



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
120 WEST FIR STREET · FORT BRAGG · CALIFORNIA · 95437

BRENT SCHULTZ, DIRECTOR
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March 31, 2020

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission at its regular meeting on Thursday, April 16, 2020 at 9:00 a.m. will conduct a public hearing on the following project(s) at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

CASE#: U_2019-0027/R_2019-0010

DATE FILED: 10/25/2019

OWNER: JOSEPH PALLIVATHUCAL

APPLICANT: STEVE CHOU

REQUEST: Request for Rezoning of a property from Single Family Residential with Flood Plain and Airport Combining Districts (R-1[FP] [AZ]) to Suburban Residential, (SR[FP] [AZ]) that would allow for a Major Impact Facility (Skilled Nursing Facility) upon granting of a Conditional Use Permit.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.8+/- miles south of Ukiah town center, on the west side of South State Street (CR 104A), at the intersection of South State Street and Whitmore Lane (CR 210C), located at 131 Whitmore Lane, Ukiah. (APN: 184-044-10).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SUSAN SUMMERFORD

The staff report and notice will be available 10 days before hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>.

Your comments regarding the above project(s) are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California, or by e-mail to pbscommissions@mendocinocounty.org no later than April 15, 2020. Individuals wishing to address the Planning Commission during the public hearing under Public Expression are welcome to do so via e-mail, in lieu of personal attendance, at pbscommissions@mendocinocounty.org. All public comment will be made immediately to the Commission, staff, and the general public as they are received and processed by the Clerk, and can be viewed as attachments under its respective case number listed at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>.

The Planning Commission's action regarding this item shall a recommendation to the Board of Supervisors and the Board of Supervisors action shall be final. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

Additional information regarding the above noted item(s) may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of

the Planning Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

BRENT SCHULTZ, Director of Planning and Building Services



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March 31, 2020

TO: Ukiah Daily Journal
FROM: James F. Feenan, Commission Services Supervisor
SUBJECT: Publication of Legal Notice.

Please publish the following notice one time at least 1/8 page in size, on April 5, 2020 in the Legal Notices Section of the Ukiah Daily Journal.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission at its regular meeting on Thursday, April 16, 2020 at 9:00 a.m. will conduct a public hearing on the following project(s) at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

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OWNER: JOSEPH PALLIVATHUCAL

APPLICANT: STEVE CHOU

REQUEST: Request for Rezoning of a property from Single Family Residential with Flood Plain and Airport Combining Districts (R-1[FP] [AZ]) to a Zoning Designation consistent with the General Plan (Suburban Residential, SR) with FP & AZ combining district that would allow for a Major Impact Facility (Skilled Nursing Facility) upon granting of a Conditional Use Permit.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 2.8+/- miles south of Ukiah town center, on the west side of South State Street (CR 104A), at the intersection of South State Street and Whitmore Lane (CR 210C), located at 131 Whitmore Lane, Ukiah. (APN: 184-044-10).

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: SUSAN SUMMERFORD

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BRENT SCHULTZ, Director of Planning and Building Services



SUMMARY

OWNER: JOSEPH PALLIVATHUCAL
4104 FERN GROVE CT
MODESTO, CA 95356

APPLICANT/ AGENT: STEVE CHOU
1780 PEACH PLACE
CONCORD, CA 94518

REQUEST: Request for Rezoning of a property from Single Family Residential with Flood Plain and Airport Combining Districts (R-1[FP] [AZ]) to Suburban Residential, (SR[FP] [AZ]) that would allow for a Major Impact Facility (Skilled Nursing Facility) upon granting of a Conditional Use Permit.

LOCATION: 2.8+/- miles south of Ukiah town center, on the west side of South State Street (CR 104A), at the intersection of South State Street and Whitmore Lane (CR 210C), located at 131 Whitmore Lane, Ukiah. (APN: 184-044-10).

TOTAL ACREAGE: 53,800 square foot lot

GENERAL PLAN: Suburban Residential (SR)

EXISTING ZONING: Division 1: Single Family Residential District (R1:6K[FP][AZ]); Flood Plain and Airport Zone Combining Districts

REQUESTED ZONING: Division 1: Suburban Residential (SR:6K[FP][AZ]); Flood Plain and Airport Zone Combining Districts

SUPERVISORIAL DISTRICT: 5th (Williams)

ENVIRONMENTAL DETERMINATION: Categorically Exempt: CEQA Section 15301, Existing Facilities and 15183; projects consistent with a General Plan

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: SUSAN SUMMERFORD

BACKGROUND

PROJECT DESCRIPTION: Request to rezone a property from Single Family Residential with Flood Plain and Airport Zone Combining Districts (R-1[FP][AZ]) to Suburban Residential with Flood Plain and Airport Zone Combining District (SR[FP][AZ]), which is a Zoning Designation consistent with the existing General Plan designation of Suburban Residential (SR). Additionally, the Applicant is requesting a Major Use Permit to allow for a Major Impact Facility to establish a Skilled Nursing Facility (SNF) in an existing 22,633 square foot building located at 131 Whitmore Lane (CR 210C). The building was formerly in use

as an SNF that was in operation until 2007; and has been vacant since that time. As the proposed use of a SNF is now a non-conforming use for the site's current zoning designation of Single Family Residential (R-1), and has been inactive for over a year, it cannot be reestablished per Mendocino County Zoning Code (MCC) Section 20.204.035(a), which states, "Whenever a nonconforming use has been abandoned, discontinued for any reason, or changed to a conforming use, for a continuous period of one (1) year, the nonconforming use shall not be reestablished, and the use of the structures or site thereafter shall be in conformity with the regulations for the zone in which it is located."

RELATED APPLICATIONS:

On-Site

- **Use Permit #83-75**

July 10, 1975 the Zoning Administrator approved a Use Permit to permit remodel and expansion of a legally non-conforming use, the Hacienda Convalescent Hospital

SITE CHARACTERISTICS: The subject parcel is located along South State Street (CR 104A), which intersects with Whitmore Lane (CR 210C) from which it takes access. The building is located directly on the southwest corner. The site is classified as Urban Land and is relatively flat with little to no elevation change throughout. The 22,633 square foot former care facility structure will remain, and is already designed to house a similar use, indicating the need for minimal improvements to the building and site in order to proceed with operations. A small amount of landscaping and vegetation exist around the building, with a planting strip separating the building from Whitmore Lane at the corner.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	Suburban Residential (SR)	Single Family Residential (R1)	(2) 0.18+/- acre parcels	Residential
EAST	Suburban Residential (SR)	Single Family Residential (R1)	South State Street	Roadway
SOUTH	Suburban Residential (SR)	Multi-Family Residential (R3)	< 1 acre R3 parcel	Residential
WEST	Suburban Residential (SR)	Single Family Residential (R1)	<1 acre R1 parcel	Residential

PUBLIC SERVICES:

Access: Whitmore Lane (CR 210C)
 Fire District: Ukiah Valley Fire Protection District
 Water District: Willow Water District
 Sewer District: Ukiah Valley Sanitation District
 School District: Ukiah Unified School District

AGENCY COMMENTS:

On November 21, 2019 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below.

REFERRAL AGENCIES	COMMENT
Department of Transportation	Comments
Environmental Health-Ukiah	Comments
Building Services-Ukiah	No Comment

Airport Land Use Commission	Comments
Willow Water District	No Comment
Mendocino Transit Authority	No Response
Ukiah City Planning Department	No Response
Sherwood Valley Tribe	No Response
Redwood Valley Band of Pomo	No Response
Cloverdale Rancheria	No Response

KEY ISSUES

- 1. General Plan and Zoning Consistency:** The subject parcel has a General Plan designation of Suburban Residential (SR), as defined by Chapter 3 (Development Element) of the Mendocino County General Plan. The Suburban Residential classification is intended;

“to be applied to transitional lands adjacent to cities or towns, including in portions of Community Planning Areas where only residential activities are considered desirable, which lands are appropriate to accommodate future growth. Lands within the Suburban Residential classification should have moderate to light constraints for residential development, should be served by the publicly-maintained road network, and should be located within public service districts or the logical extensions thereof. Portions of lands within the Suburban Residential classification will be appropriate for development of residential subdivisions. Such areas should be developed as major subdivisions, not minor subdivisions; or retained in parcels of sufficient size to be economically developed as subdivisions at some future time. General Uses: Residential developments, mobile home parks, community commercial, mixed uses, cottage industries, public facilities, public services, public assemblies, utility installations”.

