

2 COMMUNITY DESIGN

COMMUNITY DESIGN IS an optional element that is not defined in California regulations. It is one of the more popular elective General Plan elements; more than 120 of California's 265 incorporated cities have design elements. Nearly half the State's counties and over half of its cities have Design Review boards. The Community Design Element is intended to establish policy parameters for accommodating all views of the area's appearance. The first section of this Element is about design guidelines and administration of guidelines. This is followed by a discussion of the components of design throughout the Valley. Within each section, there is an explanation box identifying to which land uses the section applies.

2.01 Design guidelines and standards

2.01.01 Summary of major findings

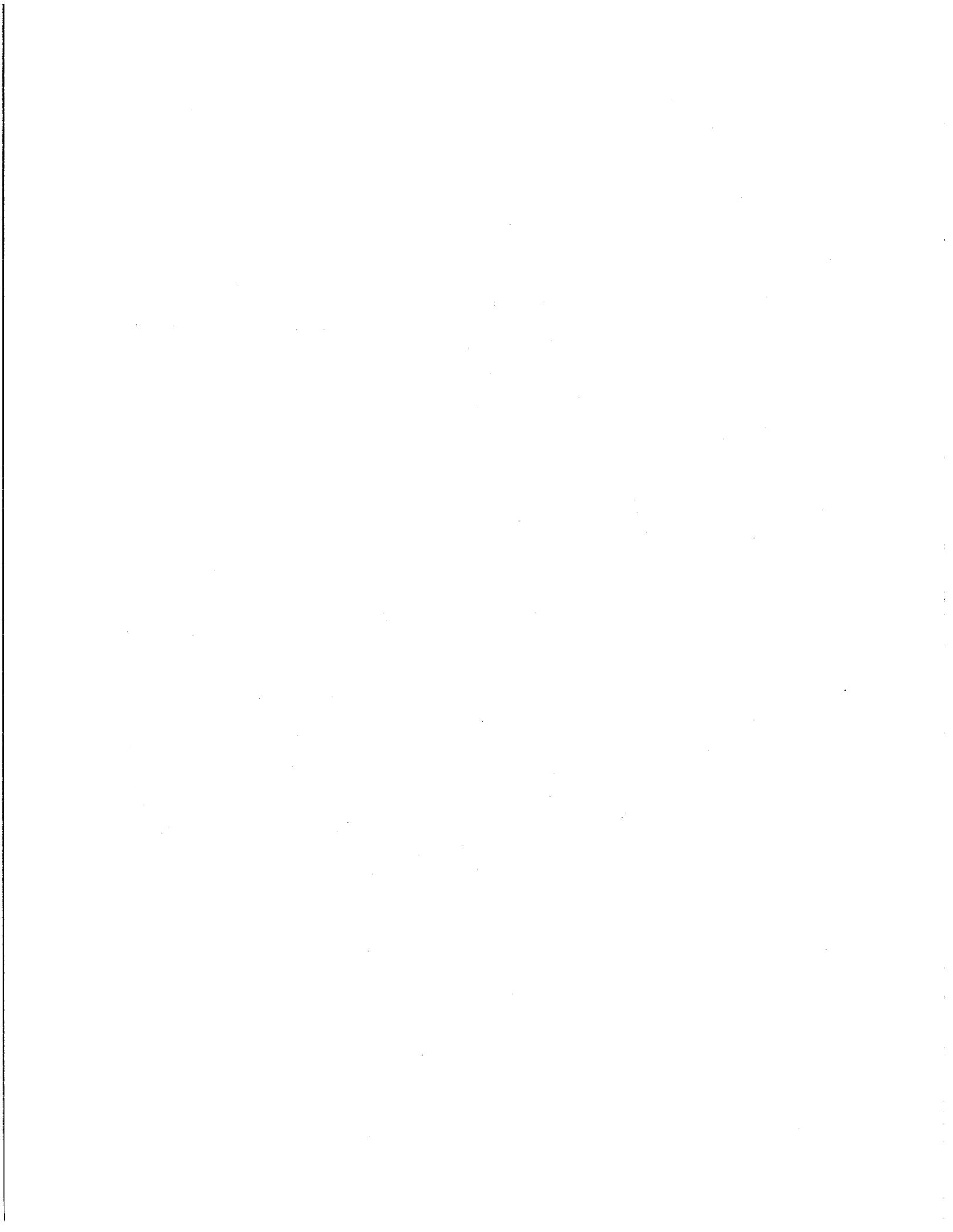
During the community visioning process for this element, the need to ensure that buildings are "attractive" and "aesthetically pleasing" was stressed. Additionally, attractive landscaping of new commercial and industrial development was considered important. Recently, the city has been making efforts to improve its appearance through stronger landscaping requirements.

