

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.

Legal Description (from the Title Report)
The land referred to in this report is situated in the State of California, County of



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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

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