review Board's consideration and assessment of the project:



Table 1 - Commercial Projects Outside Downtown Design District			
Yes	No	N/A	
X			Site Features: Site design is compatible with the natural environment, and incorporates the major existing features (<i>trees, landscaping, city creeks, riparian habitat, lot shape, size, relationship to surrounding area</i>).
X			Coordination: Facilities are shared and coordinated with adjacent properties.
X			Coordination: Setbacks are compatible with character of adjacent frontages.
X			Coordination: Setbacks are minimized to enhance the pedestrian environment.
X			Pedestrian Access: Site has pedestrian orientation, consistent with uses, design, and architecture.
X			Pedestrian Access: Pedestrian elements are attractive and functional (<i>walkways link parking to building entrances and other walkways; planters, street furniture, outdoor seating, pedestrian oriented signs, low level lighting provided</i>).
X			Pedestrian access: Parking areas with 12 or more stalls: defined sidewalk or marked pedestrian facilities in landscaped areas or separated from traffic lanes required.
X			Parking lots: Decrease visual prominence and reduce heat island effect (<i>locate behind buildings, divide into smaller lots, avoid large unbroken expanses of paving; emphasize screening, shading, landscaping</i>).
X			Landscaping: Scale and nature of landscape materials is appropriate to the site and structures.
X			Landscaping: 20% of gross lot area landscaped / 50% live plantings; landscape redevelopment or reuse projects to extent feasible (<i>Plants are of type, spacing and sizing to reach maturity within reasonable time. Hardy, drought tolerant, low maintenance species adapted to Ukiah climate are emphasized, parking lots trees also withstand heat, pollutants. Deciduous trees used on south and west. Automatic irrigation required for new commercial development</i>
X			Landscaping: Parking areas with 12 or more stalls: 1 tree per 4 stalls within continuous linear strips. Perimeter planting strips use trees and shrubs. Focus on deciduous trees achieving 50% shading within 10 years
X			Landscaping: Parking lots generally: Perimeter planting strips, Street trees selected from Ukiah Master Tree List required
X			Signs: Signs are compatible with architectural character of buildings (<i>signage does not dominate site, uses compatible colors and material, lighting is restrained and harmonious, sandwich boards are creative/subdued co/or/minimal copy</i>).



X			Lighting: Lighting harmonizes with site, building design, architecture and landscaping (<i>lighting form, function, character, fixture styles, design and placement; lighting does not interfere with pedestrian movement</i>).
X			Energy Conservation: Active and passive solar and other renewable energy design and devices are used (<i>building orientation, landscaping, lighting, heating and cooling, photovoltaic system-ready or installed</i>).
X			Energy Conservation: Devices are unobtrusive and complement design (<i>solar panels flush with roof</i>).
X			Visual Appearance: Buildings are visually cohesive, compatible and complementary (<i>scale, proportion, design, style, heights, mass, setbacks</i>).
X			Visual Appearance: Buildings exhibit variety and distinctiveness (<i>but avoid overly obtrusive or overly monotonous designs, or strong contrast with adjacent buildings, creative use of natural and recycled materials; metal discouraged unless creative and consistent with Guidelines</i>).
X			Visual Appearance: Variety of architectural features encouraged tied to comprehensive design theme (<i>arches, raised parapets, cornices, eaves, windows, balconies, entry insets, roof angles and pitches, wall relief features</i>).
X			Visual Appearance: Building exteriors compatible with surrounding properties (<i>compatible materials, colors, quality, coordinated but not the same as surrounding properties, avoid strong or vivid colors unless they fit within local context, concrete block/exposed concrete on visible walls finished in aesthetic manner</i>).
X			Visual Appearance: Visible fences compatible with project and visually attractive (<i>compatible colors, materials, styles; wire fences, high barriers and use for advertising discouraged</i>).
X			Visual Appearance: Site and buildings are visually attractive from neighboring properties, traffic and corridors, and public spaces (<i>service areas and devices screened, integrated and compatible with site features; common mailboxes architecture consistent and located close to building; above criteria is applied to areas visible to public view; rear and side views are visually interesting, coordinated and well-maintained</i>).
X			Maintenance: Demonstrate consideration of site and building maintenance.
X			Walkable and bikeable communities: The project provides connections for walkers and bicyclists to the surrounding community (<i>provides walking/biking facilities on the site, connects to nearby walking/biking facilities, provides shortcuts for walkers/bikers, project is located within ¼ or ½ of other places to walk</i>).
X			Walkable and bikeable Communities: Sidewalks provide are convenient and safe access (<i>sidewalks sufficiently wide, without</i>



			<i>obstruction; curbs, shade, lighting provided; buffers between walkers and traffic provided; safe and direct street crossings for walkers).</i>
X			Walkable and bikeable communities: Entrances provide convenient access (<i>entrances adjacent to street, minimal setback, routes and accessways are well marked, sidewalks provided uninterrupted access to entrances, safe bike parking is located close to entrances</i>).
X			Green Building: Sustainable site
X			Green Building: Water efficiency
X			Green Building: Energy
X			Green Building: Materials and resources
X			Green Building: Indoor environmental quality
X			Visitability and Universal Design: The site and its elements are accessible to people at differing stages, ages and circumstances: accessible primary and interior entrance and routes, accessible kitchen and bath space and devices, for dwellings accessible bedroom, common room, and devices).

COMMERCIAL SIGNAGE

Signage plans are included in the project proposal. The building façade is set to display the name "Express Mart" alongside the associated business logo. Additionally, the existing monument sign will undergo refacing to align with the aesthetics of the building and canopy, showcasing the name "Express." Moreover, the canopy will bear the name "Express" and its corresponding logo. All sign fonts and colors will match across each structure.

MINOR SITE DEVELOPMENT PERMIT

Projects exempt from the site development permit process include interior building remodels, repair and maintenance of structures or parking areas, and minor alterations on building exteriors. As this project proposes to refurbish an existing structure and subsequent site improvements to the parking area and accessory structures, it is considered a minor new development. Should the Design Review Board find that the site development permit application is minor, it shall be scheduled for a public hearing before the Zoning Administrator.

STAFF REQUEST

Staff is requesting the DRB review the project for consistency with the Community Commercial (C-1) Zoning Code, including the overall building design, proposed signage, and landscaping, and make a recommendation to the Zoning Administrator regarding the project.

ATTACHMENTS

1. Application Materials (Application, Site Plan, Elevations, and Landscape Plan)



City of Ukiah

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

Planning Permit Application

PROJECT NAME: BP WALIA 734 SOUTH STATE UKIAH, CA 95482																							
PROJECT ADDRESS/CROSS STREETS: 734 S STATE STREET UKIAH, CA, 95482				AP NUMBER(S): 179-061-26-00																			
APPLICANT/AUTHORIZED AGENT: BOULEVARD CONSTRUCTION INC		PHONE NO: (916) 529-3982		FAX NO:																			
				E-MAIL ADDRESS: PM@THEBOULEVARD.US																			
APPLICANT/AUTHORIZED AGENT ADDRESS: 4080 TRUXEL ROAD SUITE 100			CITY: N NATOMAS		STATE/ZIP: 95834																		
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: BP WALIA INC		PHONE NO: (707) 529-5239		FAX NO:																			
				E-MAIL ADDRESS:																			
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT: 498 BELTRAMI DR			CITY: UKIAH		STATE/ZIP: CA/95482																		
HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? ☒ YES ☐ NO																							
☐ AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	\$	☐ REZONING – PLANNED DISTRICT 100.0800.611.001	\$	☐ USE PERMIT – AMENDMENT 100.0400.449.001	\$																		
☐ ANNEXATION 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT – AMENDMENT 100.0400.449.001	\$	☐ USE PERMIT – MAJOR 100.0400.449.001	\$																		
☐ APPEAL 100.0400.449.001	\$	☒ SITE DEVELOPMENT PERMIT – MAJOR 100.0400.449.001	\$ 3,000	☒ USE PERMIT – MINOR 100.0400.449.001	\$																		
☐ GENERAL PLAN AMENDMENT 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT – MINOR 100.0400.449.001	\$	☐ VARIANCE – MAJOR 100.0400.449.001	\$																		
☐ MURAL PERMIT 100.0400.449.001	\$	☐ SPECIFIC/MASTER PLAN 100.0800.611.003	\$	☐ VARIANCE – MINOR 100.0400.449.001	\$																		
☐ PRE-DEVELOPMENT MEETING 100.0800.611.003	\$	☐ MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	\$	☐ ZONING AMENDMENT MAP OR TEXT 100.0800.611.001	\$																		
☐ STAFF RESEARCH (MORE THAN 1 HOUR) 10023100.41153	\$	☐ MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	\$	☐ REZONING 100.0800.611.001	\$																		
☐ LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	\$	☐ OTHER	\$	☐ OTHER	\$																		
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APPLICATION NUMBER(S): 24-9253																							

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

Project Description

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

Environmental Review and Reports

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

Use Information

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

Description of Building & Site			
Parcel Size:	Building Size:	Number of Floors:	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
☐ Office (business/professional)			
☐ Office (medical/dental)			
☒ Retail	C-Store	1,680 Sq-Ft	1 UNIT
☐ Light Industrial			
☐ Residential			
☐ Other:			
Operating Characteristics			
Days and Hours of Operation:			
Number of Shifts: 2	Days and Hours of Shifts: 7 days a week 6:00 AM to 12:00 PM		
Number of Employees/Shift:			
Loading Facilities: ☐ Yes ☒ No	Type/Vehicle Size:		
Deliveries: ☐ Yes ☐ No	Type:	Number (day/week/month):	Time(s) of Day:
Outdoor areas associated with use? (check all that apply) ☐ Yes ☐ No	Sales area: ☐ Yes ☐ No Square Footage:	Unloading of deliveries: ☐ Yes ☐ No Square Footage:	Storage: ☐ Yes ☐ No Square Footage:
Noise Generating Use? ☐ Yes ☐ No	Description:		

To Be Completed by Staff

General Plan Designation: CC	Zoning District: C1	Airport Land Use Designation: Zone 2
City's Architectural & Historic Inventory: ☐ YES ☒ NO	Age of Building: —	Demolition Policy: —
Hillside: ☐ YES ☒ NO	Flood Designation FIRM Map: —	Flood Designation Floodway Map: —
Tree Policies		
General Plan Open Space Conservation ☐ NO ☐ YES GOAL/POLICY #:	Community Forest Management Plan ☐ NO ☐ YES GOAL/POLICY #:	
Landscaping and Streetscape Design Guidelines ☐ NO ☐ YES GUIDELINE #:	Commercial Development Design Guidelines ☐ NO ☐ YES GUIDELINE #:	
Tree Protection and Enhancement Policy ☐ NO ☐ YES NOTES:	Tree Planting and Maintenance Policy ☐ NO ☐ YES NOTES:	
UCC: Street Tree Policy, Purpose and Intent ☐ NO ☐ YES NOTES:	Other:	
Notes		

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

PROPERTY OWNER SIGNATURE

DATE

I, _____, am the ☐ owner / ☐ authorized agent of the property
for which the development is proposed. The above information and attached documents are true and accurate to the
best of my knowledge.

I have read and agree with all of the above.

I hereby authorize employees of the City of Ukiah, the City's authorized agents, and persons with review or decision
making authority for the project to enter upon the subject property, as necessary, to inspect the premises, post notices,
and process this application.

I understand that conditions of approval may be placed on my project by the city of Ukiah and it is my responsibility to
fully understand the conditions and ask questions about them before action is taken on my planning permit.

☐ OWNER / ☒ AUTHORIZED AGENT

DATE

INDEMNIFICATION AGREEMENT

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

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

I have read and agree to all of the above.

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

☐ PROPERTY OWNER / ☒ AUTHORIZED AGENT
(SIGNATURE)

DATE

Revised 08/19/2019

GARDENS COURT SUBDIVISION UKIAH CITY (Bk 1 30) STANDISH COURT SUBDIVISION

STREET 3-031

3-03

Bk. 1
31

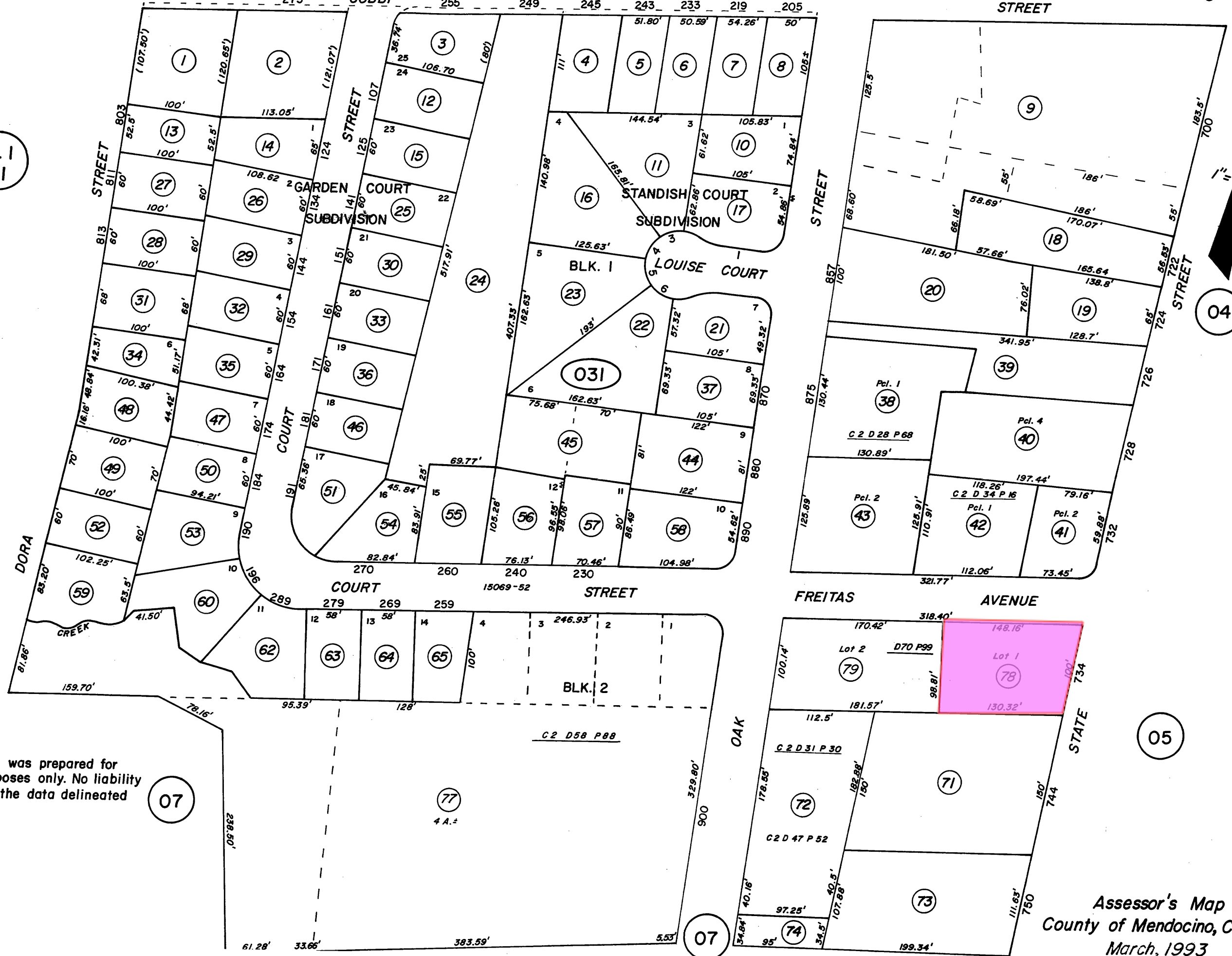
02

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

07

04

05



Assessor's Map
County of Mendocino, Calif.
March, 1993

ABBREVIATIONS:

AB. ANCHOR BOLT	JAN. JANITOR
AB. AGGREGATE BASE	JT. JOINT
ABV. ABOVE	LAM. LAMINATE
ACCOUST. ACOUSTICAL	LAV. LAVATORY
AD. AREA DRAIN	LBS. POUNDS
ADJ. ADJUSTABLE	LVR. LOUVER
AHJ. AUTHORITY HAVING JURISDICTION	MACH. MACHINE
ALUM. ALUMINUM	MATL. MATERIAL
ALT. ALTERNATE	MAX. MAXIMUM
APPROX. APPROXIMATE	M.B. MACHINE BOLT
ARCH. ARCHITECT(URAL)	M.C. MEDICINE CABINET
BITUM. BITUMINOUS	MECH. MECHANICAL
BLDG. BUILDING	MFR. MANUFACTURER
BLK. BLOCK	MIN. MINIMUM
BLKG. BLOCKING	MIR. MIRROR
BM. BEAM	MISC. MISCELLANEOUS
BTM. BOTTOM	M.O. MASONRY OPENING
BD. BOARD	MTD. MOUNTED
BUR. BUILT-UP ROOF	MTL. METAL
CAB. CABINET	(N) NEW
CB. CATCH BASIN	N. NORTH
CEM. CEMENT	N.J.C. NOT IN CONTRACT
CER. CERAMIC	NO. OR # NUMBER
CFCI. CONTRACTOR FURNISHEDCONTRACTOR INSTALLED	NOM. NOMINAL
CFOI. CONTRACTOR FURNISHEDOWNER INSTALLED	N.T.S. NOT TO SCALE
CJ. CONSTRUCTION (CONTROL) JOINT	O.C. ON CENTER
CL. CENTER LINE	O.D. OUTSIDE DIAMETER (DIM.)
CLG. CEILING	OFF. OFFICE
CLT. CLEAR	O.F. OWNER FURNISHED
CMU. CONCRETE MASONRY UNIT	O.J. OWNER INSTALLED
COL. COLUMN	OPNG. OPENING
CONC. CONCRETE	OPP. OPPOSITE
CONN. CONNECTION	P.D.F. POWDER DRIVEN FASTENER
CONST. CONSTRUCTION	PERF. PERFORATED
CONT. CONTINUOUS	PNL. PANEL
CORR. CORRIDOR	PL. PLATE
CSK. COUNTERSUNK	PLAS. LAM. PLASTIC LAMINATE
CNTR. COUNTER	PLYWD. PLYWOOD
CTR. CENTER	PT. POINT
DBL. DOUBLE	P.T.D. PAPER TOWEL
DEPT. DEPARTMENT	P.T.D./R COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE
D.F. DRINKING FOUNTAIN	PART. PARTITION
DTL. DETAIL	P.T.R. PAPER TOWEL RECEPTACLE
DIA. DIAMETER	Q.T. QUARRY TILE
DIAG. DIAGONAL	R. RISER/RADIUS
DEM. DIMENSION	R.D. ROOF DRAIN
DISP DISPENSER	REF. REFERENCE
DN. DOWN	REFR. REFRIGERATOR
DWR. DRAWER	REINF. REINFORCE(D).
DS. DOWNSPOUT	(ING)
DEG. DRAWING	REQD. REQUIRED
EA. EACH	REQMTS. REQUIREMENTS
EJ. EXPANSION JOINT	RESIL. RESILIENT
EL. ELEVATION	R.O. ROUGH OPENING
ELEC. ELECTRICAL	RWD. REDWOOD
ELEV. ELEVATOR	R.W.L. RAIN WATER LEADER
ENCL ENCLOSURE	S.C. SOLED CORE
ELEC. PNL. ELECTRICAL PANEL	S.C.D. DEAR COVER
EQ. EQUAL	DISPENSER
EQUIP. EQUIPMENT	SCHED. SCHEDULE
E.W.C. ELECTRIC WATER COOLER	S.A. SOAP DISPENSER
EXIST. (E) EXISTING	SECT. SECTION
EXP. EXPANSION	SH. SHELF
EXT. EXTERIOR	SHWR. SHOWER
F.A. FIRE ALARM	SHT. SHEET
F.D. FLOOR DRAIN	SIM. SIMILAR
FDN. FOUNDATION	S.N.D. SANITARY NAPKIN
F.E. FIRE EXTINGUISHER	DISPENSER
F.E.C. FIRE EXTINGUISHER CABINET	S.N.R. SANITARY NAPKIN
F.F. FINISH FLOOR	RECEPTACLE
F.H.C. FIRE HOSE CABINET	SPEC. SPECIFICATION
F.H.W.S. FLAT HEAD WOOD SCREW	SQ. SQUARE
FIN. FINISH	ST. STL. STAINLESS STEEL
FLASH. FLASHING	STL. STEEL
FLR. FLOOR	STOR. STORAGE
FLOUR. FLUORESCENT	STRUCT. OR STR.
F.O.C. FACE OF CONCRETE	STRUCTURAL
F.O.F. FACE OF FINISH	SUSP. SUSPEND(ED)
F.O.S. FACE OF STUD	T. TREAD
FR. FRAME	T.D. TRENCH DRAIN
F.T. FIRE-RETARDANT TREATED	TEL. TELEPHONE
FT. FOOT OR FEET	TEMP. TEMPERED
FURR. FURRING	T. & G. TONGUE AND GROOVE
GA. GAUGE	THK. THICK(NESS)
GALV. GALVANIZED	T.O.B. TOP OF BEAM
G.I. GALVANIZED IRON	T.O.C. TOP OF CURB
GL. GLASS	T.O.S. TOP OF SLAB
GND. GROUND	T.O.P. TOP OF PAVEMENT
GWB. GYPSUM WALLBOARD	T.O.W. TOP OF WALL
GYP. GYPSUM	T.P.D. TOILET PAPER
GYP. BD. GYPSUM BOARD	DISPENSER
H.B. HOSE BIBE	TRANS. TRANSFORMER
H.C. HOLLOW CORE	T.S.B. TOP SET BASE
HDWD. HARDWOOD	T.V. TELEVISION
H.M. HOLLOW METAL	TYP. TYPICAL
HORIZ. HORIZONTAL	U.N.O. UNLESS NOTED OTHERWISE
HR. HOUR	UR. URINAL
HT. HIGHT	U/S UNDERSIDE
I.D. INSIDE DIAMETER (DIM.)	V.C.T. VINYL COMPOSITION TILE
INSUL. INSULATION	VERT. VERTICAL
INT. INTERIOR	VEST. VESTIBULE
	W/ WITH
	W.C. WATER CLOSET
	WD. WOOD

GENERAL NOTES:

CONTRACTOR RESPONSIBILITIES

1. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES HE MAY FIND BEFORE PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT PRIOR TO ANY EXCAVATING.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BELOW GRADE AND RELATED SERVICE CONNECTIONS WITH UNDERGROUND SERVICE ALERT (USA), UTILITY PROVIDERS AND COUNTY.
5. THE CONTRACTOR SHALL COORDINATE REMOVAL, ABANDONMENT AND/OR RELOCATION OF EXISTING UTILITIES ABOVE OR BELOW GRAND WITH THE RESPECTIVE UTILITY PROVIDER AND FACILITY OWNER.
6. THE CONTRACTOR SHALL PERFORM ALL WORK WITHIN STREET TIGHT-OF-WAYS ACCORDING TO THE APPROVED CITY STANDARD PLANS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACES, SHORES, AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURES AND COMPONENTS, ADJACENT SOILS, AND STRUCTURES, UTILITIES, AND RIGHT -OF-WAYS MAY BE SUBJECT TO DURING CONSTRUCTION.
8. FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN THE STRUCTURAL SLAB ELEVATIONS, DEPRESSED AREAS, AND ALL OTHER ARCHITECTURAL, MECHANICAL, CONTRACTOR PROCEEDS WITH CONSTRUCTION.

CONSTRUCTION DOCUMENTS

1. ALL DRAWINGS, ISSUED SEPARATELY AS CONSTRUCTION PACKAGES INCLUDING ALL DETAILS, SPECIFICATIONS, AND SCHEDULES, BOUND SEPARATELY, ARE PART OF THE CONTRACT DRAWINGS.
2. ITEMS MARKED "N.I.C." ARE NOT IN CONTRACT. SUCH ITEMS ARE INCLUDING IN THE DOCUMENTS WHEN CONTRACTORS COORDINATION FOR CONSTRUCTION IS REQUIRED.
3. DIMENSIONS: A) IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWING. B) ALL DIMENSIONS TO OPENINGS ARE TO THE FINISHED FACE UNLESS NOTED OTHERWISE. C) ALL DIMENSIONS TO STUD PARTITIONS ARE TO THE FACE OF FINISH UNLESS NOTED F.O.S. (FACE OF STUD). D) CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR TO FINISH FACE OF CEILING. E) ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
4. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY NOTED OTHERWISE.
5. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING, OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
6. PROVIDE AND INSTALL U.L. APPROVED FIRE STOPPING AND WRAPS AT ALL PENETRATIONS PER CHAPTER 7 OF THE CALIFORNIA BUILDING CODE AND THE UNIFORM FIRE CODE. SEE DRAWINGS FOR TYPICAL DETAILS.
7. DOOR SIZES INDICATED ON DOOR SCHEDULE ARE DOOR DIMENSIONS. ALLOWANCES FOR THRUSH HOLDS SHALL BE TAKEN OFF DOOR HEIGHT.
8. REGARDLESS OF OCCUPANT LOAD, THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF THE DOOR. THE FLOOR LANDING SHALL NOT BE MORE THAN $\frac{1}{2}$ " LOWER THAN THE THRUSH HOLD OF THE DOORWAY.
9. THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOOR LOUVERS AND WINDOW OPENINGS SHALL BE DETERMINED FROM ARCHITECTURAL PLANS AND DETAILS. OTHER WALL AND FLOOR OPENINGS AS REQUIRED BY MECHANICAL, ELECTRICAL, OR SIMILAR REQUIREMENTS SHALL BE VERIFIED FROM SHOP DRAWINGS, EQUIPMENT DATA, ETC. AS REQUIRED.
10. DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE CENTERED IN WALLS AS SHOWN OR LOCATED 5" FROM FINISH WALL TO FINISH JAMB UNLESS OTHERWISE NOTED.
11. SEE ARCHITECTURAL CEILING PLANS FOR DIMENSIONS LOCATED LIGHT FIXTURES, DIFFUSERS, AND SPEAKERS. ARCHITECTURAL REFLECTED CEILING PLANS DO NOT INDICATE WALL MOUNTED FIXTURES. REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHTING FIXTURE - RECESSED, SURFACE, OR WALL MOUNTED.
12. CEILING SUSPENSION SYSTEM SHALL PROVIDE FOR CEILING SYSTEM ONLY. ADDITIONAL INDEPENDENT FRAMING FOR LIGHTING FIXTURE, EXIT SIGNS, GRILLES, AIRBARS, AND AIR CONDITIONING DIFFUSERS SHALL BE REQUIRED. ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK IS PROHIBITED.
13. WHERE LARGER STUDS OR FURRING ARE REQUIRED TO COVER DUCTS, PIPING, CONDUITS, ETC., THE LARGER STUD SIZE OR FURRING TO EXTEND FULL WIDTH OF WALL SURFACE WHERE FURRING OCCURS.
14. PROVIDE ADEQUATE ANCHORAGE, BLOCKING, BACKING, AND FRAMING FOR FIRE SPRINKLERS, PIPING, LIGHT FIXTURES, ELECTRICAL UNITS, HVAC EQUIPMENT, DRAPERY, AND CEILING TRACKS AS REQUIRED FOR A COMPLETE INSTALLATION.
15. ALL CABINETS RECESSED INTO CORRIDOR WALLS SHALL BE BACKED WITH ONE HOUR OR TWO HOURS FIRE RESISTIVE CONSTRUCTION AS REQUIRED. ELECTRICAL PANELS AND/OR WIRING SYSTEMS SHALL NOT BE LOCATED IN CORRIDOR OR SHAFT WALLS.
16. ALL STEEL STUD SIZES AND SPACING IN GYPSUM BOARD WALLS HALL BE IN ACCORDANCE WITH UNDERWRITER LABORATORIES, INC. FOR RATED ASSEMBLIES. SUBMIT DATA FOR APPROVAL.
17. ALL SINGLE LAYER GYPSUM BOARD WALLS CONTINUOUS AND CONTIGUOUS WITH DOUBLE LAYER GYPSUM BOARD SHALL MAINTAIN ONE CONTINUOUS OUTER LAYER OF GYPSUM BOARD AT THE SANE FACE OF FINISH. METAL STUDS AND FURRING CHANNELS SHALL BE OFFSET ACCORDINGLY.
18. WALL AND COLUMN GYPSUM BOARD FACING ON OTHER THAN FIRE AND SOUND RATED WALLS SHALL EXTEND 6" MINIMUM ABLE CEILING HEIGHT.
19. GYPSUM BOARD ON INTERIOR METAL STUDS SHALL BE $\frac{5}{8}$ " THICK UNLESS NOTED OTHERWISE.

MECHANICAL AND PLUMBING

1. CEILING ACCESS PANELS SHALL BE PROVIDED BY THE MECHANICAL FIRE SPRINKLER AND PLUMBING CONTRACTORS AND LOCATED BELOW ALL VALVES, DUCTWORK, FIRE DAMPERS, ETC., AND AS REQUIRED OR AS DIRECTED BY THE ARCHITECT.
2. FIRE SPRINKLERS SHALL BE REVIEWED AND APPROVED BY THE FIRE MARSHALL AND DESIGN TEAM PRIOR TO INSTALLATION.
3. PIPE SLEEVES IN MECHANICAL EQUIPMENT ROOMS SHALL EXTEND 2" ABOVE THE FLOOR LINE. ELECTROLYSIS PROTECTION SHALL BE PROVIDED BETWEEN ALL DISSIMILAR METALS WHEREVER THE TWO ARE IN CONTACT.

TYPICAL NOTES

1. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND/OR ORIENTATIONS ON PLAN AND/OR ELEVATIONS.
2. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT IN WRITING.
3. UNDERCUT ALL DOORS TO CLEAR TOP OF CARPET $\frac{1}{4}$ " MAXIMUM.

CONTINUALLY OF ABBREVIATION:

WDW. WINDOW	YD. YARD
W/O WITHOUT	&. AND
W.P. WATERPROOF	@. AT
WNSCT. WAINSCOT	¢. CENTERLINE
WT. WEIGHT	Ø. DIAMETER OR ROUND
W.W.F. WELDED WIRE FABRIC	#. ROUND OR NUMBER
W/R WATER RESISTANT	*. SQUARE FOOT (FEET)

SYMBOLS:

	COLUMN LINE
	OTHER
	DOOR SYMBOL
	WORK POINT, CONTROL POINT, OR DATUM POINT
	REVISION
	CLOUD AND REVISION
	SECTION IDENTIFICATION
	DRAWING WHERE DETAIL IS DRAWN
	DETAIL IDENTIFICATION
	DETAIL BACK REFERENCE
	INTERIOR ELEVATION(S)
	ELEVATION IDENTIFICATION (UNFOLD ELEVATIONS CLOCKWISE)
	DETAIL BACK REFERENCE
	ROOM IDENTIFICATION
	ROOM NAME
	ROOM NUMBER
	OCCUPANCY
	USE

MATERIALS:

	EARTH
	ROCK FILL
	SAND/ MORTAR/ PLASTER
	CONCRETE COST-IN-PLACE
	WOOD FRAMING THROUGH MEMBERS
	WOOD FRAMING INTERRUPTED MEMBERS
	WOOD, FINISH
	PLYWOOD
	GLASS
	ACOUSTICAL TILE OR BOARD
	GYPSUM BOARD
	INSULATION, BATT

PARKING:

EXISTING:
EXISTING STANDARD PARKING SPACES:10
EXISTING ADA ACCESSIBLE PARKING SPACE:01
FUEL CANOPY PARKING:04
TOTAL EXISTING PARKING SPACES:15

REQUIRED:
TOTAL BUILDING AREA 1680 SF/300 = 6 PARKING

PROPOSED:
PROPOSED STANDARD PARKING SPACES:04
PROPOSED EV PARKING SPACE:01
EXISTING ACCESSIBLE PARKING SPACE:01
AIR AND WATER MACHINE PARKING SPACE:01
FUEL CANOPY PARKING:04
TOTAL PROVIDED:11

OCCUPANT LOAD:

Building area = 1,680 SF
occupant load =150 SF per person
According to Chapter 1004.4 table 1004.5
Total occupant =15

DRAWINGS SHEET INDEX:

SHEET NUMBER	SHEET TITLE
T-1.0	TITLE AND CODE SHEET

GENERAL:
G-1.0 GENERAL INFORMATION

CIVIL:	
C-01	EXISTING SITE PLAN
C-02	PROPOSED SITE PLAN
C-3.0	ACCESSIBLE PARKING
C-4.0	ACCESSIBLE COMPLIANCE RESTROOM

ARCHITECTURAL:

A-1.0	EXISTING FLOOR PLAN AND ELEVATION
A-2.0	PROPOSED BUILDING PLAN AND ELEVATION
A-2.1	ENLARGED FLOOR PLAN
A-3.0	TYPICAL RESTROOM DETAILS
A-4.0	SIGNAGE DETAIL
A-5.0	EXISTING GAS STATION PLAN AND ELEVATION
A-6.0	PROPOSED GAS STATION PLAN AND ELEVATION

ELECTRICAL:

ED-1.0	GENERAL DETAIL
E-1.0	PROPOSED ELECTRICAL SITE PLAN
E-2.0	PHOTOMETRIC SITE PLAN

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS
UKIAH CITY STANDARD CODE

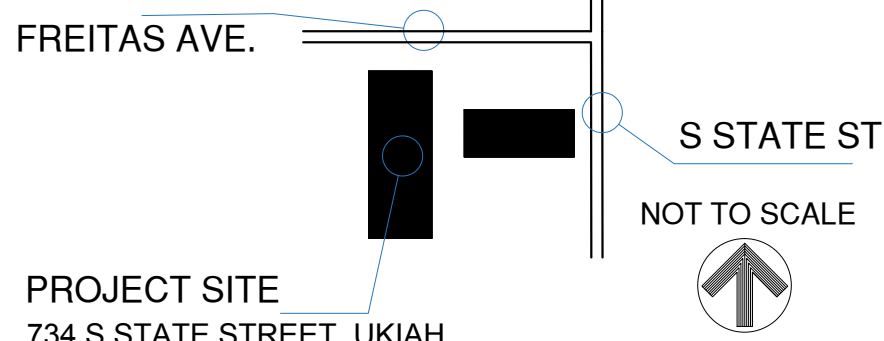
AUTHORITIES HAVING JURISDICTION:

CITY OF Ukiah, CA 95482

734 S STATE ST,
UKIAH, CA 95482



VICINITY MAP:



PROJECT SITE
734 S STATE STREET, UKIAH,
CA 95482

PROJECT TEAM:

OWNER:

BP WALIA INC
Address: 498 BELTRAMI DR
Ph: 707 - 529-5239
Email: jaswinderwalia105@gmail.com

APPLICANT/ENGINEER:

BOULEVARD CONSTRUCTION INC.]

4080 Truxel Road
Sacramento, CA 95834
Phone: 916-529-3982
pm@theboulevard.us

PROJECT INFORMATION:

APN: 003-031-78-00
ZONING: C1

PROJECT DESCRIPTION:

DEMOLITION:

CLOSE TWO EXISTING ROLL-UP DOORS AND ONE SWING DOOR.
REMOVE INTERIOR WALL, REMOVING REAR SIDE WINDOWS

CONSTRUCTION:

- a. INSTALL A NEW WALK-IN COOLER.
- b. ADD A NEW KITCHEN (for further details refer sheet A-2.1)
- c. INSTALL A NEW SALES COUNTER.
- d. PARKING LOT IMPROVEMENTS
- e. UPGRADE EXISTING MONUMENT SIGN.
- f. UPGRADE LANDSCAPE
- g. INSTALL A NEW FASCIA
- h. PAINT JOB ON GAS STATION CANOPY
- i. NEW BUILDING SIGN
- j. ADDING TRASH ENCLOSURE

PROJECT AREA:

EXISTING LOT AREA (SQ FT): = 13,916
EXTENSION AREA (SQ FT): = 0
PROPOSED KITCHEN (SQ FT): =256
TOTAL BUILDING AREA (SQ FT): = 1,680
FUEL CANOPY AREA (SQ FT):=1,175
OCCUPANCY GROUP: M-1
CONSTRUCTION TYPE: TYPE - V



PROJECT DIRECTOR:

FARAH CHAUDHARY
PHONE: +1 (916) 793-4048
Farah@theboulevard.us

PROJECT MANAGER:

M. HANAYOON
PHONE: +1 (916) 477-0102
hanayoon@theboulevard.us



ARCHITECT OF RECORD :



4080 TRUXEL ROAD, SUITE 100,
SACRAMENTO, CA. US 95834
Website: https://theboulevard.us
Call: +1(916) 330-4200
FAX NO:1(916) 914-2215
Email:- info@theboulevard.us

PROJECT:
734 SOUTH STATE STREET UKIAH,
CA 95482

REVISIONS:	DATE:	DESCRIPTION	BY:

CURRENT ISSUE DATE:

01,24,2024

ISSUED FOR :

01,24,2024

CONTROL NO*:

DRAWN BY: BOULEVARD

CHECKED:

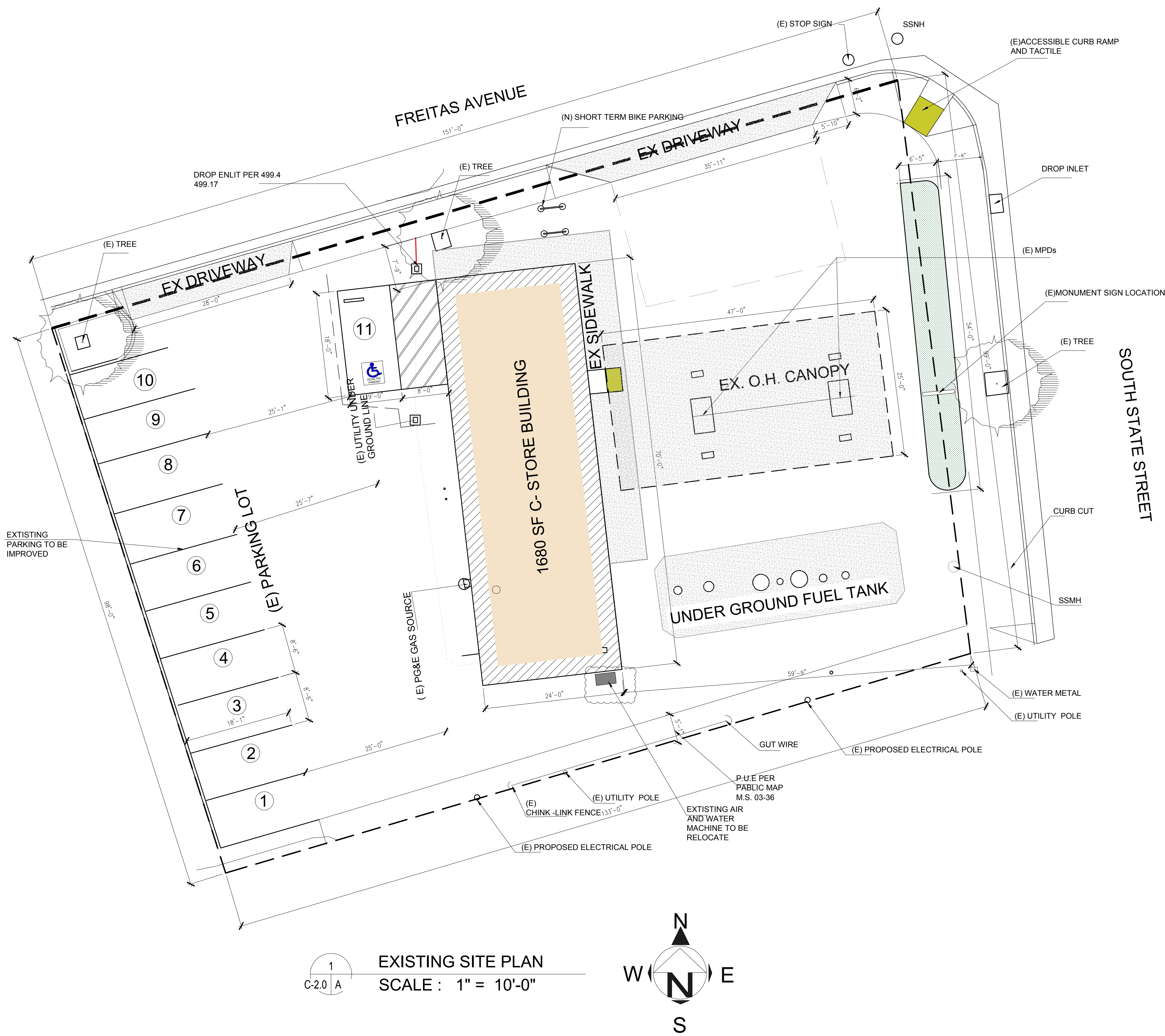
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SHEET TITLE

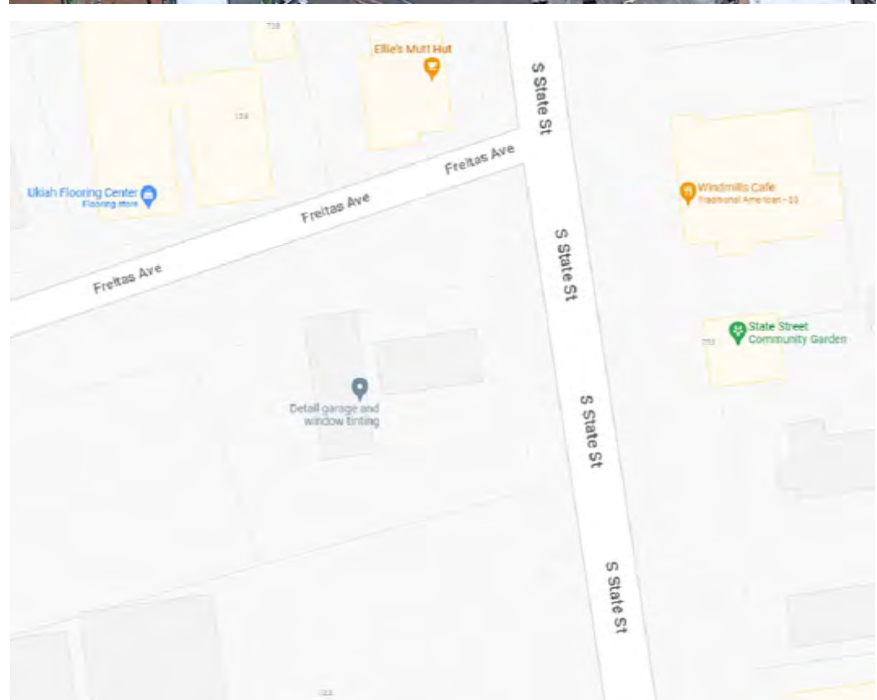
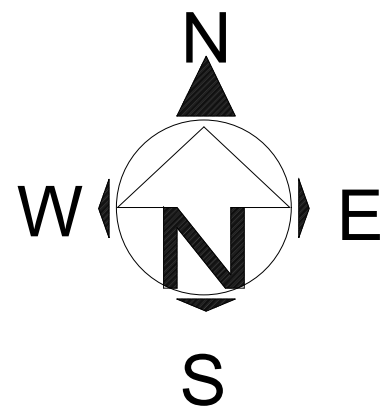
TITLE AND CODE SHEET

