ATTACHMENT 2

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

July 22, 2026

Kerri Vau
551 Pomo Lane
Ukiah, CA 95482

Re: 814/816 Jackson Avenue – Permit Issuance Review

Dear Ms. Vau:

I am reaching out to you regarding the building permit issued for “install (4) cargo ship containers 8’x20’ each,” permit #25-000077, at 814/816 Jackson Ave. In receiving a complaint regarding installation of one of these shipping containers, I reviewed the permit file including the plan check review completed by Planning Manager Katherine Schaefers. Because shipping containers are not listed within the zoning code as an allowed or permitted use, Ms. Schaefers should have advised you that a Director’s Determination would first be needed.

The building permit should not have been issued until a Director’s Determination was completed that made appropriate findings that shipping containers in a residential zoning district are allowed by right or through approval of a discretionary permit.

Accordingly, I am completing this Director’s Determination now and would invite your comments. Please submit any comments regarding the installation of shipping containers in a residential zoning district no later than **August 3, 2026**.

You may send your comments to me by mail at the below address, or by email at: cschlatter@cityofukiah.com.

City of Ukiah
Community Development Department
Attn: Craig Schlatter
300 Seminary Ave.
Ukiah, CA 95482

Sincerely,

Craig Schlatter, AICP
Community Development Director

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

July 22, 2026

Jim Dayton
921 Live Oak Ave.
Ukiah, CA 95482

Re: 814/816 Jackson Avenue – Permit Issuance Review

Dear Mr. Dayton:

This letter is in regards to your complaint related to the building permit issued for “install (4) cargo ship containers 8’x20’ each,” permit #25-000077, at 814/816 Jackson Ave. In receiving your complaint regarding installation of one of these shipping containers, I reviewed the permit file including the plan check review completed by Planning Manager Katherine Schaefers. Because shipping containers are not listed within the zoning code as an allowed or permitted use, Ms. Schaefers should have advised the property owner, Ms. Kerri Vau, that a Director’s Determination would first be needed.

The building permit should not have been issued until a Director’s Determination was completed that made appropriate findings that shipping containers in a residential zoning district are allowed by right or through approval of a discretionary permit.

Accordingly, I am completing this Director’s Determination now and would invite your comments. Please submit any comments regarding the installation of shipping containers in a residential zoning district no later than **August 3, 2026**.

You may send your comments to me by mail at the below address, or by email at cschlatter@cityofukiah.com.

City of Ukiah
Community Development Department
Attn: Craig Schlatter
300 Seminary Ave.
Ukiah, CA 95482

Sincerely,

Craig Schlatter, AICP
Community Development Director

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM TO FILE

To: 814/816 Jackson Ave. Director Determination File

From: Craig Schlatter, AICP, Community Development Director

Date: July 27, 2026 at approximately 11:00 am

Re: Comments from Charles “Chuck” Vau related to pending Director’s Determination

I was out of the office on Friday, July 24, 2026, and received a voicemail from Chuck Vau requesting a call back. I contacted Mr. Vau via phone- (707) 489-0669- on Monday, July 27, 2026, at approximately 10:30 am. Mr. Vau stated as follows:

- Kerri Vau is traveling out of the country and requested Mr. Vau notify me that she and Mr. Vau had received the email requesting comments on the pending Director’s Determination.
- They felt they did everything correctly and in accordance with the City’s processes.
- They felt shipping containers were allowed because the City had approved of another shipping container at the corner of Ford and Myron.
- They had no other comments and will decide on next steps after receiving the Director’s Determination.

Comments Regarding Director's Determination
Building Permit #25-000077
814/816 Jackson Avenue

Dear Craig Schlatter,

Thank you for the opportunity to comment regarding the Director's Determination for Building Permit #25-000077.

I appreciate the city's acknowledgment that a Director's Determination should have been completed before the building permit was issued. Because that determination was not made, I respectfully request that the city carefully evaluate whether shipping containers are an appropriate use within a residential zoning district.

My concerns extend beyond my individual property and relate to the broader compatibility of cargo shipping containers within established residential neighborhoods.

1. Residential Character

Standard cargo shipping containers are industrial storage structures designed for shipping yards, ports, and commercial or industrial uses. Their appearance, scale, and construction are fundamentally inconsistent with the character and intent of a residential neighborhood.

Allowing multiple shipping containers on residential parcels risks introducing an industrial appearance that is incompatible with surrounding homes and will lower property values.

2. Visual Impacts

The shipping container already installed has a significant visual impact on my property. In my case, it occupies a prominent location directly outside my kitchen window (picture on page 3), substantially affecting the enjoyment of my home. I believe the container is empty and was set there just for purposes of harassment.

3. Fire Safety

Also, the shipping container already installed runs along the back of my home and is about 6 feet from my wooden deck. I have major concerns about the contents that can be stored in the shipping container if there is no oversight required by the city on a regular basis. Will there be gas cans, chemicals, toxic materials or other hazardous items which could cause unknown dangers if there was a fire.

4. Neighborhood Precedent

This determination will likely establish precedent for future requests throughout the city. If shipping containers are determined to be an allowed residential use without meaningful limitations, other property owners may reasonably expect similar approval.

The city should carefully consider whether widespread placement of cargo containers is consistent with the goals of residential zoning and neighborhood preservation.

5. Compatibility with Residential Zoning

Residential zoning exists to promote neighborhoods that are compatible in appearance, scale, and use. Cargo shipping containers are fundamentally different from traditional residential accessory structures such as garages, sheds, or workshops.

If the City concludes that shipping containers may be allowed under certain circumstances, I respectfully request that strict standards be adopted regarding:

- Number of containers permitted.
- Maximum size and distance from neighboring residences.
- Placement and yard setbacks on the property.
- Screening, landscaping and visual compatibility.
- Notification to neighbors that a request has been requested before it is approved.
- Defined temporary placement for construction or remodeling.
- Protection of neighboring property owners from unreasonable impacts.

6. This Property

Even if shipping containers could be appropriate under limited circumstances, I do not believe placing up to four industrial cargo containers on a little more than one-half acre is compatible with the surrounding residential neighborhood.

The City's review should evaluate not only whether shipping containers may generally be permitted, but whether the number, location, and cumulative impact proposed for this property are appropriate.

Conclusion

I respectfully request that the Director determine that cargo shipping containers are not an allowed use by right within residential zoning districts.

Alternatively, if the City determines they may be permitted, I ask that the determination require a discretionary review process with findings addressing neighborhood compatibility and that appropriate conditions be imposed to protect adjacent property owners.

Thank you for considering these comments.

Thank you, Jim Dayton


CHU 27154