



October 7, 2025

Rodeo Builders  
Agent: Peyman Kohanbash  
1800 Essex St.  
Los Angeles, CA 90021

VIA EMAIL: [info@rodeobuilders.com](mailto:info@rodeobuilders.com)

**Subject: Approval of a Minor Site Development Permit for a Remodel at 1201 Airport Park Boulevard (APN 180-080-41), Including Interior and Exterior Updates Within the Existing Building Footprint and Use of Previously Approved Signage for Continued Restaurant Use. File No. 25-000969; Permit No. PA25-000015.**

Dear Mr. Kohanbash,

On October 2, 2025, and continued on October 3, 2025, the Zoning Administrator reviewed your request for a minor site development permit for a remodel at 1201 Airport Park Boulevard (APN 180-080-41), including interior and exterior updates within the existing building footprint and use of previously approved signage for continued restaurant use, File No. 25-000969, Permit No. PA25-000015. At the conclusion of the hearing the Zoning Administrator approved the request, based on the Findings in Attachment 1 and subject to the Conditions of Approval in Attachment 2.

Please sign and return a copy of this letter as acknowledgement of receipt of the attached documents, and as agreement to comply with the Conditions of Approval. A signature page is provided on the last page of this packet. The signed letter must be returned before the approval is deemed valid.

If you have any questions, please feel free to contact me at [kschaefer@cityofukiah.com](mailto:kschaefer@cityofukiah.com)

Sincerely,

Katherine Schaefer, Planning Manager

Attachments: 1. Final Findings  
2. Final Conditions of Approval

CC (Via Email): Jesse Davis; Planning Folder

**FINAL FINDINGS  
MINOR SITE DEVELOPMENT PERMIT  
REMODEL OF AN EXISTING COMMERCIAL STRUCTURE  
1201 AIRPORT PARK BLVD., UKIAH, CA; APN 180-080-41  
FILE NO. 25-000969; PERMIT NO. PA25-000015**

**Approved Project Description:** The Applicant requests a Minor Site Development Permit to remodel an existing commercial structure at 1201 Airport Park Boulevard (APN 180-080-41), including interior and exterior updates within the existing building footprint and use of previously approved signage for continued restaurant use.

**SITE DEVELOPMENT PERMIT FINDINGS**

Pursuant to Zoning Ordinance §9261(B) and §9261(D)(4), staff has determined that a Minor Site Development Permit is the appropriate level of review. The required findings for approval, along with analysis of consistency, are provided below.

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

The project site is designated Mixed Use: Airport Industrial Park Planned Development (AIP-PD), specifically within the Retail Commercial designation, under the Ukiah 2040 General Plan. The proposed project involves a minor remodel to accommodate continued restaurant use (Applebee's/IHOP dual brand) within the existing building footprint and seating layout. Pursuant to the current AIP-PD regulations (Ordinance No. 1213, Section 13(D)), restaurant uses are conditionally permitted within the Retail Commercial designation. Such uses were originally authorized under the then-applicable AIP-PD regulations through Major Use Permit No. 01-04, approved on May 23, 2001. Subsequent exterior modifications were approved under Minor Site Development Permit No. 11-15-SDP-ZA on October 20, 2011, and remained consistent with the AIP-PD regulations in effect at that time.

The proposed cosmetic upgrades do not alter the approved use or building envelope and are consistent with Ukiah 2040 General Plan Policy LU-4.1 that promotes high-quality design and site improvements. The Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP), which serves as an implementing document of the General Plan, classifies "Eating/Drinking Establishments" in Table 3A (pg. 3-33) as "Conditional" in Compatibility Zone 6, where the project is located. As a remodel of an existing, previously approved restaurant use, the project remains consistent with the General Plan and the UKIALUCP.

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

The project is a cosmetic remodel within the existing building footprint, with no changes to the seating layout or approved use. The restaurant will continue to operate as a 164-seat establishment. No modifications are proposed to the existing off-street parking areas, vehicular access points, or pedestrian pathways.