SHEET #

T-1.0



1
C-2.0 A
EXISTING SITE PLAN
SCALE : 1" = 10'-0"



VICINITY MAP

LEGEND:

- PROPERTY LINE ———
- GAS STATION OVERHAND CANOPY LINE ———
- C- STOR BUILDING LINE ———
- EXISTING DRIVEWAY [Pattern]
- EXISTING PLANTER [Pattern]
- EXISTING BUILDING SIDEWALK [Pattern]
- EXISTING TRESS [Symbol]
- EXISTING SEWER LINE LINE [Pattern]

PROJECT DIRECTOR:
 FARAH CHAUDHARY
 PHONE: +1 (916) 793-4048
 Farah@theboulevard.us

PROJECT MANAGER:
 M. HAMAYOON
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 hamayoon@theboulevard.us

INFINITY
 CIVIL ENGINEERING, ARCHITECTURE & DESIGN

ARCHITECT OF RECORD:

BOULEVARD
 Construction

4080 TRUXEL ROAD, SUITE 100,
 SACRAMENTO, CA. US 95834
 Website: https://theboulevard.us
 Call: +1(916) 330-4200
 FAX NO: +1(916) 914-2215
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PROJECT:

734 SOUTH STATE STREET UKIAH,
 CA 95482

REVISIONS:	
DATE	DESCRIPTION
BY:	

CURRENT ISSUE DATE:

01,24,2024

ISSUED FOR :

01,24,2024

CONTROL NO.:

DRAWN BY: BOULEVARD

CHECKED:

APPROVED:

SHEET TITLE

EXISTING SITE PLAN

SHEET #

C-1.0



CHITECT OF RECORD :
BOULEVARD
— Construction —
100 TRUXEL ROAD, SUITE 100,
SACRAMENTO. CA. US 95834
Website:- <https://theboulevard.us>
Phone:- +1(916) 330-4200
Fax:- NO:1(916) 914-2215
Email:- Info@theboulevard.us

PROJECT: 734 SOUTH STATE STREET UKIAH,
CA 95482

DATE:	DESCRIPTION	BY:

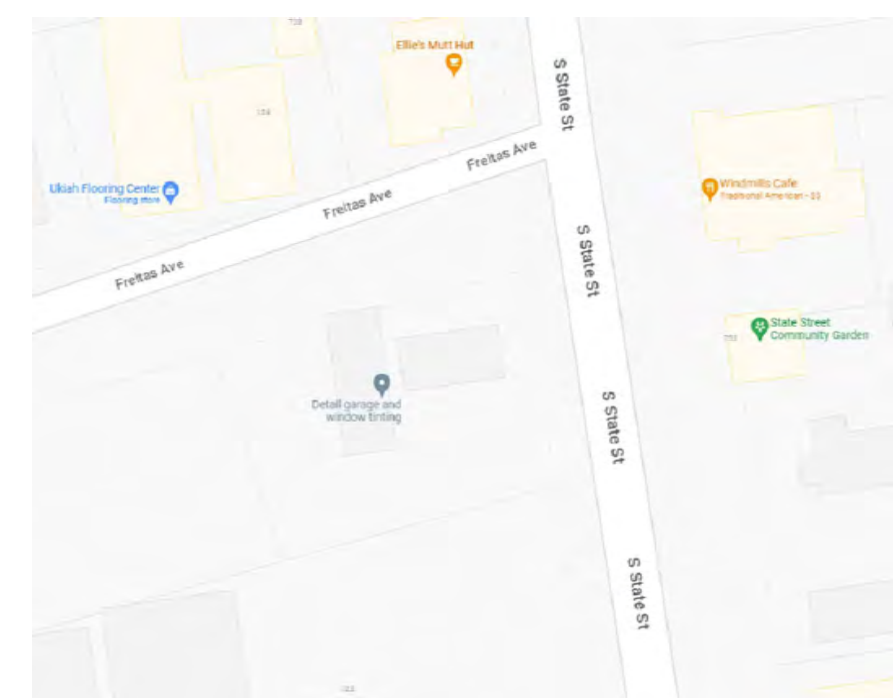
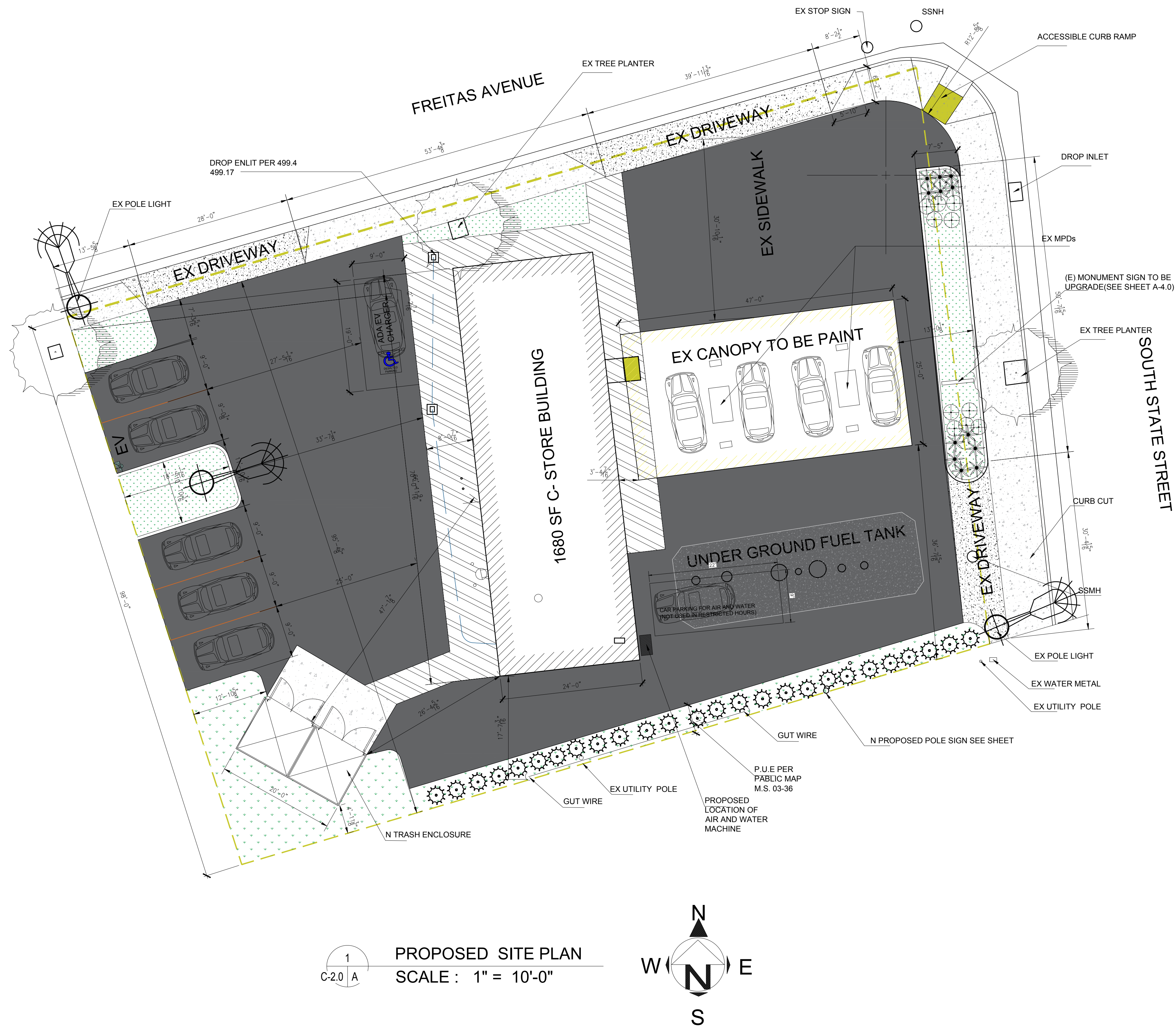
RENT ISSUE DATE:
01,24,2024
DUE FOR :
01,24,2024
CONTROL NO:

OWN BY:	BOULEVARD
CKED:	
ROVED:	

PROPOSED SITE PLAN

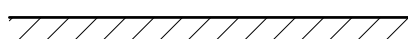
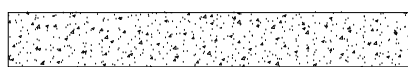
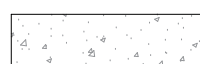
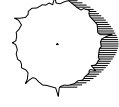
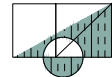
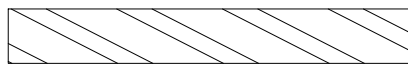
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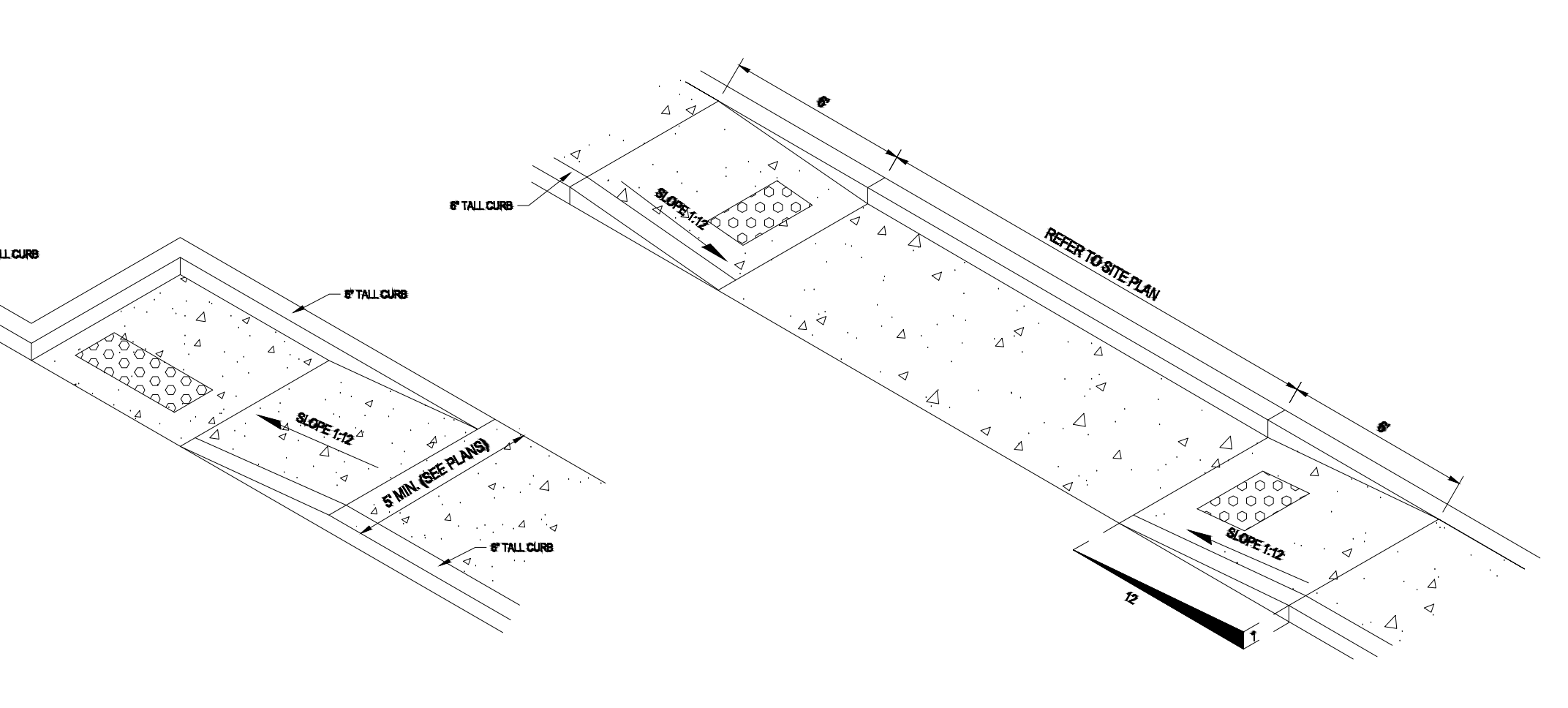
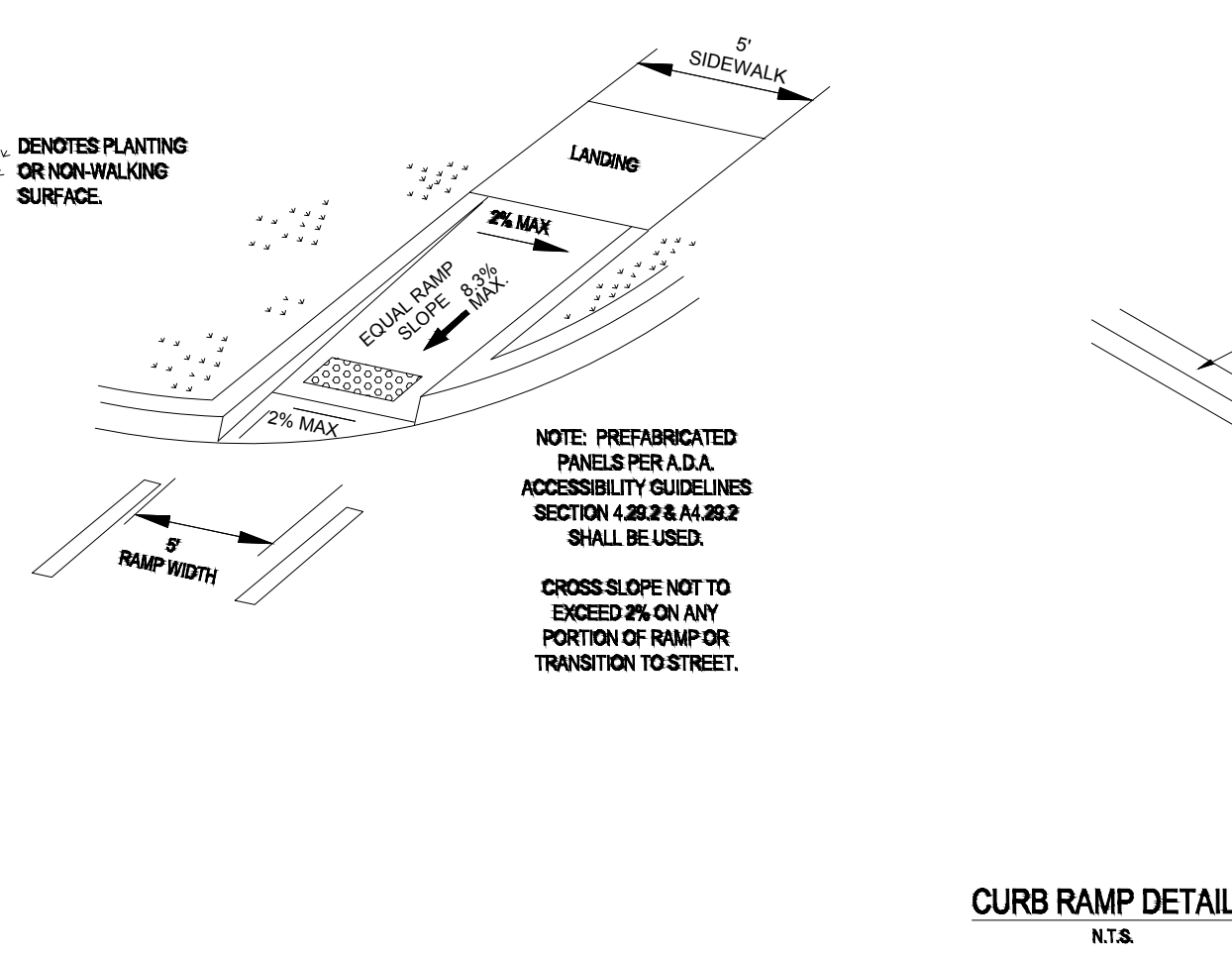
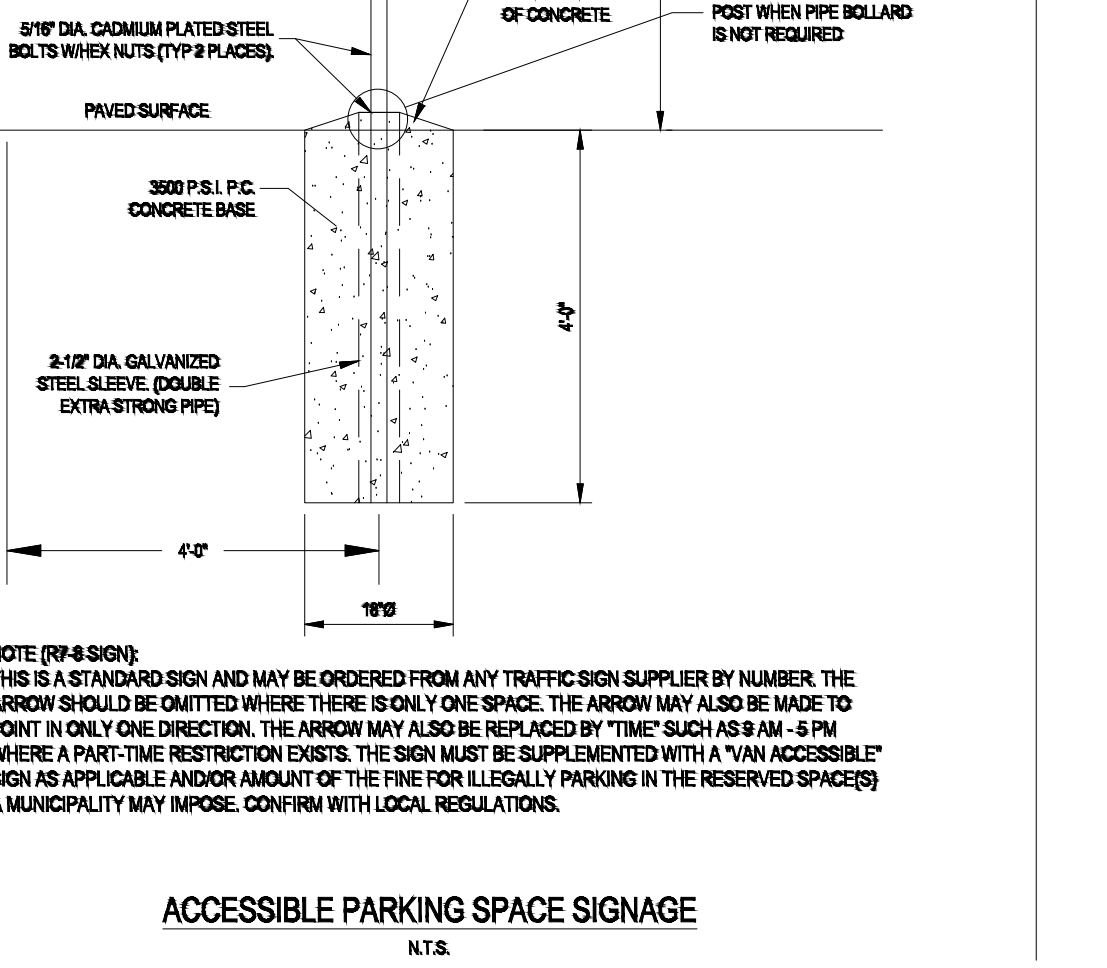
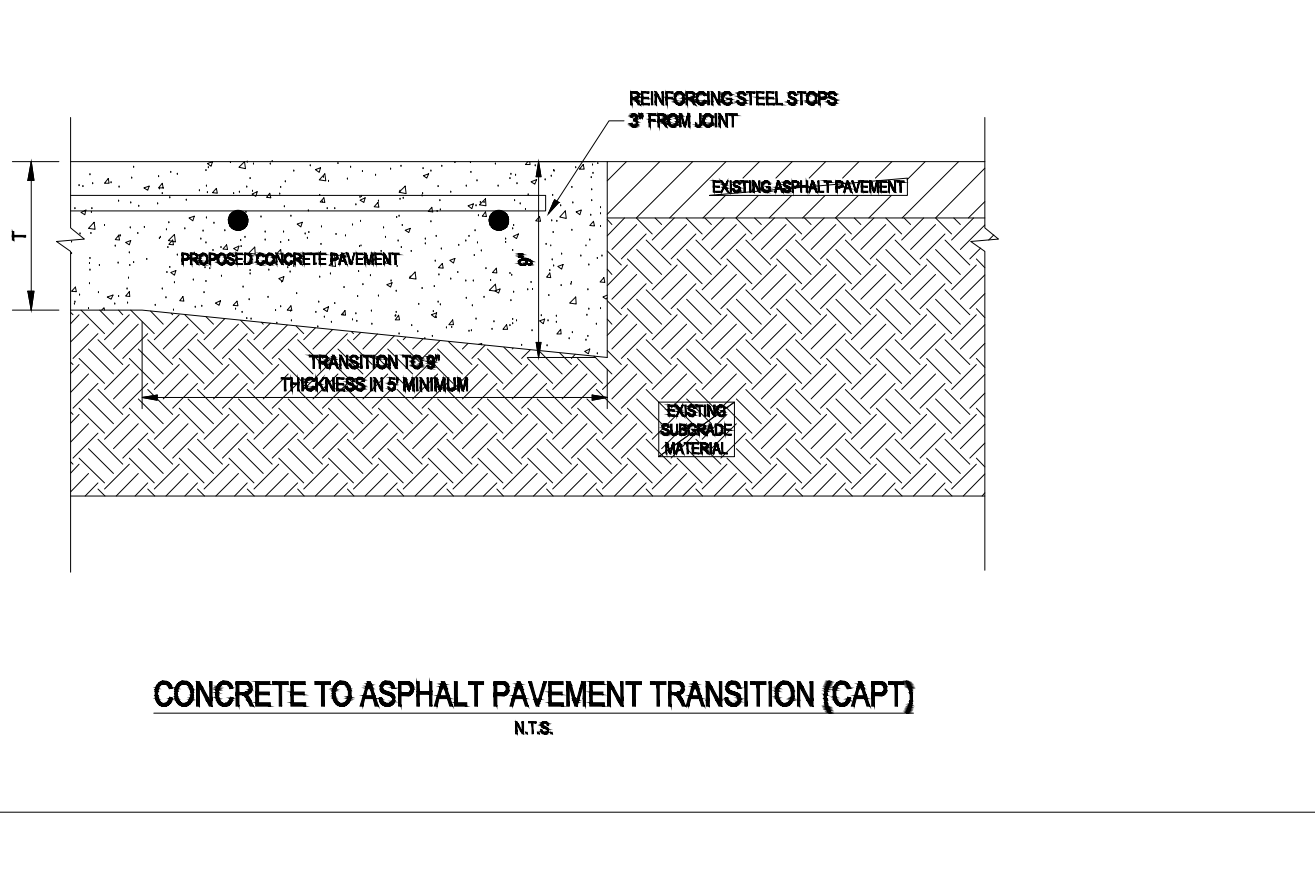
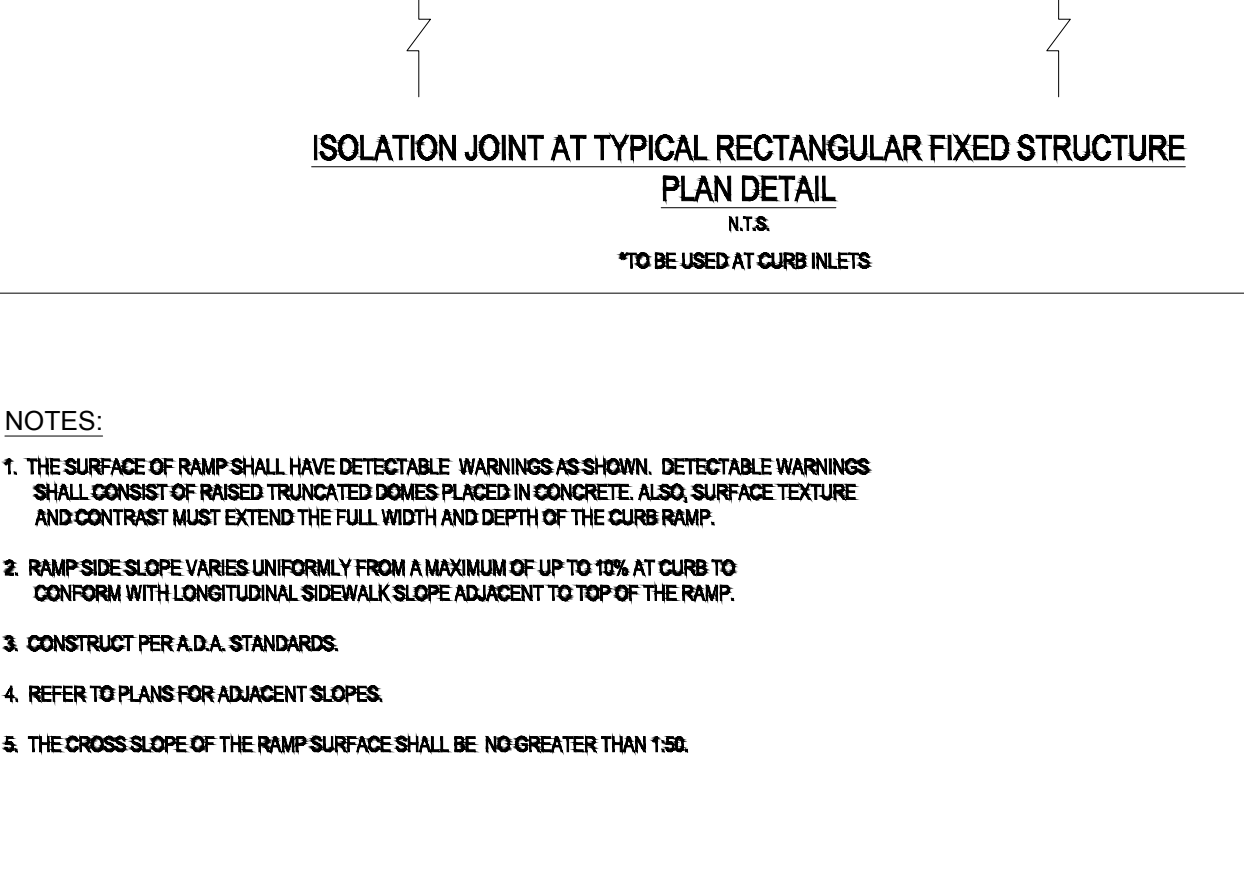
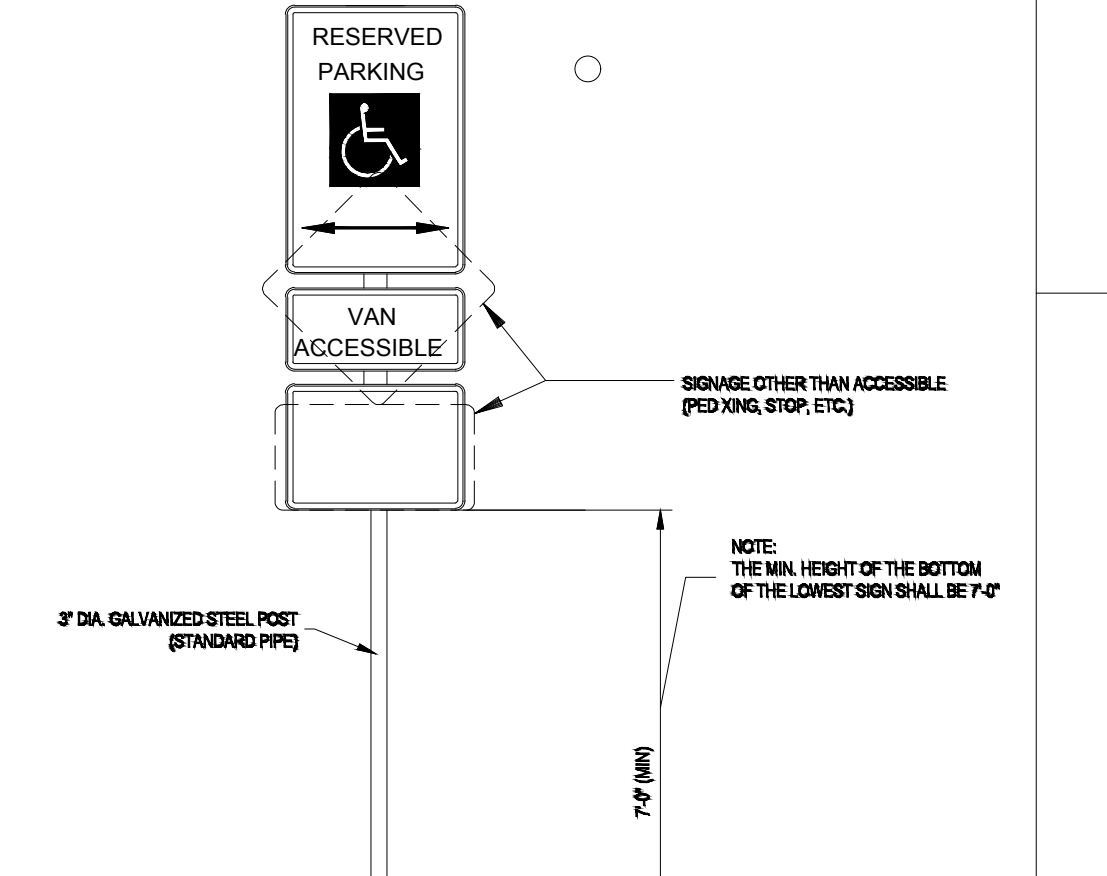
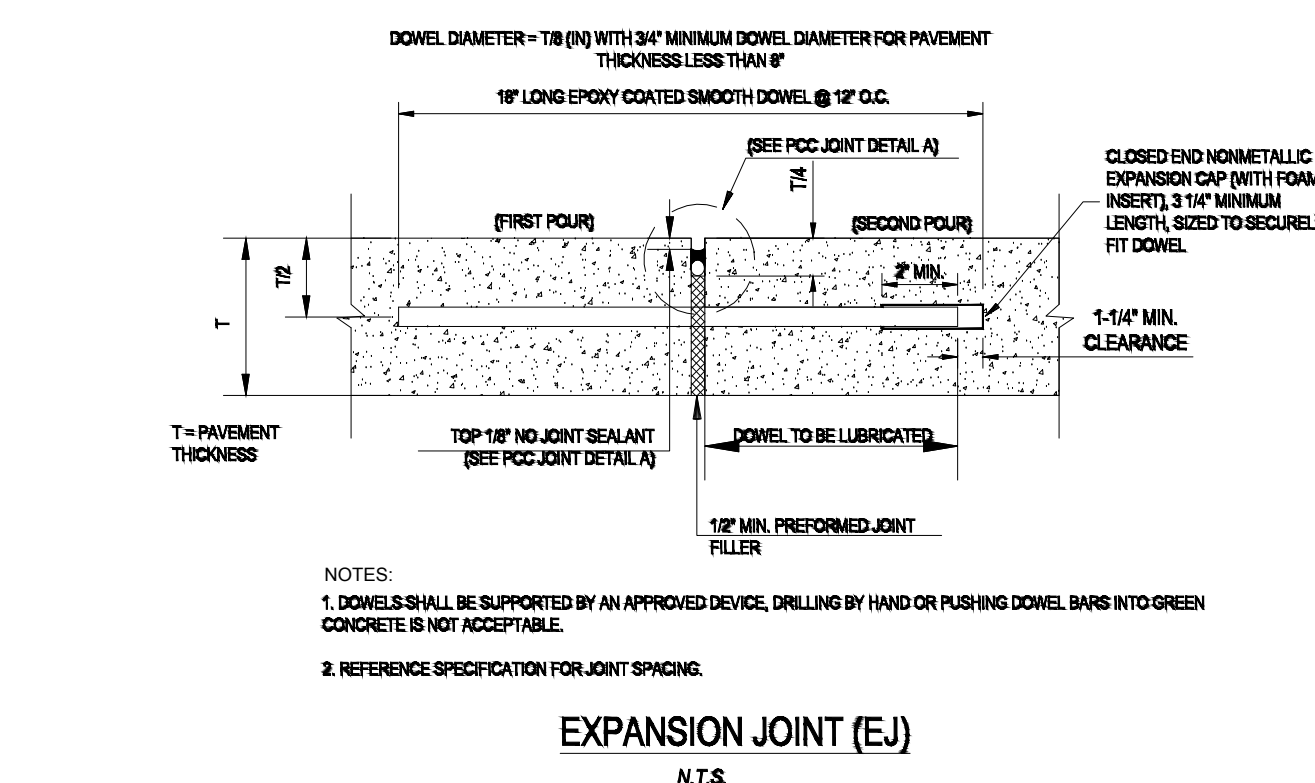
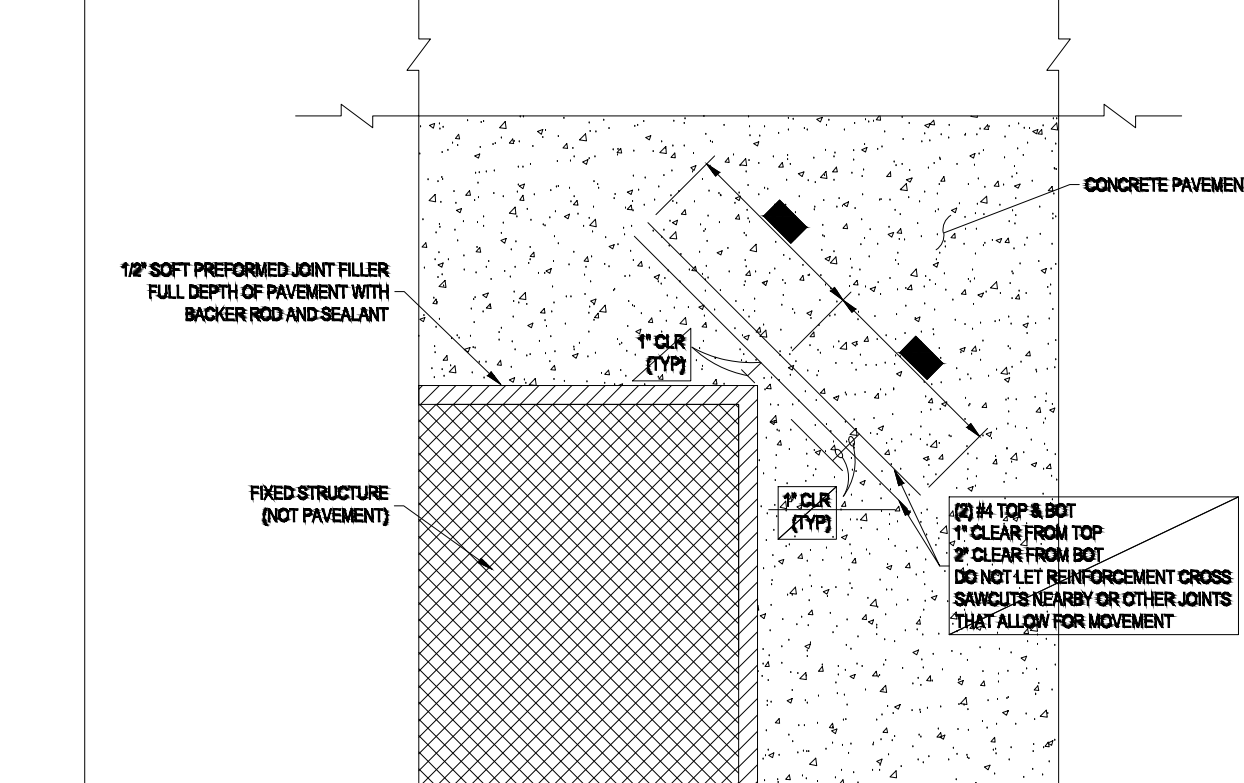
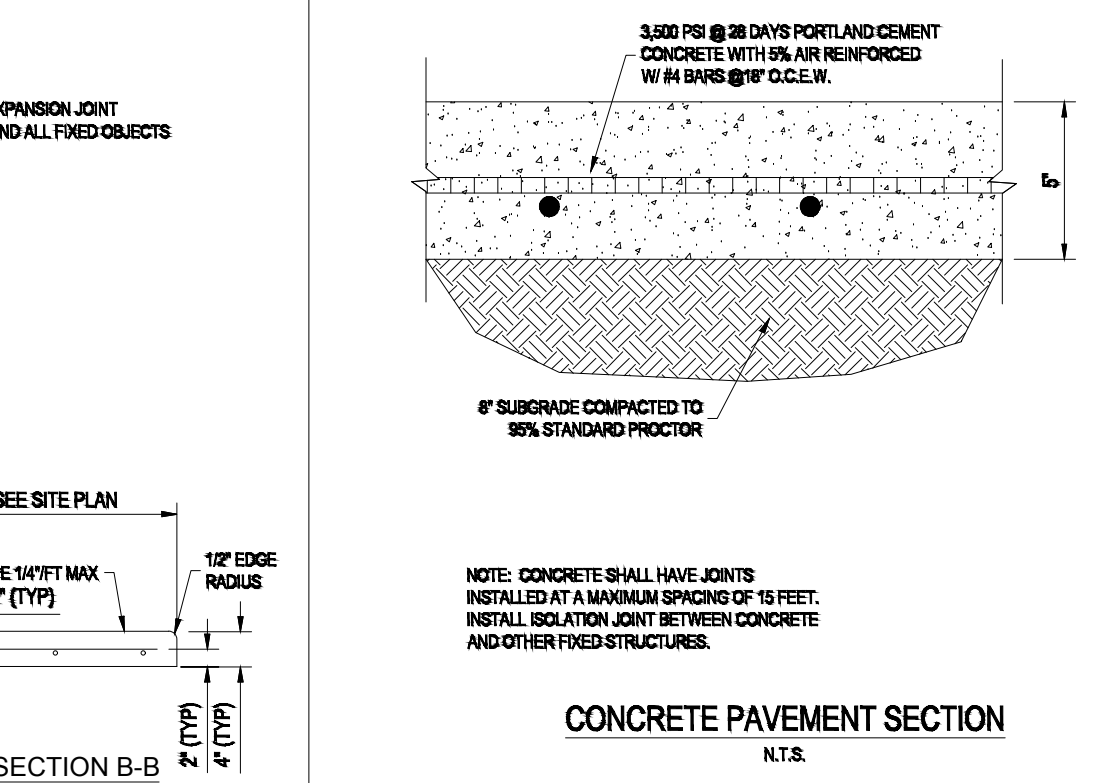
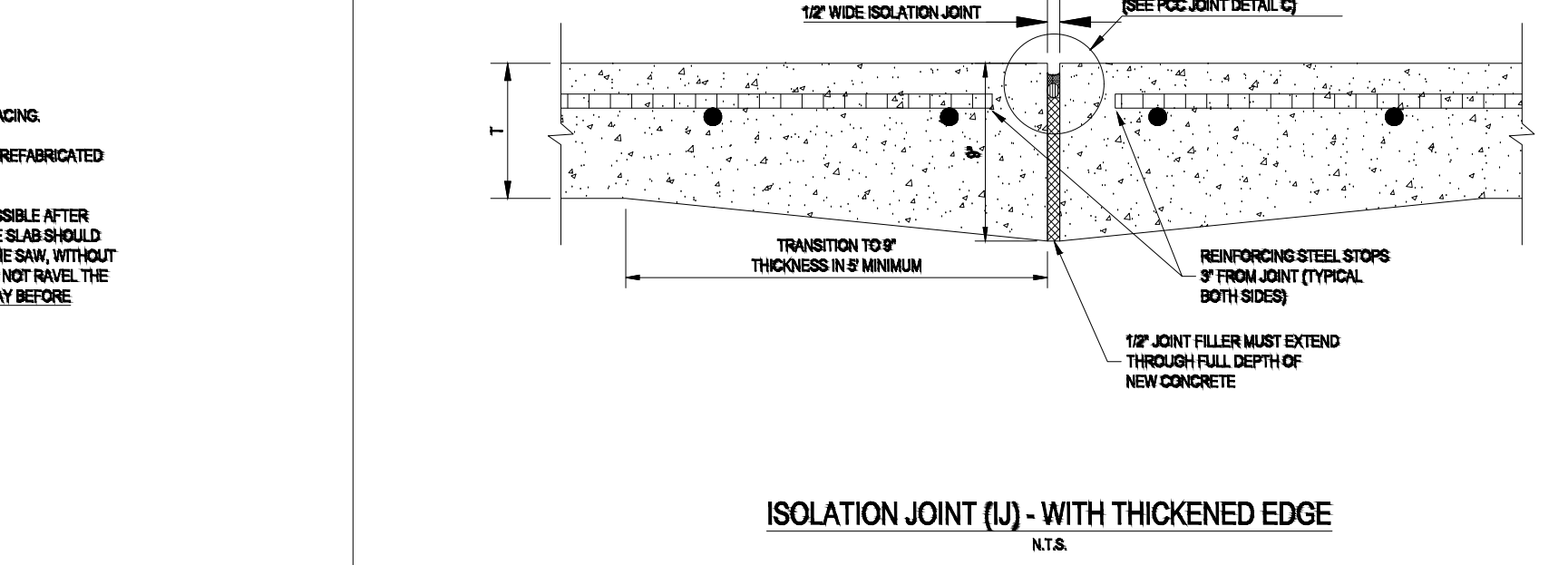
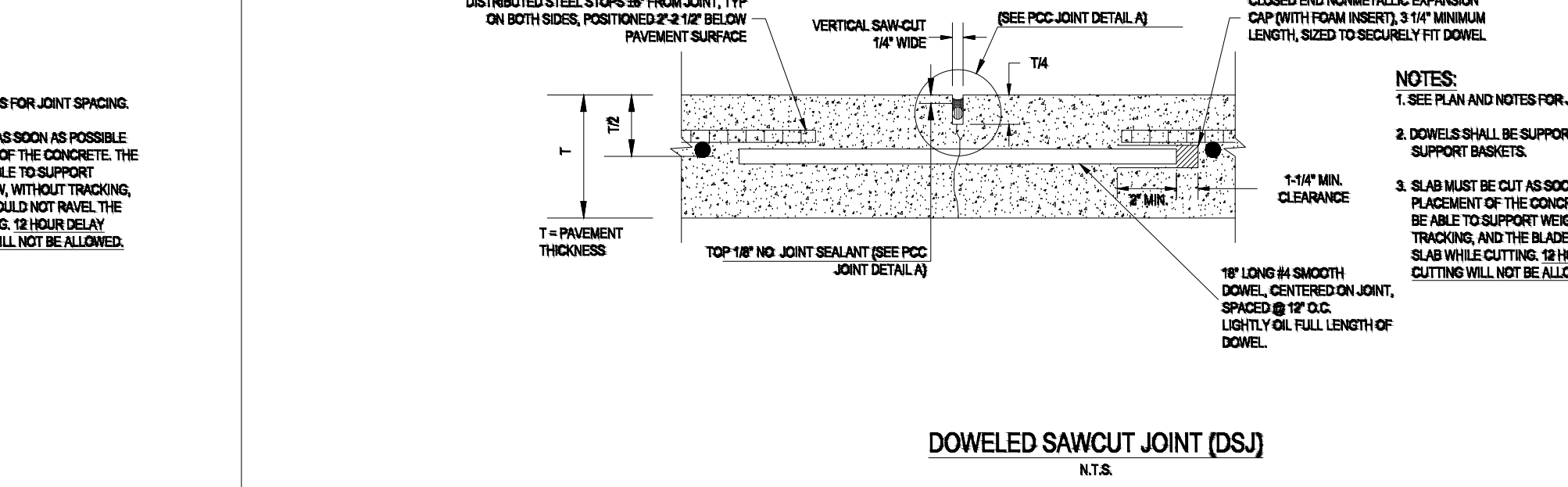
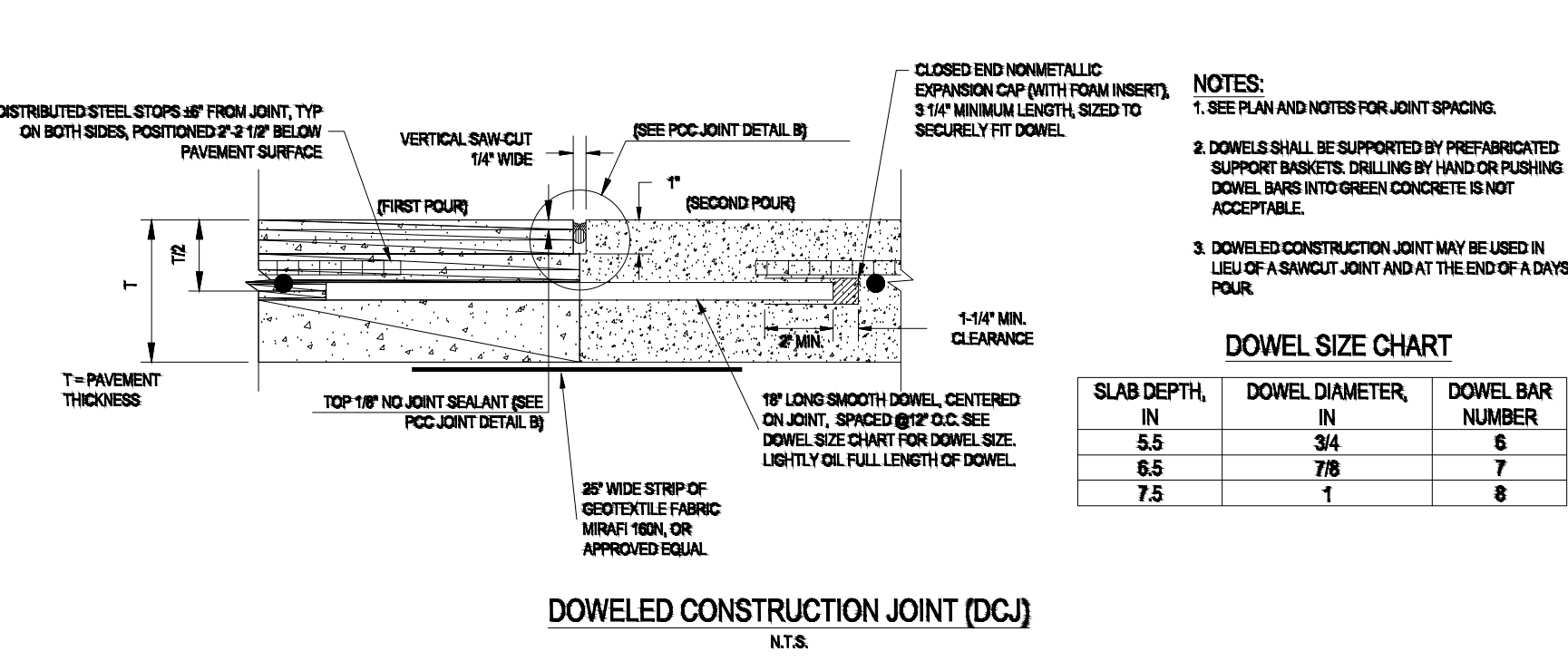
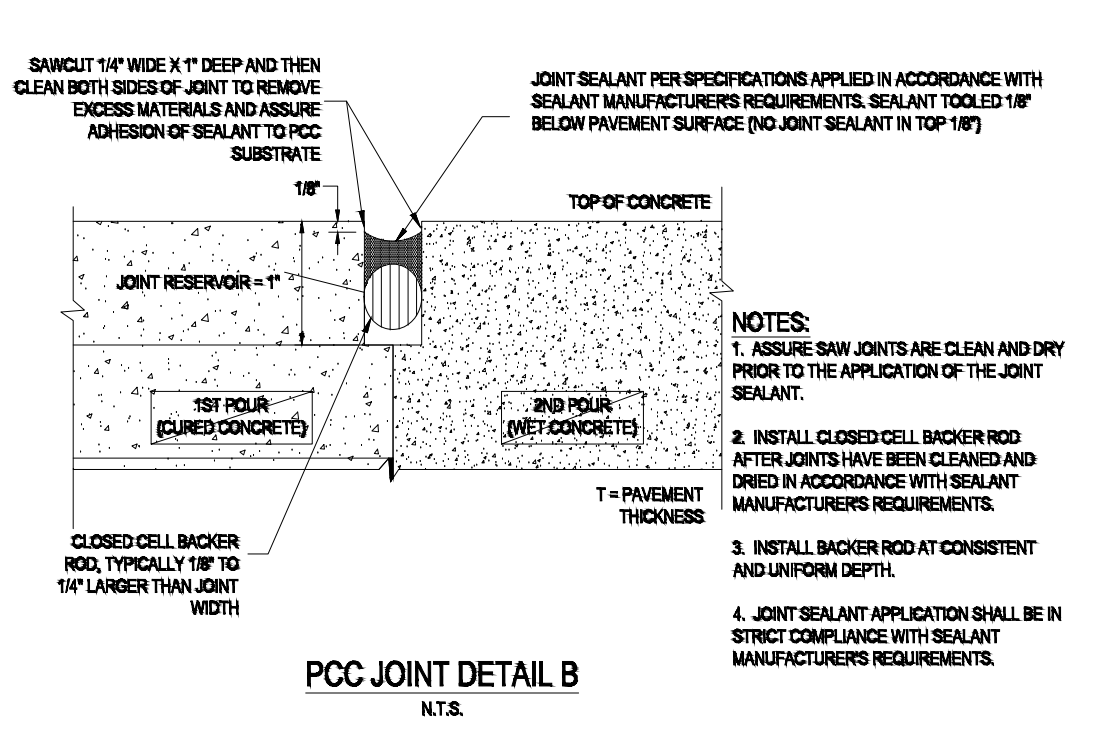
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VICINITY MAP