Design guidelines provide an opportunity for creating districts which provide a "sense of place." For example, Downtown benefits from a relatively high density of architectural and historically significant structures which could be complemented and further enhanced by new development. In this area, it is especially critical to ensure that new buildings adjoin directly onto sidewalks rather than be sited behind parking lots to ensure an attractive and inviting environment for pedestrian shoppers. The downtown area and other commercial areas need guidelines to ensure that buildings are articulated in terms of scale and design so that they create an attractive environment. A *Downtown Design Guideline* has already been adopted by the City as a part of the 1992 Downtown Master Plan.

<i>Explanation VI.2-XIII: Applicability of this section of the Element</i>	
Section applies to	City and County
<i>Administration:</i>	
Incorporated areas	City
Planning area	County
<i>Applicable to:</i>	
Single family homes	No
Multi-family	Yes
Commercial	Yes
Industrial	Yes
Public	Yes
Planned Developments	*Yes
Specific Plans	*Yes
* - Overall design concepts and overall project	

Design guidelines need to be consistent between the City and the County to ensure that, through the application of a uniform set of criteria residents of the Valley as a whole know what to expect in terms of design standards. By providing those wanting to build new structures with similar criteria, "design shopping" for the "cheaper" requirements can be avoided.

The visual character of commercial and industrial developments within the City of Ukiah and outlying communities could be improved by developing and enforcing sign and landscaping standards. Such standards are especially important along the Highway 101 and the railroad corridors.



Newer residential neighborhoods also present design opportunities during subdivision review. Increasingly narrow lots and ever larger garages are turning many newer neighborhoods into monotonous streetscapes dominated by garage doors and driveways in place of inviting porches and facades which characterize older neighborhoods. Alleyways for accessing garages, roomy front porches, or other traditional small town design characteristics could be encouraged through design standards to ensure that new neighborhoods mimic the positive visual qualities of the City's older neighborhoods.

County staff will function as the primary reviewing body for design review once the Guidelines are adopted. Both the City and County staffs have the ability to draw upon technical advisors when needed, much as the City Planning Commission has provided design and technical advice for the Redevelopment design review process.

2.01.02 General Plan goals, policies, and implementing programs

Goal CD-1: Establish a design review program appropriate for the Ukiah Valley.

Policy CD-1.1: Encourage appropriate scale, materials, setbacks, and landscaping to enhance the Valley's beauty and historic fabric.

Implementation Measure CD-1.1(a): Ensure that the design standards in the Land Development Code include standards for material compatibility with the visual fabric of the area in terms of material, siting, scale, and landscaping. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

Implementation Measure CD-1.1(b): Develop a resource list showing where design amenities can be acquired by property developers. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

Policy CD-1.2: Ensure consistent design guidelines throughout the Ukiah Valley.

Implementation Measure CD-1.2(a): To streamline and provide consistency to the design review process, create a combined City-County Ukiah Valley Design Review Committee to prepare the *Ukiah Valley Design Guidelines*. [Timeframe for completion: Short-term planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

Implementation Measure CD-1.2(b): The City shall administer the Design Review Guidelines through a Design Review Committee that passes advisory recommendations during the Site Development Review process. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Planning Department]

Goal CD-2: Seek out future designs to become "preservable" structures.

Policy CD-2.1: Encourage developers to construct new buildings and settings of such quality that Ukiah's future citizens will wish to protect them.

Implementation Measure CD-2.1(a): Utilize design standards in the Land Development Code which help to create quality designs which future residents will want to preserve. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County]

♦ *Agency/Department responsible:* City Planning Department and County Department of Planning and Building]

Policy CD-2.2: Ensure that developments relate harmoniously with each other within districts.

Implementation Measure CD-2.2(a): Include design standards that reflect the land use intensity and the different design needs for separate areas within the Valley. [*Timeframe for completion:* Ongoing planning period ♦ *Measure applies to:* City and County ♦ *Agency/Department responsible:* City Planning Department and County Department of Planning and Building]

Goal CD-3: Provide an aesthetically pleasing urbanscape.

Policy CD-3.1: Establish Design Review guidelines tailored to neighborhood character and land uses.

Implementation Measure CD-3.1(a): The design review guidelines in the Land Development Code shall be reflective of neighborhood character and land use intensity. [*Timeframe for completion:* Ongoing planning period ♦ *Measure applies to:* City and County ♦ *Agency/Department responsible:* City Planning Department and County Department of Planning and Building]

Goal CD-4: Seek uniform, attractive landscaping standards for non-single family residential development throughout the Valley.

Policy CD-4.1: Establish and enforce landscaping standards in all non-single family residential, multi-family residential, commercial, and industrial development and all redevelopment projects.

Implementation Measure CD-4.1(a): Create a combined City-County landscape program to ensure uniform standards and requirements for new non-single family residential, multi-family residential, commercial, industrial development, and all redevelopment projects. [*Timeframe for completion:* Ongoing planning period ♦ *Measure applies to:* City and County ♦ *Agency/Department responsible:* City Planning Department and County Department of Planning and Building]

Policy CD-4.2: Encourage planting of native trees and plants.

