



City of Ukiah

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

Planning Permit Application

PROJECT NAME: 105 Pomeroy Street - Ukiah					
PROJECT ADDRESS/CROSS STREETS: 105 Pomeroy St, Ukiah, CA 95482				AP NUMBER(S): 002-247-02-00	
APPLICANT/AUTHORIZED AGENT: UK 105 Investments, LLC		PHONE NO: (916)761-5602		FAX NO: 	
E-MAIL ADDRESS: victor@letapgroup.com		APPLICANT/AUTHORIZED AGENT ADDRESS: 4302 Redwood Hwy, Suite 200,		CITY: San Rafael	
STATE/ZIP: CA, 94903		PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT:		PHONE NO:	
FAX NO:		E-MAIL ADDRESS:			
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT		CITY:		STATE/ZIP:	
HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? ☒ YES ☐ NO					
☐ AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	\$	☐ REZONING – PLANNED DISTRICT 100.0800.611.001	\$	☐ USE PERMIT – AMENDMENT 100.0400.449.001	\$
☐ ANNEXATION 100.0800.611.001	\$	☐ SITE DEVELOPMENT PERMIT – AMENDMENT 100.0400.449.001	\$	☐ USE PERMIT – MAJOR 100.0400.449.001	\$
☐ APPEAL 100.0400.449.001	\$	☐ SITE DEVELOPMENT PERMIT – MAJOR 100.0400.449.001	\$	☐ USE PERMIT – MINOR 100.0400.449.001	\$
☐ GENERAL PLAN AMENDMENT 100.0800.611.001	\$	☒ SITE DEVELOPMENT PERMIT – MINOR 100.0400.449.001	\$ \$1,000	☐ VARIANCE – MAJOR 100.0400.449.001	\$
☐ MURAL PERMIT 100.0400.449.001	\$	☐ SPECIFIC/MASTER PLAN 100.0800.611.003	\$	☐ VARIANCE – MINOR 100.0400.449.001	\$
☐ PRE-DEVELOPMENT MEETING 100.0800.611.003	\$	☐ MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	\$	☐ ZONING AMENDMENT MAP OR TEXT 100.0800.611.001	\$
☐ STAFF RESEARCH (MORE THAN 1 HOUR) 10023100.41153	\$	☐ MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	\$	☐ REZONING 100.0800.611.001	\$
☐ LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	\$	☐ OTHER	\$	☐ OTHER	\$
COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO. \$					
COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO. \$		MINOR PERMIT FEE: \$ 1000		FILING DATE: 03.10.25	
COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO. \$		TOTAL FEE: \$ 1000		TOTAL AMOUNT PAID: \$ 1000	
				RECEIPT NUMBER:	
APN 002-247-02-00		APPLICATION NUMBER(S):		#PA25-000007	

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

Project Description - Enclosed

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

Environmental Review and Reports

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

Use Information

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

Description of Building & Site			
Parcel Size:	Building Size:	Number of Floors:	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
☐ Office (business/professional)			
☐ Office (medical/dental)			
☐ Retail			
☐ Light Industrial			
☐ Residential			
☒ Other:	Restaurant	3,100 SF	
Operating Characteristics			
Days and Hours of Operation: Monday-Sunday 10:30am-10:00pm; Drive Thru Monday-Sunday 10:30 am-11:00pm			
Number of Shifts: 2 (opening & closing)	Days and Hours of Shifts: opening -- Monday-Sunday: 9am-4pm / closing -- Monday-Sunday: 4pm-12pm		
Number of Employees/Shift: 8-10 employees per shift (approx. 25-30 employees total)			
Loading Facilities: ☐ Yes ☒ No	Type/Vehicle Size:		
Deliveries: ☒ Yes ☐ No	Type: Food/Restaurant supplies	Number (day/week/month): 2-3 deliveries per week	Time(s) of Day: 9am
Outdoor areas associated with use? (check all that apply) ☐ Yes ☒ No	Sales area: ☐ Yes ☒ No Square Footage:	Unloading of deliveries: ☐ Yes ☒ No Square Footage:	Storage: ☐ Yes ☒ No Square Footage:
Noise Generating Use? ☐ Yes ☒ No	Description:		

To Be Completed by Staff

General Plan Designation: HC	Zoning District: C1	Airport Land Use Designation: Zone 6
City's Architectural & Historic Inventory: ☐ YES ☒ NO	Age of Building: 56	Demolition Policy: N/A
Hillside: ☐ YES ☒ NO	Flood Designation FIRM Map: N/A	Flood Designation Floodway Map: N/A

Tree Policies

General Plan Open Space Conservation ☐ NO ☐ YES GOAL/POLICY #:	Community Forest Management Plan ☐ NO ☐ YES GOAL/POLICY #:
Landscaping and Streetscape Design Guidelines ☐ NO ☐ YES GUIDELINE #:	Commercial Development Design Guidelines ☐ NO ☐ YES GUIDELINE #:
Tree Protection and Enhancement Policy ☐ NO ☐ YES NOTES:	Tree Planting and Maintenance Policy ☐ NO ☐ YES NOTES:
UCC: Street Tree Policy, Purpose and Intent ☐ NO ☐ YES NOTES:	Other:

Notes

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

Chirayu Patel

2/28/2025

PROPERTY OWNER SIGNATURE

DATE

I, _____Chirayu Patel_____, am the ☒ owner / ☐ authorized agent
of the property for which the development is proposed. The above information and attached documents are true and
accurate to the best of my knowledge. I have read and agree with all of the above.

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

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

Chirayu Patel

2/28/2025

☒ OWNER / ☐ AUTHORIZED AGENT

DATE

☐

INDEMNIFICATION AGREEMENT

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

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

I have read and agree to all of the above.

Chirayu Patel

☒ PROPERTY OWNER / ☐ AUTHORIZED AGENT

(PLEASE PRINT NAME)

Chirayu Patel

2/28/2025

☒ PROPERTY OWNER / ☐ AUTHORIZED AGENT

DATE

(SIGNATURE)



105 Pomeroy Street, Ukiah

Project Description/Justification

The proposed project is for a commercial use on 0.78 acres at the corner of Pomeroy Street and E. Perkins Street in Ukiah at APN 002-247-02-00. The parcel is currently zoned C1 Commercial and the land use is Highway Commercial. Located on the site is an existing 3,100 square foot restaurant building, trash enclosure, freeway height sign post and on site parking.

The proposed project is for a remodel of an existing 3,100 square foot add a drive-through to the existing restaurant building in an area of extra parking at the back of the building. Add a large double wide drive-through queuing area is proposed to provide ample vehicle stacking with room for about $13 \pm$ vehicles. according to the city of Ukiah code, for drive-through/takeout restaurants, one parking space per three dining room seats. The proposed facility will have 48 seats and it is anticipated that the maximum shift will have 10 employees. The required parking would be $48/3 + 10/2 = 21$ parking spaces. The proposed modifications to the site will provide 46 parking spaces; all parking spaces standard size except for six compacts along the drive thru. The parking spaces around the perimeter will have a two-foot overhang into the landscape strip, making these standard spaces. The site will retain the wide ingress and egress entries and maintain a twenty-four foot wide drive aisle.

To bring the site into conformance with city code, propose both long term and short-term bicycle parking, provide a striped pedestrian path of travel from the rear parking area to the restaurant and from the restaurant to the trash enclosure, add landscape planters in and around the perimeter to accommodate tree planting that will break up the existing sea of asphalt and improve the circulation and feel of what is currently there.

We feel the proposed use for this site is ideal because of location. It is located right off the busy US 101 freeway with easy access and visibility. The project will provide a use that is beneficial to most in an under-utilized parcel of land with a vacant building. Based on the site size, shape, and location, the proposed use will be the perfect addition to the City of Ukiah for this area.

E. PERKINS STREET

Zoning Administrator Draft: 04.02.2025

105 POMEROY STREET

SITE PLAN

APN 002-247-02-00
PARCEL SIZE: 0.78 ACRES
OWNER/APPLICANT
UK 105 INVESTMENTS, LLC
4302 REDWOOD WHY, SUITE 200
SAN RAFAEL, CA 94903
916-7614-5602

EXISTING ZONING: C1 COMMERCIAL
PROPOSED ZONING: C1 COMMERCIAL
EXISTING GENERAL PLAN: HIGHWAY COMMERCIAL
PROPOSED GENERAL PLAN: HIGHWAY COMMERCIAL

USE: RESTAURANT, ALLOWED USE
MAX. BUILDING HEIGHT: 50 FEET
SETBACKS:
FRONT: 5' R/W; 10 CORNER LOTS
REAR AND SIDE: NONE

PARKING:
DRIVE-THROUGH/TAKEOUT RESTAURANTS
($\frac{1}{3}$ SEATS)

RESTAURANT
REQUIRED: 20 SPACES
(48 SEATS + EMPLOYEES)
PROVIDED: 43 SPACES
STACKING AREA FOR DRIVE-THROUGH
REQUIRED: 8 SPACES
PROVIDED: 13 SPACES
PARKING STANDARDS: (90 DEGREE)
STALL WIDTH: 9 FEET
STALL LENGTH: 19 FEET
AISLE WIDTH: 24 FEET (TWO WAY)
AISLE WIDTH: 18 FEET (ONE WAY)
STALL WIDTH: 8.5 FEET (COMPACT)
STALL LENGTH: 16 FEET (COMPACT)

PROJECT DESCRIPTION
LOCATED ON THE SITE IS AN EXISTING 3,100 SQUARE FOOT RESTAURANT BUILDING, TRASH ENCLOSURE, FREEWAY HEIGHT SIGN POST AND ON SITE PARKING.

THE PROPOSED PROJECT IS FOR A REMODEL OF AN EXISTING 3,100 SQUARE FOOT ADD A DRIVE-THROUGH TO THE EXISTING RESTAURANT BUILDING IN AN AREA OF EXTRA PARKING AT THE BACK OF THE BUILDING. ADD A LARGE DOUBLE WIDE DRIVE-THROUGH QUEUING AREA IS PROPOSED TO PROVIDE AMPLE VEHICLE STACKING WITH ROOM FOR ABOUT 13 ± VEHICLES. ACCORDING TO THE CITY OF UKIAH CODE, FOR DRIVE-THROUGH/TAKEOUT RESTAURANTS, ONE PARKING SPACE PER THREE DINING ROOM SEATS. THE PROPOSED FACILITY WILL HAVE 48 SEATS AND IT IS ANTICIPATED THAT THE MAXIMUM SHIFT WILL HAVE 10 EMPLOYEES. THE REQUIRED PARKING WOULD BE $48/3 + 10/2 = 21$ PARKING SPACES. THE PROPOSED MODIFICATIONS TO THE SITE WILL PROVIDE 46 PARKING SPACES; ALL PARKING SPACES STANDARD SIZE EXCEPT FOR SIX COMPACTS ALONG THE DRIVE THRU. THE PARKING SPACES AROUND THE PERIMETER WILL HAVE A TWO-FOOT OVERHANG INTO THE LANDSCAPE STRIP, MAKING THESE STANDARD SPACES. THE SITE WILL RETAIN THE WIDE INGRESS AND EGRESS ENTRIES AND MAINTAIN A TWENTY-FOUR FOOT WIDE DRIVE AISLE.