LEGEND:

- PROPERTY LINE 
- GAS STATION OVERHAND CANOPY LINE 
- C- STOR BUILDING LINE 
- EXISTING DRIVEWAY 
- EXISTING PLANTER 
- EXISTING BUILDING SIDEWALK 
- EXISTING TRESS 
- PROPOSED EV CHARGER SYMBOL 
- PARKING STRIPS 
- ADA TRAVEL PATH 
- ADA ACCESSIBLE SYMBOL 
- ASHPHALT 



CONCRETE GENERAL NOTES

1. DETAILING OF CONCRETE REINFORCING BARS AND ACCESSORIES SHALL CONFORM TO THE RECOMMENDATIONS OF ACSI 308 "STANDARD AND DETAILING OF CONCRETE REINFORCEMENT" AND ACSI 308 "DETAILING MANUAL". PLACING OF REINFORCING BARS SHALL CONFORM TO THE RECOMMENDATIONS OF ACSI 309 "MANUAL OF ENGINEERS AND PLACING DRAWINGS FOR REINFORCED CONCRETE STRUCTURES" AND ACSI "MANUAL OF STANDARD PRACTICE".
2. ALL TRANSPORTING AND PLACING CONCRETE SHALL CONFORM TO ACI 307.
3. CONCRETE REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60, NO. 3 BARS MAY BE USED TO ASTM 615, GRADE 40, UNLESS NOTED OTHERWISE. CONCRETE REINFORCING BARS SHALL BE TACK WELDED, WELDED, HEATED OR CUTTED ACCORDING TO THE CONTRACT DOCUMENTS OR REVIEWED BY THE STRUCTURAL ENGINEER.
4. REINFORCEMENT DESIGNATED AS "CONTINUOUS" SHALL USE BAR DIAMETERS AT SPACES UNLESS NOTED OTHERWISE.
5. JOINTS, HENT AND COLD JOINTS IN REINFORCING PRACTICES RECOMMENDED ON ACI 308 AND 309 SHOULD BE USED FOR EXTREME TEMPERATURES.
6. FORMWORK SHALL COMPLY WITH ACI 307, "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK".
7. ALL DETAILING OF CONCRETE STRUCTURE SHALL BE IN ACCORDANCE WITH ACSI 308. ALL EXPOSED EDGES OF CONCRETE SHALL HAVE A 3/4" MIN. 45 DEGREE CHAMFER.
8. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A95, FLAT MATS ONLY.
9. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

GENERAL PAVING JOINT NOTES

CONTROL JOINTS SHALL BE SAW CUT INTO THE CONCRETE WITHIN 12 HOURS AFTER CONCRETE IS POURED.

THE CONTROL JOINT PATTERN SHALL DIVIDE THE PAVEMENT INTO PANELS THAT ARE APPROXIMATELY SQUARE. THE LENGTH OF A PANEL MAY BE AS PERCENT GREATER THAN THE WIDTH MAX.

UNLESS OTHERWISE SHOWN ON PLANS, ABSOLUTE MAXIMUM JOINT SPACING SHALL BE PER CHART BELOW.

CONCRETE THICKNESS (INCHES)	MAXIMUM JOINT SPACING (FEET)
3.5	7.0
4.0	8.0
4.5	9.0
5.0	10.0
5.5	11.0
6.0	12.0
6.5	13.0
7.0	14.0
7.5	15.0
OVER 7.5	16.0

WHEN TRANSVERSE CONSTRUCTION JOINTS ARE REQUIRED, THEY SHALL BE INSTALLED AT CONSTRUCTION/JOB/JOINT LOCATIONS IF POSSIBLE.

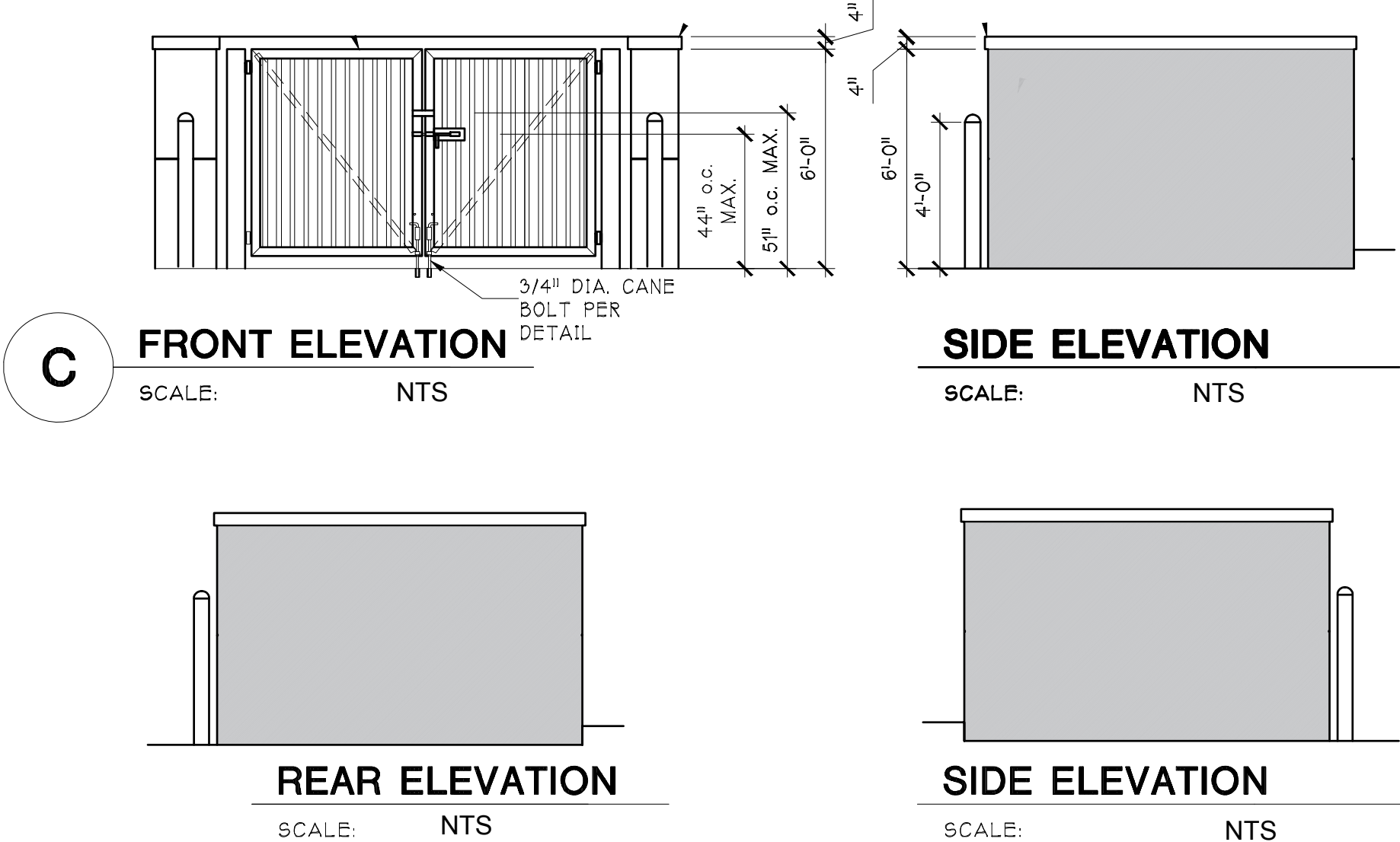
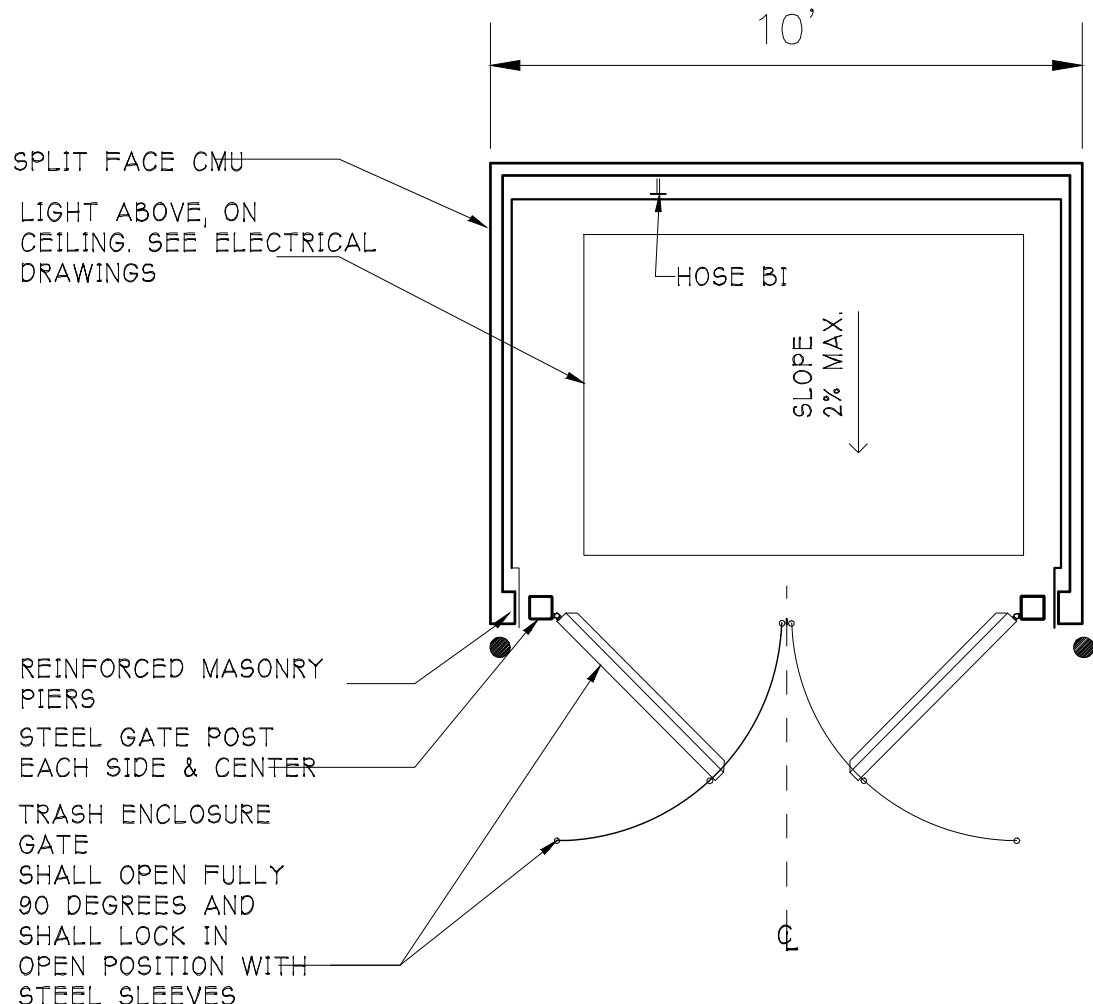
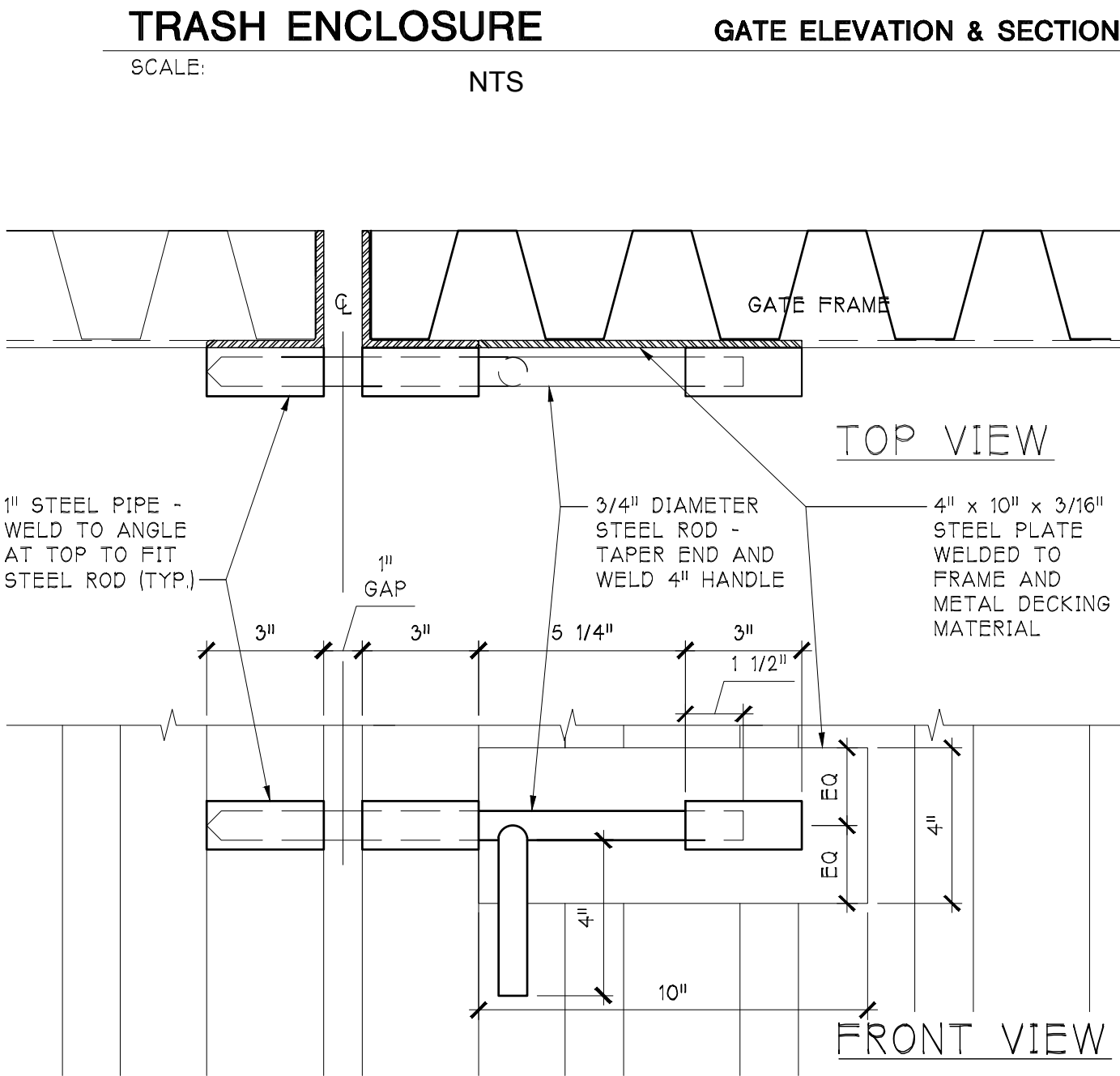
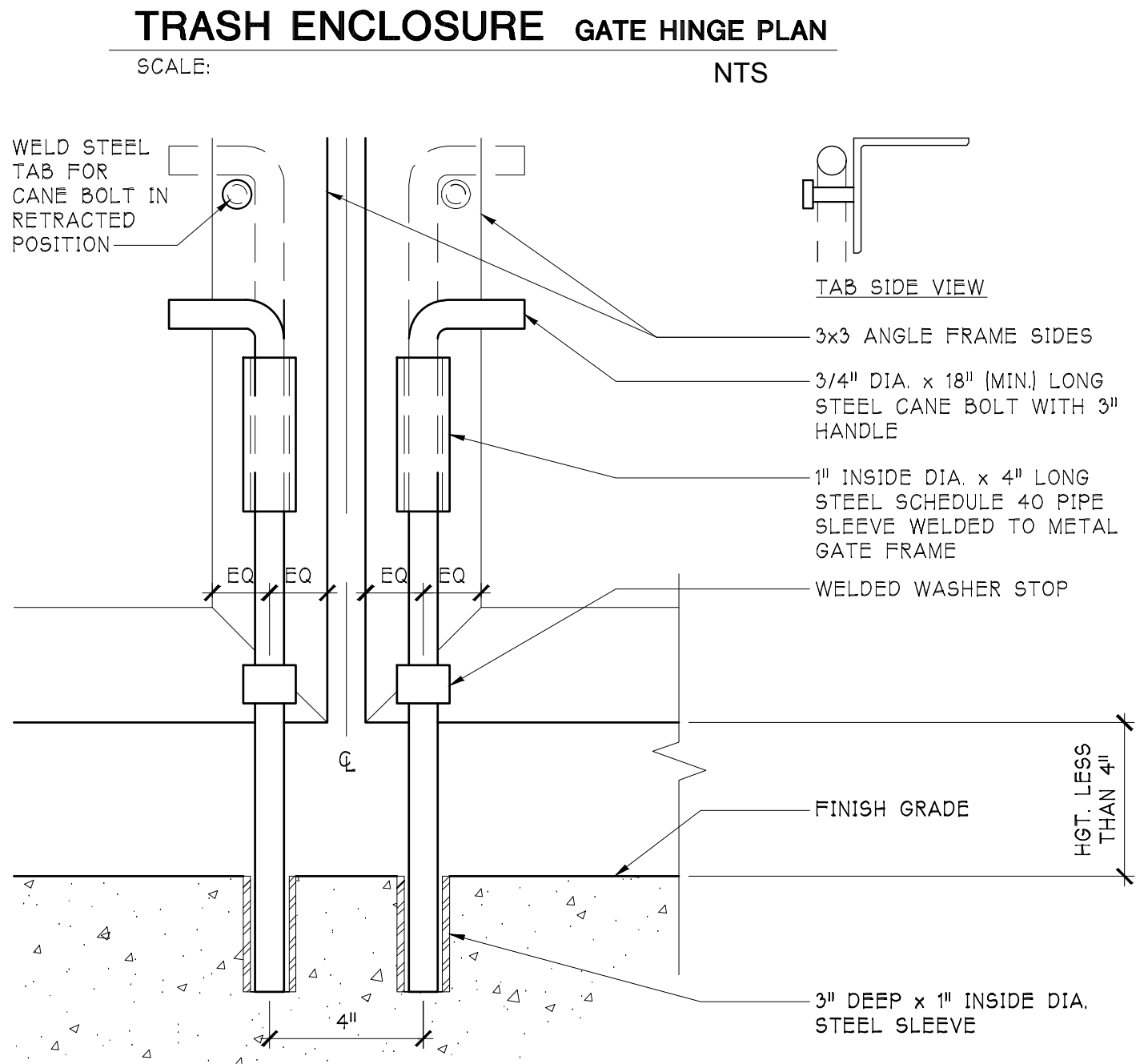
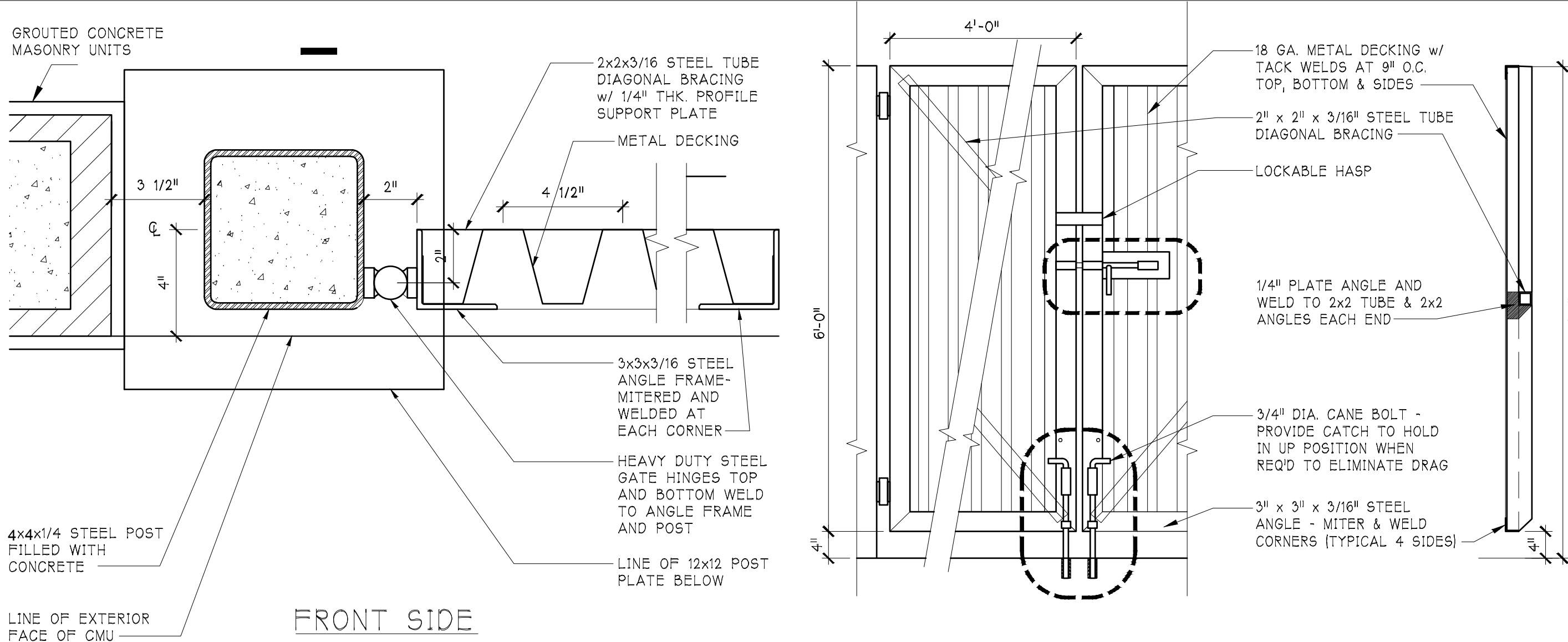
THE JOINT FILLER FOR ISOLATION JOINTS SHALL EXTEND THROUGHOUT THE SLAB THICKNESS TO THE SUBGRADE AND SHALL BE RECESSED BELOW THE PAVEMENT SURFACE SO THAT THE JOINT CAN BE RESEAL WITH JOINT SEALANT MATERIAL.

RECOMMENDED JOINT FILLER MATERIALS INCLUDE BITUMINOUS MASTIC, BITUMINOUS IMPREGATED POLYESTER CONCRETE, SPONGE RUBBER, OR RESIN-BOND CURE, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS.

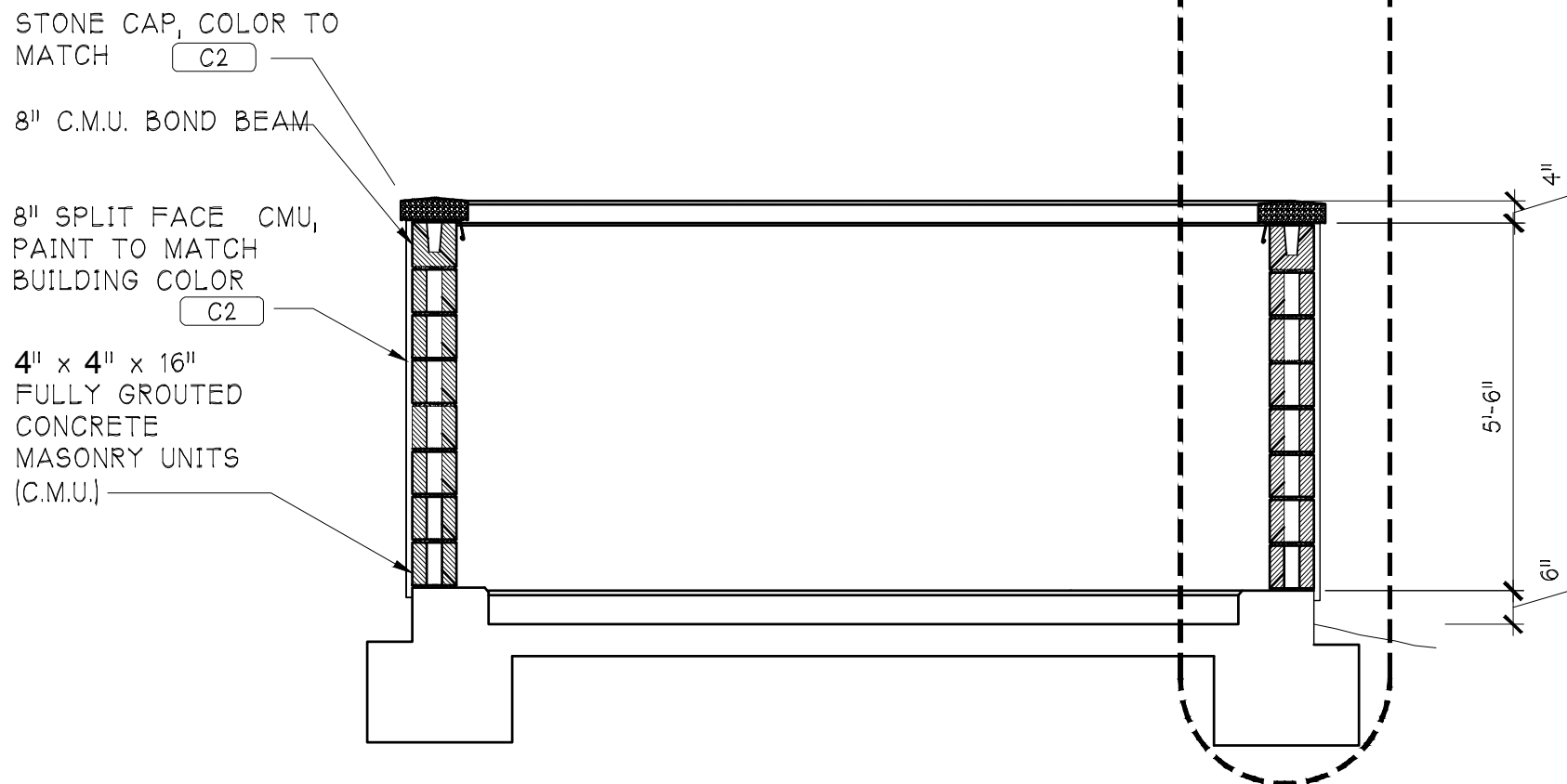
GENERAL PAVING NOTES

1. SAND IS PROHIBITED FOR USE AS A LEVELING COURSE FOR FINAL GRADING. FINE GRADING SHALL BE PERFORMED WITH SELECT FILL. UPON COMPLETION OF FINAL GRADING, SUBGRADE SHALL BE LIGHTLY MOISTENED AS NEEDED, AND RECOMPACTED TO OBTAIN A TIGHT SUBGRADE.
2. SUBGRADE MOISTURE CONTENT AND DENSITY MUST BE MAINTAINED UNTIL PAVING IS COMPLETED.
3. PROOF ROLLING OF SUBGRADE AND BASE SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF LONG BEACH REQUIREMENTS.
4. FINAL PAVEMENT DESIGN SUBJECT TO APPROVAL BY CITY ENGINEER.

[illegible]



NEUTRAL WHEAT 10YY
35/094
CARBON COPY BEHR PPU25-01 F2
PAINT ON STACCO
USAGE :INTERIOR &EXTERIOR SURFACES



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INFINITY
100% INDEPENDENT ARCHITECTURE & DESIGN

ARCHITECT OF RECORD :
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Email: info@theboulevard.us

PROJECT:
734 SOUTH STATE STREET UKIAH,
CA 95482

REVISIONS:	DATE:	DESCRIPTION	BY:

CURRENT ISSUE DATE:
01,24,2024

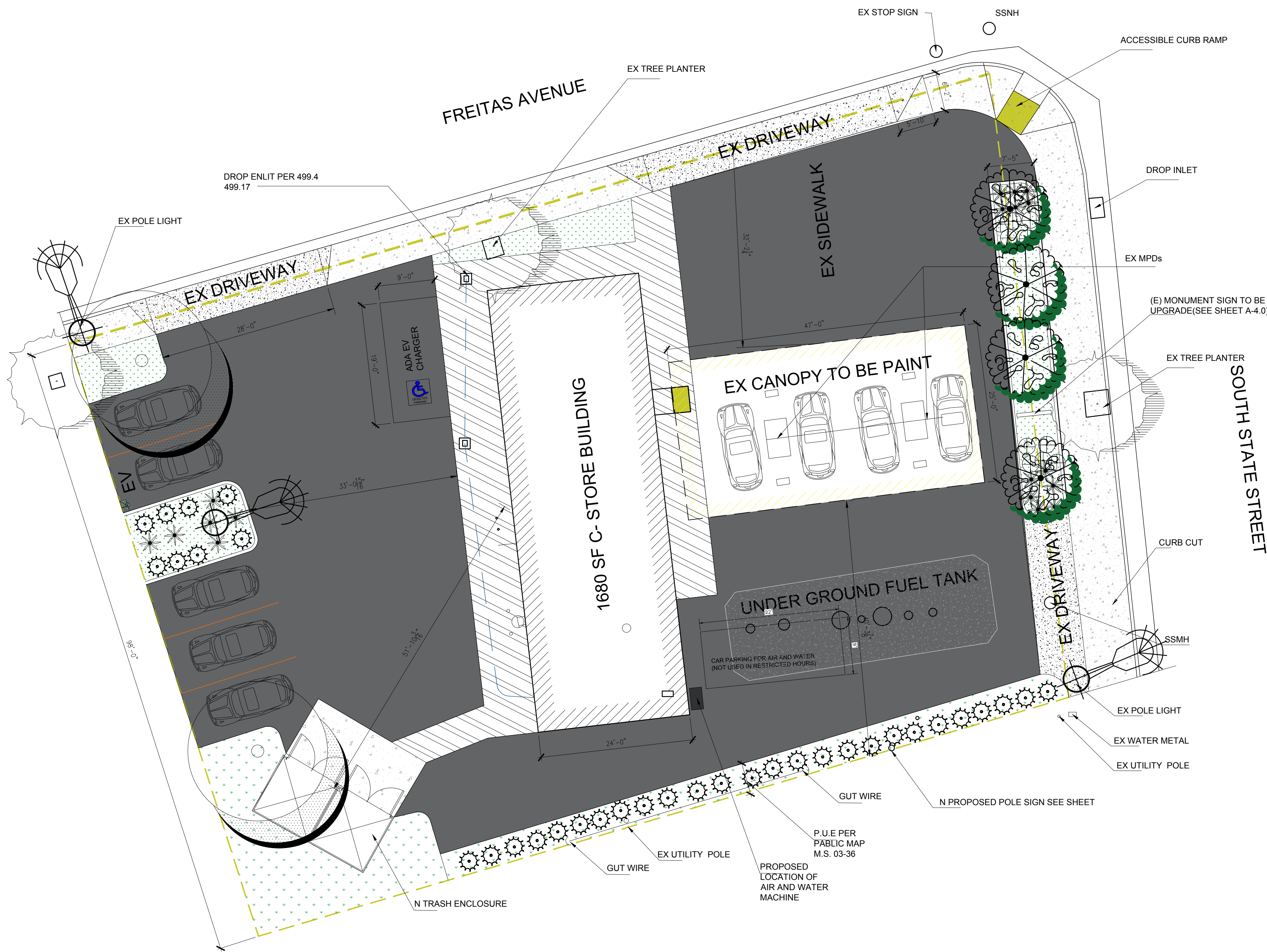
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01,24,2024

CONTROL NO:

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APPROVED:

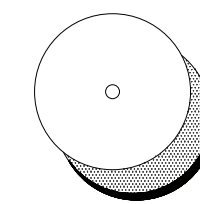
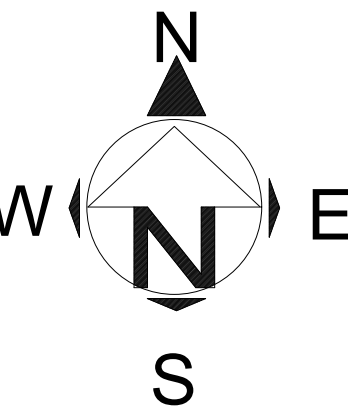
SHEET TITLE
TRASH ENCLOSURE DETAIL

SHEET #
C-4.0



1
C-2.0 A

PROPOSED LANDSCAPE PLAN
SCALE : 1" = 10'-0"



PARKING LOT SHADE TREE
Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache
Ulmus parvifolia 'Drake' / Drake Lacebark Elm 2 24" box
24" box



STREET TREE
Chitalpa tashkentensis
Chilopsis linearis 4 Low
10-30%



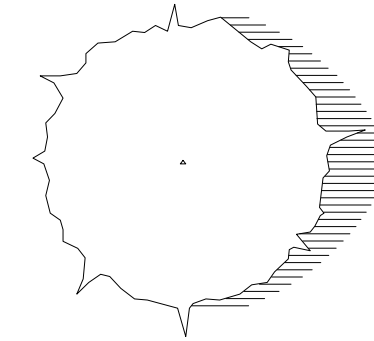
SMALL ACCENT SHRUBS
Small shrub with interesting texture or flowers, for mass planting and borders at high visibility locations and entries
Dianella revoluta 'DR5000' TM / Little Rev Flax Lily 1 gal.
Dianella revoluta 'Variegated' / Variegated Flax Lily 1 gal.
Liriope muscari 'Majestic' / Majestic Lilyturf 1 gal.
Liriope muscari 'Silver Sunproof' / Silver Sunproof Lilyturf 1 gal.
Salvia microphylla / Graham Sage 1 gal.
Zauschneria californica / California Fuchsia 1 gal.



INFILL SHRUB
Evergreen shrub, 30"-42" high, for mid ground and mass planting.
Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush 5 gal.
Cistus x purpureus / Orchid Rockrose 5 gal.
Diets indioides / Fortnight Lily 5 gal.
Nandina domestica 'Gulf Stream' TM / Gulf Stream Heavenly Bamboo 5 gal.



EVERGREEN HEDGE
Small to medium hedge, 30"-42" high, may be informal or formal (sheared) hedge, depending on space and location
Ligustrum japonicum 'Texanum' / Texanum Privet 5 gal.
Olea europaea 'Little Ollie' TM / Little Ollie Olive 5 gal.
Raphiolepis umbellata 'Minor' / Yedda Hawthorn 5 gal.



EXISTING TREES TO BE REMAIN

LANDSCAPE CALCULATIONS

LANDSCAPE AREA
Total Site Area: 13,916 sf.
Total Landscape Area: 1,740 sf.
Percentage of Total Site as Landscape: 12.5 %

PARKING LOT SHADE CALCULATIONS

Tree diameters per species based on published County documentation or the Sunset Western Garden Book. Shade area on plans is identified with the hatch symbol to the left.