The intensity of use, as defined in the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) by the number of people per acre for non-residential uses, will remain unchanged from prior approvals. Vehicular and pedestrian traffic patterns associated with the site were originally

reviewed and found acceptable during the 2001 Major Use Permit approval and were reaffirmed during the 2011 Minor Site Development Permit review.

The Ukiah 2040 General Plan Mobility Element supports safe and efficient multi-modal transportation (MOB-1.2). As the project does not alter traffic-generating characteristics or circulation patterns, it will not result in any new or increased hazards or inconveniences for vehicular or pedestrian traffic.

**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.**

The project proposes no changes to the existing off-street parking areas or site access. These facilities were originally established and approved under Major Use Permit No. 01-04 in 2001 and remain in place without modification. As such, the existing parking layout and access points are considered an existing legal condition. The project does not alter the intensity of use or traffic circulation and will not introduce any new impacts. Therefore, the continued use of the existing parking areas will not result in hazardous or inconvenient conditions for adjacent or surrounding properties.

**4. 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 project involves a cosmetic remodel within the existing building footprint and does not propose any changes to the building's height, bulk, or massing. As a result, the project will not restrict access to light or air on the subject property or on adjacent properties. The proposed improvements, including interior remodeling, exterior repainting, and updated awning colors, are limited to aesthetic upgrades that will enhance the appearance of the building. These changes are expected to contribute positively to the character and value of the surrounding commercial area and will not hinder the use or development of neighboring properties.

**5. 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 project site is located within a commercially zoned and developed area, surrounded by retail and service-oriented uses. There are no residential zoning districts immediately adjacent to the site. As such, the proposed cosmetic improvements to the existing commercial structure will not have any substantial detrimental impact on the character or value of residential areas.

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

The project site is fully developed and located within a commercial center. The proposed remodel is limited to cosmetic improvements to the existing building and does not include any grading, site expansion, or disturbance of natural features. No trees, shrubs, waterways, or natural topography will be impacted as part of this proposal. Therefore, the project will not result in any damage to natural features on or near the site.

**7. 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.**

The proposed remodel incorporates a dual-brand concept combining IHOP and Applebee's through thoughtful cosmetic updates, including new exterior paint, awnings, and signage. The design approach seeks to create a cohesive visual integration of the two distinct brands, using complementary colors and branding elements that transition smoothly across the building's façades. This strategy introduces architectural articulation and visual interest, breaking up the building mass and preventing a monotonous or box-like appearance.

The proposed improvements are consistent with the City of Ukiah's Design Guidelines for Commercial Projects Outside the Downtown Design District, which encourage variety, distinctiveness, and cohesive design. The remodel reflects an effort to enhance the building's appearance while maintaining compatibility with surrounding commercial development.

## **CEQA FINDINGS**

The proposed project is subject to the California Environmental Quality Act (CEQA) and qualifies for a Categorical Exemption under CEQA Guidelines, Article 19, Class 1, Section 15301 (Existing Facilities). This exemption applies to minor interior or exterior alterations of existing structures within urbanized areas. The project consists of cosmetic renovations to an existing commercial building for continued restaurant use, with no changes to the building footprint, site grading, or disturbance of natural features.

Furthermore, the project is consistent with the Ukiah 2040 General Plan, Ukiah City Code, and the Ukiah Municipal Airport Land Use Compatibility Plan. It aligns with the City's established land-use framework for the site and will not adversely affect sensitive environmental resources such as endangered species habitat, geologically sensitive areas, or sites of historical or archaeological significance.

## **PUBLIC NOTICE**

Notice of the Public Hearing was provided in the following manner, in accordance with UCC §9264(b).

- Published in the Ukiah Daily Journal on September 21, 2025;
- Posted at the Project site and in the Civic Center (glass case) 72 hours prior to the public hearing; and
- Mailed to property owners within 300 feet of the project parcel on September 18, 2025.

