



Zoning Administrator

Regular Meeting AGENDA

Civic Center Conference Room #3 ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482

To participate or view the virtual meeting, go to the following link: <https://us06web.zoom.us/j/84283461508>

Or you can call in using your telephone only:

- *Call (toll free) 1-669-444-9171*
- *Enter the Access Code: 842 8346 1508*
 - *To Raise Hand enter *9*
- *To Speak after being recognized: enter *6 to unmute yourself*

Alternatively, you may view the meeting (without participating) by clicking on the name of the meeting at

www.cityofukiah.com/meetings.

June 3, 2026 - 10:00 AM

1. CALL TO ORDER

2. VERIFICATION OF NOTICE

3. APPEAL PROCESS

All determinations of the Zoning Administrator regarding minor discretionary planning permits are final unless a written appeal, stating the reasons for the appeal, is filed with the City Clerk within ten (10) days of the date the decision was made. An interested party may appeal only if he or she appeared and stated his or her position during the hearing on the decision from which the appeal is taken. For items on this agenda, the appeal must be received by June 13, 2026.

4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

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

5. APPROVAL OF MINUTES

5.a. Approval of the October 2, 2025, Zoning Administrator Meeting Minutes

Recommended Action: Staff Recommends Review & Approval of the October 2, 2025, Zoning Administrator Meeting Minutes

Attachments:

1. ZAM_10.02.25_Draft

6. SITE VISIT VERIFICATION

7. PUBLIC HEARING

- 7.a. Consideration of a Minor Use Permit for Modifications to an Existing Structure to Convert an Existing Commercial Structure into "Ukiah Bowl," a Twelve-Lane Bowling-Anchored Social Venue with Complementary Entertainment, Dining, and Recreation Uses, in Accordance with Applicable Provisions of the Ukiah City Code; File No. PA26-000013.

Recommended Action: Staff recommends that the City of Ukiah Zoning Administrator: 1) Conduct a public hearing; and 2) Approve the Minor Use Permit to allow modifications to an existing structure at 680 South State Street, Ukiah, CA; APN 002-301-54 per Ukiah City Code Section §9082 to facilitate its reuse as a 'Bowling Alley' based on the Findings in Attachment 1 and the Conditions of Approval in Attachment 2.

Attachments:

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

- 7.b. Consideration of a Minor Use Permit and Minor Site Development Permit at 760 Apple Avenue (APN: 003-050-66) to Construct a New 410 Square Foot Satellite Office Accessory Structure Associated with the Existing Contractor Storage and Supply Business. File No. 26-000835; Permit No. PA26-000005.

Recommended Action: Staff recommends that the Zoning Administrator: 1) Conduct a public hearing; and 2) Approve the Minor Use Permit and Minor Site Development Permit for construction of a new 410-square-foot satellite office accessory structure associated with the existing "Contractor Storage and Supply" business at 760 Apple Avenue (APN 003-050-66), based on the Findings in Attachment 1 and subject to the Conditions of Approval in Attachment 2.

Attachments:

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

8. ADJOURNMENT

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

Jesse Davis 05.28.26



**CITY OF UKIAH
ZONING ADMINISTRATOR MEETING MINUTES
Meeting Held in Person and Via Teleconference**

Virtual Meeting Link: <https://us06web.zoom.us/j/83953823703>

**October 2, 2025 at 3:00 P.M. Ukiah Civic Center, 300 Seminary Avenue, Conf. Room 3
Continued to October 3, 2025 at 3:00 P.M. Ukiah Annex Bldg., 411 W. Clay St., Conf. Room 5**

STAFF & PUBLIC PRESENT

Craig Schlatter, AICP: Zoning Administrator
Katherine Schaefer: Planning Manager
Jesse Davis, AICP: Chief Planning Manager (Virtual)
Mariam Garcia: Associate Planner (Virtual)
Valerie Thodde, Applebee's/IHOP Corporate (Virtual)
Dave (Virtual)
Manager (Virtual)

1. CALL TO ORDER

On October 2, 2025, the meeting was held in person and virtually at the following link: <https://us06web.zoom.us/j/81047660551>. The meeting was called to order at 3:00 p.m. by Zoning Administrator Craig Schlatter, AICP, presiding.

The public hearing was continued to a date and time certain, reconvened on October 3, 2025, at 3:00 p.m., at the Ukiah Civic Center, Conference Room 3.

2. VERIFICATION OF NOTICE

Staff verified proper notice of the meeting

3. APPEAL PROCESS

Staff reviewed the appeal process.

4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

No Comments from Audience.

5. APPROVAL OF MINUTES

The Zoning Administrator reviewed and approved the October 2, 2025 - Zoning Administrator Meeting Minutes as submitted.

6. SITE VISIT VERIFICATION

The Zoning Administrator noted that he was not able to sufficiently access the project site at 1201 Airport Park Boulevard, Ukiah, CA (APN 180-080-41).

7. PUBLIC HEARING

7.a. Consideration of a Minor Site Development Permit for a Remodel at 1201 Airport Park Boulevard (APN 180-080-41), Including Interior and Exterior Updates Within the Existing Building Footprint and Use of Previously Approved Signage for Continued Restaurant Use.

October 2, 2025 Session:

Planning Manager Katherine Schaefer presented the staff report.

The Zoning Administrator asked questions and received responses from Staff. The Zoning Administrator also requested that it be noted for the record that the Design Review Board had no recommendations for this project.

The public hearing was opened at 3:20 p.m.

Public comment was received from Valerie Thodde, who responded to questions and provided clarifications related to the project.

The public hearing was closed at 3:25 p.m.

The public hearing was re-opened at 3:27 p.m.

Public comment was received from Valerie Thodde, who responded to questions related to the Zoning Administrator Site Visit.

The public hearing was closed at 3:29 p.m.

The Zoning Administrator directed Staff to revise the draft findings and conditions and continued the public hearing to a date and time certain of Friday, October 3, 2025, at 3:00 p.m., to be held in person at the Ukiah Civic Center, Annex Building, Conference Room 5. The continuation was to allow the Zoning Administrator access to the site, and to provide additional time for staff to prepare and present revised findings and conditions in support of the requested Minor Site Development Permit.

October 3, 2025 Continued Session:

Planning Manager Katherine Schaefer presented the revised draft findings and conditions.

The Zoning Administrator asked questions and received responses from Staff.

The public hearing was re-opened at 3:05 p.m.

No public comment was received.

The public hearing was closed at 3:05 p.m.

The Zoning Administrator approved the Minor Site Development Permit for a remodel at 1201 Airport Park Boulevard (APN 180-080-41), to allow for a Minor Site Development Permit including interior and exterior updates within the existing building footprint and use of previously approved signage for continued restaurant use.

8. ADJOURNMENT

There being no further business, the meeting was recessed at 3:29 p.m. on October 2, 2025, and adjourned at 3:05 p.m. on October 3, 2025.

DATE: June 3, 2026
TO: Zoning Administrator
FROM: Jesse Davis, Planning Manager
SUBJECT: Minor Use Permit for modifications to an existing structure to convert the former Rite-Aid pharmacy into "Ukiah Bowl," a twelve-lane bowling-anchored social venue with complementary entertainment, dining, and recreation uses, in accordance with applicable provisions of the Ukiah City Code; File No. PA26-000013.

SUMMARY

OWNER: Stephen Delucia
APPLICANT & AGENT: Ukiah Bowl LLC (Stephen Delucia); Lars Langberg Architects (Agent)
LOCATION: 680 South State Street, Ukiah, CA; APN 002-301-54
TOTAL ACREAGE: ±1.66 acres
GENERAL PLAN: Community Commercial (CC)
ZONING DISTRICT: Community Commercial (C-1)
ENVIRONMENTAL DETERMINATION: Categorical Exemption, pursuant to CEQA Guidelines Article 19, Section 15301(a), Existing Facilities
RECOMMENDATION: Conditional Approval, based on the Findings in Attachment 1 and Conditions of Approval in Attachment 2.

PROJECT LOCATION & EXISTING CONDITIONS

The ±1.66-acre project site (APN 002-301-54) is located at 680 South State Street, at the intersection of South State Street and West Gobbi Street. The site is within the C-1 (Community Commercial) zoning district and falls within Ukiah Municipal Airport Land Use Compatibility Zones 4 (95%) and 6 (5%). Adjacent uses include commercial development along the State Street and Gobbi Street frontages, with residential properties to the west. The subject parcel features a vacant ±17,479 square foot single-story commercial structure approximately ±26 feet tall, originally completed in 2008. The building was most recently occupied by a Rite Aid pharmacy and includes a former drive-through canopy that has been inactive since the pharmacy closed. The structure is fully sprinklered. The site also contains an open parking lot with 59 off-street parking spaces, including three ADA-accessible spaces, based on the current striping layout. Access to the parcel is provided via existing driveway encroachments from both the South State Street and West Gobbi Street frontages.

BACKGROUND

The site has a recent entitlement history tied to its current configuration. On February 14, 2007, the Planning Commission approved Minor Subdivision Map No. 06-18 and Site Development Permit No. 06-19, which together authorized the redevelopment of the property as a new Rite-Aid pharmacy.

At that time, the site was a single 2.5-acre parcel spanning from South Oak Street to South State Street developed with an older 31,500-square-foot Rite-Aid drugstore. The original building was situated on the western portion of the lot, with its rear wall fronting South Oak Street and its customer entrance facing a 154-stall parking lot to the east. The lot had three street frontages: South State Street, West Gobbi Street, and South Oak Street.

The 2007 Minor Subdivision divided the 2.5-acre property into Parcel One (68,488 square feet, fronting State and Gobbi Streets) and Parcel Two (38,001 square feet, fronting South Oak Street). Subsequently, a Site Development Permit approved construction of a new ±17,500 square-foot Rite-Aid in the center of Parcel One, including a north-side pharmacy drive-through. The new building was designed with masonry block walls finished in a mix of bronze-tone and golden-buff brick, white scored stucco, cast-stone moldings, white metal trellises, and a blue metal canopy over the customer entry. The original Rite-Aid on Parcel Two was demolished after the new store opened in 2008.

The Planning Commission adopted a Mitigated Negative Declaration for the project, with mitigation measures addressing aesthetics, air quality, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, and public utilities. The site was determined consistent with the C (Commercial) General Plan designation, the C-1 (Community Commercial) zoning district, the Ukiah Subdivision Ordinance, and the Ukiah Municipal Airport Master Plan, which at that time placed the parcel within Compatibility Zone C (now superseded by the current Zones 4 and 6 under the updated ALUC framework).

In 2021, Parcel 2 was developed with the Ukiah Senior Apartments, which consists of a 31-unit, three-story multifamily senior housing development at the northeast corner of S. Oak Street and W. Gobbi Street; APN 002-301-55 (File No: 3248-UP/SDP-PC). Also in 2021, Rite Aid updated its associated branding and as part of the brand refresh, completed a limited remodel and signage update.

PROJECT DESCRIPTION

On April 27, 2026, the applicant, Ukiah Bowl, LLC, submitted an application to renovate and adaptively reuse the existing vacant structure at 680 South State Street as an indoor commercial recreation facility/Bowling Alley. The applicant requests a Minor Use Permit to convert the former Rite-Aid pharmacy into "Ukiah Bowl," a twelve-lane bowling-anchored social venue with complementary entertainment, dining, and recreation uses, in accordance with applicable provisions of the Ukiah City Code.

The proposed improvements, as detailed in the application materials, include interior tenant improvements to accommodate the bowling lanes and ancillary uses, minor exterior façade modifications, signage replacement, discontinuation of the former pharmacy drive-through, reconfiguration of the existing parking lot, new pedestrian and accessibility improvements, and supplemental landscaping.

Please refer to the project description and design details submitted by the applicant in Attachment

3 for more information. Attachment 3 also includes the site plan, existing and proposed floor plans, elevations, and signage plans.

Specific project considerations for the renovation and reuse of the subject property include:

- Change of occupancy from Mercantile (M) to a mixed Assembly (A-3, A-2) and Storage (S-2) occupancy, with the ±17,479 square foot building footprint remaining unchanged;
- Interior tenant improvements to accommodate twelve bowling lanes, a commercial kitchen, a bar serving beer and wine, an arcade and gaming area, reservable party rooms, a private karaoke room, a supervised soft play area for children, and supporting restrooms, storage, and staff spaces;
- Installation of a new door at the former drive-through location to serve as an additional code-required exit, connected by a new accessible sidewalk;
- Reconfiguration of the existing parking lot to provide 65 automobile parking spaces (including three ADA-accessible spaces), one designated loading and drop-off space, and 18 bicycle parking spaces;
- Discontinuation of the former pharmacy drive-through use, with the existing canopy refurbished and repainted to match the primary entry canopy;
- Façade enhancements at the main entry, including repainting of the existing canopy and installation of a new wood ceiling treatment;
- Incorporation of additional interior acoustic treatments to minimize sound transmission to surrounding properties;
- Removal of all existing Rite-Aid signage and installation of new illuminated primary identification signage at the main entry at the State Street and Gobbi Street intersection, replacement signage on the existing monument sign along State Street, and secondary signage on the brick façades facing State Street and Gobbi Street, with no illuminated building signage proposed on the north or west elevations facing adjacent residential properties;
- Installation of a low-planted landscape strip along the new sidewalk and parking stall area, with retention and maintenance of existing landscaping;
- General repairs addressing wear and tear to the existing structure;
- Hours of operation: generally concluding by 10:00 p.m. Sunday through Wednesday, with extended hours until 11:00 p.m. Thursday through Saturday.

LAND USES AND ZONING

TABLE 1: SURROUNDING USES AND ZONING		
	ZONING:	USE:
NORTH	Community Commercial (C-1); High Density Residential	Sunrise Inn (Motel) – South State Street; Multi-Family Dwellings – South Oak Street
EAST	Community Commercial (C-1)	Safeway (Grocery Store)
SOUTH	Community Commercial (C-1)	Chase Bank (Financial Institution)
WEST	Community Commercial (C-1)	Ukiah Senior Apartment (Residential)

AGENCY CONSIDERATIONS & REFERRAL

On April 28, 2026, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project (See Table 2). Only limited comments were received. All responding

departments and agencies are included in Attachment 4 and comments reflected within the Conditions of Approval, as appropriate.

TABLE 2: AGENCY COMMENTS	
Agency	Comment
City of Ukiah, Community Development Director	No Response
City of Ukiah, Building Inspection Division	No Response
City of Ukiah, Fire Prevention Division	No Response
City of Ukiah, Electrical Utility, Department	No Comment
City of Ukiah, Public Works Department	No Response
Mendocino County Air Quality Management Dist.	No Response
Mendocino County Planning & Building Services.	No Comment
City of Ukiah Police Department (UPD)	No Comment
City of Ukiah, Code Enforcement Division	No Response
Ukiah Valley Fire Authority	No Response
City of Ukiah, City Manager's Office	No Response
City of Ukiah, Airport Manager	No Comment

STAFF ANALYSIS

Airport Land Use: The proposed adaptive reuse aligns with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). The subject parcel is located primarily (95%) within Compatibility Zone 4 (Outer Approach/Departure Zone), with the remaining 5% within Compatibility Zone 6 (Traffic Pattern). Zone 4 is designated for areas with moderate airport-related impacts, including some noise exposure and limited risk from aircraft operations. The Zone permits commercial recreational uses as "Normally Compatible" provided that intensity limits are observed. Per Table 3A of the UKIALUCP, Compatibility Zone 4 establishes an average site intensity limit of 150 persons per acre. As applied to the 1.66-acre subject site the combined Zone 4 & 6 allowances yield a maximum allowable site intensity of 261 occupants. Based on occupancy calculations per the California Building Code, occupants for the adaptive reuse are identified at a maximum of 248 persons.

Staff confirm that the proposed use does not involve highly noise-sensitive activities or routine large outdoor gatherings of people, consistent with the compatibility criteria for Zone 4 and Zone 6. No additional transfer of intensity calculations is required, as the project is a compatible land use as identified by Table 3A, and is within the intensity criteria provided by the UKIALUCP.

GENERAL PLAN (2040) & ZONING: The Project site carries a General Plan designation of Community Commercial (CC) under the 2040 General Plan. The proposal aligns with the City's 2040 General Plan by revitalizing a recently constructed yet vacant commercial building (LU-8.4) and promoting sustainable redevelopment through the adaptive reuse of an existing structure (ENV-3.7). The reuse approach also meets the intent of applicable Community Commercial (C-

1) zoning standards, which encourage the continued productive use of commercial properties along the City's primary commercial corridors, but does necessitate a Use Permit for the 'Bowling Alley' land use request. By improving the parking lot, expanding bicycle parking, and enhancing pedestrian accessibility on site, the project also supports policies within the City's Mobility Element (MOB-2.3), which encourage redevelopment that increases connectivity through direct and safe bicycle connections to public amenities and employment destinations throughout the City.

PARKING CONFORMANCE: The site currently provides 59 off-street parking spaces, including three ADA-accessible spaces. The project proposes reconfiguring the existing parking lot to provide 65 automobile parking spaces (a net increase of six spaces), one designated loading and drop-off space, and 18 bicycle parking spaces.

Pursuant to Ukiah City Code §9086(A)(3), commercial recreation and public assembly uses are required to provide one off-street parking space for every four occupants. Based on the applicant's calculated peak occupant load of 248 persons, the project would require a minimum of 62 off-street parking spaces. The 65 spaces proposed exceed this requirement by three spaces. The project also provides the designated loading and drop-off space and bicycle parking facilities, supporting alternative modes of access. Staff finds that the proposed parking configuration conforms to applicable off-street parking standards and is appropriate to the scale and intensity of the proposed use, and does not require additional exceptions or findings for zoning consistency.

DESIGN REVIEW BOARD: Staff determined that review by the Design Review Board (DRB) is not required for this project. Per applicable Ukiah City Code criteria, DRB review is triggered when a project involves an addition of more than one hundred fifty (150) square feet to an existing structure that would be highly visible from a public street, or when a project involves modifications that would significantly change the architectural character or appearance of an existing structure.

The proposed adaptive reuse does not meet either threshold. The existing ±17,479 square foot building footprint will remain unchanged, with no proposed additions or expansions. Exterior modifications are limited to minor façade improvements at the main entry, sign replacement, removal of the former pharmacy drive-through, and the addition of bicycle parking at the building entrance. These improvements do not significantly change the architectural character or appearance of the structure, and the discontinuation of the drive-through reduces on-site circulation pressures.

LANDSCAPING AND SHADE: The site was last comprehensively landscaped in connection with the 2007 approval of Minor Subdivision Map No. 06-18 and Site Development Permit No. 06-19, which established perimeter planters along the east, south, and west site frontages and tree wells distributed throughout the parking lot. The original landscape plan included deciduous and evergreen species selected to provide parking lot shade canopy covering at least 50 percent of the parking lot area within 20 years of planting. Limited landscaping removals were approved to facilitate and emergency access gate for the Ukiah Senior Apartments in 2020.

Immediately preceding and following the building's vacancy, deferred landscaping maintenance diminished the condition and effectiveness of the existing plantings. The proposed project includes installation of a low-planted landscape strip along the new accessible sidewalk and adjusted parking stall area, along with continued maintenance of the existing landscaping.

Staff recommends that the applicant be conditioned to submit an updated landscape and irrigation plan for review and approval by the Community Development Director prior to issuance of building permits.

ENVIRONMENTAL DOCUMENTATION

The proposed project at 680 South State Street is subject to the California Environmental Quality Act (CEQA) and qualifies for a categorical exemption under CEQA Guidelines, Article 19, Class 1, Section 15301 (Existing Facilities) (a), which covers minor interior or exterior alterations. The project involves relatively limited renovations to an existing commercial structure, avoiding any significant changes to the building's footprint or surrounding site. The planned modifications by the Applicant will not damage or disturb any significant natural features on the property, as it is already developed.

Additionally, the project is consistent with existing zoning and planning regulations, including the 2040 General Plan, Community Commercial (C-1) zoning requirements, and other relevant local policies, aligning with the City's established land-use expectations for the site. Upon review, it has been determined that the project will not impact sensitive environmental resources, such as habitats for endangered species, geologically sensitive areas, or sites of historical or archaeological importance.

NOTICE

- Notice of the Public Hearing was provided in the following manner, in accordance with UCC §9263 and 9264:
- Published in the Ukiah Daily Journal on May 24, 2026
- Posted on the Project site on May 26, 2026;
- Posted at the Civic Center (glass case) on May 26, 2026; and
- Mailed to property owners within 300 feet of the Project parcels on May 26, 2026
- Emailed to all agencies having jurisdiction: May 26, 2026.

RECOMMENDATION

Staff recommends that the City of Ukiah Zoning Administrator:

- 1) Conduct a public hearing; and
- 2) Approve the Minor Use Permit to allow modifications to an existing structure at 680 South State Street, Ukiah, CA; APN 002-301-54 per Ukiah City Code Section §9082 to facilitate its reuse as a 'Bowling Alley' based on the Findings in Attachment 1 and the Conditions of Approval in Attachment 2.

ATTACHMENTS

1. Draft Findings
2. Draft Conditions of Approval
3. Application Materials – File No. PA26-000013; Project Description; Site Plan; Landscape and Photometric Plan; Color and Materials Board; Architectural Details & Elevations; Maps;
4. Agency Referral Responses

**DRAFT FINDINGS
MINOR USE PERMIT
RENNOVATION & REUSE OF AN EXISTING COMMERCIAL STRUCTURE
680 SOUTH STATE STREET, UKIAH, CA; APN 002-301-54; FILE NO. PA26-000013**

The Community Development Department's recommendation for conditional approval of a Minor Use Permit, per Ukiah City Code Section §9082, to facilitate the adaptive reuse of the vacant former Rite-Aid pharmacy at 680 South State Street as "Ukiah Bowl," a twelve-lane bowling-anchored social venue with complementary entertainment, dining, and recreation uses.

USE PERMIT FINDINGS – MINOR (UCC §9082)

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

The Project site carries a General Plan designation of Community Commercial (CC) under the 2040 General Plan and is located within the C-1 (Community Commercial) zoning district. The proposed bowling-anchored indoor commercial recreation use is consistent with the range of commercial and community-serving uses contemplated for the CC designation. Indoor commercial recreation uses are subject to a Minor Use Permit under UCC §9082, ensuring discretionary review of compatibility, parking, hours of operation, and related considerations.

The proposal aligns with the following 2040 General Plan policies:

- **LU-8.4 Reuse of Underutilized Property:** The City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth.
 - The Project returns a recently vacant commercial building to active productive use accommodating the need for indoor commercial entertainment uses.
- **MOB-2.3 Pedestrian Facilities:** The City shall encourage new development and redevelopment that increases connectivity through direct and safe pedestrian connections to public amenities, neighborhoods, shopping, and employment destinations throughout the City.
 - The Project incorporates a new accessible entryway, infrastructure, and eighteen bicycle parking spaces, supporting non-motorized access to the facility.
- **ENV-3.7 Adaptive Reuse:** The City shall encourage appropriate adaptive reuse of historic resources.
 - While the existing structure is not historically designated, the environmental intent of this policy is reflected in the retention and adaptive reuse of the ±17,479 square foot building rather than demolition and new construction, minimizing embodied carbon, construction waste, and resource consumption.

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

The Project will not damage or destroy any significant or remaining natural features, as the site is fully developed and the proposed work is limited to the existing building footprint and parking area. The proposed bowling-anchored indoor recreation use is compatible with the surrounding

commercial environment, which includes the Safeway grocery store to the east, Chase Bank to the south, and the Sunrise Inn (Motel) to the north along South State Street. As conditioned, the proposed use is also compatible with adjacent residential uses, which include the Ukiah Senior Apartments to the west and multi-family dwellings to the north along South Oak Street.

The Project is consistent with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). The site falls within Compatibility Zone 4 (95%) and Zone 6 (5%), which permit commercial recreational uses as "Normally Compatible" subject to intensity limits. The calculated peak occupancy of 248 persons is within the 261-occupant combined intensity allowance for the 1.66-acre site under Zones 4 and 6. The proposed use does not involve highly noise-sensitive activities or routine large outdoor gatherings of people, consistent with the compatibility criteria for these zones, and no transfer of intensity calculations is required.

The existing masonry construction, limited window openings on the west elevation, and proposed interior acoustic treatments minimize sound transmission to surrounding properties, including adjacent residential uses. No illuminated building signage is proposed on the north or west building elevations facing adjacent residential properties. Conditions of approval require permanent courtesy signage at parking lot exits and the main building entrance and require the Applicant to designate a property contact for receiving and responding to noise, lighting, or operational complaints from neighboring property owners and tenants.

The Project site contains existing landscaping installed under the 2007 entitlement that has declined due to deferred maintenance prior to and during the building's vacancy. To restore the planted areas to the standard contemplated by the original approval, and to further increase the visual separation between commercial and residential uses, the Project is conditioned to require an updated landscape and irrigation plan. The updated plan will address replacement of stressed plant material, restoration of irrigation, restoration of parking lot shade canopy, selection of water-efficient species, and the removal of non-functional turf along South State Street consistent with Assembly Bill 1572.

The discontinuation of the former pharmacy drive-through reduces on-site circulation and queuing along the State Street frontage. The Applicant proposes building safety improvements over the existing condition, including evaluation and upgrading of the existing fire sprinkler and life safety systems and the addition of code-required exits to serve the new Assembly (A-2 and A-3) and Storage (S-2) occupancy classifications.

As reviewed by the Community Development Department and the Department of Public Works, the Project provides adequate ingress, egress, parking, and circulation for vehicles, bicycles, and pedestrians. The site is served by existing driveway encroachments from both the South State Street and West Gobbi Street frontages, providing established vehicular access. The Project proposes reconfiguring the existing parking lot to provide 65 automobile parking spaces (a net increase of six spaces over the existing 59), including three ADA-accessible spaces, one designated loading and drop-off space, and 18 bicycle parking spaces. The proposed 65 spaces exceed the 62-space minimum required under Ukiah City Code §9086(A)(3) for commercial recreation and public assembly uses at the calculated peak occupancy of 248 persons.

CEQA FINDINGS

The proposed Project at 680 South State Street is subject to the California Environmental Quality Act (CEQA) and qualifies for a categorical exemption under CEQA Guidelines, Article 19, Class 1, Section 15301 (Existing Facilities)(a), which covers minor interior or exterior alterations.

The Project involves interior tenant improvements and limited exterior modifications to an existing ±17,479 square foot commercial structure, with no change to the building footprint and only minor changes to the surrounding site. The planned modifications will not damage or disturb any significant natural features on the property, as the site is already developed.

The Project is consistent with existing zoning and planning regulations, including the 2040 General Plan, Community Commercial (C-1) zoning standards, and the Ukiah Municipal Airport Use Compatibility Plan, aligning with the City's established land-use expectations for the site. Upon review, the Project will not impact sensitive environmental resources, such as habitats for endangered species, geologically sensitive areas, or sites of historical or archaeological importance. None of the exceptions to the use of categorical exemptions identified in CEQA Guidelines Section 15300.2 apply.

PUBLIC NOTICE

- Notice of the Public Hearing was provided in the following manner, in accordance with UCC §9263 and §9264:
- Published in the Ukiah Daily Journal on May 24, 2026;
- Posted on the Project site on May 26, 2026;
- Posted at the Civic Center (glass case) on May 26, 2026;
- Mailed to property owners within 300 feet of the Project parcel on May 26, 2026; and
- Emailed to all agencies having jurisdiction on May 26, 2026.

**DRAFT CONDITIONS OF APPROVAL
MINOR USE PERMIT
RENNOVATION & REUSE OF AN EXISTING COMMERCIAL STRUCTURE
680 SOUTH STATE STREET, UKIAH, CA; APN 002-301-54; FILE NO. PA26-000013**

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

Approved Project Description: The applicant requests a Minor Use Permit, per Ukiah City Code Section §9082, to facilitate the adaptive reuse of the vacant former Rite-Aid pharmacy at 680 South State Street as "Ukiah Bowl," a twelve-lane bowling-anchored social venue with complementary entertainment, dining, and recreation uses. Proposed improvements consist of interior tenant improvements to accommodate the bowling lanes and ancillary uses, minor exterior façade modifications, signage replacement, discontinuation of the former pharmacy drive-through, reconfiguration of the existing parking lot, new pedestrian and accessibility improvements, and supplemental landscaping. This approval is based on the Findings provided in Attachment 1, in accordance with Section §9082 of the Ukiah City Code and the project materials submitted in Attachment 3.

