

April 16, 2025

UK 105 Investments, LLC
4302 Redwood Hwy, Suite 200
San Rafael, CA, 94903

VIA EMAIL: Greg Bardini: gbardini@mpengr.com; Victor Chiang: Victor@letapgroup.com; Amber Lonski: Amber@letapgroup.com

SUBJECT: Approval of a Minor Site Development Permit to renovate and repurpose an existing commercial structure and utilize its previously approved signage allowance for continued restaurant use.

To Whom It May Concern:

On April 15, 2025, the City of Ukiah Zoning Administrator, Craig Schlatter, AICP, reviewed the requested Minor Site Development Permit to renovate and repurpose an existing commercial structure and utilize its previously approved signage allowance for continued restaurant use at 105 Pomeroy Street, Ukiah, CA; (APN 002-247-02).

At the conclusion of the public hearing, the Zoning Administrator approved the request, based on the Findings outlined in *Attachment 1* and subject to the Conditions of Approval provided in *Attachment 2*.

Enclosed as *Attachment 3* is a conformed copy of the recorded Notice of Exemption. This project has been assigned the following State Clearinghouse Number: SCH #202504076. Please note that the document was recorded with the Mendocino County Clerk-Recorder's Office on April 15, 2025.

Please sign and return the enclosed acknowledgement to confirm your agreement to comply with the Conditions of Approval. This acknowledgement must be received before the approval is considered valid.

If you have any questions, feel free to contact me at jdavis@cityofukiah.com.

Sincerely,



Jesse Davis, AICP
Chief Planning Manager

Attachments: 1. Final Findings
 2. Final Conditions of Approval
 3. Conformed Copy – Notice of Exemption

CC (Via Email): Katherine Schaefer; Planning Folder