

June 9th, 2026

Stephen Delucia
3225 Deerwood Drive
Ukiah, CA 95482

Lars Langberg Architects
108 Petaluma Avenue
Sebastopol, CA 95472

VIA EMAIL: lars@larsarchitects.com; steve@ukiahbowl.com

SUBJECT: Approval of a Minor Use Permit for Conversion of an Existing Commercial Structure into "Ukiah Bowl" at 680 South State Street, Ukiah, CA; APN 002-301-54; File No. 26-000013.

Dear Mr. Delucia:

On June 5, 2026, the Ukiah Zoning Administrator approved a Minor Use Permit (File No. 26-000013) authorizing the conversion of the former Rite Aid pharmacy located at 680 South State Street into "Ukiah Bowl," a twelve-lane, bowling-anchored social venue with complementary entertainment, dining, and recreation uses, in accordance with the applicable provisions of the Ukiah City Code and based upon the findings adopted in support of the approval.

As part of the approval, and pursuant to the applicant's voluntary request, the Zoning Administrator modified Condition of Approval No. 14 to read as follows:

"Public hours of operation shall be limited to closing no later than 10:00 p.m. Sunday through Wednesday, and no later than 11:00 p.m. Thursday through Saturday. Any proposed expansion of public hours of operation shall be subject to the review and approval of the Community Development Director."

Please review the enclosed Conditions of Approval and return the signed acknowledgment form when submitting any subsequent permit applications consistent with the Zoning Administrator's approval.

Should you have any questions regarding this approval or the enclosed Conditions of Approval, please contact me at (707) 463-6207 or jdavis@cityofukiah.com. You may also contact the Community Development Department at (707) 463-6203 or visit our offices at 300 Seminary Avenue, Ukiah, CA 95482.

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

Sincerely,



Jesse Davis, AICP
Chief Planning Manager
Community Development Department
300 Seminary Avenue, Ukiah, CA 95482
P: (707) 463-6207
Website: www.cityofukiah.com/community-development/planning-services/

Cc: 680 South State Street, Ukiah, CA; APN 002-301-54 (Project Folder); Isabelle Morris, Community Development

I, _____, the Applicant, acknowledge receipt of the
aforementioned attached documents, and have read and do agree to the attached
Conditions of Approval associated with Minor Use Permit (File No. 26-000013) at
680 So State Street, Ukiah, CA; APN 002-30-154.

Name

Date

F E M I N A L

**FINAL FINDINGS
MINOR USE PERMIT
RENOVATION & REUSE OF AN EXISTING COMMERCIAL STRUCTURE
680 SOUTH STATE STREET, UKIAH, CA; APN 002-301-54; FILE NO. PA26-000013**

The Community Development Department's recommendation for conditional approval of a Minor Use Permit, per Ukiah City Code Section §9082, to facilitate the adaptive reuse of the vacant former Rite-Aid pharmacy at 680 South State Street as "Ukiah Bowl," a twelve-lane bowling-anchored social venue with complementary entertainment, dining, and recreation uses.

USE PERMIT FINDINGS – MINOR (UCC §9082)

A) The proposed land use is consistent with the provisions of this Title as well as the goals and policies of the City General Plan.

The Project site carries a General Plan designation of Community Commercial (CC) under the 2040 General Plan and is located within the C-1 (Community Commercial) zoning district. The proposed bowling-anchored indoor commercial recreation use is consistent with the range of commercial and community-serving uses contemplated for the CC designation. Indoor commercial recreation uses are subject to a Minor Use Permit under UCC §9082, ensuring discretionary review of compatibility, parking, hours of operation, and related considerations.

The proposal aligns with the following 2040 General Plan policies:

- **LU-8.4 Reuse of Underutilized Property:** The City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth.
 - The Project returns a recently vacant commercial building to active productive use accommodating the need for indoor commercial entertainment uses.
- **MOB-2.3 Pedestrian Facilities:** The City shall encourage new development and redevelopment that increases connectivity through direct and safe pedestrian connections to public amenities, neighborhoods, shopping, and employment destinations throughout the City.
 - The Project incorporates a new accessible entryway, infrastructure, and eighteen bicycle parking spaces, supporting non-motorized access to the facility.
- **ENV-3.7 Adaptive Reuse:** The City shall encourage appropriate adaptive reuse of historic resources.
 - While the existing structure is not historically designated, the environmental intent of this policy is reflected in the retention and adaptive reuse of the ±17,479 square foot building rather than demolition and new construction, minimizing embodied carbon, construction waste, and resource consumption.