CITY OF UKIAH STANDARD CONDITIONS

1. This approval is not effective until the 10-day appeal period applicable to this Planning Permit has expired without the filing of a timely appeal. If a timely appeal is filed, the Project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.
2. All use, construction, and the location thereof, or occupancy, shall conform to the application and to any supporting documents submitted therewith, including any maps, sketches, or plot plans accompanying the application or submitted by the Applicant in support thereof.
3. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Department of Public Works of the City of Ukiah. Except where higher standards are imposed by law, rule, or regulation, or by action of the Zoning Administrator, such standards shall be met.
4. Building permits for the approved Project shall be issued within two years after the effective date of this Planning Permit. If building permits are not issued within this period, this approval shall be null and void.
5. In addition to any condition which might be imposed, any construction shall comply with all building, fire, electric, plumbing, occupancy, and structural laws, rules, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
6. The Applicant shall submit verification of all applicable permits or approvals in compliance with all local, state, and federal laws to the Community Development Department prior to issuance of building permits.
7. All fees associated with the Project planning permits and approvals shall be paid in full prior to occupancy.

8. As outlined in Article 20, Administration and Procedures, of the Zoning Code, this Planning Permit may be revoked through the City's revocation process if the approved Project related to this Permit is not being conducted in compliance with these stipulations and conditions of approval; if the Project is not established within two years of the effective date of this approval; or if the established use for which the permit was granted has ceased or has been suspended for 24 consecutive months.
9. In accordance with Public Resources Code Section 21083.2, if prehistoric archaeological features such as a concentration of flaked stone artifacts, culturally modified soil (midden), or dietary shell are encountered at any time during preparatory grading or underground excavation to remove existing structures, all work shall be halted in the vicinity of the discovery. A qualified archaeologist shall be contacted immediately to make an evaluation and determine if the material discovered represents a definite cultural resource. If it is determined that a potentially significant feature has been revealed, a temporary suspension of earth-disturbing activities shall be enforced until an appropriate mitigation program can be developed and implemented to the satisfaction of the Planning Division. An archaeological monitor shall observe all further work during construction activities that are located within or near an archaeological site area, and formal tribal consultation may be required.
10. A Final Signage Plan shall be submitted prior to issuance of Building Permit. The Applicant shall obtain all required Sign Permits, in compliance with Division 3, Chapter 7 (Signs) of the Ukiah City Code. Prior to placement or installation of any sign(s), the Applicant shall make application for and receive approval of a sign permit. No illuminated building signage shall be installed on the north or west elevations of the building facing adjacent residential uses, consistent with the approved project description.
11. The Applicant shall not remove any required trees except as provided in an approved updated Landscape and Irrigation Plan, or as otherwise authorized in writing by the Community Development Director.

LANDSCAPING CONDITIONS

12. An updated Landscape and Irrigation Plan shall be submitted prior to issuance of Building Permit for review and approval by the Community Development Director. The updated Landscape and Irrigation Plan shall address, at minimum, the following:
 1. Replacement of dead, dying, or severely stressed plant material within the existing perimeter planters and parking lot tree wells;
 2. Restoration of functional irrigation throughout all landscaped areas, including verification of operational coverage;
 3. Restoration and enhancement of parking lot shade tree canopy coverage, working toward the canopy coverage standards established at the time of the original 2007 approval (Minor Subdivision Map No. 06-18 and Site Development Permit No. 06-19);
 4. Selection of replacement species appropriate to Ukiah's climate and consistent with current City landscape and water-efficient planting standards;
 5. Enhanced screening and visual separation along the western property line, including supplemental shrubs, evergreen plantings, or other approved screening material within the existing landscape planter, to provide a vegetated buffer between the

Project site and the adjacent Ukiah Senior Apartments to the west;

6. Installation of the new low-planted landscape strip along the new accessible sidewalk and adjusted parking stall area, as shown in the approved site plan; and
 7. Removal of any non-functional turf along South State Street and replacement with species consistent with current City landscape and water-efficient planting standards. California law (AB 1572) prohibits the use of potable water to irrigate non-functional turf at commercial and institutional sites, with the full prohibition taking effect January 1, 2027.
13. All landscaping shall be installed prior to issuance of a Certificate of Occupancy and shall be irrigated and maintained in a healthy, satisfactory condition throughout the life of the Project. Dead or dying plant material shall be replaced in-kind by the property owner within a reasonable time following identification and documentation.

OPERATIONAL CONDITIONS AND ADJACENT USES

14. Hours of operation shall be limited to closing no later than 10:00 p.m. Sunday through Wednesday, and no later than 11:00 p.m. Thursday through Saturday. Any proposed expansion of hours of operation shall require an amendment to this Use Permit.
15. The maximum occupant load for the facility shall not exceed 248 persons, consistent with the California Building Code occupancy calculations submitted with the application. Any subsequent modification to interior layout or use that would increase the building's calculated occupant load shall require recalculation under the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) and may require an amendment to this Use Permit.
16. All exterior doors and windows on the north and west building elevations shall remain closed during business hours, except for ingress, egress, and emergency use, to minimize sound transmission to adjacent residential properties. The Applicant shall install and maintain the interior acoustic treatments described in the application materials.
17. No outdoor amplified music, outdoor live entertainment, or outdoor speakers shall be permitted on the Project site at any time. All entertainment activities, including but not limited to music, karaoke, gaming, and bowling, shall be conducted entirely within the enclosed building.
18. The Applicant shall post permanent, visible signage at all parking lot exits and the main building entrance reminding patrons to depart quietly and respect adjacent residential properties. The text and location of such signage shall be reviewed and approved by the Community Development Director prior to issuance of a Certificate of Occupancy.
19. All exterior site and building lighting shall be downcast, fully shielded, and designed to keep light on the subject property in accordance with accepted "dark sky" principles. Lighting on the north and west sides of the building shall be designed to minimize light spill onto adjacent residential properties.
20. The former pharmacy drive-through use is discontinued and shall not be reestablished. The existing drive-through canopy may be retained and refurbished as described in the approved project plans, but shall not be used for any drive-through commercial activity.

21. The Applicant shall designate a property contact responsible for receiving and responding to noise, lighting, or operational complaints from adjacent property owners or tenants. Contact information shall be provided to the Community Development Department and the Ukiah Police Department, and shall be updated whenever it changes.
22. Any establishment of an Alcoholic Beverage Control (ABC) license for the proposed bar service shall be obtained in compliance with all State of California ABC licensing requirements. The Applicant shall provide the City with verification of ABC licensing prior to commencing alcohol sales.
23. Mural Permit: Any proposed mural, painted wall graphic, decorative wall art, or similar exterior wall painting on the building shall be evaluated for consistency with Division 3, Chapter 7 (Signs) of the Ukiah City Code. Any mural that, alone or in combination with other proposed signage, exceeds the maximum aggregate square footage allowance for the site shall require a Mural Permit and approval by the City of Ukiah Design Review Board (DRB) prior to installation. A separate planning application for DRB review shall be filed for any such mural, and the Applicant shall not commence installation until written approval from the Design Review Board has been issued.

BUILDING DIVISION AND UKIAH VALLEY FIRE AUTHORITY CONDITIONS

24. A permit shall be required for Tenant Improvements (T.I.). Plans, building permit application, and hardship form (where applicable) shall be submitted. Four complete plan sets shall be submitted, with two sets wet-stamped and signed.
25. The design and construction of all site alterations shall comply with the currently adopted edition of the California Building Code, California Plumbing Code, California Electrical Code, California Mechanical Code, California Fire Code, California Energy Code, Title 24 California Energy Efficiency Standards, California Green Building Standards Code, and all City of Ukiah ordinances and amendments in effect at the time of Building Permit issuance.
26. The proposed change of occupancy from Mercantile (M) to Assembly (A-2 and A-3) and Storage (S-2) shall trigger a full review by the Building Division and the Ukiah Valley Fire Authority. The existing fire sprinkler system shall be evaluated by a qualified fire protection engineer and upgraded as necessary to meet the requirements for the new occupancy classifications.
27. All exits shall be provided with code-compliant accessible paths of travel to the public way.
28. The Applicant shall coordinate with the Ukiah Valley Fire Authority on fire department access, fire flow requirements, and any additional fire and life safety improvements required for the change of occupancy. All such improvements shall be incorporated into the Building Permit submittal.

4/27/2026



Ukiah Bowl

Use Permit Application - Project Narrative

On behalf of Ukiah Bowl, LLC, we respectfully submit this project narrative in support of a Use Permit Application for the property located at 680 South State Street (APN 002-30-154) in Ukiah, California. The applicant is represented by Lars Langberg Architects (authorized agent).

Introduction & Background:

The building at the heart of this transformation is the former Rite-Aid pharmacy at the corner of Gobbi & State Street in downtown Ukiah. The proposed project involves the adaptive reuse of the former pharmacy building into a commercial indoor recreational facility and bowling alley. The project converts the existing ±17,479 square foot retail space to an Assembly (A-3) occupancy on a 1.66-acre site within the C1 zoning district and Airport Overlay Compatibility Zones 4 and 6.

Ukiah Bowl is envisioned as a contemporary, bowling-anchored social venue designed to meet evolving recreation trends. The space is planned as a hybrid entertainment center with approximately half of the floor area dedicated to bowling lanes and the remainder programmed with complementary activities designed to serve a wide range of ages and interests.

Project Description & Modifications:

The project primarily consists of interior tenant improvements and reconfiguration of the existing floor plan. Exterior and site modifications are minimal and limited to signage updates, parking adjustments, and the discontinuation of the existing drive-thru.

Interior improvements include:

- Twelve bowling lanes and associated service areas
- A commercial kitchen
- A bar serving beer, wine, non-alcoholic beverages, and snacks
- A gaming area
- Reservable party rooms
- Private karaoke room
- A supervised soft play area for children
- Supporting restrooms, storage, and staff spaces

Exterior modifications are limited in scope. A new door will be installed at the former drive-thru location to serve as an additional exit, connected by a new accessible sidewalk. A small, low- planted landscape strip will be incorporated to the new sidewalk and parking stall area. The main entry will be enhanced by repainting the existing canopy and new wood ceiling treatment. The existing drive-thru canopy will be refurbished and repainted to match the primary entry canopy. General repairs addressing wear and tear will be completed, and existing landscaping will be maintained.

All existing Rite Aid signage will be removed. New signage will include primary identification above the main entry at the State and Gobbi intersection and on the existing monument sign along State Street. Secondary signage will be placed on the brick facades facing State and Gobbi Streets. No illuminated building signage is proposed on elevations facing adjacent residential properties to the north or west.

Operations:

Peak activity is anticipated during Friday and Saturday evenings. However, the hybrid entertainment model typically results in more distributed usage throughout the week compared to traditional bowling alleys. Detailed hours of operation and business practices are provided in the accompanying application materials.

Project Considerations:*Parking*

The site currently provides 59 parking spaces, including three ADA-accessible spaces. The project proposes an increase to 65 total parking spaces (+6), along with one designated loading/drop-off space and 12 additional bicycle parking spaces. Based on an occupant load of 248 persons, the project exceeds the requirements of Ukiah City Code §9086(A)(3), which requires one parking space per four occupants for commercial recreation and public assembly uses.

Noise

Hours of operation will generally conclude by 10:00 PM, with extended hours until 11:00 PM Thursday through Saturday. The existing masonry construction, combined with limited window openings (particularly on the west elevation) provides inherent sound attenuation. Additional interior acoustic treatments will be incorporated to further minimize sound transmission to surrounding properties.

Compatibility & Community Benefit:

The proposed use is consistent with the City's C1 zoning designation, the Ukiah 2040 General Plan, and applicable airport land use compatibility requirements. This project represents a meaningful reinvestment in a currently vacant commercial property at a prominent gateway location along the Gobbi Street corridor. Ukiah Bowl is intended to function as a long-term community gathering place, welcoming residents and visitors of all ages and abilities. In addition to bowling, the diverse programming supports league play, casual recreation, family-oriented activities, and social experiences. The project will contribute to the local economy through job creation and increased sales tax revenue while expanding recreational opportunities within Ukiah and reducing the need for residents to travel outside the region for similar amenities.

Thank you for your consideration of this application. We look forward to working with the City of Ukiah staff throughout the review process.



April 19, 2026

To Whom It May Concern:

On behalf of the Greater Ukiah Business and Tourism Alliance (GUBTA), I am writing to express our support for the proposed Ukiah Bowl project, an adaptive reuse of the former Rite Aid building located at 680 South State Street.

This project aligns well with the vision and framework established in the City's planning documents. The project represents a net reduction in signage compared to previous use, contributing to a more cohesive and visually appealing corridor. Its thematic alignment with the neighboring movie theater further enhances a sense of place, while its location helps anchor the southern end of the recently upgraded State Street corridor—an important focus of ongoing revitalization efforts.

Beyond compatibility, Ukiah Bowl offers meaningful community benefits. The project transforms a highly visible, long-vacant building into a locally owned and operated business that will contribute to the economic and social fabric of our community. By introducing an indoor recreation and gathering space designed for all ages and abilities, it fills a notable gap and creates a place where residents and visitors alike can come together.

The economic impacts are equally important. Ukiah Bowl is expected to generate new tax revenue, create approximately 10 or more full-time jobs, additional part-time positions, and help keep spending local. By providing a recreational amenity that currently requires travel outside of Mendocino County, the project supports local retention of both dollars and activity. In doing so, it strengthens Ukiah's ability to attract and retain residents, businesses, and visitors.

At its core, this project reflects the kind of thoughtful reinvestment we seek in our downtown core: adaptive reuse, local ownership, community-centered activity, and long-term economic contribution.

For these reasons, GUBTA fully supports approval of the requested Use Permit for Ukiah Bowl.

We appreciate your consideration.

Sincerely,

Katrina M. Kessen, Executive Director
Greater Ukiah Business & Tourism Alliance
katrina@discoverukiah.com | 707.262.2092

A.B.	Anchor Bolt	INSUL.	Insulation
ABV.	Above	INT.	Interior
A.C.	Asphalt Concrete		
ACOUS.	Acoustical	JAN.	Janitor
ADJ.	Adjustable	JST.	Joist
A.D.	Area Drain	JT.	Joint
A.F.F.	Above Finish Floor		
AGGR.	Aggregate	L.	Length
AL. (ALUM.)	Aluminum	LAM.	Laminate
APPROX.	Approximate	LAV.	Lavatory
ARCH.	Architectural	LKR.	Locker
A.S.L.	Above Sea Level	L.P.	Low Point
		LT.	Light
BD.	Board		
BITUM.	Bituminous	MAX.	Maximum
BLDG.	Building	MECH.	Mechanical
BLK.	Block	MEMB.	Membrane
BLKG.	Blocking	MEZZ.	Mezzanine
BM.	Beam	MFR.	Manufacturer
B.O.	Bottom Of	MIN.	Minimum
BOT.	Bottom	MIR.	Mirror
BTWN.	Between	MISC.	Miscellaneous
B.U.	Built-up	MOD.BIT.	Modified Bitumen
B.U.R.	Built-up Roofing	MTD.	Mounted
		MTL.	Metal
CAB.	Cabinet	MUL.	Mullion
CEM.	Cement		
CER.	Ceramic	(N)	New
C.I.	Cast Iron	N.I.C.	Not In Contract
C.J.	Control Joint	NOM.	Nominal
CLG.	Ceiling	NO. or #	Number
CLO.	Closet	N.T.S.	Not to Scale
CLR.	Clear		
CNTR.	Counter	O.A.	Overall
COL.	Column	OBS.	Obscure
CONC.	Concrete	O.C.	On Center
CONN.	Connection	O.D.	Outside Diameter
CONST.	Construction	OFF.	Office
CONT.	Continuous	OPG.	Opening
CORR.	Corridor	OPP.	Opposite
CPT.	Carpet		
CTR.	Center	PERF.	Perforated
		PL.	Plate
DBL.	Double	P.L.	Property Line
DEPT.	Department	PLAM.	Plastic Laminate
DET.	Detail	PLAS.	Plaster
DIA.	Diameter	PLYWD.	Plywood
DIM.	Dimension	PNL.	Panel
DISP.	Dispenser	PR.	Pair
DN.	Down	PRCST.	Pre-cast
D.O.	Door Opening	P.T.	Pressure Treated
DR.	Door	PTD.	Painted
DS.	Downspout		
D.S.P.	Dry Standpipe	QTY.	Quantity
DWG.	Drawing		
DWR.	Drawer	R.	Riser
		RAD.	Radius
EA.	Each	R.D.	Roof Drain
E.J.	Expansion Joint	RDWD.	Redwood
EL. (ELEV.)	Elevation	REF.	Reference
ELEC.	Electrical	REINF.	Reinforce, (d), Reinforcing
EMER.	Emergency	REQ.	Required
ENCL.	Enclosure	RESIL.	Resilient
EQ.	Equal	REV.	Revision, (s), Revised
EQPT.	Equipment	R.GTR.	Register
EXP.	Expansion	RM.	Room
EXPO.	Exposed	R.O.	Rough Opening
EXG. or (E)	Existing	R.W.L.	Rain Water Leader
EXT.	Exterior		
		S.C.	Solid Core
F.A.	Fire Alarm	S.C.D.	See Civil Drawings
F.B.	Flat Bar	SCHED.	Schedule
F.D.	Floor Drain	SECT.	Section
FND.	Foundation	S.E.D.	See Electrical Drawings
F.F.	Finish Floor	SH. & P.	Shelf & Pole
F.F.E.	Finish Floor Elevation	SHR.	Shower
FIN.	Finish	SHT.	Sheet
FIXT.	Fixture	SIM.	Similar
FLASH.	Flashing	S.L.D.	See Landscape Drawings
FLR.	Floor	S.M.D.	See Mechanical Drawings
F.O.C.	Face of Concrete	S.P.D.	See Plumbing Drawings
F.O.F.	Face of Finish	SPEC.	Specification
F.O.S.	Face of Stud	SQ.	Square
FPRE.	Fireproof	S.S.D.	See Structural Drawings
FRMG.	Framing	SST.	Stainless Steel
F.R.T.	Fire-Retardant Treated (ment)	STD.	Standard
FT.	Foot or Feet	STOR.	Storage
FTG.	Footing	STL.	Steel
FURR.	Furring	STRUCT.	Structural
FUT.	Future	SUSP.	Suspended
		SYM.	Symmetrical
GA.	Gauge		
GALV.	Galvanized	T.O.C.	Top of Curb
G.B.	Grab Bar	TEL.	Telephone
GL.	Glass	T&G	Tongue and Groove
G.L.B.	Glue Laminated Beam	THK.	Thick (ness)
GLBLK.	Glass Block	T.O.	Top of
GR.	Grade	TRD.	Tread
G.S.M.	Galv. Sht. Metal	T.V.	Television
G.W.B.	Gypsum Board	TYP.	Typical
HB.	Hose Bib	UNF.	Unfinished
H.C.	Hollow Core	U.O.N.	Unless Otherwise Noted
HD.	Head		
HDW.	Hardware	VERT.	Vertical
HT.	Height	VEST.	Vestibule
H.M.	Hollow Metal	V.I.F.	Verify in Field
HORIZ.	Horizontal		
H.P.	High Point	W/	With
HR.	Hour	W.	Width, Wide
HRDWD.	Hardwood	W.C.	Water Closet
		WD.	Wood
I.D.	Inside Diameter	W.H.	Water Heater
INCL.	Include, (ing), (ed)	W/O	Without
INST.	Instruction	W.P.	Waterproof (ing)
		WT.	Weight
		W.W.F.	Welded Wire Fabric

ABBREVIATIONS

1. THE CURRENT EDITIONS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES, AS ADOPTED BY THE CITY OF UKIAH SHALL HAVE JURISDICTION AND SHALL BE CONSIDERED PART OF THESE PLANS AND SPECIFICATIONS. SUCH CODES SHALL INCLUDE THE FOLLOWING:
 - 2025 CALIFORNIA RESIDENTIAL CODE & LOCAL AMENDMENTS
 - 2025 CALIFORNIA BLDG. CODE & LOCAL AMENDMENTS
 - 2025 CALIFORNIA MECH. CODE & LOCAL AMENDMENTS
 - 2025 CALIFORNIA PLBG. CODE & LOCAL AMENDMENTS
 - 2025 CALIFORNIA ELEC. CODE & LOCAL AMENDMENTS
 - 2025 CALIFORNIA ENERGY CODE
 - 2025 CALIFORNIA FIRE CODE & LOCAL AMENDMENTS
2. ALL DIMENSIONS ARE TO FACE OF FRAMING FOR WALLS; TOP OF SLAB, TOP OF SHEATHING OR BOTTOM OF FRAMING FOR FLOORS, CEILINGS & ROOFS UNLESS OTHERWISE NOTED.
3. COORDINATE EXACT LOCATION OF MECHANICAL DUCTS, REGISTERS, FLUES, & VENTS WITH ARCHITECTURAL DRAWINGS.
4. INSTALL ALL MATERIALS, EQUIPMENT, AND FIXTURES IN CONFORMANCE WITH THE REQUIREMENTS & RECOMMENDATIONS OF THE MANUFACTURER & ALL APPLICABLE CODES.
5. PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, PLUMBING FIXTURES, AND OTHER ITEMS REQUIRING SUPPORT.
6. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
7. IN THE EVENT OF CONFLICT BETWEEN DATA OR INFORMATION SHOWN ON DRAWINGS, DATA OR INFORMATION SHOWN IN THE SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN. DETAIL DRAWINGS TAKE PRECEDENCE OVER DRAWINGS OF LARGER SCALE.
8. PLACE AND SECURE ALL ANCHOR BOLTS AND OTHER ITEMS TO BE CAST IN CONCRETE FOR FOUNDATION INSPECTION. WET SETTING ANCHOR BOLTS OR REINFORCING AFTER PLACEMENT OF CONCRETE IS NOT ALLOWED.
9. SPECIAL INSPECTIONS ARE REQUIRED FOR STRUCTURAL BOLTING AND WELDING. SPECIAL INSPECTIONS ARE NOT A SUBSTITUTE FOR INSPECTION BY THE BUILDING OFFICIAL OR BUILDING INSPECTOR. SPECIALLY INSPECTED WORK THAT IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL, SPECIAL INSPECTOR, AND DESIGN ENGINEER IS SUBJECT TO EXPOSURE OR REMOVAL.
10. DEFERRED SUBMITTALS: PLANS FOR FIRE SPRINKLER SYSTEM DESIGN AND HYDRAULIC CALCULATIONS SHALL BE COMPLETED BY A LICENSED C-16 SPRINKLER CONTRACTOR AND SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION. FIRE SPRINKLER SYSTEM DESIGN AND INSTALLATION SHALL CONFORM TO THE PROVISIONS OF THE CITY OF UKIAH FIRE DEPARTMENT AND N.F.P.A. STANDARD 13D CRC. SEC. 313.

PROJECT GENERAL NOTES

TOTAL ALLOWABLE SIGNAGE AREA: *UKIAH MUNICIPAL CODE 3227 A.1
 GOBBI STREET FRONTAGE: 256.25' X 1.5 SQFT. = 384 SQFT.
 STATE STREET FRONTAGE: 269.25' X 1.5 SQFT. = 404 SQFT.
 TOTAL ALLOWABLE: 788 SQFT.

EXISTING BUILDING SIGNAGE (TO BE REMOVED):

- GOBBI STREET FRONTAGE: 85 SQFT.
 - STATE STREET FRONTAGE: 110 SQFT. (INCLUDES CORNER ENTRY SIGN)
 - **TOTAL REMOVED 195 SQFT.**

AREA OF PROPOSED (N) SIGNAGE:

- GOBBI STREET FRONTAGE: 21 SQFT.
 - STATE STREET FRONTAGE: 148 SQFT. (INCLUDES CORNER ENTRY SIGN)
 - **TOTAL PROPOSED 169 SQFT.**

NET REDUCTION IN

BUILDING SIGNAGE: -26 SQFT.

MONUMENT SIGNAGE:

EXISTING MONUMENT SIGNAGE AREA: 6'-0" X 8'-0" = 48 SQFT.
 PROPOSED MONUMENT SIGNAGE: 48 SQFT. (NO CHANGE)

SIGNAGE CALCULATIONS

DATUM POINT

CENTER LINE

DOOR MARKER

DOOR NUMBER

WINDOW MARKER

WINDOW NUMBER

SECTION MARKER

DRAWING NUMBER

SHEET NUMBER

ELEVATION MARKER

DRAWING NUMBER

ELEVATION REFERENCE

SHEET NUMBER

DETAIL MARKER

DRAWING NUMBER

SHEET NUMBER

KEYNOTE

GRAPHIC SYMBOLS

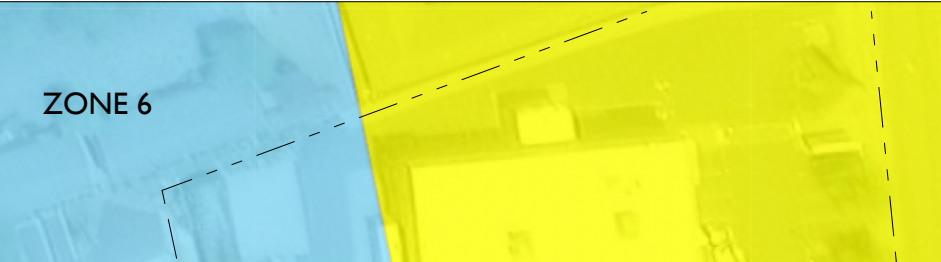


UKIAH BOWL - PRIMARY ENTRY CONCEPTUAL RENDERING
 *CORNER OF GOBBI & STATE STREET

- 01 EXISTING MONUMENT SIGNAGE STRUCTURE 15'-1" WIDE x 9'-0" TALL x 3'-6" DEEP
- 02 EXISTING ALUMINUM FABRICATED TRELLIS & POST PAINTED BLACK
- 03 NEW INTERNALLY ILLUMINATED POLYCARBONATE SIGN TO REPLACE EXISTING. NEW COLORS TO MATCH PRIMARY OVERHEAD BUILDING SIGNAGE AT ENTRY.
- 04 EXISTING ALUMINUM CAP PAINTED BLACK TO MATCH TRELLIS.
- 05 EXISTING BRICK BASE & COLUMN TO REMAIN.
- 06 SEE SITE PLAN FOR EXISTING LOCATION

CONCEPTUAL RENDERING
 BY REN / ALEXANDER DESIGN

MONUMENT SIGNAGE AT STATE STREET



ID	NAME
PLN-1	PLANNING REVIEW COVER SHEET
PLN-2	PROPOSED SITE PLAN & PARKING CALCULATIONS
PLN-3	EXTERIOR ELEVATION CONCEPTUAL RENDERINGS
PLN-4	EXISTING & DEMOLITION FLOOR PLAN
PLN-5	PROPOSED FLOOR PLAN & OCCUPANCY CALCULATIONS
PLN-6	EXTERIOR ELEVATIONS
PLN-7	EXTERIOR ELEVATIONS

AIRPORT ZONE OVERLAY

SHEET INDEX



PROJECT DESCRIPTION

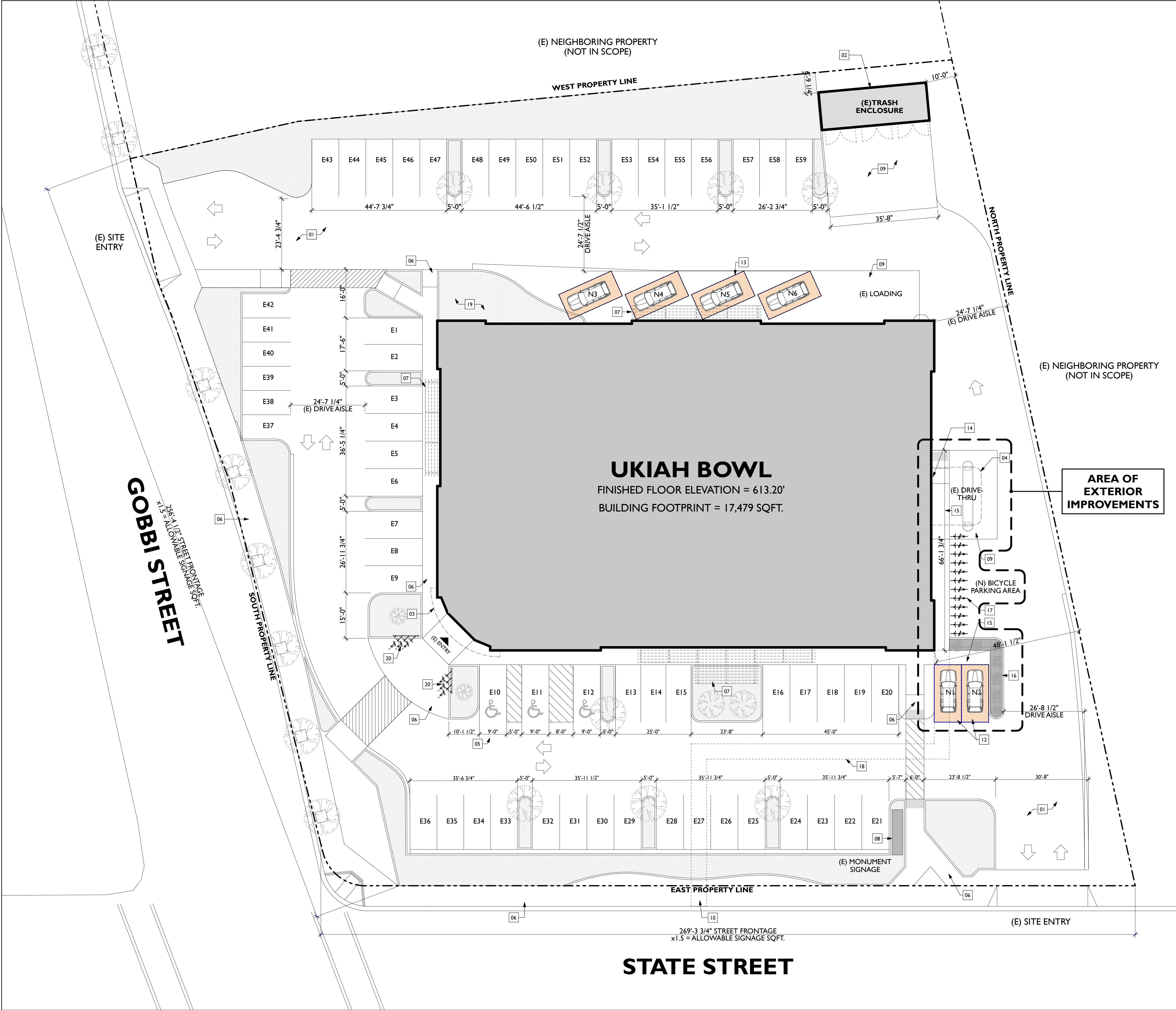
THE PROJECT CONSISTS OF A AN ADAPTIVE RE-USE TENANT-IMPROVEMENT REMODEL OF AN EXISTING 17,479 SQUARE FOOT COMMERCIAL BUILDING OF TYPE-V-N CONSTRUCTION ON THE CORNER OF GOBBI STREET AND STATE STREET IN THE CITY OF UKIAH. THE EXISTING BUILDING WILL BE CONVERTED FROM A (MERCANTILE) PHARMACY TO A MIXED-USE RECREATION AND DINING ESTABLISHMENT WITH 12 BOWLING LANES. EXTERIOR IMPROVEMENTS INCLUDE ADDITIONAL PARKING SPACES, PATH OF TRAVEL UPGRADES AND ONE ADDITIONAL EXIT. NEW ILLUMINATED SIGNAGE IS PROPOSED AT THE PRIMARY BUILDING ENTRY AND STREET FRONTAGE.