Tree Type	Quantity					Subtotal (sf)
	Area at 100%	100%	75%	50%	25%	
26' diameter Parking lot shade tree	707 sf	0	0	354(2)	0	708 SF

Total shade provided: 708

Parking area: 1026

Percentage of shade provided (min. 50% req'd): 69 %



Olea europaea 'Little Ollie' TM / Little Ollie Olive



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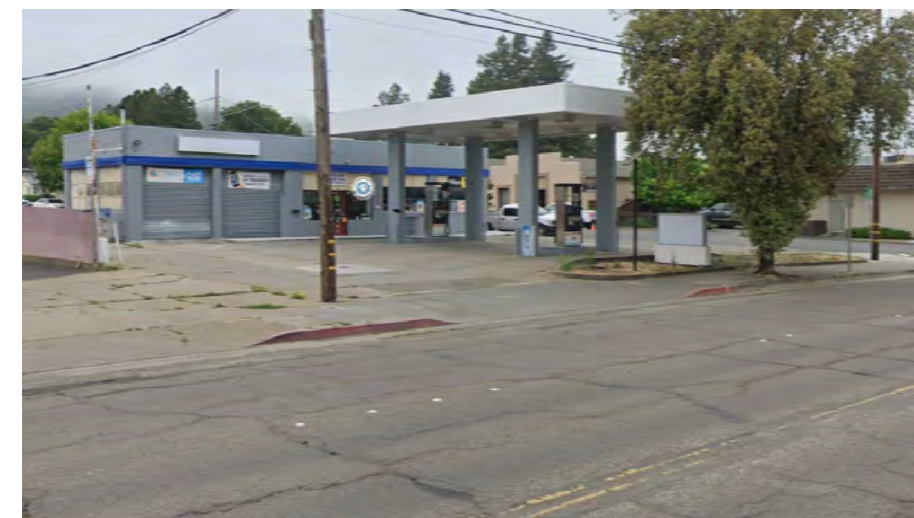
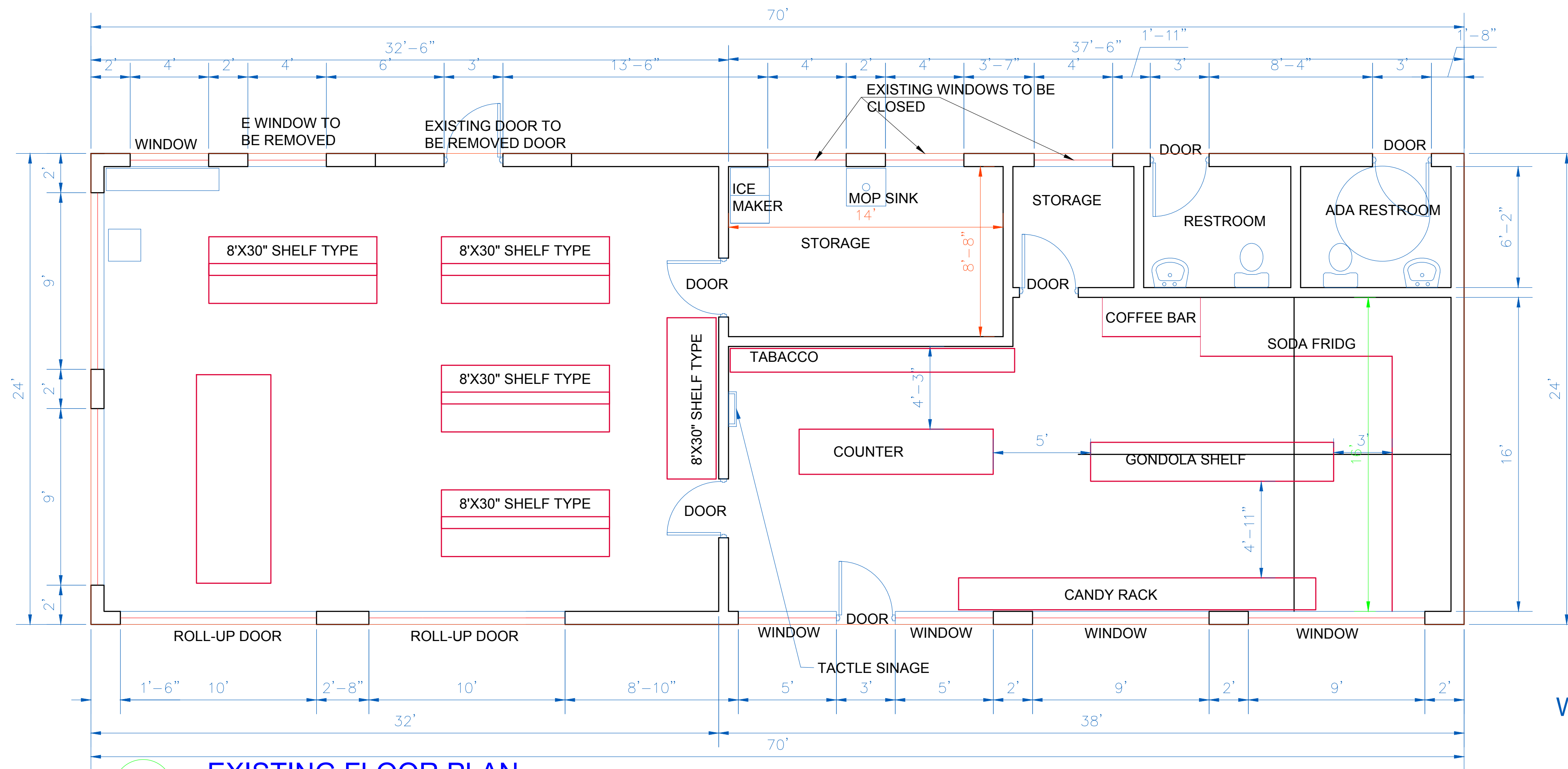
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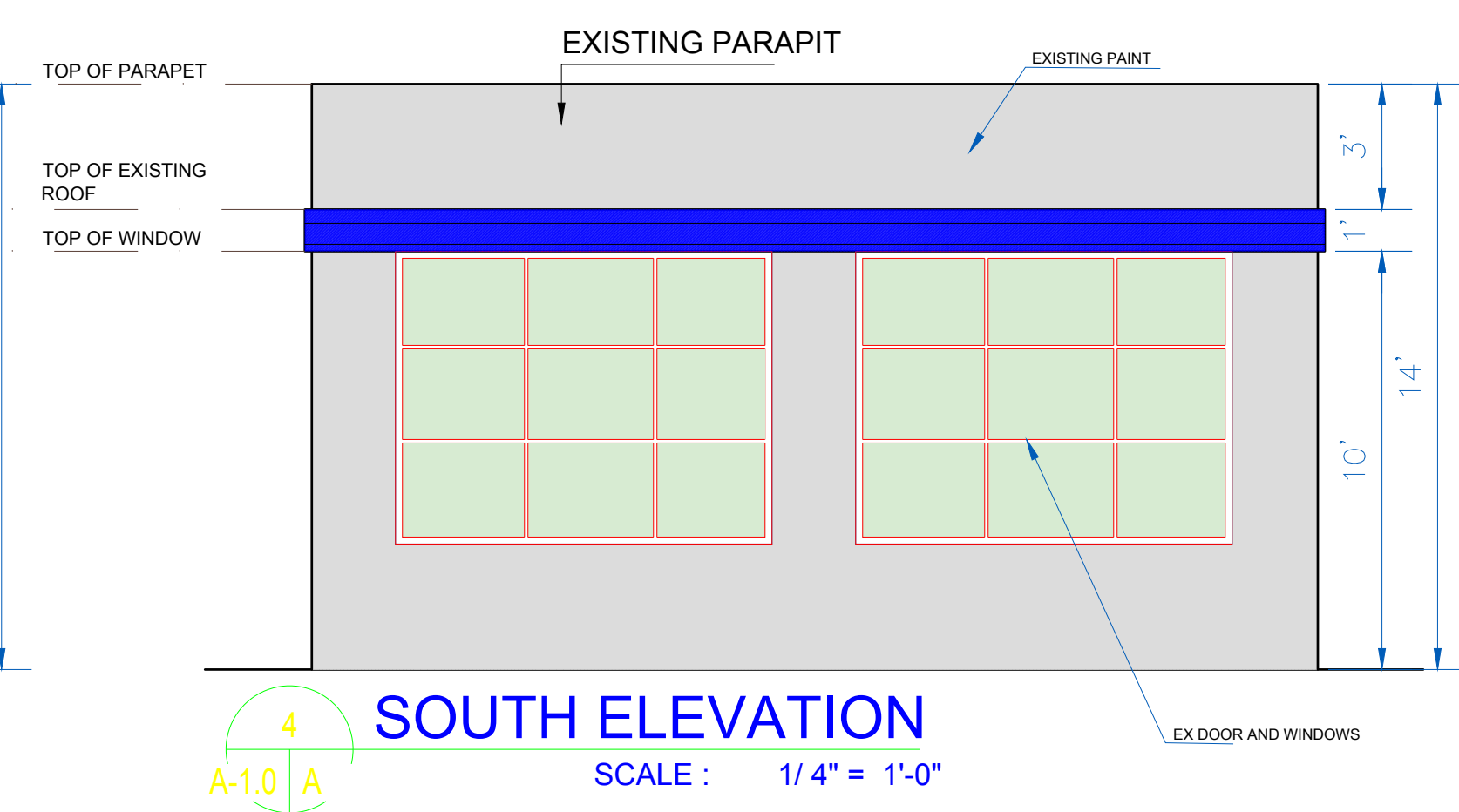
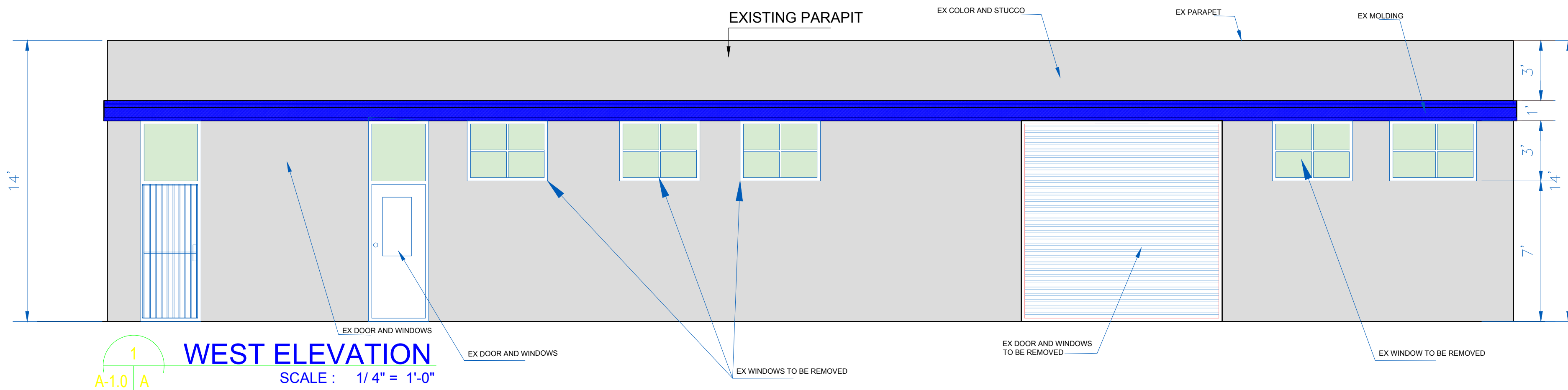
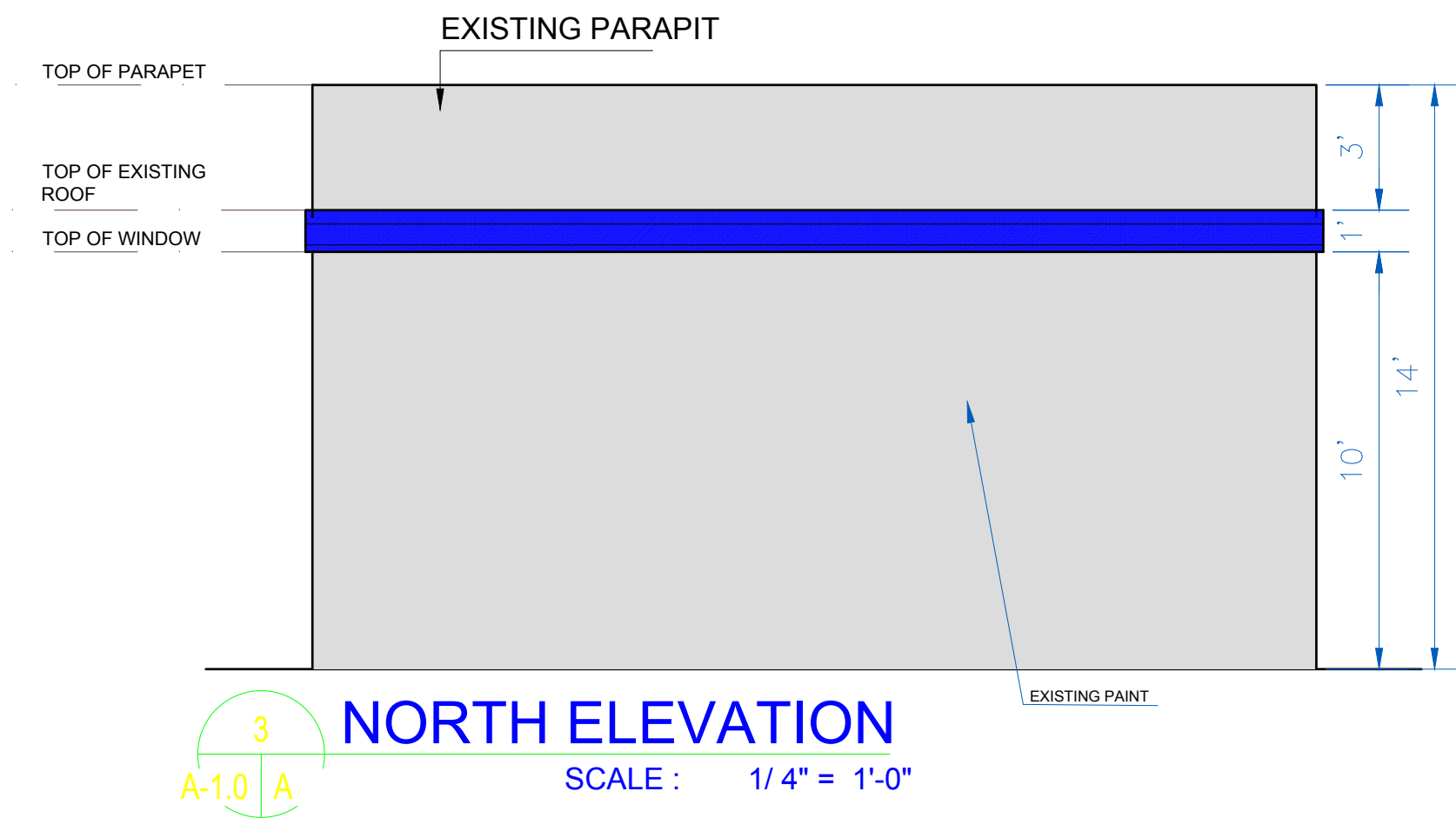
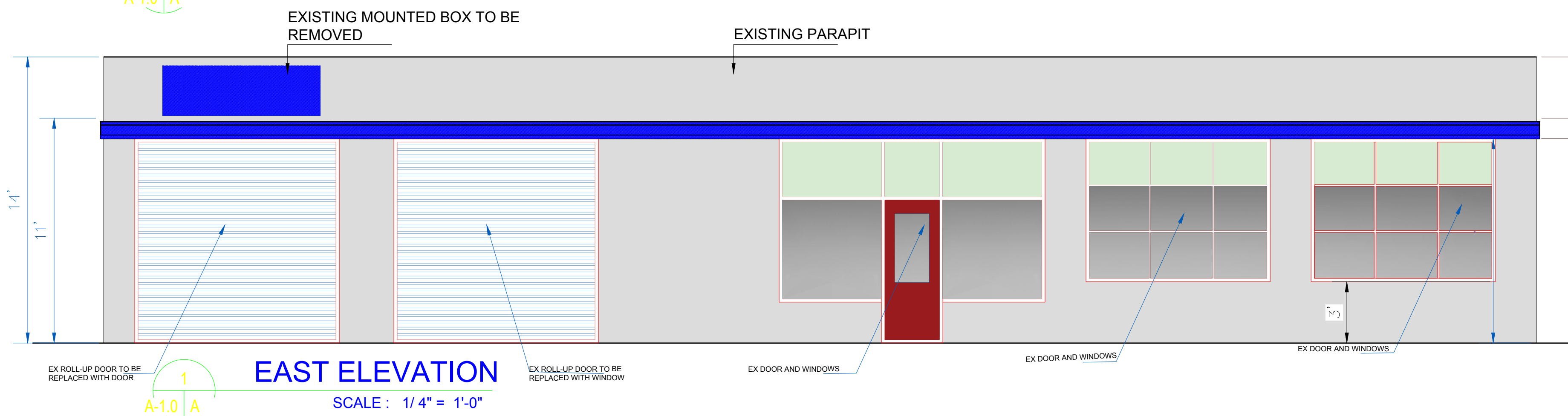
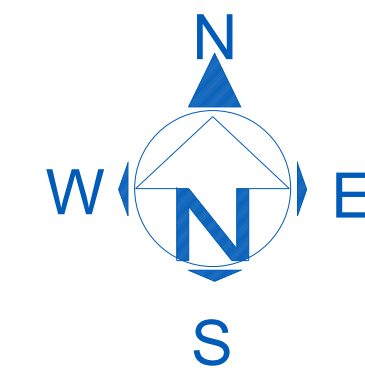
SHEET TITLE
PROPOSED LANDSCAPE
PLAN

SHEET #

L-1.0



EX BUILDING PICTURES



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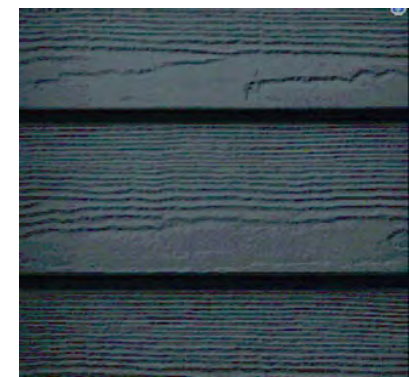
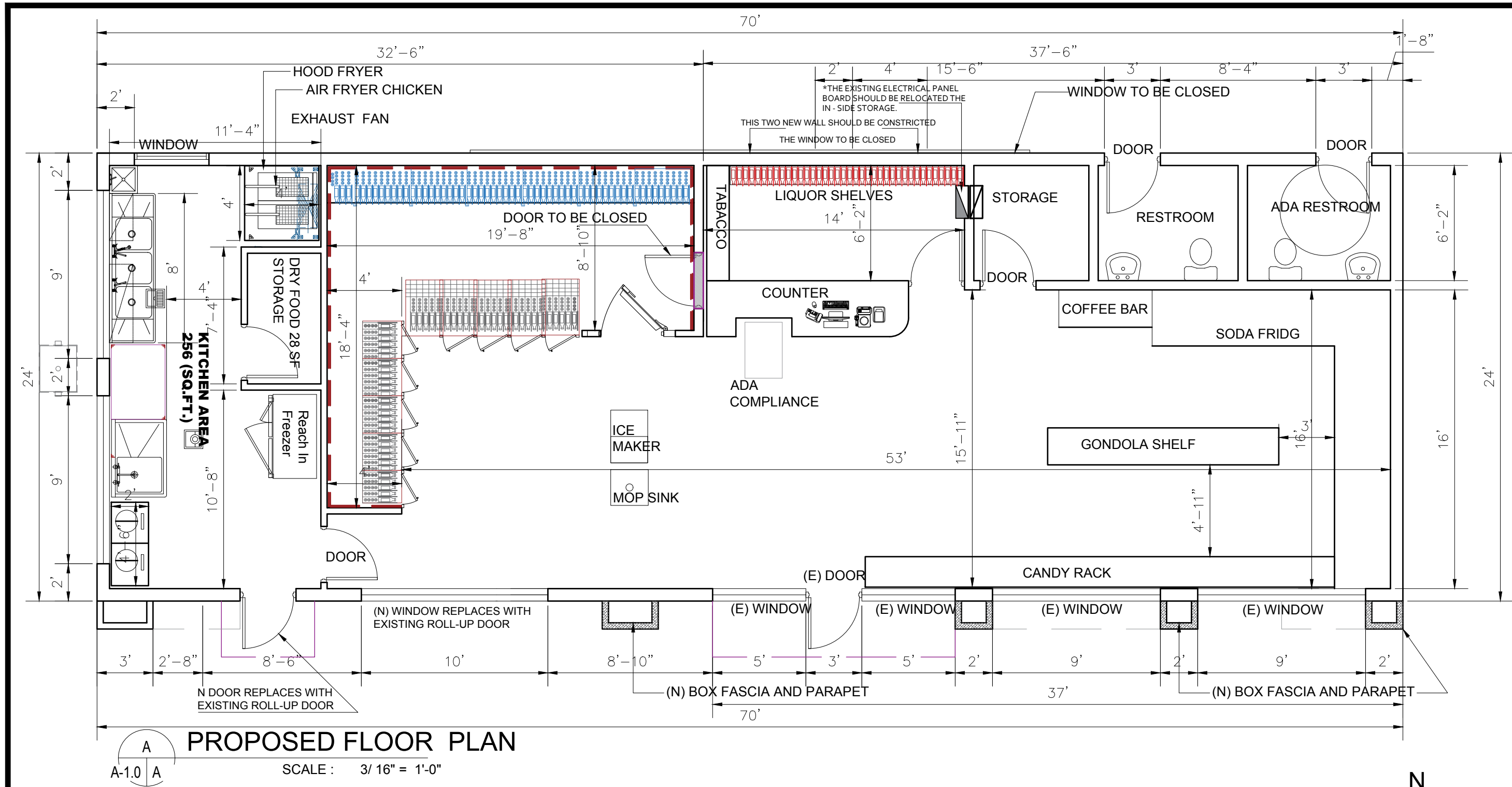
PROJECT:
734 SOUTH STATE STREET UKIAH,
CA 95482

REVISIONS:	DATE:	DESCRIPTION:	BY:

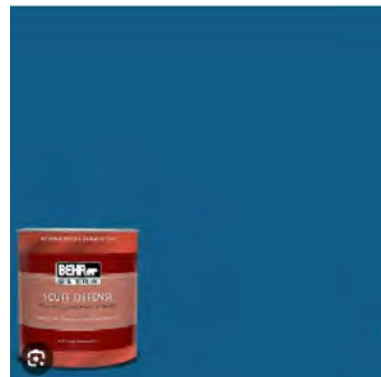
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01.24.2024
ISSUED FOR :
01.24.2024
CONTROL NO.:

DRAWN BY: BOULEVARD
CHECKED:
APPROVED:
SHEET TITLE:
EXISTING PLAN AND ELEVATIONS

SHEET #
A-1.0



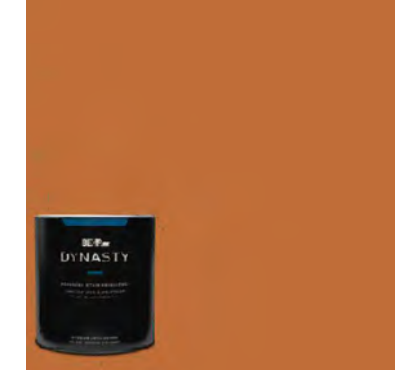
Fiber Cement Cedar Mill Siding
7.25x144" Evening Blue 1pc
1 FOR COLOR LAP SIDING



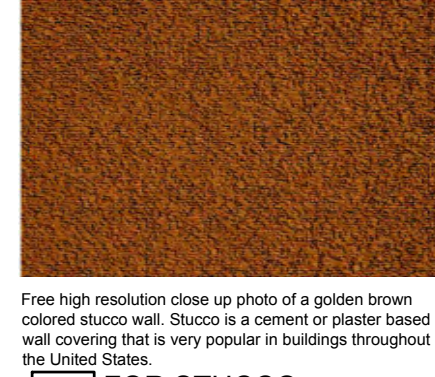
#PPU15-03 Dark Cobalt Blue
Extra Durable Flat Interior Paint
& Primer
2 FOR COLOR



Behr Dark Walnut (PPF-51) HEX code
3 FOR COLOR



#S-H-260 Tiger Stripe Satin Enamel
Interior Stain-Blocking Paint and Primer
4



Free high resolution close up photo of a golden brown
colored stucco wall. Stucco is a cement or plaster based
wall covering that is very popular in buildings throughout
the United States.
5 FOR STUCCO



BLUE STONE WALL TEXTURE STUCCO
6 FOR STUCCO



Pitco SG18-S Description
Using Solstice technology, the Pitco SG18-S Solstice™ fryer has reliable burners that are equipped with heat-exchange baffles made each time to efficiently transfer heat. This design saves on gas costs when compared to similar models and ensures quick recovery times after a full load of food is added. Additionally, less heat escapes through the flue, keeping the ambient air in the kitchen at a comfortable temperature. Milvot thermostat controls maintain accurate temperatures, which can be adjusted between 200 and 400 degrees Fahrenheit.

Pitco SG18-S Specifications

Manufacturer	Pitco
Baskets	2
Gas Type	NG
Number of Fry Pots	1
Type	Floor Model
Warranty	1-year Limited Parts & Labor
Width (in)	20
Oil Capacity/Fryer (lb)	90
Frypot Style	Tube Type
Food Type	Breaded
BTU per Fryer	140000
Series	Solstice™
Product	Fryers
Product Type	Cooking Equipment
Weight	226.00

Product Details
Part of the Solstice series 75- to 90-lb. oil capacity Solstice, slower-free burner technology reliably provides uniform heat with quick temperature recovery. Take quick recovery times after a full load of food is added. Precise, adjustable milvot thermostat. Temperature cooking range: 200-400 degrees Fahrenheit. High-temperature limit switch prevents overheating by shutting off the burners if the temperature is too high. Stainless steel cabinet front, sides, and top. Heavy duty and corrosion resistant. Door has a 3/16-in. hinge that reduces sagging. Flue deflector is designed to direct excess heat to the hood vent. Removable basket hanger keeps the baskets out of oil while product drains. Front 1/4-in. clean trap has an extension that moves oil into a container or filter system. Drain line cleanout not removes sediment and odors. Adjustable 9-in. legs for clearing under the unit. 140,000 BTU.

From The Manufacturer
Solstice™ Fryer, gas, floor model, full height, 75-90 lb. oil capacity, milvot control ONLY, stainless steel tank, front, door & sides, 140,000 BTU, NSF, CE, CSA Flame, CSA Star, AUSA.

FEATURES:
• Heat and Cooling Monitoring Precision Temperature Monitoring
• 1/2" Solstice burner technology
• 1/2" Solstice burner technology

CONSTRUCTION:
• Heavy Duty Stainless Steel Tank Type 304

MATERIAL:
• Heavy Duty Stainless Steel Tank Type 304

Dimensions & Utilities
Frying area: 18 in. L x 18 in. W x 34 in. H
Overall: 156 in. L x 38 in. W x 48 in. H
Hood by natural gas



True Refrigeration T-49F-HC Description
The True T-49F-HC two-section freezer has stainless steel doors with magnetic gaskets around the frames to reduce cold air leaks. Bottom doors close by themselves to prevent cold air loss, and each has a 12-inch recessed handle. Withstanding heavy use, the front of the unit is stainless steel with anodized aluminum ends. Its aluminum interior is coated for protection, and the interior has a stainless steel floor with covered corners to ease cleaning. Inside the cabinet, LED lighting shines on product for full visibility.

With condenser and evaporator fan motors that create high volume airflow, the True T-49F-HC reach in freezer provides a consistently cold environment for ice cream and other frozen foods. The bottom-mounted refrigeration system maintains and quickly recovers a temperature of 15 degrees Fahrenheit. This freezer has an automatic defrost system that is time initiated and temperature terminated to prevent issues caused by ice buildup.

Every time the condenser fan motor turns on, it runs in reverse for 20 seconds to remove dirt and dust from the condensing coil. Regularly cleaning this coil is imperative to system function, ensuring system function is reliable and efficient. This self-cleaning feature also reduces energy consumption and helps to maintain the most consistent and coldest cabinet temperatures. This reversing feature protects the unit's lifespan when it's used in tandem with routine preventative system maintenance.

Bottom-Mounted Condensing Unit
Operating temperature: -10 degrees F
Digital external temperature display
Sited away from grease and in the coolest place in the kitchen, the bottom-mounted condenser operates more reliable than top-mounted equipment. Bottom-mounted condenser is farther away from grease-laden vapors that can clog the equipment, affect its performance, and cause premature equipment failure. Reversing condenser fan motor ensures cold is regularly cleared.
R550 hydrocarbon refrigerant is a safer, more environmentally friendly, and more energy efficient alternative to traditional refrigerants.
Time-initiated and temperature-terminated automatic defrost system.
Evaporator is coated in epoxy for protection.

Dimensions & Utilities
Shelves: 24016 in. L x 2238 in. D
Overall: 5416 in. W x 2912 in. D x 6336 in. H
6.6 A, 119F
115 V60 Hz/1 ph, 9-RT, cord with a NEMA 5-15P plug



TEMPERATURE RANGE
Maintains -10° Fahrenheit
Six included PVC-coated gray shelves are adjustable in half-inch increments.

TORSION-TYPE DOORS
Stainless steel, self-closing doors with recessed handles.

EASY TO CLEAN
Bottom-mounted condensing unit runs in the coolest part of the kitchen, a setup that preserves energy efficiency and reduces wear and tear on the equipment.



Regency 106" 16-Gauge Stainless Steel Three Compartment Commercial Sink with 2 Drainboards - 18" x 24" x 14" Bows

Compartment Sinks

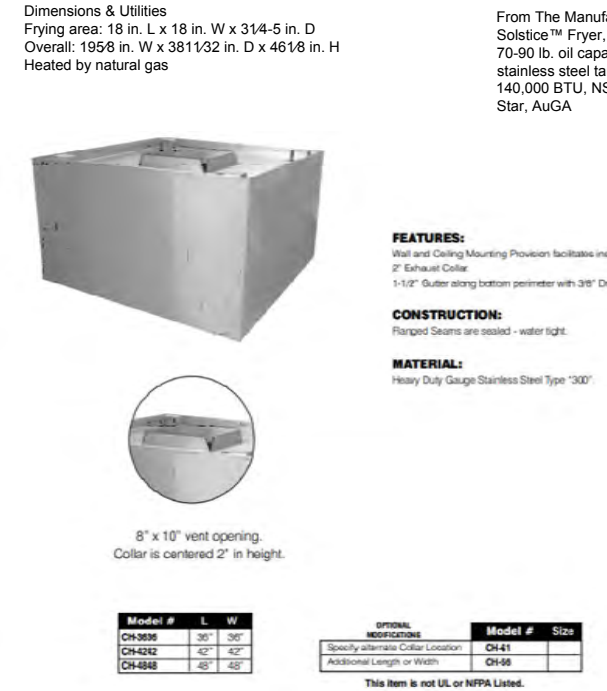
Choosing the right sink for your needs

Regency supplies and equipment are designed strongly emphasizing quality and high-level performance.

- Relaxed, Rolled Edge**
Front and corner have no burrs or sharp edges. Inlay prevents splatters and scratches.
- 304 Steel Type**
Provides excellent durability and a clean, professional look.
- Full-Perimeter Cross Bracing**
Cross bracing in front and back provides maximum strength and longevity.
- 11" Teller Backsplash**
Custom stainless steel backsplash keeps your clean dry and safe for your employees.
- Stainless Steel Feet**
Adjustable stainless steel feet ensure your sink is level.

Regency Spec Line brings you the highest quality, dependable equipment.

	REGENCY Spec Line	REGENCY Spec Line	REGENCY Spec Line
Steel Gauge	16 Gauge	16 Gauge	16 Gauge
Stainless Steel Type	304	304	304
Leg Construction	Galvanized Steel legs	Stainless Steel legs	Stainless Steel legs
Feet Construction	Plastic Bubbler Feet	Stainless Steel Bubbler Feet	Stainless Steel Bubbler Feet
Cross Bracing	No	Yes	Yes
Warranty	10 Years	10 Years	10 Years



Advance Tabco CH-4848 Details
The Advance Tabco CH-4848 condensate hood is specially designed for installation over steam equipment or dishwashers in commercial kitchens to effectively remove non-grease heat, steam, or smoke. It is made of type 304 heavy duty stainless steel so you can be assured of long-lasting durability.

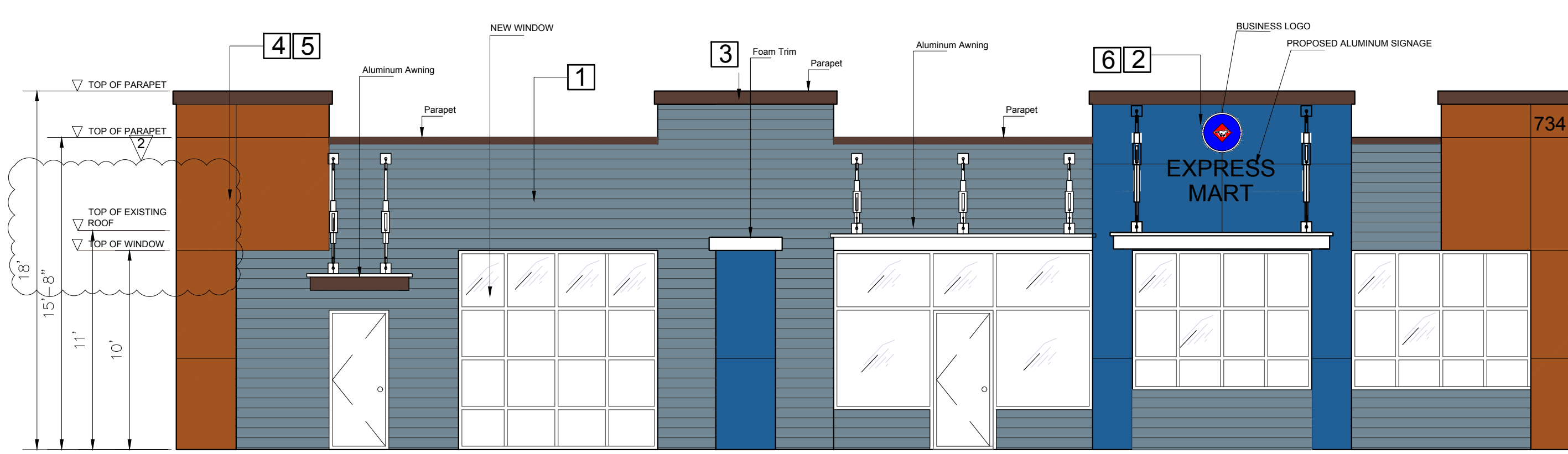
Overall Dimensions:
Length: 48"
Depth: 48"
Height: 20"

ADVANCE TABCO CH-4848 SPECS

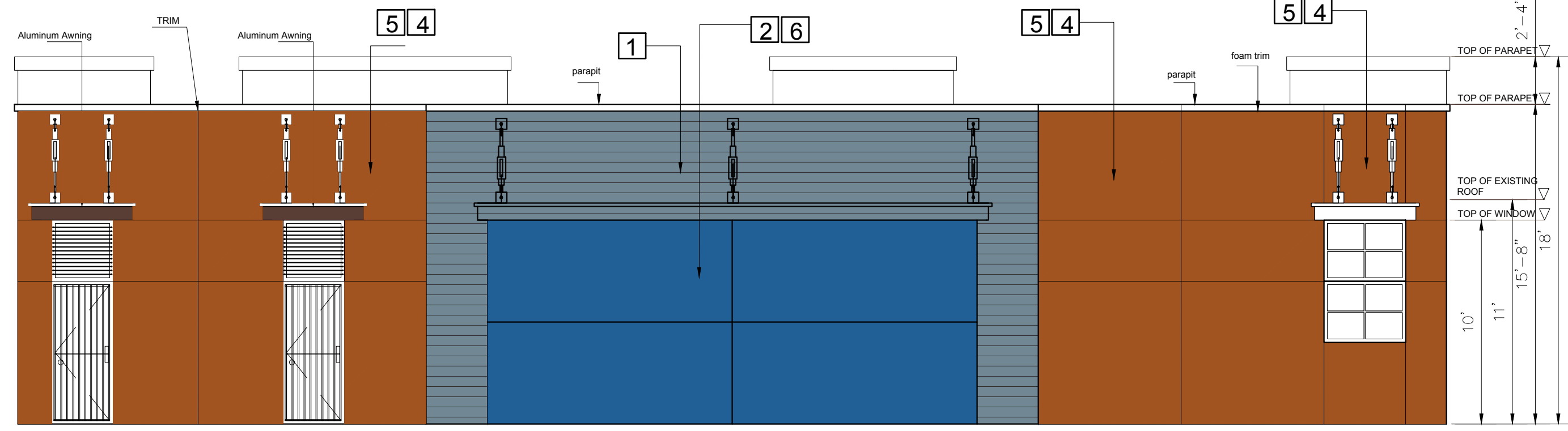
Quantity	1/Each
Shipping Weight	160 lb.
Length	48 Inches
Depth	48 Inches
Height	20 Inches
Application	Non-Grease
Features	Made in America
Installation Type	Overhead
Material	Stainless Steel
Stainless Steel Type	Type 304
Style	Condensate Hoods
Type	Hoods

True Refrigeration T-49F-HC Specifications

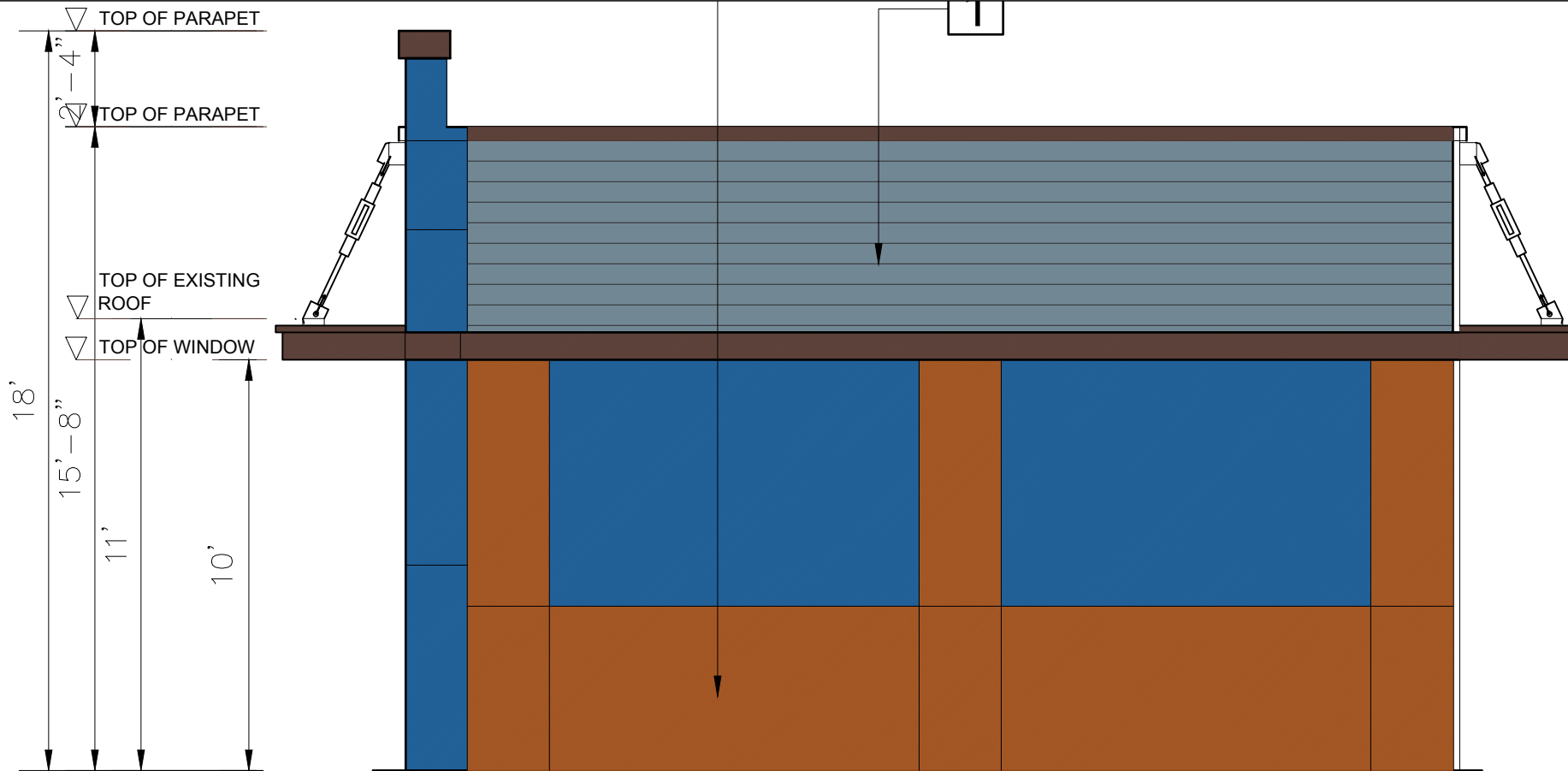
Manufacturer	True Refrigeration
Also known as	T49F, 890T49F, TRUE T-49F, TRUT49F, T-49F, 675-005
Amps	9.6
Color	Silver
Compressor Location	Bottom
Depth (in)	29.5
Door Design	Full
Door Type	Solid
Exterior Construction	Stainless Steel
Height (in)	83.38
Hertz	60
Interior Construction	Aluminum
Sections	2
Supports	Casters
Thermometer Type	Digital
Type	Reach In
Voltage	115
Variants	6-year Parts, 5-year Labor, 7-year Compressor Parts
Width (in)	54.13
Series	T Series
Refrigerant	R290 (hydrocarbon)
Phase	1



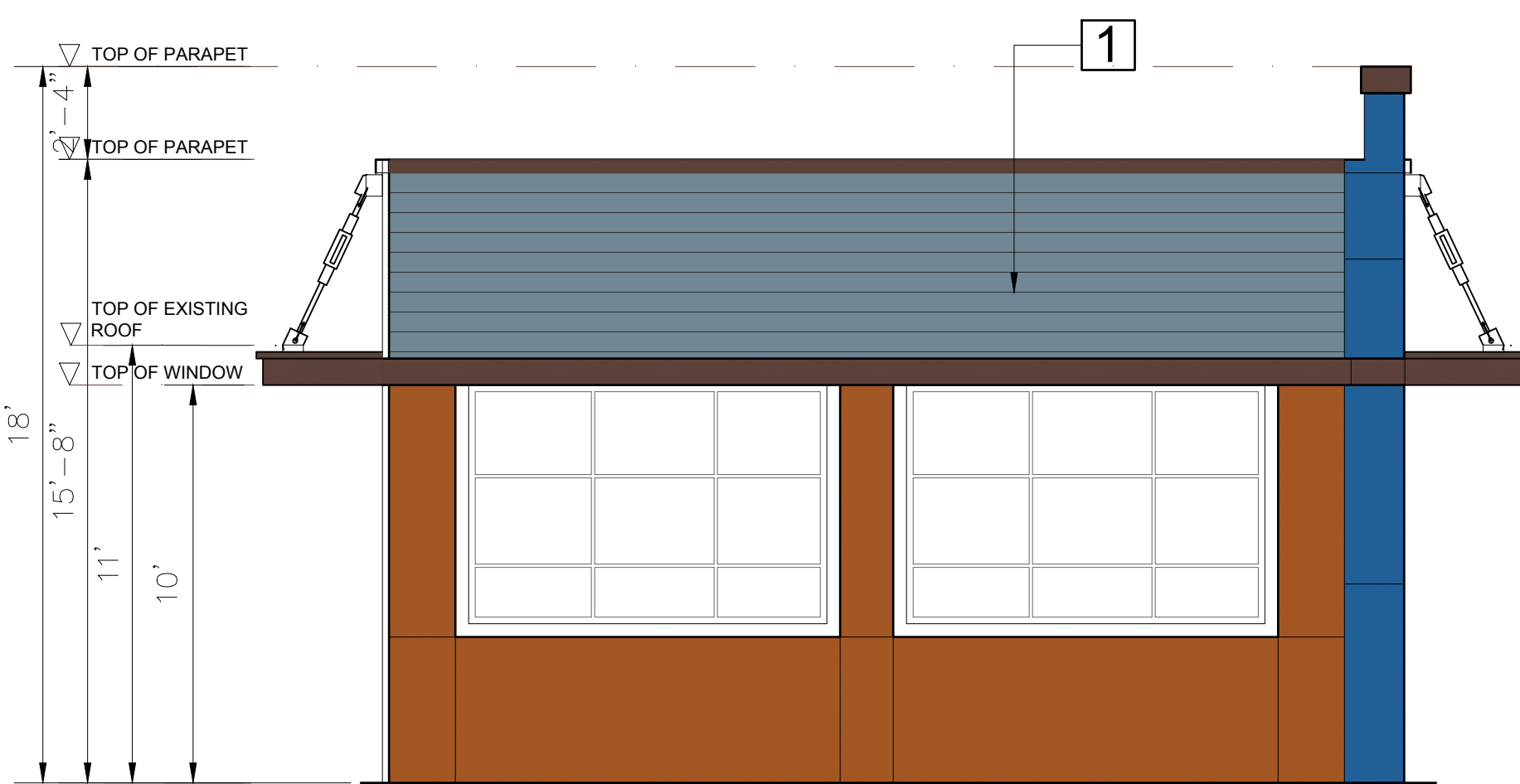
1 EAST ELEVATION
A-2.0 SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
A-2.0 SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"