The proposal to rezone the site is consistent with the underlying General Plan designation, as evidenced by MCC, Division I, §20.220.005, the General Plan-Zoning Compatibility Chart. The chart lists appropriate zoning locations for specific General Plan designations; which the proposed rezoning of the site from Single Family Residential (R-1) to Suburban Residential (S-R) would be in compliance with should it be approved. The site is also compliant with the stated intention of its' Suburban Residential (SR) General Plan designation in that it is located on a publicly-maintained roadway and is also within a public service district. Additionally, MCC §20.044.005 states, *“Typically the S-R District would be one in which a few specific types of convenience commercial services would be permitted in a residential area. Commercial uses are to be subordinate to the dominant residential character of the area.”* Re-establishment of a SNF meets this criteria; which is supported by MCC §20.212 which allows for zoning designation changes to occur. The surrounding land uses illustrate the cohesion of the area with the stated intentions of both the General Plan and Zoning Suburban Residential (SR) district.

Several Development Element Policies found in the Mendocino County General Plan also support the proposal. **Policy DE-33** states, *“Legal nonconforming structures and uses may be expanded compatible with General Plan, environmental and community objectives, and the regulations contained in the County Zoning Code.”* **Policy DE-35** states, *“Encourage compact development patterns, infill, redevelopment and reuse in community areas to protect natural resources and maximize the efficient use of infrastructure and services.”* **Policy DE-76** states, *“Encourage improvement to existing structures.”* Finally, **Policy DE-95** states, *“Encourage restoration and reuse of buildings and spaces, especially those with community significance, over new construction.”*

The proposed SNF seeks to provide seventy seven (77) beds for elderly residents in a non-medical

assisted living facility, with associated nursing stations, storage and laundry areas, kitchen and community dining area. Existing parking onsite will be restriped and ADA compliant parking spaces provided for. An access ramp shall be installed at the corner of South State Street and Whitmore Lane to provide access to the site. Required parking for the proposed use is based upon its use category as a Family Care Institution, per §20.008.028(c) of the MCC. Therefore, the parking required to be provided is calculated by MCC §20.180.025(d), which dictates one (1) parking space for every five hundred (500) square feet. As the existing building envelope is 22,633 square feet, a total of forty five (45) parking spaces would be required. However, MCC §20.180.015 states, "If a developer can demonstrate that an apartment complex for seniors or residents with special needs will not generate a need for as much parking as regular multifamily residential, the Zoning Administrator has the authority to reduce the number of required parking spaces." The proposal is for a Skilled Nursing Facility with seventy-eight (78) beds, for a target population of elderly, non-ambulatory residents.

2. Use Permit Findings: In addition to the requested rezoning of the site to Suburban Residential (S-R), bringing it into compliance with the underlying General Plan SR designation, the Use Permit being requested to reestablish the SNF is supported by MCC §20.044.020(b), which allows for Major Impact Facilities to be established in the SR zone with the benefit of a Major Use Permit. The proposed Use Permit, however, is required to meet the use permit findings set forth in MCC §20.196.020. Below is a discussion of each finding and how the proposal meets those requirements.

A. That the establishment, maintenance or operation of a use or building applied for is in conformity to the General Plan;

As discussed in the previous section, the proposed rezone of the site from Single Family Residential (R-1) to Suburban Residential (S-R) and Major Use Permit to reestablish a SNF are in conformity with the General Plan designation of Suburban Residential (SR). As well, the Major Impact Facility proposed use is compatible with the intent of the SR land use designation.

B. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;

The site is located on a major collector road, as defined by Appendix A of the General Plan, and is considered an in-fill development, as it is locating entirely within an existing building designed and developed for the specific purpose proposed to be established therein. All utilities, including water and sewage are currently provided for and no expansion of services is anticipated to be required. Additionally, the project site is located within the Ukiah MS4 stormwater treatment area and is therefore required to be in compliance with current stormwater treatment recommendations.

C. That such use will not, under the circumstances of that particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county; provided, that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect;

The proposed rezone is exempt by California Code of Regulations §15183 and the project is considered Categorically Exempt under CEQA Section 15301, Existing Facilities. Staff feels that the proposed reestablishment of a residential care facility cannot be stated to be detrimental or injurious to the community in any way. Conditions of Approval are recommended to ensure that the use permit aspects of the project will not constitute or create a nuisance.

D. That such use preserves the integrity of the zoning district.

The proposed use of a Major Impact Facility would not be an allowable use within the existing zoning designation of Single Family Residential (R-1), therefore the Applicant wishes to avail

themselves of the ability, as allowed by MCC §20.044.020(b), to rezone the site to a district that would allow for a SNF, which is defined as a Major Impact Facility by MCC §20.020.070. As discussed above in Key Issues 1, the desired zoning designation of Suburban Residential is compatible with the General Plan designation for Suburban Residential, per MCC §20.220.005; therefore the integrity of the zoning district remains intact. As an SNF previously existed at this location, the integrity of the zoning district is in fact improved, as the use is now consistent with the function of the structure.

- 3. Environmental Protection:** The proposed rezone is exempt by California Code of Regulations Section 15183, as the project is consistent with the General Plan, which is indicated as Suburban Residential. The use permit, which is required, is considered Categorically Exempt from the provisions of CEQA, pursuant to Section 15301, Class I of Article 19 of the CEQA guidelines. The Class 1 exemption applies to, *“the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination.”* The proposed project meets the criteria of Section 15301 as the subject structure is pre-existing and was previously utilized as an SNF. Only minimal exterior modifications are required, most of which relate to improved accessibility. It has been determined that this project will not have a significant effect on the environment and, therefore, is exempt from the provisions of CEQA.
- 4. Special Plans/Area Plans/ Airport Zone:** The subject site is located within Airport Planning Area B2. The Compatibility Guidelines for Specific Land Uses (Appendix D) lists Residential Care Facility uses as “incompatible” in Airport Zone B2. Additionally, Table 2A of the Mendocino County Airport Comprehensive Land Use Plan (ACLUP) (page 2-6), which lists the compatibility criteria for each zone, lists nursing homes under “Prohibited Uses”. A caveat to that determination is found on Page 2-7 in the notes section accompanying Table 2-A. Note #7 indicates the prohibition, “May be modified by airport-specific policies.” Examples of normally acceptable uses in this zone are single story offices, low intensity retail and low intensity manufacturing. As the building was previously used for the same type of use currently proposed, there is an opportunity for mitigation measures to be implemented that would reduce the levels of impact from intermittent airport noise to the facility. The building has been vacant since 2007; while the demand for skilled nursing facilities has not abated.

The entirety of the surrounding neighborhood and small industrial area to the south for approximately .2 miles are located within the B2 airport zone. Therefore, staff can extrapolate it is unlikely that reuse of an existing building for the same use that it is designed to serve as proposed by this project will have a significant effect on the integrity of the B2 Airport Zone designation. Additionally, the proposed project can be considered as an in-fill development project, per Chapter 2.1.6 which states:

“Where substantial incompatible development already exists, additional infill development of similar land uses may be allowed to occur even if such land uses are to be prohibited elsewhere in the zone. This exception does not apply within the Compatibility Zone A. Projects can be considered “infill” if they meet *all* of the following criteria:

- (a) The Airport Land Use Commission has determined that “substantial development” already exists.
- (b) The project site is bounded by uses similar to those proposed.
- (c) The proposed project would not extend the perimeter of the area developed with incompatible uses.
- (d) The proposed project does not otherwise increase the intensity and /or incompatibility of use

through use permits, density transfers or other strategy.