TO BRING THE SITE INTO CONFORMANCE WITH CITY CODE, PROPOSE BOTH LONG TERM AND SHORT-TERM BICYCLE PARKING, PROVIDE A STRIPED PEDESTRIAN PATH OF TRAVEL FROM THE REAR PARKING AREA TO THE RESTAURANT AND FROM THE RESTAURANT TO THE TRASH ENCLOSURE, ADD LANDSCAPE PLANTERS IN AND AROUND THE PERIMETER TO ACCOMMODATE TREE PLANTING THAT WILL BREAK UP THE EXISTING SEA OF ASPHALT AND IMPROVE THE CIRCULATION AND FEEL OF WHAT IS CURRENTLY THERE.

HOURS OF OPERATION:
STANDARD HOURS: MONDAY-SUNDAY 10:30AM - 10:00PM
STANDARD D/T HOURS: MONDAY- SUNDAY 10:30AM - 11:00PM

DAYS AND HOURS OF SHIFTS:
MONDAY-SUNDAY: 9AM - 4PM MONDAY-SUNDAY: 4PM-12PM
NUMBER OF SHIFTS: 2 (OPENING & CLOSING)
NUMBER OF EMPLOYEES / SHIFT : 8-10 EMPLOYEES PER SHIFT (APPROX. 25-30 EMPLOYEES TOTAL)

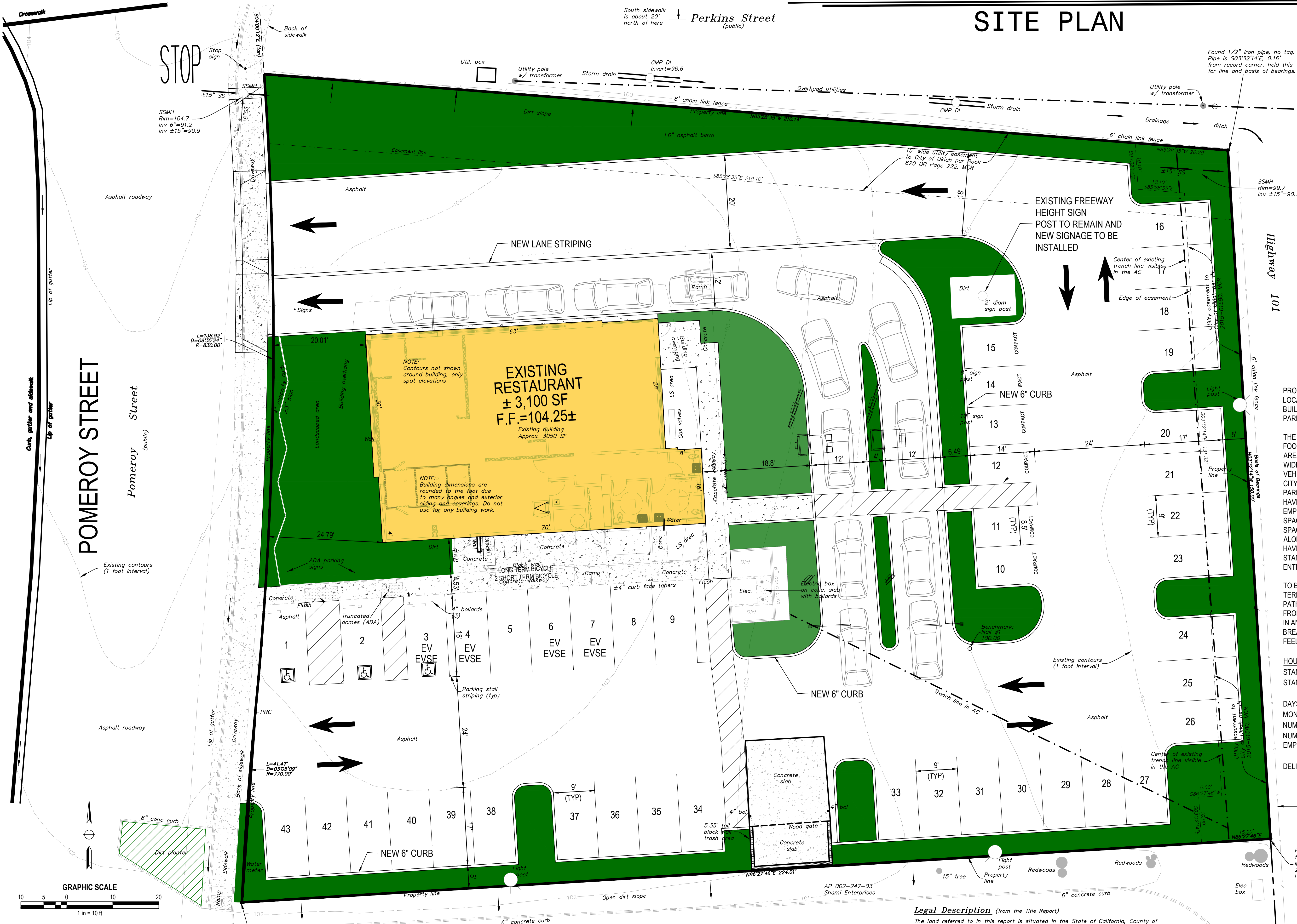
DELIVERY HOURS: 2-3 DELIVERIES PER WEEK BEFORE THE RESTAURANT OPENS

Found 1/2" iron pipe, no tag, for southeast corner per Map Case 2, Drawer 25, Page 22, Mendocino County Records. Held this location for corner.

Highway 101

105 POMEROY STREET

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SCALE:

HORIZ. 1" = 1"=10'

VERT. 1" =

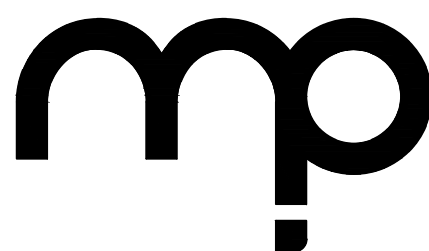
BENCH MARK

COMPUTED

DESIGNED

DRAWN

PROJ. ENGR.



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Fresno
600 Coolidge Drive, Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

IMPROVEMENT PLAN FOR
105 POMEROY STREET
THE HABIT BURGER GRILL
SITE PLAN
UKIAH, CALIFORNIA

DATE
APRIL 2, 2025
SHEET
C-100
OF
1 2

JOB NO. 24-0042-00

Found 1/2" iron pipe, no tag,
for southeast corner per
Map Case 2, Drawer 25, Page
22, Mendocino County Records.
Held this location for corner.

The land referred to in this report is situated in the State of California, County of

SON & PITALO, INC.
G • LAND PLANNING • LAND SURVEYING
 Folsom • Fresno
 10 Coolidge Drive, Suite #140
 Folsom, CA 95630
 phone: (916) 984-7621
 web: www.mpengr.com

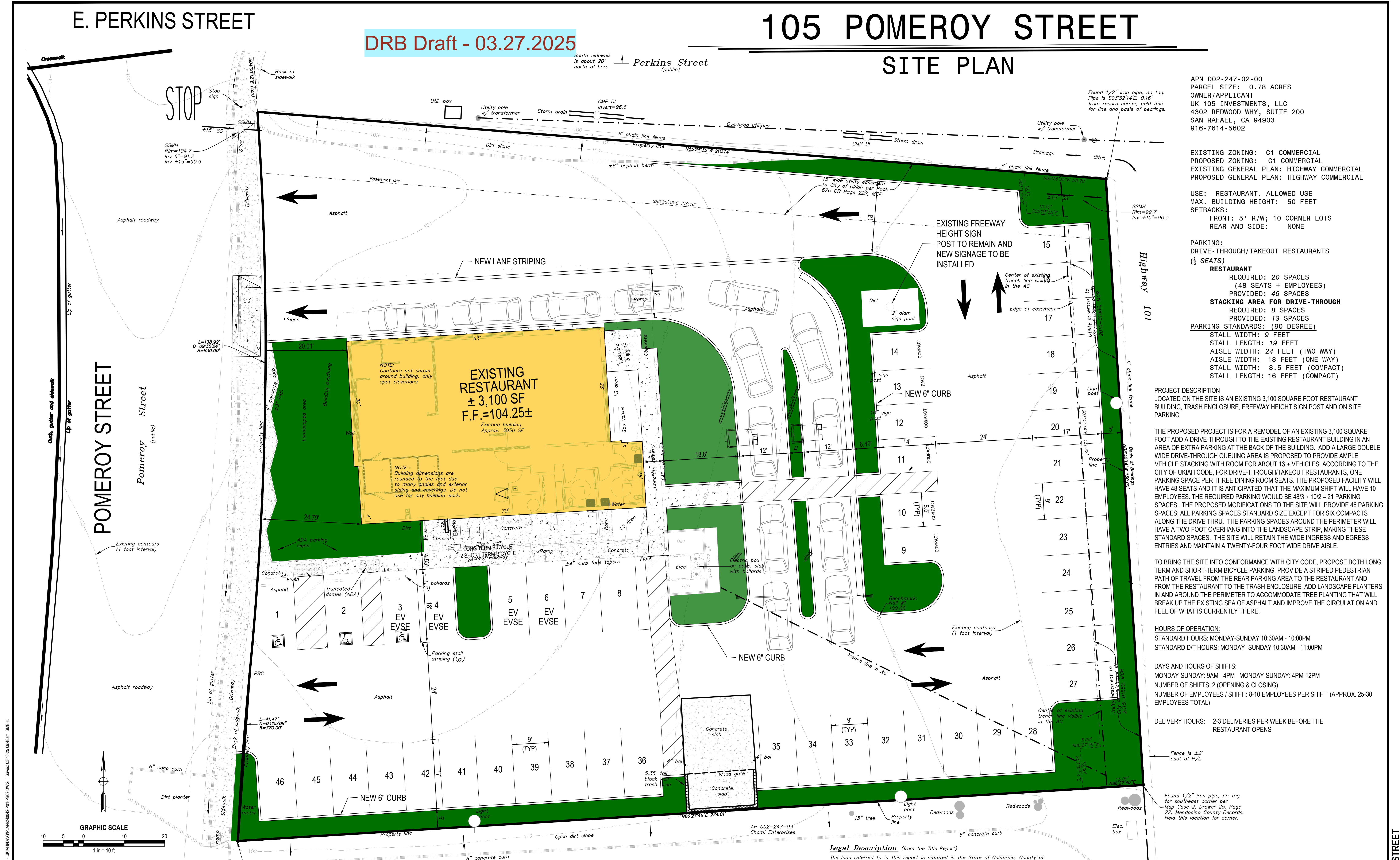
IMPROVEMENT PLAN FOR
105 POMEROY STREET
THE HABIT BURGER GRILL
SITE PLAN
UKIAH, CALIFORNIA

