

**MINUTES
DESIGN REVIEW BOARD
January 24, 2008**

MEMBERS PRESENT

Jody Cole
Tom Liden
Estok Menton, Acting Chair
Tom Hise
Alan Nicholson

OTHERS PRESENT

John Chan

MEMBERS ABSENT

Richard Moser
Nick Thayer

STAFF PRESENT

Pam Townsend, Senior Planner
Cathy Elawadly, Recording
Secretary

The meeting of the Design Review Board was called to order by Acting Chair Menton at 3:00 p.m., at Ukiah Civic Center, Conference Room No. 3, 300 Seminary Avenue, Ukiah, California.

2. ROLL CALL

Roll was taken with the results listed above.

3. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

Judy Pruden requested Design Review Board agendas be posted to the City's website.

She stated the Ukiah Planning Commission desires to have a joint meeting with the DRB to discuss project objectives and to establish a good working relationship.

The role of the DRB has expanded so that it functions in a discretionary review capacity when considering grant application for the Façade Improvement Program and in an advisory capacity when considering the overall design and landscaping aspects/issues for Site Development Permit projects that will be seen by the Planning Commission. The DRB has members who are professional in the areas of landscaping and architecture, which is very beneficial to applicants and discretionary review bodies. The Planning Commission supports the DRB preview projects in a 'pre-application' review capacity utilizing the Commercial Development Guideline Project Review Checklist and makes recommendations to the Commission concerning design elements/features/treatments, color schemes, building/roofing materials, and landscaping for projects.

There was a brief discussion concerning the Lipsey Site Development Permit/Use Permit wherein the DRB made recommendations concerning landscaping, design, and color scheme to the Planning Commission.

The Planning Commission agreed a storyboard that displays samples of exterior building/roofing materials, color swatches, and/or other 'reasonable' project profiles would be helpful to the DRB when reviewing projects.

She stated the City of Ukiah – Commercial Development Design Guidelines Project Review Checklist is a valuable tool when evaluating for quality projects and covers a multitude of areas. The Planning Commission will use the document to assist developers, staff, policy boards, and the public in determining project consistency with

the Commercial Design Guidelines for the Downtown Design District and she recommends the DRB consider using the document.

It was the consensus of the Members present to support having a joint meeting with the Planning Commission.

4. APPROVAL OF MINUTES: November 28, 2007

M/S Cole/Hise to approve the November 28, 2007 minutes, as submitted. Motion carried by an all AYE voice vote.

5. ADVISORY PROJECT RECOMMENDATIONS;

5A. Façade Improvement Program Grant No. 05-06, Paul Chan and John Chan; Review of paint scheme applied to building relative to Design Review Board approval for 'New State Hotel' (Dowling Building) of Ukiah at 307-347 North State Street (002-186-13).

Senior Planner Townsend commented as follows:

- Staff is requesting the DRB determine whether the paint palette applied to the building at 307-347 North State Street substantially conforms to the DRB's July 27, 2007 approval.
- The applicant has painted the south and east building elevations beige, rather than a combination of beige and terra cotta as directed by the Board.
- The Commercial Design Guidelines encourage building facades that are varied and articulated and that the subject building be painted two tones to differentiate architectural details and reduce mass consistent with the Commercial Development Design Guidelines. The applicant has applied for grant funding under the Façade Improvement Program to enhance the appearance of the building's eastern elevation. After several meetings regarding façade improvements to the east elevation, the DRB was of the opinion that building body (including pillars' on the east elevation) be generally beige and the east elevator shaft, wood panel section and door trim and most southeast wall be painted terra cotta and/or a variation thereof.
- Because the rear of the building faces Main Street, its presentation is very important whereby the façade improvement can be considered under the Façade Improvement Grant Program, since the objective of the Program is to focus on building facades and those elevations more highly visible from public roads and spaces.

The Committee discussed the paint scheme on the back side of the building:

- Generally agreed two tones would provide for a more architecturally pleasing presentation and nice contrast to differentiate architectural detail and reduce mass per the original project conditions.
- Reviewed methods/potential options how the applicant could receive funding assistance under the Façade Improvement Grant Program in the event he desires not to apply the second color as opposed to having to pay for all the paint improvements out-of-pocket, such as deducting from the grant funding those building features that were not painted a second tone.
- The Committee agreed the east side of the building that fronts Main Street is highly visible and the use of contrasting colors, as originally recommended, would allow for a nice looking building.

- The Committee supported the concept if the applicant is requesting grant funding for façade improvements to his building, he must be in substantial conformance with the DRB's decision.
- The Committee favored the second tone be a darker color than the beige on the building to provide for an attractive contrast and visual appearance and to reduce building mass.

Judy Pruden commented providing for a more pronounced customer entrance other than the existing employee entrance would be a nice feature since there is sufficient customer parking available in the rear of the building.

Member Liden made a motion to deduct from the grant funding by pro-rating those features that were required to be painted a second tone.

Senior Planner Townsend stated staff would not recommend this approach to the Finance Review Committee because this allows applicants to pick and choose which aspects of the DRB approval they desire to implement.

The Committee agreed grant funding was approved with the understanding the applicant would paint the building as approved by the DRB where the intent is to apply a paint scheme in substantial conformance with DRB's decision and consistent with the Commercial Development Design Guidelines.

