# MINUTES

**Regular Meeting** **May 14, 2015**

**Ukiah Civic Center, 300 Seminary Avenue**

**1. CALL TO ORDER: Chair Liden** called the Design Review Board meeting to order at 3:00 p.m. in Conference Room #3.

**2. ROLL CALL**

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| **Present:** | Chair Tom Liden, Alan Nicholson, Howie Hawkes, Colin Morrow |
| **Absent:** | Nick Thayer |
| **Staff Present:** | Charley Stump, Planning Director<br>Cathy Elawadly, Recording Secretary |
| **Others present:** | Dan Thomas<br>Joe Thomas |

**3. CORRESPONDENCE:**

**4. APPROVAL OF MINUTES:** The minutes from the March 26, 2015 and April 9, 2015 meetings are available for review and approval.

**M/S Hawkes/Nicholson** to approve March 26, 2015 and April 9, 2015 minutes, as submitted. Motion carried (4-0).

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

The DRB is required by the City Code to review and make a recommendation on all Site Development Permit applications.

**6. NEW BUSINESS:**

**6A. Chipotle's Mexican Grill Restaurant 596 East Perkins Street, (File No.: 842):** Review and recommendation to Planning Commission on a Site Development Permit for construction of a 2,000 square foot Chipotle Mexican Grill restaurant on the vacant parcel located in the Downtown Zoning District at the northwest corner of East Perkins Street and Orchard Avenue. On-site parking and landscaping are also proposed, as is outdoor dining along both street frontages at 596 East Perkins Street, APN 002-200-38.

**Planning Director Stump:**

- Staff is requesting the DRB conduct a formal review and make recommendations on a Site Development Permit application to the Planning Commission.
- The DRB provided the following recommendations at the March 26, 2015 DRB preliminary meeting such that the applicant has revised the plans and submitted a formal application:
  1. Provide for good pedestrian connection to west parking lot;
  2. East/west sidewalk be separate from the driveways such that the main entry is on the corner and continue the west sidewalk to the public sidewalk;
  3. Encourage creative solution to finding appropriate trees for shading purposes;
  4. Use darker color palate on building;

5. Project architect explore pulling part of the building out which would be a nice amenity for users that would still allow for sufficient light into the building. Structure does not have to be a solid roof but rather 'expressed' on the edges as a solid roof/architectural form where the element could be shaded for solar orientation and still provide shelter for people using the outdoor dining area;
6. No turf, use aggregate of some kind or some other non-water using element;
7. Consider some permeable paving instead of concrete/asphalt;
8. Creative tree selection; Preference is to see more street trees planted in connection with Perkins Street streetscape improvement project possibly in the planter area in front of Pear Tree shopping center;
9. Ask applicant to consider installation of art display area that could be indoors or outdoors.

- Staff is requesting the DRB review the aforementioned recommendations, look at the site plans and provide further comments if there are any.

**Chair Liden:**

- Asked whether the DRB is being asked to include a recommendation concerning the requested exceptions and/or whether this matter would be addressed by the Planning Department: 1) One-story rather than the mandatory two-stories; 2) Project proposed more than the maximum allowed parking; 3) Proposed build is not parallel to the principal frontage line for 70% of its length.

**Planning Director Stump:**

- Confirmed the Planning Department/Planning Commission will address the requested project exceptions.

**DRB** discussed the project recommendations made at the preliminary meeting:

<u>Recommendation # 1</u>
<u>Provide for good pedestrian connection to west parking lot</u>

**Chair Liden:**

- Site plans indicate the appropriate pedestrian connection has been made.

**Dan Thomas, Applicant:**

- Noted a change has recently been made to the plans as it relates to the Perkins Street frontage.

**Planning Director Stump:**

- Public Works became concerned about the Perkins Street frontage on this property because there are plans to widen Perkins Street and we do not want to require the applicant make improvements only to have them removed. The intent is too effectively coordinate the timing for both projects. It may be not all the frontage improvements are required right away such that the curb cut issue can be adequately addressed/worked out. It is likely the Perkins Street improvement project will follow completion of the Chipotle project. The plan is to widen Perkins Street 10 feet on the north side of the street.

There was discussion concerning the two existing 'cutouts' roughly in the same location and possibly eliminating them and replace with a new one.

**Chair Liden:**

- The plan update would affect the proposed project because the Perkins Street frontage area is where the landscaping/street trees would be located. If the sidewalk is being

pushed back to accompany the street being widened, the shade trees located to the south would be lost.

