

**CITY OF UKIAH  
ZONING ADMINISTRATOR MINUTES  
Conference Room #3  
300 Seminary Avenue  
Ukiah, CA 95482  
August 9, 2018  
11:00 a.m.**

**STAFF PRESENT**

Craig Schlatter, Zoning Administrator  
Michele Irace, Planning Manager  
Cathy Elawadly, Recording Secretary

**OTHERS PRESENT**

Steven Rugg  
Michael Makdisi

The Zoning Administrator called the meeting to order at 11:00 a.m. in Conference Room No. 3, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, California.

*Zoning Administrator Craig Schlatter presiding.*

**1. SITE VISIT VERIFICATION**

Staff confirmed.

**2. APPROVAL OF MINUTES – May 29, 2018**

**Zoning Administrator Craig Schlatter** approved the Minutes of May 29, 2018, as submitted.

**3. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS**

No public comment was received.

**4. APPEAL PROCESS**

*Note: For matters heard at this meeting the final date to appeal is August 20, 2018 at 5:00 p.m.*

**Zoning Administrator Craig Schlatter:**

- Related to the Zoning Administrator agenda and appeal process, reference should be to 'minor' discretionary planning permits rather than 'major' and requested a change to all future agendas thereof.

**5. VERIFICATION OF NOTICE**

Staff confirmed.

**Zoning Administrator Craig Schlatter** made some edits to agenda item 7c and noted the minor Site Development Permit concerns only the exterior remodel of the existing building.

**6. PUBLIC HEARING**

- a. **Request for approval of a Minor Use Permit to allow one beehive within the Single Family Residential (R1) Zoning District at 633 Live Oak Avenue. APN 001-101-11; Munis File No. 18-3850-MiUP-ZA.**

**Presenter:** Planning Manager Michelle Irace gave a staff report as provided for on pages 1-7 of the staff report and referred to the site plans to show the proposed permanent location and the need for temporary alternate locations for the beehive.

**Zoning Administrator Craig Schlatter** reviewed staff's analysis of the proposed Minor Use Permit and:

- Asked about the permanent location and proposed alternate locations as it pertains to the municipal park situated across the street in terms of safety.

*PUBLIC HEARING OPENED: 11:13 a.m.*

**Public Comment:** Michael Makdisi, Applicant:

- Confirmed the permanent location of the beehive on the site plans and reasons for the temporary alternative locations and noted the behavioral activities of bees are not directed toward the park such that the beehive locations would not be a safety factor.
- In his research finds it is not necessary for the beehive to be registered with the California State Department of Food and Agriculture and requested modification to the corresponding project condition of approval in this regard.

*PUBLIC HEARING CLOSED: 11:16 a.m.*

**Zoning Administrator Craig Schlatter** requested the language in the project finding and condition of approval pertinent to requiring the beehive be registered with the California State Department of Food and Agriculture be eliminated.

**Zoning Administrator Craig Schlatter** approved Minor Use Permit to allow one beehive within the Single Family Residential (R1) Zoning District at 633 Live Oak Avenue with the Findings in attachment 1 and subject to the Conditions of Approval in attachment 2, as discussed above and modified hereto.

## ATTACHMENT 1

**FINAL USE PERMIT FINDINGS  
APPROVAL OF A MINOR USE PERMIT  
TO ALLOW ONE BEEHIVE WITHIN THE  
SINGLE FAMILY RESIDENTIAL (R1) ZONING DISTRICT  
AT 633 LIVE OAK AVENUE  
FILE NO. 18-3850**

The following findings are supported by and based on information contained in this staff report, the application materials and documentation, and the public record, in accordance with UCC §9262(E).