- (e) The infill area has been identified by the local jurisdiction in its general plan or related document and approved by the Commission.

It can be stated that substantial development in the vicinity of the project site does exist; the surrounding area is populated by single family residences and light industrial and commercial activities. As no expansion of the building footprint is proposed, criteria "c" is satisfied. The purview of the Commission is to determine compatibility to the ACLUP; the County of Mendocino is tasked with discretionary review of use permits. A rezoning of the property will create cohesion between the Zoning Code and General Plan, in addition to providing a needed service housed within an existing building designed for the use as a skilled nursing facility and operated as such for a substantial duration of time.

Per Chapter 3.4.1(b) and Table 2A, "Other Development Considerations", dedication of an aviation easement, overflight easement or deed notice is required for all development projects located within the airport planning area generally and the B2 Airport Zone, specifically. Therefore, the applicant should demonstrate compliance with this requirement prior to project approval from the jurisdictional agency with authority to enforce this requirement.

The Airport Land Use Commission's publically noticed hearing on March 19, 2020 at which this request was to be presented for a consistency determination was cancelled. Given this cancellation, the recommendation from staff that the request be found consistent with ALUC policies is the result progressed to the Planning Commission.

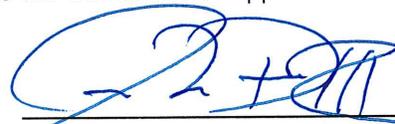
Special Plans/Area Plans/UVAP: The subject site is located on a parcel under the auspices of the Ukiah Valley Area Plan. Policy LU 1.2a calls for promoting in-fill development; which also complies with locating said in-fill projects near public transit (LU 1.4a). A Mendocino Transit Authority (MTA) bus stop is located directly in front of the facility on South State Street.

RECOMMENDATION

By resolution, the Planning Commission recommends that the Board of Supervisors grant the Rezone request and approve the Use Permit for the project, as proposed by the Applicant, based on the facts and evidence contained in the record and subject to the Conditions of Approval.

04-02-2020

DATE

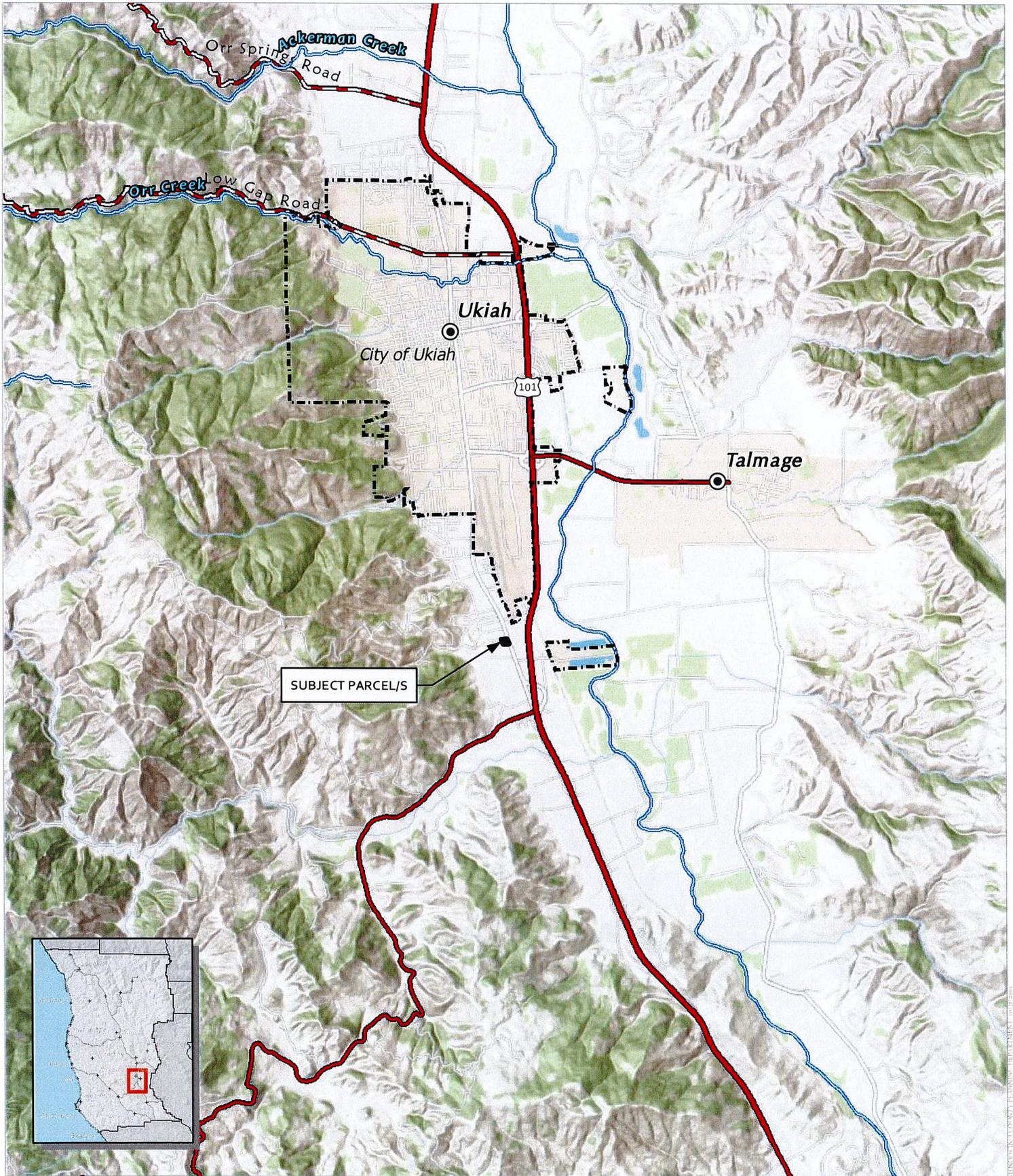


SUSAN H. SUMMERFORD
PLANNER III

ATTACHMENTS:

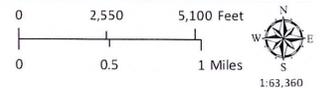
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|--------------------------|------------------------------------|
| A. Location Map | I. Adjacent Owners Map |
| B. Aerial Map (Vicinity) | J. Fire Hazards Map |
| C. Aerial Map | K. Flood Zone |
| D. Rezone Exhibit Map | L. Stormwater Map |
| E. Site Map | M. Water District Map |
| F. Floor Plans | N. Airport Zone Map |
| G. Zoning Map | O. Letter of Support – Cimino Care |
| H. General Plan | |

RESOLUTION AND CONDITIONS OF APPROVAL FOR R 2019-0010 AND U 2019-0027 AND EXHIBIT A:



CASE: U 2019-0027
 OWNER: PALLIVATHUCAL, Joseph & Thresiamma
 APN: 184-044-10
 APLCT: Steve Chou
 AGENT: Steve Chou
 ADDRESS: 131 Whitmore Lane, Ukiah

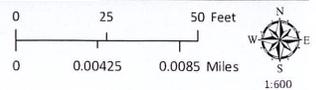
- Major Towns & Places
- Highways
- City Limits
- Major Rivers
- Major Roads





CASE: U 2019-0027
OWNER: PALLIVATHUCAL, Joseph & Thresiamma
APN: 184-044-10
APLCT: Steve Chou
AGENT: Steve Chou
ADDRESS: 131 Whitmore Lane, Ukiah