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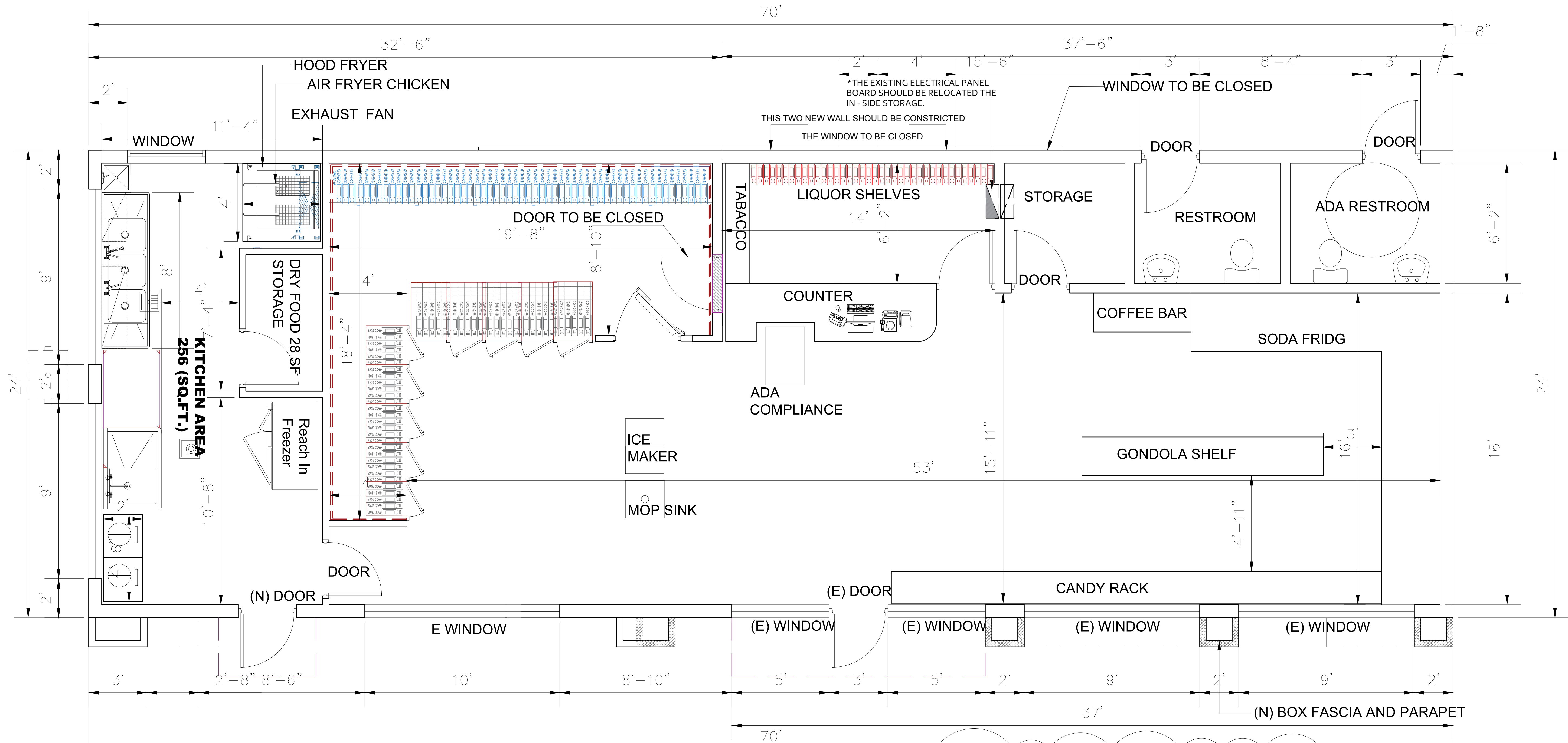
PROJECT:
734 SOUTH STATE STREET UKIAH,
CA 95482

REVISIONS:	DATE:	DESCRIPTION:	BY:

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ISSUED FOR:
01,24,2024
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APPROVED:
SHEET TITLE:
PROPOSED PLAN & ELEVATIONS

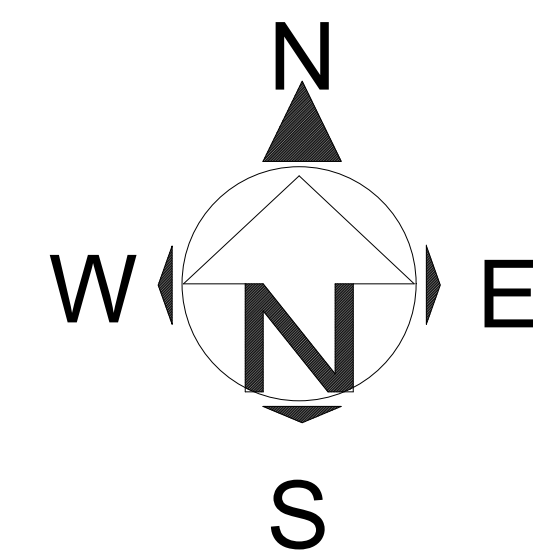
SHEET #
A-2.0



ENLARGED FLOOR PLAN
SCALE : 3/8" = 1'-0"

N STOR FRONT GLASS SYSTEM
WITH 6' DOULE DOORS

KITCHEN NOTES:
KITCHEN IS ADDED TO THE
EXISTING STORE WITH THE
FOLLOWING KITCHEN ITEMS:
A. FRYER
B. HOOD
C. 3-COMP SINK
D. HAND WASH
E. FREEZER
F. DRY STORAGE
G. WORKING TABLE
kitchen operation hours:
6:00 AM-10:00 PM
KITCHEN TYPE:
CRUNCHY CHICKEN(FAST FOOD)



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INFINITY
FOR INSPECTING CONSTRUCTION & DESIGN

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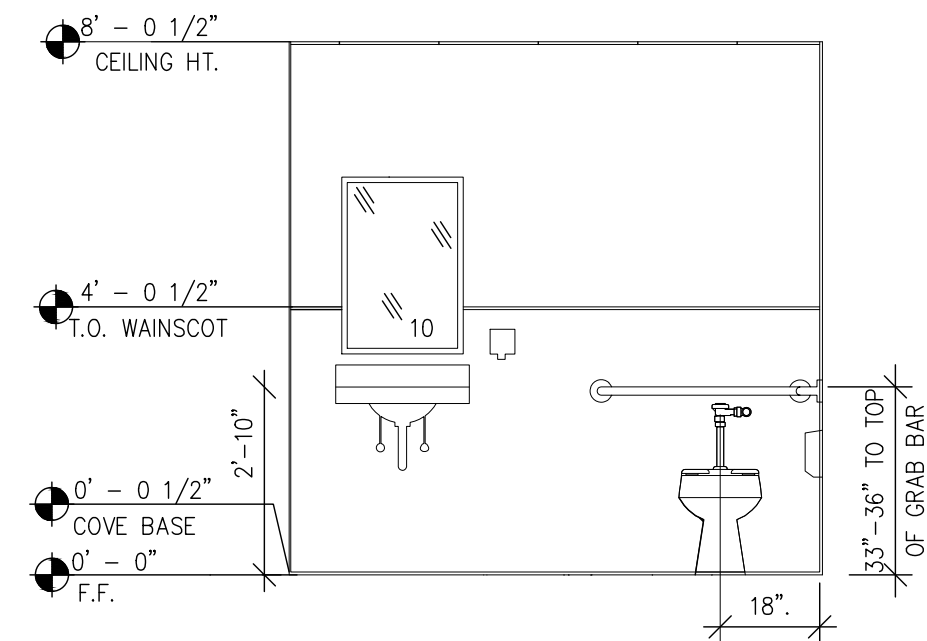
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ENLARGED FLOOR PLAN

SHEET #

A-2.1

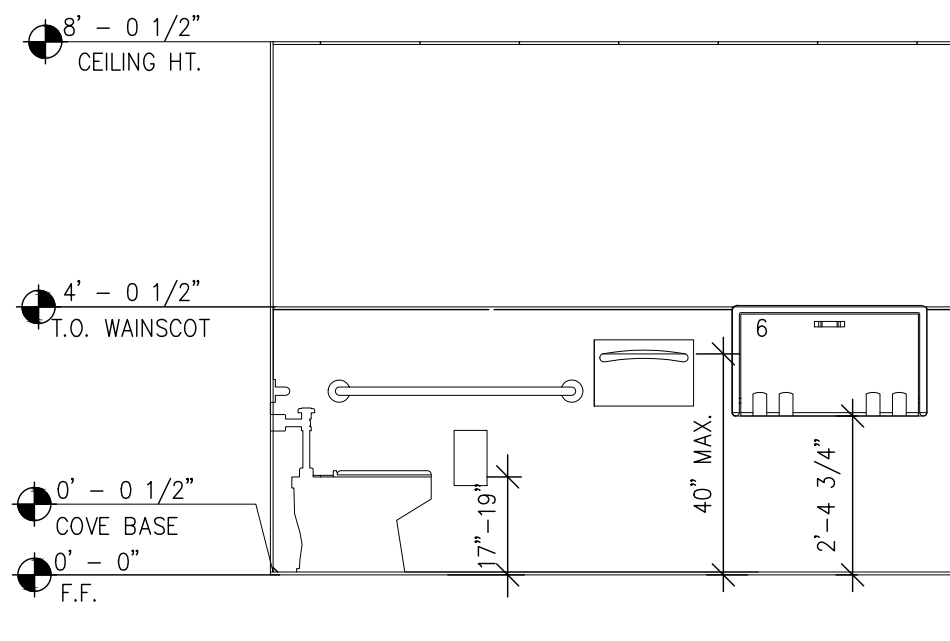
GENERAL RESTROOM NOTE:

CENTER TILES ON EACH WALL NO SMALL SLIVERS OF TILE IS ALLOWED. LAYOUT IS SHOWN. SMALLEST CUT TILE SHOULD NOT BE LESS THEN 4"



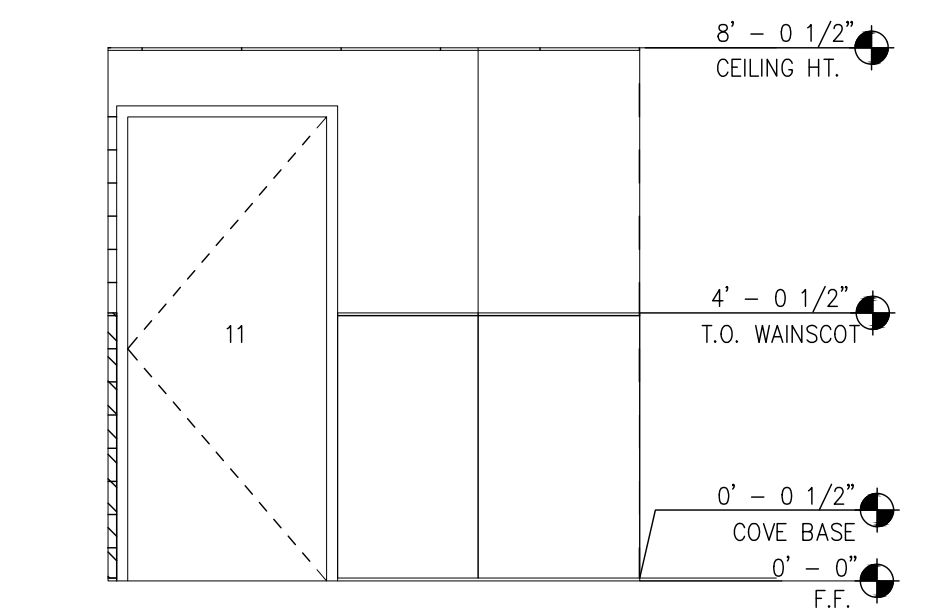
10 MEN'S EAST ELEVATION

3/8" = 1'-0"



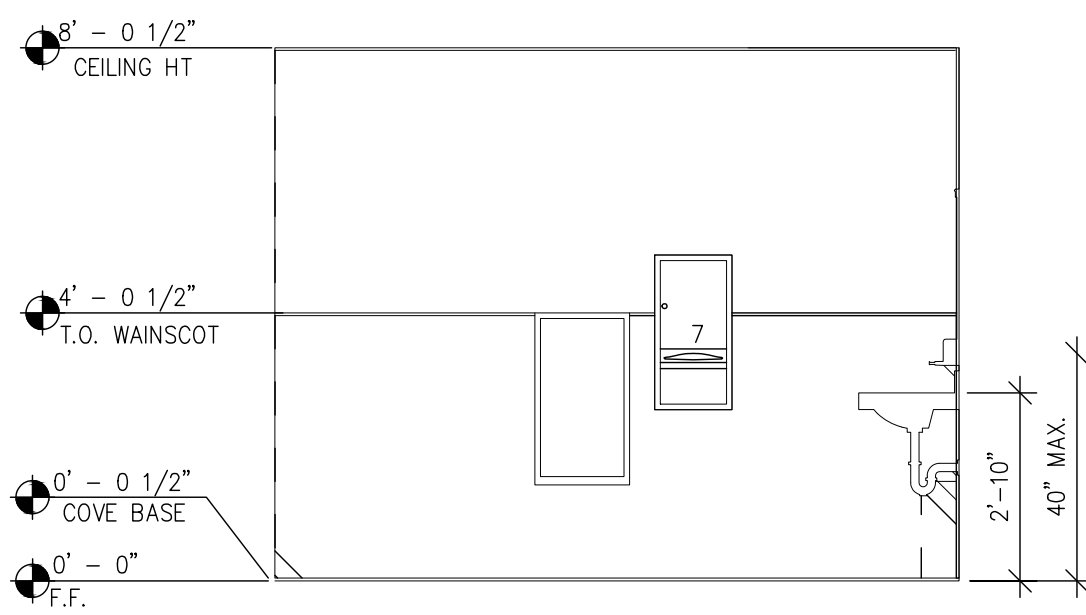
6 MEN'S NORTH ELEVATION

3/8" = 1'-0"



11 MEN'S WEST ELEVATION

3/8" = 1'-0"

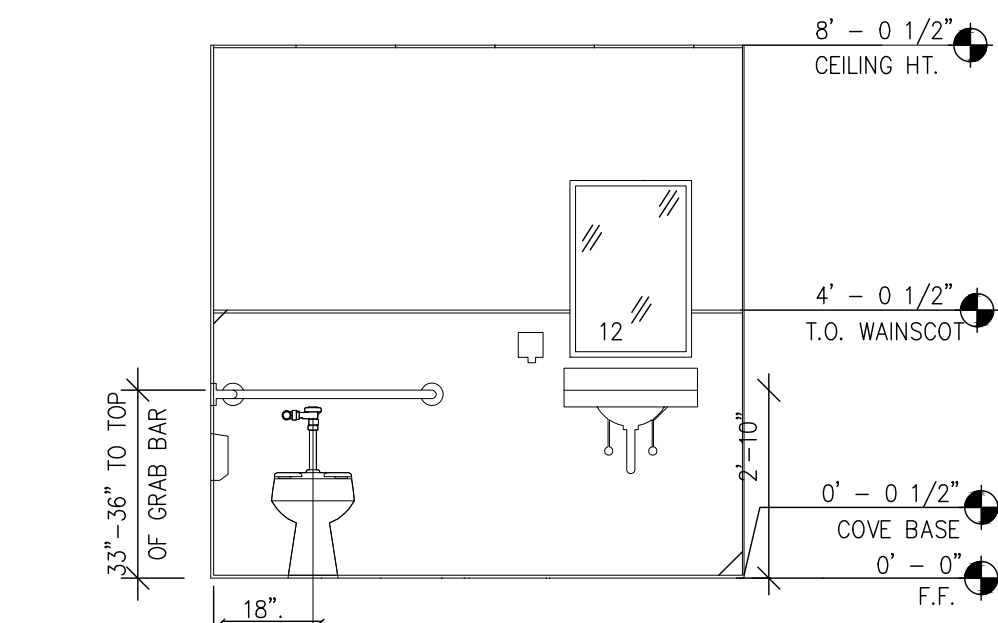


8 MEN'S SOUTH ELEVATION

3/8" = 1'-0"

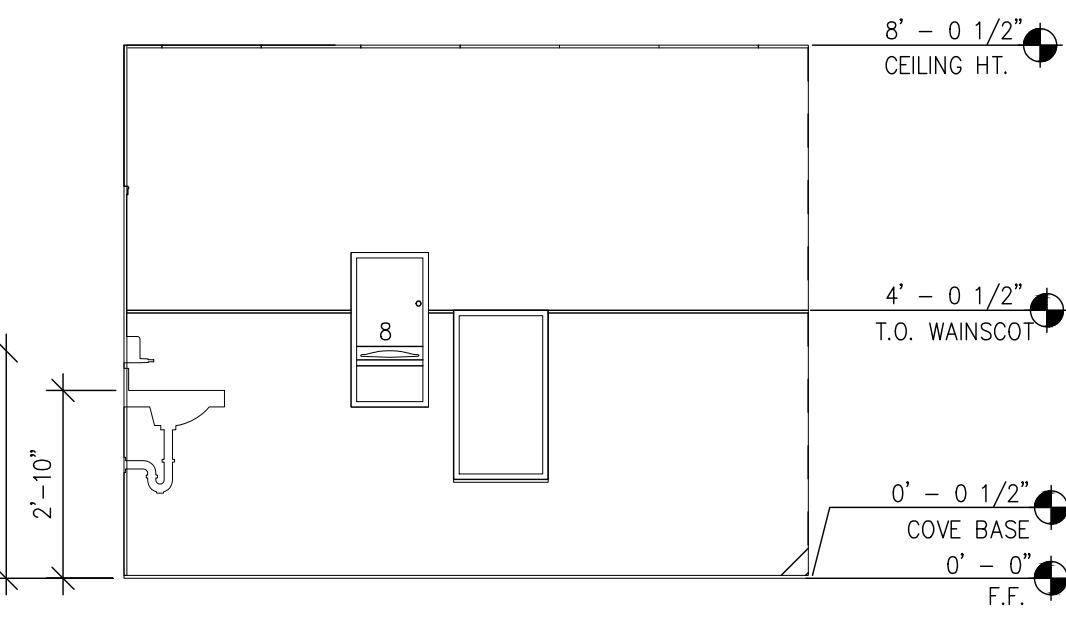
GENERAL RESTROOM NOTE:

CENTER TILES ON EACH WALL NO SMALL SLIVERS OF TILE IS ALLOWED. LAYOUT IS SHOWN. SMALLEST CUT TILE SHOULD NOT BE LESS THEN 3-1/2"



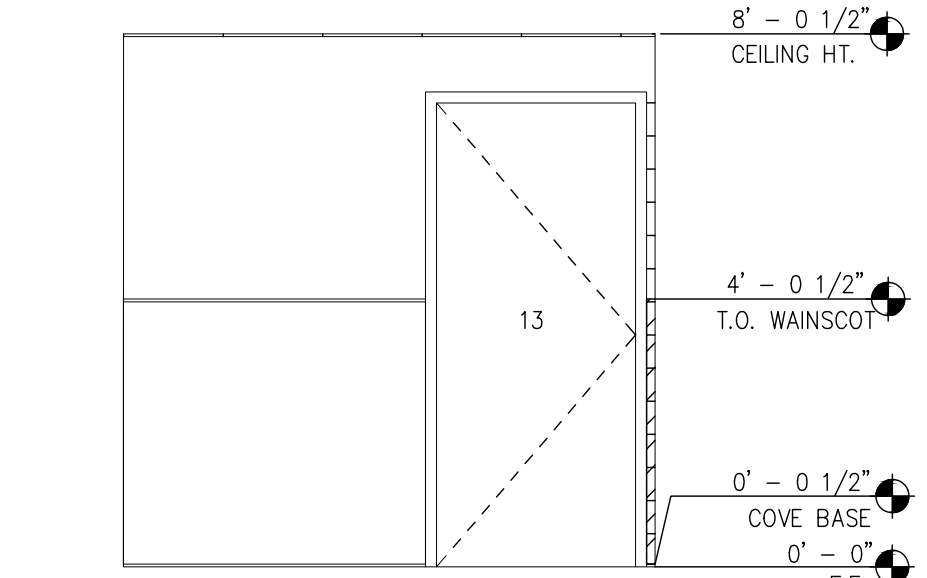
12 WOMEN'S SOUTH ELEVATION

3/8" = 1'-0"



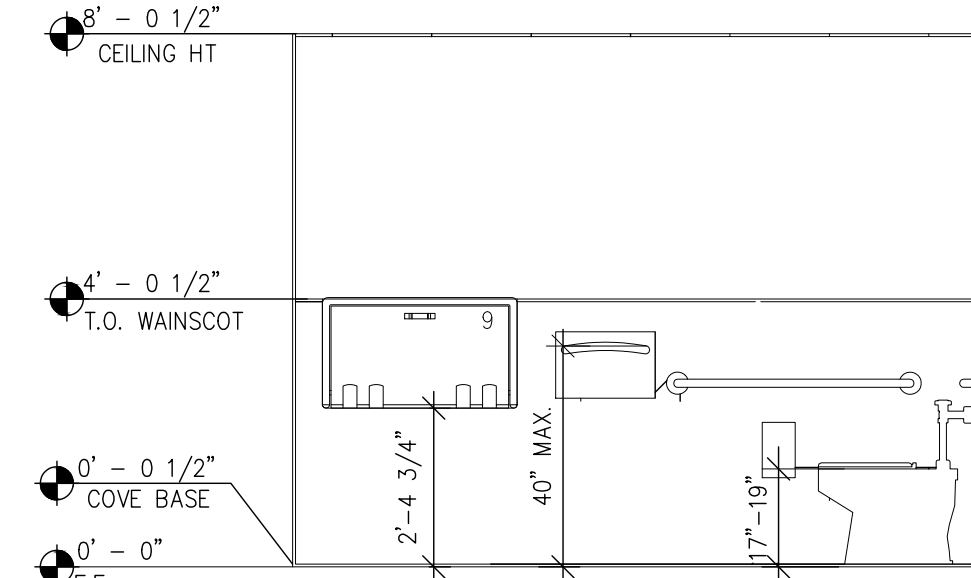
8 WOMEN'S WEST ELEVATION

3/8" = 1'-0"



13 WOMEN'S NORTH ELEVATION

3/8" = 1'-0"



9 WOMEN'S EAST ELEVATION

3/8" = 1'-0"

RESTROOM EQUIPMENT ELEVATION

3/8" = 1'-0"

RESTROOM	MANUFACTURER	TILE	SIZE	LATICRETE SPECTRALOCK PRO PREMIUM GROUT	JOINT
WALL	CROSSVILLE "MAIN STREET"	CINEMA CHAMPAGNE - AV211	6" x 18"	#17 MARBLE BEIGE	3/16"
WAINSCOT	CROSSVILLE "MAIN STREET"	BISTRO BROWN - AV213	6" x 18"	#35 MOCHA	3/16"

- NOTES:
- OFFSET WALL TILES 50%
 - SEE A07 FOR CHEVRON SUPPLIER CONTACTS
 - SEE ELEVATIONS FOR THE LAYOUT. NO NARROW SLIVERS OF TILE WILL BE ACCEPTED.

TILE SCHEDULE

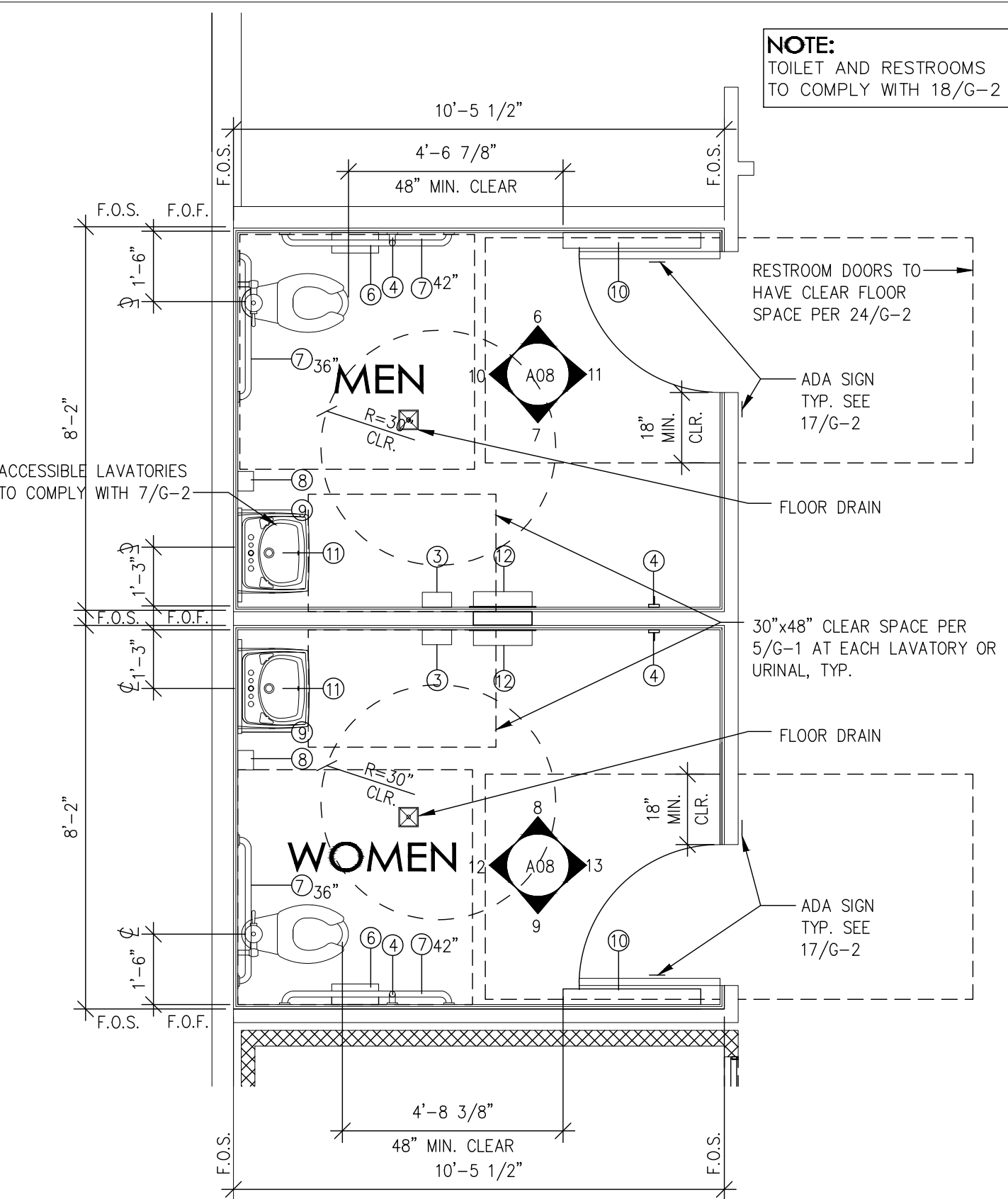
NO SCALE

GENERAL NOTES

1. BATHROOM ACCESSORIES, SUCH AS GRAB BARS, PAPER TOWEL DISPENSERS, ETC., ON OR WITHIN WALLS SHALL BE SEALED AGAINST MOISTURE.
2. INSTALL BATHROOM ACCESSORIES IN ITS PROPER LOCATION, FIRMLY ANCHORED INTO POSITION, LEVEL AND PLUMB, AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3. THE CHANGING TABLE, RESTROOM ACC. WOMEN AND MEN BY UNIVERSAL CAN BE OBTAINED AT CHEVRON NEGOTIATED PRICE. CONTACT: KEVIN PERLMUTTER, PHONE: (800) 764-3454 EXT. 251 SAP # 1134005, 1134006
4. RESTROOM SIGNS, ADA SQUARE MEN/WOMEN SIGNS AND CA ROUND & TRIANGLE MEN/WOMEN SIGNS. SEE 17/G-2.
5. LAVGUARD BY TRUEBRO CAN BE OBTAINED AT CHEVRON NEGOTIATED PRICE. CONTACT: (800) 340-5969
6. PROVIDE BOTH FEDERAL ACCESSIBLE RESTROOM SIGN ON WALL AT SIDE OF DOOR AND CALIFORNIA GEOMETRIC SYMBOL SIGN ON DOOR, SEE 17/G-2

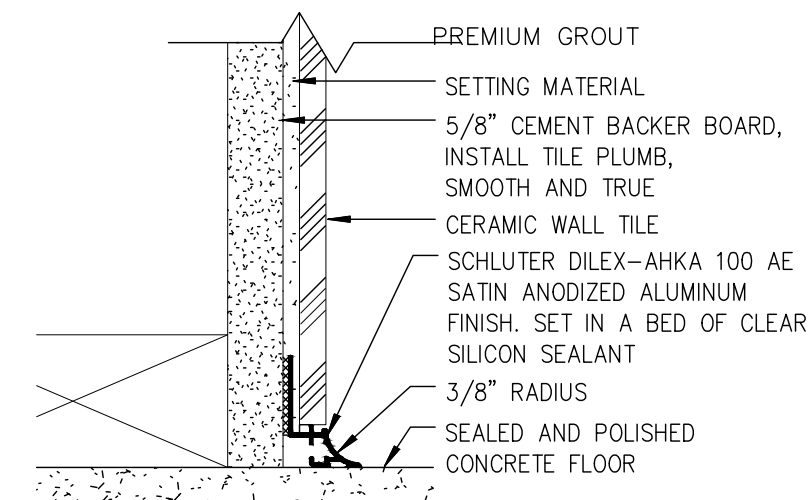
RESTROOM EQUIPMENT LIST

MARK	ITEM	DESCRIPTION	QTY
1	PAPER TOWEL/TRASH RECEPTACLE - SEMI RECESSED	BRADLEY #234	1
2	SURFACE MOUNTED SAN. NAPKIN DISPOSAL	BRADLEY # 4781-15	1
3	PAPER TOWEL DISPENSER	BRADLEY # 247	2
4	COAT HOOK	BRADLEY # 9114	2
5	TOILET SEAT COVER DISPENSER	BRADLEY # 5831	2
6	TOILET TISSUE DISPENSER	BRADLEY # 5402	2
7	GRAB BARS	BRADLEY # 812-001-36 & 812-001-42	2
8	SOAP DISPENSER	BRADLEY # 6536	2
9	MIRROR	SENTRY MIRROR SYSTEM WITH REPLACEABLE VANDAL PROOF PLEXI-SHIELD. SIZE 24" x 36" TO ORDER. PHONE: (877) 937-4435 FAX: (714) 835-3058	2
10	INFANT CHANGING TABLE	KOALA BABY KARE DIAPER CHANGER, MODEL # KB200-00	2
11	LAVGUARD SEE NOTE #5	TRUEBRO	2
12	WASTE RECEPTACLE	BRADLEY RECESSED TRASH RECEPTACLE MODEL #334	1
13	ALTERNATE AIR DRYER (NOT FOR COCO SITES)	WORLD DRYER "SLIM DRI" 120V 15 AMP CIRCUIT REQUIRED	1



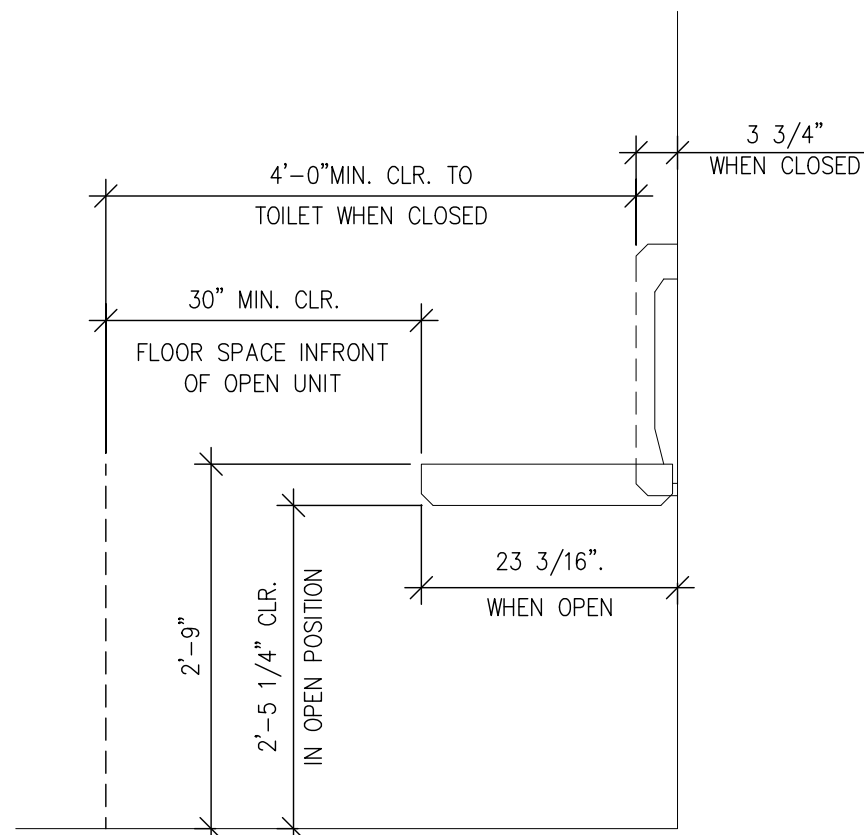
5 RESTROOM PLAN

3/8" = 1'-0"



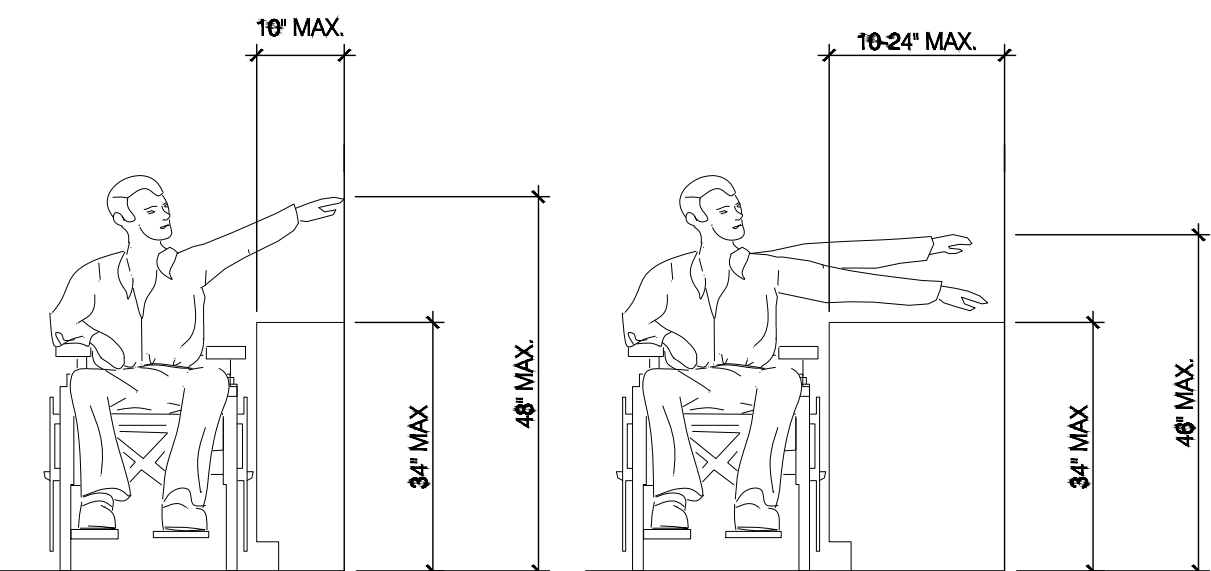
1 SCHLUTER AHKA 100

6" = 1'-0"



2 BABY CHANGING TABLE

3/4" = 1'-0"



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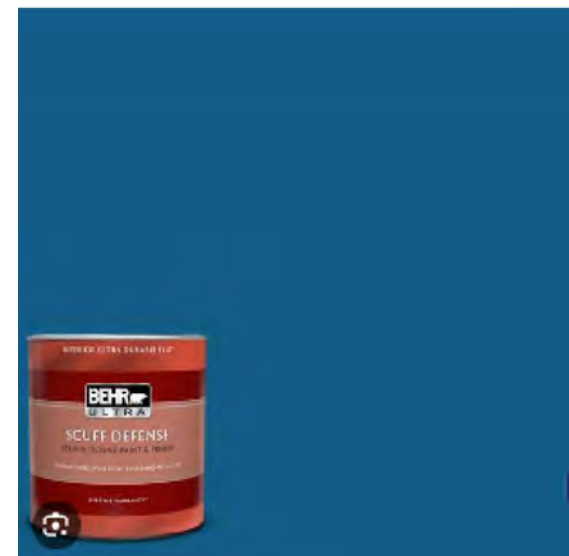
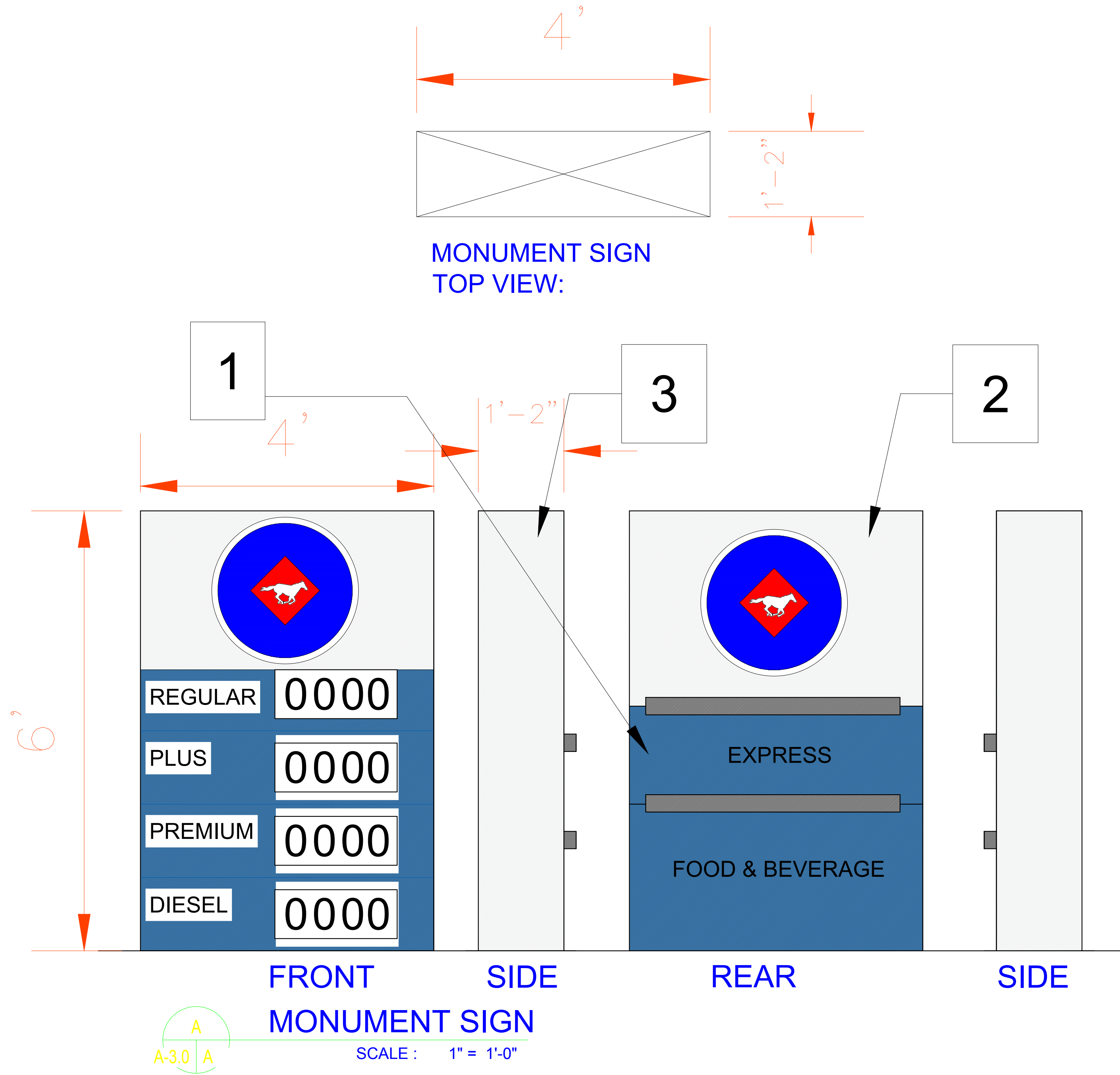
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SHEET TITLE
TYPICAL RESTROOM DETAILS

SHEET #

A-3.0



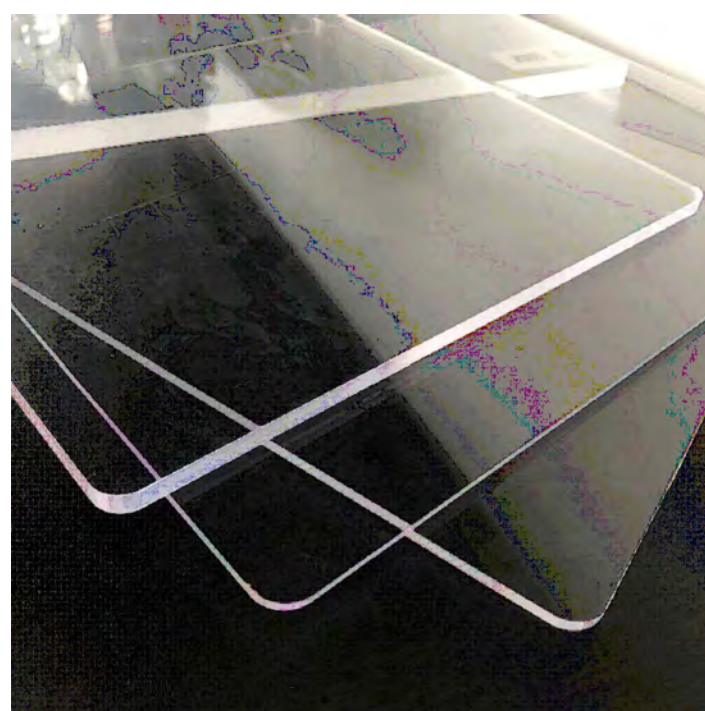
#PPU15-03 Dark Cobalt Blue
Extra Durable Flat Interior Paint
& Primer