1. The proposed project would relocate existing honeybees out of the residence's wall and into a bee box to protect and conserve the honeybees for pollination purposes. Therefore, the proposed project is consistent with the General Plan's goals and policies relating to the preservation of natural resources identified in the Open Space and Conservation Element.
2. The proposed project is consistent with the Zoning Ordinance. The project is in the R1 zoning district and as described in Ukiah City Code (UCC) §9182, Animals Within the City,

*Minutes of the Zoning Administrator, August 9, 2018 Continued:*

one beehive per lot is allowed within all zoning districts with approval of a Use Permit by the Zoning Administrator.

3. The proposed project, as conditioned, is compatible with surrounding land uses and shall not be detrimental to the public's health, safety and general welfare based on the following:
  - A. The Applicant has consulted with a professional beekeeper who is assisting with the siting and relocation the beehive to help ensure the public's health and safety.
  - B. The beehive shall be registered with the County of Mendocino Agricultural Department.
  - C. The project has been reviewed by the Fire Marshal and Police Department, as well as the County of Mendocino Environmental Health and Department of Agriculture with no major concerns. The project is required to comply with all federal, state and local laws.

The proposed project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Article 19 Section 15333, Small Habitat Restoration Projects, Class 33(d)(4) and consists of projects not to exceed five acres in size to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife.

Notice of the proposed project was provided in the following manner as required by UCC §9262(C):

- D. Posted in three places on the project site on July 27, 2018;
- E. Mailed to property owners within 300 feet of the project site on July 27, 2018
- F. Published in the Ukiah Daily Journal on July 28, 2018.

**ATTACHMENT 2**

**FINAL USE PERMIT CONDITIONS OF APPROVAL  
APPROVAL OF A MINOR USE PERMIT  
TO ALLOW ONE BEEHIVE WITHIN THE  
SINGLE FAMILY RESIDENTIAL (R1) ZONING DISTRICT  
AT 633 LIVE OAK AVENUE  
FILE NO. 18-3850**

1. Approval is granted approval for the maintenance of one beehive box, at 633 Live Oak Avenue. The applicant proposes to relocate honeybees outside of the wall of the residence to a beehive box within their backyard, as described in the application, project description and plans submitted to the Community Development Department on May 29, 2018, except as modified by the following conditions of approval.
2. This Use Permit is granted subject to the following operating characteristic:
  - A. Only one beehive is permitted on the parcel.
  - B. The bee box consists of four-20 in. x 16 in. by 10 in. removable compartments. When fully stacked the bee box stands approximately 40 in. tall. Bee boxes shall be limited to one location on the property at a time.

C. No commercial production of honey or other bee products will take place.

3. The beehive shall be registered with the County of Mendocino Agricultural Department and a copy of the registration shall be provided to the Community Development Department prior to occupancy.
4. If the Applicant wishes to have commercial honey production on-site in the future the Community Development Department must first be contacted. Additional local and state permits may be required.

Standard City Conditions of Approval

5. No permit or entitlement shall be deemed effective unless and until all fees and charges applicable to this application and these conditions of approval have been paid in full.
6. The property owner shall obtain and maintain any permit or approval required by law, regulation, specification or ordinance of the City of Ukiah and other Local, State, or Federal agencies as applicable. All construction shall comply with all fire, building, electric, plumbing, occupancy, and structural laws, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
7. A copy of all conditions of this Use Permit shall be provided to and be binding upon any future purchaser, tenant, or other party of interest.
8. All conditions of approval that do not contain specific completion periods shall be completed prior to occupancy or building permit final.
9. This Use Permit may be revoked through the City's revocation process if the approved project related to this Permit is not being conducted in compliance with these stipulations and conditions of approval; or if the project is not established within two years of the effective date of this approval; or if the established use for which the permit was granted has ceased or has been suspended for 24 consecutive months.
10. This approval is contingent upon agreement of the applicant and property owner and their agents, successors and heirs to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

From Building Official

11. A building permit may be required if the siding needs to be removed to relocate the bees. If siding will be removed, the permit can be obtained over the counter as a "Siding Repair Permit".