**FINAL CONDITIONS OF APPROVAL  
MINOR SITE DEVELOPMENT PERMIT  
REMODEL OF AN EXISTING COMMERCIAL STRUCTURE  
1201 AIRPORT PARK BLVD., UKIAH, CA; APN 180-080-41  
FILE NO. 25-000969; PERMIT NO. PA25-000015**

The following Conditions of Approval shall be binding on all current and future owners, lessees, and occupants of the subject property. These conditions constitute an integral component of the Site Development Permit and must be fully satisfied and maintained for the permit to remain effective.

**Approved Project Description:** The Applicant requests a Minor Site Development Permit to remodel an existing commercial structure at 1201 Airport Park Boulevard (APN 180-080-41), including interior and exterior updates within the existing building footprint and use of previously approved signage for continued restaurant use.

**CITY OF UKIAH STANDARD CONDITIONS**

1. **Permit Activation:** This approval is not effective until the 10-day appeal period applicable to this Planning permit has expired without the filing of a timely appeal. If a timely appeal is filed, the project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.
2. **Project Conformance:** All use, construction and the location thereof, or occupancy, shall conform to the application and to any supporting documents submitted therewith, including any maps, sketches, or plans accompanying the application or submitted by applicant in support thereof.
3. **Standard Specifications:** Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Department of Public Works Department of Building Inspection Division of the City of Ukiah; except where higher standards are imposed by law, rule, or regulation or by action of the Zoning Administrator such standards shall be met.
4. **Permit Deadline:** Building permits shall be issued within two years after the effective date of the Planning Permit or same shall be null and void.
5. **Code Compliance:** In addition to any particular condition which might be imposed; any construction shall comply with all building, fire, electric, plumbing, occupancy, and structural laws, rules, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
6. **Permit Verification:** The Applicant shall submit verification of all applicable permits or approvals in compliance with all local, state and federal laws to the Community Development Department prior to finalization of the Site Development Permit.
7. **Fee Payment:** All fees associated with the project planning permits and approvals shall be paid in full prior to occupancy.
8. **Permit Revocation:** As outlined in Article 20, Administration and Procedures, of the Zoning Code this planning 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.

#### **SPECIAL CONDITIONS OF APPROVAL**

9. A Final Sign Plan shall be submitted to and approved by the Community Development Director prior to the issuance of any building permit for illuminated signage. All signage shall comply with the applicable design and development standards of the Ukiah City Code and remain consistent with previous entitlements or approvals related to signage on the site.
10. All temporary signage shall be removed no later than October 24, 2025, which is 30 days after their installation date of September 24, 2025, as specified by the applicant, in accordance with Ukiah City Code §3225.

#### **ELECTRIC UTILITY DEPARTMENT**

11. If there should be a panel upgrade during this development, the contractor shall reach out to the Electric Department to provide:
  - a. Detailed one line drawings.
  - b. EUSERC numbers for the accepted panel or switchgear.
  - c. Load Calcs for future equipment.

If no panel upgrade occurs during this development but an upgrade is planned in the future, the contractor shall adhere to the same requirements prior to the upgrade.

I, Peyman Kohanbash, the Applicant/Owner, acknowledge receipt of the  
aforementioned attached documents, and have read and do agree to the attached  
Conditions of Approval associated with Minor Site Development Permit, File No. 25-  
000969, Permit No. PA25-000015, for a remodel of an existing commercial structure at  
1201 Airport Park Boulevards (APN 180-080-41), including interior and exterior updates  
within the existing building footprint and use of previously approved signage for  
continued restaurant use.

Peyman Kohanbash  
Name

07/10/2025  
Date

# 300 Seminary Avenue • Ukiah • CA • 95482-5400

Final Audit Report

2025-10-07

|                 |                                                |
|-----------------|------------------------------------------------|
| Created:        | 2025-10-07                                     |
| By:             | Katherine Schaefer (kschaefer@cityofukiah.com) |
| Status:         | Signed                                         |
| Transaction ID: | CBJCHBCAABAAfYYxeb51SAzOY8tgdVfAiJyhoTkk10H    |

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 Signer info@rodeobuilders.com entered name at signing as Peyman Kohanbash  
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 Agreement completed.  
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