1 FOR COLOR



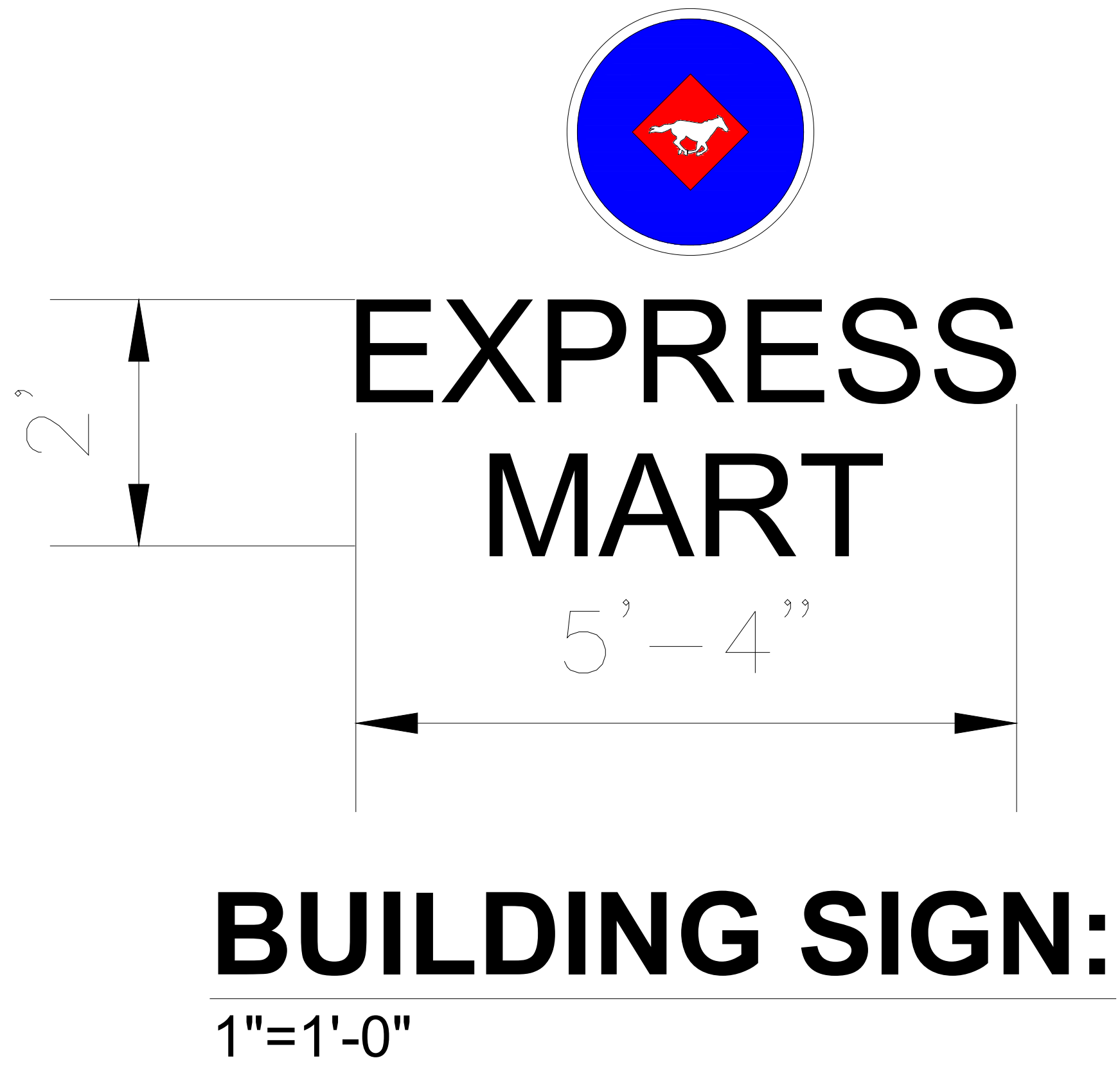
VIBRANT WHITE
BWC-12

2 FOR COLOR



ACRYLIC SHEET

2 FOR MATERIAL



CANOPY SIGN :						
NO.	SIGN	FOR	NAME OF SIGN AND MARK	SIZE	NUMBERS	SQUARE FEET
A1	CANOPY SIGN		EXPRESS	6'-6"X1'	3	20 SF
			3.14 X (1) ²	2	7 SF	
BUILDING SIGN :						
A2	C-STORE SIGN	 EXPRESS MART	5'-4"X2'-0"	1	11	
			3.14 X (1) ²	1	3.14 SF	
MONUMENT SIGN :						
A3	MONUMENT SIGN		6'X4'	2 SIDES	48 SF	
			TOTAL		90 SF	



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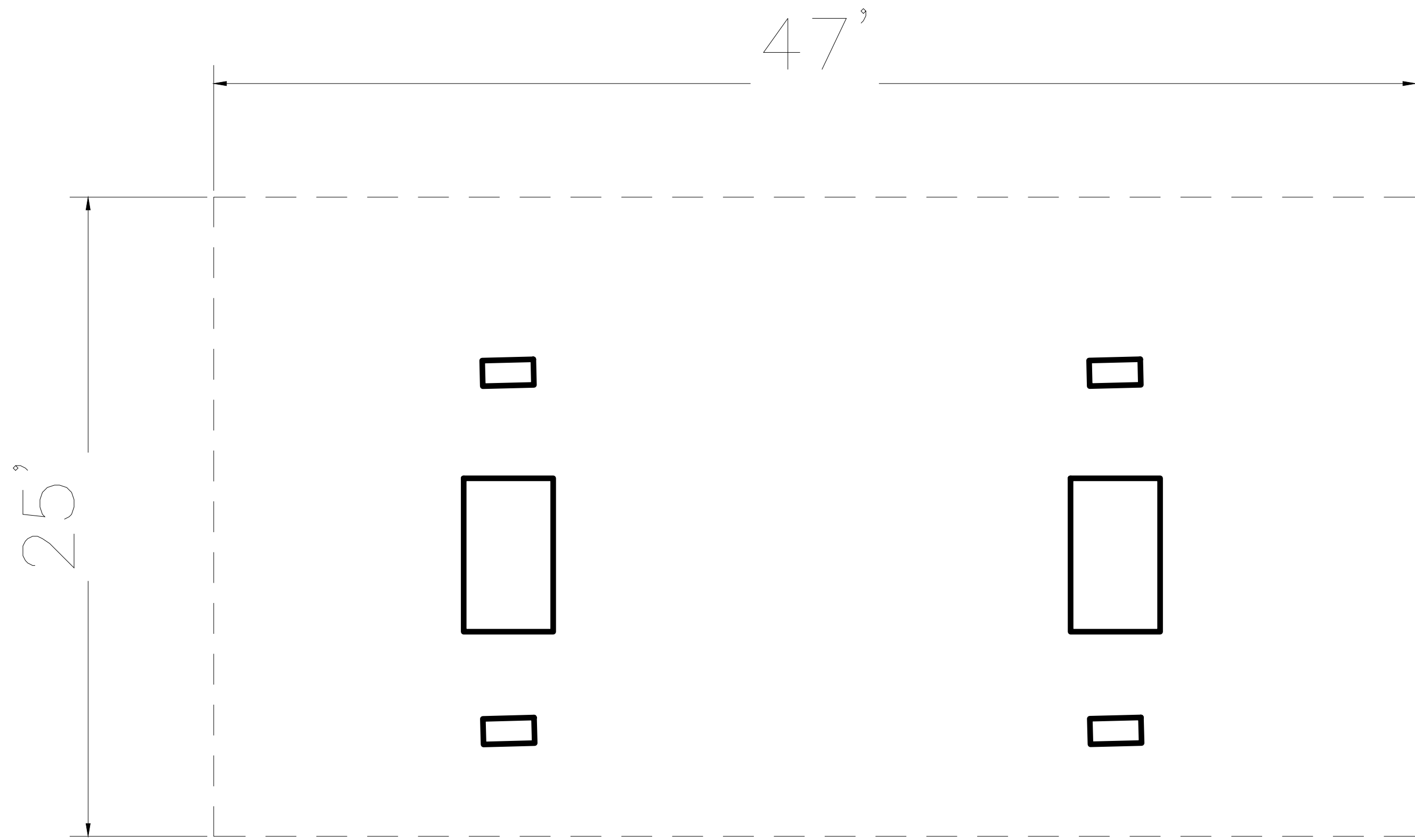
PROJECT:
734 SOUTH STATE STREET UKIAH,
CA 95482

BY:	DESCRIPTION
DATE:	

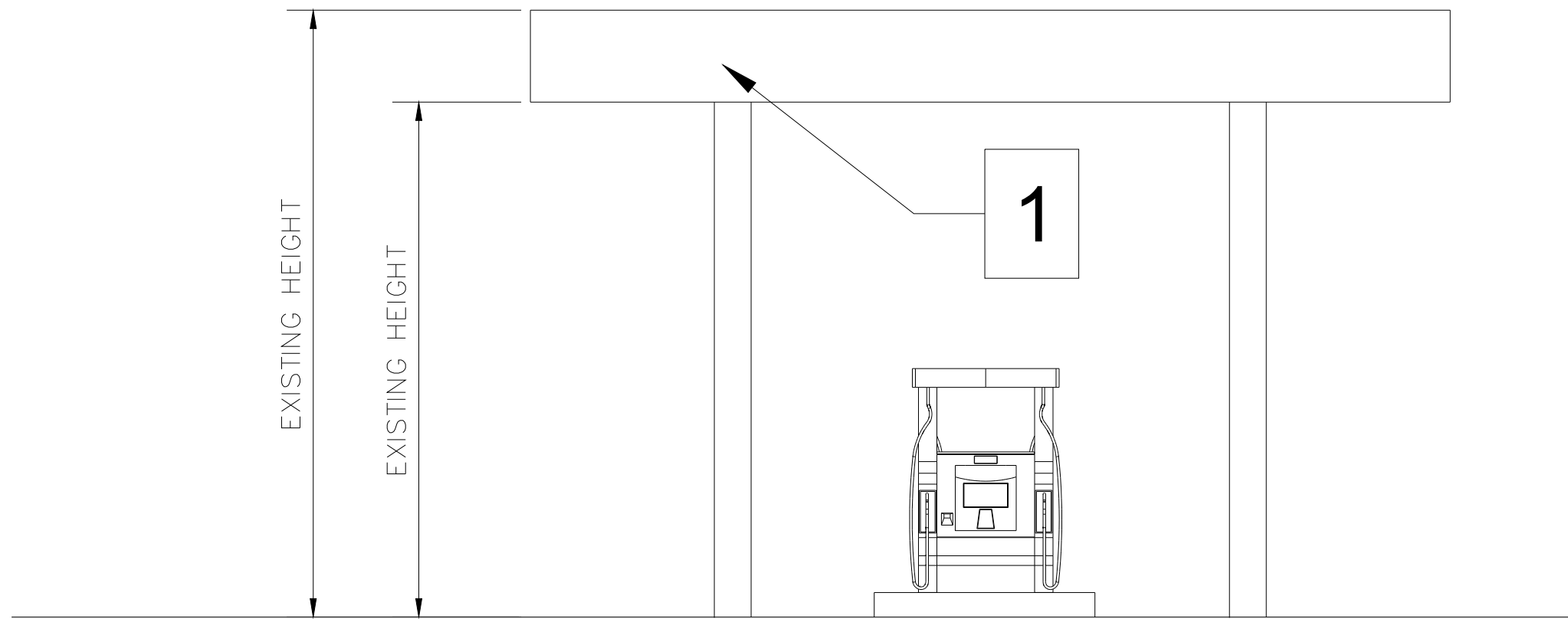
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SHEET TITLE:
SIGNAGE DETAIL

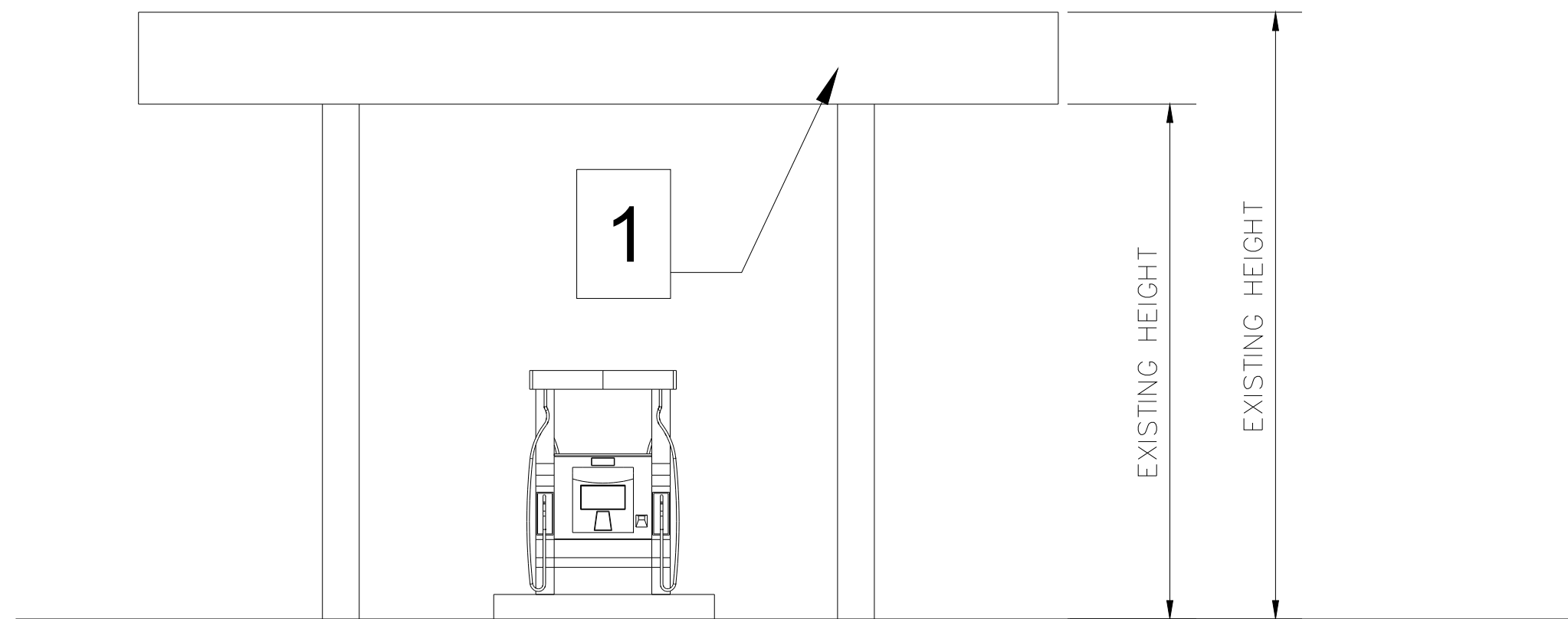
SHEET #
A-4.0



EXISTING GAS STATION FLOOR PLAN
SCALE: 1/4"=1'-0"



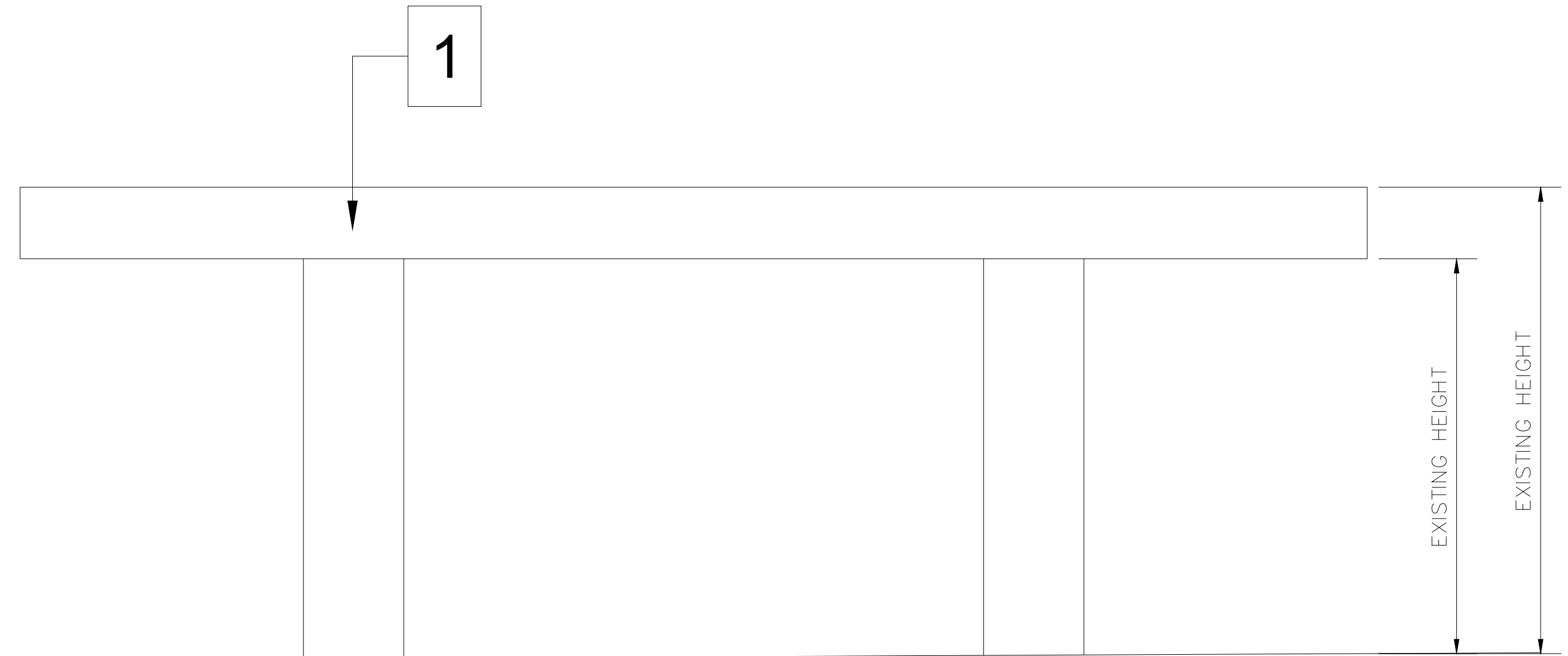
EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



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



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

1-EXISTING COLOR OF THE CANOPY



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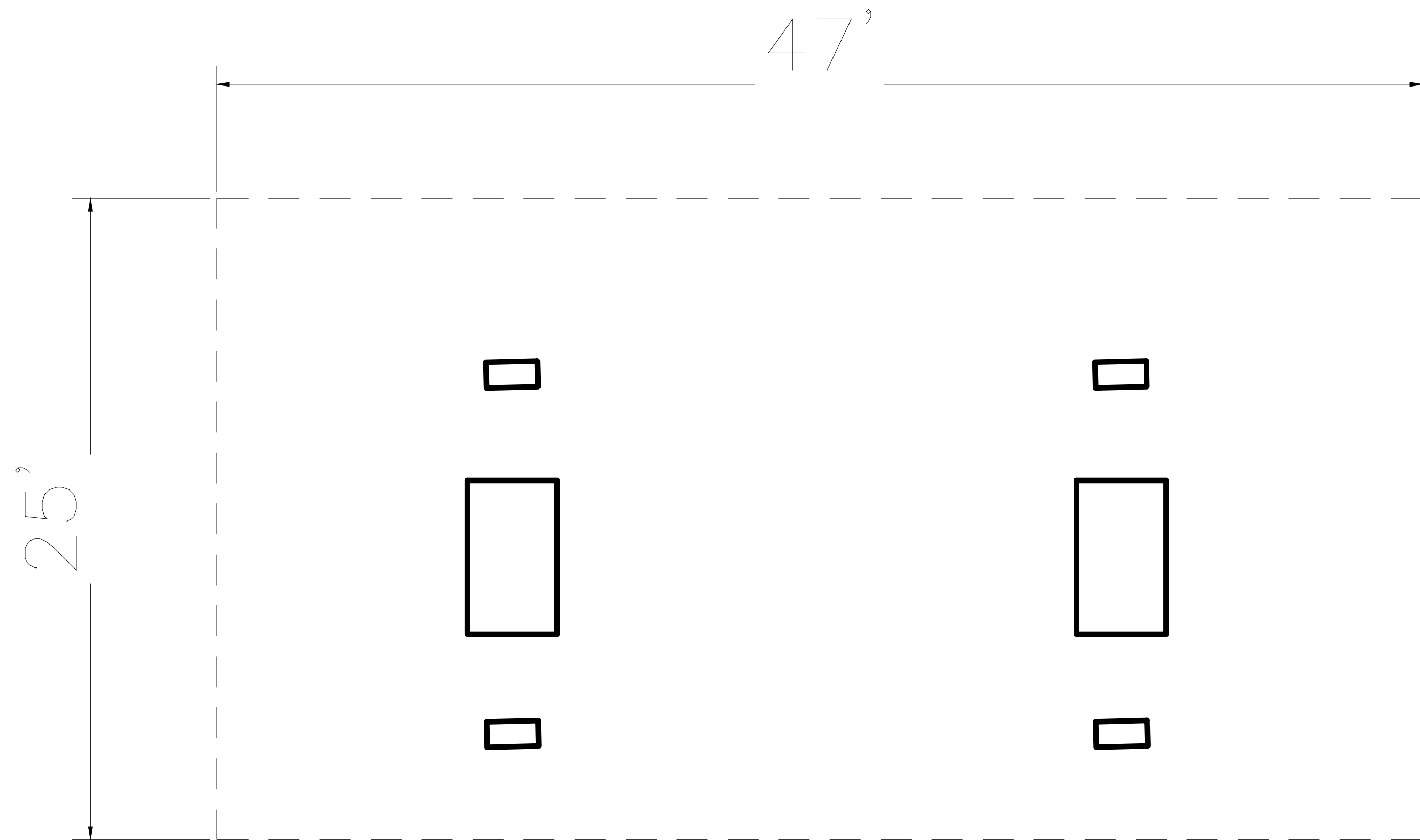
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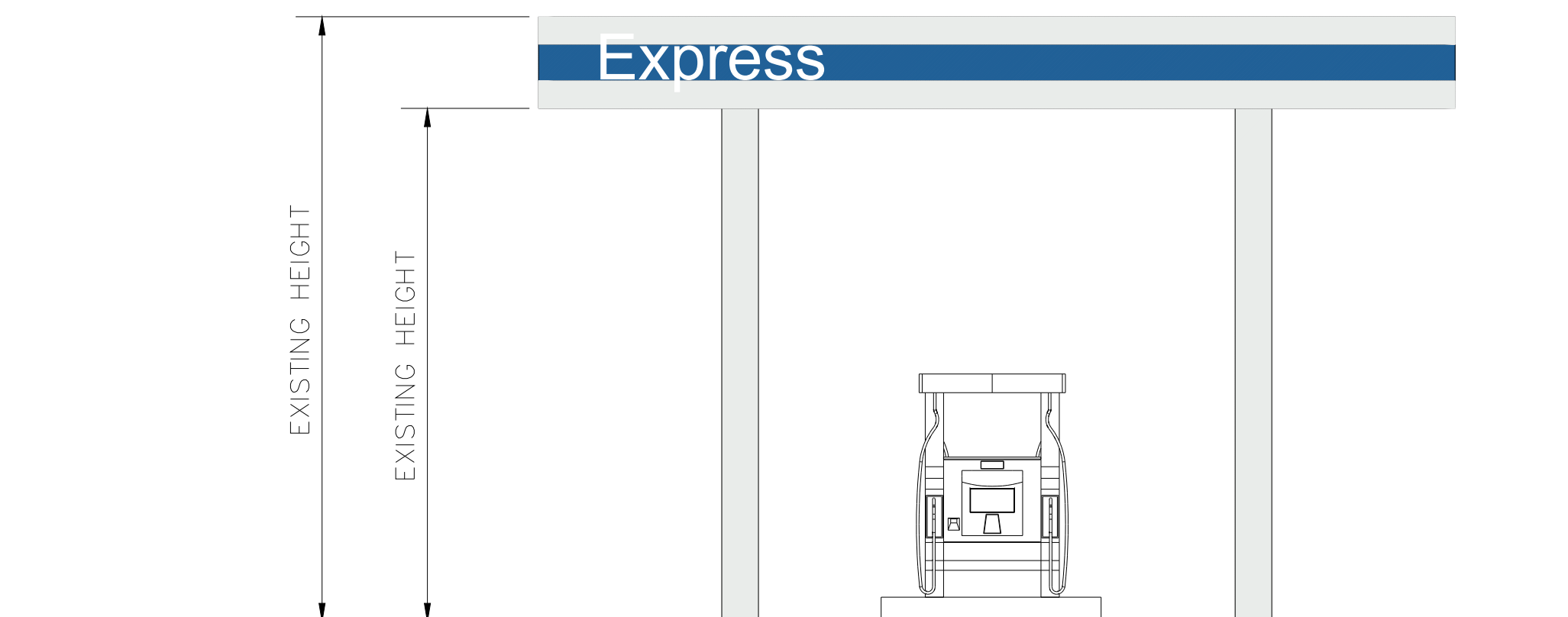
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SHEET TITLE
**EXISTING GAS STATION PLAN AND
ELEVATION**

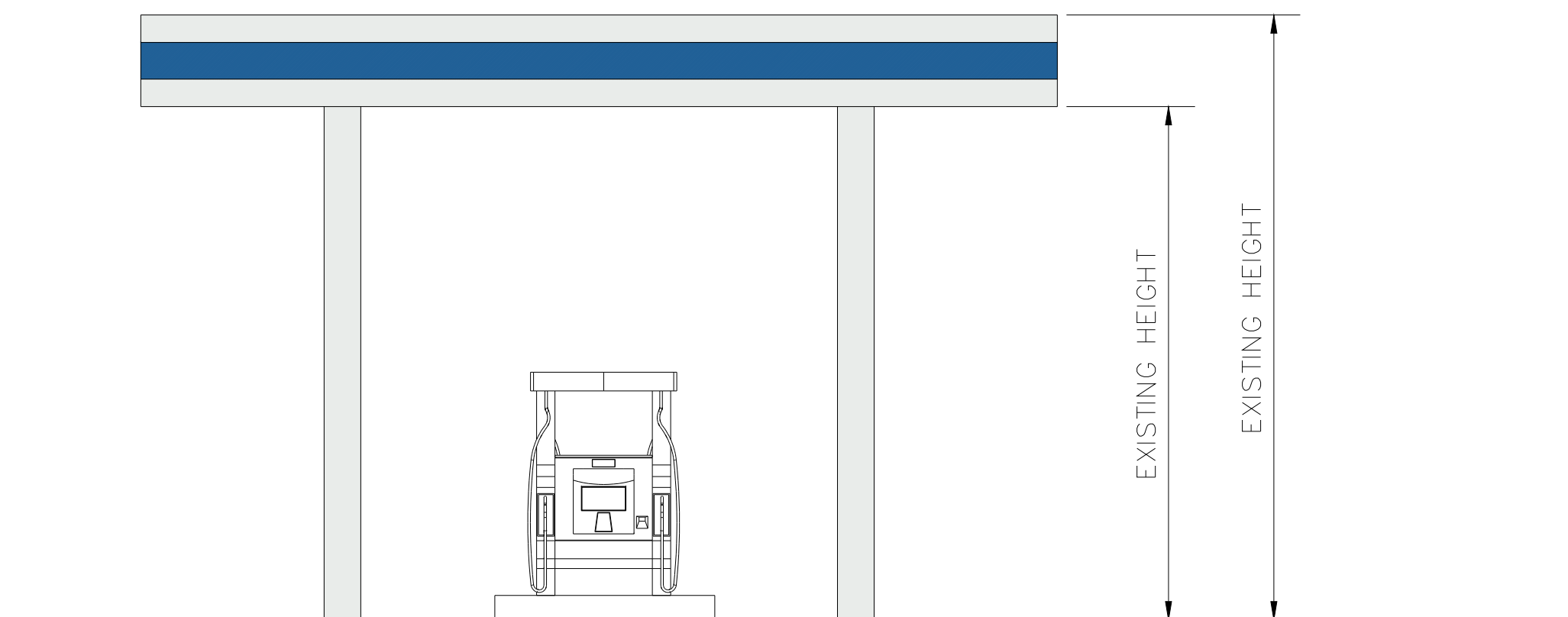
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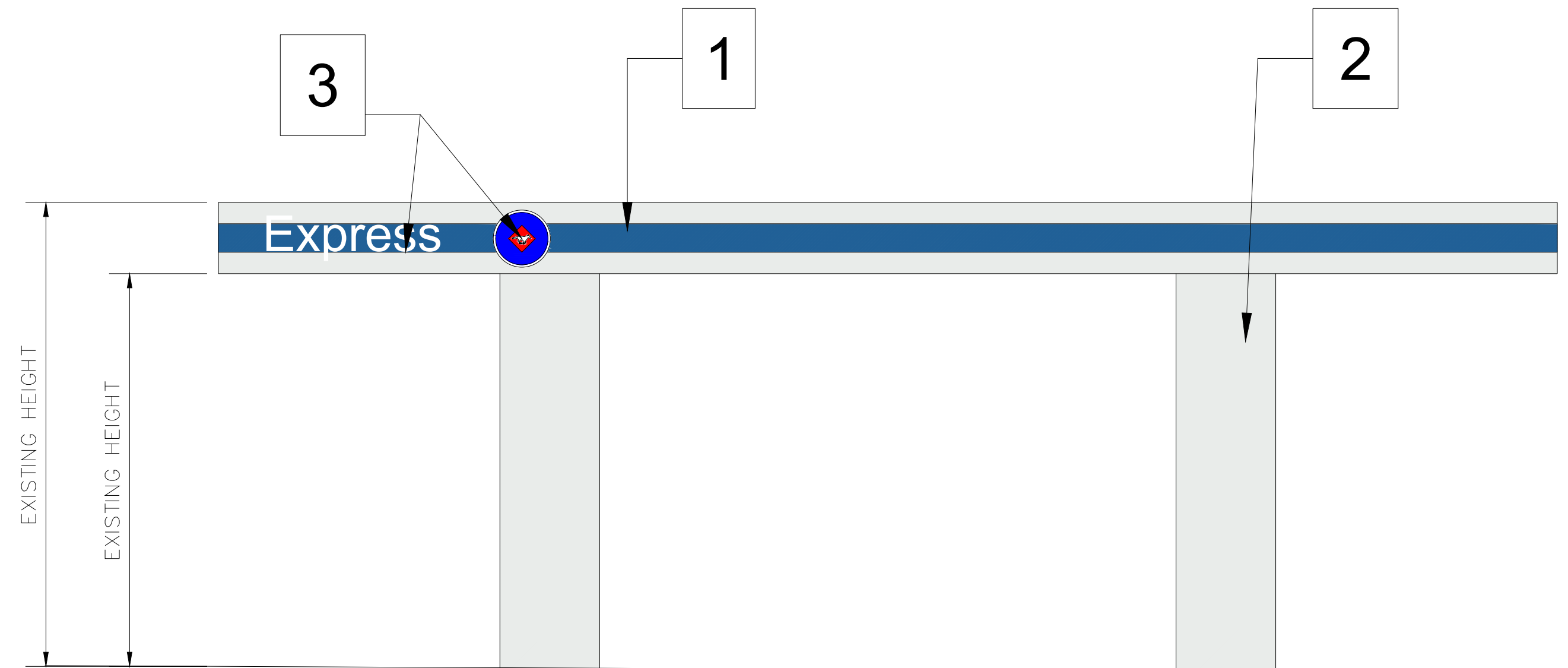
GAS STATION FLOOR PLAN
SCALE: 1/4"=1'-0"



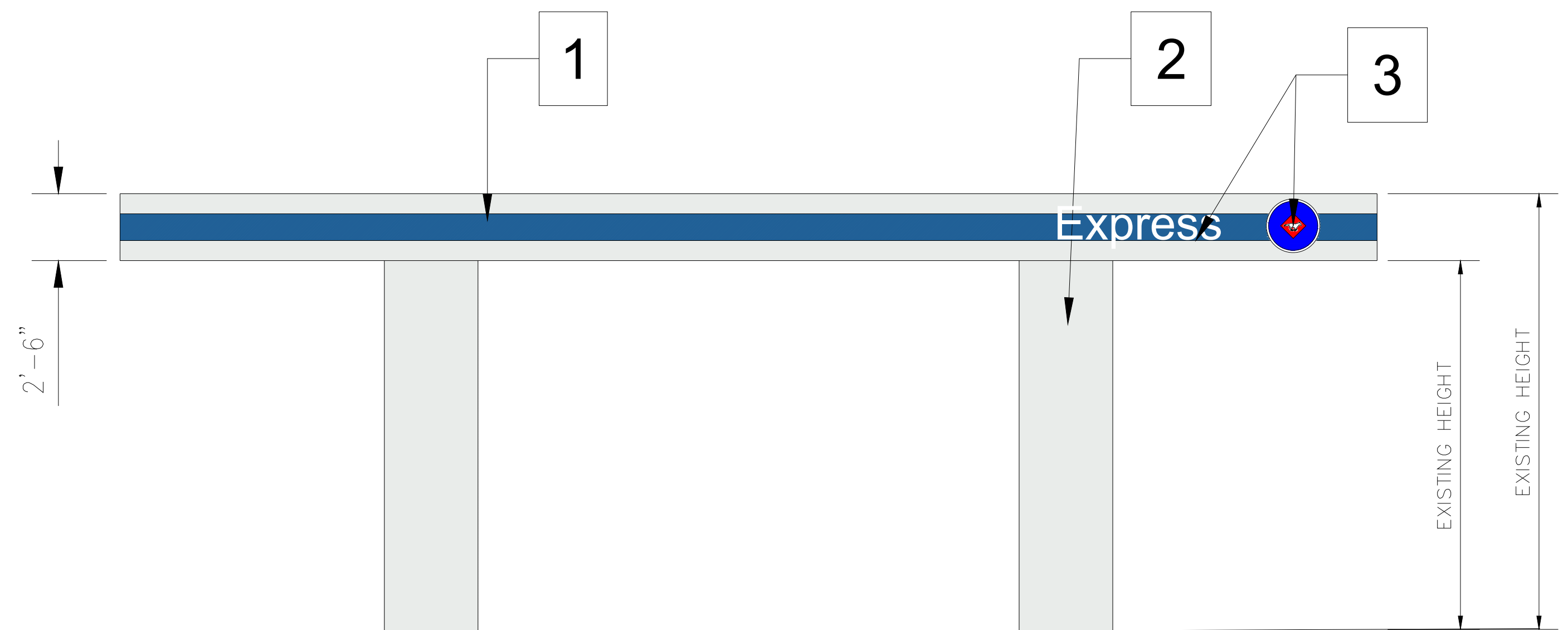
EAST ELEVATION
SCALE: 1/4"=1'-0"



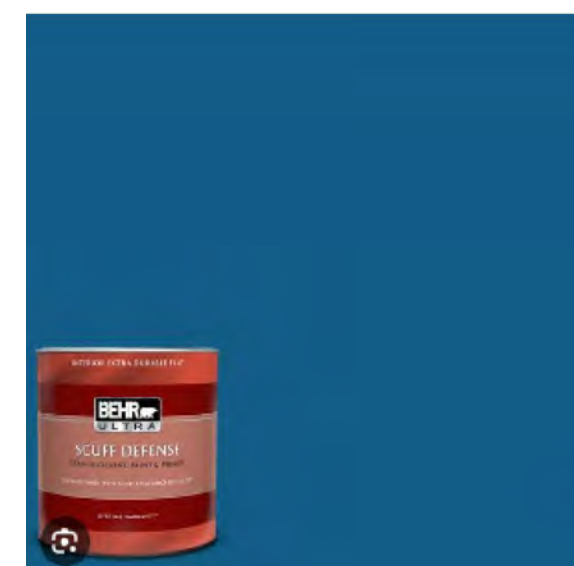
WEST ELEVATION
SCALE: 1/4"=1'-0"



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



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



#PPU15-03 Dark Cobalt Blue
Extra Durable Flat Interior Paint
& Primer

1 FOR COLOR



VIBRANT WHITE
BWC-12

2 FOR COLOR



Express

CANOPY LOGO AND SIGN

3 SIGN



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SHEET TITLE:
**PROPOSED GAS STATION PLAN
AND ELEVATION**

SHEET #
A-6.0

GENERAL NOTES & SPECS.			
1.	PROVIDE ALL MATERIALS AND LABOR AS REQUIRED TO ACHIEVE A COMPLETE AND OPERATING SYSTEM.		
2.	COORDINATE AND OBTAIN APPROVALS FROM ALL RESPECTIVE UTILITY COMPANIES AS REQUIRED FOR A COMPLETE AND OPERATING INSTALLATION.		
3.	INSTALL RACEWAY SYSTEMS AS FOLLOWS: a. USE RIGID GALVANIZED STEEL IN ALL AREAS EXPOSED TO WEATHER OR PHYSICAL DAMAGE. b. USE FLEXIBLE METALLIC CONDUIT ONLY IN AREAS AS PERMITTED BY LOCAL CODE AUTHORITY. c. USE SEAL-TITE IN AREAS EXPOSED TO WEATHER. d. USE COMPRESSION TYPE FITTINGS FOR ELECTRICAL METALLIC TUBING WHERE UTILIZED. e. USE P.V.C. CONDUIT UNDERGROUND WITH CODE SIZED GROUND, CONDUIT RISERS ANS STUBS ABOVE GRADE SHALL BE I.M.C. WITH HALF-LAPPED TAPE COVERING OR P.V.C. COATING.		
4.	ALL NEW WIRING SHALL BE COPPER TYPE "THHN/THWN" – U.O.N..		
5.	ALL ROOF PENETRATIONS FOR MECHANICAL EQUIPMENT SHALL BE INSIDE CURBS. ALL CONDUITS SHALL BE ROUTED BELOW ROOF. REFERENCE MECHANICAL DRAWINGS FOR EXACT LOCATIONS.		
6.	ALL FIXTURE, DEVICE, ETC... LOCATIONS SHALL BE VERIFIED WITH ARCH. DRAWINGS AS WELL AS EQUIPMENT SUPPLIER REQUIREMENTS PRIOR TO ANY ROUGH-IN WORK.		
7.	ALL LIGHTING FIXTURES SHALL BE MOUNTED AND SUPPORTED IN ACCORDANCE WITH OSHA STANDARDS AND ALL NATIONAL AND LOCAL ELECTRICAL CODES.		
8.	ELECTRICAL CONTRACTOR SHALL PROVIDE LIGHTING FIXTURE MOUNTING KITS AS REQUIRED TO SUIT THE EXACT TYPE OF CEILING TO WHICH THEY ARE MOUNTED.		
9.	THESE DRAWINGS ARE DIAGRAMMATIC AND REPRESENT THE INTENT OF EQUIPMENT, DEVICES, ETC... TO BE CONNECTED AND THE CIRCUITS TO WHICH THEY ARE TO BE CONNECTED TO. CONTRACTOR SHALL INSTALL ALL CONDUIT, J-BOXES, ETC... AS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM.		
10.	ALL EXTERIOR EQUIPMENT SHALL BE WEATHERPROOF.		
11.	ELECTRICAL CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH ALL LOCAL AND NATIONAL GOVERNING CODES.		
12.	ALL EQUIPMENT SHALL BE NEW AND BEAR A "UL" LABEL – U.O.N..		
13.	ELECTRICAL CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS.		
14.	COMPLETE ELECTRICAL INSTALLATION SHALL BE GUARANTEED IN WRITING FOR A PERIOD OF (1) YEAR – U.O.N..		
15.	ELECTRICAL CONTRACTOR SHALL INCLUDE IN BID – COSTS FOR ALL HVAC CONTROL COMPONENTS, CONDUITS, DEVICES, ETC... AS DEEMED NECESSARY FOR A COMPLETE AND OPERATING HVAC SYSTEM. REFER TO MECHANICAL DRAWINGS, DIAGRAMS AND SPECS FOR THOSE ITEMS REQUIRED UNDER THE ELECTRICAL SECTION OF THIS CONTRACT. CONTRACTOR TO PROVIDE MATERIALS AND CONNECTION TO FIRE SYSTEM AS SHOWN ON MECHANICAL DRAWINGS.		
16.	ELECTRICAL CONTRACTOR SHALL VISIT SITE PRIOR TO BID DATE, TO VERIFY ALL EXISTING CONDITIONS TO BE ENCOUNTERED IN THE INSTALLATION OF ALL NEW EQUIPMENT, FIXTURES DEVICES, FEEDERS, ETC.. EXACT INSTALLATION METHOD AND REQUIREMENTS SHALL BE VERIFIED AND DETERMINED PRIOR TO BID DATE. CONTRACTORS SHALL IMMEDIATELY NOTIFY THIS ENGINEER OF ANY REQUIRED MODIFICATIONS WHICH ARE NOT SHOWN ON THESE DRAWINGS. SUBMITTAL OF BID INDICATES CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED.		
17.	ALL EQUIPMENT ELECTRICAL CHARACTERISTICS, LOCATIONS, AND CONNECTION REQUIREMENTS SHALL BE VERIFIED PRIOR TO ANY ROUGH-IN WORK.		
18.	ELECTRICAL CONTRACTOR SHALL FURNISH THE FOLLOWING SHOP DRAWINGS FOR PRIOR APPROVAL: a. ALL SUBSTITUTED LIGHT FIXTURES. b. ALL ELECTRICAL SERVICE EQUIPMENT, DISTRIBUTION EQUIPMENT AND PANELBOARDS. c. FIRE ALARM SYSTEM. (SEE NOTE #23 BELOW). d. OTHER ITEMS AS SPECIFICALLY INDICATED. THESE ITEMS SHALL BE APPROVED BY THIS OFFICE PRIOR TO ANY COMMENCEMENT OF PLACING ORDERS OR PERFORMING ANY ROUGH-IN WORK.		
19.	COMPLETE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE PRESENTLY ADOPTED EDITION OF THE N.E.C. ART. 250.		
20.	PENETRATIONS OF ALL FIRE RATED WALLS OR CEILINGS SHALL BE FIRE RATED IN ACCORDANCE WITH ALL LOCAL AND NATIONAL CODES.		
21.	PROVIDE ENGRAVED PLASTIC NAMEPLATES FOR ALL MAJOR ELECTRICAL EQUIPMENT.		
22.	PROVIDE THE OWNER AND THIS ENGINEER WITH ONE SET OF ELECTRICAL "AS-BUILTS" AT THE COMPLETION OF JOB.		
23.	ELECTRICAL CONTRACTOR SHALL INCLUDE IN BID ALL COSTS FOR A COMPLETE AND OPERATING FIRE ALARM SYSTEM WHICH NOT ONLY SATISFIES THE FUNCTIONS AS DESCRIBED IN THE ELECTRICAL SPECIFICATIONS BUT ALSO SATISFIES ANY AND ALL LOCAL FIRE DEPARTMENT REQUIREMENTS. ELECTRICAL CONTRACTOR TO VERIFY ALL LOCAL FIRE DEPARTMENT REQUIREMENTS PRIOR TO BID AND INCLUDE ALL COSTS IN BASE BID. ELECTRICAL CONTRACTOR IS TO OBTAIN LOCAL FIRE DEPARTMENT SHOP DRAWING APPROVAL (IN WRITING) PRIOR TO SUBMISSION OF SHOP DRAWINGS TO ENGINEER FOR REVIEW.		
24.	ALL VOLUME CONTROLS, THERMOSTATS, SWITCHES OR ANY DEVICES THAT ARE MOUNTED ABOVE THE CHAIR RAIL IN PUBLIC AREAS MUST BE MOUNTED AS CLOSE AS POSSIBLE TO DOOR OR WINDOW OPENINGS SO AS NOT TO INTERFERE WITH OWNER HUNG DECOR.		
25.	ALL GASOLINE DISPENSIGN AND SERVICE STATIONS SHALL COMPLY WITH THE CURRENT NEC SECTION AND ARTICLE.		

