

**Minutes  
Zoning Administrator Meeting  
October 20, 2011**

**Staff Present**

Charley Stump, Zoning Administrator  
Jennifer Faso, Associate Planner  
Cathy Elawadly, Recording Secretary

**Others Present**

Zachary Sylvia  
Steve Crawford

**1. CALL TO ORDER**

Zoning Administrator Stump called the meeting to order at 2:08 p.m. in Conference Room No. 1, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, California.

**2. SITE VISIT VERIFICATION**

Zoning Administrator Stump confirmed the site visit.

**3. APPROVAL OF MINUTES: October 13, 2011**

Zoning Administrator Stump approved the October 13, 2011 meeting minutes, as submitted.

**4. APPEAL PROCESS**

Zoning Administrator Stump read the appeal process. For matters heard at this meeting the last day to appeal is October 31, 2011.

**5. VERIFICATION OF NOTICE**

Associate Planner Faso verified Minor Site Development Permit 11-15 SDP-ZA was publicly noticed in accordance with the provisions of the UMC.

**6. PUBLIC HEARINGS**

- A. Minor Site Development Permit 11-15 SDP-ZA**, 1201 Airport Park Boulevard, APN 180-080-41. Request for approval of Site Development Permit to allow modifications to the exterior of the building. The request includes change to the exterior paint, modifications to the signs and new awnings that include LED lighting.

Zoning Administrator Stump noted the only persons in attendance were the applicant and corresponding representative and dispensed with a presentation of the staff report.

Associate Planner Faso advised no public comments have been received regarding the project.

Associated Planner Faso provided photographs of other Applebee's with similar exterior features along with a sample of the proposed awning material.

**PUBLIC HEARING OPENED: 2:10 p.m.**

Zachary Sylvia and Steve Crawford confirmed they reviewed the staff report, had no additional questions or concerns and agreed with staff's project finding and conditions of approval.

Zoning Administrator Stump inquired if the wattage for the monument sign will change. The lighting for existing sign is very bright.

Zachary Sylvia noted the lit monument sign will not be as bright as the previous sign and provided an example of the same sign and lighting system from another location.

Steve Crawford commented on the lighting system for the monument sign that will mostly include LED lighting which will not be as bright as the existing sign.

**PUBLIC HEARING CLOSED: 2:13 p.m.**

1  
2 **Zoning Administrator Stump:**

- 3     • Is pleased with the proposed project modifications to the exterior of the building including  
4     the paint scheme.  
5     • Likes the new 'Applebee's' channel lettering wall signs on each elevation and new  
6     'Neighborhood' and 'Grill & Bar' cabinet signs.  
7     • Also likes the new LED illuminated window awning on the front, left and right elevations,  
8     as well as the new monument sign utilizing the existing base that will feature LED  
9     lighting.  
10    • Appreciates that the new LED lighting will lower the wattage on the site.  
11    • The improvements greatly enhance the building, provide for a more sophisticated  
12    appearance, and are compatible with other nearby developments.  
13    • The project is consistent with the General Plan and AIP PD Ordinance.  
14    • Agrees with staff's findings and project conditions and approved Minor SDP 11-14 with  
15    Findings 1-12 and Conditions of Approval 1-13.

16  
17 **SITE DEVELOPMENT PERMIT FINDINGS TO ALLOW EXTERIOR MODIFICATIONS AND**  
18 **SIGN MODIFICATIONS TO THE APPLEBEE'S RESTAURANT AT 1201 AIRPORT PARK**  
19 **BOULELVARD, APN 180-080-41**  
20

21 The following findings are supported by and based on information contained in this staff report,  
22 the application materials and documentation, and the public record.

- 23  
24     1. The proposed project, as conditioned, is consistent with the goals and policies of the  
25     General Plan as described in the staff report.  
26  
27     2. The proposed project, as conditioned, is consistent with the uses allowed in the Retail  
28     Commercial designation of the Airport Industrial Park Planned Development. The  
29     existing restaurant received a use permit in 2001 (File No. 01-04) and the proposed  
30     project will not change the use.  
31  
32     3. The proposed project, as conditioned, is consistent with the development standards for  
33     the Airport Park Industrial Park Planned Development as shown in Table 1 of the Staff  
34     Report.  
35  
36     4. The proposed project site is currently developed and the existing footprint of the building  
37     and the site configuration will not change as a result of this project. Therefore the project  
38     will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern  
39  
40     5. The accessibility of the existing off-street parking and driveway will not change as a result  
41     of the proposed project therefore no hazardous or inconvenient conditions will be created  
42     on adjacent streets.  
43  
44     6. The site contains landscaping which was required with the original use permit when the  
45     building was constructed. The landscaping is well maintained and no new landscaping is  
46     proposed as part of this project.  
47  
48     7. The existing footprint will not change as a result of the proposed modifications therefore  
49     the project will not restrict or cut out light and air on the property, or on the property in the  
50     neighborhood; nor will it hinder the development or use of buildings in the neighborhood,  
51     or impair the value thereof.  
52  
53     8. The site is not located in or adjacent to a residential zoning district.  
54