Implementation Measure CD-4.2(a): Utilize design standards that encourage the planting of native, adaptive, and drought resistant vegetation in all introduced and approved landscaping plans. [*Timeframe for completion:* Ongoing planning period ♦ *Measure applies to:* City and County ♦ *Agency/Department responsible:* City Planning Department and County Department of Planning and Building]

Policy CD-4.3: Require landscaping that will result in the creation of new street canopies.

Implementation Measure CD-4.3(a): The landscape standards in the Land Development Code shall include provisions for street canopies and streetscape enhancement. [*Timeframe for completion:* Ongoing planning period ♦ *Measure applies to:* City and County ♦ *Agency/Department responsible:* City Planning Department and County Department of Planning and Building]

Implementation Measure CD-4.3(b): The City and County shall cooperate to permit planting of canopy trees within the rights-of-way to improve or enhance the streetscape.

[Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County
 ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

2.02 The Ukiah Valley setting

2.02.01 Summary of major findings

The scenic setting of the Ukiah Valley is the city of Ukiah's primary aesthetic asset. Views of wooded or chaparral covered mountains provide a dramatic backdrop for all parts of the City and the Ukiah valley. The City's western neighborhoods abut directly against wooded hillsides, while views of the steep Mayacama Mountains across the valley can be seen to the east down City streets. While most of these ridges are too steep for significant development, pressure to develop the lower flanks will likely increase, with possible adverse aesthetic impacts due

to grading or insensitive building or landscape design. The City has recently proposed revisions to its hillside development standards due to this concern.

Explanation VI.2-XIV: Applicability of this section of the Element

Section applies to Unincorporated County Administration:

Planning area	County
Applicable to:	
Agriculture buildings	No
Single family homes	No
Multi-family	Yes
Commercial	Yes
Industrial	Yes
Public	Yes
Planned Developments	*Yes
Master/Specific Plan Areas	*Yes

* - Overall design concepts and overall project

Vineyards and pear orchards dominate much of the open space surrounding the City, particularly to the east and south. These intensive agricultural areas provide a strong and pleasant contrast with the developed urban areas of the Ukiah valley and provide much of its rural, attractive character.

The Russian River, and its associated riparian groves of trees, also provide a major visual element as it flows through the valley. Much of the river flows through undeveloped flood plain or agricultural areas, which has helped to preserve some of its natural qualities. Creeks flowing from

the western hills flow through parts of the city and contain vestiges of native vegetation. However, because of urban development, some of the natural scenic quality of these creeks has been diminished. Public vantage points in terms of views of the river and area creeks are also somewhat limited.

Throughout Ukiah and in scattered areas throughout the valley are surviving groves of valley oak forests which originally carpeted much of the valley's floor. Because of their large size, these remaining trees provide a significant silhouette and add immeasurably to the visual character of the area. Many outstanding large trees of all species, which are significant visual resources and part of the heritage of the community, can be conserved or protected through creative site design.

Part of the role of community design in maintaining this panorama and the attractive first impression of the Valley is to ensure that the areas in which "urban scale" development is likely to occur — Ukiah, Calpella, The Forks, and Talmage — continue to be separate and distinct areas. These areas are considered likely to develop due to the availability of public services and community facilities. Retaining this requires green space between the communities.

2.02.02 General Plan goals, policies, and implementing programs

Goal CD-5: Preserve and enhance the scenic setting of the Ukiah valley.

Policy CD-5.1: Maintain areas without urban scale development that provide visual separation between the Valley's communities.

Implementation Measure CD-5.1(a): Consider the visual effects of density when assigning land use density and building intensity in areas between communities. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

Policy CD-5.2: Preserve native riparian vegetation on both the Russian River and along tributary creeks in the Ukiah Valley.

Implementation Measure CD-5.2(a): Implement provisions of the Open Space Element related to riparian habitat in the Design Review Guidelines. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

Policy CD-5.3: Encourage an attractive US 101 viewshed.

Implementation Measure CD-5.3(a): Ensure that design standards in the Land Development Code incorporate provisions to be responsive to enhancing or complementing views from US 101 through the use of landscaping or other site design characteristics. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

Goal CD-6: Ensure community separation and identification.

Policy CD-6.1: Enhance, protect and preserve viewsapes and visually important community separators.

Implementation Measure CD-6.1(a): Provide guidelines and design recommendations for property owners which assist in their pre-planning for development when their properties are located in highly visible areas. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

2.03 The "Gateways"

2.03.01 Summary of major findings

A "gateway" is a term used to describe the "first impression" that a resident or visitor has of the Ukiah Valley. For the General Plan, there are two levels of gateways. The first level is the gateways into the Valley — US 101, Highways 20 and 253, and Eastside Road. In general, most participants in the visioning process find that the entry points to the Valley present an attractive panorama of orchards, vineyards, and trees. The natural appearance of the Valley is well-recognized as attractive and beautiful.

