

4/27/2026



Ukiah Bowl

Use Permit Application - Project Narrative

On behalf of Ukiah Bowl, LLC, we respectfully submit this project narrative in support of a Use Permit Application for the property located at 680 South State Street (APN 002-30-154) in Ukiah, California. The applicant is represented by Lars Langberg Architects (authorized agent).

Introduction & Background:

The building at the heart of this transformation is the former Rite-Aid pharmacy at the corner of Gobbi & State Street in downtown Ukiah. The proposed project involves the adaptive reuse of the former pharmacy building into a commercial indoor recreational facility and bowling alley. The project converts the existing ±17,479 square foot retail space to an Assembly (A-3) occupancy on a 1.66-acre site within the C1 zoning district and Airport Overlay Compatibility Zones 4 and 6.

Ukiah Bowl is envisioned as a contemporary, bowling-anchored social venue designed to meet evolving recreation trends. The space is planned as a hybrid entertainment center with approximately half of the floor area dedicated to bowling lanes and the remainder programmed with complementary activities designed to serve a wide range of ages and interests.

Project Description & Modifications:

The project primarily consists of interior tenant improvements and reconfiguration of the existing floor plan. Exterior and site modifications are minimal and limited to signage updates, parking adjustments, and the discontinuation of the existing drive-thru.

Interior improvements include:

- Twelve bowling lanes and associated service areas
- A commercial kitchen
- A bar serving beer, wine, non-alcoholic beverages, and snacks
- A gaming area
- Reservable party rooms
- Private karaoke room
- A supervised soft play area for children
- Supporting restrooms, storage, and staff spaces

Exterior modifications are limited in scope. A new door will be installed at the former drive-thru location to serve as an additional exit, connected by a new accessible sidewalk. A small, low- planted landscape strip will be incorporated to the new sidewalk and parking stall area. The main entry will be enhanced by repainting the existing canopy and new wood ceiling treatment. The existing drive-thru canopy will be refurbished and repainted to match the primary entry canopy. General repairs addressing wear and tear will be completed, and existing landscaping will be maintained.

All existing Rite Aid signage will be removed. New signage will include primary identification above the main entry at the State and Gobbi intersection and on the existing monument sign along State Street. Secondary signage will be placed on the brick facades facing State and Gobbi Streets. No illuminated building signage is proposed on elevations facing adjacent residential properties to the north or west.

Operations:

Peak activity is anticipated during Friday and Saturday evenings. However, the hybrid entertainment model typically results in more distributed usage throughout the week compared to traditional bowling alleys. Detailed hours of operation and business practices are provided in the accompanying application materials.

Project Considerations:

Parking

The site currently provides 59 parking spaces, including three ADA-accessible spaces. The project proposes an increase to 65 total parking spaces (+6), along with one designated loading/drop-off space and 12 additional bicycle parking spaces. Based on an occupant load of 248 persons, the project exceeds the requirements of Ukiah City Code §9086(A)(3), which requires one parking space per four occupants for commercial recreation and public assembly uses.

Noise

Hours of operation will generally conclude by 10:00 PM, with extended hours until 11:00 PM Thursday through Saturday. The existing masonry construction, combined with limited window openings (particularly on the west elevation) provides inherent sound attenuation. Additional interior acoustic treatments will be incorporated to further minimize sound transmission to surrounding properties.

Compatibility & Community Benefit:

The proposed use is consistent with the City's C1 zoning designation, the Ukiah 2040 General Plan, and applicable airport land use compatibility requirements. This project represents a meaningful reinvestment in a currently vacant commercial property at a prominent gateway location along the Gobbi Street corridor. Ukiah Bowl is intended to function as a long-term community gathering place, welcoming residents and visitors of all ages and abilities. In addition to bowling, the diverse programming supports league play, casual recreation, family-oriented activities, and social experiences. The project will contribute to the local economy through job creation and increased sales tax revenue while expanding recreational opportunities within Ukiah and reducing the need for residents to travel outside the region for similar amenities.

Thank you for your consideration of this application. We look forward to working with the City of Ukiah staff throughout the review process.