12. The design and construction of all site alterations shall comply with the 2016 California Building Code, 2016 Plumbing Code, 2016 Electrical Code, 2016 California Mechanical Code, 2016 California Fire Code, 2016 California Energy Code, 2016 Title 24 California Energy Efficiency Standards, 2016 California Green Building Standards Code and City of Ukiah Ordinances and Amendments.

**b. Request for approval of a Minor Site Development Permit to allow a vacant parcel at 1141 South Dora Street with a 3,125 sf, 11-space employee parking lot to support an existing medical complex within the Neighborhood Commercial (CN) Zoning District. APN 003-130-11; Munis File NO. 18-3827 MiUP-ZA.**

**Planning Manager Michelle Irace** gave a staff report as provided for on pages 1-10 of the staff report.

**Zoning Administrator Craig Schlatter:**

- Asked about the history concerning parking accommodations for the adjacent medical complex at 1165 South Dora Street in connection with the proposed 11-space medical complex employee parking lot project at 1141 South Dora Street.
- Asked about possible tree removal on the site and requested the applicant be given a copy of the City of Ukiah Tree Management Guidelines for reference purposes.

*PUBLIC HEARING OPENED: 11:23 a.m.*

**Public Comments:** Steven Rugg, Applicant:

- Agrees with staff's analysis and project findings/conditions of approval.
- Confirmed only minor vegetation will be removed on the site and all mature trees, such as existing Oak, etc. will be retained and appropriate measures will be taken to protect the trees during construction.

*PUBLIC HEARING CLOSED: 11:27 a.m.*

**Zoning Administrator Craig Schlatter** approved Minor Use Permit to allow a vacant parcel at 1141 South Dora Street with a 3,125 sf 11-space employee parking lot to support an existing medical complex with the Findings in attachment 1 and subject to the Conditions of Approval in attachment 2.

**ATTACHMENT 1**

**FINAL SITE DEVELOPMENT PERMIT FINDINGS  
TO ALLOW A PARKING LOT ON A VACANT PARCEL  
WITHIN THE NEIGHBORHOOD COMMERCIAL (CN) ZONING DISTRICT  
1141 SOUTH DORA STREET; APN 003-130-11  
MUNIS FILE NO.18-3827 MIUP-ZA.**

The following findings are supported by and based on information contained in this staff report, the application materials and documentation, and the public record, in accordance with UCC §9263(E).

1. The proposal is consistent with the goals, objectives, and policies of the City General Plan.

*The proposed parking lot is consistent with the goals, policies, and implementation measures pertaining to off-street parking identified within the General Plan such as: Goal CT-12; Policy CT-12.1; Goal OC-16; Implementation Measure OC-37.2(c); and Implementation Measure CT-13.1(a).*

2. The location, size, and intensity of the proposed project will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.

*Currently, vehicles travel both directions along a narrow private alley off of South Dora Street to access medical offices. The project proposes a parking lot that will be accessed via the alley but will only allow one-way traffic with directional signage to increase vehicular safety. The project will create not increase vehicular hazards along the adjacent street (South Dora Street). The project also includes improvements to the sidewalk and curb to facilitate pedestrian safety.*

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.

*See Finding No. 2 above.*

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.

*The proposed project will develop a portion (3,124 sq.ft.) of the parcel (7,400 sq.ft. total), leaving more than half of the parcel vegetated with existing grass and trees. The proposed parking lot will face the alley, perpendicular to Dora Street. The Dora Street frontage will be improved with sidewalk, gutter and curbs. In addition, the large Oak tree along the Dora Street frontage will remain in place.*

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.

*The proposed project would not restrict air or light on the property, as one new light will be provided. The proposed parking lot would facilitate use of the adjacent medical facilities and buildings.*

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.

*The proposed parking lot does not include construction of a structure. Also see Finding No.4.*

7. The proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks, and the natural grade of the site.

*See Finding No. 4.*

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.