AUTHORITY HAVING JURISDICTION (AHJJ):	CITY OF UKIAH
ASSESSORS PARCEL NUMBER:	002-301-54
AREA OF EXISTING (E) BUILDING:	17,479 SQFT.
AREA OF PROPOSED (N) BUILDING:	17,479 SQFT. (NO CHANGE)
ORIGINAL CONSTRUCTION DATE:	2008 - COMPLETED
LOT AREA:	1.66 ACRES ACRES
OCCUPANCY GROUP:	A-3, A-2, S-2 (ASSEMBLY & STORAGE)
CONSTRUCTION TYPE:	V-N SPRINKLERED
ZONING:	CI - COMMERCIAL
FIRE PROTECTION ZONE:	LOCAL, NON-WUI
UKIAH AIRPORT OVERLAY ZONE: (UKIAH ALUC)	95% ZONE 4 5% ZONE 6
SITE INTENSITY MAX LIMIT:	*450 OCCUPANTS (ZONE 4)
PROPOSED SITE INTENSITY:	*1.66 ACRES X (150 OCCUPANTS / ACRE) = 249 OCCUPANTS
* PER TABLE 3A UKIAH ALUC	
MAX. (PEAK) SITE USAGE:	248 OCCUPANTS (SEE OCCUPANCY CALCULATIONS)
PARKING:	SEE PARKING CALCULATIONS ON SITE PLAN SHEET PLN-2
EXISTING ADA PARKING:	3 SPACES - SEE SHEET PLN-2

PROJECT DATA

[illegible]

LARS LANGBERG ARCHITECTS 108 PETALUMA AVE. SEBASTOPOL, CA 95472 lars@larsarchitects.com 707.823.9899	
	
UKIAH BOWL 680 S. STATE STREET UKIAH, CA 95482	
APN: 002-301-54	
ISSUED FOR:	
USE PERMIT	04/27/2026
FOR PLANNING REVIEW ONLY	
PLANNING REVIEW COVER SHEET	
DATE: April 27, 2026	
SCALE: AS NOTED	
PLN-I	



1.

EXISTING LANDSCAPING AREAS TO REMAIN
2.

EXISTING SITE LIGHTING TO REMAIN
3.

ALL EXISTING BUILDING SIGNAGE TO BE REMOVED
4.

EXISTING WAY-FINDING SIGNAGE TO BE REMOVED
5.

EXISTING CROSS-WALKS AND DETECTABLE WARNING STRIPS TO REMAIN UNLESS OTHERWISE INDICATED ON PLANS
6.

EXISTING VEHICULAR AND PEDESTRIAN SITE ENTRY LOCATIONS TO REMAIN
7.

SEE TITLE SHEET FOR EXISTING SITE AREA

SHEET GENERAL NOTES

- 01

EXISTING 2-WAY DRIVE AISLE TO REMAIN (NO CHANGE)
- 02

EXISTING TRASH ENCLOSURE TO REMAIN (NO CHANGE)
- 03

EXISTING METAL ENTRY CANOPY (DASHED) TO REMAIN. REMOVE EXISTING SIGNAGE. REPAINT FASCIA. REPLACE EXISTING SOFFIT WITH WOOD OR WOOD LOOK MATERIAL (SEE EXTERIOR CONCEPTUAL RENDERINGS)
- 04

EXISTING DRIVE-THRU CANOPY TO REMAIN. REPAINT TO MATCH ENTRY CANOPY. REPLACE EXISTING CEILING WITH WOOD OR WOOD-LOOK MATERIAL (SEE EXTERIOR CONCEPTUAL RENDERINGS)
- 05

EXISTING ACCESSIBLE PARKING SPACES (X3) TO REMAIN. SEE PARKING CALCULATIONS
- 06

EXISTING CONCRETE WALKWAY TO REMAIN (NO CHANGE)
- 07

EXISTING PAINTED METAL TRELLIS(ES) TO REMAIN (NO CHANGE)
- 08

EXISTING MONUMENT SIGNAGE AT STATE STREET TO REMAIN: REPLACE EXISTING SIGNAGE WITH NEW. SEE EXTERIOR CONCEPTUAL RENDERINGS PAGE
- 09

EXISTING CONCRETE SURFACE(S) TO REMAIN
- 10

ROUGH LOCATION OF EXISTING SEWER INVERT
- 11

- NOT USED -
- 12

PROPOSED ADDITIONAL VEHICLE PARKING SPACES (PERPENDICULAR)
- 13

PROPOSED ADDITIONAL VEHICLE PARKING SPACE(S) (ANGLED)
- 14

PROPOSED EXIT AT EXISTING DRIVE-THRU AREA
- 15

PROPOSED CONCRETE WALKWAY TO NEW EXIT LOCATION
- 16

PROPOSED PLANTED LANDSCAPE AREA & CONCRETE CURB TO MATCH EXISTING
- 17

PROPOSED BICYCLE PARKING STALLS (12X SPACES)
- 18

ROUGH AREA OF TRENCHING & SITEWORK FOR PROPOSED SEWER LATERAL REPLACEMENT & UPGRADES (SHOWN DASHED)
- 19

ROUGH AREA OF TRENCHING & SITEWORK FOR PROPOSED GREASE-INTERCEPTOR WORK. FINAL SPECS TBD.
- 20

PROPOSED ADDITIONAL BICYCLE PARKING (6X TOTAL SPACES)

KEYNOTES

UKIAH ZONING CODE 9198

NUMBER OF PARKING SPACES REQUIRED

COMMERCIAL RECREATION & PUBLIC ASSEMBLY 1:4 GENERAL

SITEWIDE MAX OCCUPANCY: 248 / 4 = 62

REQUIRED PARKING		
AUTO STALLS	62	
BIKE PARKING	6 (EXISTING)	
ADA STALLS REQUIRED	3 (EXISTING)	
NON-MALL LOADING	1	

EXISTING PARKING		
AUTO STALLS:	59	
BIKE PARKING:	6	
ADA STALLS:	3	
NON-MALL LOADING:	1	

PARKING DELTAS		
AUTO STALLS	-3	
BIKE PARKING	0	
ADA STALLS REQUIRED	0	
NON-MALL LOADING	0	

PROPOSED ADDITIONAL PARKING		
AUTO STALLS:	+4 NEW ANGLED STALLS	
	+ 2 NEW 90 DEGREE STALLS	
ADA STALLS:	0 (EXISTING TO REMAIN)	
NON-MALL LOADING:	0 (EXISTING TO REMAIN)	
BIKE PARKING:	+12 NEW SPACES	
*BIKE PARKING MITIGATION:	6 BIKES = (-2 AUTO STALLS REQUIRED)	

PARKING TOTALS		
FINAL REQUIRED AUTO STALLS:	61	
FINAL PROVIDED AUTO STALLS:	65	
FINAL PROVIDED BIKE PARKING:	18	

PARKING CALCULATIONS

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UKIAH
BOWL

UKIAH BOWL

680 S. STATE STREET

UKIAH, CA 95482

APN: 002-301-54

ISSUED FOR:

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N

PROPOSED SITE
PLAN & PARKING
CALCULATIONS

DATE: April 27, 2026

SCALE: AS NOTED

PLN-2



5 NEON-LOOK PRIMARY SIGNAGE
(CORNER OF GOBBI & STATE STREET)



2 UKIAH BOWL - PRIMARY BUILDING SIGNAGE: NIGHT TIMEVIEW (CORNER OF GOBBI & STATE STREET)

01 PRIMARY BUILDING SIGNAGE: 15'-0" WIDE CURVE X 8'-6" TALL X 8" DEEP = 127 SQFT.
02 SECONDARY BUILDING SIGNAGE AT STATE STREET AND GOBBI STREET FRONTAGE (18" TALL WHITE LETTERING - ILLUMINATED)
03 WOOD SLATS AT INTERIOR: FINAL SPECIFICATIONS TBD.
04 REPAINTED ENTRY CANOPY WITH NEW WOOD-LOOK SOFFIT OVER ENTRY



1 UKIAH BOWL - PRIMARY BUILDING SIGNAGE: DAY TIMEVIEW (CORNER OF GOBBI & STATE STREET)

01 PRIMARY BUILDING SIGNAGE: 15'-0" WIDE CURVE X 8'-6" TALL X 8" DEEP = 127 SQFT. (ILLUMINATED)
02 SECONDARY BUILDING SIGNAGE AT STATE STREET AND GOBBI STREET FRONTAGE (18" TALL WHITE LETTERING - ILLUMINATED)
03 WOOD SLATS AT INTERIOR: FINAL SPECIFICATIONS TBD.
04 REPAINTED ENTRY CANOPY WITH NEW WOOD-LOOK SOFFIT OVER ENTRY



3 UKIAH BOWL - EAST ELEVATION & DRIVE-THRU CANOPY AREA (FACING STATE STREET)

01 AREA OF SITE IMPROVEMENTS - 2 NEW PARKING SPACES & LOW PLANTED LANDSCAPE STRIP (SEE PLN-2)
02 REPAINTED DRIVE-THRU CANOPY WITH NEW WOOD-LOOK SOFFIT.
03 EXISTING CANOPY LIGHTING TO REMAIN
04 PAINTED MURAL AREA ± 8'-0" X 8'-0" = 64 SQFT. FINAL ARTWORK TBD



4 UKIAH BOWL - SOUTH ELEVATION (FACING GOBBI STREET)

01 PRIMARY BUILDING SIGNAGE: SEE RENDERING #1 (ILLUMINATED)
02 SECONDARY BUILDING SIGNAGE (18" TALL WHITE LETTERING - ILLUMINATED)
03 WOOD SLATS AT INTERIOR
04 REPAINTED ENTRY CANOPY WITH NEW WOOD-LOOK SOFFIT OVER ENTRY
05 PAINTED MURAL AREA ± 8'-0" X 8'-0" = 64 SQFT. FINAL ARTWORK TBD



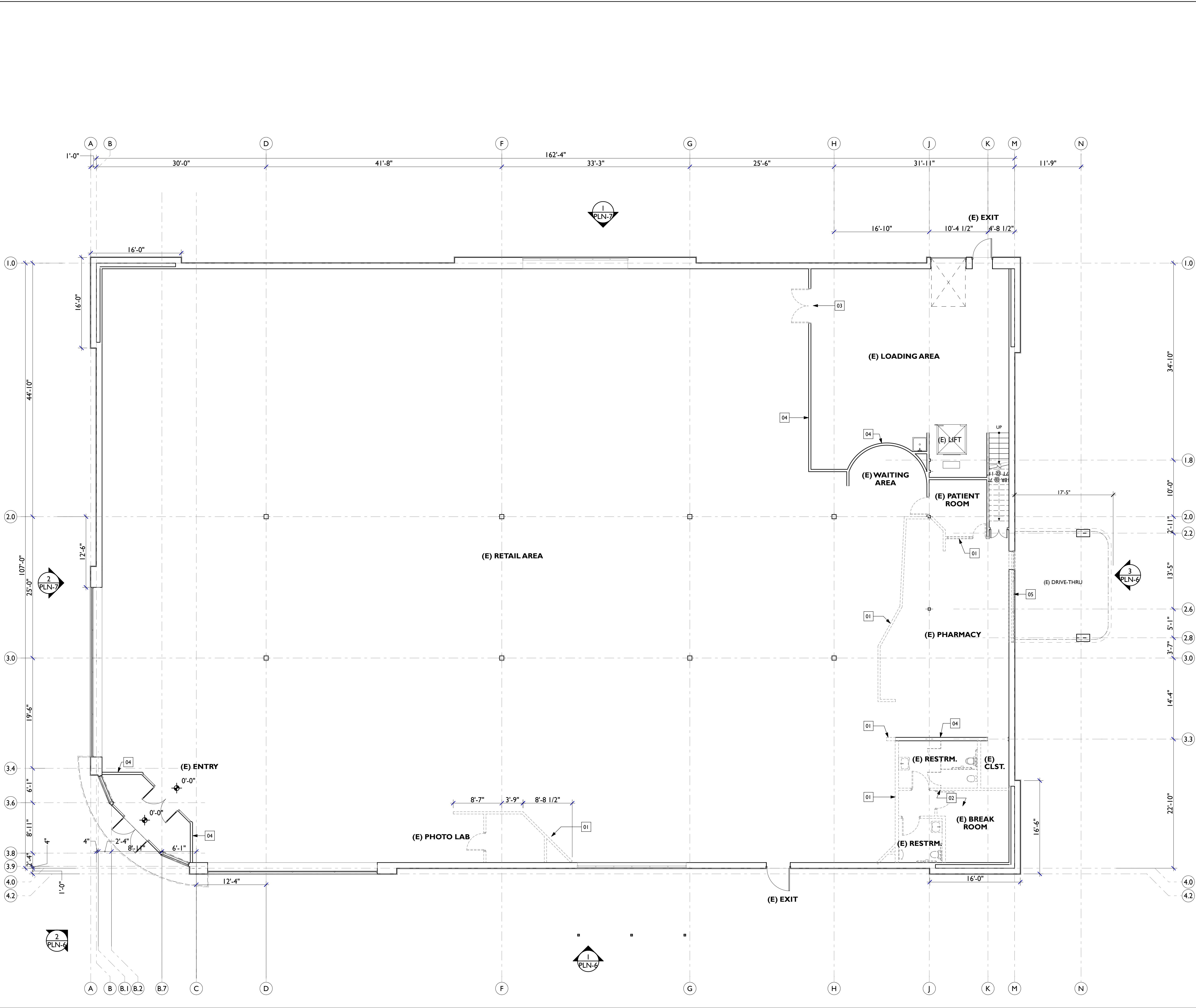
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EXTERIOR ELEVATION CONCEPTUAL RENDERINGS
DATE: April 27, 2026
SCALE: AS NOTED

PLN-3



1. DEMOLISH & REMOVE ALL EXISTING RETAIL FLOOR CABINETRY & MILLWORK UNLESS OTHERWISE SPECIFIED ON PLANS.

2. DEMOLISH & REMOVE EXISTING FLOOR FINISHES AT RETAIL AREA UNLESS OTHERWISE INDICATED ON PLANS.

3. EXISTING STRUCTURAL COLUMNS, BEAMS, WALLS TO REMAIN UNLESS OTHERWISE INDICATED ON PLANS.

4. EXISTING BUILDING ENVELOPE, MATERIALS WINDOWS AND DOORS TO REMAIN UNLESS OTHERWISE INDICATED ON PLANS.

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Ukiah

BOWL

UKIAH BOWL

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EXISTING & DEMOLITION

FLOOR PLAN

DATE: April 27, 2026

SCALE: AS NOTED

PLN-4

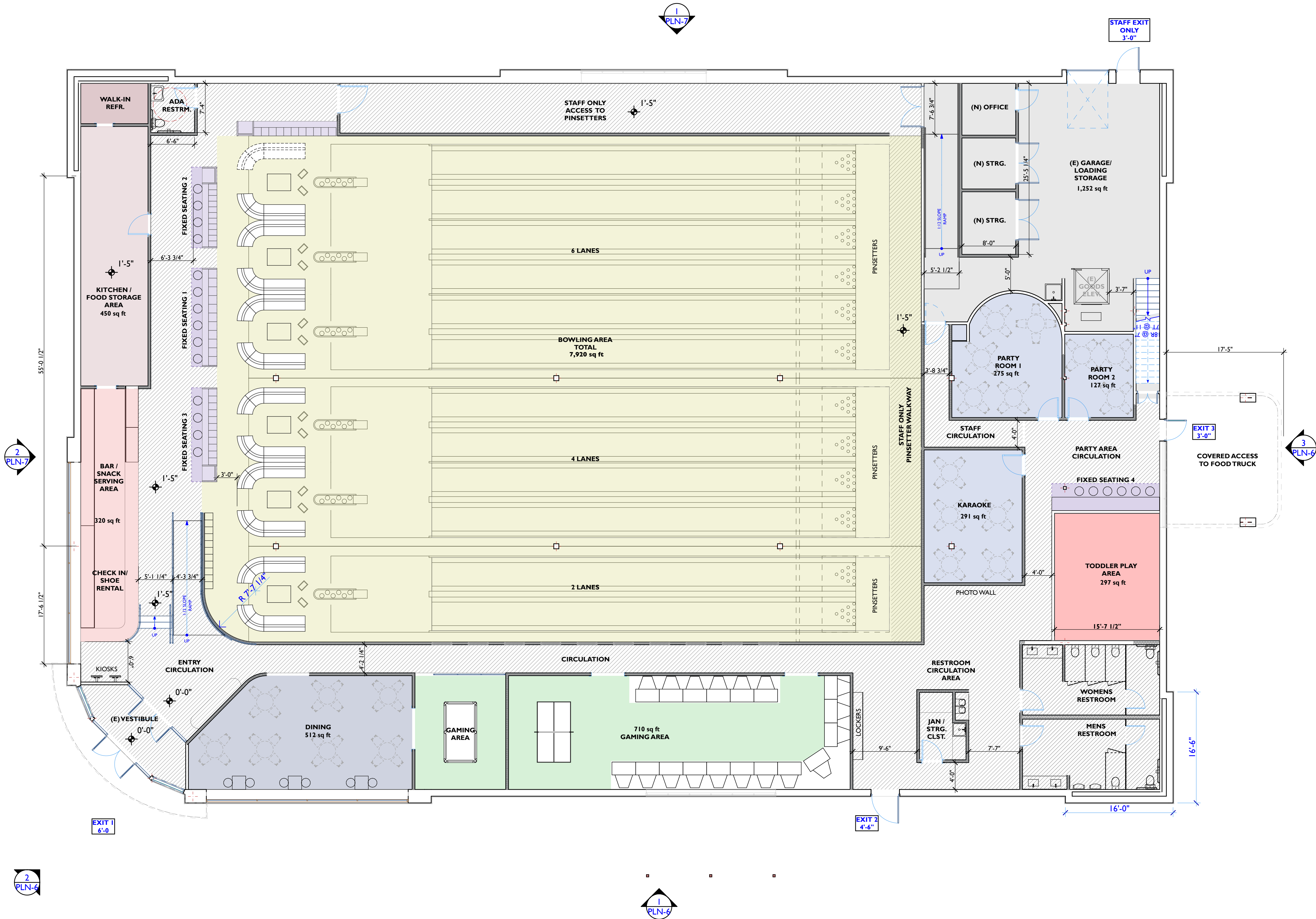
SHEET GENERAL NOTES

KEYNOTES

I FIRST FLOOR - EXISTING & DEMOLITION PLAN
1/8" = 1'-0"

LEGEND	ROOM	TYPE	OCC. LOAD FACTOR	AREA	OCCUPANTS
	BOWLING AREA	BOWLING CENTER	5 PER LANE	12 LANES	60
	GAMES AREA	ASSEMBLY W/O FIXED SEATS	15 NET / PERSON	708 SQFT.	47
	DINING AREA	ASSEMBLY W/O FIXED SEATS	15 NET / PERSON	511 SQFT.	34
	SHOE RENTAL / SNACK BAR / CHECK-IN	BUSINESS AREA	150 GROSS	319 SQFT.	3
	KITCHEN	COMMERCIAL KITCHEN	200 GROSS	450 SQFT.	3
	TODDLER PLAY AREA	ASSEMBLY W/O FIXED SEATS	15 NET / PERSON	297 SQFT.	20
	PARTY ROOM 1	ASSEMBLY W/O FIXED SEATS	15 NET / PERSON	275 SQFT.	19
	PARTY ROOM 2	ASSEMBLY W/O FIXED SEATS	15 NET / PERSON	127 SQFT.	9
	KARAOKE ROOM	ASSEMBLY W/O FIXED SEATS	15 NET / PERSON	291 SQFT.	20
	FIXED SEATING	CBC 1000.4 FIXED SEATING REQ'S.	26 SEATS TOTAL	—	26
	(E) LOADING & (E) OFFICE	ACCESSORY STORAGE AREAS	300 GROSS	1,250 SQFT.	5
	(E) MEZZANINE STORAGE	ACCESSORY STORAGE AREAS	300 GROSS	546 SQFT.	2
	CIRCULATION & ACCESSORY USE AREAS	CIRCULATION & ACCESSORY USE	—	—	—
				TOTAL	248

2 OCCUPANCY CALCULATIONS
*PER CBC TABLE 1000.4



1 PROPOSED OCCUPANCY FLOOR PLAN
1/8" = 1'-0"

GENERAL EGRESS NOTES (CBC CHAPTER 10)

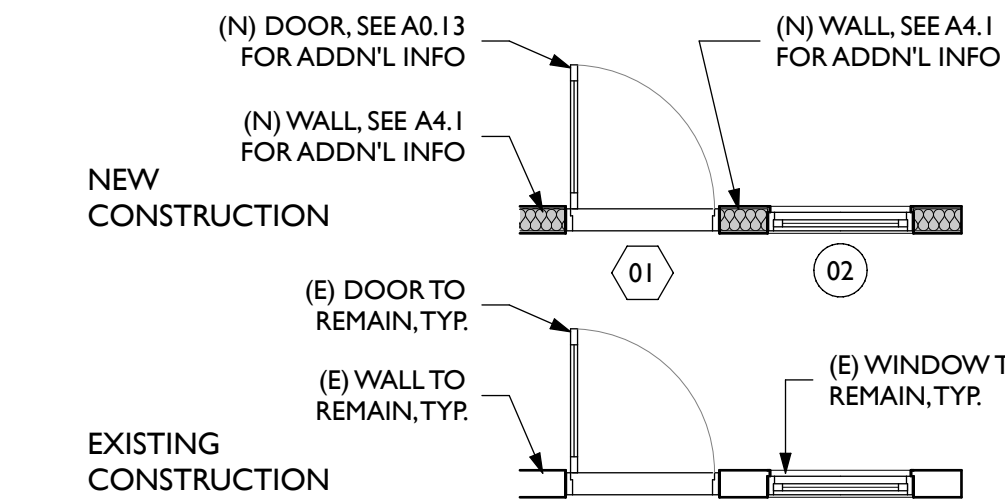
- MEANS OF EGRESS COMPLIANCE: ALL MEANS OF EGRESS COMPONENTS, INCLUDING EXIT ACCESS, EXITS, AND EXIT DISCHARGE, SHALL COMPLY WITH THE REQUIREMENTS OF CBC CHAPTER 10.
- MINIMUM NUMBER OF EXITS EACH OCCUPIED SPACE AND STORY SHALL BE PROVIDED WITH THE MINIMUM NUMBER OF EXITS AS REQUIRED BY CBC SECTIONS 1006.2 AND 1006.3 BASED ON OCCUPANT LOAD AND OCCUPANCY CLASSIFICATION.
- EGRESS WIDTH: THE REQUIRED EGRESS WIDTH SHALL BE DETERMINED IN ACCORDANCE WITH CBC SECTION 1005, BASED ON OCCUPANT LOAD AND THE APPLICABLE EGRESS CAPACITY FACTORS.
- DOOR SWING DIRECTION: EGRESS DOORS SERVING AN OCCUPANT LOAD OF 50 OR MORE SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL PER CBC SECTION 1010.1.2.
- DOOR HARDWARE: EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, IN ACCORDANCE WITH CBC SECTION 1010.1.9.
- TRAVEL DISTANCE: EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LIMITS SPECIFIED IN CBC TABLE 1017.2, BASED ON OCCUPANCY AND SPRINKLER STATUS.
- COMMON PATH OF EGRESS TRAVEL: THE COMMON PATH OF EGRESS TRAVEL SHALL COMPLY WITH CBC SECTION 1006.2.1 AND SHALL NOT EXCEED ALLOWABLE LIMITS FOR THE OCCUPANCY CLASSIFICATION.
- EXIT SEPARATION: WHERE TWO OR MORE EXITS ARE REQUIRED, THEY SHALL BE PLACED AT A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF THE DIAGONAL OF THE AREA SERVED (OR ONE-THIRD IF SPRINKLERED), PER CBC SECTION 1007.1.1.
- EXIT SIGNAGE AND ILLUMINATION: EXITS SHALL BE PROVIDED WITH ILLUMINATED EXIT SIGNS AND EMERGENCY LIGHTING IN ACCORDANCE WITH CBC SECTIONS 1013 AND 1008.
- ACCESSIBLE MEANS OF EGRESS: ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED IN ACCORDANCE WITH CBC SECTION 1009, INCLUDING AREAS OF REFUGE WHERE REQUIRED.