Public Roads

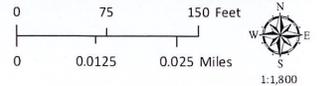


AERIAL IMAGERY
ATTACHMENT B



CASE: U 2019-0027
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 APN: 184-044-10
 APLCT: Steve Chou
 AGENT: Steve Chou
 ADDRESS: 131 Whitmore Lane, Ukiah

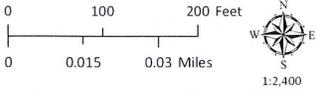
 Public Roads
 Private Roads





CASE: R 2019-0010
 OWNER: PALLIVATHUCAL, Joseph & Thresiamma
 APN: 184-044-10
 APLCT: Steve Chou
 AGENT: Steve Chou
 ADDRESS: 131 Whitmore Lane, Ukiah

-  Zoning Districts
-  Public Roads
-  Assessors Parcels
-  REZONE FROM: R-1 (Single Family Residential)
TO: S-R (Suburban Residential)



WHITMORE LANE

STATE STREET

PARKING

DINING (A)
9'-0" x 24'-0"
218 SF

COURTYARD

NEW DOOR

NEW DOOR

PROJECT WORK

OUTDOOR RECREATION

BACK OF FACILITY

PARKING



SITE PLAN
1" = 20'-0"

RUFF + ASS
Architecture Planner
100 West Standley Street
Phone: 707-472-0525
e-mail: ruffard@rul
copyright © BY RUFF + ASSOCI

CA License # C11730 - 8547217



MENDOCINO CARE CENTER
NEW BACK DOORS, DECK & RAMP
131 WHITMORE LANE
UKIAH, CA, 95482

TITLE SHEET

DRAWN BY: *ADP/2.1*

CHECKED BY: *RPR*

DATE CREATED: 8/30/13

DATE ISSUED:

SCALE: AS NOTED

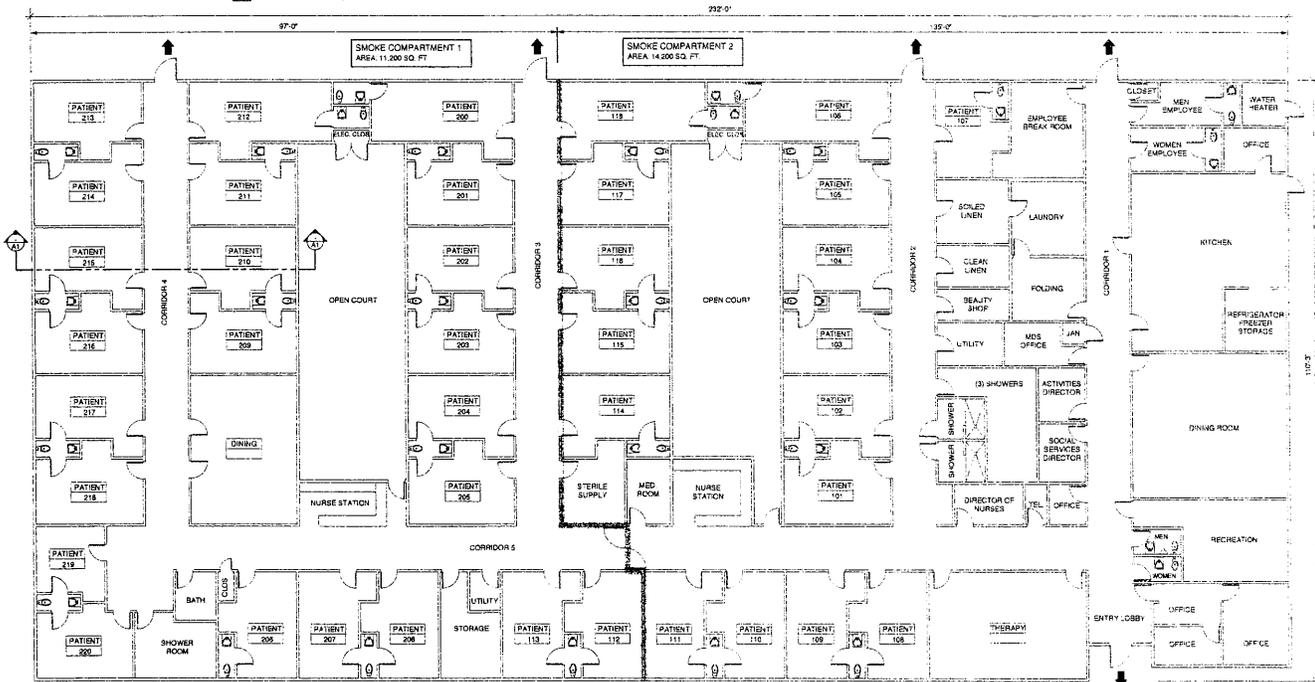
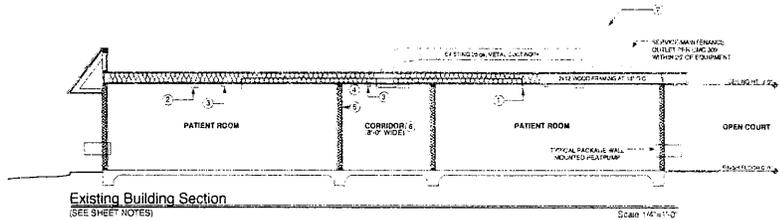
PAGE

T1.1

SHEET OF

SHEET NOTES:

- 1 FACILITY IS FULLY SPRINKLERED, ROOMS & CORRIDORS
- 2 EXISTING SURFACE MOUNTED LIGHTING FIXTURE TYP
- 3 AREA SMOKE DETECTOR IN ASSEMBLY ROOMS AND CORRIDORS - TYP FACILITY HAS AN EXISTING SMOKE DETECTION AND ALARM SYSTEM
- 4 1 HOUR RATED CEILING PER CBC TABLE 7.0 ITEM (X) 1.1 - WOOD JOISTS SPACED @ 16" O.C. WITH SFP TYPE 7 OVERHUNG WALL BOARDS MAILED TO JOISTS WITH 3/4" COOLER OR WALLBOARD NAILS AT 16" O.C.
- 5 1 HOUR RATED WALL CONSTRUCTION PER CBC TABLE 7.0 ITEM (X) 1.1 - WOOD STUDS WITH 5/8" WOOD STUD INTERIOR PARTITION WITH OVERHUNG WALLBOARD EACH SIDE - 3/4" WOOD STUDS AT 16" O.C. WITH SFP TYPE 7 OVERHUNG WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY MAILED WITH 3/4" COOLER UP WALLBOARD NAILS AT 16" O.C.
- 6 1 HOUR RATED CORRIDOR PER CBC 1004.2.3.1 - THE CORRIDOR WALLS MAY TERMINATE AT THE CORRIDOR MEMBRANE
- 7 WOOD JOISTS ALIVE AND MORE THAN 2000 CFM WILL NEED TO HAVE DOWN DRAFT FIRE ALARM ACTIVATION PER CALIF. SMOKE DETECTOR REQUIREMENTS FOR EXIST DETECTOR REQUIREMENTS
- 8 EXIT OUT OF BUILDING
- 9 1 HOUR SMOKE BARRIER WITH 20 MIN. DOORS PER 201.1 CBC 306.2.2.1



Floor Plan Scale 1/8" = 1'-0" JAN 11 2008 NORTH

ATTACHMENT F

PROJECT TITLE

Mendocino Healthcare Center

131 Whitmore Lane Ukiah, CA

Kitchen Project

LA A E

621 Towne Street
Sedona, California
92372

SSHPD PERMIT NUMBER
SS 000000-23

REGISTERED ARCHITECT
C-26104
2-20-11
STATE OF CALIFORNIA

OWNER
TEP Engineering
Mechanical Engineer
100 Green Creek Road Suite 204
Sedona, AZ 86340
Phone: (928) 284-0000
E-MAIL: ted@tep.com