- 1 9. The site is located in a commercial area developed with an existing restaurant and  
2 parking area, no water courses, wildlife, wildlife habitat, floodway or flood plain or other  
3 environmentally sensitive areas are present.  
4
- 5 10. The proposed exterior modifications are consistent with the development standards of the  
6 Airport Park Industrial Park Planned Development. The new awning structures and signs  
7 will add articulation and variety to the building while adding visual interest to the  
8 neighborhood  
9
- 10 11. The proposed project is exempt from the provisions of the California Environmental  
11 Quality Act (CEQA) pursuant to Article 19 Section 15311, Class 11, construction or  
12 replacement of minor structures accessory to existing commercial facilities and Class 11  
13 (a) replacement of on-premise signs based on the following:  
14
  - 15 A. The proposed project involves modifications to on-premise signs and awnings;
  - 16 B. The project is not located within an environmentally sensitive area in that the site  
17 is located in an urban area that includes existing commercial uses.
  - 18 C. The project site is located in an area where all public services and facilities are  
19 available.  
20
- 21 12. Notice of the proposed project was provided in the following manner as required by the  
22 Zoning Ordinance:  
23
  - 24 A. Posted in three places on the project site on October 6, 2011;
  - 25 B. Mailed to property owners within 300 feet of the project site on October 6, 2011;
  - 26 C. Published in the Ukiah Daily Journal on October 9, 2011.  
27

28 **SITE DEVELOPMENT PERMIT CONDITIONS OF APPROVAL TO ALLOW EXTERIOR**  
29 **MODIFICATIONS AND SIGN MODIFICATIONS TO THE APPLEBEE'S RESTAURANT AT**  
30 **1201 AIRPORT PARK BOULELVAR, APN 180-080-41**  
31

- 32 1. Approval is granted to make exterior modifications to the existing Applebee's Restaurant  
33 based on the project description submitted to the Planning and Community Development  
34 Department and as shown on the site plan date stamped September 26, 2011, except as  
35 modified by the following conditions of approval.  
36
- 37 2. Application for and approval of a building permit is required prior to installation of the  
38 awnings and signs.  
39
- 40 3. Application for and approval of a sign permit from the Planning and Community  
41 Development Department is required prior to installation of signs.  
42
- 43 4. Any landscaping damaged during construction of project shall be replaced in kind prior to  
44 building permit final.  
45
- 46 5. On plans submitted for building permit these conditions of approval shall be included as  
47 notes on the first sheet.  
48

49 Standard City Conditions of Approval  
50

- 51 6. Construction hours are limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through  
52 Saturday.  
53
- 54 7. The property owner shall obtain and maintain any permit or approval required by law,  
55 regulation, specification or ordinance of the City of Ukiah and other Local, State, or

1 Federal agencies as applicable. All construction shall comply with all fire, building,  
2 electric, plumbing, occupancy, and structural laws, regulations, and ordinances in effect  
3 at the time the Building Permit is approved and issued.  
4

- 5 8. All conditions of approval that do not contain specific completion periods shall be  
6 completed prior to building permit final.  
7
- 8 9. Building, Grading or other required Permits shall be issued within two years after the  
9 effective date of the Site Development Permit, or the discretionary actions granted by the  
10 permit shall expire. In the event the required Permits cannot be issued within the  
11 stipulated period from the project approval date, a one year extension may be granted by  
12 the Director of Planning if no new circumstances affect the project which otherwise would  
13 render the original approval inappropriate or illegal. It is the applicant's responsibility in  
14 such cases to propose the one-year extension to the Planning Department prior to the  
15 two-year expiration date.  
16
- 17 10. Except as otherwise specifically noted, the Site Development Permit shall be granted  
18 only for the specific purposes stated in the action approving the Site Development Permit  
19 and shall not be construed as eliminating or modifying any building, use, or zone  
20 requirements except to such specific purposes.  
21
- 22 11. The approved Site Development Permit may be revoked through the City's revocation  
23 process if the approved project related to the Site Development Permit is not being  
24 conducted in compliance with the stipulations and conditions of approval; or if the project  
25 is not established within two years of the effective date of approval; or if the established  
26 land use for which the permit was granted has ceased or has been suspended for twenty  
27 four (24) consecutive months.  
28
- 29 12. No permit or entitlement shall be deemed effective unless and until all fees and charges  
30 applicable to this application and these conditions of approval have been paid in full.  
31
- 32 13. This approval is contingent upon agreement of the applicant and property owner and  
33 their agents, successors and heirs to defend, indemnify, release and hold harmless the  
34 City, its agents, officers, attorneys, employees, boards and commissions from any claim,  
35 action or proceeding brought against any of the foregoing individuals or entities, the  
36 purpose of which is to attack, set aside, void or annul the approval of this application.  
37 This indemnification shall include, but not be limited to, damages, costs, expenses,  
38 attorney fees or expert witness fees that may be asserted by any person or entity,  
39 including the applicant, arising out of or in connection with the City's action on this  
40 application, whether or not there is concurrent passive or active negligence on the part of  
41 the City. If, for any reason any portion of this indemnification agreement is held to be void  
42 or unenforceable by a court of competent jurisdiction, the remainder of the agreement  
43 shall remain in full force and effect.  
44

45 **7. ADJOURNMENT**

46 There being no further business, the meeting was adjourned at 2:15 p.m.  
47

48  
49 \_\_\_\_\_  
Charley Stump, Zoning Administrator

50 \_\_\_\_\_  
51 Cathy Elawadly, Recording Secretary