SHEET GENERAL NOTES

AREAS	SEE TABLE
OCCUPANCY / USE:	17,479 SQ FT
TOTAL FLOOR AREA:	248
OCC. LOAD:	23
EXITS REQ'D:	3
EXITS PROVIDED:	1
STAFF EXIT ONLY:	(0.2" x 248) = 49.6" = 4'-10"
MIN. REQ'D. EGRESS WIDTH:	6'-0" + 4'-6" + 3'-0" = 13'-6"
EGRESS WIDTH PROVIDED:	YES
CODE COMPLIANT:	YES
TRAVEL DISTANCE	
MAX. DIAGONAL DISTANCE	192'-1 3/4"
1/2 MAX. DIAGONAL	96'-1"
ACTUAL EXIT SEPARATION	113'-0"
MAX. EXIT ACCESS LENGTH	250'-0" ⁴
CODE COMPLIANT:	YES

¹ OCCUPANT LOAD PER CBC TABLE 1004.1.2
² MIN. REQ'D. EGRESS WIDTH PER 1005.3
³ MIN REQ'D. EXITS PER 1006.3.3
⁴ MAX TRAVEL DISTANCE PER CBC 1017.2

EGRESS CALCULATIONS
NOT TO SCALE



WALL LEGEND

EGRESS ROUTE OF TRAVEL, TYP. — — — — —

ROUTE OF TRAVEL LEGEND

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UKIAH BOWL
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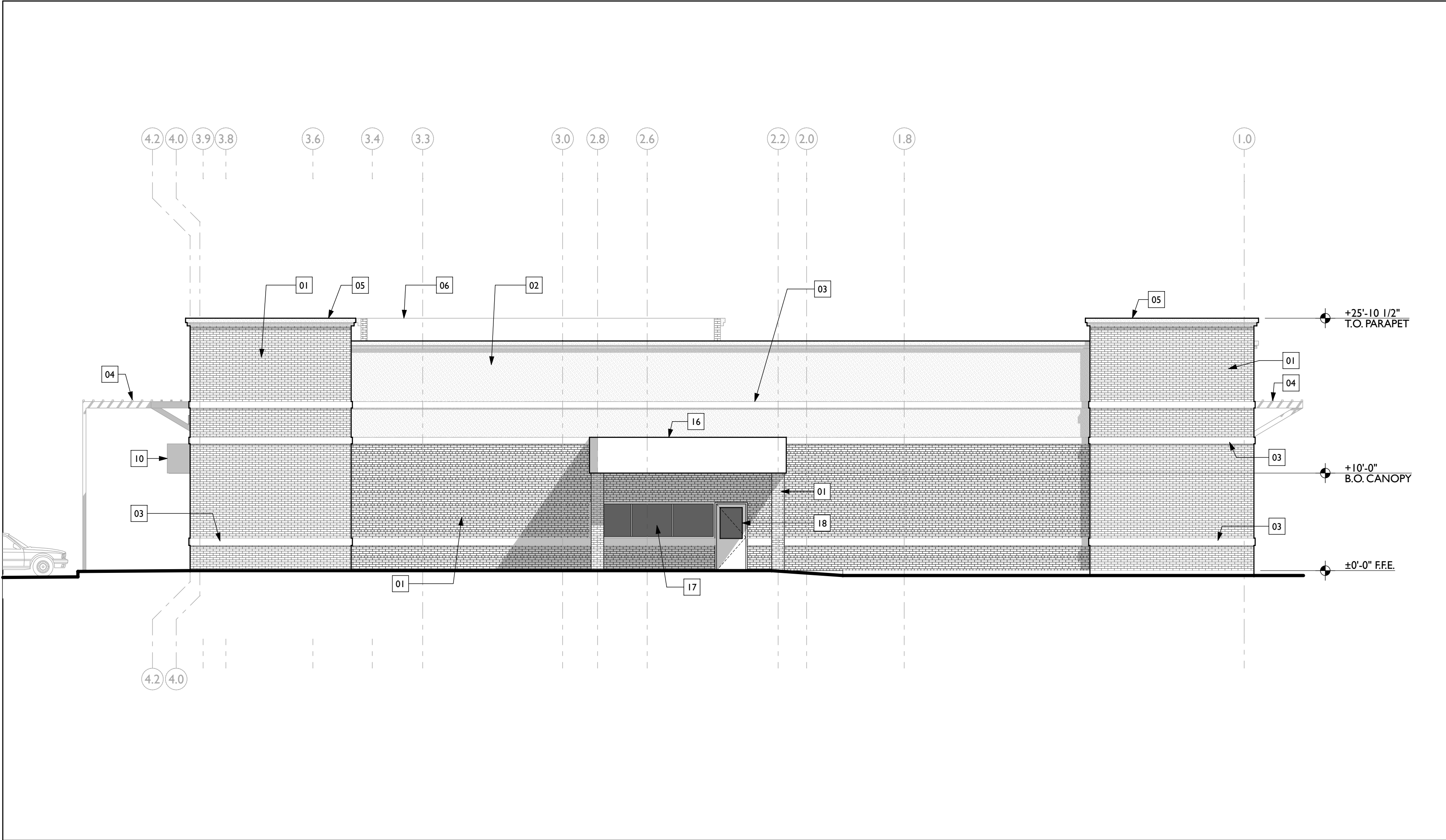
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PROPOSED FLOOR
PLAN &
OCCUPANCY
CALCULATIONS

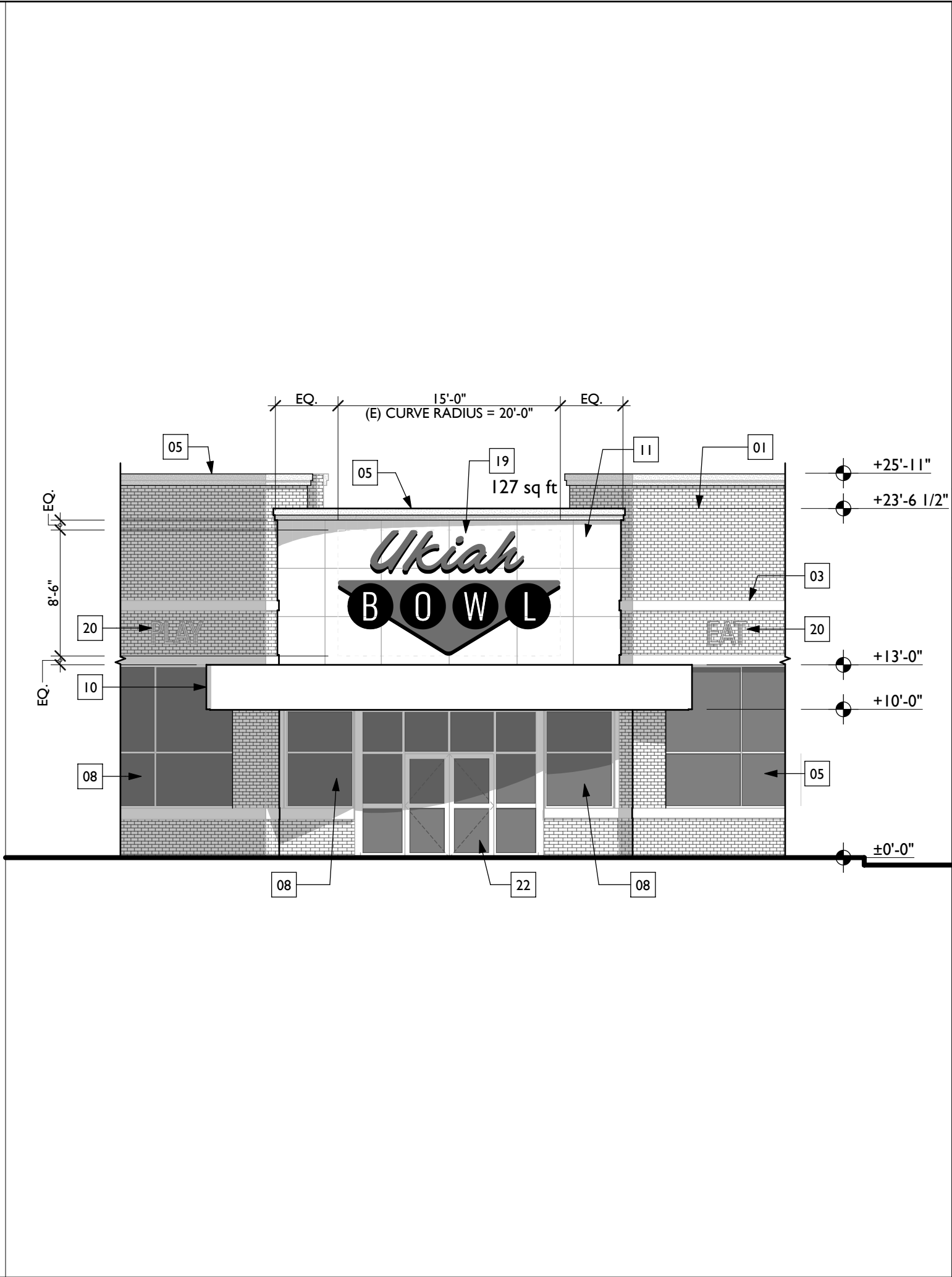
DATE: April 27, 2026

SCALE: AS NOTED

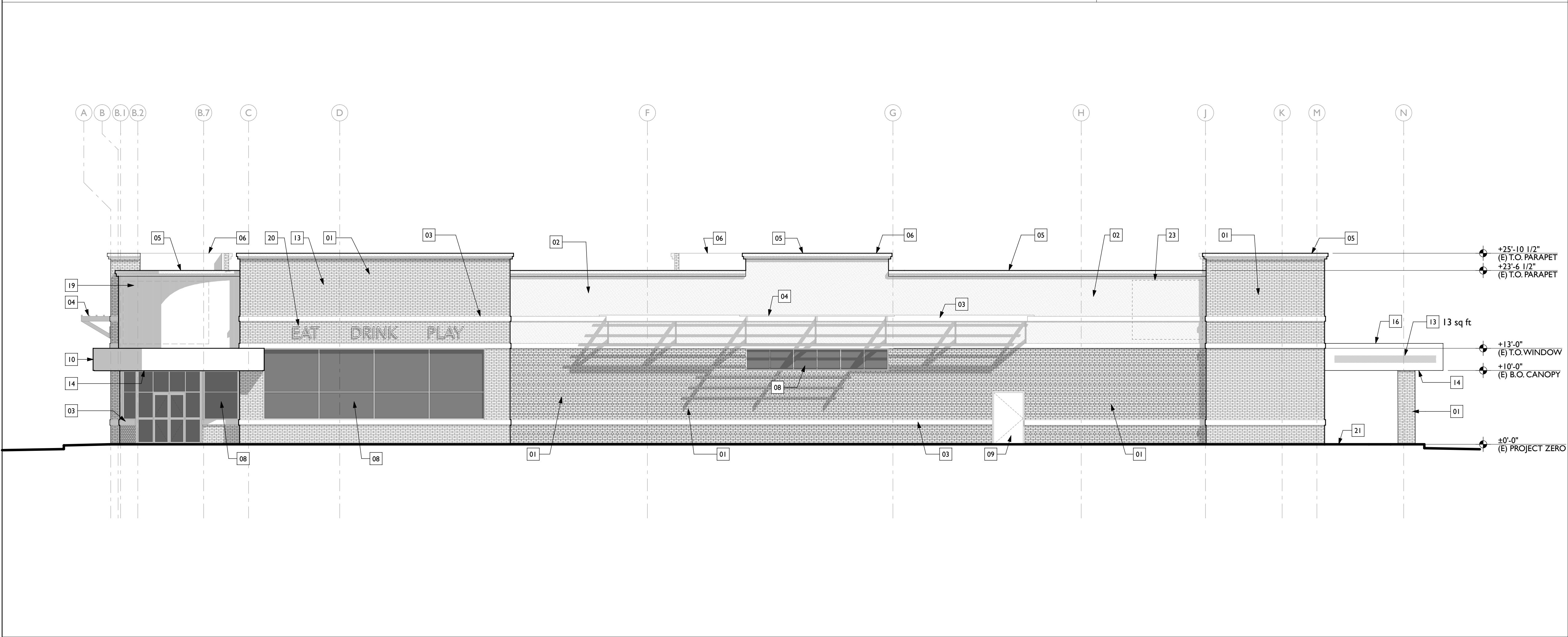
PLN-5



3 NORTH ELEVATION
1/8" = 1'-0"



2 ENTRY ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION (FACING STATE STREET)
1/8" = 1'-0"

1. EXISTING LANDSCAPING AREAS TO REMAIN
2. EXISTING SITE LIGHTING TO REMAIN
3. REMOVE ALL EXISTING BUILDING SIGNAGE (SEE SIGNAGE CALCULATIONS).
4. REMOVE EXISTING WAY-FINDING SIGNAGE
5. EXISTING CROSS-WALKS AND DETECTABLE WARNING STRIPS TO REMAIN UNLESS OTHERWISE INDICATED ON PLANS
6. EXISTING VEHICULAR AND PEDESTRIAN SITE ENTRY LOCATIONS TO REMAIN
7. EXISTING EXTERIOR PAINT COLORS, FINISHES AND MATERIALS TO REMAIN UNLESS OTHERWISE INDICATED ON PLANS.
8. ALLOWABLE SIGNAGE AREA = PROPERTY LINE STREET FRONTAGE X 1.5 PER UKIAH MUNICIPAL CODE

SHEET GENERAL NOTES

- 01 EXISTING BRICK MASONRY BLOCK TO REMAIN (NO CHANGE)
- 02 EXISTING STUCCO TO REMAIN (NO CHANGE)
- 03 EXISTING STUCCO COVERED FOAM MOLDING TRIM TO REMAIN (NO CHANGE)
- 04 EXISTING METAL TRELLIS TO REMAIN (NO CHANGE)
- 05 EXISTING STUCCO PARAPET CAP MOOLDING TO REMAIN (NO CHANGE)
- 06 LINE OF EXISTING PARAPET BEYOND (NO CHANGE)
- 07 EXISTING WALL PACK LIGHTING TO REMAIN (NO CHANGE)
- 08 EXISTING STOREFRONT WINDOW(S) TO REMAIN - NO CHANGE
- 09 EXISTING DOOR(S) TO REMAIN - NO CHANGE
- 10 EXISTING ENTRY CANOPY TO REMAIN. REMOVE EXISTING SIGNAGE & REPAINT.
- 11 EXISTING PAINTED CURVED METAL PANEL AT PRIMARY ENTRY TO REMAIN.
- 12 EXISTING LANDSCAPING / PLANTING TO REMAIN (NO CHANGE)
- 13 EXISTING SIGNAGE TO BE REMOVED
- 14 REPLACE EXISTING SOFFIT WITH WOOD OR WOOD-LOOK MATERIAL (SEE EXTERIOR CONCEPTUAL RENDERINGS)
- 15 EXISTING BOLLARD(S) TO REMAIN UNLESS OTHERWISE INDICATED ON PLANS
- 16 REPAINT EXISTING DRIVE-THRU CANOPY.
- 17 NEW STOREFRONT WINDOW SYSTEM; REPLACE EXISTING IN KIND
- 18 NEW EXIT / EGRESS DOOR
- 19 NEW PROPOSED ILLUMINATED SIGNAGE - FORMAL SIGNAGE PACKAGE WILL BE UNDER SEPARATE PERMIT AND SUBMITTED AT TIME OF BUILDING PERMIT
- 20 NEW PROPOSED SECONDARY SIGNAGE (NON-ILLUMINATED) - FORMAL SIGNAGE PACKAGE WILL BE UNDER SEPARATE PERMIT AND SUBMITTED AT TIME OF BUILDING PERMIT
- 21 AREA OF NEW SITE CONCRETE WALKWAY AND LANDSCAPE WORK.
- 22 REPLACE EXISTING AUTOMATIC ENTRY DOORS IN KIND.
- 23 PROPOSED PAINTED MURAL AREA - 8'-0" X 8'-0". FINAL ARTWORK TBD AND UNDER SEPARATE PERMIT.

KEYNOTES

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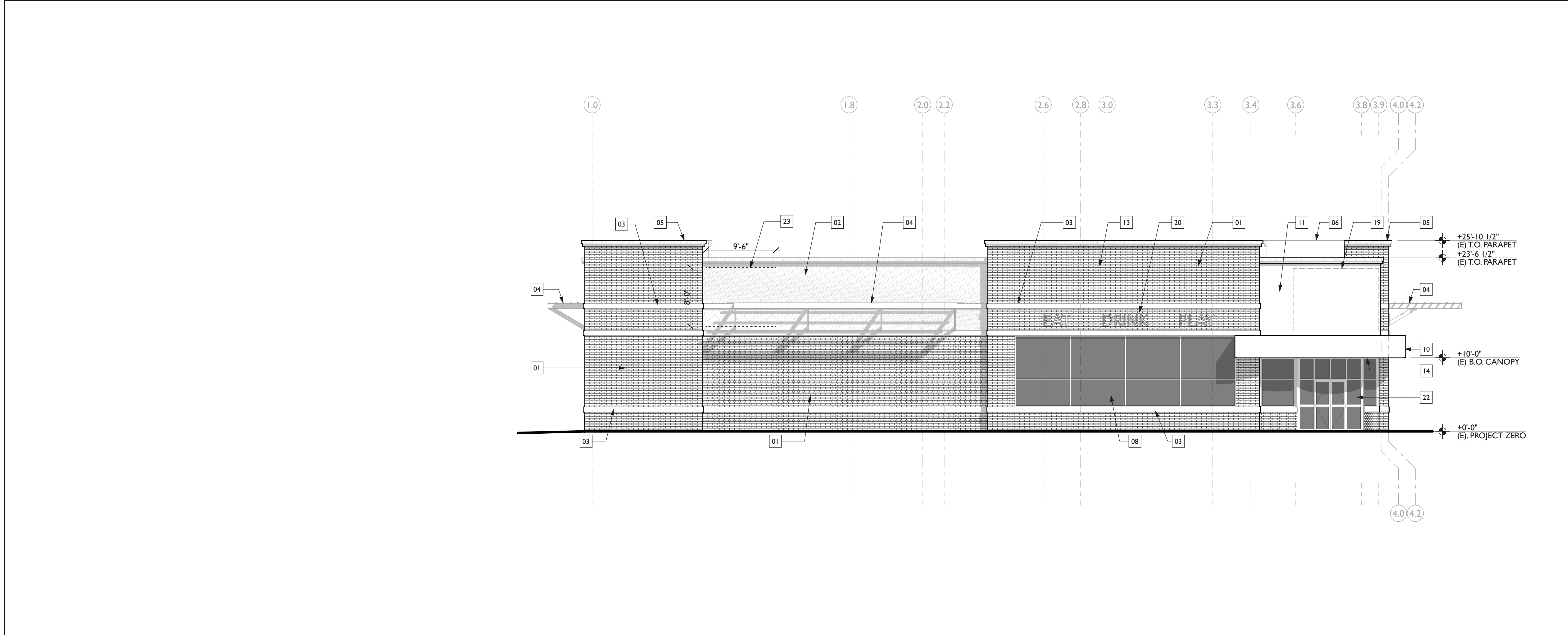
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EXTERIOR
ELEVATIONS

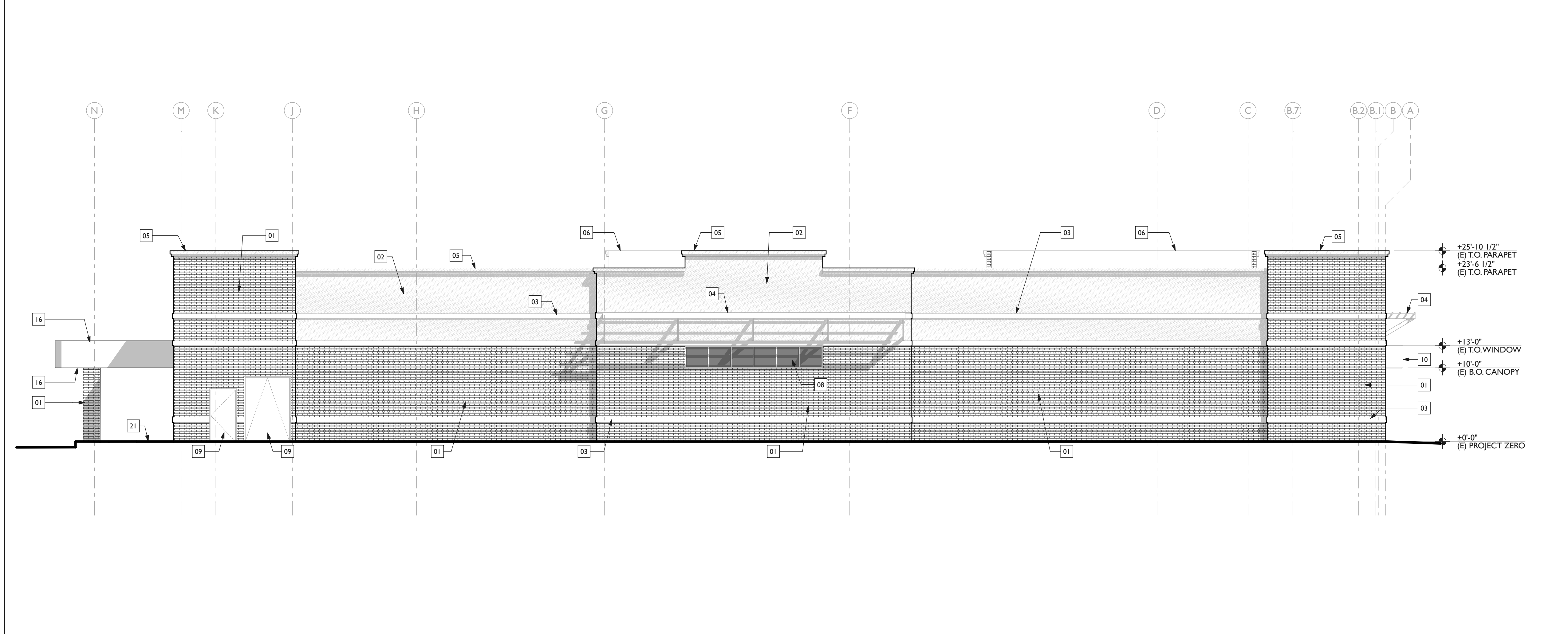
DATE: April 27, 2026

SCALE: AS NOTED

PLN-6



2 SOUTH ELEVATION (FACING GOBBI STREET)
1/8" = 1'-0"



1 WEST (REAR) ELEVATION
1/8" = 1'-0"

1. EXISTING LANDSCAPING AREAS TO REMAIN
2. EXISTING SITE LIGHTING TO REMAIN
3. REMOVE ALL EXISTING BUILDING SIGNAGE (SEE SIGNAGE CALCULATIONS).
4. REMOVE EXISTING WAY-FINDING SIGNAGE
5. EXISTING CROSS-WALKS AND DETECTABLE WARNING STRIPS TO REMAIN UNLESS OTHERWISE INDICATED ON PLANS
6. EXISTING VEHICULAR AND PEDESTRIAN SITE ENTRY LOCATIONS TO REMAIN
7. EXISTING EXTERIOR PAINT COLORS, FINISHES AND MATERIALS TO REMAIN UNLESS OTHERWISE INDICATED ON PLANS.
8. ALLOWABLE SIGNAGE AREA = PROPERTY LINE STREET FRONTAGE X 1.5 PER UKIAH MUNICIPAL CODE

SHEET GENERAL NOTES

- 01 EXISTING BRICK MASONRY BLOCK TO REMAIN (NO CHANGE)
- 02 EXISTING STUCCO TO REMAIN (NO CHANGE)
- 03 EXISTING STUCCO COVERED FOAM MOLDING TRIM TO REMAIN (NO CHANGE)
- 04 EXISTING METAL TRELLIS TO REMAIN (NO CHANGE)
- 05 EXISTING STUCCO PARAPET CAP MOULDING TO REMAIN (NO CHANGE)
- 06 LINE OF EXISTING PARAPET BEYOND (NO CHANGE)
- 07 EXISTING WALL PACK LIGHTING TO REMAIN (NO CHANGE)
- 08 EXISTING STOREFRONT WINDOW(S) TO REMAIN - NO CHANGE
- 09 EXISTING DOOR(S) TO REMAIN - NO CHANGE
- 10 EXISTING ENTRY CANOPY TO REMAIN. REMOVE EXISTING SIGNAGE & REPAINT.
- 11 EXISTING PAINTED CURVED METAL PANEL AT PRIMARY ENTRY TO REMAIN.
- 12 EXISTING LANDSCAPING / PLANTING TO REMAIN (NO CHANGE)
- 13 EXISTING SIGNAGE TO BE REMOVED
- 14 REPLACE EXISTING SOFFIT WITH WOOD OR WOOD-LOOK MATERIAL (SEE EXTERIOR CONCEPTUAL RENDERINGS)
- 15 EXISTING BOLLARD(S) TO REMAIN UNLESS OTHERWISE INDICATED ON PLANS
- 16 REPAIR EXISTING DRIVE-THRU CANOPY.
- 17 NEW STOREFRONT WINDOW SYSTEM; REPLACE EXISTING IN KIND
- 18 NEW EXIT / EGRESS DOOR
- 19 NEW PROPOSED ILLUMINATED SIGNAGE - FORMAL SIGNAGE PACKAGE WILL BE UNDER SEPARATE PERMIT AND SUBMITTED AT TIME OF BUILDING PERMIT
- 20 NEW PROPOSED SECONDARY SIGNAGE (NON-ILLUMINATED) - FORMAL SIGNAGE PACKAGE WILL BE UNDER SEPARATE PERMIT AND SUBMITTED AT TIME OF BUILDING PERMIT
- 21 AREA OF NEW SITE CONCRETE WALKWAY AND LANDSCAPE WORK.
- 22 REPLACE EXISTING AUTOMATIC ENTRY DOORS IN KIND.
- 23 PROPOSED PAINTED MURAL AREA - 8'-0" X 8'-0". FINAL ARTWORK TBD AND UNDER SEPARATE PERMIT.

KEYNOTES

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**EXTERIOR
ELEVATIONS**

DATE: April 27, 2026

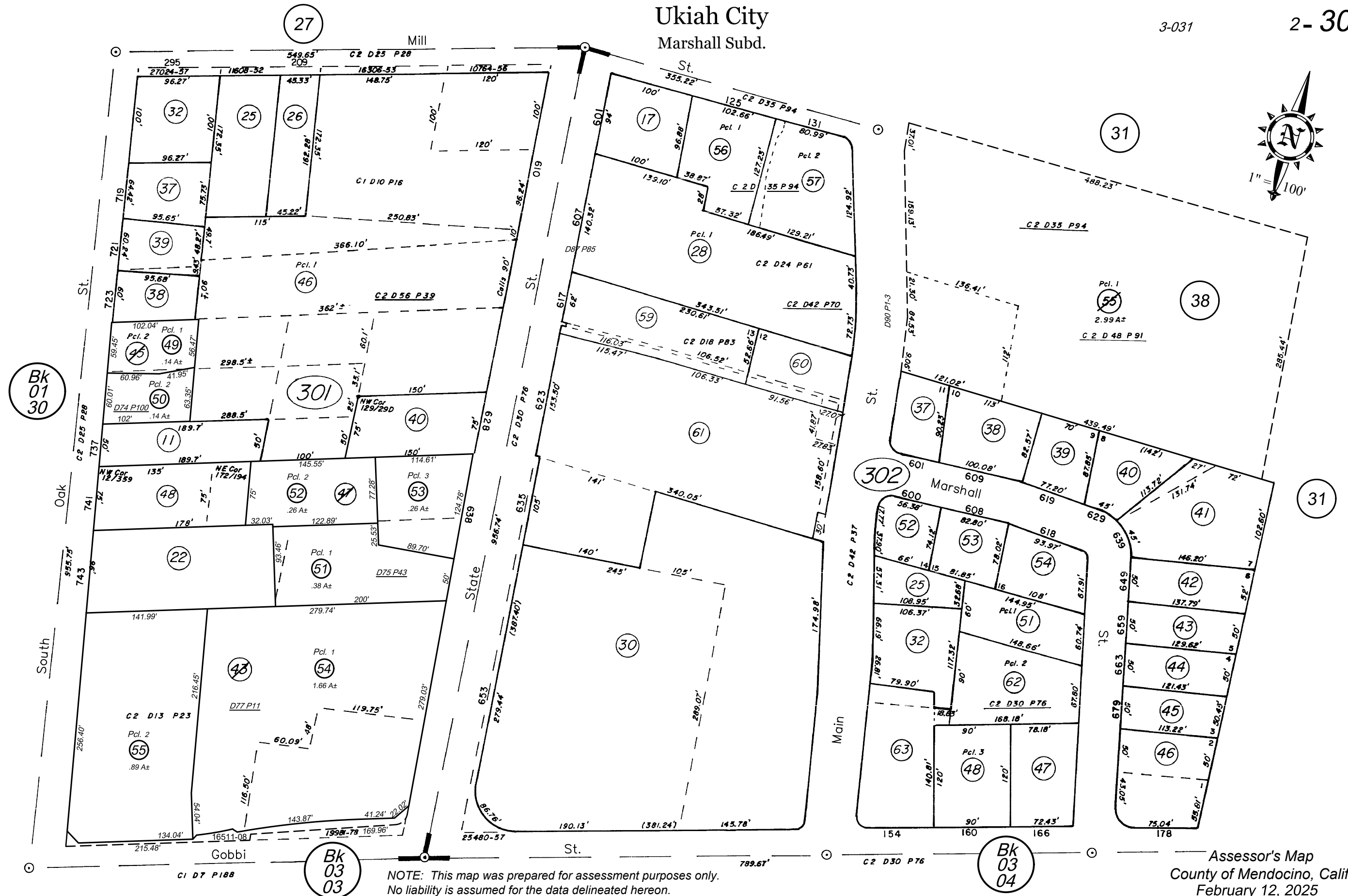
SCALE: AS NOTED

PLN-7

Ukiah City
Marshall Subd.