MECHANICAL ENGINEER
Myers Engineering Group
Mechanical Engineer
10800 Central Ave
Santa Rosa, CA 95405
Phone: (707) 527-8419
Lorilee Lamy Myers

MECHANICAL ENGINEER
MKM & Associates
Mechanical Engineer
441 College Avenue
Santa Rosa, CA 95401
Phone: (707) 528-1888
ORNEY: (707) 528-1888

NO.	DESCRIPTION	DATE
1	ISSUE FOR CONSTRUCTION	

DATE: 01/11/08
SCALE: AS SHOWN

LIFE SAFETY PLAN

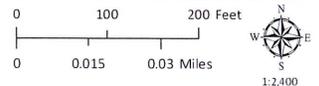
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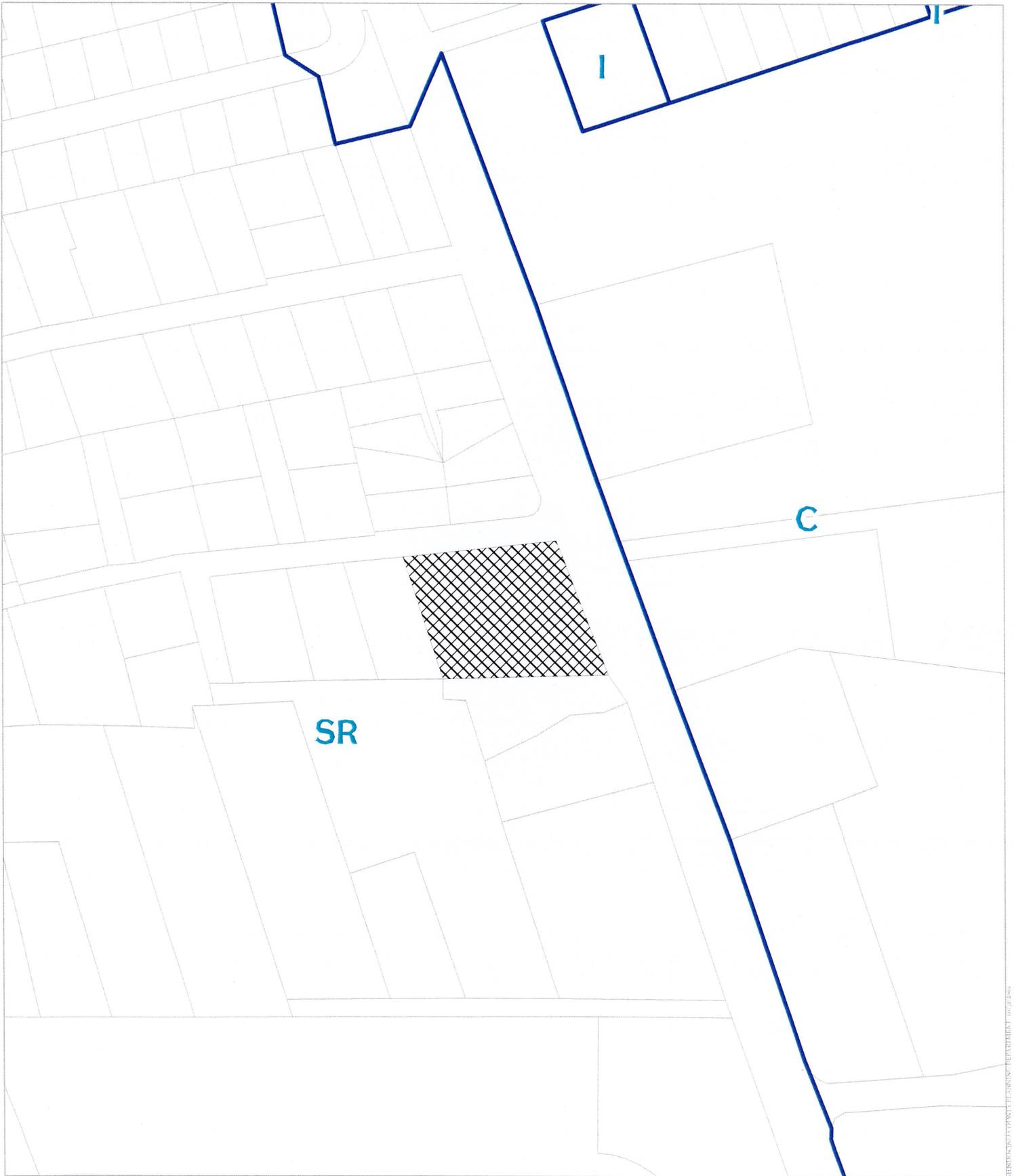
L E F T A R T A M E N T F



CASE: U 2019-0027
 OWNER: PALLIVATHUCAL, Joseph & Thresiamma
 APN: 184-044-10
 APLCT: Steve Chou
 AGENT: Steve Chou
 ADDRESS: 131 Whitmore Lane, Ukiah