- With no shade trees planned for the frontage area, shade for the project would be the awnings over the outdoor tables.
- Asked if it was known Perkins Street is to be widened why not underground the utilities at the same time?

**Member Morrow:**

- His understanding no trees are to be planted in that part of the street frontage area that is in the right-of-way because of the City anticipated improvements planned for Perkins Street.

**Dan Thomas:**

- Has concern the street will come too close to the building.

**Planning Director Stump:**

- The awning (metal canopy) has been extended/projected outward some from the building for shade purposes.
- Is not concerned the street may come too close to the building, but rather the traffic signal and accompanying traffic signal activator that is a separate pole being pushed up into the corner entrance to the restaurant. These two items would have to be placed somewhere back from the entrance. This would essentially be a design issue and Public Works is aware of this.
- Public Works is of the opinion the building will not likely have to be pushed back from the street and there would be a sidewalk between the street and patio area. The intent of the DZC is not for patio areas to be setback for projects, but rather as close to the sidewalk as possible.
- The intent is to effectively coordinate the undergrounding of Perkins Street with the widening of the street.

**DRB consensus:**

- Fine with recommendation #1.

<u>Recommendation #2</u>
<u>East/west sidewalk be separate from the driveways such that the main entry is on the corner and continue the west sidewalk to the public sidewalk</u>

**Member Nicholson:**

- With the improvements to Perkins Street and corresponding new streetscape will the sidewalk on Perkins Street leading to the pedestrian entry be kept?

**Planning Director Stump:**

- Confirmed the pedestrian entry will be maintained separately from the driveways, as discussed by the DRB at the preliminary project meeting.

**DRB consensus:**

- Fine with recommendation #2.

<u>Recommendation #3</u>
<u>Encourage creative solution to finding appropriate trees for shading purposes</u>

**Dan Thomas:**

- Will plant any tree species the DRB recommends.
- Noted the existing Redwood trees located to the west of the property line will provide shade particularly in the afternoon.

**Member Nicholson:**

- Asked about how extensive the landscape plan should be and how much does the DRB need to address this project component?

**Planning Director Stump:**

- The trees proposed are from the City's Master Tree list.
- A final landscape plan is necessary for approval of a Site Development Permit. There is a landscape concept in place that includes native vegetation and trees from the City's Master Tree List so is of the opinion the DRB does not need to review this aspect of the project extensively at this point.

**DRB consensus:**

- Fine with recommendation #3.

<u>Recommendation #4</u>
<u>Use darker color palate on building</u>

**Planning Director Stump:**

- Previously the color scheme was one color (dark brown) but has been changed to include more of a two-tone color scheme as shown on page 12 of the site plans.

**DRB consensus:**

- Encourage the use of a darker color scheme for the building.

<u>Recommendation #5</u>
<u>Project architect explore pulling part of the building out which would be a nice amenity for users that would still allow for sufficient light into the building. Structure does not have to be a solid roof but rather 'expressed' on the edges as a solid roof/architectural form where the element could be shaded for solar orientation and still provide shelter for people using the outdoor dining area</u>

**Member Nicholson:**

- Noted the site plans indicate the canopy was only extended west and is fine with this design concept. The extended canopy will provide more shade/shelter from weather conditions in the outdoor dining area.

**DRB consensus:**

- Fine with the extended canopy design.

<u>Recommendation #6</u>
<u>No turf, use aggregate of some kind or some other non-water use element</u>

DRB sees no turf is proposed.

**DRB consensus:**

- Likes that no turf will be used.

<u>Recommendation #7</u>
<u>Consider some permeable paving instead of concrete/asphalt</u>

**Member Nicholson:**

- Page 1 of the site plans does indicate permeable paving is being proposed and demonstrates the locations.

**Planning Director Stump:**

- Public Works does not support permeable paving on sidewalks, but rather concrete for durability purposes.

**Chair Liden:**

- Permeable paving is shown in the parking lot.

**Joe Thomas:**

- The construction persons for the project are of the opinion permeable paving 'is a bad idea' and explained from a technical aspect why.

**Dan Thomas:**

- The project is required to comply with the City's adopted LID Technical Design Manual standards concerning drainage and runoff for the site where LID engineering consultants/experts are working on this aspect of the project.

DRB understands the project is subject to LID Manual review.