B) The proposed land use is compatible with surrounding land uses and shall not be detrimental to the public's health, safety, and general welfare.

The Project will not damage or destroy any significant or remaining natural features, as the site is fully developed and the proposed work is limited to the existing building footprint and parking area. The proposed bowling-anchored indoor recreation use is compatible with the surrounding

commercial environment, which includes the Safeway grocery store to the east, Chase Bank to the south, and the Sunrise Inn (Motel) to the north along South State Street. As conditioned, the proposed use is also compatible with adjacent residential uses, which include the Ukiah Senior Apartments to the west and multi-family dwellings to the north along South Oak Street.

The Project is consistent with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). The site falls within Compatibility Zone 4 (95%) and Zone 6 (5%), which permit commercial recreational uses as "Normally Compatible" subject to intensity limits. The calculated peak occupancy of 248 persons is within the 261-occupant combined intensity allowance for the 1.66-acre site under Zones 4 and 6. The proposed use does not involve highly noise-sensitive activities or routine large outdoor gatherings of people, consistent with the compatibility criteria for these zones, and no transfer of intensity calculations is required.

The existing masonry construction, limited window openings on the west elevation, and proposed interior acoustic treatments minimize sound transmission to surrounding properties, including adjacent residential uses. No illuminated building signage is proposed on the north or west building elevations facing adjacent residential properties. Conditions of approval require permanent courtesy signage at parking lot exits and the main building entrance and require the Applicant to designate a property contact for receiving and responding to noise, lighting, or operational complaints from neighboring property owners and tenants.

The Project site contains existing landscaping installed under the 2007 entitlement that has declined due to deferred maintenance prior to and during the building's vacancy. To restore the planted areas to the standard contemplated by the original approval, and to further increase the visual separation between commercial and residential uses, the Project is conditioned to require an updated landscape and irrigation plan. The updated plan will address replacement of stressed plant material, restoration of irrigation, restoration of parking lot shade canopy, selection of water-efficient species, and the removal of non-functional turf along South State Street consistent with Assembly Bill 1572.

The discontinuation of the former pharmacy drive-through reduces on-site circulation and queuing along the State Street frontage. The Applicant proposes building safety improvements over the existing condition, including evaluation and upgrading of the existing fire sprinkler and life safety systems and the addition of code-required exits to serve the new Assembly (A-2 and A-3) and Storage (S-2) occupancy classifications.

As reviewed by the Community Development Department and the Department of Public Works, the Project provides adequate ingress, egress, parking, and circulation for vehicles, bicycles, and pedestrians. The site is served by existing driveway encroachments from both the South State Street and West Gobbi Street frontages, providing established vehicular access.

The Project proposes reconfiguring the existing parking lot to provide 65 automobile parking spaces (a net increase of six spaces over the existing 59), including three ADA-accessible spaces, one designated loading and drop-off space, and 18 bicycle parking spaces. The proposed 65 spaces exceed the 62-space minimum required under Ukiah City Code §9086(A)(3) for commercial recreation and public assembly uses at the calculated peak occupancy of 248 persons. Prior to adoption of Urgency Ordinance No. 1268, the applicable parking standard for a bowling alley per §9198(C)(1) required four spaces per bowling lane plus two spaces per billiard table, plus additional spaces for affiliated uses such as bars, restaurants, or offices. Applied to this facility, that formula would have yielded a substantially higher parking requirement inconsistent with the Project's adaptive reuse context and actual peak demand.

The Council found that the prior standards resulted in oversupply of parking, underutilized paved areas, and unnecessary costs that impeded adaptive reuse. By applying the updated standard, the Project's proposed 65 spaces satisfy the code-required 62 spaces while avoiding the overparking that would have resulted under the prior formula, consistent with the City's 2040 General Plan Mobility Goals MOB-2 and MOB-5.

CEQA FINDINGS

The proposed Project at 680 South State Street 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)(a), which covers minor interior or exterior alterations.

The Project involves interior tenant improvements and limited exterior modifications to an existing ±17,479 square foot commercial structure, with no change to the building footprint and only minor changes to the surrounding site. The planned modifications will not damage or disturb any significant natural features on the property, as the site is already developed.

The Project is consistent with existing zoning and planning regulations, including the 2040 General Plan, Community Commercial (C-1) zoning standards, and the Ukiah Municipal Airport Use Compatibility Plan, aligning with the City's established land-use expectations for the site. Upon review, the Project will not impact sensitive environmental resources, such as habitats for endangered species, geologically sensitive areas, or sites of historical or archaeological importance. None of the exceptions to the use of categorical exemptions identified in CEQA Guidelines Section 15300.2 apply.