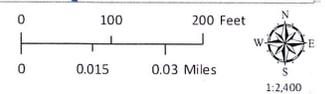
 Zoning Districts

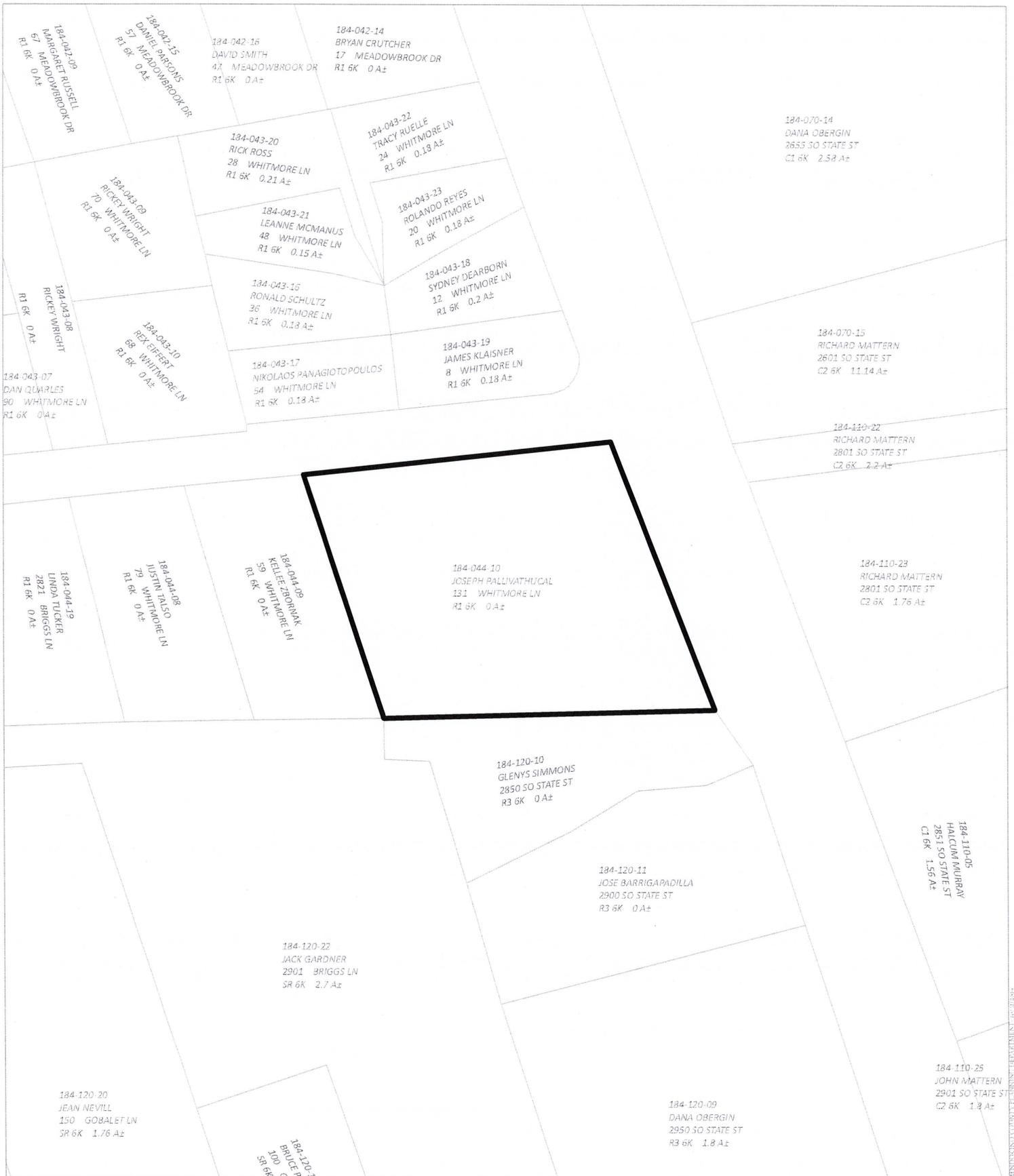




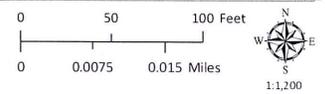
CASE: U 2019-0027
 OWNER: PALLIVATHUCAL, Joseph & Thresiamma
 APN: 184-044-10
 APLCT: Steve Chou
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 ADDRESS: 131 Whitmore Lane, Ukiah

 General Plan Classes

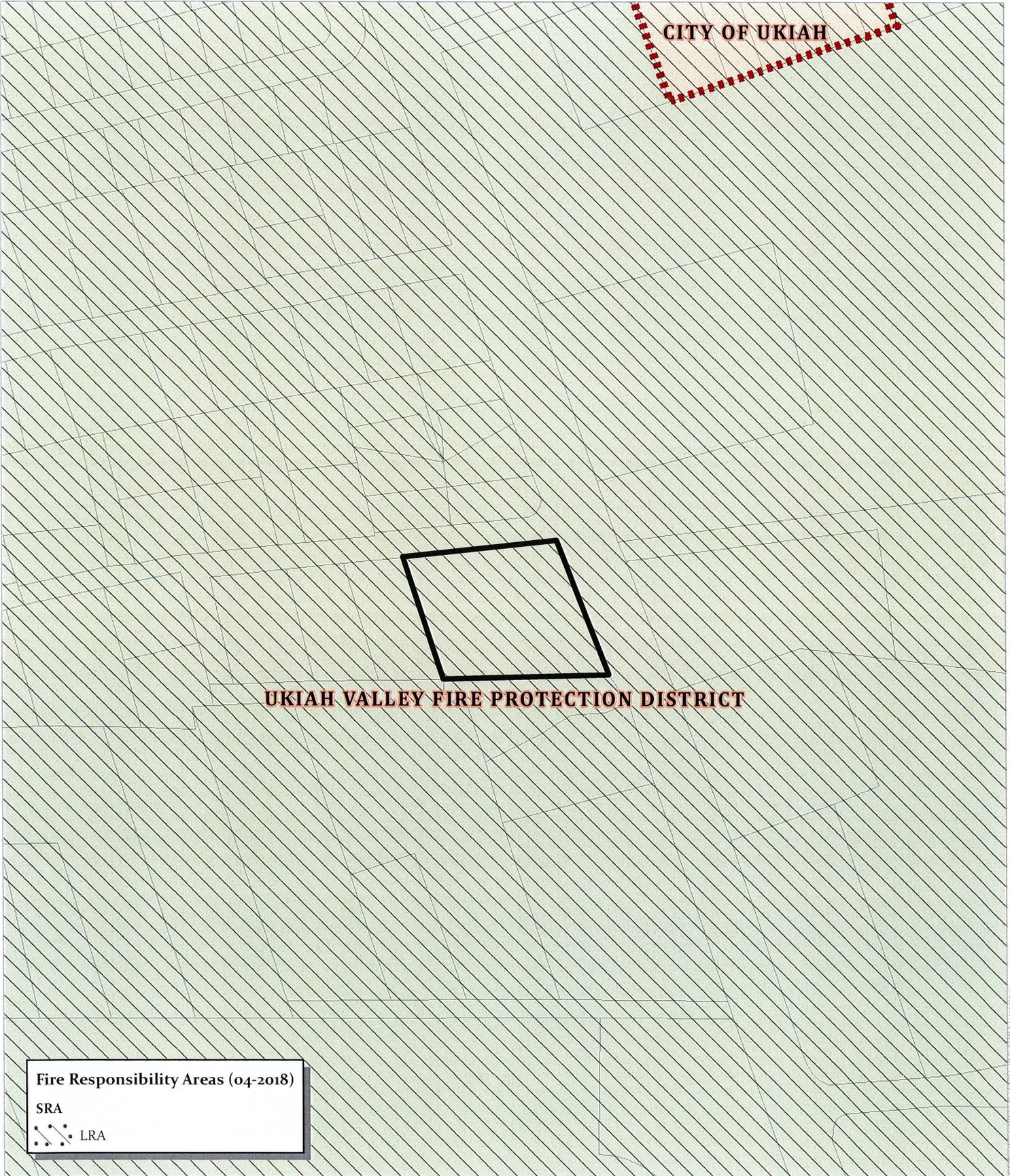




CASE: U 2019-0027
 OWNER: PALLIVATHUCAL, Joseph & Thesiamma
 APN: 184-044-10
 APLCT: Steve Chou
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 ADDRESS: 131 Whitmore Lane, Ukiah



ADJACENT PARCELS
 ATTACHMENT I



CITY OF UKIAH

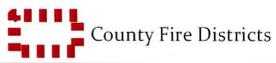
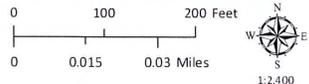
UKIAH VALLEY FIRE PROTECTION DISTRICT

Fire Responsibility Areas (04-2018)