These beautiful gateway views of the Valley can become cluttered with large scale buildings of "utilitarian" design and a proliferation of signs and billboards. Thus the beauty which could otherwise be both an attraction to visitors and source of pride for residents would be lost.

The second gateway level is the entrance into the City itself. There are six main gateways to the City and its environs: North State Street, South State Street, Perkins Street, Gobbi Street, Talmage Road, and Low Gap Road. The City gateways are less of a panorama, in that one sees a more narrow scope of view — the streetscape and immediately-visible buildings or lots. Much of the discussion about "how Ukiah looks" when one enters the City is based on the impressions of the area's heaviest concentration of commercial development with the Crossroads Shopping Center (which is in the unincorporated County) at the north, Orchard Plaza at Perkins, and the new WalMart at Talmage. Although Gobbi still retains some large mature treecover, the area close to the railroad opens to "satellite" or "strip-style" commercial development.

<i>Explanation VI.2-XV: Applicability of this section of the Element</i>	
<i>Section applies to</i>	City and County
<i>Administration:</i>	
Incorporated areas	City
Planning area	County
<i>Applicable to:</i>	
Agriculture buildings	No
Single family homes	No
Multi-family	Yes
Commercial	Yes
Industrial	Yes
Public	Yes
Planned Developments	*Yes
Master/Specific Plan Areas	*Yes
* - Overall design concepts and overall project	

The corridor of commercial development along State Street is a strong, visually dominant element in both Ukiah and other parts of the Ukiah valley. For visitors and residents alike, generally both the initial and most frequent impressions of Ukiah are made while traveling along this thoroughfare. To a lesser extent this is also true of Perkins Street, Gobbi Street, and Talmage Road. Outside the City's immediate downtown area, much of State Street is dominated by a typical strip development type of streetscape. While street trees have been installed along some property frontages, the trees species used for the most part lack the ultimate growth size needed to provide a more significant visual presence in softening or unifying the streetscape.

2.03.02 General Plan goals, policies, and implementing programs

Goal CD-7: Improve the appearance of area gateways.

Policy CD-7.1: Establish public policy to enhance and improve the appearance of area gateways.

Implementation Measure CD-7.1(a): Utilize redevelopment powers and other property improvement incentives to encourage property owners to rebuild, restore, or generally enhance the appearance of gateway areas. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

Implementation Measure CD-7.1(b): Utilize volunteer efforts and make available public rights-of-way for planting trees and flowers to improve the gateway streetscape. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

2.04 Agricultural and scenic area character

2.04.01 Summary of major findings

The rural character of the area is a major part of its heritage, as are the achievements in agriculture, horticulture, and historical and archaeological sites. Because of the “nature” of plant growth and decline, this issue is often overlooked. Thus it becomes necessary to identify these sites and contributions, seek to preserve the locale, conserve the character, propagate the genetic material, or record the heritage of this part of our history.

2.04.02 General Plan goals, policies, and implementing programs

Goal CD-8: Recognize that general area appearance — especially of the orchards and vistas — is a cultural and visual resource.

Policy CD-8.1: Encourage the preservation of scenic views, vistas, and streetscapes.

Implementation Measure CD-8.1(a): Develop City and County design guidelines to assist new development in the rural areas of the Valley to include design and siting features that are intended to preserve the vistas and agrarian appearance of the area.

[Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

Section applies to	County
Administration:	
Planning area	County
Applicable to:	
Agriculture buildings	No
Single family homes	No
Multi-family	Yes
Commercial	Yes
Industrial	Yes
Public	Yes
Planned Developments	*Yes
Master/Specific Plan Areas	*Yes
* - Overall design concepts and overall project	

2.05 A sense of place

“sense of place” is a term that refers to a subjective positive feeling that one is able to experience in a location. While there is no “hard and fast” definition as to what constitutes a “sense of place,” effectively it is how a community or area is described, its comfort level, and the positive feelings to return to the area. A sense of place is an important part of the success of a community. If there is no belief or feeling of belonging to a community, the area does not become one's home or place to which there is a desire to return. While much of the General Plan deals with facts and figures proposing policy programs with goals that can be measured in numbers, the Community Design element addresses the subjective issues of aesthetics. The attractiveness of the Valley — from its panoramas to individual buildings — is going to be measured by different standards from one person to the next. The purpose of defining a sense of place is to try and provide the parameters within which design standards will ultimately be developed.

2.05.01 Downtown

2.05.01(A) Summary of major findings

The most attractive features of the urban environment of Ukiah include the historic buildings, which are mostly found in the downtown area and the tree-lined streets in older neighborhoods. Downtown Ukiah also includes streets dominated by small scale commercial buildings with a pedestrian orientation.

