

**CITY OF UKIAH
DESIGN REVIEW BOARD MINUTES
Conference Room #5
300 Seminary Avenue
Ukiah, CA 95482
July 20, 2017
3:00 p.m.**

1. CALL TO ORDER

Chair Liden called the Design Review Board meeting to order at 3:00 p.m. in Conference Room No. 5, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, California.

Chair Tom Liden presiding.

2. ROLL CALL

Present: Member Hawkes, Hise, Nicholson, Morrow
Chair Liden

Absent: None.

Staff Present: Craig Schlatter, Community Development and
Planning Director
Kevin Thompson, Planning Manager
Adele Phillips, Associate Planner
Cathy Elawadly, Recording Secretary

Others present: Richard Ruff
Jessica Johnson
Sage Wolf

3. CORRESPONDENCE

None was received.

4. APPROVAL OF MINUTES

Motion/Second: Hise/Hawkes to approve the Minutes of May 11, 2017, as submitted.
Motion carried by the following roll call vote: AYES: Member Hawkes, Hise, Nicholson, Chair Liden. NOES: None. ABSENT: None. ABSTAIN: Member Morrow.

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

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

6. NEW BUSINESS

b. Request for Review and Recommendation on a Major Site Development Permit to allow exterior building remodel including façade improvements, covered entryway, landscaping and parking lot improvements at 1045 S. State Street, Redwood Community Services (RCS). APN 003-083-02, 12, 13, 14, 15, 16; File No. 2748-UP/SDP-PC.

Kevin Thompson, Planning Manager:

- Gave a staff report and provided information about the purpose and intent of the proposed Project as discussed on pages 1 and 2 of the staff report, including hours of operation for both facility uses.

Richard Ruff, Project Architect:

- Talked about the proposed necessary exterior and interior improvements for successful adaptive use and operation as a community day center and permanent winter shelter as shown on the site plans, as specifically referenced on Sheet A1.1.

Jessica Johnson, RCS:

- Discussed the building design and layout as it relates to the function as a community center and winter homeless shelter.

Sage Wolf, RCS:

- Commented on the technical aspects from an operational perspective with regard to the design elements/features of the proposed Project for use as a daytime shelter for homeless persons and permanent winter shelter, including the different partnering resource agencies that will provide services to clients.

DRB comments/questions:

- Requested clarification concerning location of the office space for intake/assessment/processing of clients and corresponding support offices.
- Location of men's and women's dorm/sleeping areas, kitchen.
- Asked about the site and buildings, existing and former uses, including the motorcycle business located to the west of the proposed building and how the different uses will generally function.
- Requested clarification regarding hours of operation and duration of time the winter homeless shelter will be open.
- Related to the exterior design, inquired about the proposed landscaping, including plans for the fencing as a security precautionary measure and open areas.
- Finds the site to be a suitable location for the proposed Project.
- Asked about the color scheme for the building.
- Asked about on-site bicycle parking and vehicle parking accommodations.
- Inquired about the open area and corresponding property owner located at the back of the building.
- Asked about possible 'open' building code violations concerning siding on the motorcycle building.

Richard Ruff:

- Referred to the site plans and commented on the proposed landscaping, fencing, and open areas.
- The color scheme will be 'sand' with a darker shade of brown for the trim to provide an architecturally pleasing contrast.
- Confirmed the location and type of bicycle parking and vehicle parking that will be provided for the Project.

- Confirmed the location of the laundry facilities.
- Confirmed the open area at the rear of the building is essentially part of the proposed Project. The only portion of land that is not part of the project is the corner lot at Perry Street and Thomas Street. RCS is in the process of purchasing the subject property. There are no current plans to develop the open space at the rear of building at this time.

Kevin Thompson, Planning Manager:

- Building staff is working with the tenants in the motorcycle building concerning any building code violations.

DRB Consensus:

- Is fine with the proposed project, as designed with no changes.

Motion/Second Nicholson/Hise to recommend Planning Commission approved the proposed project, as presented. **Motion carried** by the following roll call vote: AYES: Nicholson, Hawkes, Morrow, Hise, and Chair Liden. NOES: None. ABSENT: None. ABSTAIN: None.

- a. Request for Review and Recommendation on a Site Development Permit to allow exterior building improvements to include replacement of existing awnings and signage, remove rooftop pyramid element over the main entryway, and the addition of downward facing accent lighting along the main entryway at 1139 N. State Street, Kentucky Fried Chicken (KFC). APN 001-360-25; File No.: 2445-SDP-ZA.