SRA

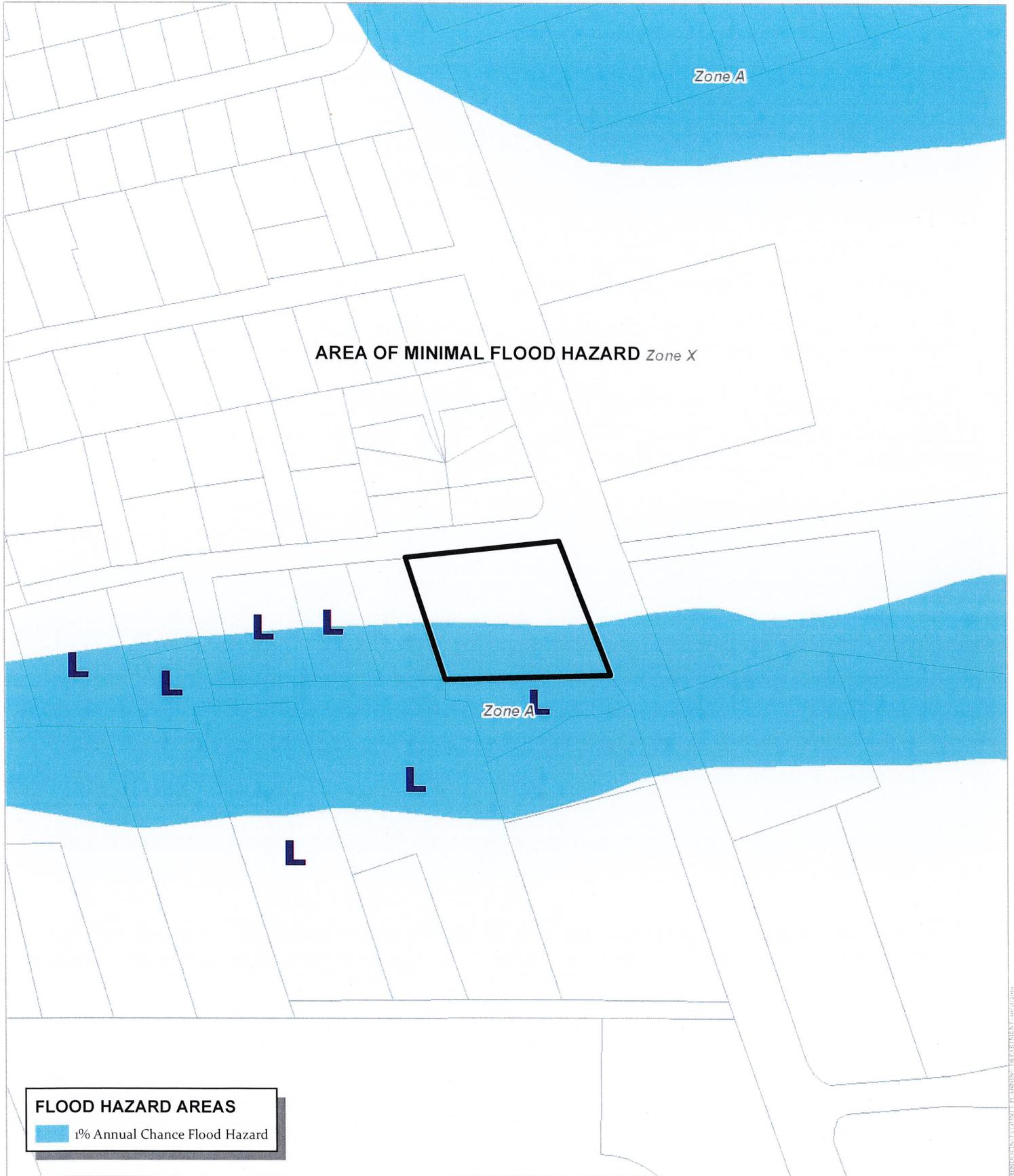
LRA

CASE: U 2019-0027
 OWNER: PALLIVATHUCAL, Joseph & Thresiamma
 APN: 184-044-10
 APLCT: Steve Chou
 AGENT: Steve Chou
 ADDRESS: 131 Whitmore Lane, Ukiah



LOCAL RESPONSIBILITY AREA

ATTACHMENT J

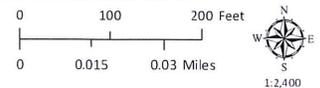


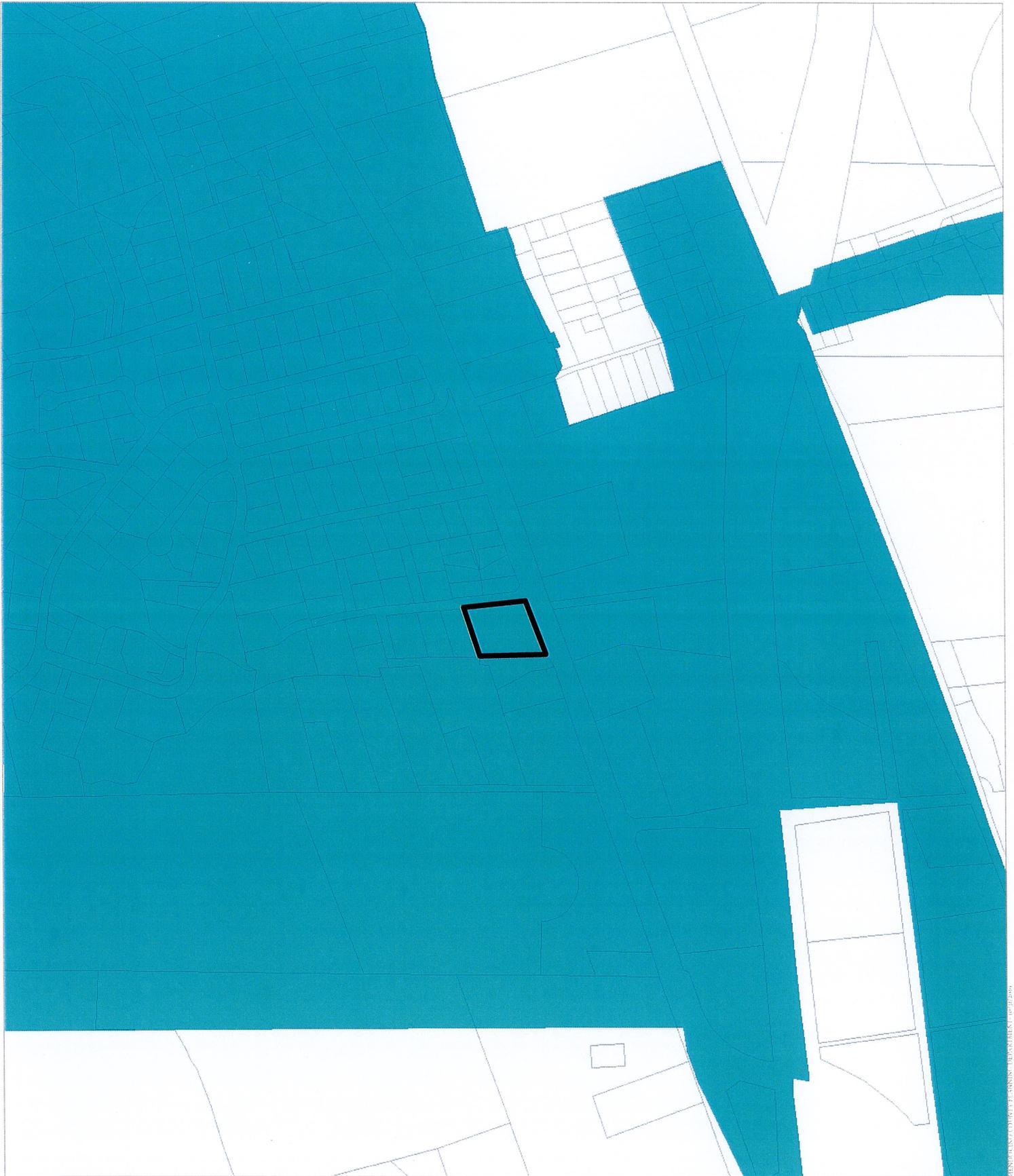
FLOOD HAZARD AREAS

1% Annual Chance Flood Hazard

CASE: U 2019-0027
 OWNER: PALLIVATHUCAL, Joseph & Thresiamma
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 ADDRESS: 131 Whitmore Lane, Ukiah