<i>Explanation VI.2-XVII: Applicability of this section of the Element</i>	
<i>Section applies to:</i>	City
<i>Administration:</i>	
Incorporated areas	City
<i>Applicable to:</i>	
Single family homes	No
Multi-family	Yes
Commercial	Yes
Industrial	Yes
Public	Yes
Planned Developments	Yes
Master/Specific Plan Areas	Yes
* - Overall design concepts and overall project	

Downtown Ukiah has been undergoing the initial stages of a renaissance in its appearance, partially inspired by redevelopment efforts, partially generated by the need to enhance the appearance of buildings for market value, and partially due to the change in the downtown business market. In 1992, the City adopted a Downtown Master Plan with concepts for design, plazas, and improved area appearance.

Maintaining appropriate design standards compatible with the mix of the existing buildings' design and ages is a formidable task. Final definition is left to the Land Development Code. However, the concepts of the design guidelines are addressed below.

2.05.01(B) General Plan goals, policies, and implementing programs

Goal CD-9: Improve and enhance the appearance of Downtown Ukiah.

Policy CD-9.1: Utilize redevelopment powers to improve the appearance of Downtown Ukiah.

Implementation Measure CD-9.1(a): Use the Redevelopment Plan and the ability to acquire funds for the Downtown area in order to improve the appearance of the area. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: City Council]

Implementation Measure CD-9.1(b): Provide incentives and other support to downtown property owners to improve and restore the appearance of buildings. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Planning Department]

Implementation Measure CD-9.1(c): Ensure that new and rebuilt downtown properties maintain the character and sense of place for the downtown area. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Planning Department]

Policy CD-9.2: Ensure compatibility of new development in the downtown area.

Implementation Measure CD-9.2(a): Require that new building designs be complementary to the overall character of the neighborhood in which a project is located. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Planning Department]

Policy CD-9.3: Ensure Downtown design that will enhance the character of the area.

Implementation Measure CD-9.3(a): Require signage, lighting, awning, and outdoor furniture in the Downtown to be of a design which will reflect and enhance the character of the area. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Planning Department]

2.05.02 Residential neighborhoods

2.05.02(A) Summary of major findings

The City of Ukiah is built around various residential neighborhoods which reflect its growth and annexations since incorporation. Many of these residential neighborhoods contain homes or business buildings of similar age or character. As buildings age, the care and upkeep may differ from structure to structure. When this occurs, some residential neighborhoods may have homes that are in "pristine" condition while others provide opportunities for rehabilitation or restoration, or may even warrant demolition. When older buildings are demolished and replaced by newer buildings, it is important to ensure that the fabric of the neighborhood is not visually overwhelmed by newer construction.

Maintaining a neighborhood's residential character is important for its long-term stability. If the comfort or appearance of a neighborhood changes significantly, the existing residents may feel a loss and may wish to move from the area.