*Not applicable.*

The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15304, Minor Alterations to Land, Class 4 and Section 15311, Accessory Structures (b), small parking lots, based on the following:

- The project involves minor public or private alterations in the condition of land and/or vegetation but does not involve removal of healthy, mature, scenic trees.
- The project consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to (b) small parking lots.

Notice of the proposed project was provided in the following manner as required by UCC §9262(C):

- G. Posted in three places on the project site on July 27, 2018
- H. Mailed to property owners within 300 feet of the project site on July 27, 2018
- I. Published in the Ukiah Daily Journal on July 28, 2018

**ATTACHMENT 2**

**FINAL SITE DEVELOPMENT PERMIT CONDITIONS OF APPROVAL  
TO ALLOW A PARKING LOT ON A VACANT PARCEL  
WITHIN THE NEIGHBORHOOD COMMERCIAL (CN) ZONING DISTRICT  
1141 SOUTH DORA STREET; APN 003-130-11  
MUNIS FILE NO.18-3827 MIUP-ZA.**

1. Approval is granted for the development of a vacant parcel for an 11-space employee parking lot at 1141 South Dora Street to support the existing adjacent medical complex, based on the application, project description and plans submitted to the Community Development Department on June 22, 2018, except as modified by the following conditions of approval.
  - A. This Site Development Permit is granted subject to the following operating characteristic:
  - B. Grading and paving of the northern portion (3,125 sq.ft.) of the parcel for 11 employee parking spaces.
  - C. Parking spaces will be angled at 45 degrees.
  - D. Access to the parking lot will be maintained from Dora Street via a MCHC-owned alley directly north of the proposed parking lot that serves MCHC's building at 1165 South Dora Street. The alley will be a one-way (westerly) driveway and signed as "exit only" egress.
  - E. Employees will enter the medical complex via the one-way (easterly) driveway south of the proposed parking lot (entrance to the 1165 S. Dora medical complex).
  - F. Small Locust trees within the footprint of the parking lot on the northern portion of the parcel will be removed; the large Oak tree along Dora Street and trees along the southern (non-developed) portion of the parcel will remain in place.
  - G. Sidewalk, gutter and curbs will be improved along the Dora Street frontage.
  - H. A new light pole will be installed in the parking lot and served by the customer.

*Minutes of the Zoning Administrator, August 9, 2018 Continued:*

- I. The site drains southeast and stormwater will be filtered via the vegetated undeveloped portion of the parcel.
2. If the applicant wishes to propose other development on the parcel, the applicant shall consult with the Community Development Department and obtain all required permits, as necessary.
3. Lighting shall be down shielded and prevent glare and light trespass onto adjacent residential uses.

Standard City Conditions of Approval

4. Business operations shall not commence until all permits required for the approved use, including but not limited to business license, tenant improvement building permit, have been applied for and issued/finaled.
5. No permit or entitlement shall be deemed effective unless and until all fees and charges applicable to this application and these conditions of approval have been paid in full.
6. The property owner shall obtain and maintain any permit or approval required by law, regulation, specification or ordinance of the City of Ukiah and other Local, State, or Federal agencies as applicable. All construction shall comply with all fire, building, electric, plumbing, occupancy, and structural laws, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
7. This approval is contingent upon agreement of the applicant and property owner and their agents, successors and heirs to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

From Building Official

8. Submit plans and a building permit application. Please submit three complete plan sets, two wet stamped and signed.
9. On plans provide total number of parking spots, accessible spots and accessible van spots for the entire complex.
10. The design and construction of all site alterations shall comply with the 2016 California Building Code, 2016 Plumbing Code, 2016 Electrical Code, 2016 California Mechanical Code, 2016 California Fire Code, 2016 California Energy Code, 2016 Title 24 California Energy Efficiency Standards, 2016 California Green Building Standards Code and City of Ukiah Ordinances and Amendments.