PUBLIC NOTICE

- Notice of the Public Hearing was provided in the following manner, in accordance with UCC §9263 and §9264:
- Published in the Ukiah Daily Journal on May 24, 2026;
- Posted on the Project site on May 26, 2026;
- Posted at the Civic Center (glass case) on May 26, 2026;
- Mailed to property owners within 300 feet of the Project parcel on May 26, 2026; and
- Emailed to all agencies having jurisdiction on May 26, 2026.

**FINAL CONDITIONS OF APPROVAL
MINOR USE PERMIT
RENOVATION & REUSE OF AN EXISTING COMMERCIAL STRUCTURE
680 SOUTH STATE STREET, UKIAH, CA; APN 002-301-54; FILE NO. PA26-000013**

The following Conditions of Approval shall be made a part of the Minor Use Permit, shall remain in force regardless of property ownership, and shall be implemented for this entitlement to remain valid.

Approved Project Description: The applicant requests a Minor Use Permit, per Ukiah City Code Section §9082, to facilitate the adaptive reuse of the vacant former Rite-Aid pharmacy at 680 South State Street as "Ukiah Bowl," a twelve-lane bowling-anchored social venue with complementary entertainment, dining, and recreation uses. Proposed improvements consist of interior tenant improvements to accommodate the bowling lanes and ancillary uses, minor exterior façade modifications, signage replacement, discontinuation of the former pharmacy drive-through, reconfiguration of the existing parking lot, new pedestrian and accessibility improvements, and supplemental landscaping. This approval is based on the Findings provided in Attachment 1, in accordance with Section §9082 of the Ukiah City Code and the project materials submitted in Attachment 3.

CITY OF UKIAH STANDARD CONDITIONS

1. 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. 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 plot plans accompanying the application or submitted by the Applicant in support thereof.
3. 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 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. Building permits for the approved Project shall be issued within two years after the effective date of this Planning Permit. If building permits are not issued within this period, this approval shall be null and void.
5. In addition to any 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. 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 issuance of building permits.
7. All fees associated with the Project planning permits and approvals shall be paid in full prior to occupancy.

8. 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; 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.
9. In accordance with Public Resources Code Section 21083.2, if prehistoric archaeological features such as a concentration of flaked stone artifacts, culturally modified soil (midden), or dietary shell are encountered at any time during preparatory grading or underground excavation to remove existing structures, all work shall be halted in the vicinity of the discovery. A qualified archaeologist shall be contacted immediately to make an evaluation and determine if the material discovered represents a definite cultural resource. If it is determined that a potentially significant feature has been revealed, a temporary suspension of earth-disturbing activities shall be enforced until an appropriate mitigation program can be developed and implemented to the satisfaction of the Planning Division. An archaeological monitor shall observe all further work during construction activities that are located within or near an archaeological site area, and formal tribal consultation may be required.
10. A Final Signage Plan shall be submitted prior to issuance of Building Permit. The Applicant shall obtain all required Sign Permits, in compliance with Division 3, Chapter 7 (Signs) of the Ukiah City Code. Prior to placement or installation of any sign(s), the Applicant shall make application for and receive approval of a sign permit. No illuminated building signage shall be installed on the north or west elevations of the building facing adjacent residential uses, consistent with the approved project description.
11. The Applicant shall not remove any required trees except as provided in an approved updated Landscape and Irrigation Plan, or as otherwise authorized in writing by the Community Development Director.

LANDSCAPING CONDITIONS

12. An updated Landscape and Irrigation Plan shall be submitted prior to issuance of Building Permit for review and approval by the Community Development Director. The updated Landscape and Irrigation Plan shall address, at minimum, the following:
 1. Replacement of dead, dying, or severely stressed plant material within the existing perimeter planters and parking lot tree wells;
 2. Restoration of functional irrigation throughout all landscaped areas, including verification of operational coverage;
 3. Restoration and enhancement of parking lot shade tree canopy coverage, working toward the canopy coverage standards established at the time of the original 2007 approval (Minor Subdivision Map No. 06-18 and Site Development Permit No. 06-19);
 4. Selection of replacement species appropriate to Ukiah's climate and consistent with current City landscape and water-efficient planting standards;
 5. Enhanced screening and visual separation along the western property line, including supplemental shrubs, evergreen plantings, or other approved screening material within the existing landscape planter, to provide a vegetated buffer between the

Project site and the adjacent Ukiah Senior Apartments to the west;

6. Installation of the new low-planted landscape strip along the new accessible sidewalk and adjusted parking stall area, as shown in the approved site plan; and
 7. Removal of any non-functional turf along South State Street and replacement with species consistent with current City landscape and water-efficient planting standards. California law (AB 1572) prohibits the use of potable water to irrigate non-functional turf at commercial and institutional sites, with the full prohibition taking effect January 1, 2027.
13. All landscaping shall be installed prior to issuance of a Certificate of Occupancy and shall be irrigated and maintained in a healthy, satisfactory condition throughout the life of the Project. Dead or dying plant material shall be replaced in-kind by the property owner within a reasonable time following identification and documentation.

