



City of Ukiah, CA
Design Review Board

MINUTES

1
2
3 **Regular Meeting** **April 9, 2009**
4 **Conference Room 3** **3:00 p.m.**
5 **Ukiah Civic Center, 300 Seminary Avenue**

6 **1. CALL TO ORDER**

7 **2. ROLL CALL Present:** Alan Nicholson, Nick Thayer,
8 Estok Menton, Vice Chair
9 Jody Cole, Tom Liden
10 Richard Moser, Chair
11 **Absent:** Tom Hise
12 **Others Present:** None
13 **Staff Present:** Jennifer Faso, Associate Planner
14 Kim Jordan, Senior Planner
15 Cathy Elawadly, Recording Secretary

16
17 **3. CORRESPONDENCE – None**

18
19 **4. APPROVAL OF MINUTES - March 12, 2009**

20 The Committee clarified Tom Liden was present and Tom Hise was absent.

21
22 A correction was made to the date on the first page of the footer.

23
24 **M/S Menton/Cole** to approve March 12, 2009 minutes, as amended. Motion carried by
25 an all AYE voice vote of the members present.

26
27 **5. AUDIENCE COMMENTS ON NON-AGENDA ITEMS – None**

28
29 **6. RIGHT TO APPEAL**

30 **Chair Moser** read the appeal process. For matters heard at this meeting, the final date
31 to appeal is April 20, 2009.

32
33 **7. UNFINISHED BUSINESS**

34 **7A. SDP 08-38 Major Site Development Permit:** Ukiah Natural Foods
35 Co-op, 721 S. State Street, APN 003-040-59, proposed expansion along with
36 exterior façade modifications to the existing building. Recommendations to the
37 Planning Commission and Redevelopment Agency.

38
39 **Associate Planner Faso** presented the revised project.

40
41 DRB comments/questions on the revised project:

42
43 General Design

44 The issues raised in the original review of the project have been addressed. The
45 applicant did hear the concerns and the process has worked well resulting in an
46 improved and more cohesive design.

1 Awnings

- 2 • Likes that the awning wraps around the corner of building.
3 • Consider the following options: using the same tile for all of the awnings or retain
4 the existing tile awning as is and use a fabric awning with a frame that has the
5 same angle as the tile awning with a fabric color that is complementary to the
6 color of the tile.
7

8 Landscaping

- 9 • Consider expressing the values of the store in the landscape palette and a
10 landscape design that is compatible with the architecture of the building.
11 • The proposed plant palette is only moderately drought tolerant.
12 • Recommend using plant species that are local and native to Mendocino County.
13 Many of the proposed plants are not native (e.g. ash, juniper).
14 • Do not care for the proposed juniper. Consider replacing juniper with arbutus
15 marina or manzanita.
16 • Consider Black Oak for the street trees on Gobbi Street. Black oak may not work
17 in the parking lot due to acorns.
18 • Location of the rosemary may be a problem since car doors will open into the
19 plants and limit their growth.
20

21 Trellis

- 22 • Make trellises more proportional to the building wall on which they are located
23 (e.g. make taller where not under an awning).
24 • Provide a detail of the trellis that identifies the materials, dimensions, how
25 supported, etc.
26 • Alternatives to trellises could be no trellis and use vines that can climb the
27 building wall (e.g. Boston ivy, creeping fig) or a cable system (turnbuckles and
28 wire) with vines (e.g. vining grape).
29

30 Skylight/Roof Plans

- 31 • Consider adding skylights in the existing part of the building in order to add
32 natural light. This would improve the experience of customers and “open up” the
33 interior of the building.
34

35 Colors

- 36 • No pink or salmon tones. Could not recommend approval of Color “P1”.
37 • Before the project goes to the RDA and Planning Commission, paint samples
38 should be put on the building to see how it matches with the existing tile and to
39 verify the colors in the field.
40 • Consider the colors of the County building located in the shopping center.
41 • The tonal palette and proportions of the colors work.
42 • Consider a “spicier”, more unique color palette.
43 • Consider hiring a professional color consultant.
44

45 Prior to review by Planning Commission the following items should be clarified:

- 46
47 • Need to refer to roof plan in order to understand the proposal for the awnings.
48 • Clarify the material for the awnings/canopies: 1) identify location of the existing
49 tiled awning and clarify that it is intended to remain 2) where new awning(s) will
50 be installed 3) the material and color proposed for the new awning(s) 4) the

- 1 shape of the new awning(s) (round, angled, etc.) and 5) is the intent to reuse the
2 frame of the existing green fabric awning
- 3 • Color samples and colored elevations are not the same. Unsure what the
4 proposed colors are. Color of the tile shown on the colored elevations is not
5 accurate.
 - 6 • Detail 4 on the colored elevations is confusing.
 - 7 • Provide a detail for the stucco/parapet wall. What will the wall be constructed of?
8 How built?
 - 9 • Is an exit required from the outside dining area into the public way by Fire Code
10 or Building Code?

11
12 It was the consensus of the DRB to recommend approval of the Site Development
13 Permit to the Planning Commission and to incorporate the above-referenced
14 recommendations in to the project.

15
16 **8. NEW BUSINESS**
17 **PRE 09-18 Pre-Application Review for Major Site Development Permit:**
18 Pacific Outfitters/BAS Properties, 955 North State Street, APN 002-040-43 proposed
19 exterior modifications to existing building that will house a Sporting Goods store.

20
21 **Associate Planner Faso** referred to correspondence received by the City Planning
22 Department on March 30, 2009 from the applicant that explains the project objective.

23
24 The DRB discussed the design aspects of the pre-application review for the Major Site
25 Development Permit and the comments have been incorporated in the attached
26 Downtown Design District Commercial Design Guidelines Checklist for review by the
27 Planning Commission.

28
29 **9. MATTERS FROM THE BOARD:**
30 None.

31
32 **10. MATTERS FROM STAFF:**
33 Continuation of Façade Improvement Grant Program Revisions: Set date for special
34 meeting to discuss potential revisions to Façade Improvement Program.

35
36 The DRB will meet on May 6, 2009 from 11:00 a.m. to 1:00 p.m. to further discuss
37 revisions to the Façade Improvement Program.

38
39 **11. SET NEXT MEETING/ADJOURNMENT**
40 The next regular meeting will be May 9, 2009. There being no further business, the
41 meeting adjourned at 5:08 p.m.

42
43
44 _____
Richard Moser, Chair

45
46 _____
Cathy Elawadly, Recording Secretary