From Public Works Department

11. Applicant shall repair and upgrade existing curb, gutter and sidewalk along the subject property frontage (Dora Street) to meet ADA requirements, including at large oak tree as

shown on the site plan. Public sidewalks located outside of the street right-of-way will require a sidewalk easement dedicated to the City.

12. All work within the public right-of-way shall be performed by a licensed and properly insured contractor. The contractor shall obtain an encroachment permit for work within this area or otherwise affecting this area. Encroachment permit fee shall be \$45 plus 3% of estimated construction costs
13. All driveway and parking areas shall be paved with asphaltic concrete, concrete, or other alternative surfacing, subject to approval by the City Engineer.
14. Prior to construction of site improvements, a final grading and drainage plan prepared by a Civil Engineer, shall be submitted for review and approval by the Department of Public Works. Should improvements exceed 10,000 square feet of new or replaced impervious surface, post-construction storm water mitigation measures may be required.

From the Electric Utility Department

15. There are two (2) existing overhead service feeds over the driveway off of S. Dora Street, that are in the driveway path into the proposed parking lot area. Under our General Orders of Construction (G.O.95), the current height of these services meets the minimum height allowed. In order to mitigate against future damage by commercial vehicles entering/exiting the driveway, we ask that a sign be posted to restrict these commercial vehicles from entering and exiting this particular driveway in the future.

**c. Request for approval of a Minor Site Development Permit to allow an interior and exterior remodel to an existing McDonald's restaurant at 1310 North State Street. APN 170-140-17; File No. 18-3807.**

**Planning Manager Michelle Irace** gave a staff report as provided for on pages 1-8 of the staff report and discussed the matter of the three street trees that were required and approved as part of the original McDonalds project and later removed.

**Zoning Administrator Craig Schlatter** clarified the requested project is only for an exterior remodel.

*PUBLIC HEARING OPENED: 11:37 a.m.*

**Public Comments:** No one was present for this agenda item.

*PUBLIC HEARING CLOSED: 11:37 a.m.*

**Zoning Administrator Craig Schlatter:**

- Requested project Condition of Approval #1 be modified to state, 'The 3 street trees that were required and approved as a part of the original project (UP 95-04) and later removed shall be replaced with the tree species listed on the City's adopted Street Tree List. A Landscaping Plan shall be submitted to the Community Development Department for approval.'
- Further requested, the applicant be given a copy of the City's Required Street Tree List for reference purposes.

**Zoning Administrator Craig Schlatter** approved Minor Use Permit to allow an exterior remodel to an existing McDonald's restaurant at 1310 North State Street with the Findings in attachment 1 and the Conditions of Approval in attachment 2 with modified Condition of Approval #1.

**ATTACHMENT 1**

**FINAL SITE DEVELOPMENT PERMIT FINDINGS  
TO ALLOW FAÇADE AND INTERIOR IMPROVEMENTS  
TO AN EXISTING MCDONALD'S RESTAURANT  
WITHIN THE HEAVY COMMERCIAL (C2) ZONING DISTRICT  
1310 NORTH STATE STREET (APN 170-140-17)  
FILE NO. 18-3807-MISDP-ZA**

The following findings are supported by and based on information contained in this staff report, the application materials and documentation, and the public record, in accordance with UCC §9263(E).

1. The proposal is consistent with the goals, objectives, and policies of the City General Plan.  
*The proposed façade improvements to the existing building are generally consistent with the goals and policies supporting commercial and economic development.*
2. The location, size, and intensity of the proposed project will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.  
*The proposed project would not result in an expansion of the building footprint. The exterior façade improvements to the existing building would not create hazards to traffic or pedestrian patterns.*
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.  
*See Finding No. 2 above.*
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.  
*The proposed project will utilize the existing landscaping which was previously approved with the Use Permit and includes a vegetated buffer along State and Empire streets.*
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.  
*The proposed project does not propose new buildings or structures that would restrict air or light on the property. The proposed improvements would not hinder development or use of adjacent buildings.*
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.