OPERATIONAL CONDITIONS AND ADJACENT USES

14. Public hours of operation shall be limited to closing no later than 10:00 p.m. Sunday through Wednesday, and no later than 11:00 p.m. Thursday through Saturday. Any proposed expansion of public hours of operation shall be subject to the review and approval of the Community Development Director.
15. The maximum occupant load for the facility shall not exceed 248 persons, consistent with the California Building Code occupancy calculations submitted with the application. Any subsequent modification to interior layout or use that would increase the building's calculated occupant load shall require recalculation under the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) and may require an amendment to this Use Permit.
16. All exterior doors and windows on the north and west building elevations shall remain closed during business hours, except for ingress, egress, and emergency use, to minimize sound transmission to adjacent residential properties. The Applicant shall install and maintain the interior acoustic treatments described in the application materials.
17. No outdoor amplified music, outdoor live entertainment, or outdoor speakers shall be permitted on the Project site at any time. All entertainment activities, including but not limited to music, karaoke, gaming, and bowling, shall be conducted entirely within the enclosed building.
18. The Applicant shall post permanent, visible signage at all parking lot exits and the main building entrance reminding patrons to depart quietly and respect adjacent residential properties. The text and location of such signage shall be reviewed and approved by the Community Development Director prior to issuance of a Certificate of Occupancy.
19. All exterior site and building lighting shall be downcast, fully shielded, and designed to keep light on the subject property in accordance with accepted "dark sky" principles. Lighting on the north and west sides of the building shall be designed to minimize light spill onto adjacent residential properties.
20. The former pharmacy drive-through use is discontinued and shall not be reestablished. The existing drive-through canopy may be retained and refurbished as described in the approved project plans, but shall not be used for any drive-through commercial activity.

21. The Applicant shall designate a property contact responsible for receiving and responding to noise, lighting, or operational complaints from adjacent property owners or tenants. Contact information shall be provided to the Community Development Department and the Ukiah Police Department, and shall be updated whenever it changes.
22. Any establishment of an Alcoholic Beverage Control (ABC) license for the proposed bar service shall be obtained in compliance with all State of California ABC licensing requirements. The Applicant shall provide the City with verification of ABC licensing prior to commencing alcohol sales.
23. Mural Permit: Any proposed mural, painted wall graphic, decorative wall art, or similar exterior wall painting on the building shall be evaluated for consistency with Division 3, Chapter 7 (Signs) of the Ukiah City Code. Any mural that, alone or in combination with other proposed signage, exceeds the maximum aggregate square footage allowance for the site shall require a Mural Permit and approval by the City of Ukiah Design Review Board (DRB) prior to installation. A separate planning application for DRB review shall be filed for any such mural, and the Applicant shall not commence installation until written approval from the Design Review Board has been issued.

BUILDING DIVISION AND UKIAH VALLEY FIRE AUTHORITY CONDITIONS

24. A permit shall be required for Tenant Improvements (T.I.). Plans, building permit application, and hardship form (where applicable) shall be submitted. Four complete plan sets shall be submitted, with two sets wet-stamped and signed.
25. The design and construction of all site alterations shall comply with the currently adopted edition of the California Building Code, California Plumbing Code, California Electrical Code, California Mechanical Code, California Fire Code, California Energy Code, Title 24 California Energy Efficiency Standards, California Green Building Standards Code, and all City of Ukiah ordinances and amendments in effect at the time of Building Permit issuance.
26. The proposed change of occupancy from Mercantile (M) to Assembly (A-2 and A-3) and Storage (S-2) shall trigger a full review by the Building Division and the Ukiah Valley Fire Authority. The existing fire sprinkler system shall be evaluated by a qualified fire protection engineer and upgraded as necessary to meet the requirements for the new occupancy classifications.
27. All exits shall be provided with code-compliant accessible paths of travel to the public way.
28. The Applicant shall coordinate with the Ukiah Valley Fire Authority on fire department access, fire flow requirements, and any additional fire and life safety improvements required for the change of occupancy. All such improvements shall be incorporated into the Building Permit submittal.