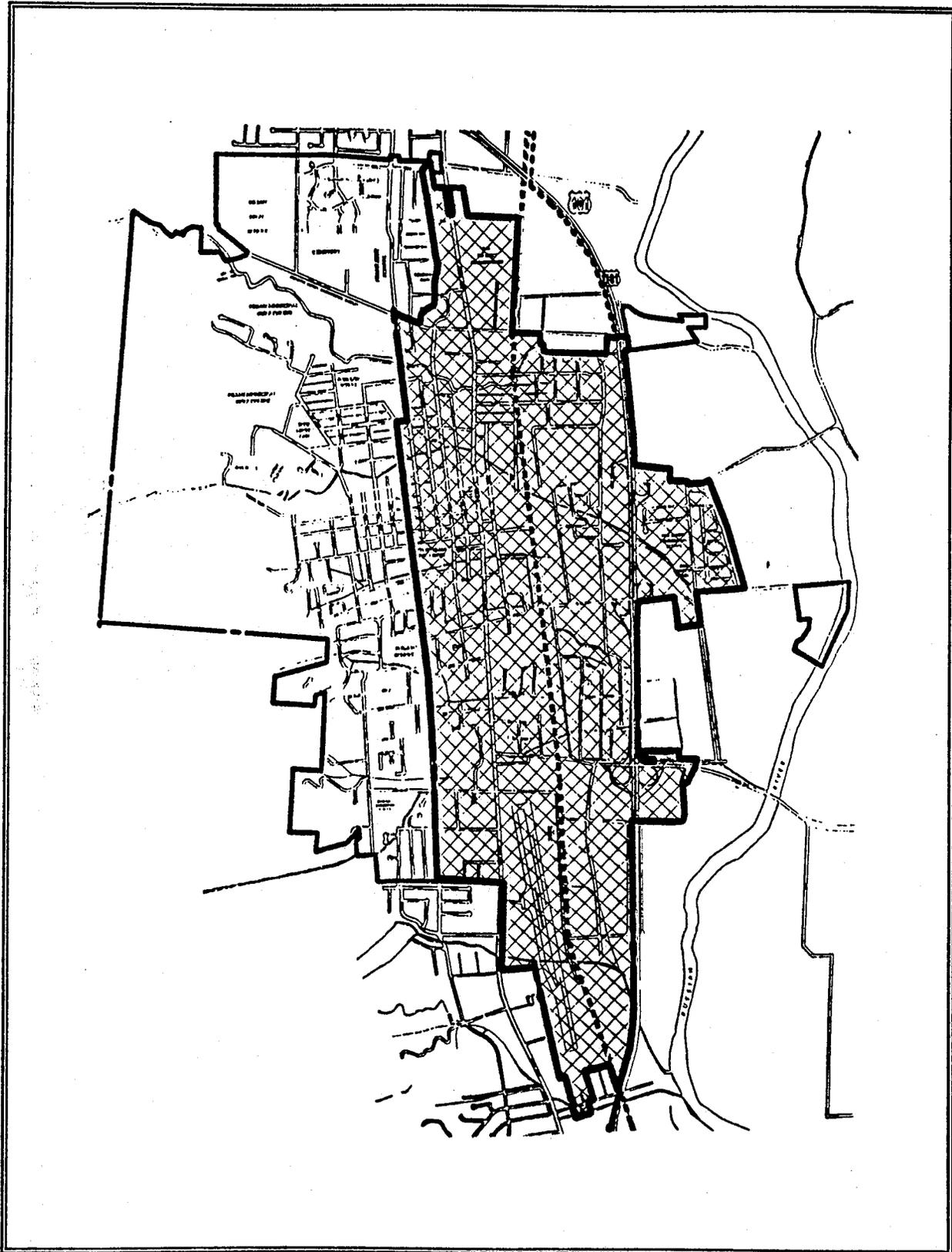


Figure VI.2-JJ: Redevelopment Area

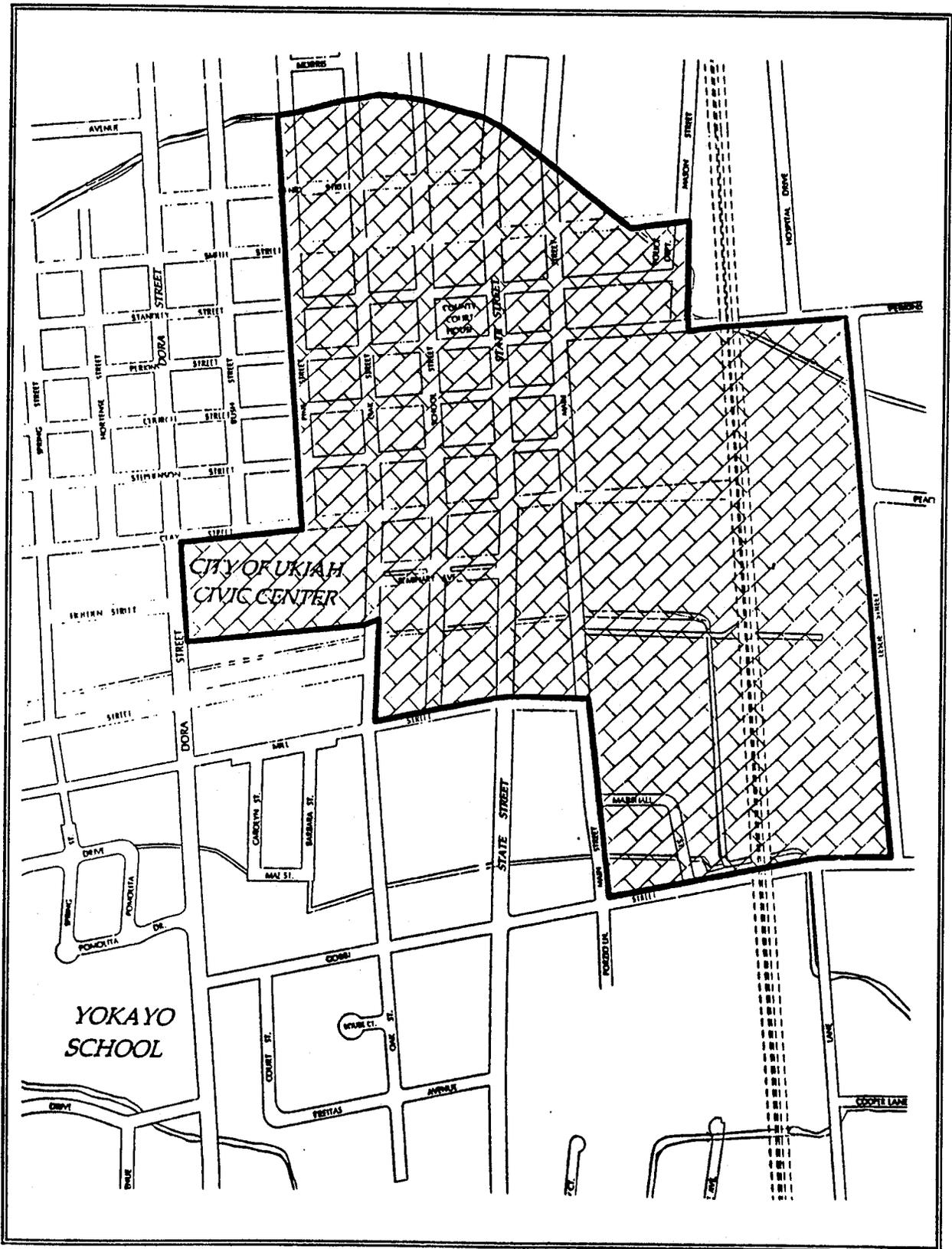


Figure VI.2-KK: Downtown Master Plan Area

Adopted by the City Council: December 6, 1995

If a neighborhoods' character appears to be in transition from single family to mixed or other higher density uses, the City or County may face pressure from property owners seeking to increase the density or intensity of land uses. This may result in a reduction in owner-occupied single family homes in a neighborhood. Ensuring that a residential character is retained helps hold property values and neighborhood desirability at higher levels.

Explanation VI.2-XVIII: Applicability of this section of the Element

Section applies to:	City and County
Administration:	
Incorporated areas	City
Planning area	County
Applicable to:	
Single family homes	†Some
Multi-family	Yes
Commercial	Yes
Industrial	Yes
Public	Yes
Planned Developments	†Yes
Specific Plans	†Yes
†Applies in the defined Historic Neighborhoods. Refer to the Historic Neighborhoods Map.	
†Overall design concepts and overall project except in defined Historic Neighborhoods.	

Ukiah has residential neighborhoods containing many historically significant and aesthetically-pleasing older buildings. A policy directed at the preservation of these neighborhoods will protect the property values of these districts and have a positive impact on the property values of surrounding areas. Preservation of the best of the past will increase the desirability of living in Ukiah. Historic properties can also be used as a resource to encourage tourism.

Years of small changes to existing structures can radically change a neighborhood. Changes in architectural style invade the integrity of historic design. Individual property owners who renovate their properties are often alone in deciding many of the elements of the renovation. Few resources are

available to facilitate their decision-making. An advocacy or advisory board, working with neighborhood associations, could help the individual owner to accomplish renovation or restoration goals while maintaining or enhancing the integrity of the historic structure.

2.05.02(B) General Plan goals, policies, and implementing programs

Goal CD-10: Preserve and enhance neighborhood character.



Figure VI.2-LL: City of Ukiah Historic Neighborhood boundaries

Policy CD-10.1: Ensure that new construction in established neighborhoods maintains or enhances existing neighborhood character.