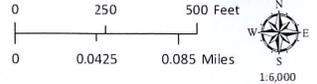
L LOMA Letters

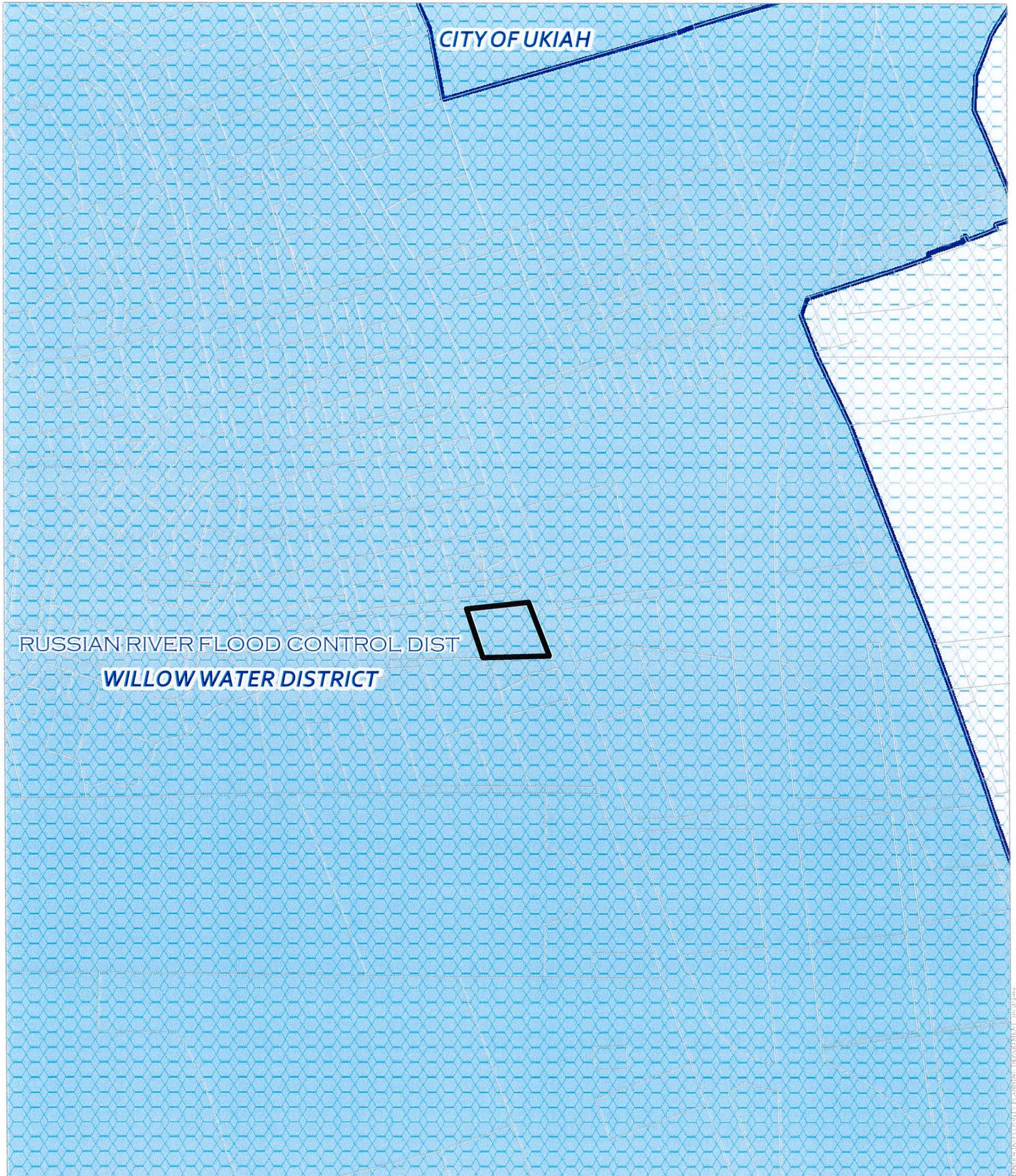




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OWNER: PALLIVATHUCAL, Joseph & Thresiamma
APN: 184-044-10
APLCT: Steve Chou
AGENT: Steve Chou
ADDRESS: 131 Whitmore Lane, Ukiah

 Ukiah Stormwater Areas





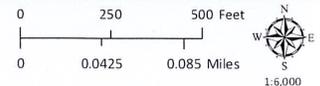
CITY OF UKIAH

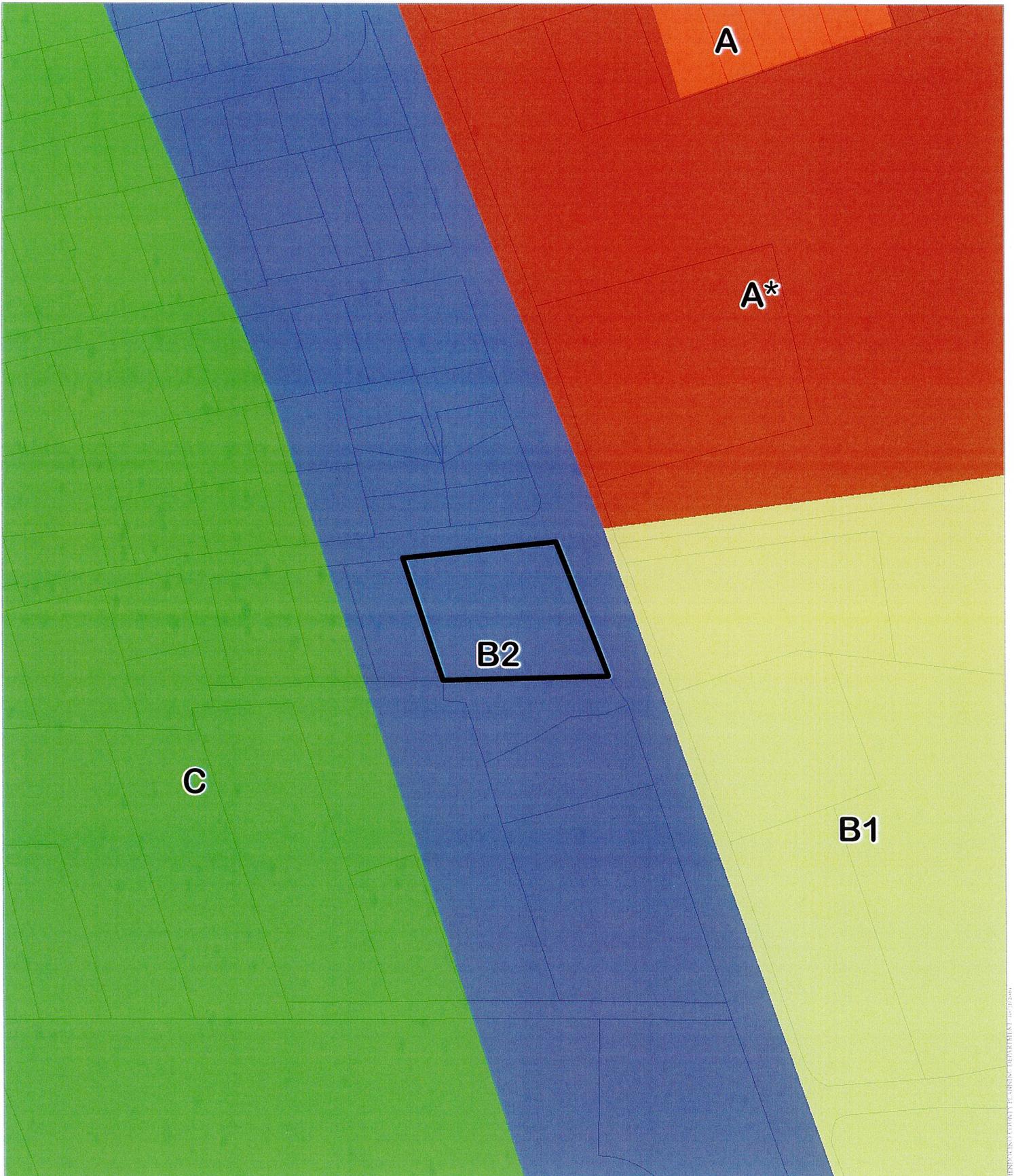
RUSSIAN RIVER FLOOD CONTROL DIST

WILLOW WATER DISTRICT

CASE: U 2019-0027
 OWNER: PALLIVATHUCAL, Joseph & Thresiamma
 APN: 184-044-10
 APLCT: Steve Chou
 AGENT: Steve Chou
 ADDRESS: 131 Whitmore Lane, Ukiah

 Russian River Flood District
 County Water Districts





CASE: U 2019-0027
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 APN: 184-044-10
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 AGENT: Steve Chou
 ADDRESS: 131 Whitmore Lane, Ukiah