DATE
MAR. 2025

SHEET
C-100

1 OF 2

OBJ. NO. 24-0042-00



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E. PERKINS STREET

STOP

POMEROY STREET

EXISTING
RESTAURANT
± 3,100 SF
F.F.=104.25±

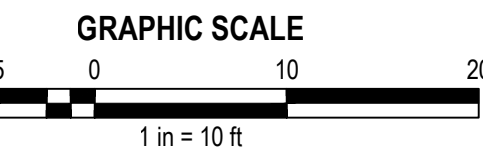
1
2
3 EV
EVSE
4 EV
EVSE
5 EV
EVSE
6 EV
EVSE

LONG TERM BICYCLE
2 SHORT TERM BICYCLE

NEW 6" CURB

NEW 6" CURB

IMPROVEMENT PLAN FOR
105 POMEROY STREET
THE HABIT BURGER GRILL
GRADING PLAN
UKIAH, CALIFORNIA



LEGEND:

- NEW AC PAVEMENT
- EXISTING PAVEMENT TO BE SLURRY SEALED
- EXISTING PAVEMENT TO BE REMOVED AND CONSTRUCT LANDSCAPE PLANTER
- EXISTING CONCRETE TO REMAIN

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SCALE:	BENCH MARK
HORIZ. 1" = 1"=10'	
VERT. 1" =	

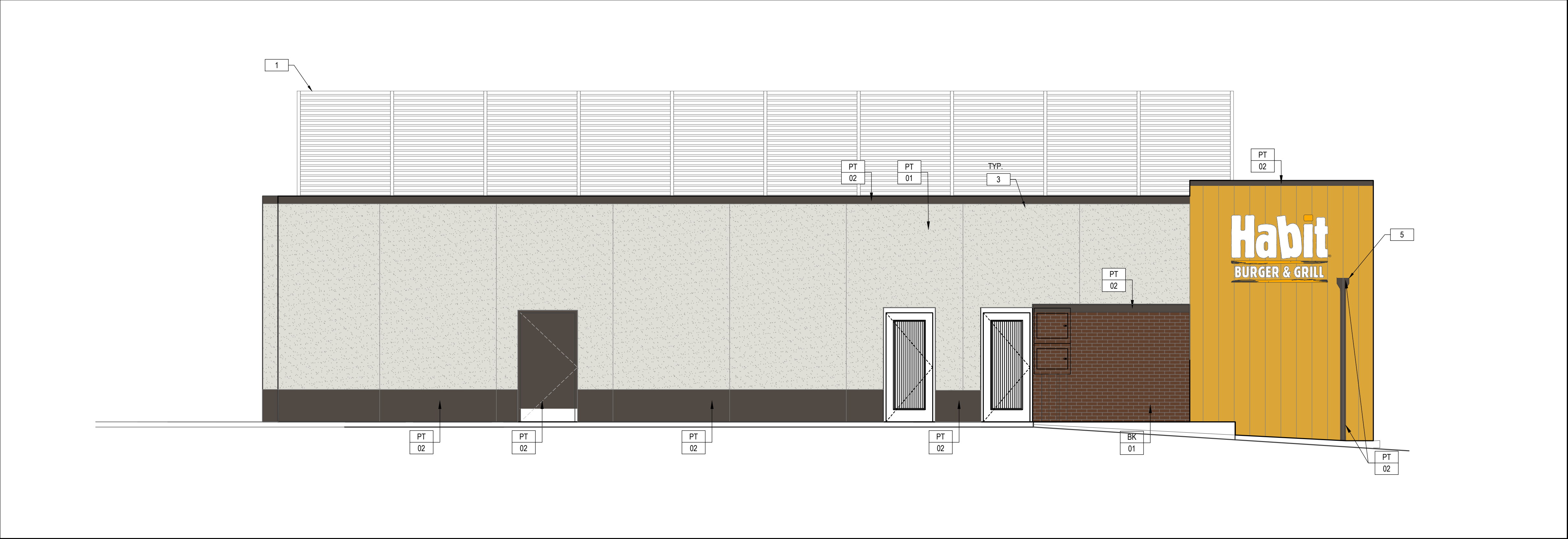
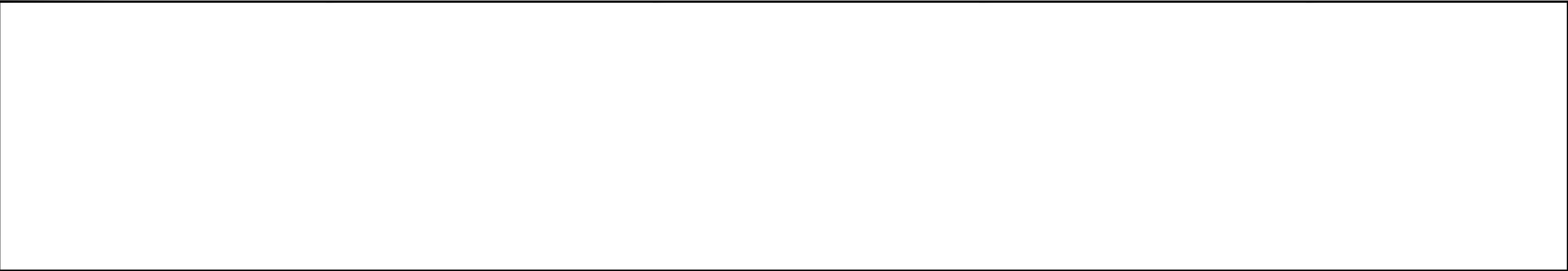
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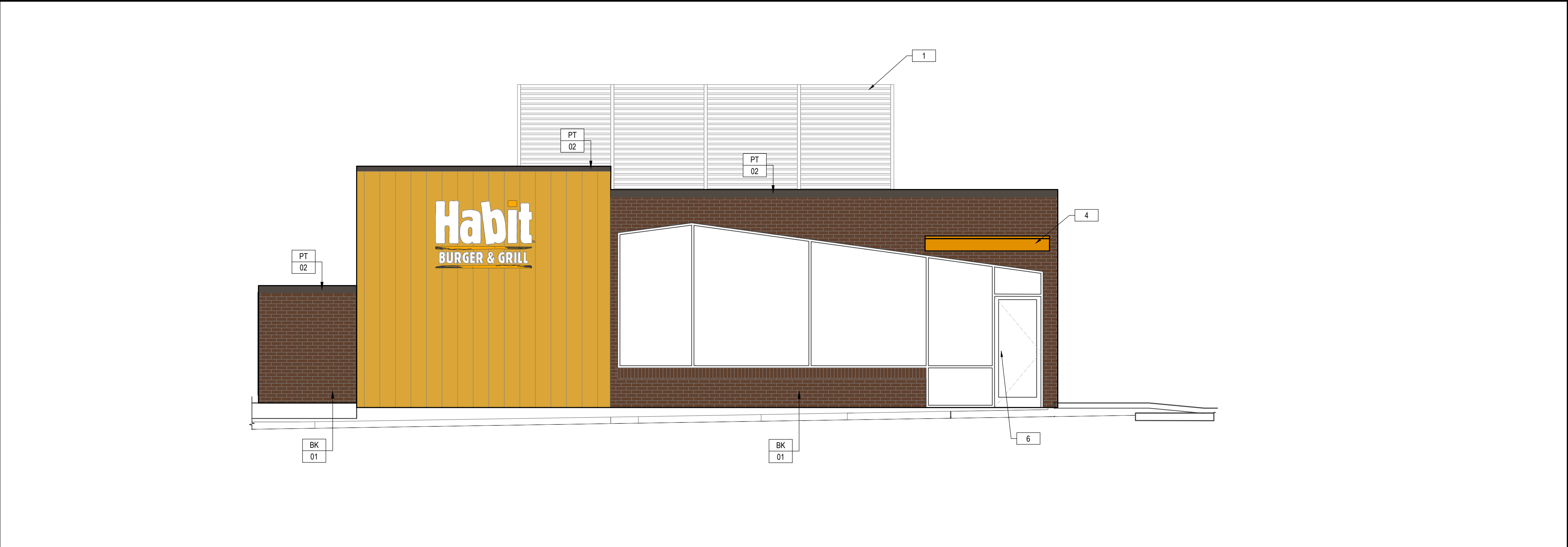
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2	OF 2

JOB NO. 24-0042-00

105 POMEROY STREET



NORTH ELEVATION 1/4"=1'-0" 2



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

KEY NOTES

1	NEW WOOD ROOF SCREEN - CASCADE - BOX LOUVER
2	NEW/MODIFY STOREFRONT
3	STUCCO REVEAL - REFER TO DETAIL 9/A542
4	AWNING BY OTHERS
5	SCUPPER - REFER TO 14/A226

EXTERIOR FINISH MATERIAL SCHEDULE

PT 1

DUNN EDWARDS - "CHALKY" DEC783

PT 3

MAIZE YELLOW RAL1006 (TIGERDRYLAC)

WAINSCOT

BK 01

BRICKWEBB BY OLD MILL BRICK, COLOR: CAFE MOCHA

METALS

PT 2

COPING PAINTED DUNN EDWARDS - "JET" DE6378

Habit

BURGER & GRILL

VERSION: QUARTER 3 - 2024

LINBLE DESIGN GROUP INC.