3-031

2- 30



OWNER'S STATEMENT

THE UNDERSIGNED BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS DIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

THRIFTY PAYLESS, INC., A CALIFORNIA CORPORATION, SUCCESSOR BY MERGER TO PAY LESS DRUG STORES NORTHWEST, INC., A MARYLAND CORPORATION

BY Joseph J. Notarianni

PRINT JOSEPH J. NOTARIANNI

TITLE AUTHORIZED REPRESENTATIVE

OWNER'S ACKNOWLEDGEMENT

STATE OF Pennsylvania)
SS.
COUNTY OF Cumberland)

ON October 16, 2008 BEFORE ME, a Notary Public,
PERSONALLY APPEARED Joseph J. Notarianni WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY'S SIGNATURE Linda L. Brown

PRINTED NOTARY'S NAME Linda L. Brown

NOTARY'S PRINCIPAL PLACE OF BUSINESS Camp Hill, PA

EXPIRATION OF NOTARY'S COMMISSION June 18, 2018

COMMISSION NUMBER 1018407

BOND STATEMENT

I, KRISTI FURMAN, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MENDOCINO, STATE OF CALIFORNIA, HEREBY STATE THAT THE BOND OR DEPOSIT AS REQUIRED BY THE "SUBDIVISION MAP ACT", SECTION 66464, TITLE 7 OF THE GOVERNMENT CODE, DIVISION 2 (COMMENCING WITH SECTION 66410) HAS BEEN FILED.

DATED THIS 12th DAY OF December, 2008.

KRISTI FURMAN, CLERK OF THE BOARD OF SUPERVISORS

BY Adrienne Moore DEPUTY

CITY ENGINEER'S STATEMENT

I, TIM E. ERIKSEN HEREBY STATE THAT I HAVE EXAMINED AND CHECKED THIS PARCEL MAP AND THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND I FURTHER STATE THAT SAID MAP IS IN CONFORMANCE WITH TITLE 7, DIVISION 2, CHAPTER 2 OF THE GOVERNMENT CODE, STATE OF CALIFORNIA, AND THE UKIAH CITY CODE, AND I AM THEREFORE SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT UKIAH, CALIFORNIA THIS 11th DAY OF December, 2008.

Tim E. Eriksen
TIM E. ERIKSEN, CITY ENGINEER
R.C.E. 62230, LIC. EXPIRES 9-30-09

12/11/2008
DATE



PROOF OF OWNERSHIP STATEMENT

I HEREBY STATE THAT THE PROOF OF OWNERSHIP REPORT MADE BY FIRST AMERICAN TITLE COMPANY OF CALIFORNIA THIS 15th DAY OF December, 2008, CONFORMS TO THE PROVISIONS OF THE SUBDIVISION MAP ACT.

SUSAN M. RANOGACH
COUNTY RECORDER

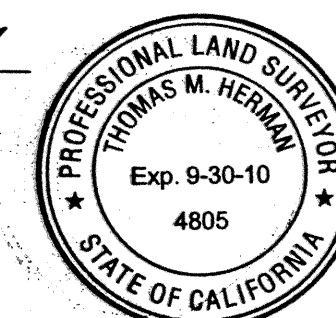
BY Enilee Kaser DEPUTY

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT THE MAP OF THIS SUBDIVISION WAS EXAMINED BY ME OR UNDER MY DIRECTION; THAT IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AMENDED AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

Thomas M. Herman
THOMAS M. HERMAN, CITY SURVEYOR
LS 4805, EXPIRES 9-30-08

12/8/08
DATE



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF STANTEC ON 2008.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED, OR CONDITIONALLY APPROVED, TENTATIVE MAP, IF ANY. I FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

David Sigman
DAVID SIGMAN P.L.S. 8319
LICENSE EXPIRES 12/31/09

10/15/08
DATE

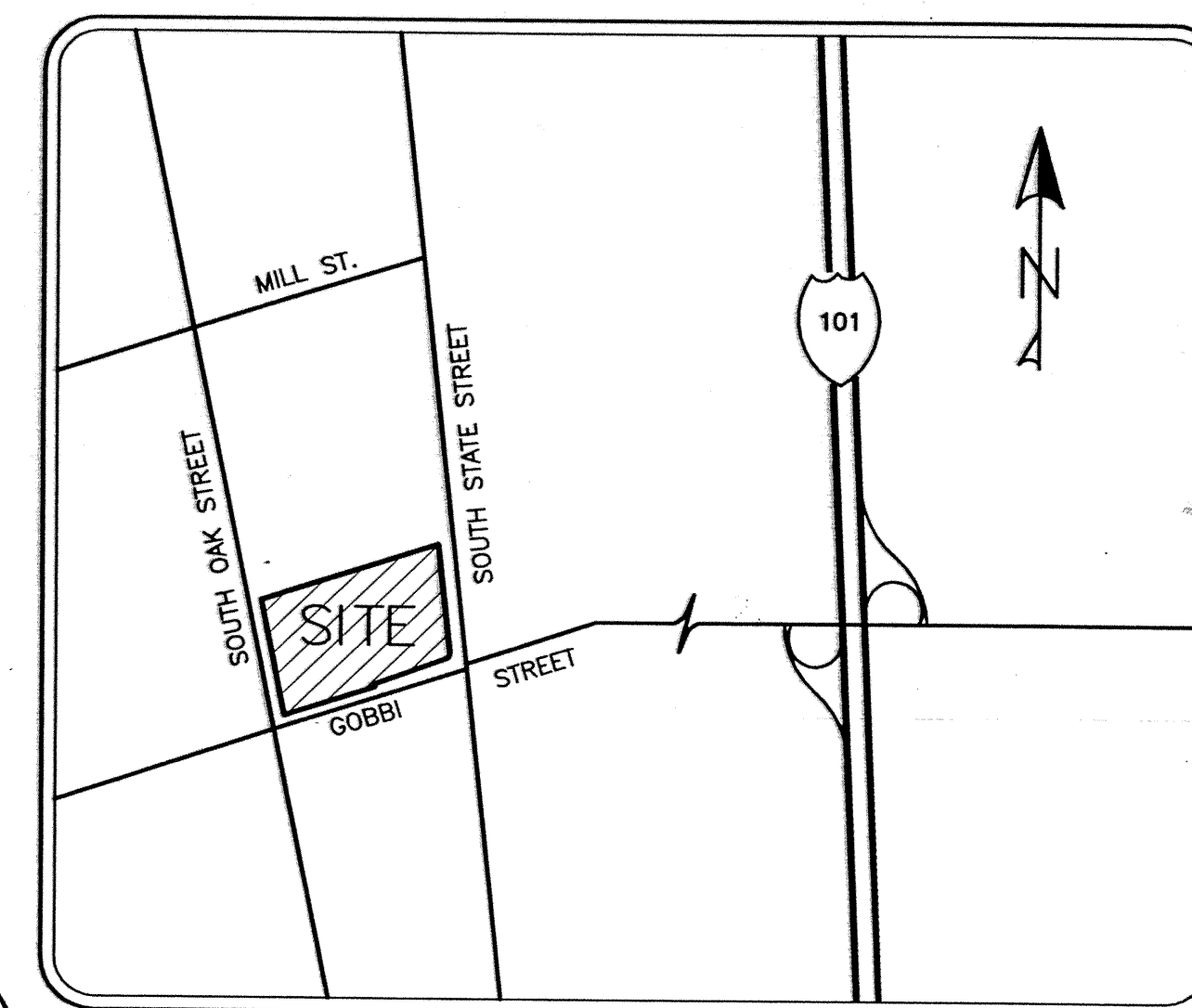


ACCURACY STATEMENT

I, DAVID SIGMAN, HEREBY STATE THAT ALL SURVEY WORK REQUIRED IN THE PREPARATION OF THIS MAP AND RELATED MONUMENTATION WAS PERFORMED TO A MINIMUM ACCURACY OF 1:5000.

David Sigman
DAVID SIGMAN P.L.S. 8319
LICENSE EXPIRES 12/31/09

10/15/08
DATE



VICINITY MAP
NOT TO SCALE

COUNTY RECORDER'S STATEMENT

FILED THIS 15th DAY OF December, 2008 AT 10:16 A.M IN MAPS, DRAWER 77, PAGE(S) 11, 12, M.C.R., AT THE REQUEST OF DAVID SIGMAN.

SUSAN M. RANOGACH
COUNTY RECORDER

BY Enilee Kaser DEPUTY

FEE \$ 11.00

PARCEL MAP OF MINOR SUBDIVISION NO. 06-18

BEING A PORTION OF BLOCK Q OF THE CITY OF UKIAH
MENDOCINO COUNTY, CALIFORNIA

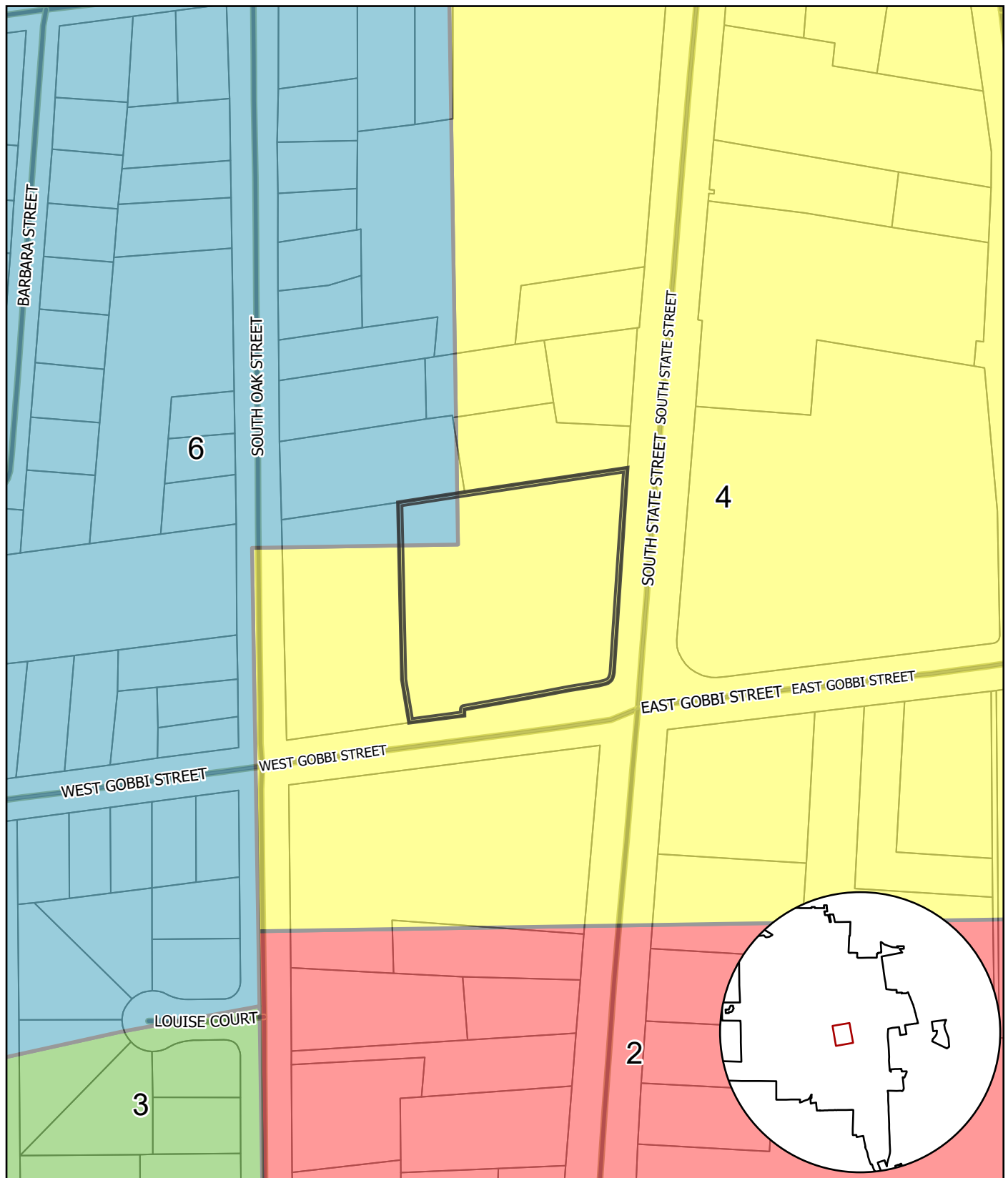
OCTOBER 2008

THE CULVER GROUP

ENGINEERING - CONSTRUCTION MANAGEMENT
- LAND SURVEYING SERVICES
500 Menlo Drive, Suite 130 Rocklin, CA. 95765
916/663-5858 Fax 916/663-5423

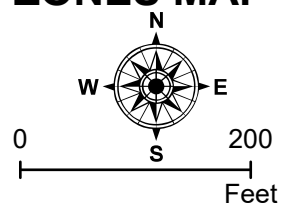
SHEET 1 OF 2

-- MAPS --
DRAWER 77
PAGE 11
#073



680 SOUTH STATE STREET UKI AIRPORT COMPATIBILITY ZONES MAP

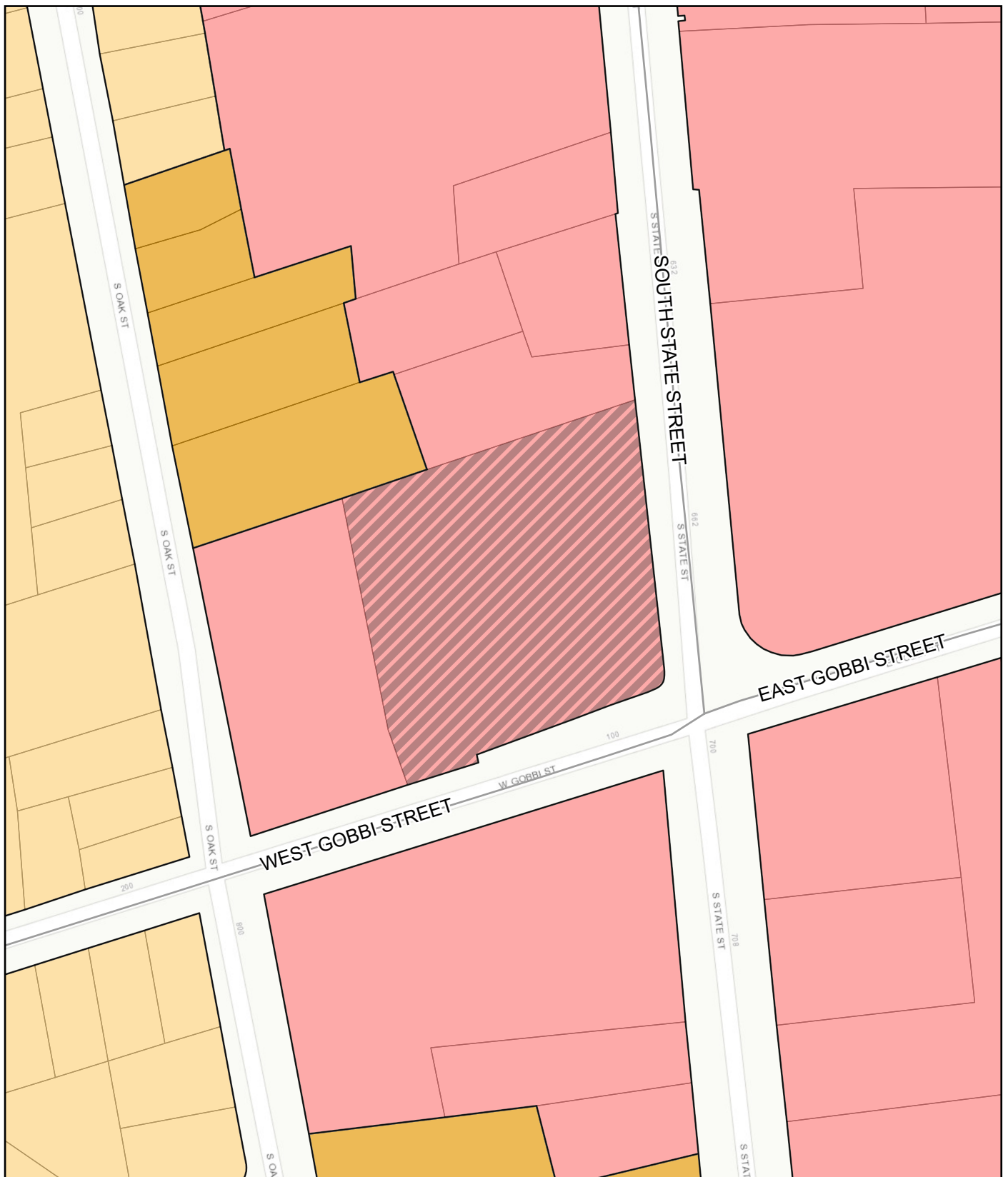
- | | | |
|----------------|---------------------------------------|---------------------------------------|
| 680 S STATE ST | Zone 2: Inner Approach/Departure Zone | Zone 4: Outer Approach/Departure Zone |
| Ukiah Parcels | Zone 3: Inner Turning Zone | Zone 6: Traffic Pattern Zone |



THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.

DO NOT USE TO DETERMINE LEGAL PROPERTY BOUNDARIES.

Map generated by City of Ukiah Community Development Department staff.



ZONING MAP FOR 680 SOUTH STATE STREET

Principal and Arterial Roads

— ARTERIAL
— PRINCIPAL ARTERIAL

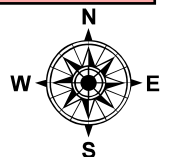
Ukiah Assessor Parcels

Zone Designation
— (R2) - Medium Density Residential

— (R3) - High Density Residential

— (C1) - Community Commercial

680 South State Street

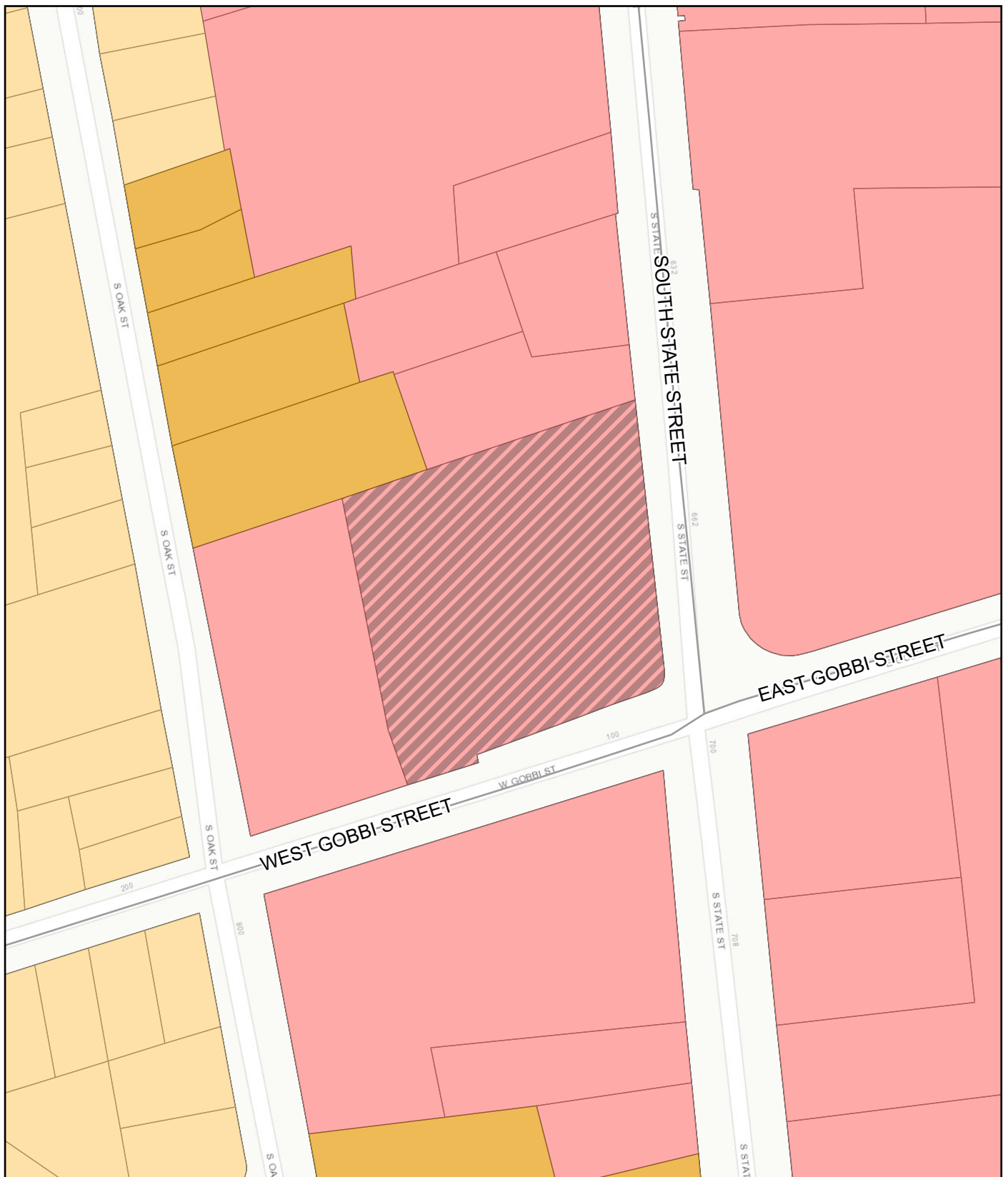


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Map generated by City of Ukiah Community Development Department staff.



2040 GENERAL PLAN LAND USE MAP FOR 680 SOUTH STATE STREET

Principal and Arterial Roads

— ARTERIAL

— PRINCIPAL ARTERIAL

□ Ukiah Assessor Parcels

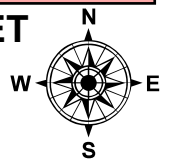
2040 General Plan Land Use Designations

□ (MDR) - Medium Density Residential

■ (HDR) - High Density Residential

■ (CC) - Community Commercial

▨ 680 South State Street



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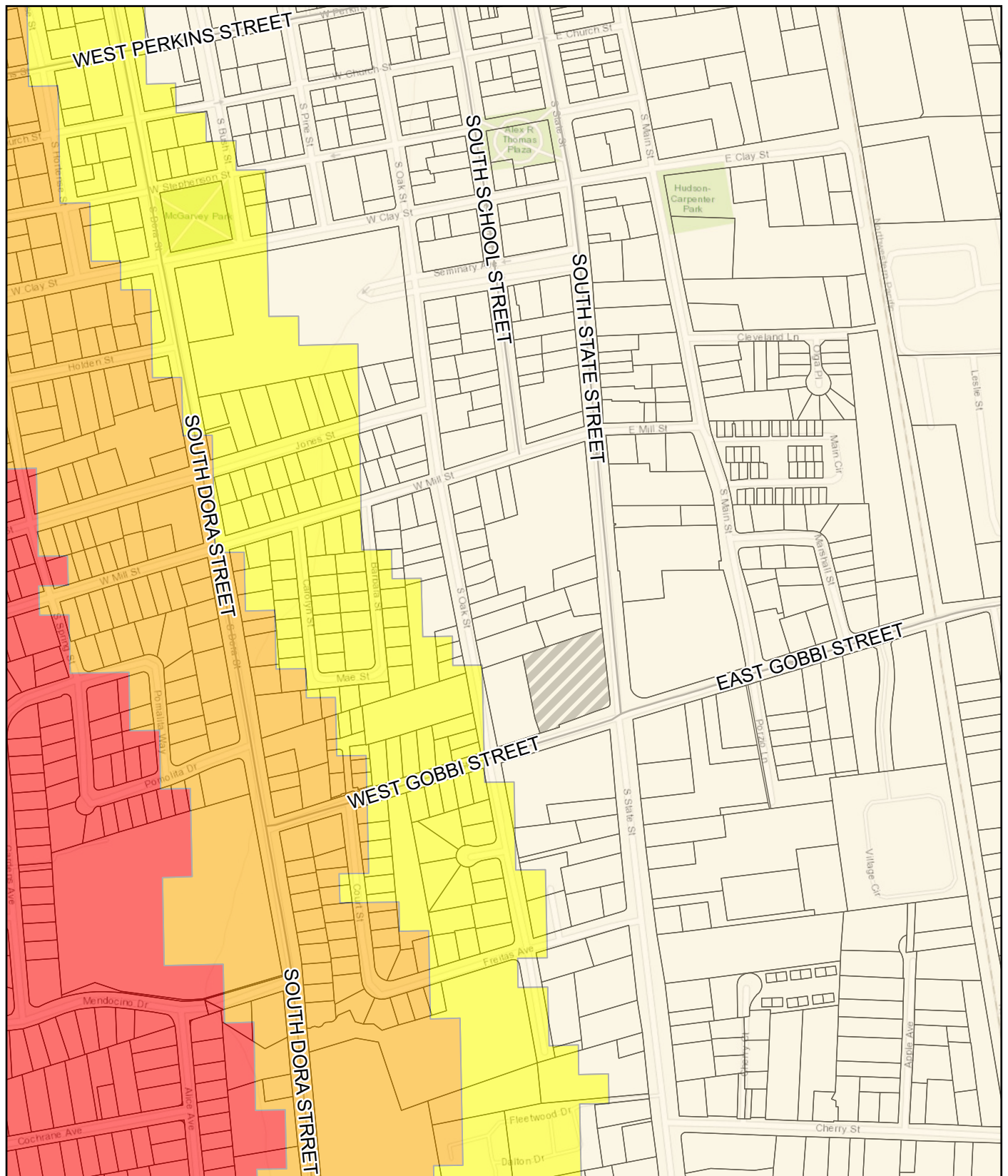
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DO NOT USE TO DETERMINE LEGAL PROPERTY BOUNDARIES.

Map generated by City of Ukiah Community Development Department staff.



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Feet



FIRE HAZARD SEVERITY ZONE MAP FOR 680 SOUTH STATE STREET

Principal and Arterial
Roads

— ARTERIAL

— PRINCIPAL
ARTERIAL

□ Ukiah Assessor
Parcels

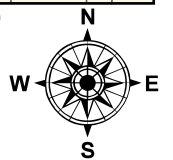
▨ 680 South State
Street

Orange High

Yellow Moderate

Light beige NonWildland

Red Very High



0 560
Feet

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.

DO NOT USE TO DETERMINE LEGAL PROPERTY BOUNDARIES.

Map generated by City of Ukiah Community Development Department staff.

