

**MINUTES
DESIGN REVIEW BOARD
July 17, 2008**

MEMBERS PRESENT

Jody Cole
Tom Liden
Estok Menton, Vice Chair
Nick Thayer

OTHERS PRESENT

Michael Shapiro
Jim Lohr

MEMBERS ABSENT

Richard Moser, Chair
Tom Hise
Alan Nicholson

STAFF PRESENT

Charley Stump, Planning Director
Jennifer Faso, Associate Planner
Cathy Elawadly, Recording
Secretary

The meeting of the Design Review Board was called to order by Vice Chair Menton at 3:15 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. RIGHT TO APPEAL

Vice Chair Menton read the appeal process. For matters heard at this meeting, the final date for appeal is July 21, 2008.

4. AUDIENCE COMMENTS ON NON-AGENDA ITEMS

No one came forward.

5. APPROVAL OF MINUTES: June 12, 2008 minutes

Member Cole recommended the following corrections to the minutes:

- Page 6, the term 'cutters' be changed to 'gutters.'
- Note that Cathleen Moller, Economic Development Coordinator was present.

M/S Liden/Thayer approve June 12, 2008 minutes, as amended. Motion carried.

6. NEW AND MODIFIED CONSTRUCTION

6A. Pre-application Review: BoxAxt/Siderakis: Comments on Pre-Application review for demolishing an existing apartment building on the northwest corner of the site; demolishing a small office building and shed on the southern portion of the site; demolishing the existing 'Farm Johns' building located up on the State Street frontage; and constructing new single-story buildings "A" (7,200 sq. ft.), "B" (7,500 sq. ft), and "C" (2,000 square feet). The project includes development of a full parking lot to serve the new buildings and adding landscaping throughout. The site is located at 1100-1120 South State Street (surrounding the Garden Café) APN 003-130-37. The Garden Café building and its parking lot are not a part of the project. The intent of the project is to create a small retail center on this underutilized property.

This matter will be discussed on July 31, 2008.

7. FAÇADE IMPROVEMENT GRANT PROGRAM

7A. **Continuation of Façade Improvement Program No. 08-03**, Michael Shapiro: Consideration of awning replacement at 367 North State Street (002-186-12). Summary update: On June 12, 2008 the Design Review Board determined expressed interest in exploring an awning color other than the existing blue. Member of the Board suggested a color that would highlight the tones of the brick or possible red, but no agreement was reached. The applicant prefers to retain the existing or possibly a lighter shade of blue. However, he is open to other suggestions of the Design Review Board. He is opposed to stripes or a color that will exhibit fading. The applicant is interested in replacement of the awning as soon as possible. The building is partially brick and partially gray painted to the north, south and west exhibit green and burgundy awnings. There is no predominate color scheme in the surrounding area. Please refer to the Staff Report for June 12 regarding project details, recommended action, findings and conditions.

Associate Planner Faso commented as follows:

- This FIP grant request was continued from the regular June 12, 2008 meeting.
- The applicant has applied for a Façade Improvement Grant to replace the existing faded awning on N. State Street in the C-1 Zoning District.
- The proposed project is consistent with the Ukiah General Plan, the Commercial Downtown Development Design Guidelines, and the FIP Grant Guidelines and Project Eligibility as addressed on pages 1 and 2 of the staff report.
- The existing frames will be reused and covered with the same Blue Sunbrella fabric.
- The proposed involves only replacement of the existing awning.
- The estimated cost is \$4,243.12 and the recommended eligible costs is \$4,243.12 @ FIP 50% = \$2,121.56.
- The FIP grant allows for 50% of eligible expenses to be considered for reimbursement with a lifetime maximum reimbursement of \$50,000 per storefront. The building received a FIP grant in 1993 for \$5,050.67
- The DRB recommends the FRC approve the FIP grant not to exceed \$2,500 for the replacement of the existing awning fabric, subject to conditions of approval.

Michael Shapiro desires to maintain the same color scheme and fabric as the existing awning for the replacement.

The DRB/staff/applicant commented on the project as follows:

- **Member Liden** recommended looking at alternative color schemes allowing for a change in the appearance. He inquired whether the applicant desires to incorporate the same scallop design for the new awning.
- **Michael Shapiro** stated there are various types of design for the trim at the bottom of the awning wherein he has not made a decision in this regard. He may utilize the same scallop design for the bottom of the awning.
- There was a brief discussion concerning the history of the building wherein the intent is to maintain the traditional historical appearance.
- **Michael Shapiro** stated the color scheme of the existing awning blends nicely with the building next door.
- **Jim Lohr** referred to the color samples, and supports maintaining the same Sunbrella blue fabric to enhance the existing color of the brick on the building

- with the color of the awning being the significant primary color and the color of the brick being the muted color.
- The proposed new awning will be the third in 20 years. The existing awning deteriorated significantly when it had to be cleaned after the building was painted.
 - The DRB referred to Attachment 2 of the staff report and commented on the white accent trim on the awning.
 - **Michael Shapiro** has not made a decision whether or not to eliminate the white lettering 'Victory Theater Plaza' and/or possibly the white trim along the scallops.
 - **Vice Chair Menton** supports consistency with performing awning maintenance and the importance of maintaining a nice visual appearance. He understands why the applicant does not to go with a striped awning, as it may be incompatible with the historical theme allowing for a cluttered appearance.
 - The DRB understands while weather conditions contribute to the deterioration of the fabric, care should be taken when maintenance is necessary in order to prolong the life of the awning.
 - **Michael Shapiro** stated maintaining the same color allows the public to identify with the location of building because the building has had the same colored awning for a long time.
 - There was discussion concerning placement and overall design/alternative color scheme and whether modification to these project elements would better enhance the building's articulation.
 - **Member Thayer** supports using a darker blue and a valance underneath because the addition of the scallops allows for a clearer edge and obscures from that architectural detailed section inset into window where the arch is located.
 - There was discussion about the presence of a valance to soften the appearance of the building.
 - **Jim Lohr** stated a straight lined awning having a cleaner line is more of a modern feature and not in keeping with the traditional historical look.
 - **Planning Director Stump** recommends allowing the DRB to decide what they think is best.
 - **Vice Chair Menton** commented the present articulation works wherein a change is not really necessary.

M/S Cole/Liden to recommend the FRB approve FIP Grant No. 08-02 not to exceed \$2,500 with the 'Ocean Blue' color scheme and allow the applicant to decide regarding the design for the scallops. Motion carried by an all AYE voice vote.

8. MATTERS FROM THE BOARD

Member Thayer commented on the matter of the DRB approving a fabric that may not have the longevity it should compared to other brand names wherein the DRB is supporting one-half of public funds for an awning that may not last as long. He questioned the issue of maintenance and awning longevity, noting there is likely less maintenance for awnings of a higher quality.

The DRB briefly questioned the Dave Hull façade improvement project and whether the improvements are in compliance with what the DRB approved. The DRB also inquired whether he has received payment for the improvements.

The DRB inquired about City policy/procedure for payment of FIP grant funding in cases where the applicant does not complete and/or modifies what was approved by the DRB.

Staff will look into the matter and report to the DRB in this regard.

9. MATTERS FROM STAFF

None.

10. SET NEXT MEETING/ADJOURNMENT:

It was the consensus of the DRB to have a meeting on July 31 at 1:00 p.m. and August 28 at 1:00 p.m.

There being no further business, the meeting adjourned at 4:13 p.m.

Estok Menton, Vice Chair

Cathy Elawadly, Recording Secretary