156 WEST MAIN STREET
SUITE 100
ST. LOUIS, MO 63103
815.369.9155

1764 BLOOMINGDALE
ST. LOUIS, MO 63103
303.974.5873

WWW.LINBLEDESIGN.COM

105 POMEROY ST.,
UKIAH, CA 95482

STORE #:

EXTERIOR ELEVATIONS

Project Number: 24-253

Plan Check Number:

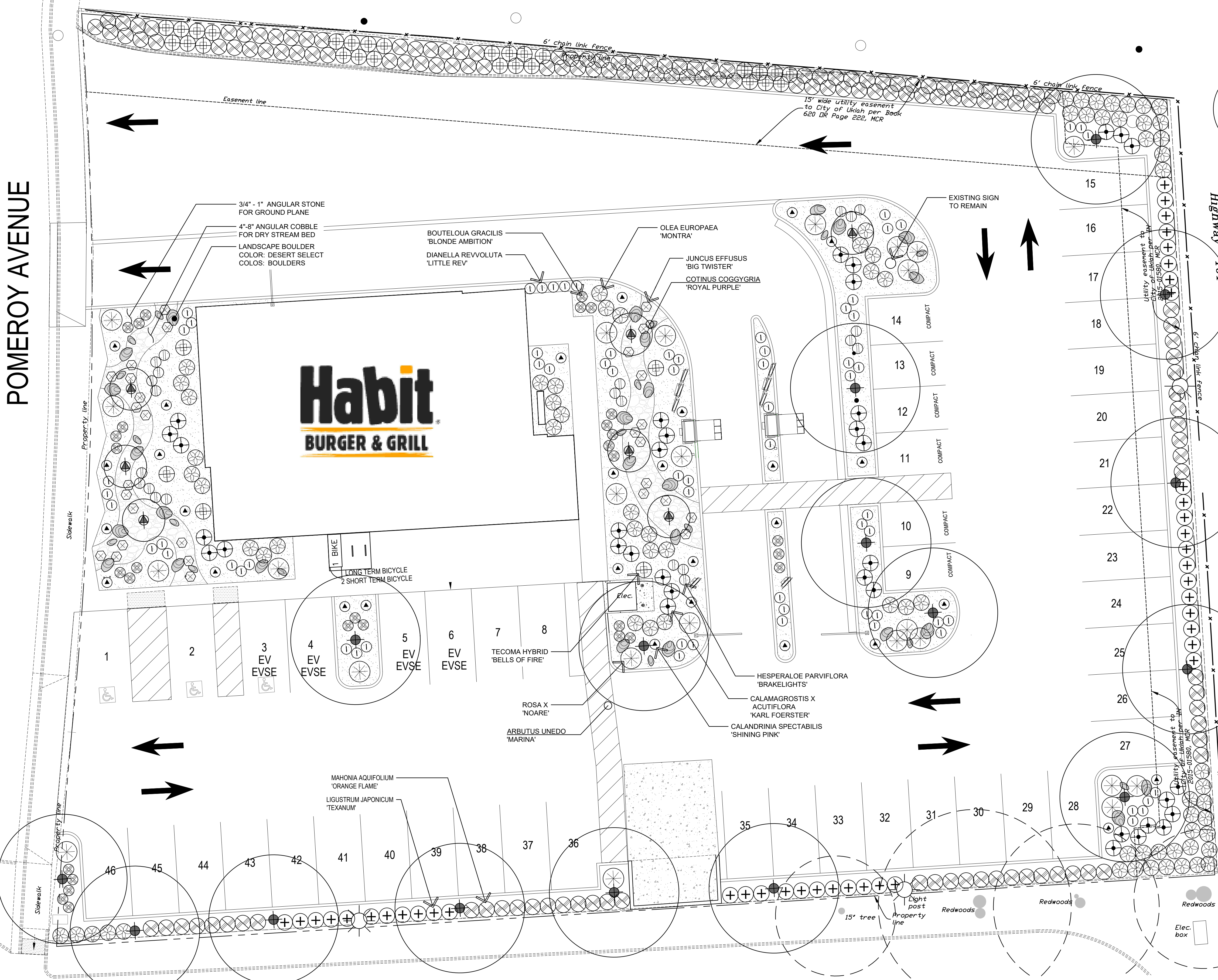
12/13/2024

PROPOSED ELEVATIONS

SHEET

A511

POMEROY AVENUE



PLAN VIEW

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS	WUCOLS ZONE 2
TREES							
	ARBUTUS UNEDO 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	PER PLAN	+/- 3	STANDARDS LOW MATCHED	
	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	24" BOX	PER PLAN	+/- 4	STANDARDS LOW MATCHED	
SHRUBS							
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	5 GALLON	24" O.C.	+/- 31	PER PLAN LOW	
	CALANDRINIA SPECTABILIS 'SHINING PINK'	SHINING PINK ROCK PURSLANE	5 GALLON	24" O.C.	+/- 29	PER PLAN LOW	
	CALAMAGROSTIS X ACUTIFLORA FEATHER REED GRASS	FEATHER REED GRASS	5 GALLON	30" O.C.	+/- 35	PER PLAN LOW	
	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GALLON	24" O.C.	+/- 69	PER PLAN LOW	
	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	RED YUCCA	5 GALLON	30" O.C.	+/- 22	PER PLAN LOW	
	JUNCUS EFFUSUS 'BIG TWISTER'	BIG TWISTER RUSH	5 GALLON	30" O.C.	+/- 29	PER PLAN MED	
	MAHONIA AQUIFOLIUM 'ORANGE FLAME'	MAHONIA ORANGE FLAME	5 GALLON	30" O.C.	+/- 11	PER PLAN LOW	
	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE	5 GALLON	30" O.C.	+/- 76	PER PLAN LOW	
	ROSA X 'NOARE'	FLOWER CARPET RED ROSE	5 GALLON	48" O.C.	+/- 24	PER PLAN LOW	
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	5 GALLON	30" O.C.	+/- 42	PER PLAN LOW	
	TECOMA HYBRID 'BELLS OF FIRE'	BELLS OF FIRE ESPERANZA	5 GALLON	30" O.C.	+/- 33	PER PLAN LOW	

- NOTE:
- QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY COUNT AND ADJUST BASED ON ACTUAL FIELD CONDITIONS AND SIZE OF PLANTERS.
 - ALL PLANT MATERIAL SHALL BE REVIEWED AND APPROVED BY OWNER REP. AND LANDSCAPE ARCHITECT.
 - ALIGN TREES WITH PARKING STALLS STRIPING.
 - CONTRACTOR SHALL INSTALL 2" AERATION TUBES, 48" IN LENGTH FOR ALL TREES INCLUDING PALMS. INSTALL 4 DEVICES FOR EXISTING TREES GREATER THAN 6" TRUNK DIAMETER.

LANDSCAPE CONSTRUCTION LEGEND

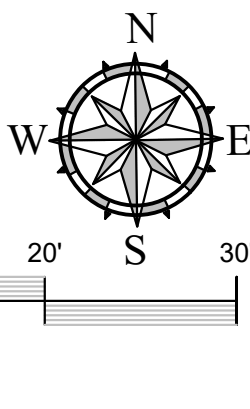
SYMBOL	MATERIAL	SQ. FT.
	3" THICK MULCH LAYER TO BE INSTALLED IN ALL PLANTERS WITHOUT DRY STREAM BED, GRAVEL, OR BIOSWALES.	+/- 3,163 S.F.
	3/4" - 1" ANGULAR STONE FOR GROUND PLANE SUBMIT LOCALLY AVAILABLE OR EQUAL BID PURPOSES: GOLD DUST CRUSHED ROCK BY SOUTHWEST BOULDER	+/- 3,219 S.F.
	4"-8" ANGULAR COBBLE FOR DRY STREAM BED SUBMIT LOCALLY AVAILABLE OR EQUAL BID PURPOSES: SOUTHWEST BROWN CRUSHED ROCK BY SOUTHWEST BOULDER	+/- 611 S.F.

LANDSCAPE BOULDER LEGEND

BOULDER #	SIZE	TYPE/ COLOR/ MANUFACTURER
1	1' X 2' X 3'	BOULDER/ COLOR: DESERT SELECT BOULDERS BY: SOUTHWEST BOULDER
2	2' X 4' X 3'	
3	3' X 3' X 3'	

LANDSCAPE AREA CALCULATION NOTE:

TOTAL SITE AREA: 35,425 SQFT
EXISTING LANDSCAPE: 2,716 SQFT (7.7%)
TOTAL PROPOSED TURF AREA: 0 (0%)
TOTAL PROPOSED PLANTING (SHRUB/GROUND COVER) AREA: 7,040 S.F. (100%)
TOTAL PROPOSED LANDSCAPE: 7,040 S.F. (20%)



Underground Service Alert



Call: Toll Free

811

TWO WORKING DAYS BEFORE YOU DIG

AGRONOMIC SOILS REPORT REQUIREMENT

AFTER MAJOR GRADING OPERATIONS ARE COMPLETED, CONTRACTOR SHALL OBTAIN SOIL SAMPLES FROM MIN 6" DEPTH AND SUBMIT TO AN APPROVED LABORATORY FOR ANALYSIS AND RECOMMENDATIONS. OBTAIN A MINIMUM OF 1 SAMPLE PER ACRE AND 1 SAMPLE AFTER IMPLEMENTATION OF FIRST REPORT FOR VERIFICATION SOIL MEETS SOILS LAB STANDARDS. REPORTS MUST BE SUBMITTED TO LANDSCAPE ARCHITECT, CITY AND OWNERS REP. FOR REVIEW AND APPROVAL.

LANDSCAPE IRRIGATION INTENT:

IT IS THE INTENT TO PROVIDE AN IRRIGATION DESIGN UTILIZING DRIP IRRIGATION SYSTEM FOR THE ENTIRE SITE BURIED A CONSTANT 4" BELOW FINISH GRADE AND STAPLED DOWN @ 5' INTERVALS FOR ADDED PROTECTION. THE IRRIGATION SYSTEM SHALL BE CONTROLLED BY A SMART CONTROLLER WITH ONSITE WEATHER SENSOR AND REMOTE OPERATION THROUGH THE INTERNET FROM CENTRAL LOCATION. CONTROLLER SHALL BE A TYPE WHICH AUTOMATICALLY ADJUSTS RUNTIMES AND FREQUENCIES BASED, NOT ONLY ON HISTORICAL ET, BUT ACTUAL ONSITE WEATHER CONDITIONS.

TITLE 23 - WATER EFFICIENT LANDSCAPE COMPLIANCE NOTE

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (STATE OF CALIFORNIA TITLE 23, DIVISION 2, CHAPTER 2.7) AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF LANDSCAPE DESIGN PLAN.

BRANDON PETRUNIO, RLA 5894: DATE: February 19, 2025

LANDSCAPE ARCHITECT:



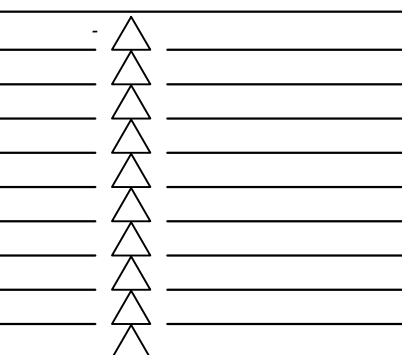
BRANDON PETRUNIO & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

Design Studio: 301 N. San Dimas Ave., San Dimas, CA. 91773
Corp Office: 15699 Cherry Leaf Lane, Fontana, CA. 92336
T: (424) 235-8940, M: (951) 312-9943, E: brandon@bpalas.com

105 POMEROY STREET
UKIAH, CA
STORE #: XXX

ENTITLEMENT LANDSCAPE
PLANTING PLAN

Project Number: 24-253
Plan Check Number:



SHEET

LPP.1

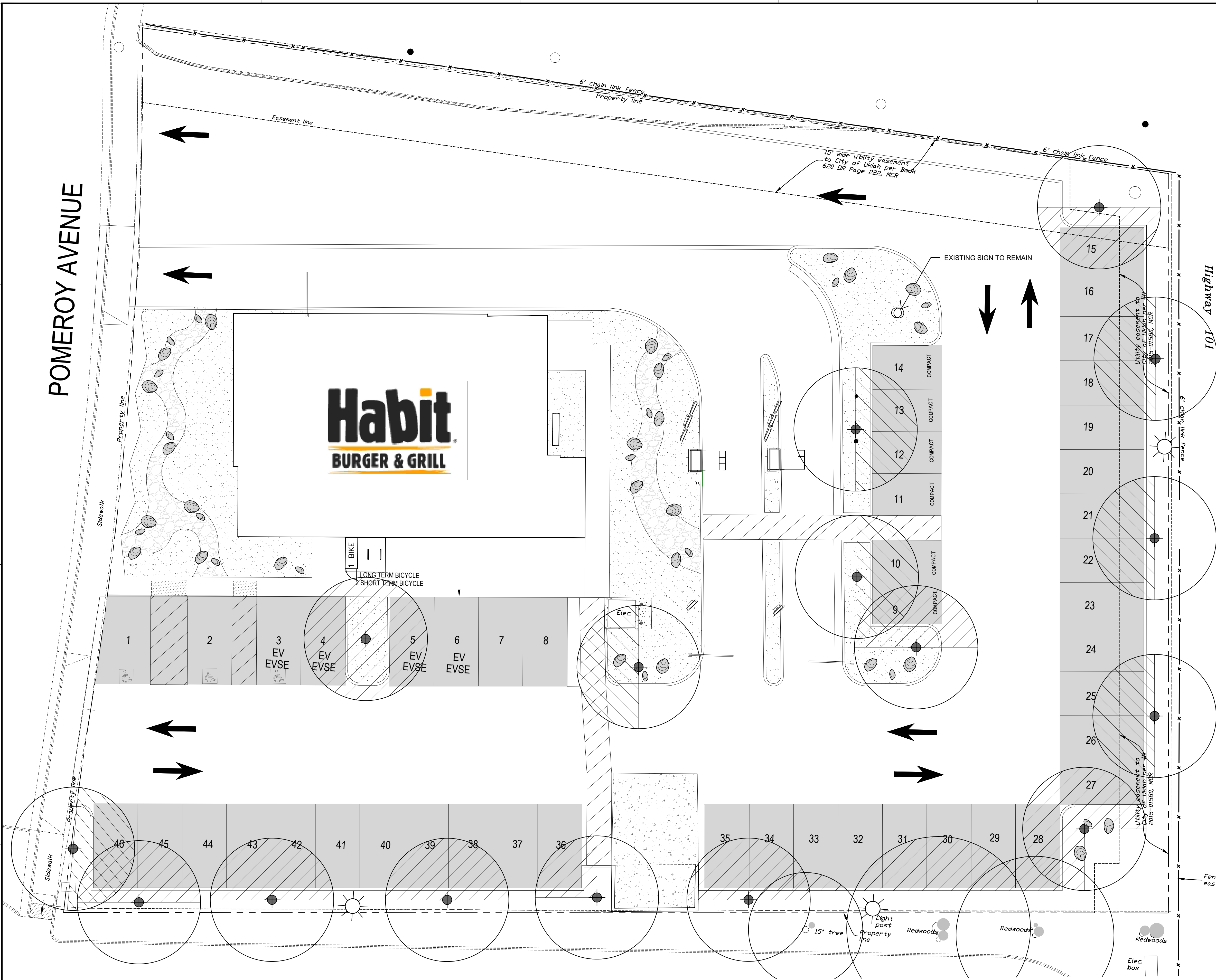


Seal



Consultant





PLAN VIEW

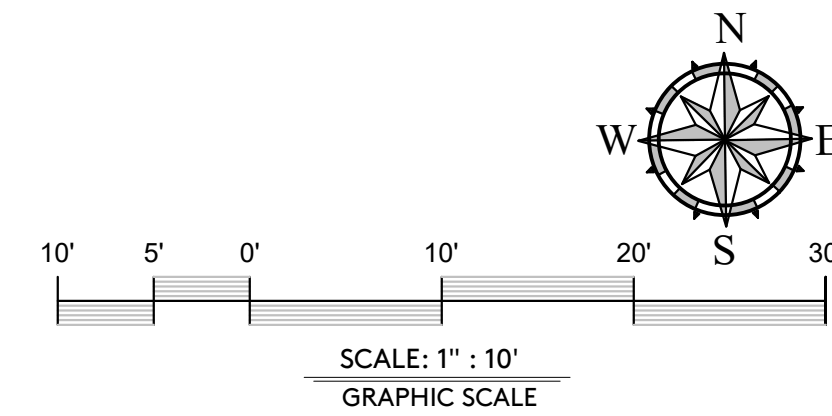
Underground Service Alert
Call: Toll Free
811
TWO WORKING DAYS
BEFORE YOU DIG

LEGEND SHADING

- COVERED PARKING SPACES
- UNCOVERED PARKING AREA

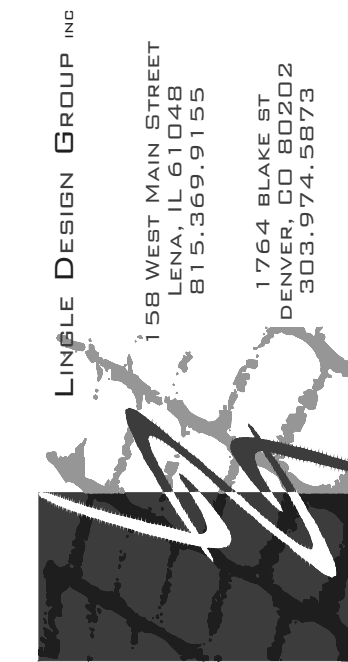
SHADING SUMMARY

TOTAL NUMBER OF UNCOVERED PARKING SPACES:	46 SPACES
TOTAL UNCOVERED PARKING AREA: (EXCLUDES DRIVEWAYS AND AISLES)	7,168 S.F.
25% 1 TREE	
50% 12 TREES	
100% 1 TREE	
PARKING AREA SHADED BY TREES:	5,015 S.F.
SHADED PARKING AREA:	64%



LANDSCAPE ARCHITECT:

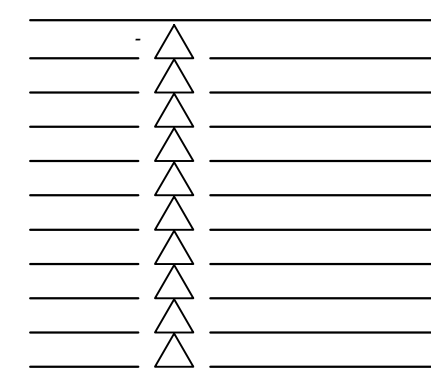
BPA
LANDSCAPE ARCHITECTS
BRANDON PETRUNIO & ASSOCIATES, INC.
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105 POMEROY STREET
UKIAH, CA
STORE #: XXX

LANDSCAPE
SHADING PLAN

Project Number: 24-253
Plan Check Number:



S H E E T

LSP.1



Civil Engineering
Land Planning
Land Surveying

600 Coolidge Dr., Suite 140
Folsom, Ca 95630
Tel: (916) 927-2400
Fax: (916) 357-7888
engr@mpengr.com
www.mpengr.com

DATE: MARCH 4, 2025

MP JOB NO: 24-0042-00

PROJECT NAME: 105 POMEROY AVE. - UKIAH
PROJECT ADDRESS: 105 POMEROY AVE, UKIAH, CA 95482
APN: 002-247-02-00

RE: RESPONSE TO PLANNING INTAKE COMMENTS

COMMENTS FROM KATHERINE SCHAEFER, PLANNING MANAGER
EMAIL DATED FEBRUARY 4, 2025

1. As we discussed, the site is zoned [Community Commercial](#) (C-1) and will likely require a Site Development Permit.
[Response: An application for a Site Development Permit as well as the \\$1,000 fee has been provided with this resubmittal.](#)

2. Regarding parking and landscaping, the project must adhere to Ukiah City Code (UCC) [§9087](#)(D), which mandates tree wells every four parking spaces, perimeter planting strips, and at least 50% shade coverage over paved areas within 15 years of planting. Landscaping plans must also meet additional requirements, including using plants that thrive in Ukiah's climate, incorporating deciduous trees along south and west building exposures, and providing tree plantings in parking lots with 12 or more spaces. In response to the inquiry about meeting the totality of these landscaping standards, we ask that you provide a narrative explaining what can reasonably be accommodated within the site's limitations to meet the development standards. Revision of the submitted site plans to clearly demonstrate how the project will comply with these requirements would be helpful, to the extent feasible, given the site's constraints. While we understand that site conditions may affect certain aspects of the project, the revised narrative and site plans should show how compliance with the code can reasonably be achieved. This will allow flexibility for the review authority to consider modifications to the landscaping plan, based on the size, scale, intensity, and location of the development as provided for in UCC [§9087](#) (D).

Response: The Site Plan and the Landscape Plans have been updated to adhere to the above comment. A Landscape Narrative has been provided with this resubmittal as well.

3. Additionally, [§9086\(A\)\(5\)](#) requires bicycle parking, with the number of spaces equaling no less than 10% of the required off-street automobile parking spaces, particularly for areas such as Perkins Street, which serves as a primary corridor to downtown. Under UCC [§9199\(B\)](#), projects including bicycle parking may qualify for a reduction in vehicle parking requirements, with one vehicle space reduced for every five bicycle spaces provided (up to a maximum of two vehicle spaces). Given the site's location and intended use, it's important to ensure that adequate bicycle parking and pedestrian pathways are provided to ensure accessibility and compliance.

Response: Per 10% bicycle parking required, since we have 20 required spaces, 2 short term bicycle parking spaces are required and have been provided, in addition to long term bicycle parking.

4. Regarding signage, the restaurant qualifies to utilize the existing 75' pole sign near the freeway via a 1996 Administrative Approval, or the construction of a new 50' sign pursuant to UCC [§3227\(A\)](#).

Response: Noted.

5. For next steps, once a complete application is submitted, the project will move to the Design Review Board (DRB), which typically takes 1-2 months. After that, Zoning Administrator and/or Planning Commission review can take another 2-4 months. If demolition of the structure remains off the table, then further review by the Demolition Review Board and City Council would not be necessary.

Response: Noted.

6. For Site Development Findings before the Zoning Administrator or Planning Commission, the project must demonstrate, in accordance with UCC [§9263\(E\)](#), that it will not create hazardous or inconvenient traffic patterns for both vehicles and pedestrians, or result in unsafe conditions related to parking areas and adjacent streets. Additionally, the project should show that sufficient landscaping has been provided to separate or screen the proposed structure(s) from the street and surrounding properties, as well as to break up large expanses of paved areas. The development should also ensure that it will not obstruct light and air, or negatively impact the development and value of neighboring properties, particularly residential zones. To support these findings, we would appreciate any additional project details or information you can provide to demonstrate compliance with these requirements.

Response: Noted. The updated Site Plan and Landscape Plans show significant improvement over the existing use of the site with the addition of more landscape and trees.

