

NOTICE OF CEQA EXEMPTION

TO: X Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

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

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

PROJECT TITLE: Applebee's Minor Site Development Permit for a Remodel to Incorporate a Dual-Branded Restaurant Concept

PROJECT LOCATION: 1201 Airport Park Blvd, Ukiah, CA; APN 180-080-41

PUBLIC AGENCY DECIDING TO CARRY OUT PROJECT: City of Ukiah, Zoning Administrator

DATE OF APPROVAL: October 3, 2025

NAME OF PROJECT APPLICANT: Rodeo Builders (Peyman Kohanbash)

TO: X Office of Land Use and Climate Innovation
1400 Tenth Street
Sacramento, CA 95814

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

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

CEQA EXEMPTION STATUS:

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


PROJECT DESCRIPTION: On August 18, 2025, the City of Ukiah received an application from Rodeo Builders (Peyman Kohanbash) for a proposed remodel at 1201 Airport Park Boulevard. The project introduces a dual-branded restaurant concept that would incorporate an IHOP into the existing Applebee's.

The applicant is proposing a minor remodel with no changes to the building's footprint or seating layout. The planned updates are primarily cosmetic and include:

- Additional signage for IHOP branding, specifically adding a new can to the monument sign.
- No structural work proposed.
- New flooring finish.
- New paint and artwork.
- New furniture, including booths, tables, and chairs.

FILED

OCT 15 2025

KATRINA BARTOLOMIE
MENDOCINO COUNTY CLERK
By  Deputy

RECEIVED FROM 10/15/25 TO 10/16/25

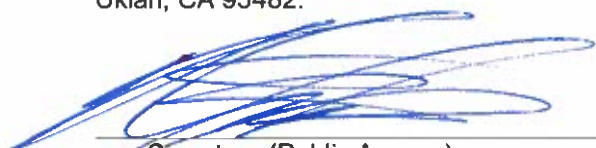
- New interior light fixtures (utilizing existing J-box connection).
- New exterior awning colors.
- New exterior paint.
- Extension of the bar die wall and top.
- Reconfiguration of existing kitchen equipment, with the existing hood remaining.
- An ADA Survey is proposed, with plans for compliance with recommendations

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). This exemption applies to minor interior or exterior alterations of existing structures within urbanized areas. The project consists of cosmetic renovations to an existing commercial building for continued restaurant use, with no changes to the building footprint, site grading, or disturbance of natural features.

Furthermore, the project is consistent with applicable zoning and planning regulations, including the Ukiah 2040 General Plan, Ukiah City Code, and other relevant local policies. It aligns with the City's established land-use framework for the site and will not adversely affect sensitive environmental resources such as endangered species habitat, geologically sensitive areas, or sites of historical or archaeological significance.

Lead Agency Contact Person: Katherine Schaefer, Planning Manager
Phone Number: (707) 463-6203
Email: kschaefer@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)

10-15-2025
(Date)

Planning Manager
(Title)