PROJECT REVIEW REFERRAL
Please provide comments by: May 12, 2026

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

	
---	--

PROJECT INFORMATION:	
Project Name & Permit #:	Ukiah Bowl – Major Use Permit #PA26-000013
Site Address & APN:	680 South State Street, Ukiah, CA; APN (002-301-54)
General Plan:	“CC” Community Commercial
Zoning:	“C-1” Community Commercial
Airport Compatibility Zone:	“Zones 4 & 6”
Date Filed:	04.27.2026
Resubmittal:	N/A
Date Referred:	04.28.2026
Prev. Projects on Site (include file #)	Major Site Development Permit No. 06-19 (Rite-Aid); Minor Subdivision Map No. 06-18 (2 Parcels)
Applicant/Agent Name:	Ukiah Bowl, LLC /Lars Langberg Architects
Email:	
Project Planners:	Katherine Schaefer; Jesse, Davis
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Please indicate whether you have comments on the second page of this referral packet. Be sure to sign and date below. Return this Project Referral Form by the date noted above to the Project Planner.

Name and Affiliation/Department (Please Print): Greg Owen, Airport



No Comment



Comments / Conditions of Approval Attached

Signature:

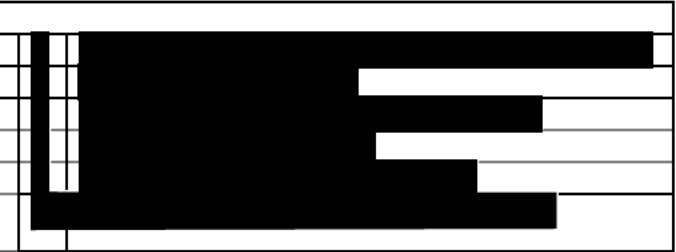


Date:

4/28/26

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No Comment



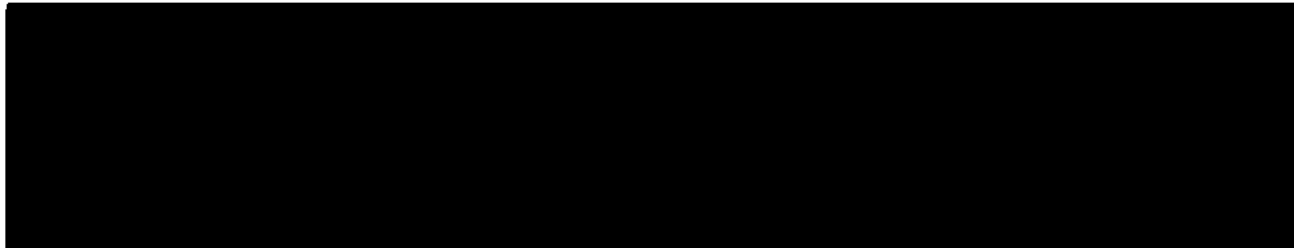
Comments / Conditions of Approval Attached

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Name and Affiliation/Department (Please Print): Matt Goiles / Mendocino County Planning & Building



No Comment



Comments / Conditions of Approval Attached

Signature:

Date:

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Please provide comments by: May 12, 2026

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Name and Affiliation/Department (Please Print): Greg Owen, Airport



No Comment



Comments / Conditions of Approval Attached

Signature:



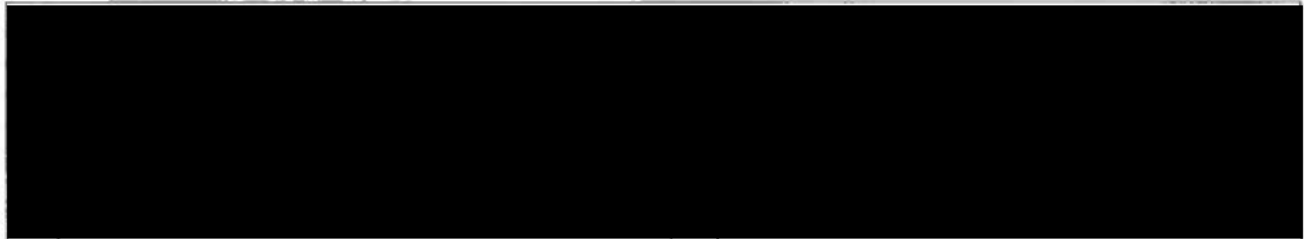
Date:

4/28/26



PROJECT REVIEW REFERRAL
Please provide comments by: May 12, 2026

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Name and Affiliation/Department (Please Print): MAX BRAZILL / UKIAH POLICE DEPT

- ☒ No Comment
☐ Comments / Conditions of Approval Attached

Signature: Max Brazill

Date: 4/30/26

TO: Zoning Administrator

FROM: Katherine Schaefer, Planning Manager

DATE: June 3, 2026

SUBJECT: Consideration of a Minor Use Permit and Minor Site Development Permit at 760 Apple Avenue (APN: 003-050-66) to construct a new 410 square foot satellite office accessory structure associated with the existing contractor storage and supply business. File No. 26-000835; Permit No. PA26-000005.

I. SUMMARY

The applicant, Menton Builders, proposes to construct an approximately 410-square-foot detached satellite office on an existing commercial contractor property located at 760 Apple Avenue. The proposed single-story structure would provide an accessible meeting and administrative space for clients and staff associated with the existing contractor yard operations.

II. BACKGROUND

The property at 760 Apple Avenue operates as a legal nonconforming commercial contractor business. Established in 1989, the existing shop was authorized under the former C-2 zoning designation and Commercial land use designation. Legislative actions adopted in 2005 and 2006 subsequently redesignated and rezoned the property to High Density Residential (R-3).

Pursuant to Ukiah City Code §9209, enlargement or expansion of a legal nonconforming use requires discretionary review and approval of a use permit. As the proposed 410-square-foot office falls below the 640-square-foot threshold for a major discretionary project in a residential zoning district pursuant to UCC §9261(D)(1), the application is being processed as a Minor Use Permit.

Pursuant to UCC §9262(A), where a use permit is required for new construction, a separate Site Development Permit is not required. Accordingly, the site development review criteria and findings are incorporated into the Minor Use Permit process.

III. DISCUSSION

On April 29, 2026, the Design Review Board held a special meeting to review the project. During the meeting, the Board requested clarification regarding battery and inverter placement, accessible routes of travel between the existing shop and the proposed structure, dimensions of the van-accessible parking space, and ingress and egress to the site. The Board also requested revisions to Special Condition No. 11 to prohibit placement of battery equipment within required zoning setbacks.

In response to the Board's comments, the applicant submitted revised plans demonstrating that the solar inverter and battery storage units would be wall-mounted on the exterior north

elevation of the proposed structure. As the primary frontage of the parcel is located along Apple Avenue to the east, the northern property line functions as a side yard. Pursuant to Ukiah City Code §9050, the minimum side yard setback in the R-3 zoning district is five feet. The proposed structure would maintain a 10-foot setback from the northern property line. The submitted plans indicate the mounted equipment would be located outside the required setback area.

The revised site plan also identifies an accessible path of travel connecting the proposed satellite office and ADA-accessible parking space to the existing ground-floor restroom located within the main shop building. The updated plans include dimensions for the van-accessible parking space and driveway area illustrating available vehicle maneuvering space within the existing 40-foot-wide driveway.

The proposed office would accommodate approximately 1 to 2 employees and limited client visitation during business hours. Based on the scale of the proposed addition and the existing site configuration, the existing entry gates, 13-foot-wide driveway access, and on-site circulation area appear adequate to accommodate the proposed use.

The proposed 410-square-foot single-story structure includes fire-resistive exterior materials as indicated on the submitted plans, monitor windows, and a self-contained solar and battery storage system. The structure would not contain plumbing fixtures. Any future utility upgrades or utility service connections not shown on the approved plans would require additional review and approval by the Community Development Department.

Staff recommends that the Zoning Administrator: 1) Conduct a public hearing; and 2) Approve the Minor Use Permit and Minor Site Development Permit for construction of a new 410-square-foot satellite office accessory structure associated with the existing “Contractor Storage and Supply” business at 760 Apple Avenue (APN 003-050-66), based on the Findings in Attachment 1 and subject to the Conditions of Approval in Attachment 2.

ATTACHMENTS

1. Draft Findings
2. Draft Conditions of Approval
3. Application Materials: Project Description; Concept Drawing, Plot Plan, Elevation, Foundation, Electrical and ADA Plans, APN Maps

**DRAFT FINDINGS
MINOR USE PERMIT AND MINOR SITE DEVELOPMENT PERMIT
NEW SATELLITE OFFICE
760 APPLE AVE., UKIAH, CA; APN 003-050-66
FILE No. 26-000835, PERMIT No. PA26-000005**

Approved Project Description: The approved project consists of the construction of a detached 410-square-foot accessory satellite office structure at 760 Apple Avenue. The subject property contains an existing commercial contractor business operating as a legal nonconforming use within the High Density Residential (R-3) zoning district. The proposed single-story structure would provide an accessible meeting and administrative space for staff and clients associated with the contractor yard operations. The structure includes fire-resistive exterior materials, monitor windows, and a self-contained solar and battery storage system and shall not contain plumbing fixtures. Site improvements include installation of one ADA-accessible parking space, an accessible path of travel, and perimeter landscaping consisting of coast rosemary, lavender, and ornamental grasses. No grading or modifications to existing fencing or signage are proposed.

Findings Note: Pursuant to Ukiah City Code (UCC) 9262(A), projects requiring a use permit for new construction or exterior modifications need not have a separate site development permit. Site development review, criteria, and findings shall be incorporated into the use permit process.

USE PERMIT FINDINGS

1. The proposed land use is consistent with the provisions of this Title as well as the goals and policies of the City General Plan. (UCC §9262.E.1.a)

The subject property is designated High Density Residential by the Ukiah 2040 General Plan and is zoned R-3. The existing contractor yard is a legal nonconforming use. Pursuant to UCC §9209, expansions or modifications to legal nonconforming uses may be permitted subject to discretionary review.

The proposed project consists of the construction of an accessory satellite office associated with the existing contractor shop use. The office would function as a meeting and administrative space and is not proposed to expand the operational area of the contractor yard, including heavy equipment and materials storage.

The project is located within Airport Compatibility Zone 2 (Inner Approach and Departure) of the 2021 Ukiah Municipal Airport Land Use Compatibility Plan. Zone 2 allows a maximum occupancy intensity of 60 persons per acre. Based on the approximately 0.7-acre parcel size, the maximum allowable occupancy is 42 persons. As proposed, the satellite office would accommodate 1 to 2 employees during business hours. To ensure consistency with the Airport Land Use Compatibility Plan, Condition of Approval No. 12 requires that total concurrent on-site occupancy not exceed 42 persons. Condition of Approval No. 12 also requires recordation, or proof of an existing recordation, of an aviation easement prior to issuance of a certificate of occupancy.

2. The proposed land use is compatible with surrounding land uses and shall not be detrimental to the public health, safety and general welfare. (UCC §9262.E.1.b)

The subject property is located within the High Density Residential (R-3) zoning district and operates as a legal nonconforming commercial contractor yard. Consistent with Ukiah 2040 General Plan Policy LU-7.8, Legal Nonconforming Uses, and Ukiah City Code §9209, legally established nonconforming uses may continue to operate subject to discretionary review.

The project consists of the construction of an approximately 410-square-foot satellite office intended to serve as an accessible meeting and administrative space associated with the existing contractor yard operations. Condition of Approval No. 10 limits the structure to an accessory satellite office and meeting space and prohibits expansion of the heavy commercial vehicle fleet or outdoor material storage on the subject parcel. As proposed and conditioned, the project would not expand the operational footprint of the existing contractor yard.

In alignment with Ukiah 2040 General Plan Policy LU-4.1, High Quality Building Design, and Policy LU-1.3, Neighborhood Infill, the proposed structure incorporates residential-scale design elements, including fire-resistive exterior siding and monitor windows. Condition of Approval No. 13 requires installation of the applicant's proposed perimeter landscaping, including coast rosemary, lavender, and ornamental grasses, to provide visual screening adjacent to surrounding residential development.

The structure is proposed to operate on a self-contained solar and battery storage system, would not contain plumbing fixtures, and is not anticipated to create a substantial increase in utility demand. Staff has determined that the project qualifies for a California Environmental Quality Act Guidelines Section 15303 Class 3 exemption for the new construction of a small structure. Based on the limited scope of the approximately 410-square-foot addition accommodating 1 to 2 employees, the project is not anticipated to result in significant traffic, air quality, or environmental impacts. As proposed and conditioned, the accessory use would remain subordinate to the existing contractor yard operations and would not be detrimental to the public health, safety, or general welfare of the surrounding area.

SITE DEVELOPMENT PERMIT FINDINGS

- 1. The proposal is consistent with the goals, objectives, and policies of the City General Plan. (UCC §9263.E.1)**

Please refer to the analysis under Use Permit Finding No. 1.

- 2. The location, size, and intensity of the proposed project will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern. (UCC §9263.E.2)**

The approximately 410-square-foot facility would accommodate 1 to 2 employees and serve as a meeting space during business hours. The project does not introduce a new business enterprise or substantially alter existing operations in a manner that would generate a substantial increase in average daily trips or alter existing traffic patterns along Apple Avenue.

- 3. 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. (UCC §9263.E.3)**

The project includes the addition of an on-site van-accessible ADA parking space. The parking area would be accessed via the existing driveway and would not require vehicles to back into the public right-of-way.

- 4. 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. (UCC §9263.E.4)**

Consistent with Ukiah 2040 General Plan Policy LU-11.10, Water Efficient Landscaping, the project incorporates drought-tolerant landscaping, including coast rosemary, lavender, and ornamental grasses adjacent to the existing employee garden. The proposed landscaping would provide visual screening between the new structure and the adjacent Summercreek Village apartment complex to the north..

- 5. 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. (UCC §9263.E.5)**

The single-story 410-square-foot structure would be located within the interior of the 0.7-acre parcel, maintaining approximately a 10- to 13-foot setback from the northern property line, in addition to substantial setbacks from the western, eastern, and southern property lines. Due to the modest height and footprint of the approximately 16-foot-8-inch structure, the building would not cast substantial shadows or obstruct air circulation to adjacent high-density residential development.

- 6. 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. (UCC §9263.E.6)**

The proposed accessory structure includes monitor windows and fire-resistive siding. The structure would operate on a self-contained solar and battery storage system and would not include plumbing connections. Condition of Approval No. 11 requires battery storage units, inverters, and related mechanical equipment to be screened from public view. As proposed and conditioned, the project would not have a substantial detrimental impact on the adjacent residential zoning district.

- 7. The proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks, and the natural grade of the site. (UCC §9263.E.7)**

No grading or tree removal is proposed as part of the project. The structure would be located within a relatively flat portion of the site previously used for parking and material storage. Existing site drainage would continue to be accommodated by the swale located immediately behind the proposed building footprint.

- 8. 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. (UCC §9263.E.8)**

Consistent with Ukiah 2040 General Plan Policy LU-4.1, High Quality Building Design, the structure incorporates durable exterior materials and monitor windows that provide natural daylighting and variation in the building façade.

CEQA FINDINGS

The proposed project is subject to the California Environmental Quality Act (CEQA) and qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). The project consists of construction of a detached 410-square-foot accessory satellite office structure accommodating approximately 1 to 2 employees. The project is located within an urbanized area on a previously developed site and falls below the 10,000-square-foot threshold identified under Section 15303(c) for small commercial structures. The structure would operate on a self-contained solar and battery storage system and would not include plumbing fixtures.

None of the exceptions to categorical exemptions identified under CEQA Guidelines Section 15300.2 apply to the proposed project. The project site consists of a previously disturbed portion of an existing contractor yard and is not located within an environmentally sensitive area. The construction of a single accessory office structure would not result in a cumulatively considerable impact associated with successive projects of the same type in the same place over time. No unusual circumstances have been identified that would create a reasonable possibility of a significant environmental effect. In addition, the project site is not visible from an officially designated state scenic highway, is not included on any list compiled pursuant to Government Code Section 65962.5, and the project would not cause a substantial adverse change in the significance of a historical resource.

**DRAFT CONDITIONS OF APPROVAL
MINOR USE PERMIT AND MINOR SITE DEVELOPMENT PERMIT
NEW SATELLITE OFFICE
760 APPLE AVENUE, UKIAH, CA; APN 003-050-66
FILE NO. 26-000835; PERMIT NO. PA26-000005**

The following Conditions of Approval shall be binding on all current and future owners, lessees, and occupants of the subject property. These conditions constitute an integral component of the Minor Use Permit and shall be maintained throughout the life of the project unless modified by the Community Development Department or other authorized review authority.

Approved Project Description: The approved project consists of the construction of a detached 410-square-foot accessory satellite office structure at 760 Apple Avenue. The subject property contains an existing commercial contractor business operating as a legal nonconforming use within the High Density Residential (R-3) zoning district. The proposed single-story structure would provide an accessible meeting and administrative space for staff and clients associated with the contractor yard operations. The structure includes fire-resistive exterior materials, monitor windows, and a self-contained solar and battery storage system and shall not contain plumbing fixtures. Site improvements include installation of one ADA-accessible parking space, an accessible path of travel, and perimeter landscaping consisting of coast rosemary, lavender, and ornamental grasses. No grading or modifications to existing fencing or signage are proposed.

CITY OF UKIAH STANDARD CONDITIONS

1. **Permit Activation:** This approval is not effective until the 10-day appeal period applicable to this Planning permit has expired without the filing of a timely appeal. If a timely appeal is filed, the project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.
2. **Project Conformance:** All use, construction and the location thereof, or occupancy, shall conform to the application and to any supporting documents submitted therewith, including any maps, sketches, or plans accompanying the application or submitted by the applicant in support thereof.
3. **Standard Specifications:** Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Department of Public Works Department of Building Inspection Division of the City of Ukiah; except where higher standards are imposed by law, rule, or regulation or by action of the Zoning Administrator such standards shall be met.
4. **Permit Deadline:** Building permits shall be issued within two years after the effective date of the Planning Permit or same shall be null and void.
5. **Code Compliance:** In addition to any particular condition which might be imposed; any construction shall comply with all building, fire, electric, plumbing, occupancy, and structural laws, rules, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
6. **Permit Verification:** The Applicant shall submit verification of all applicable permits or approvals in compliance with all local, state and federal laws to the Community Development Department prior to finalization of the Use Permit.
7. **Fee Payment:** All fees associated with the project planning permits and approvals shall be paid

in full prior to occupancy.

8. **Permit Revocation:** As outlined in Article 20, Administration and Procedures, of the Zoning Code this planning permit may be revoked through the City's revocation process if the approved project related to this Permit is not being conducted in compliance with these stipulations and conditions of approval; or if the project is not established within two years of the effective date of this approval; or if the established use for which the permit was granted has ceased or has been suspended for 24 consecutive months.
9. **Archaeological Discovery:** In accordance with California Public Resources Code, in the event that prehistoric archaeological features such as a concentration of flaked stone artifacts, or culturally modified soil (midden) or dietary shell are encountered at any time during preparatory grading or underground excavation to remove existing structures, all work should be halted in the vicinity of the discovery. A qualified archaeologist should be contacted immediately to make an evaluation and determine if the discovered material represents a definite cultural resource. If it is determined that a potentially significant feature has been revealed, a temporary suspension of earth-disturbing activities should be enforced until an appropriate mitigation program can be developed and implemented to satisfy the Planning Division. An archaeological monitor shall observe all further work during construction activities that are located within or near an archaeological site area, and formal tribal consultation may be required.

SPECIAL CONDITIONS OF APPROVAL

10. **Use Limitation:** The 410-square-foot satellite office shall be utilized solely as an accessory satellite office and meeting space for existing staff and clients associated with the contractor yard operations. Approval of this structure shall not authorize expansion of the business's commercial vehicle fleet, heavy equipment storage, or outdoor materials storage on the subject parcel.
11. **Utility Connections:** The structure shall operate solely on the approved solar and battery storage system and shall not contain plumbing fixtures. Any future utility upgrades or utility service connections not shown on the approved plans shall require additional review and approval by the Community Development Department. No solar battery storage units, inverters, or related mechanical equipment shall be located within required zoning setbacks. All exterior-mounted equipment shall be screened from public view from adjacent properties and the public right-of-way.
12. **Airport Land Use Compatibility:** Prior to issuance of a certificate of occupancy, the applicant shall record, or provide proof of an existing recordation of, an Overflight Notification and Avigation Easement disclosure identifying the property as located within an Airport Influence Area subject to aircraft overflights and noise. Total concurrent on-site occupancy of the subject parcel shall not exceed 42 persons at any time.
13. **Landscaping Installation and Maintenance:** Perimeter landscaping consisting of coast rosemary, lavender, and ornamental grasses shall be installed prior to final building inspection. All landscaping shall be maintained in a neat, weed-free, and healthy condition. Dead or diseased plant material shall be replaced with similar species.
14. **Drainage:** All stormwater runoff shall be directed to the existing swale located immediately behind the proposed building area and conveyed to the existing drain. No site work shall alter or obstruct existing drainage patterns in a manner that negatively impacts adjacent properties.
15. **Any new exterior lighting installed on the satellite office shall be fully hooded, downcast, and shielded so that light is directed away from the night sky, adjacent residential properties, and the public right-of-way.**

The purpose of this project is to provide additional office space for Menton Builders staff and owners while creating a modest, professional setting for meetings with clients and other trade professionals.

At present, meetings with clients and project team members are typically held in our existing upstairs office areas, which require navigating two flights of stairs. We no longer wish to maintain this barrier for clients or visitors who may be unable to comfortably access those spaces. This proposed office is intended to provide a more accessible and welcoming environment for all.

The project consists of a modest satellite office of approximately 380 square feet of conditioned space. It will include one small private office and one modest meeting area. The building is being designed to be durable, attractive, and functional. Exterior materials will be long-lasting and fire-resistant. Interior finishes will be selected to be appropriate for the intended occupancy and occupant load and will comply with applicable building code requirements, including flame-spread limitations, as well as Title 24 energy efficiency requirements. Natural light will be introduced through monitor windows to create a comfortable interior environment.

This building will not require conventional utility connections. Electrical needs will be served by a solar system with battery storage to support lighting, computers, miscellaneous plug loads, and modest HVAC equipment. No plumbing is proposed, and no restroom will be located within the building; however, an existing restroom is available at grade level in the nearby shop area.

To improve accessibility, the project will also include an ADA-compliant van-accessible parking space located in front of the building, along with an accessible path of travel, compliant doors and hardware, and required signage.

Landscaping associated with the project will be modest. The property includes many mature trees we have planted over the years, and the proposed office is located beside our employee garden, which features flowers, vegetables, and fruit trees. The setting is intended to remain attractive, simple, and in keeping with the character of the property.

This project will help Menton Builders continue operating and growing in Ukiah, where we have been based for more than 35 years, while accommodating our need for additional office space in a practical and accessible manner.

Response to Submittal Requirements

Building elevations and floor plans are provided on Sheet 1, attached hereto as part of this application.

No grading is proposed for this modest building. The project site is located on a relatively flat area previously used for parking and material storage. Drainage is accommodated by an existing swale located immediately behind the proposed building area, which conveys runoff to an established drain, as shown on the site plan.

The proposed landscaping will be modest and consistent with the project description. Planting is expected to include *Westringia fruticosa* (coast rosemary), *Lavandula ginginsii* (lavender), and possibly one additional low-growing ornamental grass or grass-like plant along the front and west side of the building, with some planting potentially extending along a portion of the east side adjacent to the garden.

The site plan is attached as a separate sheet.

Architectural details are shown on the cover sheet image and on Sheet 1, including identification of exterior siding and finish materials.

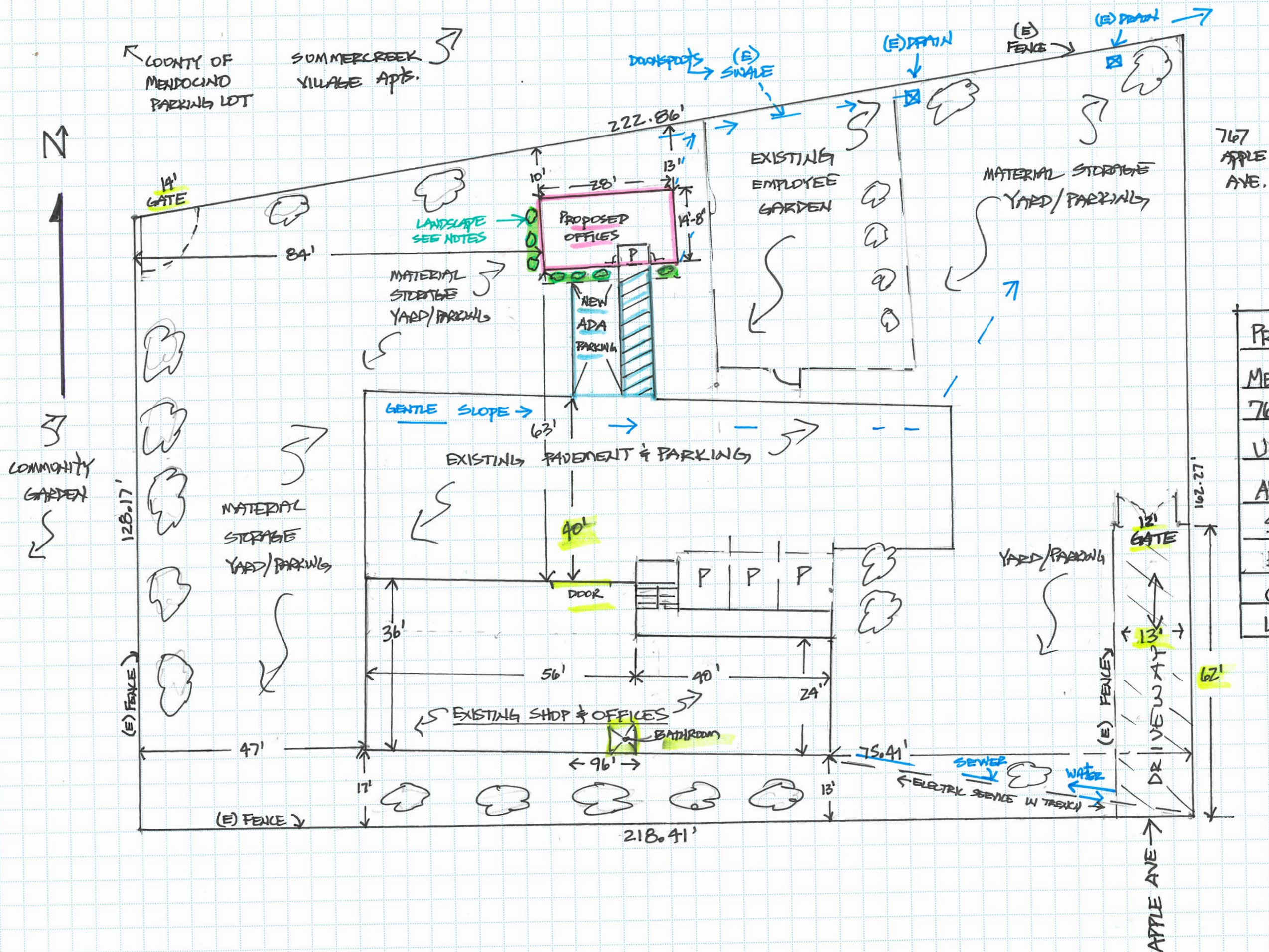
No new fencing is proposed. The property is already fenced, and no changes to existing fencing are proposed.