Implementation Measure CD-10.1(a): Utilize provisions in the Land Development Code to ensure that there are design guidelines which assist property owners in selecting materials and styles for new construction in established residential neighborhoods. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

Goal CD-11: Conserve the character and architecture of its neighborhoods.

Policy CD-11.1: Encourage neighborhood groups to be actively involved in the preservation of their neighborhoods.

Implementation Measure CD-11.1(a): Support efforts of neighborhood groups to become interested and active in neighborhood preservation. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Planning Department]

Goal CD-12: Conserve the character and architecture of Ukiah and Valley neighborhoods.

Policy CD-12.1: Maintain and improve Ukiah's streets, lighting, trees, landscaping, and parks in a manner that enhances the City's beauty and historic fabric.

Implementation Measure CD-12.1(a): Establish public design standards for street furniture and landscaping that enhance the streetscape and general fabric of the City. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

2.06 Signs

2.06.01 Summary of major findings

The number, sizes, and appearance of signs is a concern within the valley. Sign regulations generate significant controversy on all sides of the issue. Somewhere in the debate over sign regulations is a fair balance that meets objectives from all concerned.

Design Review regulations can be used to provide a base from which fair sign regulations and appearance standards can be created to serve the community. Sign regulations should focus on creating an environment in which signs can serve marketing needs in an attractive and informative manner. The regulations should not get bogged down in the minute details — such as the style of letters or color of the placard.

<i>Explanation VI.2-XIX: Applicability of this section of the Element</i>	
Section applies to	City and County
<i>Administration:</i>	
Incorporated areas	City
Planning area	County
<i>Applicable to:</i>	
Agriculture businesses	Yes
Single family homes	No signs
Multi-family	Yes
Commercial	Yes
Industrial	Yes
Public	Yes
Planned Developments	*Yes
Specific Plans	*Yes
* - Overall design concepts and overall project	

2.06.02 General Plan goals, policies, and implementing programs

Goal CD-13: Coordinate City and County sign regulations in the Planning Area.