END KATHERINE SCHAEFERS, PLANNING MANAGER COMMENTS

COMMENTS FROM JESSIE DAVIS, CHIEF PLANNING MANAGER

EMAIL DATED JANUARY 3, 2025

I recommend addressing the following clarifications and responses:

1. Please confirm that the structure will not be demolished, but renovated and remodeled.
Response: The structure will not be demolished; it will be renovated and remodeled.
2. Will the footprint of the structure be expanded? If so by how many square feet?
Response: The proposed footprint will remain the same as the ± 3,100 SF existing footprint.
3. What is the total amount of proposed landscaping coverage in terms of gross percentage?
Existing and proposed shade coverage?
Response: Existing Landscape: 2,716 SF (7.7%). Proposed Landscape: 7,040 SF (20%).
4. Is there a draft signage plan?
 - a. As a restaurant, Habit Burger would be eligible for use of the existing pole sign.
Response: Noted.
5. Is there a draft lighting/photometric plan?
 - a. Are any new parking lot lights proposed for installation?
Response: No new parking lot lights proposed.
6. Parking Lot Landscaping:
 - a. Given the existing nature of the site, Staff projects that much of the focus will be on the existing parking lot landscaping and the present lack of shade coverage. In particular, please review and consider the following requirements in [UCC Section 9087\(D\)](#):
 - Parking Lot Tree Wells (Every 4 Spaces) – 50% Shade Coverage;
 - Perimeter planting strip with both trees and shrubs.
 - Defined pedestrian sidewalks or marked pedestrian facilities;
 - This is perhaps most applicable to parking along the eastern property line.

Response: The updated Site Plan with this resubmittal has taken out parking spaces to add more trees. Also, perimeter planting strips have been added around the perimeter parking spaces to enable more trees to be planted. Pedestrian access has been added to allow the eastern parking spaces access to the building and access to

the trash enclosure.

7. Bicycle Parking: What are the considerations for bicycle parking?

Response: Per 10% bicycle parking required, since we have 20 required spaces, 2 short term bicycle parking spaces are required and have been provided, in addition to long term bicycle parking.

8. Any general information about expected traffic volume or daily customer visits would be helpful to contrast the project to its previous use as a Denny's.

Response: We are expecting the daily traffic volume and daily customer visits to increase because of the drive-through and being able to turn customers quicker. An estimated $\pm 1,300$ daily visits.

9. In general, based on the off-street parking requirements for a drive through business, there would appear to be room to reduce the number of existing spaces. Per Ukiah City Code Section 9198(D): Drive-In, Drive-Through and Takeout Restaurants: Minimum of ten (10) parking spaces or one space for each one hundred (100) square feet of gross floor area, whichever is greater and stacking area for at least eight (8) vehicles for drive-up windows.

Response: 20 parking spaces are required and 46 parking spaces are provided. This is a reduction of 4 parking spaces from the previous submittal. For the drive-through stacking, 8 spaces are required and 13 spaces are provided.

10. Again, this project appears well aligned to the site's zoning and general plan designations, and can be submitted at your discretion as a Minor Site Development Permit. Staff would be happy to set up a check-in or meeting next week to further discuss next steps, submittal, and review. Thank you again, and look forward to talking with you next week.

Response: Noted. An application for a Site Development Permit as well as the \$1,000 fee has been provided with this resubmittal.



105 Pomeroy Street, Ukiah, CA 95482 – July 2024

A street view of the property at 105 Pomeroy Street, taken from Pomeroy Street in July 2024, highlighting the northerly encroachment, existing site conditions and the surrounding context within the City of Ukiah. (From Pomeroy Street)



105 Pomeroy Street, Ukiah, CA 95482 – July 2024

A street view of the property at 105 Pomeroy Street, taken from Perkins Street in July 2024, highlighting existing site conditions and the surrounding context within the City of Ukiah. (From Perkins Street)

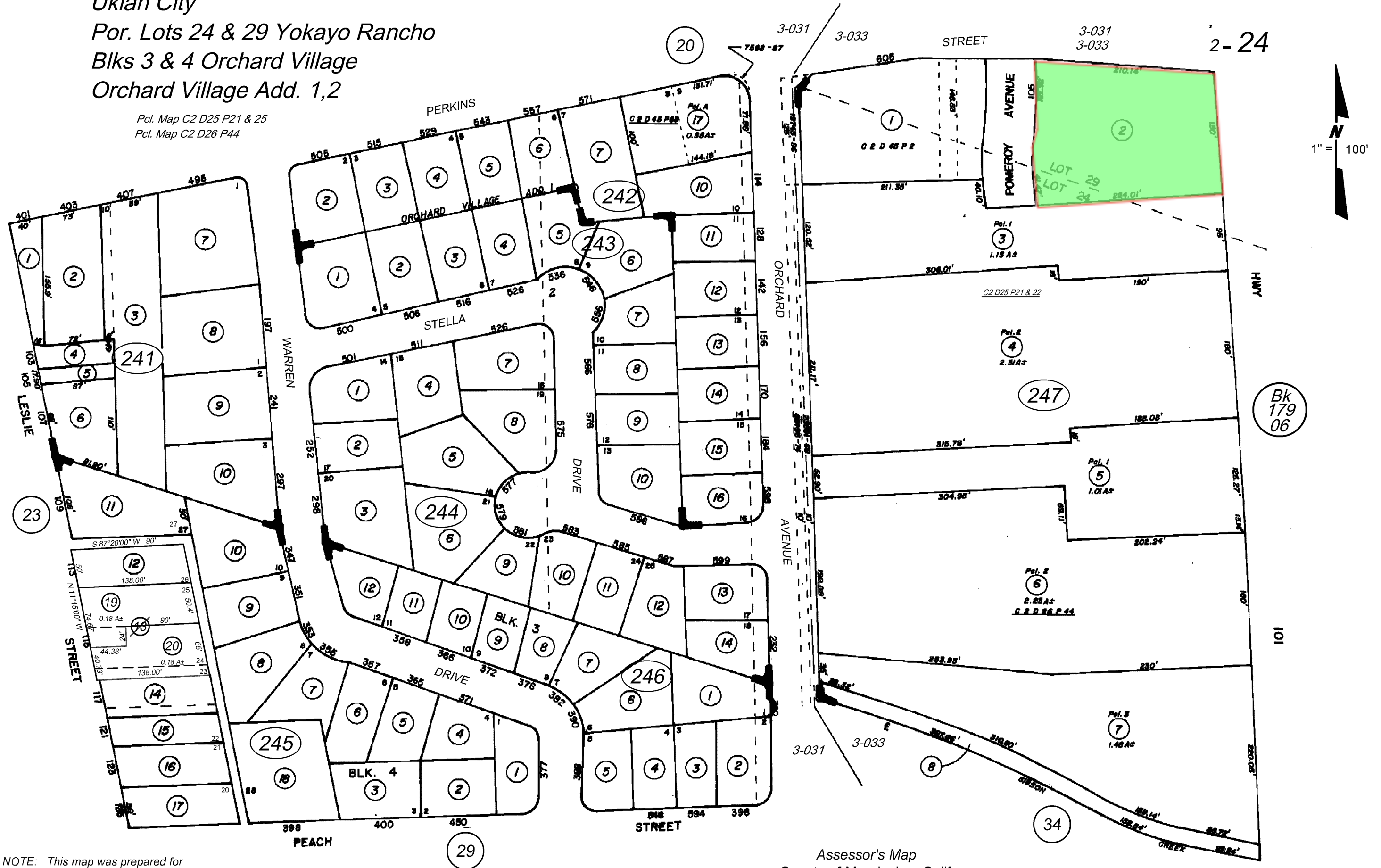


105 Pomeroy Street, Ukiah, CA 95482 – July 2024

A street view of the property at 105 Pomeroy Street taken from the US 101 in July 2024, highlighting the parking lot, existing sign infrastructure, site conditions and the surrounding context within the City of Ukiah. (From SB US 101)

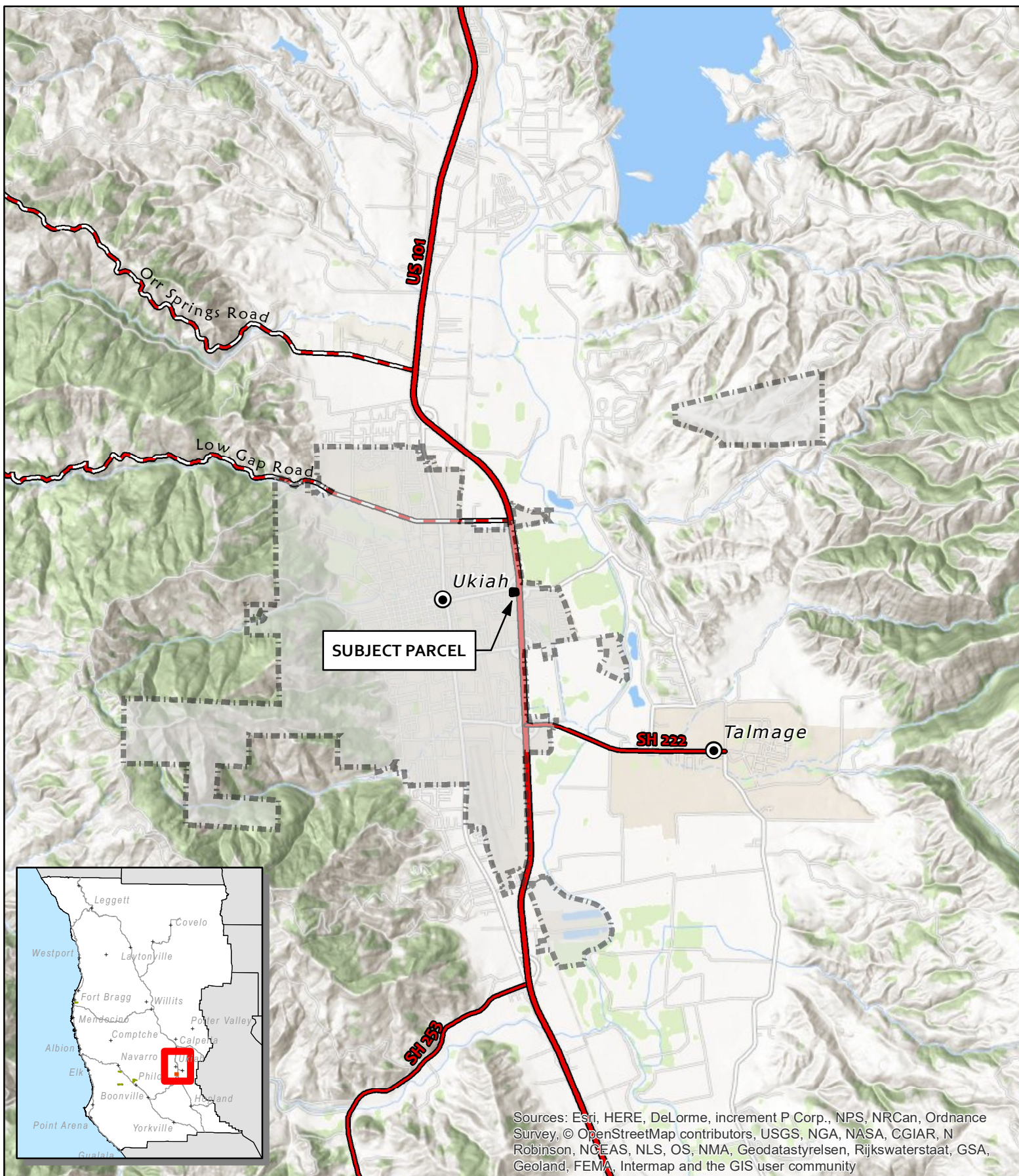
Ukiah City
 Por. Lots 24 & 29 Yokayo Rancho
 Blks 3 & 4 Orchard Village
 Orchard Village Add. 1,2