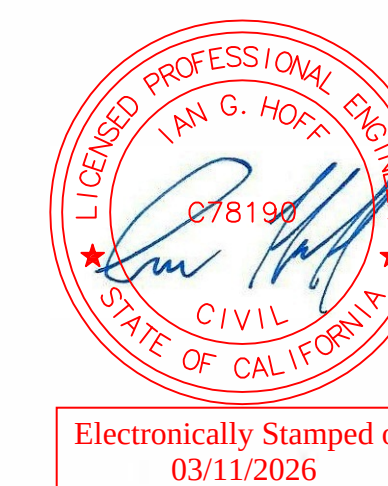
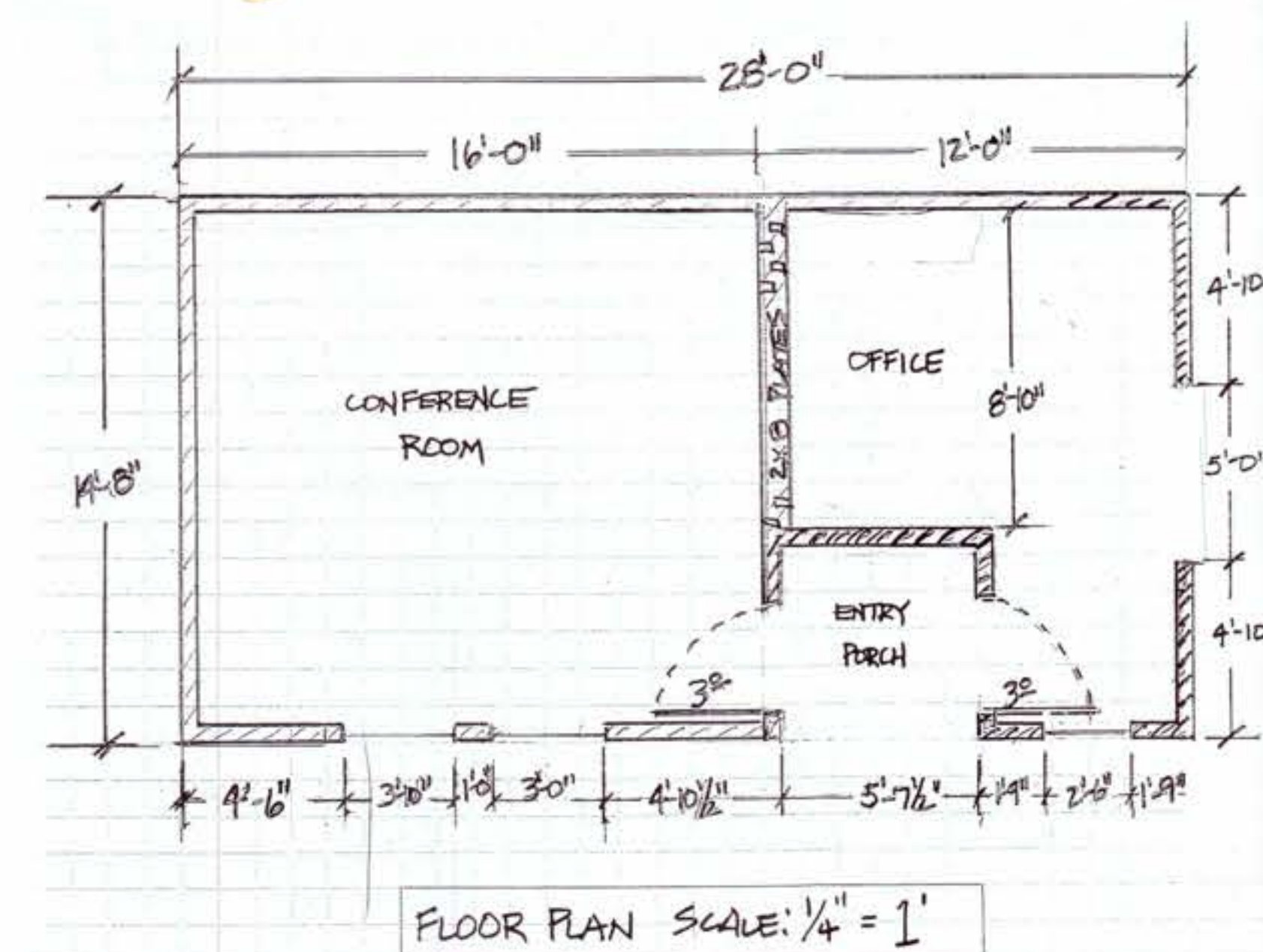
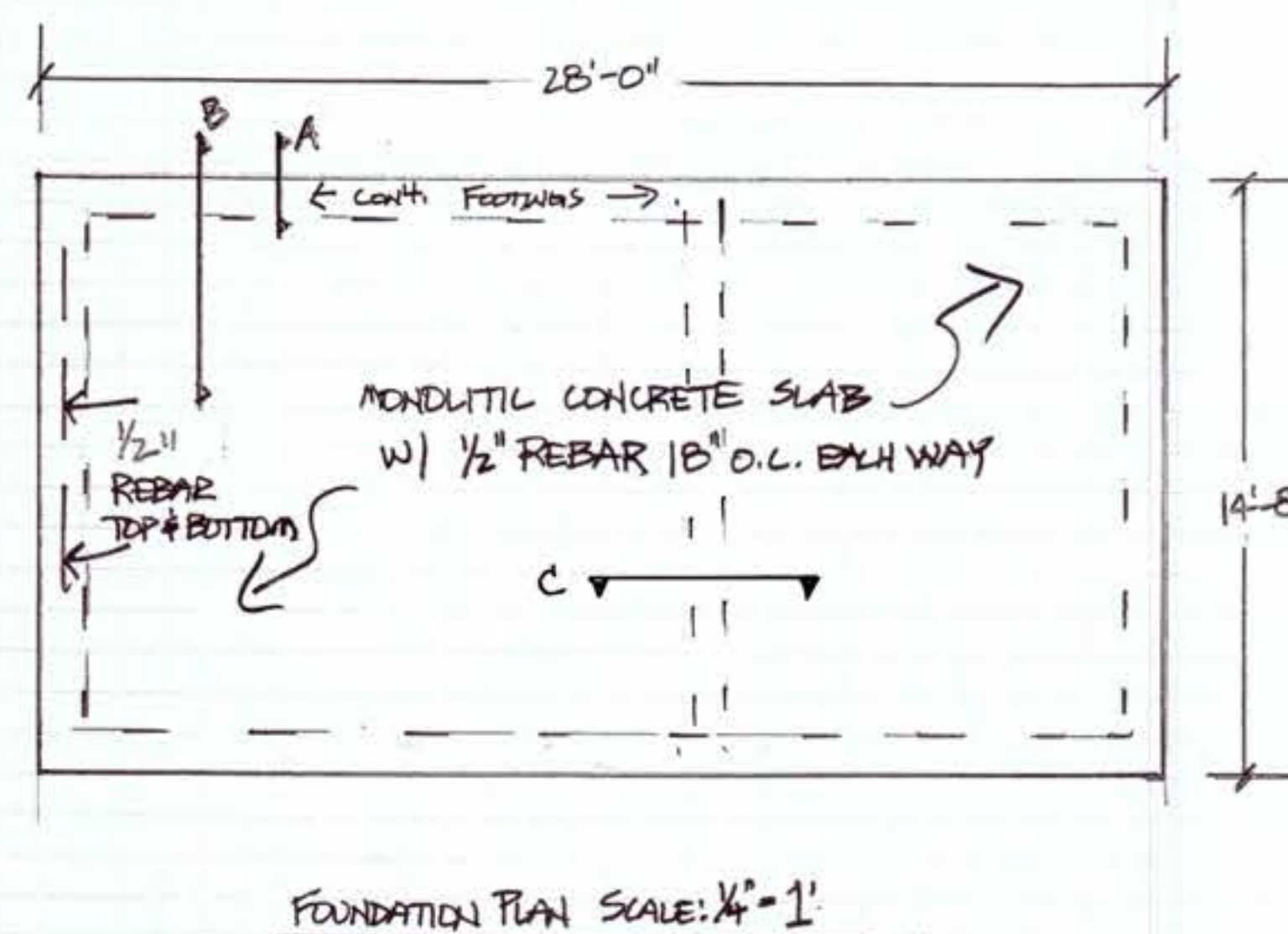
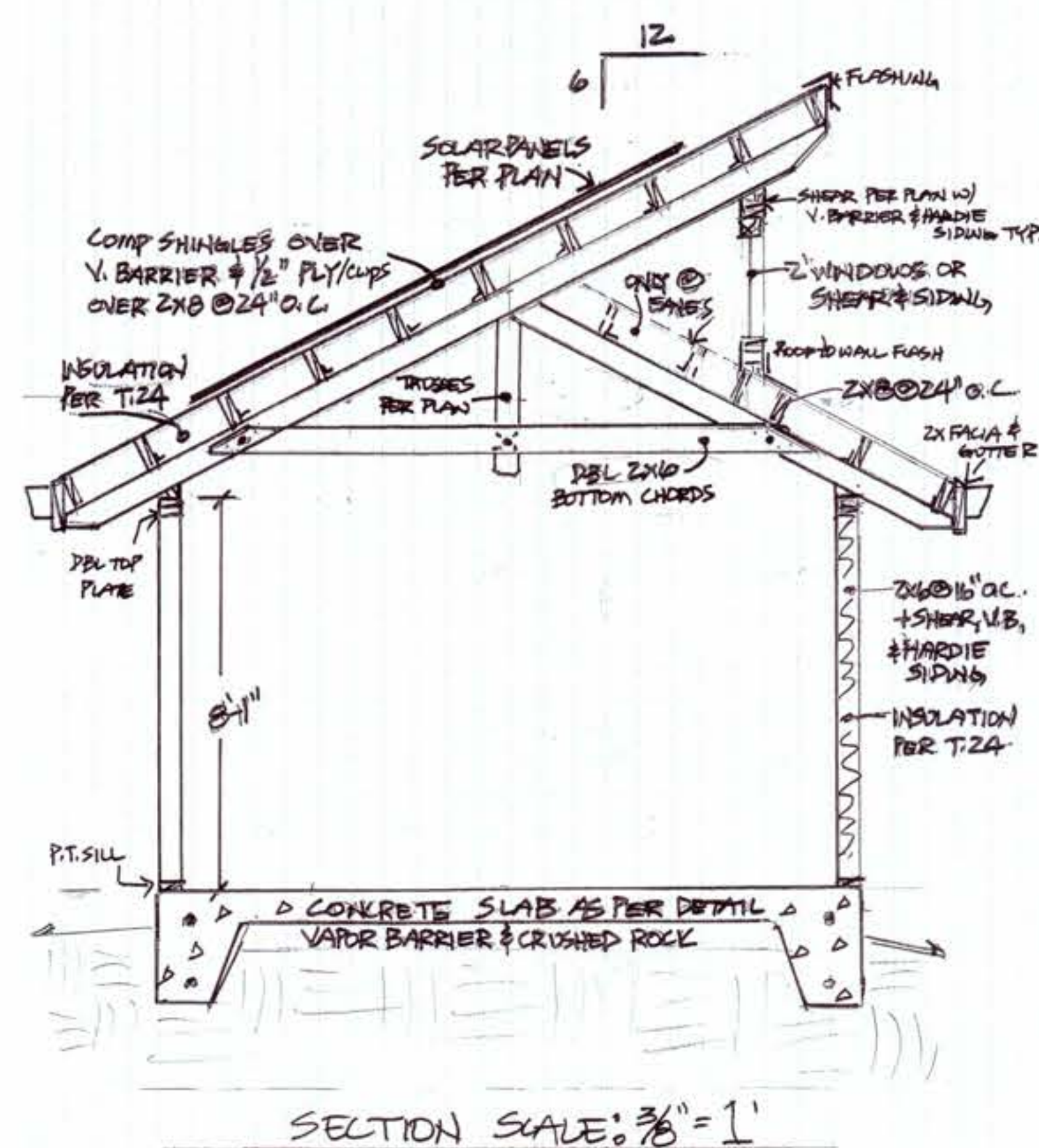
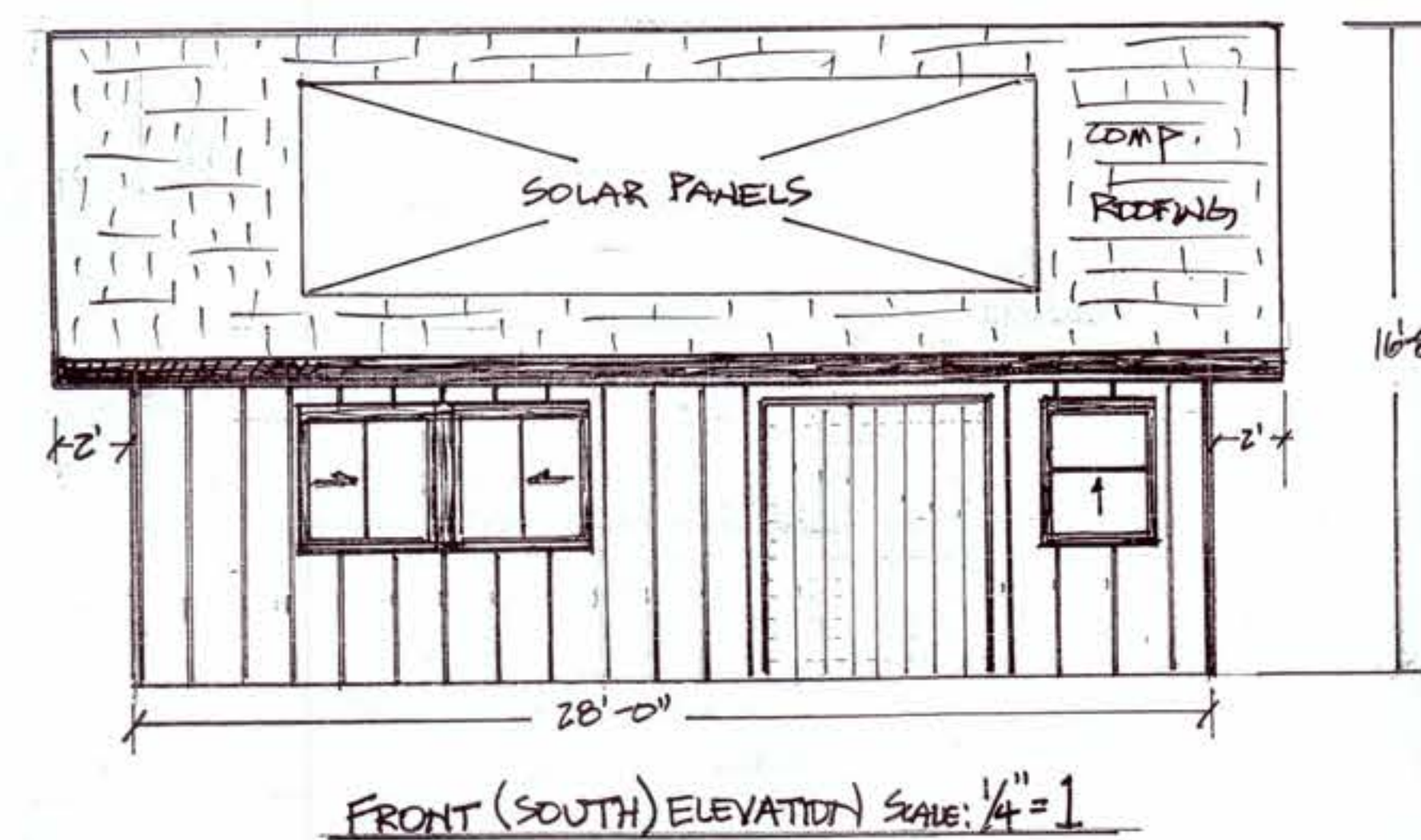
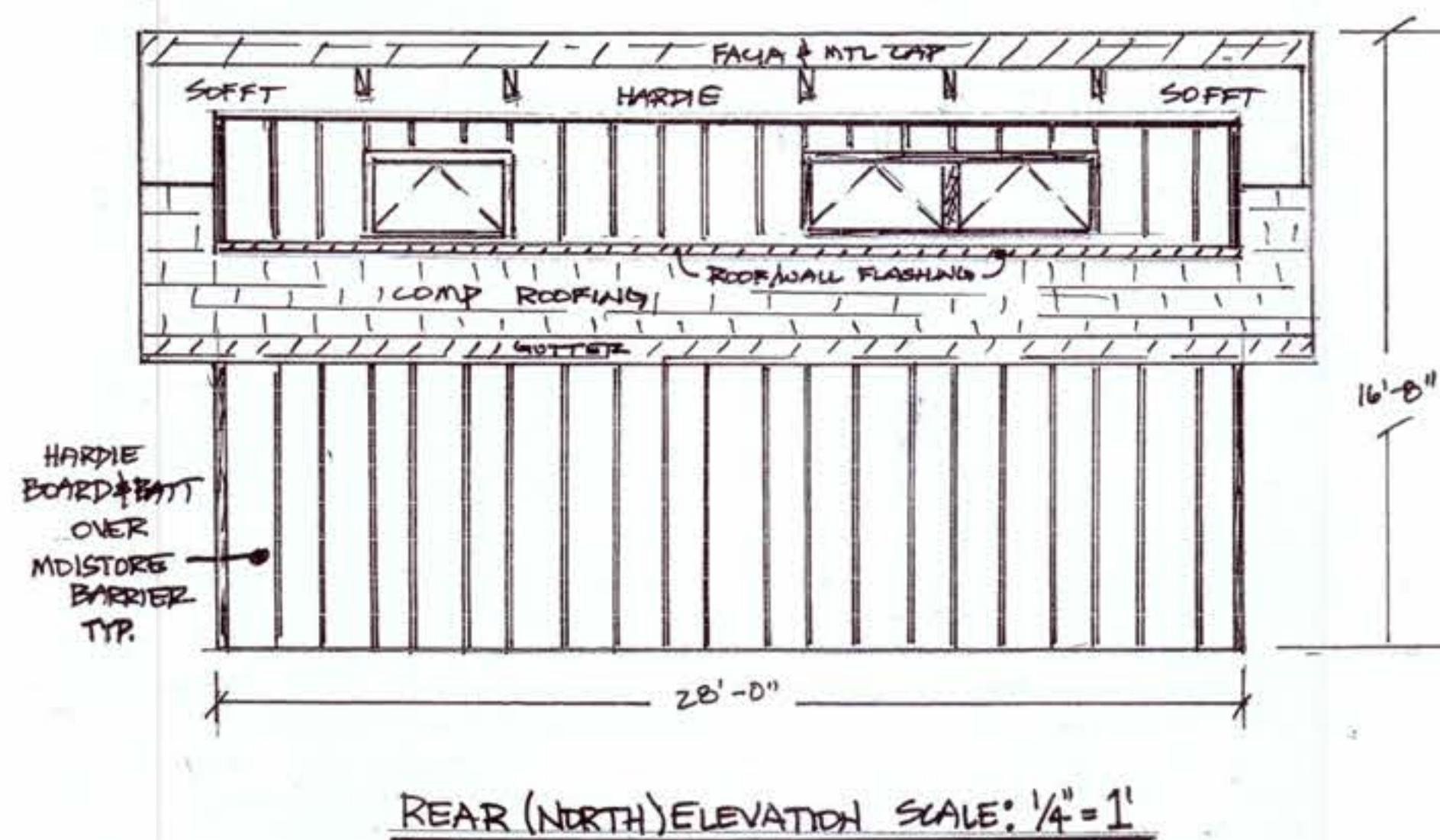
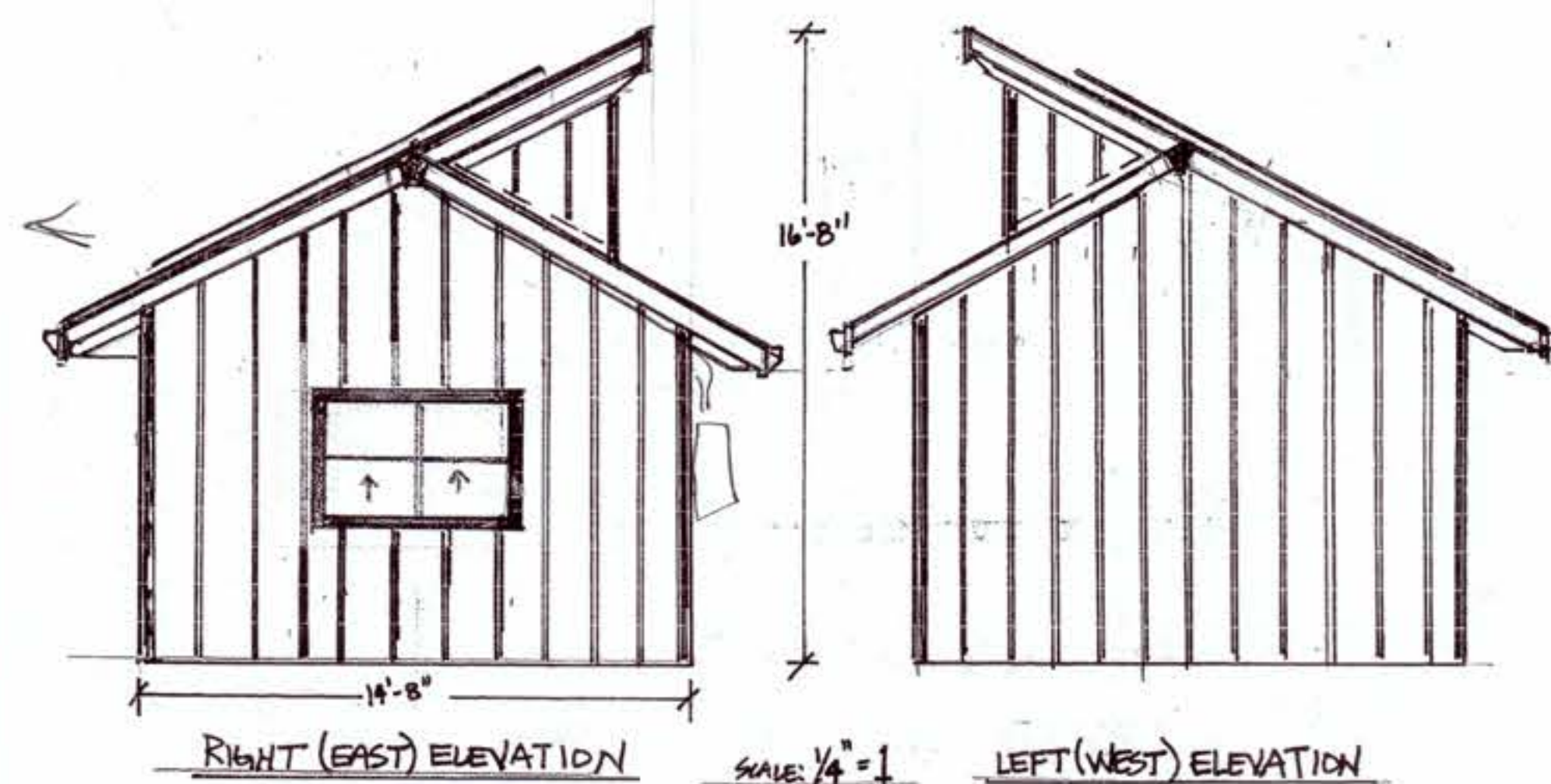
Existing site signage will remain unchanged. Modest signage currently exists at both gated entries to the property.

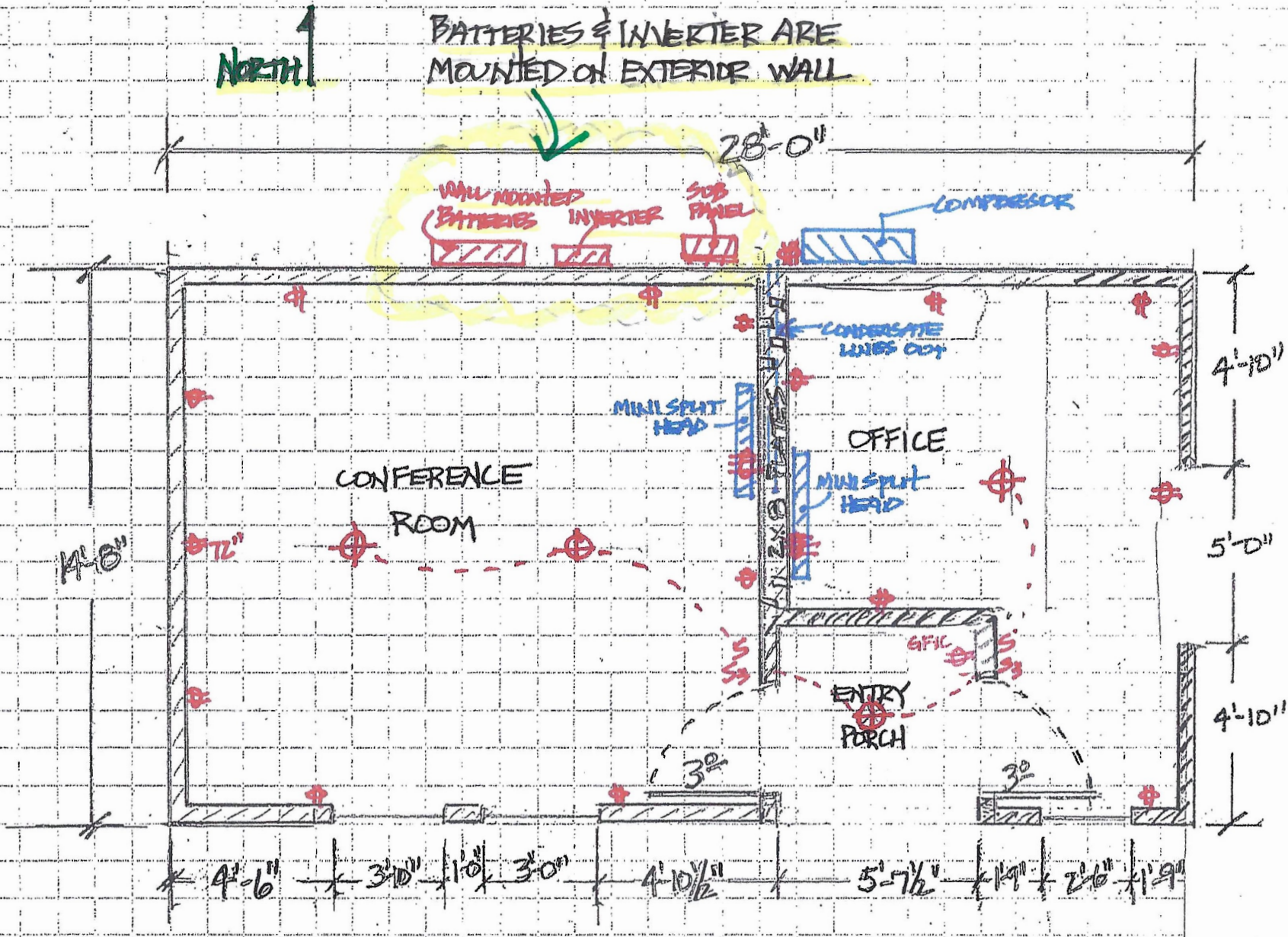
The site is relatively level, and drainage generally flows toward existing drains located in the northeast portion of the property, as indicated on the site plan.

Project colors and materials are shown on the cover sheet and noted on the Sheet 1 elevations.



