

**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.