



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.

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