ABBREVIATIONS			
A.F.F.	ABOVE FINISH FLOOR	A	AMPS
U.O.N.	UNLESS OTHERWISE NOTED	GFI	GROUND FAULT INTERRUPTER
C.O.	CONDUIT ONLY W/PULL ROPE	GND.	GROUND
W.P.	WEATHER PROOF	V.L.	VERIFY LOCATION
CU.	COPPER	A.C.	ABOVE COUNTER
M.L.O.	MAIN LUGS ONLY	N.L.	NIGHT LIGHT
A.F.G.	ABOVE FINISH GRADE	EM.	EMERGENCY

ELECTRICAL SYMBOLS LIST			
	SURFACE WALL MTD. FLUORESCENT LIGHTING FIXTURE.		
	SURFACE MOUNTED FLUORESCENT MODULAR TYPE LIGHTING FIXTURE. EM AND/OR SHADED CONNECTION POINT INDICATES FIXTURE WITH EMERGENCY BATTERY PACK. NL INDICATES FIXTURE ON NIGHT LIGHT CIRCUIT.		
	RECESSED FLUORESCENT LIGHTING FIXTURE. EM AND/OR SHADED CONNECTION POINTS INDICATES FIXTURE WITH EMERGENCY BATTERY PACK. NL INDICATES FIXTURE ON NIGHT LIGHT CIRCUIT.		
	RECESSED OR SURFACED MOUNTED DOWN LIGHTING FIXTURE.		
	WALL MOUNTED H.I.D. WALL PACK LIGHTING FIXTURE.		
	ILLUMINATED EXIT SIGN WITH NUMBER OF FACES AND DIRECTION OF EGRESS ARROWS AS INDICATED.		
	STANDARD 20A, 120/277V-1~ SPST TOGGLE SWITCH MOUNTED AT +48" A.F.F.-U.O.N. a,b – DENOTES TWO SWITCHES AND THER RESPECTIVE CONTROL IDENTIFICATION.		
SMD	WALL MOUNTED LIGHT SENSOR WITH ADJUSTABLE TIME DELAY OFF SETTING.		
	STANDARD 20A, 120V-1~ GROUNDING TYPE DUPLEX RECEPTACLE MOUNTED AT +15" A.F.F. – U.O.N.		
	SPECIAL RECEPTACLE MOUNTED AT +15" A.F.F. – U.O.N.. AMPS – VOLTS & PHASE AS INDICATED ON PLANS. VERIFY NEMA CONFIGURATION WITH INSTALLED EQUIPMENT SUPPLIER PRIOR TO PLACING ORDER.		
	STANDARD 20A, 120V-1~ ISOLATED GROUND TYPE FOURPLEX RECEPTACLE MOUNTED AT +15" A.F.F. – U.O.N.		
	115 VOLT QUADRUPLX DEDICATED POWER FOR P.O.S.		
	208 VOLT SINGLE CONV OUTLET		
	VAPOR PROOF LIGHT FIXTURE		
	FLEX CONNECTION		
	HEATING ELEMENT		
	FUSED DISCONNECT SWITCH. AMPS – VOLTS & POLES AS INDICATED ON PLANS.		
	MANUAL MOTOR STARTER SWITCH. RATED @ 1H.P. MIN-120V – 1~ –U.O.N. PROVIDE COMPLETE WITH THERMAL OVERLOAD PROTECTION.		
	JUNCTION BOX. SIZED BY THIS CONTRACTOR PER ACTUAL NUMBER OF CONDUITS AND / OR CONDUCTORS PASSING THRU.		
	MOTOR OUTLET. H.P. OR F.L.A. – VOLTS & PHASE AS INDICATED. VERIFY ELECTRICAL CHARACTERISTICS AND CONNECTION REQUIREMENTS WITH INSTALLED EQUIPMENT MFGR. PRIOR TO ANY ROUGH-IN WORK.		
	BRANCH CIRCUIT PANELBOARD. FLUSH OR SURFACE MTD. AS INDICATED.		
	TELEPHONE PLYWOOD BACKBOARD.		
	THERMOSTAT FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR. PROVIDE J-BOX AT +72" A.F.F. – U.O.N.. PROVIDE 1/2" C.O. TO ASSOCIATED HVAC UNIT.		
	TELEPHONE OUTLET MOUNTED AT +15" A.F.F. – U.O.N.. PROVIDE 3/4" C.O. TO MAIN TELEPHONE BACKBOARD OR AS INDICATED ON PLAN.		
	CONDUIT CONCEALED WITHIN BUILDING WALLS OR CEILING SPACE. TICK MARKS INDICATE QUANTITY OF #12 THHN / THWN CONDUCTORS – U.O.N.. CONDUIT SHOWN WITH NO TICK MARKS INDICATE 2 #12 THHN / THWN CONDUCTORS – U.O.N.. CONDUIT SHALL BE 3/4" MINIMUM – U.O.N..		
	CONDUIT ROUTED BELOW FINISHED GRADE AND / OR CONCRETE SLAB. TICK MARKS INDICATE QUANTITY OF #12 THHN / THWN CONDUCTORS – U.O.N.. CONDUITS SHOWN WITH NO TICK MARKS INDICATE 2 #12 THHN / THWN CONDUCTORS – U.O.N.. CONDUIT SHALL BE 3/4" MINIMUM – U.O.N.. INCLUDE CODE SIZED COPPER BOND CONDUCTOR (NOT SHOWN ON PLAN) IN ALL NON-METALLIC CONDUIT RUNS.		
	CIRCUIT CONDUCTORS WITH ISOLATED GROUND.		
	HOMERUN TO DESTINATION AS INDICATED. REFER TO CONDUIT SYMBOL ABOVE.		
	INDICATES CONDUIT DROP WITHIN BUILDING WALL. REFER TO CONDUIT SYMBOL ABOVE.		
	INDICATES CONDUIT RISER WITHIN BUILDING WALL. REFER TO CONDUIT SYMBOL ABOVE.		
	FIRE ALARM DUCT SMOKE DETECTOR		
	REMOTE PULL STATION FOR ANSUL SYSTEM.		
	LIGHTING FIXTURE DESIGNATION	MCB	MAIN CIRCUIT BREAKER
	DETAIL REFERENCE	FLA	FULL LOAD AMPS
	KEYNOTE REFERENCE	C.	CONDUIT
	KITCHEN EQUIPMENT DESIGNATION	V.	VOLTS

ELECTRICAL-UTILITY LEGEND			
WHERE APPLICABLE			
	SINGLE POLE		SURFACE MOUNTED FIXTURE
	THREE WAY		PENDANT / HANGING FIXTURE
	FOUR WAY		WALL SCONCE (VERIFY HEIGHT & TYPE W/ ARCHITECT OR OWNER)
	DIMMER		WALL MOUNTED LIGHT STRIP
	CHRISTMAS SWITCH		WALL MOUNTED (VERIFY HEIGHT & TYPE W/ ARCHITECT OR OWNER)
	VACANCY SENSOR		RECESSED FIXTURE
	DUPLEX OUTLET , AFCI		DIRECTIONAL/STEP LIGHTS
	GROUND FAULT CIRCUIT INTERRUPTER		RECESSED, DIRECTIONAL WALL WASHER
	HALF SWITCHED, AFCI		RECESSED, WATERPROOF GFCI PROTECTED, NON-METALLIC RIM, LIGHT FIXTURE
	DOUBLE DUPLEX, AFCI		FLUORESCENT LIGHT (TO BE 40 LUMENS PER WATT MIN.)
	WEATHER PROOF		WATERPROOF GFCI W/HUMIDISTAT PROTECTED, NON-METALLIC RIM FAN EXHAUST RATE = 50 CFM INTERMITTENT 20 CFM CONTINUOUS VENTED TO OUTSIDE
	220 VOLTS		FUEL GAS
	CABLE TV		CEILING FAN WITH LIGHTS:
	TELEPHONE		CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY SEC 370-23 & 422-18. FAN AND LIGHT TO BE SWITCHED SEPARATELY
	ETHERNET		LOOSE KEY VALVE
	CHIMES		FUEL GAS
	PUSH BUTTON OR DOOR BELL		CEILING FAN WITH LIGHTS:
	GARAGE DOOR SAFETY SENSOR		CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY SEC 370-23 & 422-18. FAN AND LIGHT TO BE SWITCHED SEPARATELY
	PHOTOELECTRIC CELL		CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY SEC 370-23 & 422-18. FAN AND LIGHT TO BE SWITCHED SEPARATELY
	JUNCTION BOX		CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY SEC 370-23 & 422-18. FAN AND LIGHT TO BE SWITCHED SEPARATELY
	STUB FOR ICE MAKER		CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY SEC 370-23 & 422-18. FAN AND LIGHT TO BE SWITCHED SEPARATELY
	ANTI-SYPHON HOSE BIB		CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY SEC 370-23 & 422-18. FAN AND LIGHT TO BE SWITCHED SEPARATELY
	CHANDELIER		CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY SEC 370-23 & 422-18. FAN AND LIGHT TO BE SWITCHED SEPARATELY
	LAMP POST		CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY SEC 370-23 & 422-18. FAN AND LIGHT TO BE SWITCHED SEPARATELY
	FLOOD /SPOT LIGHT		CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY SEC 370-23 & 422-18. FAN AND LIGHT TO BE SWITCHED SEPARATELY
	MOTION SENSOR		CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY SEC 370-23 & 422-18. FAN AND LIGHT TO BE SWITCHED SEPARATELY
	ELECTRIC PANEL OR SUBPANEL		CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY SEC 370-23 & 422-18. FAN AND LIGHT TO BE SWITCHED SEPARATELY
	ELECTRIC METER		CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY SEC 370-23 & 422-18. FAN AND LIGHT TO BE SWITCHED SEPARATELY
	FLUORESCENT LIGHT		CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY SEC 370-23 & 422-18. FAN AND LIGHT TO BE SWITCHED SEPARATELY
	FLOOR RECEPTACLE		CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY SEC 370-23 & 422-18. FAN AND LIGHT TO BE SWITCHED SEPARATELY
	GARAGE DOOR OPENER CEILING MOUNT		CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY SEC 370-23 & 422-18. FAN AND LIGHT TO BE SWITCHED SEPARATELY
	DISH WASHER		CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY SEC 370-23 & 422-18. FAN AND LIGHT TO BE SWITCHED SEPARATELY
	TRASH COMPACTOR		CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY SEC 370-23 & 422-18. FAN AND LIGHT TO BE SWITCHED SEPARATELY
	GARBAGE DISPOSAL		CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY SEC 370-23 & 422-18. FAN AND LIGHT TO BE SWITCHED SEPARATELY
	WHOLE HOUSE VACUUM WALL INLET		CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY SEC 370-23 & 422-18. FAN AND LIGHT TO BE SWITCHED SEPARATELY
	WHOLE HOUSE VACUUM TANK		CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY SEC 370-23 & 422-18. FAN AND LIGHT TO BE SWITCHED SEPARATELY
	WATER FILTER		CEILING FANS WEIGHING OVER 35 LBS. CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY SEC 370-23 & 422-18. FAN AND LIGHT TO BE SWITCHED SEPARATELY

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CURRENT ISSUE DATE:

01,24,2024

ISSUED FOR :

01,24,2024

CONTROL NO*:

DRAWN BY: BOULEVARD

CHECKED:

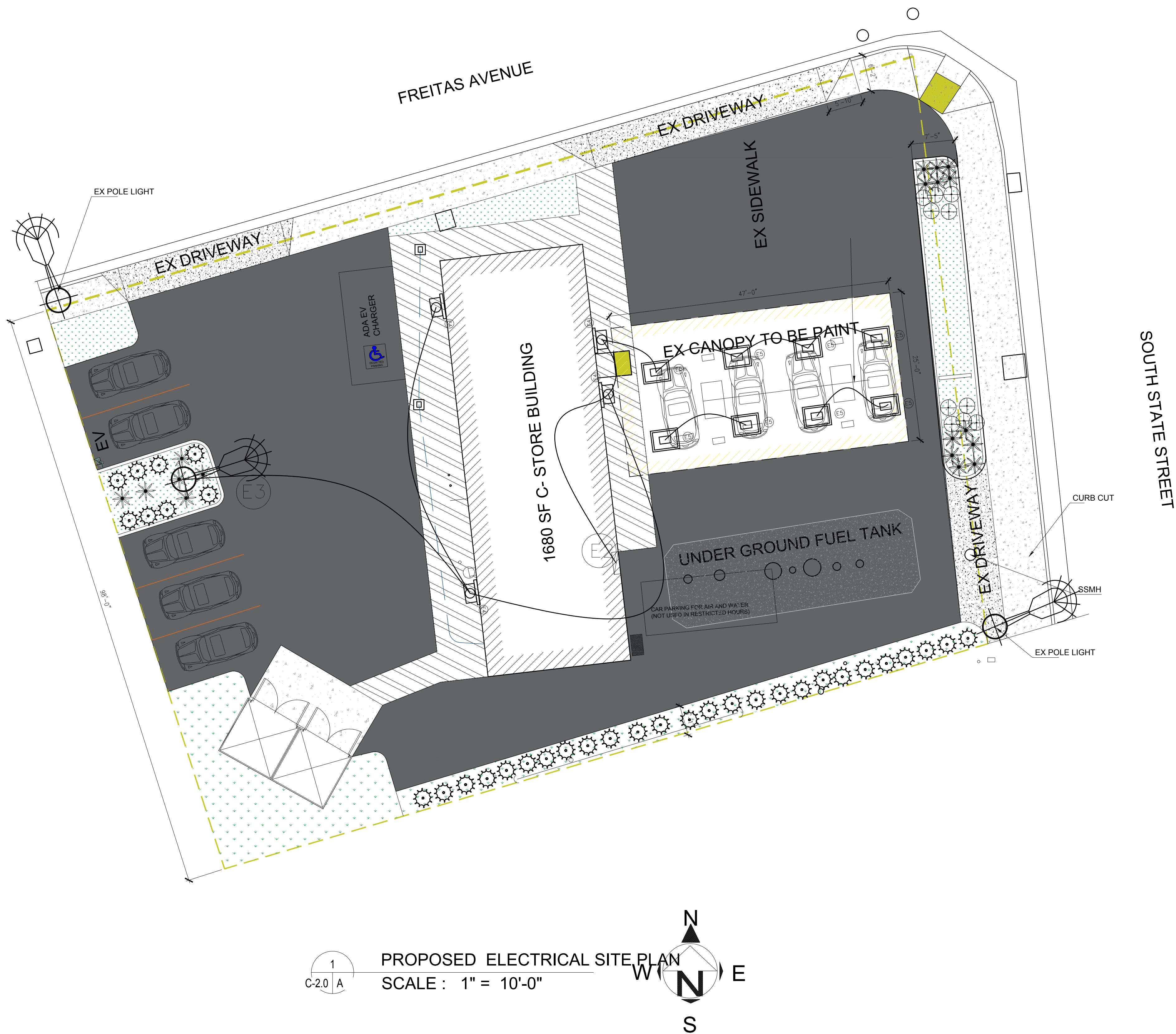
APPROVED:

SHEET TITLE

GENERAL DETAILS

SHEET #

ED-1.0



LEGEND USE IN DRWAING

- 1- ELECTRICAL POWER CABLE FOR LIGHTS
- 2- ELECTRICAL PANEL BOARD
- 3- POLE LIGHT FIXTURE



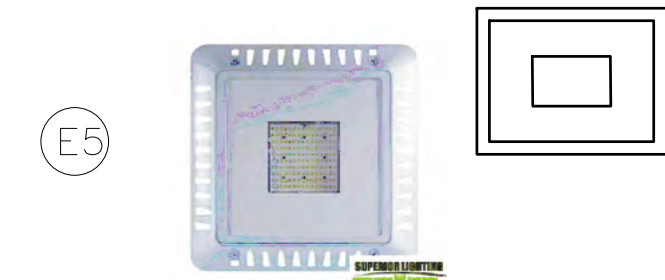
20,250 Lumens – 150 Watt – 3000 Kelvin – LED Parking Lot Fixture

- 4- WALL LIGHT FIXTURE

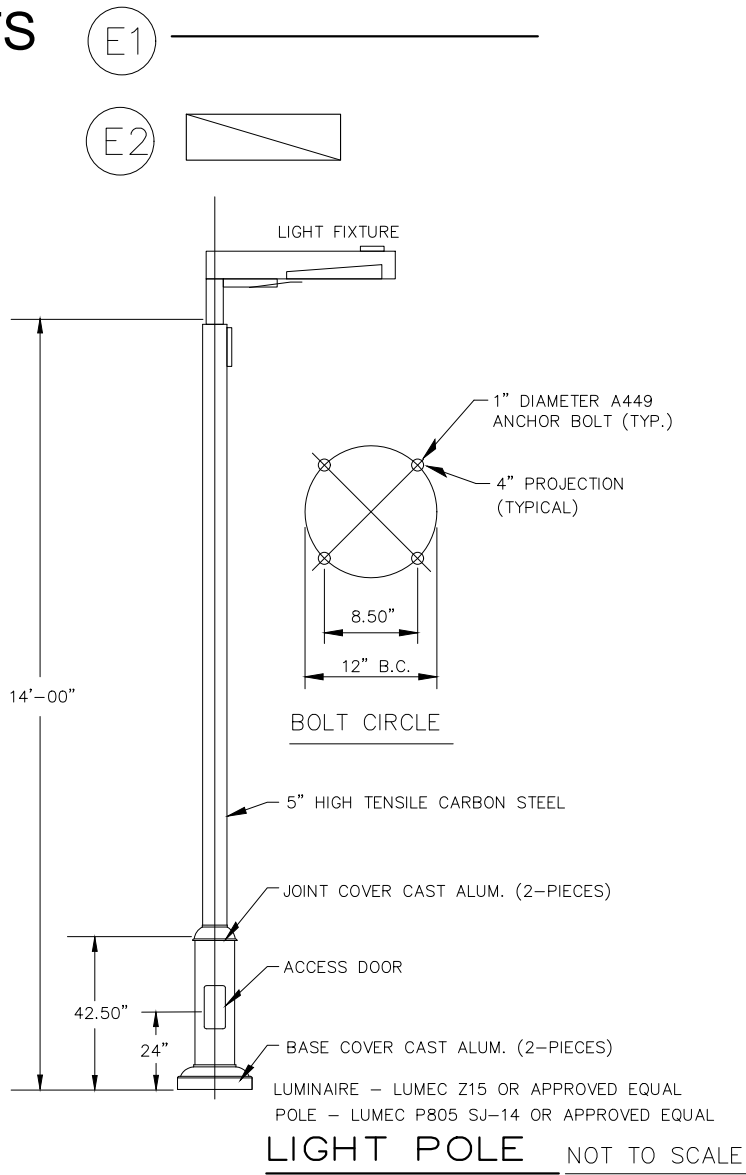


Dimension: 5.8in(L)x8.6in(H)x3.09in(D), Lumen :2500 Watt:15 W warm light 3000K,IP65 waterproof.

- 5- CANOPY LIGHT FIXTURE



TECHNICAL SPECIFICATIONS:
Voltage: 120–277V AC
Wattage: 100 Watts
Size: 15–3/4" x 15–3/4" x 4–1/2"
Architectural UV resistant powder coat finish
Beam:120o Type V distribution
Lumens: 10,000L
IP65 Wet Location
Color Temperature(CCT): 3,000K Daylight
Operating Temp: –30oC to +50oC
Operating Humidity: 20% to 90% RH



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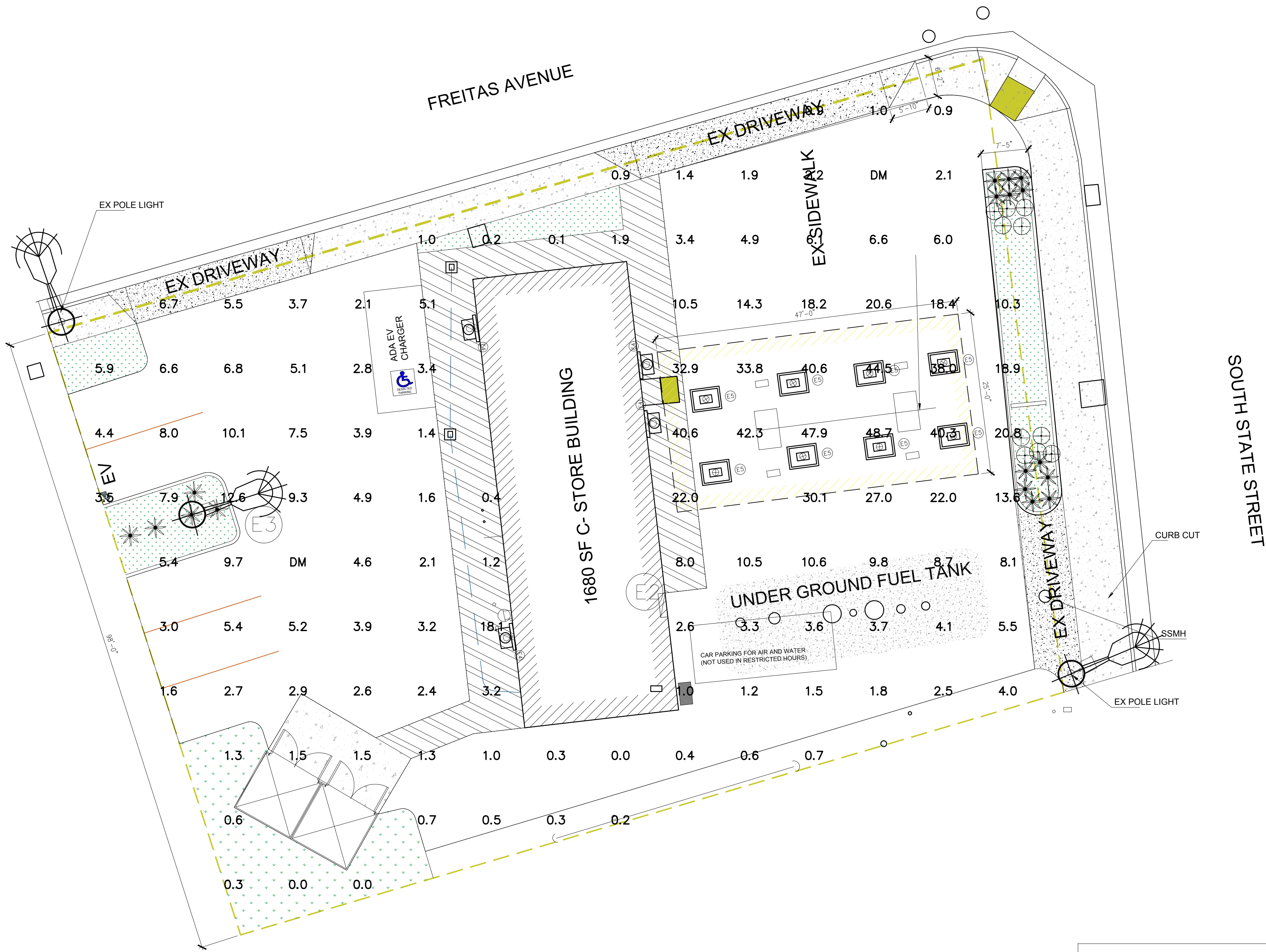
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SHEET TITLE

PROPOSED ELECTRICAL SITE
PLAN

SHEET #

E-1.0



1

C-2.0 A

PHOTOMETRIC PLAN
SCALE : 1" = 10'-0"

N

W

N

E

S

GENERAL
PHOTOMETRIC
SCHEDULE

AVERAGE FOOT-CANDLES	8.71
MAXIMUM FOOT-CANDLES	48.7
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	41223.82
AVERAGE TO MINIMUM FC RATIO	7367.21

LUMINAIRE SCHEDULE											
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE	NUMBER OF LIGHT	VOLTS	TOTAL LUMENS
canopy light		(1) 100W ,	TG-CP380BS100W(4000K)	ELECTRONIC	CEILING	TG PHOTOELECTRIC TECHNOLOGY CO. LTD.	120V 1P 2W		8		11176
pole light		(1)	LED	ELECTRONIC	POLE	MESTER LED LTD., MAL05150W27V50KDSGT3	120V 1P 2W	120-277VAc 50/60Hz	1	120	21000
wall light		(1) 20W 90 white LEDs, one WWF03-20W-1503BP2-2835-A0 LED board	Surface mounted, cast aluminum housing, formed white enamelaluminum reflector, clear linear prismatic lens with frosted side sections.	ELECTRONIC	WALL	Topaz Lighting Corp, F-WPC/20W/CTS/BZ-96 - 4000K Setting	120V 1P 2W	One HB-LPG020G-52 LED Driver	4	120	2500

LICENSED ARCHITECT
ROBERT A. MASSETTI
C-12648
06-30-2025
STATE OF CALIFORNIA
Robert Massetti

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SHEET TITLE
PHOTOMETRIC PLAN

SHEET #
E-2.0

Page 32 of 49



TO: Design Review Board

FROM: Joshua Montemayor, City Planner

DATE: April 25, 2024

SUBJECT: Request for review and recommendation to the Planning Commission regarding the construction of a single-story commercial shell structure featuring a drive-thru at 1294 N. State Street; APN 001-370-36, File No. 17-3069.

PROJECT BACKGROUND

On March 28, 2024, the Design Review Board (DRB) initially evaluated the proposed project. Unfortunately, the applicant and property owner were unavailable for the meeting, leading to a discussion primarily focused on specific inquiries with staff. Subsequently, the DRB decided to postpone the project review to the April 25 meeting, with the expectation of the applicant's attendance to engage in a comprehensive dialogue with the board.

At the meeting, the Design Review Board offered initial feedback, generally endorsing the building's design. They provided several suggestions, including the need for sufficient window shading to reduce glare from direct sunlight. Additionally, the Board proposed investigating the feasibility of incorporating an outdoor dining area. To enhance pedestrian accessibility, the Board suggested creating additional entry paths from the parking lot to the building's frontage. Currently, this area is obstructed by a 6-ft wide planter, and the Board discussed how reconfiguring this space can facilitate easier pedestrian movement.

The board questions the necessity of adding a drive-thru establishment at this location. Although the concept of a drive-thru was deemed acceptable pending a traffic study, the Board expressed interest in learning more about the potential tenant for the space before making a formal recommendation to the Planning Commission. Without clarity on the type of business that may occupy the space, the Design Review Board seeks context to understand the rationale behind creating a vacant shell. This inquiry arises particularly in light of the nearby vacant drive-thru building directly across the street.

The Design Review Board conveyed their interest in examining additional elevations to further understand and appreciate the design proposal. Specifically, they requested comprehensive elevations juxtaposed with the neighboring building to gain a clearer perspective. While the Board positively acknowledged the contemporary style of the design and supported its distinctiveness from the adjacent structure, they also expressed a desire for a panoramic view to better grasp the project as a whole.

Concerns were raised about difficulties exiting north onto State Street from the property, underscoring the need for enhanced directional signage and a comprehensive traffic assessment. Additionally, the issue of peak traffic congestion on Empire, particularly during school days, was highlighted, with traffic frequently backing up along a blind curve. These concerns reinforce the Board's interest in understanding the potential tenants for the space and assessing whether the drive-thru configuration aligns appropriately with the parcel and its location.

Given the significance of these matters, the presence and input of both the applicant and the owner at the next Design Review Board meeting were highly encouraged. As such, the item was continued to the April 25 meeting to allow for their participation in effectively addressing the DRB's comments and ensuring the project's alignment with community standards and objectives.

LOCATION

The subject parcel (APN 001-370-36) is approximately .32 acres in size and maintains a frontage along North State Street. The property is also adjacent to unincorporated Mendocino County and is considered a 'Gateway' to the City. The parcel is accessed via an encroachment from North State Street but has historically maintained shared access and parking with the adjacent legal parcel (APN 001-370-37), which features multiple encroachments from Empire Drive, as well as North State Street, and is commercially developed. See Figure 1 for a Location Map and Figure 2 for a demarcation of the City/County Boundary:

Figure 1 - Location Map

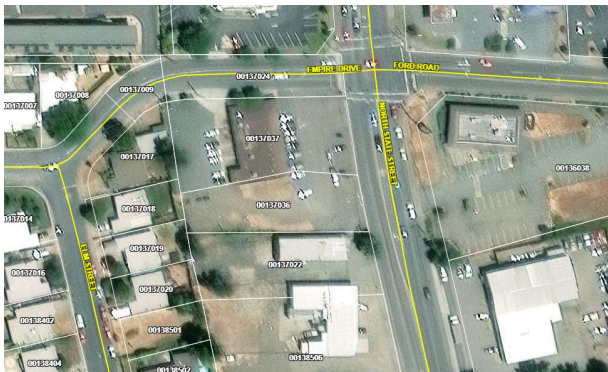
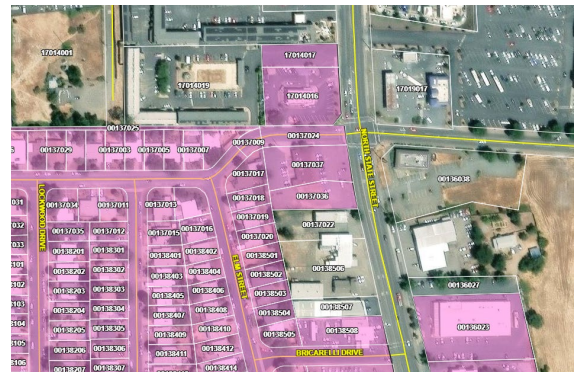


Figure 2 - City/County Boundaries



PROJECT HISTORY

In 2017, the applicant submitted a proposal for a Major Site and Development Permit (MaSDP) to develop a two-story mixed-use structure in the footprint of a previously razed commercial building. This development aimed to integrate commercial/retail facilities on the ground level and residential apartments on the upper level, in conjunction with a proposed drive-thru component.

Following submission, the project underwent comprehensive review by various municipal departments and agencies, culminating in a Design Review Board evaluation on January 25, 2018. However, the applicant suspended the advancement of the project shortly thereafter. Since 2018, the project experienced numerous design revisions, prompting the applicant to fully re-engage with the Planning Division in July 2023 to explore a revised project design. The revised design notably omits the second-story residential use in favor of a single-story commercial structure with a drive-thru as proposed in Attachment 1.

PROJECT SUMMARY

The subject property, historically known as the Tack Room Plaza, comprises two parcels situated at the intersection of Empire Drive and North State Street: APN 001-370-37 (23,854 square feet) and APN 001-370-36 (15,419 square feet). Presently, the site features a 4,200 square foot commercial structure, developed entirely on APN 001-370-37, hosting various commercial endeavors, including the Honey Fluff Donut Shop, TJ Nail & Spa, Honey Tea, and Camille's Boutique.

Notably, a 2011 fire destroyed Diamond Jim's Sporting Goods & Liquor, rendering that portion of the shared project site vacant. The applicant's proposal entails a new single-story commercial shell structure, inclusive of a drive-thru adjacent to the existing commercial improvements. The project scope entails a comprehensive array of site enhancements, detailed under the subsequent "Project Description" section.



PROJECT DESCRIPTION

The Applicant proposes to construct a new single-story commercial shell building with a drive-thru adjacent to the southern side of the existing commercial structure. The new building will be entirely separate from the existing structure as shown on the proposed floor plan in Attachment 1, and will be separated by a 1-hour-rated firewall.

The project shall consist of:

- Construction of a single-story (18-ft max to the top of the parapet) 3,261sf retail shell with two suites. Tenants of the proposed retail suites have not been identified by the applicant at this time.
 - Suite A: 1,844sf with a drive-thru
 - Suite B: 1,417sf
- Landscaping (21% of the parcel), including planters around the perimeter of both parcels and within the parking lots, LID features, and street trees along State St.
 - The landscape plans are preliminary.
- Parking and stacking: 32 parking spaces are existing/proposed with 8 spaces in the rear of the existing building, and 24 spaces in the front of the building which will include two accessible parking stalls. 8 stacking spaces are identified for the drive-thru.
- Bike parking: A new bike rack that will accommodate three bikes will be located at the rear of the new building.
- Related sidewalk improvements.
- Abandon two existing driveways located at the northeast end of the project site, and reconfigure the driveway exiting onto Empire Drive to be one-way only with a right-turn-only sign.
- Create a new one-way stacking aisle for the drive-thru at the southwest corner of the parcel to create circulation for the new drive-thru at the southerly end with access via the rear of the building off Empire Drive.
- Install a new 6-ft. high fencing along the southerly property line.
- Trash enclosure at the northwest end of the property, located behind the existing commercial building.

EXISTING CONDITIONS

The project site is currently developed and consists of an existing commercial building with several operating businesses. A portion of the site, formerly known as Diamond Jim's, was destroyed due to a fire, and that portion remains vacant. A monument sign remains on site with this business name.

The site also contains either unmarked or faded parking stripes along the front and rear of the existing building. The site is relatively flat, predominantly covered by paving and limited landscaping along the perimeters of the developed parcel existing along Empire Drive. Four access points serve the existing parcel: two along State Street and two along Empire Drive. The site currently lacks safe pedestrian access as there are no sidewalk improvements along State Street and minimal sidewalk improvements along Empire Drive. Photos of the existing site are provided below in Figure 3.

Figure 3 – Existing Site Photos

View via Empire Drive



View via State Street



COMMUNITY COMMERCIAL (C-1) ZONING CODE – DESIGN REQUIREMENTS

The subject parcel is within the Community Commercial (C-1) zoning district. The purpose of the C-1 zoning district is to provide a broad range of commercial land use opportunities along the primary transportation corridors within the City. It is intended to promote and provide flexibility for commercial development, encourage the establishment of community-wide commercial-serving land uses, and provide opportunities to integrate multiple-family housing and mixed-use projects.

Restaurants and retail stores are allowed uses in the C-1 Zoning District and do not require a separate Use Permit. A summary of the Design Requirements and compatibility with the proposed project is listed below.

C-1 Zoning Design Requirements	Proposed Project
Building Height – Max 50 ft.	Max 18 ft. to the top of the parapet.
Building Site Area (interior lot) – Min. 6,000 sf and min. width of 60 ft.	Existing site area (APN 001-370-36) of 15,419 sf. New construction – 3,261 sf.
Setbacks Front – 5 ft. Side – None Rear – 15 ft. (abutting R-1)	Front – at least 5 ft. provided. Side – connected to adjacent building; at least 15 ft. provided from adjacent property for the drive thru. Rear – at least 15 ft. provided.



Parking Retail Stores – 1 for each 300 sf Restaurant – 1 for every 3 seats, with min. 4 spaces. Additional parking space for each 2 employees at maximum shift.	32 total parking spaces provided. 8 stacking spaces for the drive thru. 3 bicycle parking spaces.
Landscaping - See separate section.	See Preliminary Landscape Plan, Sheet LS1

LANDSCAPING DESIGN GUIDELINES

Under Ukiah Municipal Code (UKC) Sec. 9087.D, all development projects that require discretionary review shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project. The applicant has provided a Preliminary Landscape Plan (Sheet LS1). The landscaping standards applicable to this project are included below for the Design Review Board's consideration and assessment of the project:

- a) Landscape plantings shall be those that grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.
- b) Deciduous trees shall constitute fifty-one percent (51%) of the trees proposed along the south and west building exposures; non-deciduous street species shall be restricted to areas that do not inhibit solar access.
- c) Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within fifteen (15) years of planting. Based on the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.
- d) Parking lots shall have a perimeter planting strip with both trees and shrubs.
- e) Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities of no less than three feet (3') in width within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.
- f) Street trees may be placed on the property proposed for development instead of within the public right-of-way if the location is approved by the City Engineer, based upon safety and maintenance factors.
- g) All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless because of the small size of a parcel as determined by the Planning Director. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.
- h) Landscaping plans shall include an automatic irrigation system and lighting plan.
- i) All required landscaping for commercial development projects shall be maintained.
- j) All healthy existing mature trees on development project sites shall be preserved and incorporated into the proposed landscaping plan, if feasible.

COMMERCIAL DESIGN GUIDELINES

In 2007, Staff was directed by the Planning Commission to prepare review checklists to aid in the review of projects for consistency with the adopted design guidelines. On June 27, 2007, the Planning Commission adopted a Project Review Checklist for commercial development outside of the Downtown Design District in Table 1, below.



The Design Guidelines for Projects Outside of the Downtown Design District applies to this project and is included below for the Design Review Board's consideration and assessment of the project:

Table 1 - Commercial Projects Outside Downtown Design District			
Yes	No	N/A	
X			Site Features: Site design is compatible with the natural environment, and incorporates the major existing features (<i>trees, landscaping, city creeks, riparian habitat, lot shape, size, relationship to surrounding area</i>).
X			Coordination: Facilities are shared and coordinated with adjacent properties.
X			Coordination: Setbacks are compatible with character of adjacent frontages.
X			Coordination: Setbacks are minimized to enhance the pedestrian environment.
X			Pedestrian Access: Site has pedestrian orientation, consistent with uses, design, and architecture.
X			Pedestrian Access: Pedestrian elements are attractive and functional (<i>walkways link parking to building entrances and other walkways; planters, street furniture, outdoor seating, pedestrian oriented signs, low level lighting provided</i>).
X			Pedestrian access: Parking areas with 12 or more stalls: defined sidewalk or marked pedestrian facilities in landscaped areas or separated from traffic lanes required.
X			Parking lots: Decrease visual prominence and reduce heat island effect (<i>locate behind buildings, divide into smaller lots, avoid large unbroken expanses of paving; emphasize screening, shading, landscaping</i>).
X			Landscaping: Scale and nature of landscape materials is appropriate to the site and structures.
X			Landscaping: 20% of gross lot area landscaped / 50% live plantings; landscape redevelopment or reuse projects to extent feasible (<i>Plants are of type, spacing and sizing to reach maturity within reasonable time. Hardy, drought tolerant, low maintenance species adapted to Ukiah climate are emphasized, parking lots trees also withstand heat, pollutants. Deciduous trees used on south and west. Automatic irrigation required for new commercial development</i>).
X			Landscaping: Parking areas with 12 or more stalls: 1 tree per 4 stalls within continuous linear strips. Perimeter planting strips use trees and shrubs. Focus on deciduous trees achieving 50% shading within 10 years
X			Landscaping: Parking lots generally: Perimeter planting strips, Street trees selected from Ukiah Master Tree List required
X			Signs: Signs are compatible with architectural character of buildings (<i>signage does not dominate site, uses compatible colors and material, lighting is restrained and harmonious, sandwich boards are creative/subdued co/or/minimal copy</i>).
X			Lighting: Lighting harmonizes with site, building design, architecture and landscaping (<i>lighting form, function, character, fixture styles, design and placement; lighting does not interfere with pedestrian movement</i>).



X			Energy Conservation: Active and passive solar and other renewable energy design and devices are used (<i>building orientation, landscaping, lighting, heating and cooling, photovoltaic system-ready or installed</i>).
X			Energy Conservation: Devices are unobtrusive and complement design (<i>solar panels flush with roof</i>).
X			Visual Appearance: Buildings are visually cohesive, compatible and complementary (<i>scale, proportion, design, style, heights, mass, setbacks</i>).
	X		Visual Appearance: Buildings exhibit variety and distinctiveness (<i>but avoid overly obtrusive or overly monotonous designs, or strong contrast with adjacent buildings, creative use of natural and recycled materials; metal discouraged unless creative and consistent with Guidelines</i>).
X			Visual Appearance: Variety of architectural features encouraged tied to comprehensive design theme (<i>arches, raised parapets, cornices, eaves, windows, balconies, entry insets, roof angles and pitches, wall relief features</i>).
	X		Visual Appearance: Building exteriors compatible with surrounding properties (<i>compatible materials, colors, quality, coordinated but not the same as surrounding properties, avoid strong or vivid colors unless they fit within local context, concrete block/exposed concrete on visible walls finished in aesthetic manner</i>).
		X	Visual Appearance: Visible fences compatible with project and visually attractive (<i>compatible colors, materials, styles; wire fences, high barriers and use for advertising discouraged</i>).
	X		Visual Appearance: Site and buildings are visually attractive from neighboring properties, traffic and corridors, and public spaces (<i>service areas and devices screened, integrated and compatible with site features; common mailboxes architecture consistent and located close to building; above criteria is applied to areas visible to public view; rear and side views are visually interesting, coordinated and well-maintained</i>).
X			Maintenance: Demonstrate consideration of site and building maintenance.
X			Walkable and bikeable communities: The project provides connections for walkers and bicyclists to the surrounding community (<i>provides walking/biking facilities on the site, connects to nearby walking/biking facilities, provides shortcuts for walkers/bikers, project is located within ¼ or ½ of other places to walk</i>).
X			Walkable and bikeable Communities: Sidewalks provide are convenient and safe access (<i>sidewalks sufficiently wide, without obstruction; curbs, shade, lighting provided; buffers between walkers and traffic provided; safe and direct street crossings for walkers</i>).
X			Walkable and bikeable communities: Entrances provide convenient access (<i>entrances adjacent to street, minimal setback, routes and accessways are well marked, sidewalks provided uninterrupted access to entrances, safe bike parking is located close to entrances</i>).
X			Green Building: Sustainable site
X			Green Building: Water efficiency
X			Green Building: Energy
X			Green Building: Materials and resources
X			Green Building: Indoor environmental quality



X			Visitability and Universal Design: The site and its elements are accessible to people at differing stages, ages and circumstances: accessible primary and interior entrance and routes, accessible kitchen and bath space and devices, for dwellings accessible bedroom, common room, and devices).
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COMMERCIAL SIGNAGE

None proposed at this time. Considering that the proposed site improvements are oriented towards the northern gateway of the City limits, staff recommends that the DRB provide clear direction to the applicant on the design of any new signage proposed for the site.

Staff requests that the Design Review Board provide a recommendation to the Planning Commission that specifies the type of 'Free Standing Sign' that best aligns with the 2040 Ukiah General Plan, particularly as it relates to the City's Policies related to Gateways, particularly, LU-11.2 (Gateways), which states:

The City shall establish key gateways to Ukiah through landscape design, appropriately scaled signage, and building form, and historic themes to create a unique sense of place...