Policy CD-13.1: Reduce visual clutter by developing a consistent signage ordinance for the entire valley, including the freeway, which sets consistent standards.

Implementation Measure CD-13.1(a): The Land Development Code shall include sign size and siting provisions. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

Implementation Measure CD-13.1(b): Develop uniform City-County design guidelines for attractive, informative signs. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

Implementation Measure CD-13.1(c): Sign regulations shall strive to incorporate a consistent program for new signs to prevent the Valley from becoming overwhelmed by signs of disparate heights, size, and design. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

2.07 Special design issues

2.07.01 Summary of major findings

2.07.01(A) Sound walls

As an area develops and traffic increases, noise from vehicles can become a source of annoyance and potentially a health hazard in older residential areas which were built adjoining major street and highway corridors. A common solution is to construct "sound walls" between the residences and the road generating the noise. Technically, sound walls must be of adequate height to block the line-of-sight between the noise-generating vehicles and the noise receivers. These monolithic walls line many urban freeways. There is significant concern that a conventional sound wall would detract significantly from the visual quality of the Ukiah Valley. Some communities — while surrendering to the simplicity of the sound wall as a solution — have imposed significant design requirements to prevent the appearance of a monolithic wall. Similar policies have been added to the Ukiah General Plan.

2.07.01(B) Under-ground utilities

A basic method of improving the design and appearance of an area, is to place overhead utilities — electrical power, telecommunications,

Explanation VI.2-XX: Applicability of this section of the Element

Section applies to	City and County Administration
Incorporated areas	City
Planning area	County
Applicable to:	
Agriculture buildings	No
Single family homes	Yes
Multi-family	Yes
Commercial	Yes
Industrial	Yes
Public	Yes
Planned Developments	*Yes
Specific Plans	*Yes
* Overall design concepts and overall project	

and cable television — underground. Undergrounding utilities takes the wires from the skyline and places them out of sight.

2.07.01(C) Public places

Public facilities and buildings sometimes leave design considerations out of the budget in order to save funds. This often results in unattractive public buildings. Because public buildings often set the tone for the areas in which they are located they should adhere to quality design standards. Therefore they should be subject to the same design guidelines as private development.

Parking lots are often public areas to which little attention is directed during the project design. Changes in the City's approach to parking lot design are apparent in the approved plans for WalMart and K-Mart, both parking areas which required extensive landscaping. As parking areas are built or improved throughout the City, more conscientious design standards are to be incorporated in order to downplay "fields of asphalt."

2.07.02 General Plan goals, policies, and implementing programs

Goal CD-14: Require design standards for sound walls and other noise barriers.

Policy CD-14.1: Utilize sound walls as a last resort for noise mitigation. Require design review when used.

Implementation Measure CD-14.1(a): Avoid sound walls for noise mitigation wherever feasible; if unavoidable, require the design be reviewed for aesthetics, function and sound reducing capabilities. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

Goal CD-15: Work to place overhead utilities underground.

Policy CD-15.1: Place utilities underground where feasible and safe.

Implementation Measure CD-15.1(a): The City shall establish a utility fund for the costs of undergrounding its City-owned power lines. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City ♦ Agency/Department responsible: Electric Utilities Division]

Implementation Measure CD-15.1(b): Coordinate cooperation between utility providers to share costs and responsibilities for undergrounding their services, when feasible. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: Electric Utilities, telephone, electric companies]

Goal CD-16: Create attractive public places and buildings.

Policy CD-16.1: Work to create public places within the City.

Implementation Measure CD-16.1(a): Encourage creation of public places designed to serve City and neighborhood needs. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

Implementation Measure CD-16.1(b): Design public places to be safe and attractive for passive use. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

Policy CD-16.2: Ensure attractive public buildings.

Implementation Measure CD-16.2(a): New public buildings shall be subject to design review standards. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

Implementation Measure CD-16.2(b): Design review applied to public development shall be sympathetic to the location and use of the building as well as the standards that would be applied to similar private development. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

Implementation Measure CD-16.2(c): Seek cooperation of the state, school districts, and community college district in using the Design Review Guidelines for new buildings and facilities. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

Goal CD-17: Require commercial and industrial parking lots to be designed and sited so as to increase the attractiveness of the areas in which they are located.

Policy CD-17.1: Site commercial and industrial parking lots to be designed subservient to the structure it serves.

Implementation Measure CD-17.1(a): When feasible, locate parking facilities to the rear of main structures. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

Policy CD-17.2: Include parking lot design and landscaping standards within the land development code.

Implementation Measure -17.2(a): Include within the land use development code a design requirement that parking lots include landscaping to increase attractiveness and to provide shade. [Timeframe for completion: Ongoing planning period ♦ Measure applies to: City and County ♦ Agency/Department responsible: City Planning Department and County Department of Planning and Building]