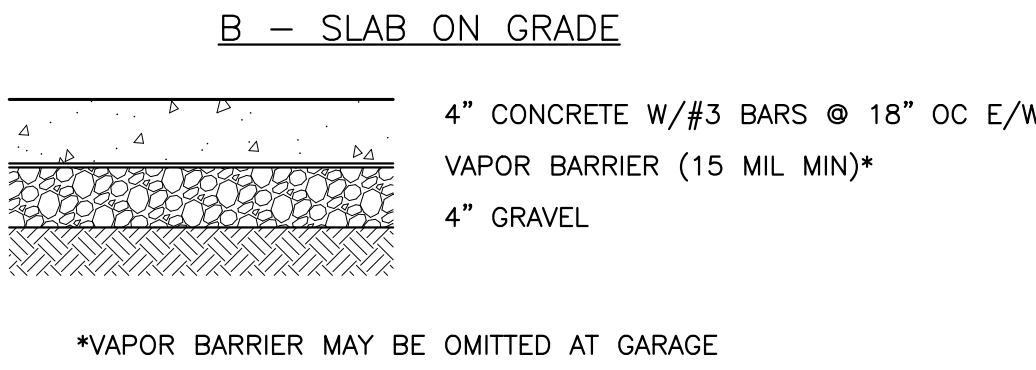
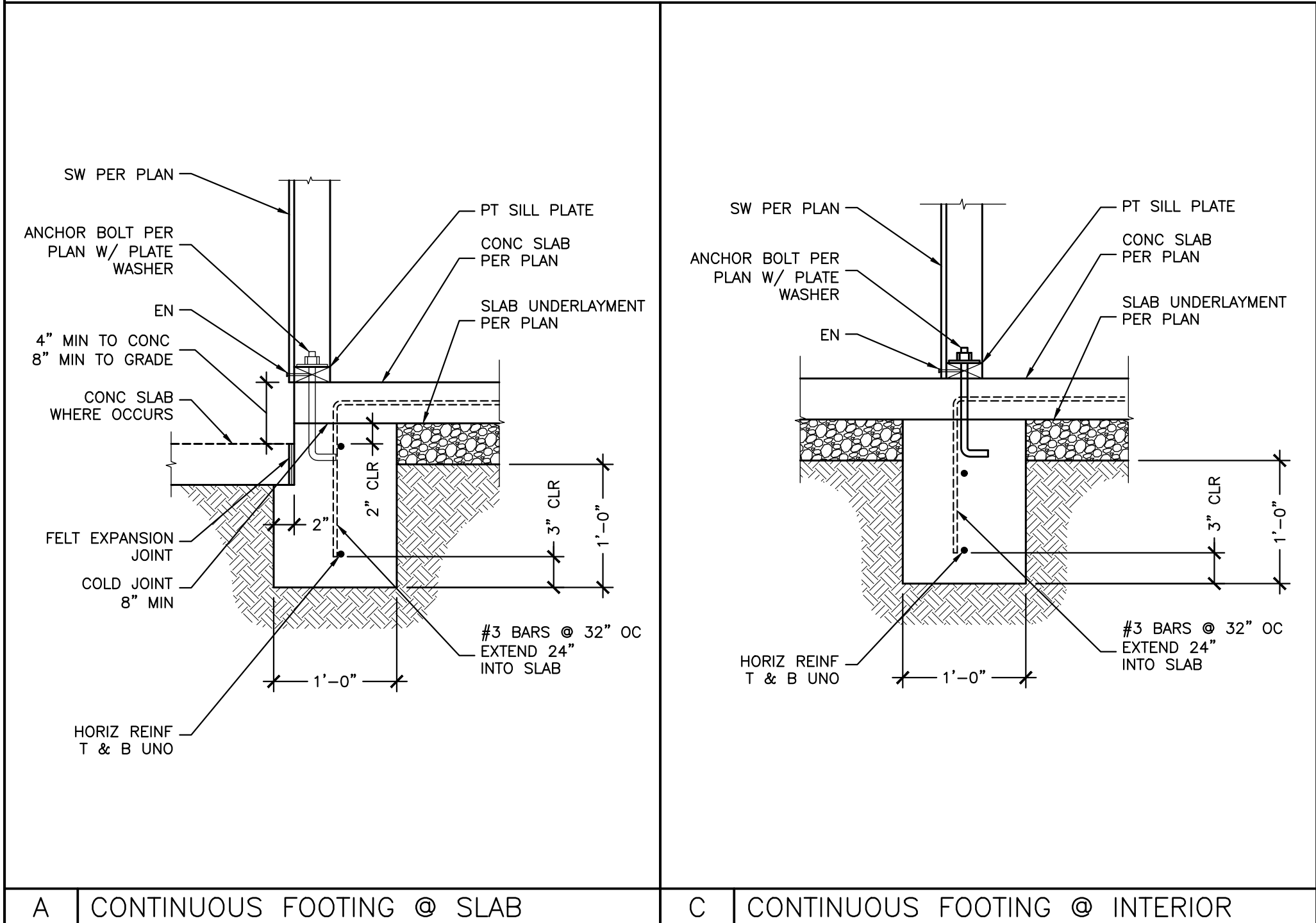
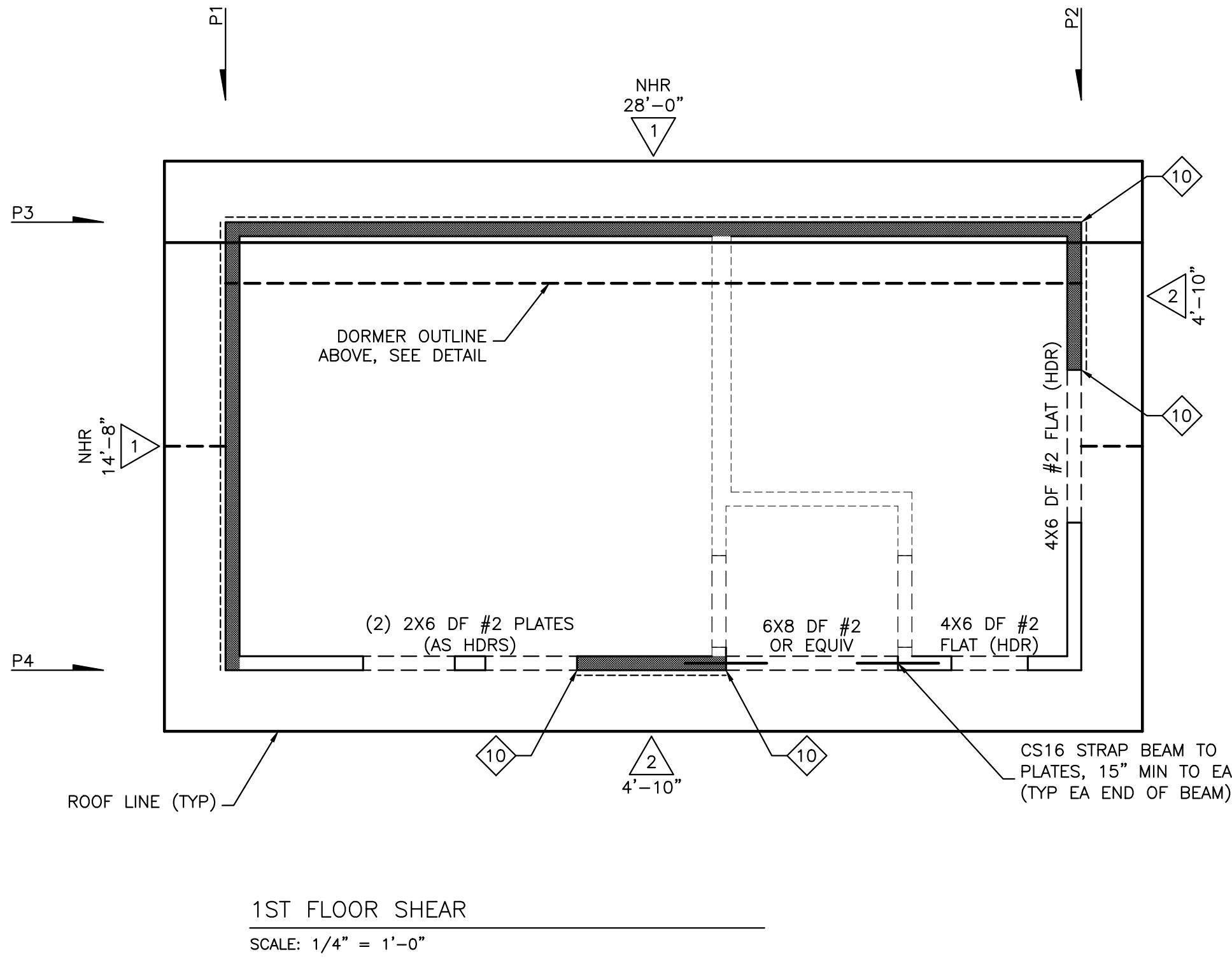
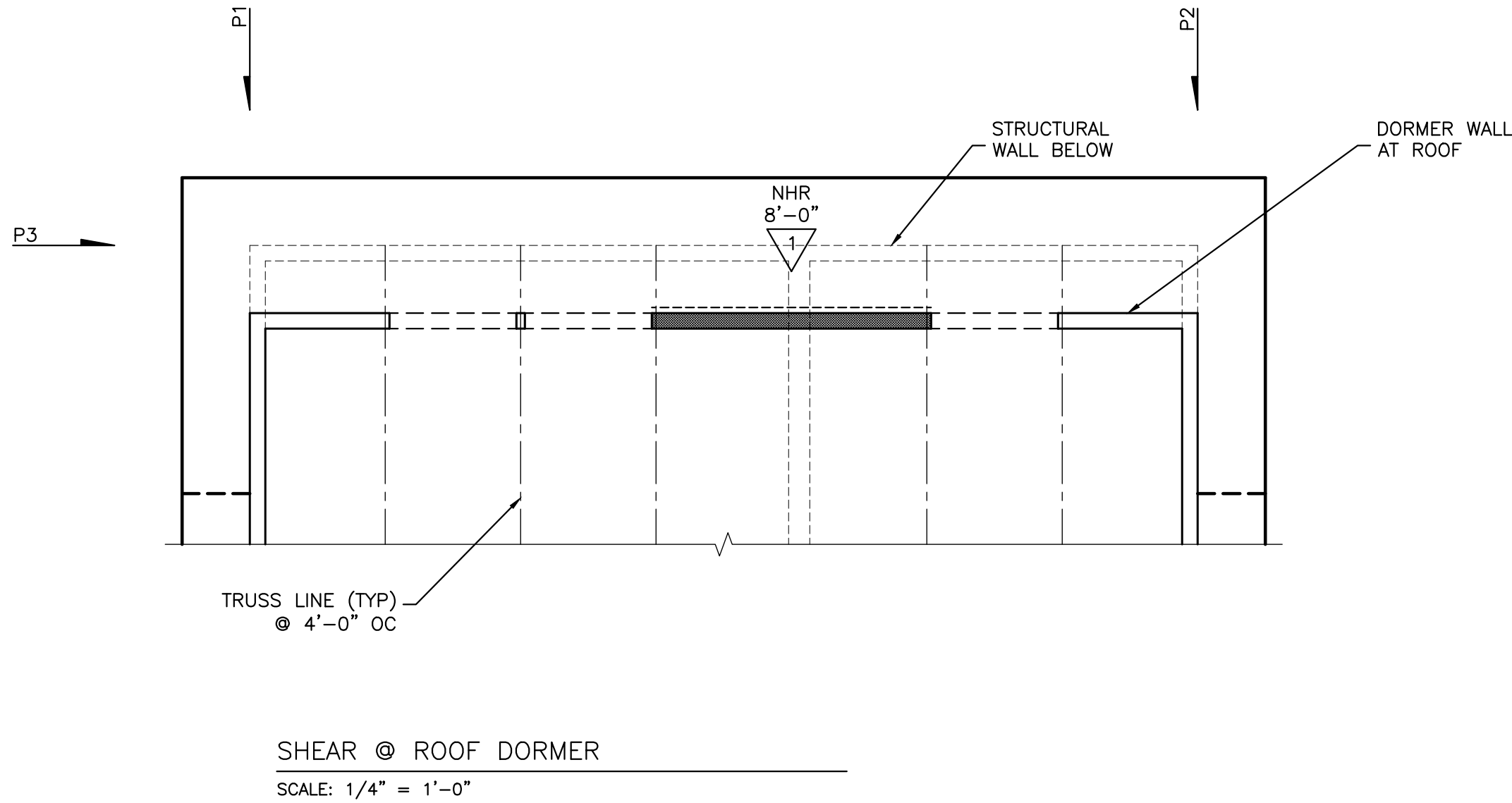
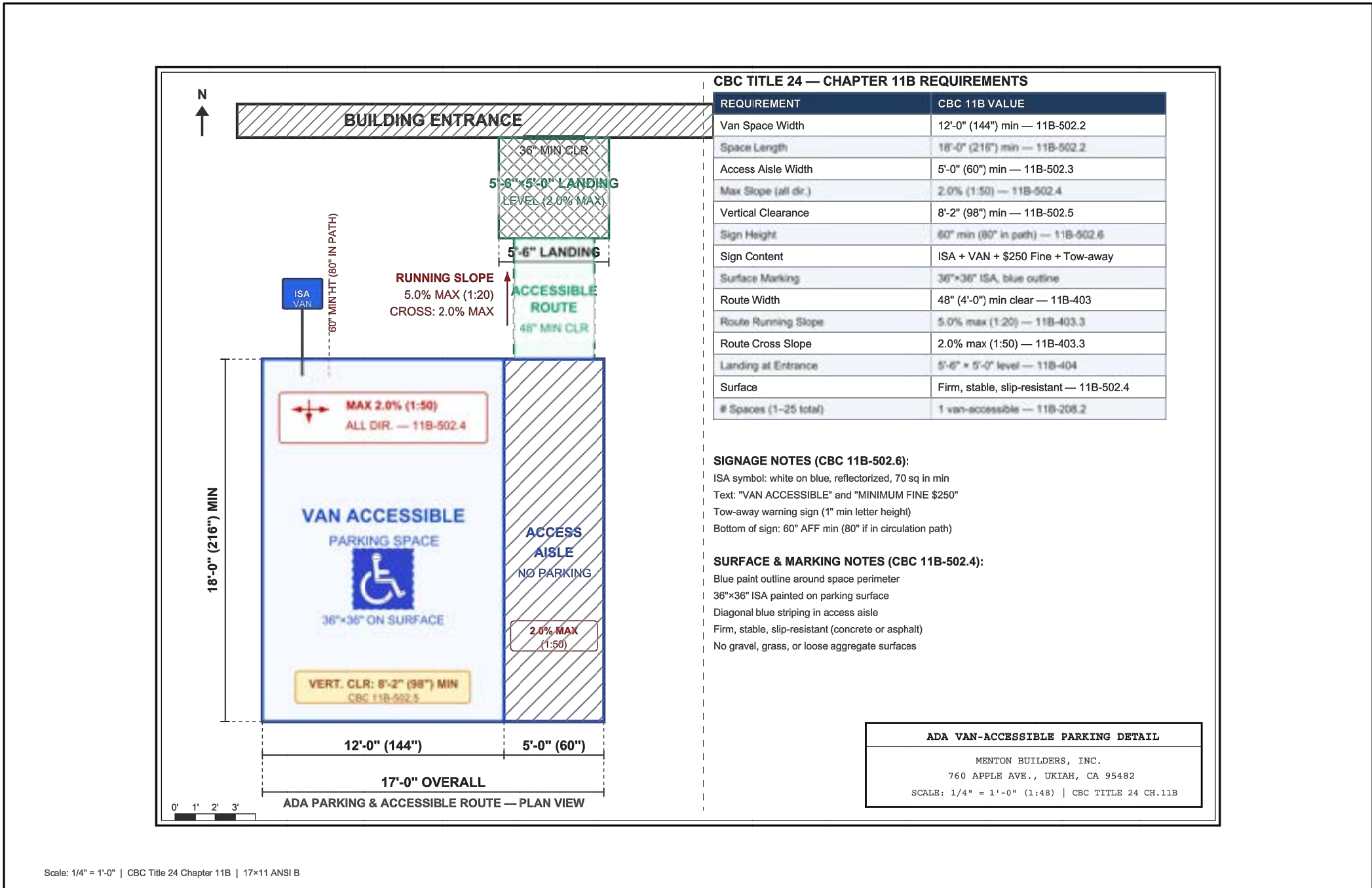






ELECTRICAL & MECHANICAL PLAN 1/4" = 1'

SATELLITE OFFICE - 760 APPLE AVE.



FOUNDATION HOLDOWNS					
#	SIMPSON TYPE	HOLDOWN POST (MIN)	HD TO POST CONNECTION	HOLDOWN ANCHOR MONO POUR TWO POUR	MIN ANCHOR EMBEDMENT MONO POUR TWO POUR
10	HDU2	(2) 2X	(6) SDS 0.25x2.5" SCREWS	SSTB16	12-5/8"
1. HOLDOWN POSTS TO MATCH WALL DEPTH. CONNECT DOUBLE 2X HOLDOWN STUDS TOGETHER WITH (24) 16d STAGGERED OVER LENGTH OF STUD. 2. WHERE 3X SILL PLATES ARE SPECIFIED, PROVIDE SSTBL MODELS IN PLACE OF THE STANDARD SSTB HOLDOWN ANCHORS. 3. WHERE EMBEDMENT IS GREATER THAN FOOTING DEPTH, PROVIDE DEEPENED FOOTING W/8" SQUARE OF CONCRETE, SUCH THAT 3" CLEAR COVER IS PROVIDED BELOW BOTTOM OF HOLDOWN ANCHOR.					

SHEARWALL SCHEDULE					
#	APA RATED SHEATHING	SILL PLATE	ANCHOR BOLT SPACING	FRAMING MEMBER AT ADJOINING PANEL EDGE	SOLE PLATE CONNECTION TO BEAM/BLOCKING TO RIM
1	3/8" ONE FACE W/ 8d @ 6" OC EDGE, 12" OC FIELD	2X	5/8" x 10" AB @ 46" OC	2X	16d @ 6" OC 16d @ 6" OC
2	3/8" ONE FACE W/ 8d @ 4" OC EDGE, 12" OC FIELD	2X	5/8" x 10" AB @ 34" OC	2X	16d @ 4" OC 16d @ 4" OC
1. SHEATHING TO BE 4'-0" X 8'-0" MIN EXCEPT AT BOUNDARIES OR AT CHANGES IN FRAMING WHERE MIN WIDTH IS TO BE 16" (TYP). PROVIDE MIN 2X FRAMING MEMBER AT ALL BOUNDARIES. 2. 3X SILLS TO BE SINGLE MEMBERS AND REQUIRE STAGGERED NAILING. AT 3X SILL PLATES ANCHOR BOLTS TO BE 12" LONG. 3. MIN 4" EMBEDMENT INTO CONCRETE. PROVIDE PLATE WASHER AT EACH BOLT. 4. 3X FRAMING MEMBERS TO BE SINGLE MEMBERS AND REQUIRE STAGGERED NAILING. 5. SOLE PLATE TO BE 2X UNO ON PLAN. SOLE PLATE CONNECTION OCCURS ABOVE FOUNDATION PLATE LEVEL AT RAISED FLOOR AND/OR SECOND FLOOR APPLICATIONS ONLY. ALL SHEARWALL NAILING TO SOLE PLATE TO BE STAGGERED WHEN SPACING IS LESS THAN 4" OC.					

- GENERAL NOTES
- THESE PLANS ARE A PART OF A "BUILDER'S SET." IAN HOFF DESIGN IS CONTRACTED TO PROVIDE SPECIFICATIONS FOR A "BUILDER'S SET" WITH THE AGREEMENT THAT AN EXPERIENCED AND KNOWLEDGEABLE CONTRACTOR SHALL CONSTRUCT THIS PROJECT. THESE PLANS CONTAIN INFORMATION FOR GENERAL CONSTRUCTION AND BUILDING PERMIT PURPOSES ONLY. THEY ARE NOT EXTENSIVELY DETAILED NOR ARE COMPLETE SPECIFICATIONS PROVIDED. FOR ITEMS, METHODS AND/OR MATERIALS NOT SHOWN, THE MINIMUM REQUIREMENT OF THE APPLICABLE CODE SHALL GOVERN. THESE PLANS HAVE BEEN PRODUCED SOLELY FOR THE USE OF A KNOWLEDGEABLE AND EXPERIENCED CONTRACTOR. ANY PART OR PART OF ALL SYSTEMS, MATERIALS, CONNECTIONS, AND DETAILS NOT SPECIFICALLY PROVIDED IN THESE PLANS ARE THE SOLE AND COMPLETE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY VERIFY AND INSTALL. THE ENGINEER DOES NOT PROVIDE CONTINUOUS CONSTRUCTION OBSERVATION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY AND CONSTRUCTION STANDARDS FOR THIS PROJECT. THE ENGINEER PROVIDES NO WARRANTY OR GUARANTEE ON THE FINAL PROJECT, NOR DUTY TO ANY PERSON OR ENTITY BEYOND THE AFOREMENTIONED LIMITED INFORMATION ON THESE PLANS. THE ENGINEER IS IN NO WAY RESPONSIBLE FOR THE USE OF THE PROJECT DOCUMENTS OTHER THAN LOCATION DESIGNATED ON PLANS.
 - DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR SIMILAR CONSTRUCTION.
 - CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DRAWINGS OR DOCUMENTS. CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE BUILDING THAT IS IN CONFLICT, UNTIL CONFLICT IS RESOLVED WITH THE AFFECTED PARTIES.
 - THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEARWALLS, ROOF DIAPHRAGMS, AND FINISH MATERIALS. CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
 - IN NO CASE SHOULD DRAWINGS, DETAILS, OR ANY PART OF THESE PLANS BE SCALED FOR ANY PURPOSE. IF ANY DIMENSIONS NOT SHOWN ARE REQUIRED IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE ENGINEER OR ARCHITECT FOR ADDITIONAL INFORMATION.
 - THE PROJECT DOCUMENTS MAY NOT BE USED IN A LOCATION OTHER THAN DESIGNATED ON THE DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.

ian hoff design

STRUCTURAL & CIVIL ENGINEERING CONSULTING

PO Box 2710 • SEBASTOPOL • CA • 95473

PHONE - 707.205.5205 EMAIL - IANHOFFDESIGN@PROTON.ME

MENTON SATELLITE OFFICE

760 APPLE AVE, UKIAH, CA

MENTON BUILDERS, INC

760 APPLE AVE, UKIAH, CA

PROJECT:

SHEET TITLE:

ISSUE DATE: 3-11-2026

REVISIONS:

DRAWN/DESIGN: IGH

STAMP:

Job Number: 26-03

Sheets: 1

Ukiah City
Lots 1-4 McCowens Suburban Addition

3-031

3-05



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

Assessor's Map
County of Mendocino, Calif.
September 21, 2023

LEGEND

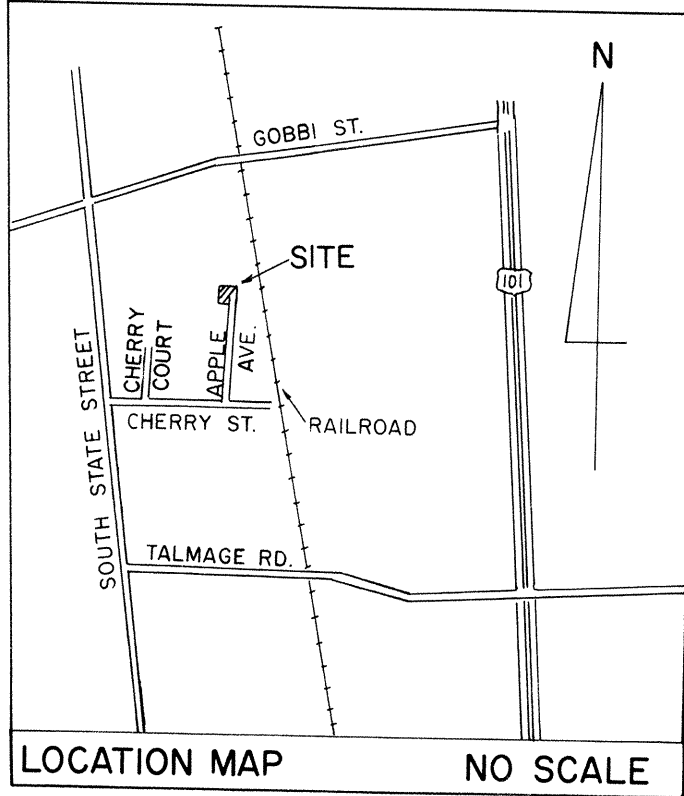
○=FOUND 1/2" PIPE AS SHOWN ON A MAP FILED IN MAP CASE 2, DRAWER 19, PAGE 12, M.C.R. TAGGED L.S. 3089.

●=SET A 1/2" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3089.

()=RECORD BEARINGS AND DISTANCES AGREE WITH THIS SURVEY, UNLESS SHOWN OTHERWISE, RECORD DATA FROM:

() M.C. 2, DR. 19, PG. 12, M.C.R.

() M.C. 2, DR. 26, PG. 86, M.C.R.



BOND CERTIFICATE

I, JOYCE A. BEARD, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MENDOCINO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE BOND OR DEPOSIT AS REQUIRED BY THE SUBDIVISION MAP ACT, SECTION 66464 OF TITLE 7 OF THE GOVERNMENT CODE, DIVISION 2, COMMENCING WITH SECTION 66410) HAS BEEN FILED.

DATED THIS 30th DAY OF January, 1985

JOYCE A. BEARD, CLERK, BOARD OF SUPERVISORS
Virginia Godacre, Deputy Clk.

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JEANNE JACKSON IN DECEMBER, 1984. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. I FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Joseph J. Scherf
JOSEPH J. SCHERF L.S. 3089

CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF ARTICLE 18 OF CHAPTER 1, DIVISION 9 OF THE CODE OF THE CITY OF UKIAH (SECTIONS 8300-8308) AND THE SUBDIVISION MAP ACT.

DATE Jan 29, 1985

Robert B. Pedroncelli
ROBERT B. PEDRONCELLI R.C.E. 16478
CITY ENGINEER
STATE OF CALIFORNIA

MENDOCINO COUNTY
1380/79
PARCEL 2
M.C. 2, DR. 39, PG. 82, M.C.R.

FOUND 3/4 INCH PIPE
PLUGGED R.C.E. 10430

MCCANN
1328/6
LOT 2
M.C. 2, DR. 26, PG. 86
M.C.R.

PARCEL 2
0.70 AC.

PARCEL 1
0.41 AC.

J. BRENNAN
1080/133

CURVE DATA

①	R = 55.00'	Δ = 37° 57' 44"	L = 36.44'
②	R = 40.00'	Δ = 03° 40' 52"	L = 2.57'
③	R = 40.00'	Δ = 102° 24' 44"	L = 71.50'

BASIS OF BEARINGS

N82°21'15"E BETWEEN FOUND MONUMENTS AS SHOWN ON A MAP FILED IN MAP CASE 2, DRAWER 19, PAGE 12, MENDOCINO COUNTY RECORDS.

F.A. ROSS
1084/122
M.C. 2, DR. 22, PG. 71, M.C.R.

BASIS OF BEARINGS

(N82°21'15"E 222.86')

FND. 1/2 INCH PIPE
PLUGGED L.S. 3089
AS PER M.C. 2, DR. 39, PG. 82,
M.C.R.

OWNER'S CERTIFICATE

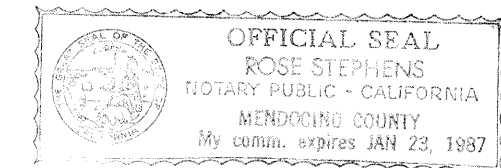
THE UNDERSIGNED BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS DIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

Jeanne Wrenshall Jackson
JEANNE WRENSHALL JACKSON

ACKNOWLEDGEMENT

STATE OF California
COUNTY OF Mendocino

ON THIS 17th DAY OF Jan, IN THE YEAR 1985, BEFORE ME, Rose Stephens, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Jeanne Wrenshall Jackson, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED IT.



MY COMMISSION EXPIRES 1-23-87

NOTARY PUBLIC
STATE OF CALIFORNIA
COUNTY OF MENDOCINO

PROOF OF OWNERSHIP CERTIFICATE

I HEREBY CERTIFY THAT THE PROOF OF OWNERSHIP REPORT MADE BY Western Title One Co THIS 30th DAY OF January, 1985, CONFORMS TO THE PROVISIONS OF THE SUBDIVISION MAP ACT.

MARSHA A. YOUNG
COUNTY RECORDER

BY: *Ferne Bennett*
DEPUTY

RECORDER'S CERTIFICATE

FILED THIS 30th DAY OF January, 1985 AT 10:05 P.M. IN MAP CASE 2, DRAWER 42, PAGE 72, AT THE REQUEST OF Western Title One Co

MARSHA A. YOUNG
COUNTY RECORDER

FEE \$ 6.00

BY: *Ferne Bennett*
DEPUTY

PARCEL MAP

OF MINOR SUBDIVISION NO. 85-9
IN THE CITY OF UKIAH

BEING A PORTION OF THAT RECORD OF SURVEY
AS SHOWN ON A MAP
FILED IN M.C. 2, DR. 19, PG. 12, M.C.R.

BEING A PORTION OF LOTS 1, 2, AND 3
OF McCOWANS SUBURBAN ADDITION
TO UKIAH CITY, AS SHOWN ON A MAP
FILED IN MAP BOOK 2, PAGE 166, M.C.R.

MENDOCINO COUNTY, CALIFORNIA
SCALE 1" = 30' JANUARY, 1985

Surveyed by Scherf and Rau Inc., Ukiah, California

ONE SHEET ONLY

CASE 2
DRAWER 42
PAGE 72



04041

00304083

00305065

00305029

00305081

WENUE