SITE DEVELOPMENT PERMIT

Pursuant to Zoning Ordinance Section 9261(b), a Site Development Permit is required for all new commercial construction. As this project proposes to construct a new primary structure, it is considered a major new development. Below, Table 2 shows the specific findings that are required before the Site Development Permit cannot be approved along with staff consistency analysis:

Table 2: Project Consistency - Site Development Permit Findings	
Site Development Permit Findings	Staff Analysis
The proposal is consistent with the goals, objectives, and policies of the City General Plan.	The proposed project is consistent with goals, objectives, and policies of the General Plan, and is consistent with its Community Commercial Land Use Designation. The proposal will reconstruct a commercial building along North State Street. The development will facilitate a commercial use that will improve the surrounding area and does not conflict with any policies of the General Plan, including the UKIALUCP.
The location, size, and intensity of the proposed project will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.	Without a traffic analysis, it is unknown if the location, size, and intensity of the project will not create hazardous or inconvenient vehicular or pedestrian traffic patterns. Moving forward, the project will require further review by the Department of Public Works, Ukiah Valley Fire Authority, and the Ukiah Police Department as it pertains to the intersection of North State Street and South Empire Drive.
The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses.	Without a traffic study, it is difficult to evaluate project impact as required by the associated finding. The proposed development has the potential to create a hazardous or inconvenient condition to adjacent or surrounding land uses given the existing street layout



	and known congestion of the adjacent intersection during peak travel hours.
Sufficient landscaped areas have been reserved for purposes of separating or screening the proposed structure(s) from the street and adjoining building sites and breaking up and screening large expanses of paved areas.	A preliminary landscape plan has been provided. It is unclear how the proposed landscaping will screen the development from the street and adjoining building sites, but Staff notes that the provided landscaping would improve the frontage along North State Street in particular, as it currently lacks vegetation of any kind.
The proposed development will not restrict or cut out light and air on the property, or on the property in the neighborhood; nor will it hinder the development or use of buildings in the neighborhood or impair the value thereof.	The proposed development will not restrict or cut out light and air on the property, or within the neighborhood. The proposal features a commercial use adjacent to an existing commercial retail center. The site has historically featured commercial activities, but suffered from a fire that left it vacant. The development of the property serves to improve the neighborhood.
The improvement of any commercial or industrial structure will not have a substantial detrimental impact on the character or value of an adjacent residential zoning district.	The development of this site will not have a detrimental impact on the character or value of an adjacent zoning district since the subject property already features a commercial use, and the site has historically featured commercial activities. While the property abuts a residential zoning district, the property is along a commercial frontage.
The proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks, and the natural grade of the site.	The subject property is developed, and to the extent feasible, on-site trees will be preserved and new vegetation provided. There are no known creeks or watercourses on-site.
There is sufficient variety, creativity, and articulation to the architecture and design of the structure(s) and grounds to avoid monotony and/or a box-like uninteresting external appearance.	It is recommended that the Design Review Board assess the design of the proposed project and make recommendations for the applicant to align the proposal further with the requirements for a Site Development Permit.

STAFF REQUEST

Staff is requesting the DRB review the project for consistency with the Community Commercial (C-1) Zoning Code, including proposed signage landscaping, and overall building design, and make a recommendation to the Planning Commission regarding the project.

ATTACHMENTS

1. Application Materials (Application, Site Plan, Elevations, and Landscape Plan)



City of Ukiah

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

Planning Permit Application

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

RECEIVED

JUL 11 2023

PROJECT NAME: Tannous Bldg		Assessor Parcel Number(s): 001-370-36	
APPLICANT/AUTHORIZED AGENT NAME: RAY VAN PELT	PHONE NO: 707 485 4349	E-MAIL ADDRESS: rvp4512@yahoo.com	
APPLICANT/AUTHORIZED AGENT ADDRESS: P.O. Box 1355		CITY: Willits	STATE/ZIP: CA 95490
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: Jason Tannous	PHONE NO: 272-7881	FAX NO:	E-MAIL ADDRESS:
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT: 206 Ford St. Apt H		CITY: Ukiah	STATE/ZIP: CA 95482

☐ AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	\$	☐ REZONING - PLANNED DISTRICT 100.0800.611.001	\$	☐ USE PERMIT - AMENDMENT 100.0400.449.001	\$
☐ ANNEXATION 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT - AMENDMENT 100.0400.449.001	\$	☐ USE PERMIT - MAJOR 100.0400.449.001	\$
☐ APPEAL 100.0400.449.001	\$	☐ SITE DEVELOPMENT PERMIT - MAJOR 100.0400.449.001	\$	☐ USE PERMIT - MINOR 100.0400.449.001	\$
☐ GENERAL PLAN AMENDMENT 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT - MINOR 100.0400.449.001	\$	☐ VARIANCE - MAJOR OR MINOR 100.0400.449.001	\$
☐ MURAL PERMIT 100.0400.449.001	\$	☐ SPECIFIC/MASTER PLAN 100.0800.611.003	\$	☐ DETERMINATION OF APPROPRIATE USE - "DIRECTOR'S DETERMINATION"	\$
☐ PRE-DEVELOPMENT MEETING 100.0800.611.003	\$	☐ MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	\$	☐ ZONING AMENDMENT MAP OR TEXT 100.0800.611.001	\$
☐ STAFF RESEARCH (MORE THAN 1 HOUR) 100.23100.411.53	\$	☐ MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	\$	☐ REZONING 100.0800.611.001	\$
☐ LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	\$	☐ TELECOMMUNICATIONS ADMINISTRATIVE REVIEW PERMIT (1-15 LOCATIONS)	\$	☐ OTHER	\$

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

To Be Completed by Staff

General Plan Designation: CC	Zoning District: C1	Airport Land Use Designation: OAE
City's Architectural & Historic Inventory: ☒ YES ☐ NO	Age of Building (if proposing demolition): N/A	Flood Designation: N/A

Notes:

AUTHORIZED AGENT

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

Issa Tannous
PROPERTY OWNER SIGNATURE

7/11/2023
DATE

I, _____, am the ☐ owner / ☐ authorized agent of the property for which the development is proposed. The above information and attached documents are true and accurate to the best of my knowledge.

I have read and agree with all of the above.

I hereby authorize employees of the City of Ukiah, the City's authorized agents, and persons with review or decision making authority for the project to enter upon the subject property, as necessary, to inspect the premises, post notices, and process this application.

I understand that conditions of approval may be placed on my project by the city of Ukiah and it is my responsibility to fully understand the conditions and ask questions about them before action is taken on my planning permit.

☐ OWNER / ☐ AUTHORIZED AGENT

DATE

INDEMNIFICATION AGREEMENT

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

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

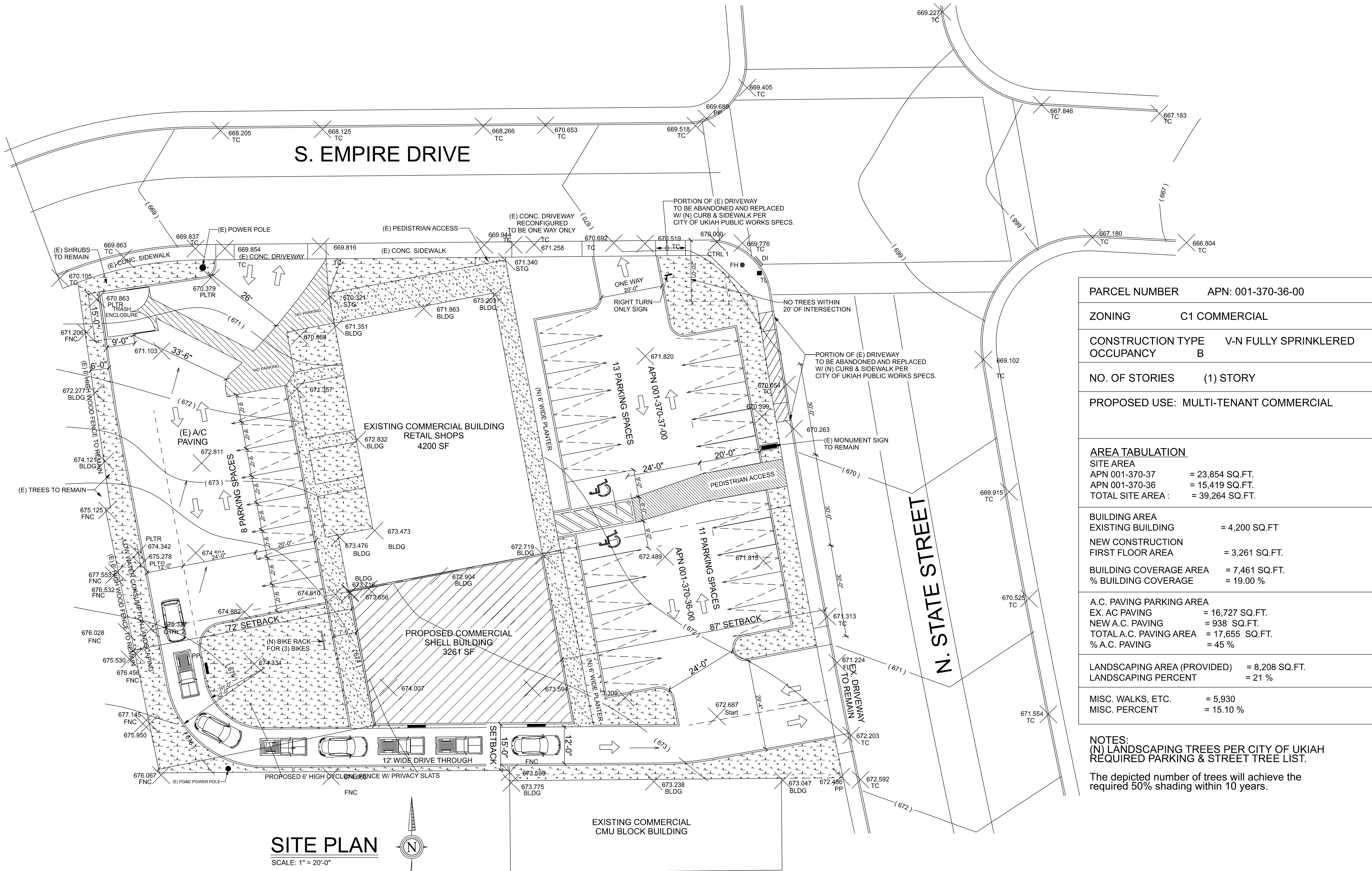
I have read and agree to all of the above.

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

☐ PROPERTY OWNER / ☐ AUTHORIZED AGENT
(SIGNATURE)

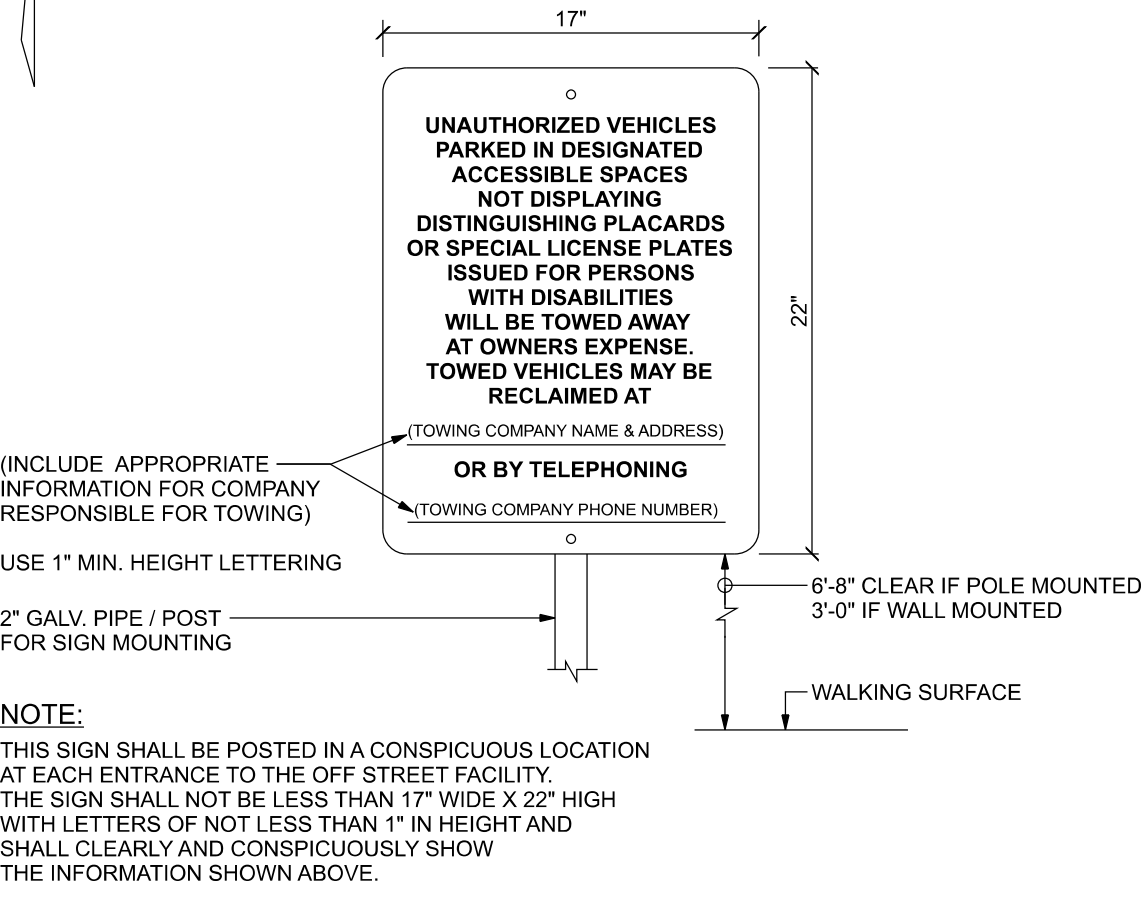
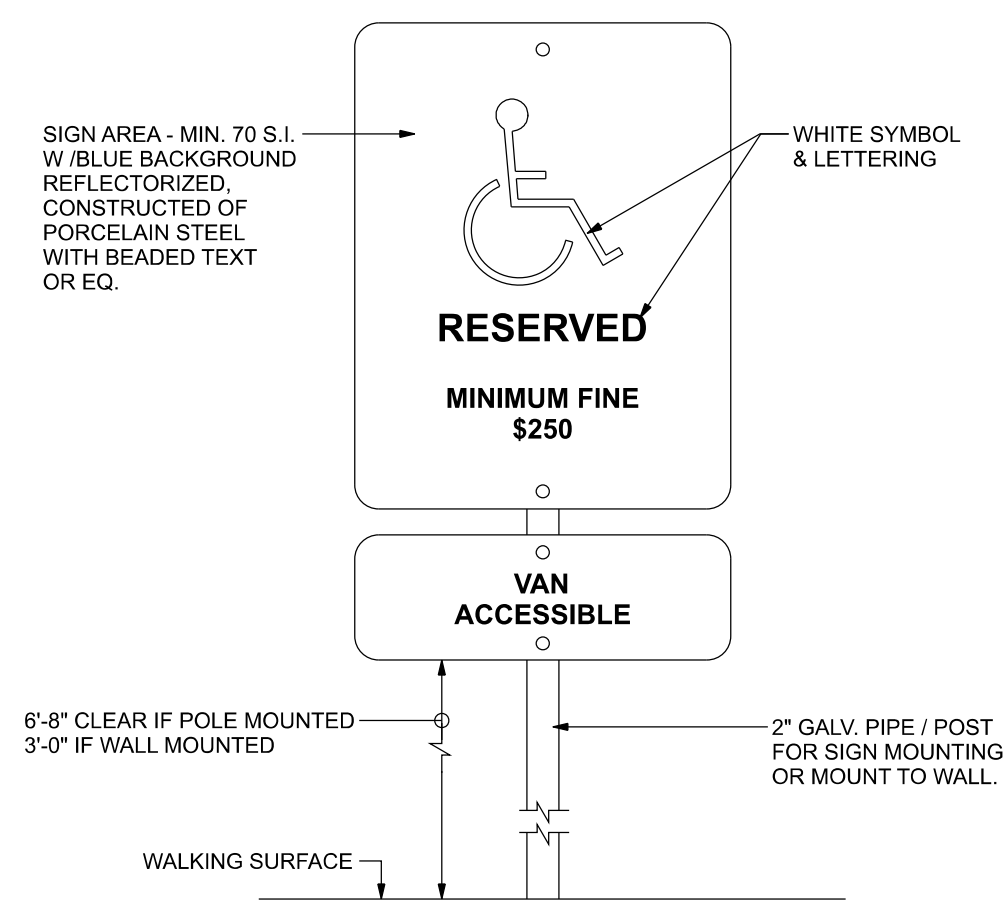
DATE

Revised 09/03/2019



PARCEL NUMBER	APN: 001-370-36-00
ZONING	C1 COMMERCIAL
CONSTRUCTION TYPE	V-N FULLY SPRINKLERED
OCCUPANCY	B
NO. OF STORIES	(1) STORY
PROPOSED USE:	MULTI-TENANT COMMERCIAL
AREA TABULATION	
SITE AREA	
APN 001-370-37	= 23,854 SQ. FT.
APN 001-370-36	= 15,419 SQ. FT.
TOTAL SITE AREA :	= 39,264 SQ. FT.
BUILDING AREA	
EXISTING BUILDING	= 4,200 SQ. FT.
NEW CONSTRUCTION	= 3,261 SQ. FT.
FIRST FLOOR AREA	= 3,261 SQ. FT.
BUILDING COVERAGE AREA	= 7,461 SQ. FT.
% BUILDING COVERAGE	= 19.00 %
A.C. PAVING PARKING AREA	
EX. A.C. PAVING	= 16,727 SQ. FT.
NEW A.C. PAVING	= 938 SQ. FT.
TOTAL A.C. PAVING AREA	= 17,665 SQ. FT.
% A.C. PAVING	= 45 %
LANDSCAPING AREA (PROVIDED)	
LANDSCAPING PERCENT	= 21 %
MISC. WALKS, ETC.	
MISC. PERCENT	= 15.10 %

NOTES:
(N) LANDSCAPING TREES PER CITY OF UKIAH
REQUIRED PARKING & STREET TREE LIST.
The depicted number of trees will achieve the
required 50% shading within 10 years.



PARKING REQUIRED:
1 PARKING SPACE PER 300 SQ.FT
OF COMMERCIAL SPACE
TOTAL PARKING REQUIRED = 29 SPACES

PARKING PROVIDED:
9'X20' PARKING SPACES = 30 SPACES
9'X20' ACCESSIBLE PARKING = 2 SPACES
TOTAL PROVIDED = 32 SPACES

LEGEND:	
	AC PAVEMENT
	EX. BUILDING
	NEW CONSTRUCTION
	LANDSCAPE AREA
	CONCRETE
	WALK WAY

PROJECT DATA :

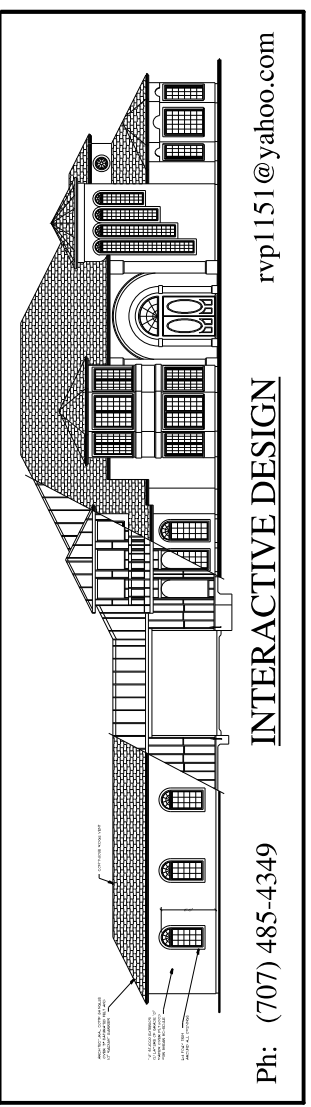
Owner: Jason Tannous 1294 N. State Street Ukiah, CA. 95482 (707) 272-7881	A.P.N. : 001-370-36-00 & 001-370-37-00
Site Add: 1294 N. State Street Ukiah, CA. 95482	Project Owner Contact: Drafter: Interactive Design Ray Van Pelt P.O. Box 1793 Willits, CA. 95490 (707) 485-4349
ZONING: C1 OCCUPANCY: B TYPE OF CONSTRUCTION: V / N FIRE SPRINKLERS: YES WATER SOURCE: CITY OF UKIAH SEWER SYSTEM - CITY OF UKIAH POWER: PG&E HEAT SOURCE: DUCTLESS MINI-SPLIT	

PROJECT DESCRIPTION:
Location:
The proposed project is to be located on one existing parcel (APN: 001-370-36)
Project Description:
The proposed project consists of: • A 3,261 sf 18-ft to 20-ft high retail shell building to house one or two perspective tenants with take-out dining and a drive-thru.
• Green building design features including: an area on the roof being reserved for future solar panels, building materials made of recycled-composite materials, etc.;
• 33 vehicle parking spaces and 5 bicycle spaces; • 7,853 sf of landscaping improvements and irrigation;
• Supporting sidewalk improvements, signage, lighting (down-shielded and night sky compliant);
• Low Impact Development features and Best Management Practices to prevent storm water runoff from impacting water quality.
• The project will be served by tying into existing sewer and water utilities currently provided to the area by the City.
• Operating hours will be determined by tenant.
• No further detailed plans for improvement have been provided at this time.

SCOPE OF WORK:
PREPARE SITE FOR NEW SINGLE STORY COMMERCIAL SHELL BUILDING W/ DRIVE-THRU ON THE SOUTH SIDE.
NEW A/C PAVING, CURBS & LANDSCAPING TO BE INSTALLED PER CITY OF UKIAH PUBLIC WORKS STANDARDS.
THE DRIVEWAY & CURB CUT CLOSEST TO THE CORNER OF STATE ST. & EMPIRE SHALL BE ABANDONED AS REQUESTED FROM PUBLIC WORKS.
NEW WATER & SEWER SERVICE SHALL BE TIED INTO EXISTING CITY OF UKIAH WATER & SEWER SYSTEM.
THE PROPOSED SHELL BUILDING WILL NOT HAVE A INTERIOR CONCRETE SLAB OR INTERIOR FINISH. THE FUTURE INTERIOR BUILD OUT WILL BE DONE UNDER A SEPARATE T.I. PERMIT.
THIS PROJECT WILL INCLUDE:
MINOR SURFACE GRADING, A/C PAVING, LANDSCAPING, CONCRETE, WOOD FRAMING, WINDOWS, DOORS, PLUMBING, INSULATION & ROOFING.
INTERIOR FINISHES, ELECTRICAL & MECHANICAL WILL BE COMPLETED UNDER A SEPARATE T.I. PERMIT.

DEFERRED SUBMITTAL:
FIRE SPRINKLER DESIGN & LAYOUT
TRUSS CALCS & LAYOUT

SHEET SCHEDULE:	
SP1	SITE PLAN, PROJECT INFO & VICINITY MAP
A1	DIMENSIONAL FLOOR PLAN FOR SHELL BUILDING
A2	EXTERIOR ELEVATIONS
A3	ARTISTS RENDERING - FRONT FACING EAST

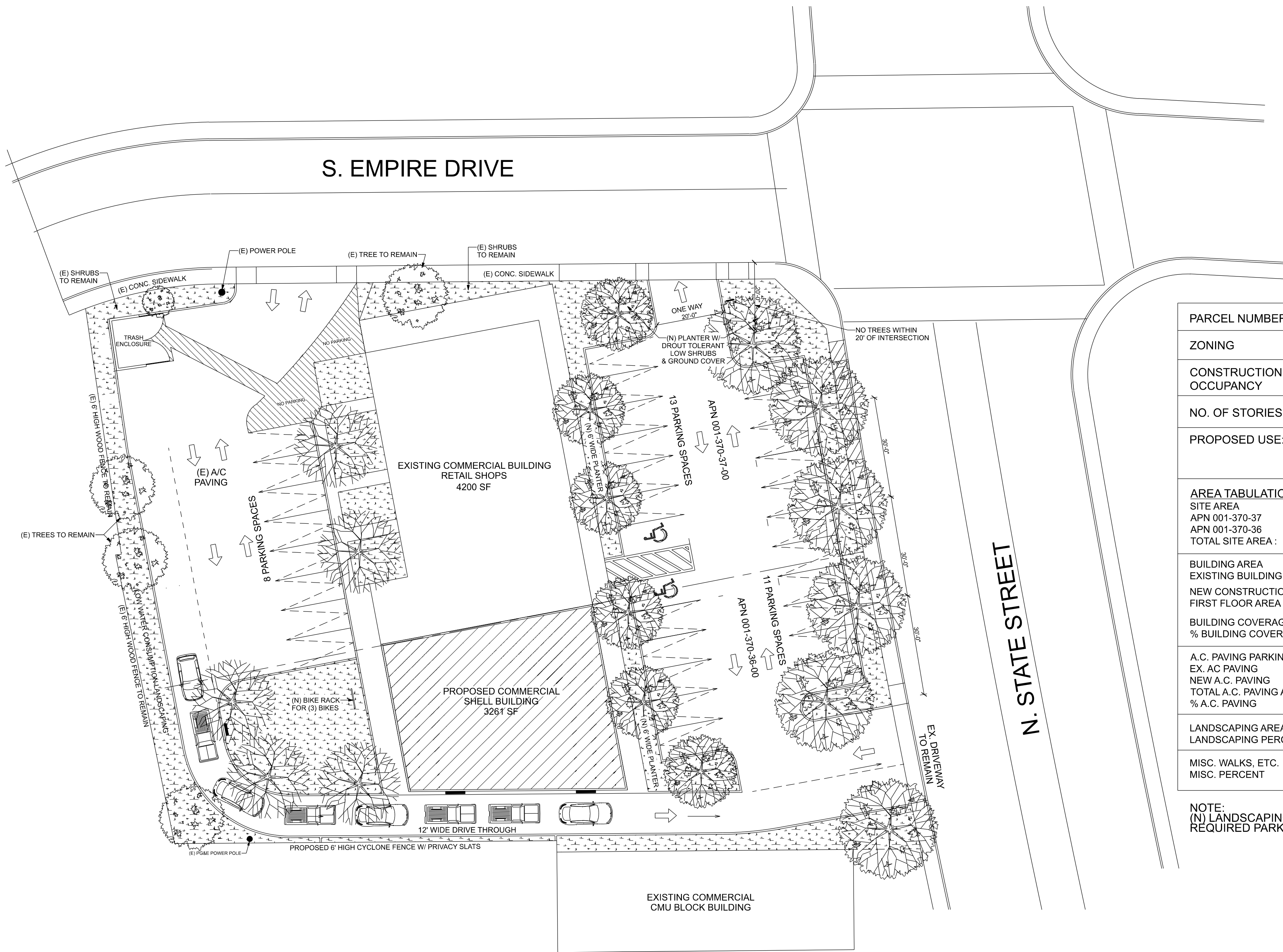


TANNOUS BUILDING
New Commercial Building with Drive Thru
1294 N. State Street
Ukiah, CA. 95482

City of Ukiah Comments	September 29, 2022
City of Ukiah Comments	May 24, 2023
City of Ukiah Comments	May 24, 2023

SITE PLAN, SHEET SCH.
PROJECT INFORMATION
VICINITY MAP

REV: 9
DATE: 3/20/24
DRW: Ray Van Pelt
SHEET NO: SP1



PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 20'-0"

PARKING & STREET TREE LIST

Symbol	Botanic Name Common Name	Average Height	Average Spread	Evergreen Deciduous	Fruiting or Flowering	Drought Tolerant	Mendocino Native	Crown Type	Cultivars & Notes
	Acer campestre Hedge Maple	30'	25'	Deciduous	No	Moderate	No	Round	
	Pistacia chinensis Chinese Pistache	30'	30'	Deciduous	Flowering	Yes	No	Vase	
	Carpinus betulus European Hornbeam	45'	25'	Deciduous	No	Moderate	No	Pyramidal	Pyramidalis

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OF COMMERCIAL SPACE

TOTAL PARKING REQUIRED = 29 SPACES

PARKING PROVIDED:

9'X20' PARKING SPACES = 30 SPACES

9'X20' ACCESSIBLE PARKING = 2 SPACES

TOTAL PROVIDED = 32 SPACES

LEGEND:

AC PAVEMENT

EX. BUILDING

NEW CONSTRUCTION

LANDSCAPE AREA

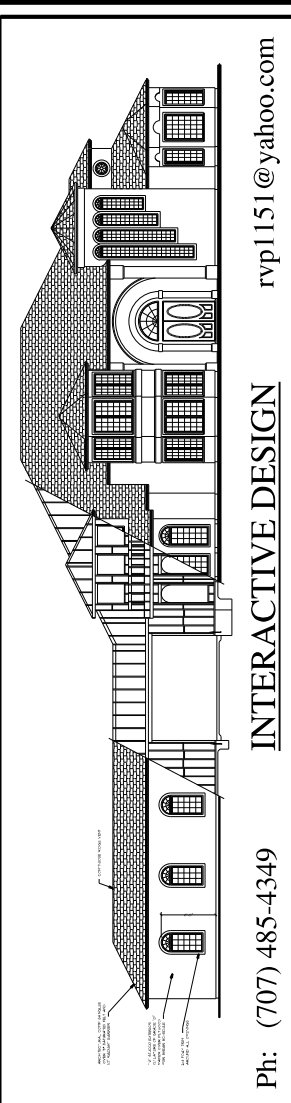
CONCRETE

WALK WAY

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A.C. PAVING PARKING AREA	
EX. AC PAVING	= 16,727 SQ.FT.
NEW A.C. PAVING	= 938 SQ.FT.
TOTAL A.C. PAVING AREA	= 17,665 SQ.FT.
% A.C. PAVING	= 45 %
LANDSCAPING AREA (PROVIDED)	
LANDSCAPING PERCENT	= 21 %
MISC. WALKS, ETC.	= 5,930
MISC. PERCENT	= 15.10 %

NOTE:
(N) LANDSCAPING TREES PER CITY OF UKIAH
REQUIRED PARKING & STREET TREE LIST.

NOTE:
The depicted number of trees will achieve the required 50% shading within 10 years.



TANNOUS BUILDING
New Commercial Building with Drive Through
1294 N. State Street
Ukiah, CA. 95482

City of Ukiah Comments
September 29, 2022

City of Ukiah Comments
May 24, 2023

City of Ukiah Comments
May 24, 2023

PRELIMINARY
LANDSCAPE PLAN

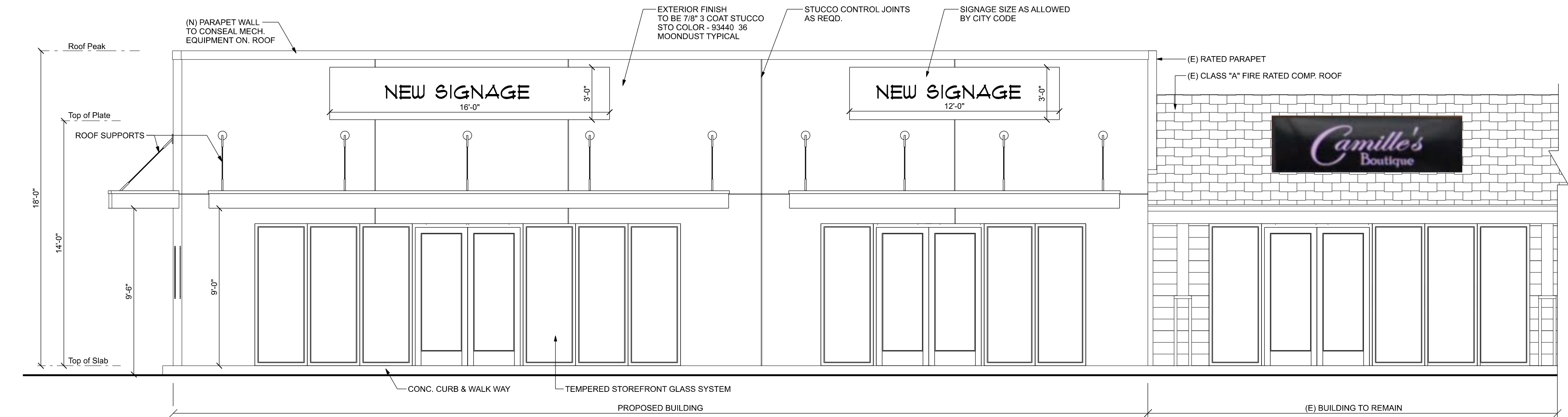
REV: 9

DATE: 3/20/24

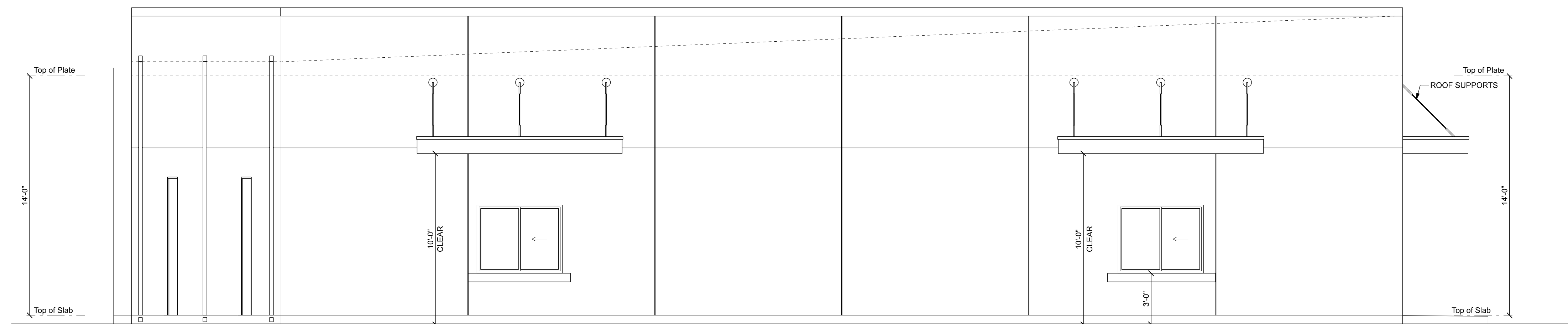
DRW:

SHEET NO:

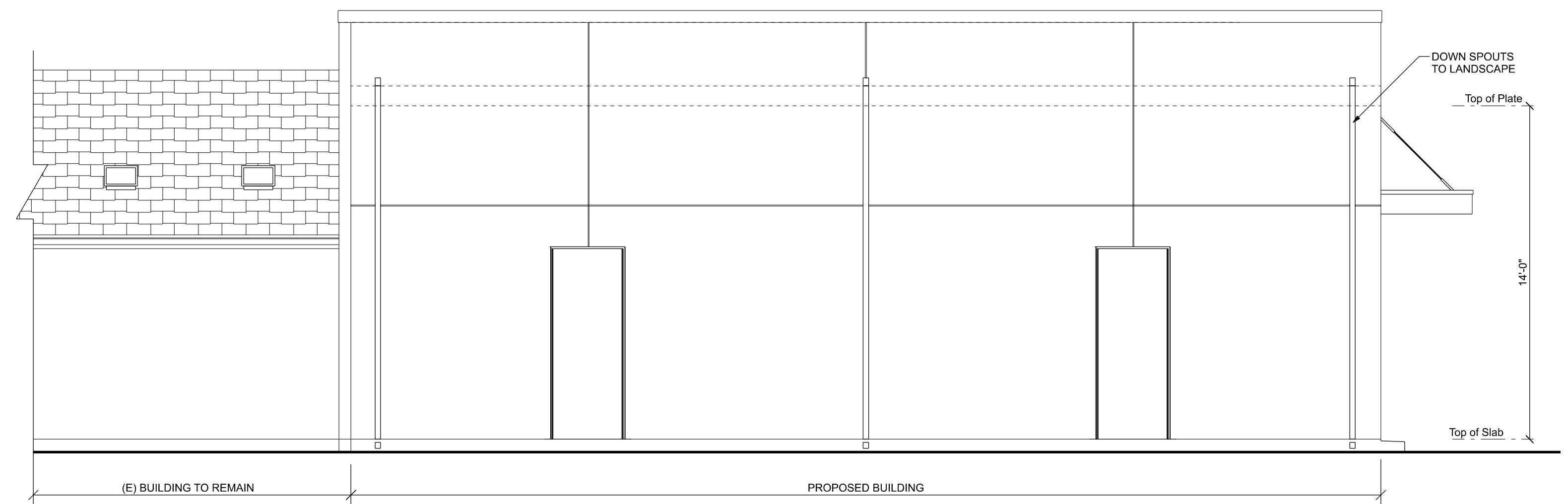
LS1



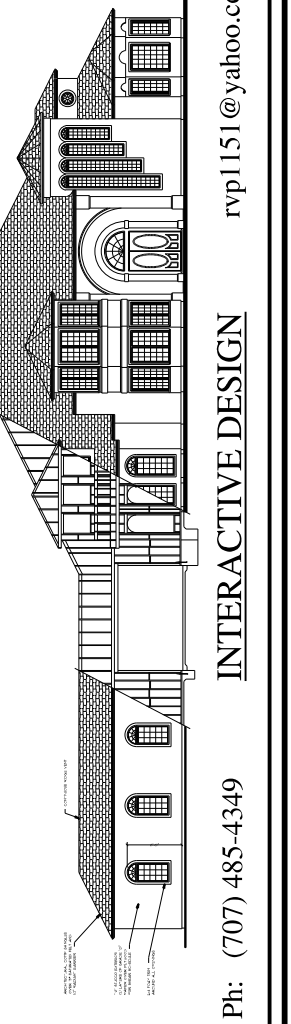
EAST ELEVATION
FACING STATE STREET



SOUTH ELEVATION



WEST ELEVATION



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**PROPOSED SHELL
EXTERIOR ELEVATIONS**

REV: 9

DATE: 3/20/24

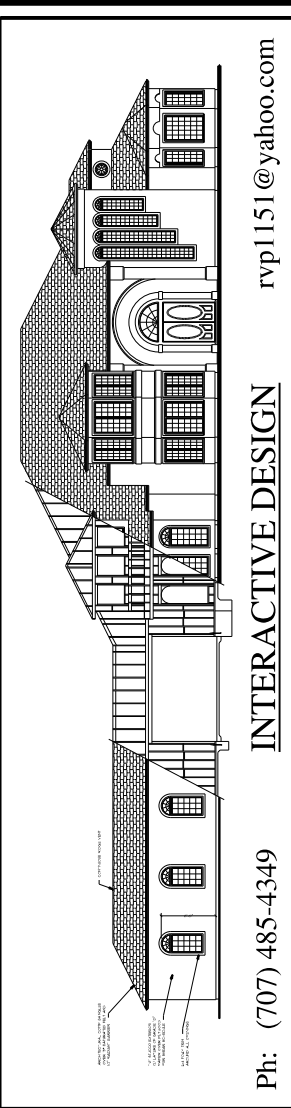
DRW: *Raylin Rlt*

SHEET NO:

A2



ARTISTS RENDERING - FRONT FACING EAST



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May 24, 2023

**ARTISTS RENDERING
FRONT FACING EAST**

REV: 9

DATE: 3/20/24

DRW: *Ray Van Relt*

SHEET NO:

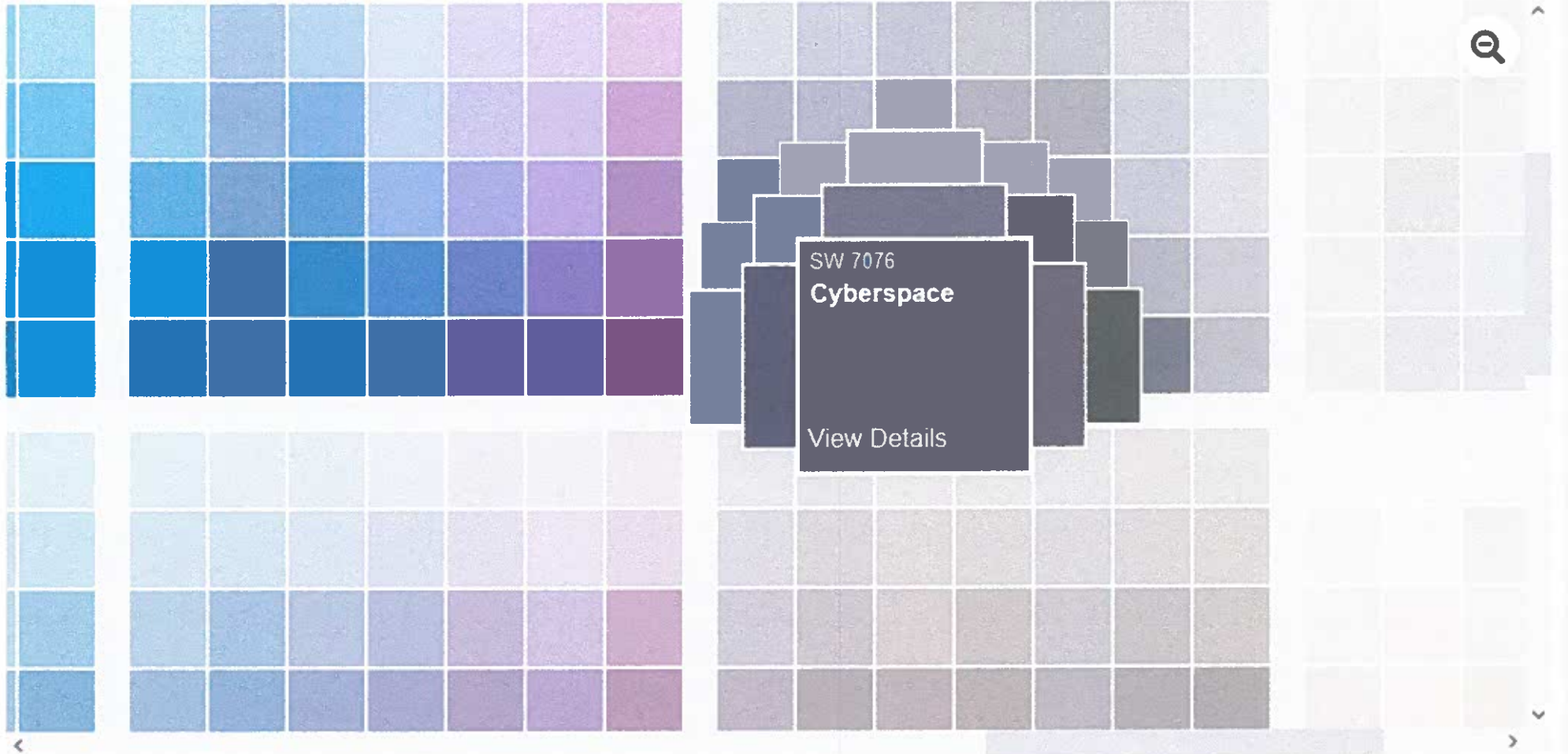
A3

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