Pcl. Map C2 D25 P21 & 25
 Pcl. Map C2 D26 P44



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.
 July 31, 2019



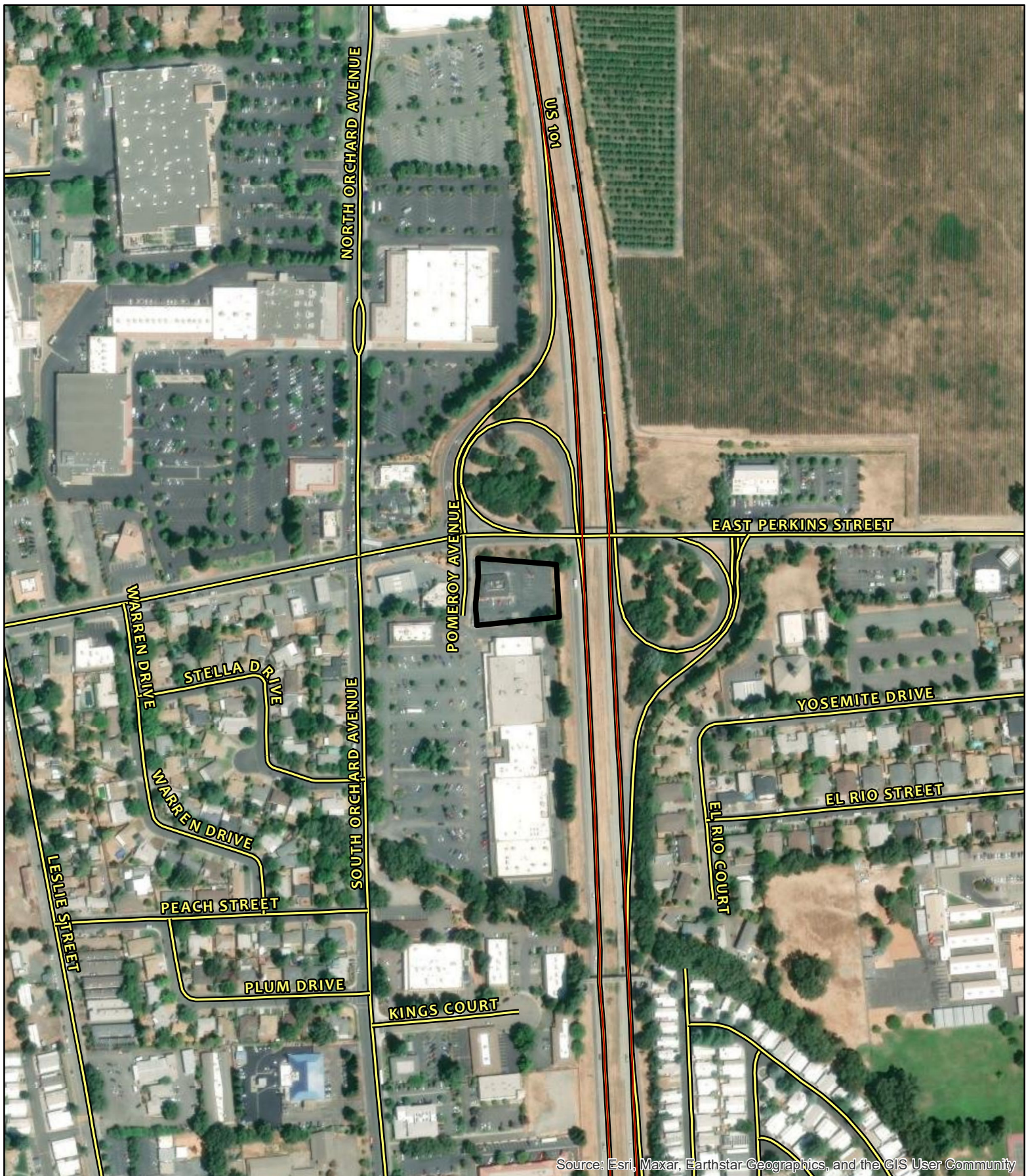
CASE: #PA25-000007
OWNER: UK 105 Investments LLC
APN: 002-247-02
APLCT: UK 105 Investments LLC
AGENT: Victor Chiang
ADDRESS: 105 Pomeroy Ave., Ukiah

Major Towns & Places
 City Limits
 Major Roads
 Highways

0 2,800 5,600 Feet
 0 0.5 1 Miles
 1:63,360

LOCATION

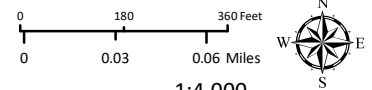
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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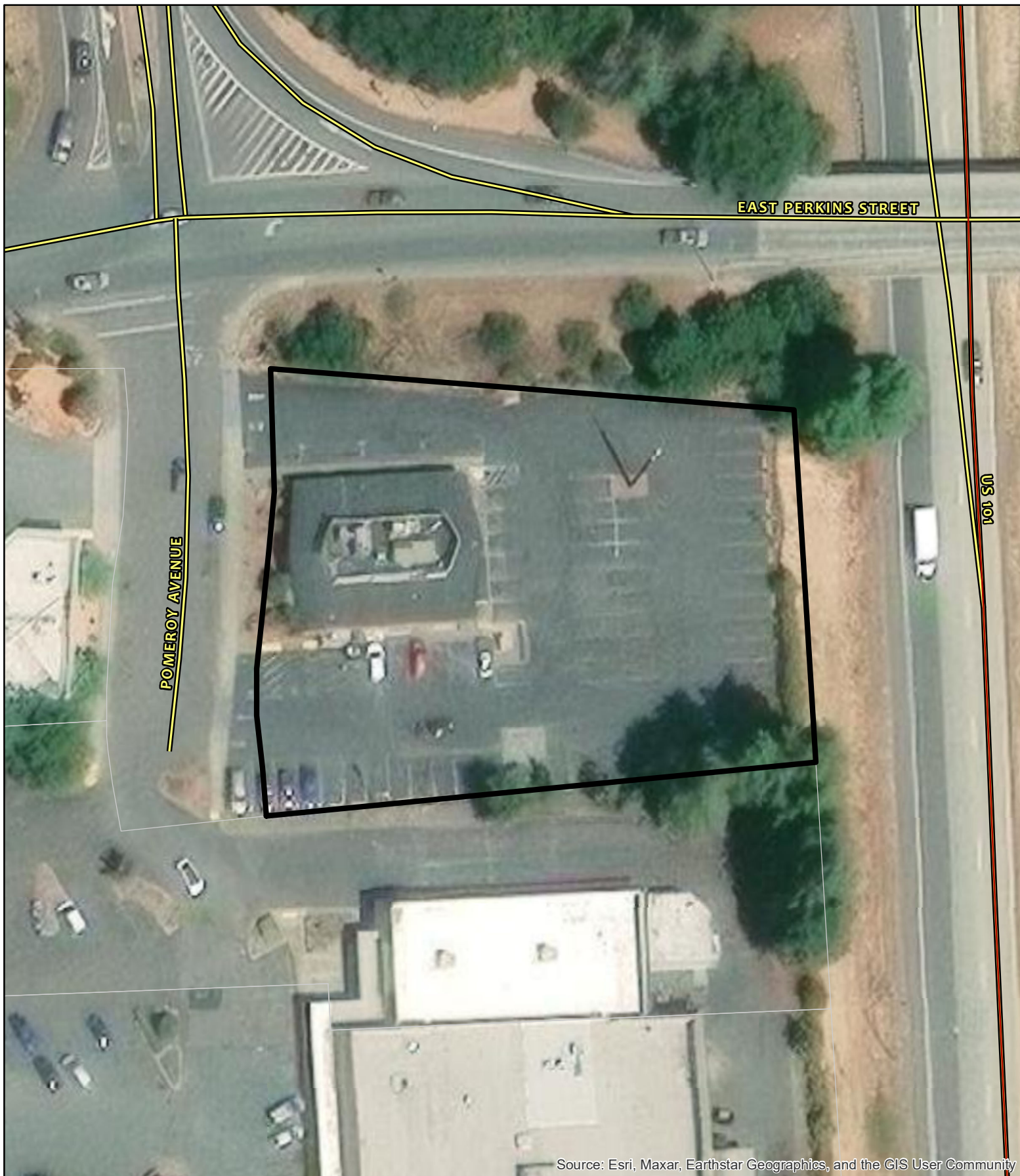
— Highways (2017)
— Public Roads