**DRB consensus:**

- Would like to see some permeable paving, if feasible but understands this depends on the LID report.

<u>Recommendation #8</u>
<u>Creative tree selection; Preference is to see more street trees planted in connection with Perkins Street streetscape improvement project possibly in the planter area in front of Pear Tree shopping center</u>

DRB understands there may not be sufficient room for trees in the frontage area if Perkins Street is widened. Would not want to recommend trees be planted only to be removed if the frontage improvements.

**Chair Liden:**

- Cannot recommend trees be planted unless the building is moved back.

**Member Nicholson:**

- Would not support moving the building back because parking space is needed.

**Planning Director Stump:**

- Is of the opinion if there is any room left over for trees on the Perkins Street side once the street is widen would want a tree planted there.

**Member Nicholson:**

- Asked if there was a way to condition the project such that a tree(s) be added if there is sufficient space once the Perkins Street improvement project is complete.

**Planning Director Stump:**

- DRB could recommend a tree be planted to the Planning Commission should there be room once the Perkins Street improvement project is complete.

**DRB consensus:**

- Encourage the planting of a tree(s) in the frontage area if there is sufficient space to do so after Perkins Street is widened.

<u>Recommendation #10</u>
<u>Ask applicant to consider installation of art display area that could be indoors or outdoors</u>
**Member Nicholson:**

- Sees no reference to this in the site plans.
- Would like to keep Recommendation #10 as a recommendation to Planning Commission.

**Chair Liden:**

- Does not consider Recommendation #10 to be particularly an issue.

**DRB consensus:**

- Would like Recommendation #10 to remain as a recommendation to Planning Commission.

Landscaping

**Member Nicholson:**

- In addition to the Red Maple and London Plane trees as shown on the site plan would like to see one other significant tree planted closer to the building. Sees there is a good planter area behind the proposed building.
- Related to the west side of the project and Pear Tree Center, has concern with regard to the pedestrian thoroughfare and the no parking island where proposed that this will cut into the Redwood tree roots and needs to be moved down and/or moved to the north about 10 feet and demonstrated the location on page 1 of the site plans. Showed on the site plan the location where it may be necessary to remove one parking space to sustain the tree root system.

**Dan Thomas:**

- Finds it difficult to address landscaping specifics until the drainage plan/LID Manual review and Perkins Street improvement project are addressed and/or more defined. Does not know about the feasibility of implementing a bio-swale system until the issue of drainage/runoff is evaluated/analyzed for the project.
- Acknowledged the importance of taking care of the trees for pedestrian safety purposes and for the protection of the root system.

**DRB** recommended consideration be given to modifying the pedestrian connection to Pear Tree Center and corresponding parking strip so the pedestrian thoroughfare would avoid tree roots and damage thereof. In other words do whatever it takes to protect the tree roots which might mean modifying the pedestrian thoroughfare and/or parking strip.

**Dan Thomas:**

- Asked about the City parking regulations for parking lots of having a planter area requiring one tree for every four parking spaces.

**Member Morrow:**

- A deviation presently exists with regard to the aforementioned parking requirements.

**Planning Director Stump:**

- Does not see compliance with the parking lot requirements as a problem. Planning Commission will be informed that 'something creative is trying to be achieved' with the proposed project and site constraints.

DRB discussion about the design of the outdoor dining area and possible use of pavers and/or other materials such as granite that would be ADA assessable.

**M/S Nicholson/Hawkes** that the DRB recommends Planning Commission approval of a Site Development Permit for Chipotle's Mexican Restaurant to include the recommendations made by the DRB at the Preliminary meeting as discussed above with specific mention the project should provide good pedestrian connection to the west parking lot such that the necessary parking lot

curb cuts and pedestrian thoroughfare are built to avoid damaging tree roots to the existing Redwood trees, provide for permeable paving if feasible assuming the LID report does not change this opportunity, provide for one more significant tree be planted in the northwest planter area if there is no conflicts with drainage and LID requirements with the City and provide more street trees in the frontage area south of the building after the Perkins Street realignment/improvement project is completed, if possible. Motion carried 4-0.

**7. MATTERS FROM THE BOARD:**

**8. MATTERS FROM STAFF:**

**9. SET NEXT MEETING**

The next regular meeting will be Thursday, June 11, 2015.

**10. ADJOURNMENT**

The meeting adjourned at 3:56 p.m.

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Cathy Elawadly, Recording Secretary