



## NOTICE OF CEQA EXEMPTION

**TO:** X Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**FROM:** City of Ukiah  
300 Seminary Avenue  
Ukiah, CA 95482

X County Clerk  
500 Low Gap Road  
Ukiah, CA, 95482

**PROJECT TITLE:**

Approval of a Minor Site Development Permit to renovate and repurpose an existing commercial structure and utilize its previously approved signage allowance for continued restaurant use. The project includes the integration of a drive-through component, as permitted under Ukiah City Code (UCC) §9081, and in compliance with the off-street parking requirements of UCC §9198(D); File No. 25-000241.

**PROJECT LOCATION:**

105 Pomeroy Street, Ukiah, CA; APN 002-247-02

**PUBLIC AGENCY DECIDING TO CARRY OUT PROJECT:**

City of Ukiah, Zoning Administrator

**DATE OF APPROVAL:**

April 15, 2025

**NAME OF PROJECT APPLICANT:**

UK 105 Investments, LLC (Victor Chiang)

**TO:** X Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**FROM:** City of Ukiah  
300 Seminary Avenue  
Ukiah, CA 95482

X Mendocino County Clerk- Recorder  
501 Low Gap Road, STE 1020  
Ukiah, CA 95482

**CEQA EXEMPTION STATUS:**

- Ministerial
- Declared Emergency
- Categorical Exemption: Article 19, Class 1, Section 15301 (Existing Facilities) (a), Minor interior or exterior alterations.**
- Statutory Exemption Section

**PROJECT DESCRIPTION:** The applicant, UK 105 Investments, LLC, formally applied to renovate and reuse the existing commercial structure at 105 Pomeroy Street. The structure, originally constructed in 1969, has historically operated as a 'Formula Restaurant – Eating & Drinking Establishment'. The most recent tenant vacated the structure in 2023, and it has remained unoccupied since. The Applicant proposes to renovate and reuse the existing 3,100-square-foot structure within its current footprint for continued restaurant use as a 'Habit Burger & Grill', integrating a drive-through component as allowed under Ukiah City Code (UCC) §9081 – (Allowed Uses – C1) and in compliance with UCC §9198(D) (Off-Street Parking – Drive Through). A Minor Site Development Permit

is required to facilitate façade updates, expand landscaping, and reconfigure parking and site circulation.

**REASONS WHY PROJECT IS EXEMPT:** The proposed project 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 relatively limited renovations to an existing 4,400-square-foot commercial structure, avoiding any significant changes to the building's footprint or surrounding site. The project involves renovations to an existing 3,100-square-foot commercial structure previously occupied by a sit-down restaurant, for reuse as a quick-service restaurant with a drive-through. The building's footprint will remain unchanged, with proposed improvements including interior remodeling, exterior façade upgrades, and the addition of a drive-through lane. No major site grading or disturbance to natural features is proposed with the exception.

The project is consistent with the site's Highway Commercial land use designation, community commercial zoning district, the 2040 Ukiah General Plan, and all relevant local planning policies. Staff has determined that the project will not impact sensitive environmental resources, including habitats for endangered species, geologically sensitive areas, or sites of historical or archaeological significance, nor will it result in a substantial change from the previous long-term restaurant operator..

**Lead Agency Contact Person:** Jesse Davis, Chief Planning Manager  
**Phone Number:** (707) 463-6207  
**Email:** [jdavis@cityofukiah.com](mailto:jdavis@cityofukiah.com)

This is to certify that the Notice of Exemption and other project related documents are available to the General Public at: Community Development Department, Planning Division, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482.

  
Signature (Public Agency)

04-15-2025  
(Date)

Chief Planning Manager  
(Title)