1:4,000

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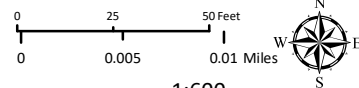
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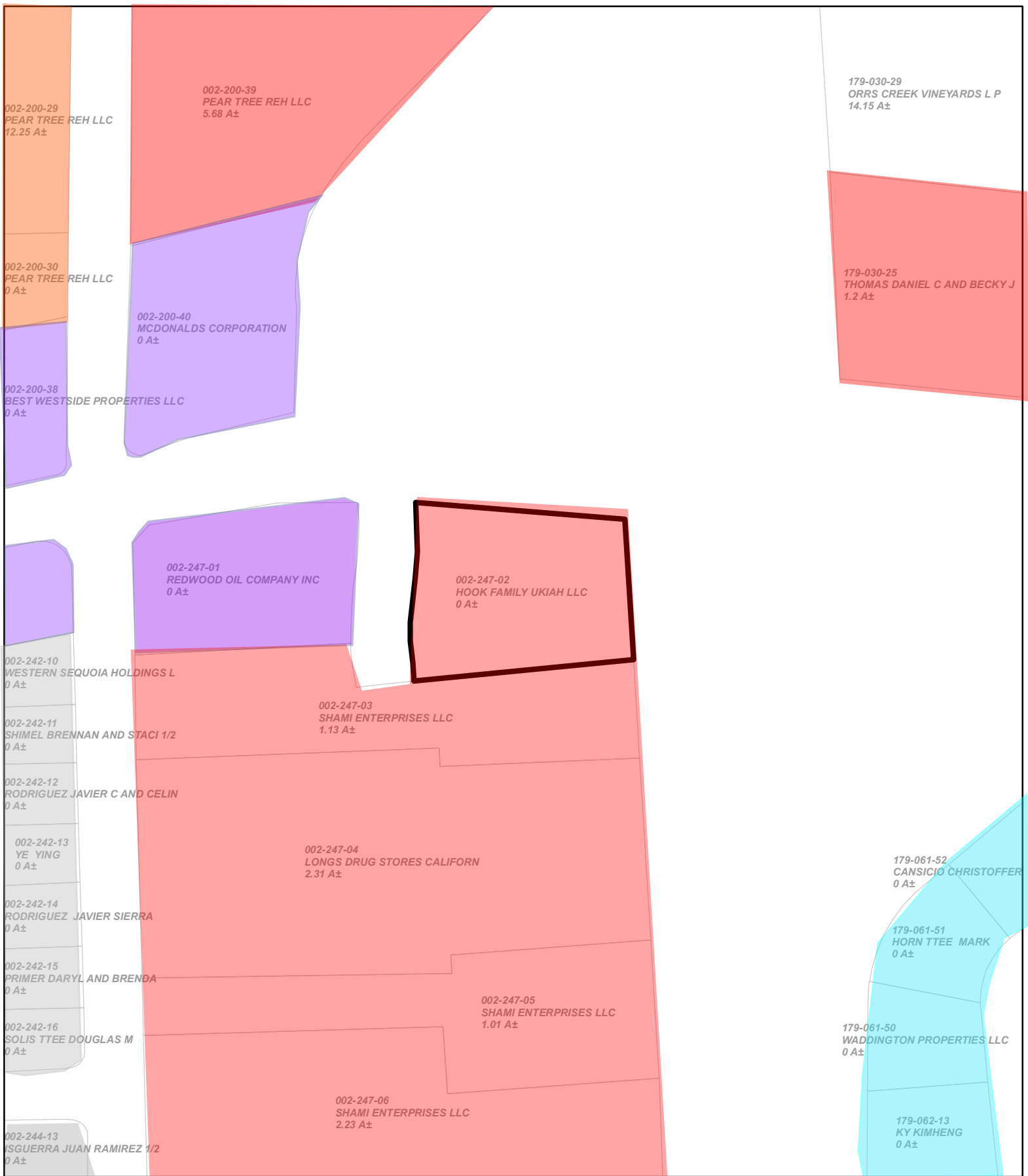
□ Assessors Parcels



1:600

AERIAL IMAGERY

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	Assessors Parcels		Community Commercial
	Highway Commercial		Low Density Residential
	Downtown		Medium Density Residential

0 65 130 Feet
0 0.01 0.02 Miles



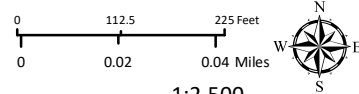
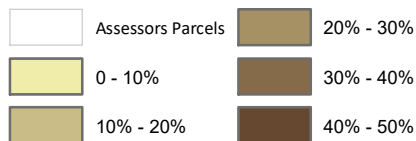
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LAND USE & ADJACENT PARCELS

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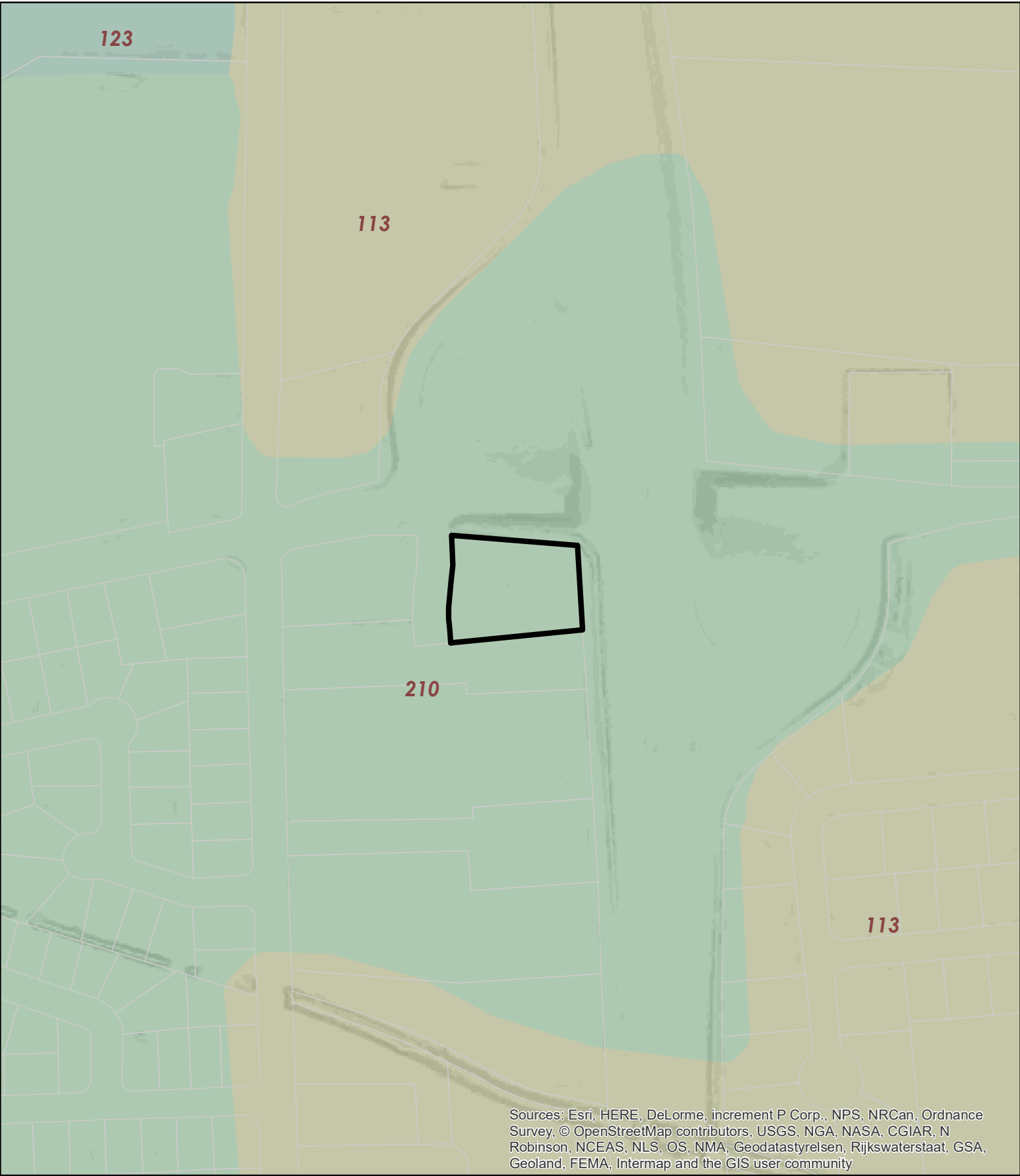


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ESTIMATED SLOPE

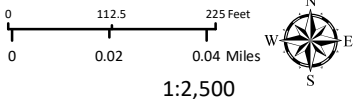
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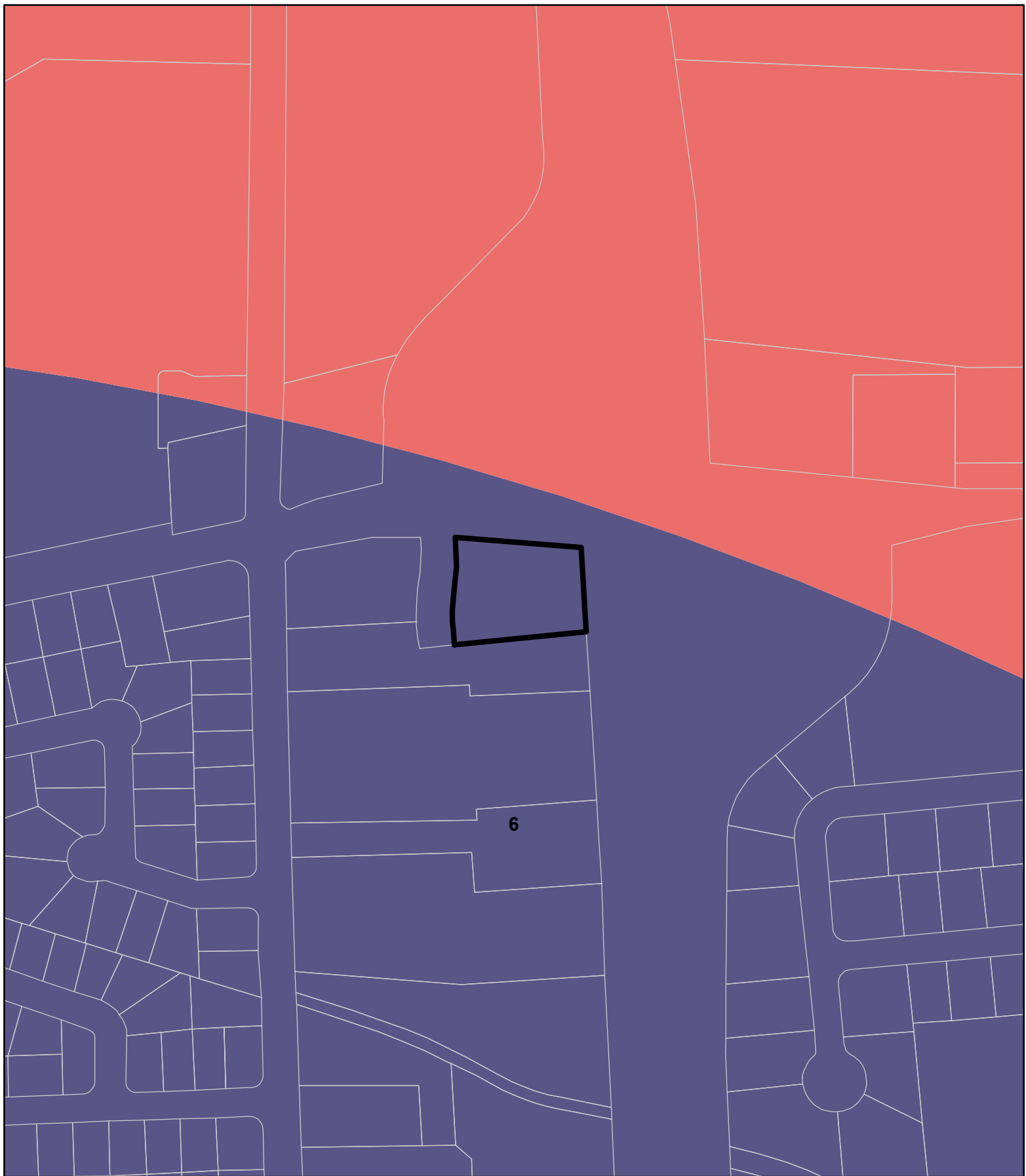
 Assessors Parcels



1:2,500

EASTERN SOIL CLASSIFICATIONS

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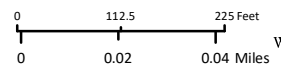
Assessor's Parcels

Ukiah Airport Zones 052021

ZONE



6



1:2,500

UKIAH AIRPORT ZONES

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