Motion failed.

John Chan desires to be in substantial conformance with the DRB's approval of the color scheme and would be amenable to painting the other features of the building as approved by the DRB on July 27, 2007 a darker/deeper tone. He commented on other design features and window treatments he considered for the building.

M/S Liden/Hise to require the applicant paint the building as originally directed in order to be in substantial compliance with Façade Improvement Program Grant No. 05-06. Motion carried by an all AYE voice vote.

5B. 3:30 p.m. Site View: The Design Review Board will reconvene at project site: Façade Improvement Program Grant 07-05: Pre-Application, Dave Hull, remodel building exterior (paint roofing), landscaping, parking and signage of 376 E. Gobbi Street (APN 002-312-10).

Senior Planner Townsend commented the applicant proposes to refurbish the building exterior with paint, windows or doors, roofing, landscaping, repaving of the parking lot, fencing, lighting and signage to update the building. Specifically, the plans include:

- A re-roof using composition shingle or clay tile roof;
- Stucco ranch styling building and support posts.
- Install lighting on face of building.
- Install a wrought iron fence between the planter and sidewalk along the south frontage together with landscaping. Limit the canopy of the existing redwoods to discourage people from loitering around the phone booth in and around the planter in front of the subject building.
- Install an additional set of doors and energy efficient windows.
- Consider may be given to installing new signage.

- Provide for an enclosure for the recycling bins.
- Repair and reseal the parking lot.
- Install landscaping along the north parcel boundary between the mobilehome park and retaining wall adjacent to the parking lot that wraps around the building to the north.
- Review the root system for the existing trees to avoid having to undermine the retaining wall or parking area.

Staff recommends:

- The installation of tree planters for the west elevation between the building and parking lot to provide a break in the row of parking and cool the parking lot.
- Install a street tree in the planter adjacent to the flag pole to increase shade and walkability along Gobbi Street.
- Consider whether stucco or another treatment may be more effective and/or architecturally compatible with the existing buildings in the neighborhood as opposed to the application of a lighter color palate and/or additional amenities/treatments.

Dave Hull commented on his project intent, issues with the existing Redwood trees and corresponding problems with the root system, and the continuing nuisance of people loitering in front of the commercial building and on the east elevation. He confirmed the use will remain professional office. He intends to remodel the interior of the building. He welcomes input from the DRB and will come back to the Board with a conceptual site/landscaping plan for further discussion.

The Committee and applicant discussed the project with the following suggestions:

- There was discussion relative to the Redwood trees with regard to possibly removing one or all, scale of the trees in proportion to the building, ways to prevent loitering under the trees, and damage to the sidewalk from the tree roots. It was noted the trees have been limbed up. Raywood Ash is the adopted street tree for Gobbi Street. Judy Pruden indicates this particular tree species is not recommended by Releaf and recommends the applicant consult with arborist John Phillips.
- The applicant presented ideas about the planter area. Liquid Amber is not preferred due to potential impacts to sidewalks. While Crepe Myrtle is attractive, it should not be used in the parking lot, along the sidewalk, or on the south elevation because it is not shade producing.
- The applicant indicated the existing parking lot trees will be replaced since they do not provide shade and have not thrived. It was suggested landscaping and parking lot improvements be coordinated with the Selzer building to the west. Parking lot trees should provide sufficient shade and be able to withstand parking lot heat. It was also suggested the applicant consult with John Phillips and Nick Thayer regarding parking lot trees and/or other trees for the site.
- Consider adding tree(s) in the planter in front of the joint parking lot, adding landscaping or treatment along the west side of the stairs and southwest corner of the building and possibly adding some landscaping between the west elevation and parking lot. Parking standards allow a percent of parking stalls to be 16' in length thereby gaining space for planters. Provide a handicap space adjacent to the building where the grades allow.

- There was discussion concerning allowing excess water from the parking lot to drain into vegetated planter. However, the applicant does not plan to regrade the parking lot, which currently drains to the center of the travel lanes.
- There was discussion concerning the building roof/entryway having a stronger roof presence, which could be accomplished by modifying the parapet wall or by adding interest to the entryway with alteration of the parapet. The applicant desires to leave the stairs that provide focus for an expressed entryway.
- In terms of elevation materials, it was suggested the applicant consider wood posts/columns such as the 'Santa Barbara' look rather than stucco columns due to potential expansion problems.
- There was discussion concerning placement of the proposed wrought iron fence whereby it was suggested it be constructed at the sidewalk rather than on top of the existing retaining wall allowing for a pleasing presentation.
- Avoid chain link fencing where visible from major thoroughfares.
- The applicant is considering moving the existing sign to the west.

6. MATTERS FROM STAFF

- 6A. Downtown Ukiah-Perkins Street Corridor Form-Based Zoning Code Amendment**, City of Ukiah Planning and Community Development Department: Review and comment on proposal.

The Members deferred discussion of this item to January 31, 2008

7. MATTERS FROM THE BOARD

- 7A.** Election of Chair and Vice-Chair

The Members deferred this matter to January 31, 2008.

8. SET NEXT MEETING/ADJOURNMENT:

There being no further business, the meeting adjourned at 5:18 p.m.

Estok Menton, Acting Chair

Cathy Elawadly, Recording Secretary