



# City of Ukiah, CA Design Review Board

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## MINUTES

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3 **Regular Meeting**

**May 9, 2013**

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5 **Ukiah Civic Center, 300 Seminary Avenue**

6 **1. CALL TO ORDER:** Chair Hise called the Design Review Board meeting to order at 3:02  
7 p.m.

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9 **2. ROLL CALL Present:** Vice Chair Tom Liden, Alan Nicholson,  
10 Chair Tom Hise  
11 **Absent:** Howie Hawkes, Nick Thayer  
12 **Staff Present:** Jennifer Faso, Associate Planner  
13 Michelle Johnson, Planning Intern  
14 Cathy Elawadly, Recording Secretary

15 **Others present:**

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17 **3. CORRESPONDENCE:** None

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19 **4. APPROVAL OF MINUTES:** The minutes from the April 11, 2013 meeting will be  
20 available for review at the June 13, 2013 meeting.

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22 **5. AUDIENCE COMMENTS ON NON-AGENDA ITEMS**

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24 **6. OLD BUSINESS:**

25 **6A. Mendocino County Historic Society – Annex Building** (File No. 13-07-UP-SDP-PC).  
26 Review and make design and landscaping recommendations to Planning Commission for  
27 a new annex building at 603 West Perkins Street, APN 001-229-03.

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29 **Associate Planner Faso:** Asked the DRB to review and comment on the revised conceptual  
30 plans for the Project.

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32 **Richard Ruff, Applicant:**

- 33 • The proposed archival annex building has been redesigned and moved back next to the  
34 existing storage building that will wrap around on three sides with a two-inch gap  
35 separating the two structures.
- 36 • With the revised plans, the annex building is out of the drip line of the existing trees. The  
37 floor plans show the dripline of the trees that will be retained. The Project will not  
38 encroach into the dripline of the existing trees and these trees will screen the southern  
39 elevation from Dora Street. One 10-inch Cedar tree will be removed.
- 40 • The annex building is located 22 feet to the south of the main existing library, 16 feet from  
41 the porch, and 12 feet from the front of the museum that allows the museum building to  
42 dominate the elevations from Perkins Street.
- 43 • The annex building is two-story. The first floor is 2,120 square feet and the second floor is  
44 1,440 square feet.
- 45 • The roof slope is 8 to 12.
- 46 • Showed the location of the doors as shown on the site plans and how they will function.
- 47 • Explained the height differentials for the roof pitch.
- 48 • The siding will be 4-inch and trimmed with 2x6, 2x8, and 2x12 materials.
- 49 • The colors will be earth tone so as not to draw attention from the museum building and  
50 help it blend into the existing trees and landscaping. Use of an earth tone color actually  
51 reduces the number of buildings perceived on-site so what appears to be three buildings  
52 on the site would be two buildings, particularly from the public's viewpoint.

- The revised plans demonstrate the museum building as the dominate building on the site. The annex building will not compromise the historical setting. The manner in which the proposed annex building adjoins with the existing storage building helps to unify the out buildings to avoid a significant impact to a historic resource.
- Parking will consist of three spaces off Church Street with one accessible space.
- There are seven curbside spaces on Perkins Street which the meet the museum's need for parking.

**DRB:**

- Appreciates the effort made to redesign the Project.
- The redesigned building is aesthetically pleasing, highly complementary to the existing museum building and fits well with the neighborhood and is a 'terrific solution.'
- Would like to see the color palate for the earth tone colors selected for the Project. The darker the earth tones, the better so the look would be that of a working warehouse and does not compete with the primary museum structure.
- The reduced sections help to reduce the public's perception concerning the scale and/or mass of the building.
- Highly supports the new design and is a 'job well done.'
- Would like to see the final design package that would include the color palate and landscaping plan at the next regular DRB meeting.

**M/S Nicholson/Liden** to recommend the proposed Project move forward with minimum comments from the DRB and for the Project to be brought back to the DRB for final review of the landscaping and sample board concerning the building materials and color palate. Motion carried (3-0).

**7. NEW BUSINESS**

**6B. B & B Warehouse Building Expansion** (File No. 13-10-SDP-PC). Review and make recommendations to Planning Commission on application for Site Development Permit to construct a 5,600 square foot addition to an existing warehouse located at 923 Mazzoni Street, APN 002-040-37.

**Planning Intern Johnson:** Provided a brief overview of the project as provided for in the staff report and noted the property owner desires to add 5,600 sq. ft. onto the existing warehouse. The Project is more than 1,000 sq. ft. and therefore would require Planning Commission review. No new landscaping is proposed as part of the Project. The proposed expansion would be used for additional storage and is essentially a warehouse that will be used for storage of steel, brass, stainless steel, aluminum, copper, etc.

**DRB:**

- Would like to see a scaled drawing of the site plan because such plans would be required for Planning Commission review and the building permit.
- Asked if the paving in front of the existing B & B Warehouse will be extended?

**Planning Intern Johnson:**

- There will be no additional paving. There are 11 existing on-site parking spaces that adequately serve the use.
- The Project does not include any new parking spaces or landscaping.

**M/S Nicholson/Liden** the Project meets the DRB's conceptual approval and recommends the applicant submit a site plan drawn to scale be submitted for Planning Commission review. Motion carried (3-0).

**8. MATTERS FROM THE BOARD:**

1 **9. MATTERS FROM STAFF:**

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3 **10. SET NEXT MEETING/ADJOURNMENT**

4 The next meeting will be Thursday, June 13, 2013. The meeting adjourned at 3:23 p.m.

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Cathy Elawady, Recording Secretary

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