*The proposed improvements are intended to increase the aesthetic character of the existing building. The project has been reviewed by the Design Review Board and was found to be consistent with the Downtown Design Guidelines.*

7. The proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks, and the natural grade of the site.

*The proposed project does not include the any activities that would damage natural features or the grade of the site.*

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.

*See Finding No. 6.*

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Article 19 Section 15301, Existing Facilities, Class 1(a) which consists of the operations, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Notice of the proposed project was provided in the following manner as required by UCC §9262(C):

- J. Posted in three places on the project site on July 27, 2018
- K. Mailed to property owners within 300 feet of the project site on July 27, 2018
- L. Published in the Ukiah Daily Journal on July 28, 2018

## ATTACHMENT 2

**FINAL SITE DEVELOPMENT PERMIT CONDITIONS OF APPROVAL  
TO ALLOW FAÇADE AND INTERIOR IMPROVEMENTS  
TO AN EXISITNG MCDONALD'S RESTAURANT  
WITHIN THE HEAVY COMMERCIAL (C2) ZONING DISTRICT  
1310 NORTH STATE STREET (APN 170-140-17)  
FILE NO. 18-3807-MISDP-ZA**

An application was received from Mike Yao on behalf of McDonald's USA, LLC for approval of a Minor Site Development Permit to allow exterior building remodel. Project components include:

*Exterior improvements*

- New canopy/trellis design, new wall sconces, new aluminum battens and wall sconces.
- New paint scheme and new signage.
- Existing exterior soffits lights will be replaced.
- Installation of new outdoor digital menu board for drive-thru.
- The existing building footprint would not be expanded.
- No modifications to existing landscaping is proposed.
- Operational characteristics would not change.

*Interior Improvements*

- Full décor remodel of dining room with new furniture, fixtures and finishes.
  - J. Existing restrooms will be updated and reconfigured for accessibility compliance.
- 1. The 3 street trees that were required and approved as a part of the original project (UP 95-04) and later removed shall be replaced with tree species listed on the City's adopted Street Tree List. A Landscaping Plan shall be submitted to the Community Development Department for approval.
- 2. Lighting shall be down shielded and prevent glare and light trespass onto adjacent residential uses.

Standard City Conditions of Approval

1. Business operations shall not commence until all permits required for the approved use, including but not limited to business license, tenant improvement building permit, have been applied for and issued/finished.
2. No permit or entitlement shall be deemed effective unless and until all fees and charges applicable to this application and these conditions of approval have been paid in full.
3. The property owner shall obtain and maintain any permit or approval required by law, regulation, specification or ordinance of the City of Ukiah and other Local, State, or Federal agencies as applicable. All construction shall comply with all fire, building, electric, plumbing, occupancy, and structural laws, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
4. This approval is contingent upon agreement of the applicant and property owner and their agents, successors and heirs to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

From Building Official

5. Submit plans and a building permit application. Please submit three complete plan sets, two wet stamped and signed.
6. The design and construction of all site alterations shall comply with the 2016 California Building Code, 2016 Plumbing Code, 2016 Electrical Code, 2016 California Mechanical Code, 2016 California Fire Code, 2016 California Energy Code, 2016 Title 24 California Energy Efficiency Standards, 2016 California Green Building Standards Code and City of Ukiah Ordinances and Amendments.

From Public Works Department

7. If the building permit value is equal to or greater than one-third of the value of the existing structure, the construction, repair or upgrade of curb, gutter and sidewalk to meet current ADA standards and addition of street trees along the subject property street frontages may be required pursuant to Section 9181 of the Ukiah City Code.
8. If applicable, sewer connection fees shall be paid at the time of Building Permit issuance.

From County Environmental Health Department

9. Applicant shall obtain all required permits and provide a copy to the City's Community Development Department prior to issuance of Building Permit.

**8. ADJOURNMENT**

There being no further business, the meeting adjourned at 11:39 a.m.

---

Cathy Elawadly, Recording Secretary