Adele Phillips, Associate Planner:

- Gave a staff report regarding the scope of the project that is essentially is an exterior refresh to the KFC building and includes an update in paint scheme and replacement of existing awnings as depicted on the elevations, removal of the rooftop pyramid element over the main entryway, and the addition of downward facing accent lighting along the roofline as depicted on the project plans. The improvements do include signage on the building façade, but does not include existing freestanding signage and no changes to the landscape on the site is proposed.
- Staff provided the DRB with the most current site plans.

DRB comments/questions:

- The landscaping and general outdoor condition of the site appears to be poorly maintained and is an eyesore, particularly with regard to the dumpster. Would like to see the dumpster enclosed.
- Would like to see the Project conditioned requiring KFC to 'spiff' up the site.
- Discussed the site plans and supported the concept of returning Member Nicholson's comments regarding the proposed project (see attachment 1 of the minutes) to the project architect and/or project manager and add the comment regarding the need to clean up of the site.
- Not supportive of the second revision to the Project plans, as presented.

- Supports asking the project architect/project manager for the KFC in Ukiah to review the City of Ukiah Design Guidelines for Commercial Projects Outside the Downtown Design District and incorporate these design guidelines into the project plans.
- Does not favor the bright red color scheme of the awning and how it clashes with the 'dull' red color scheme proposed for the building.
- Discussed the comments made by Member Nicholson in items 1-7 of attachment 1.
- Questioned whether KFC was 100% compliant with accessibility codes.

Kevin Thompson, Planner Manager:

- Related to the landscaping and general site conditions, the KFC headquarters and/or project managers are located in Chicago and they are likely unaware of the site conditions.

DRB Consensus:

- Does not support Zoning Administrator approval of the proposed project, as presented.
- Asked Member Nicholson to revise his initial comments in attachment 1 regarding the Project relative to the color palate with emphasis on application of the City Design Guidelines (See attachments 2 and 3 of the minutes) for Planning staff to include in a response to the applicant.

Member Hise:

- Volunteered to take photographs of the site conditions for staff to discuss with applicant. (See attachment 4 of the minutes)
- Would like to see parking lot re-striped, if this is still necessary.

Motion/Second: Nicholson/Hise to deny the project as currently designed. **Motion carried** by the following roll call vote: AYES: Nicholson, Hawkes, Morrow, Hise, and Chair Liden. NOES: None. ABSENT: None. ABSTAIN: None.

7. MATTERS FROM THE BOARD

- Discussion about potential housing project on NCRA property and the likelihood, thereof.
- Asked Planning staff to review the project conditions of approval for the approved Major Use Permit for MG's Fun Center to make certain the use is in compliance.

8. MATTERS FROM STAFF

None.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 4:23 p.m.

Cathy Elawadly, Recording Secretary

RE: KFC Minor Site Development Permit Application, File No. 2445-SDP-ZA

July 20, 2017

From Design Review Board member Alan Nicholson

A response to a proposal from the Kentucky Fried Chicken franchise in the City of Ukiah to remodel the exterior of their existing building, requiring a Minor Site Development Permit. This is the second submittal to the City of Ukiah in six months, and there are no changes proposed from the last application in January 2017.

The city of Ukiah has designated the Downton Design District and adopted Guidelines for businesses both in this district and outside this special zoning district to protect, to preserve, and retain the local and unique character and charm of Ukiah, the downtown core and historic district. The City and Community of Ukiah are built on pride of place and preserving the historical and quickly disappearing charm of small town character.

KFC is in the process of revitalizing over 4,500 franchises by the end of this year. The inspiration of this branding revitalization is a return to the early 50's and the origins of KFC. Cities across the world have been trying to move on from this simplistic 50's fashion more than half a century. This retrograde concept creates a conflict in identity for both the City of Ukiah and the Ukiah KFC franchise. When KFC went through the City Planning Commission for their last revitalization in 2007, they were required to reduce the amount of red striping, remove proposed red striped awnings on the front of the building, and harmonize with the Guidelines and the neighborhood by adopting a more compatible neutral color palate.

The current proposal is an affront to and exhibits a complete disregard for the Design Guidelines and the Ukiah Municipal Code. The goals of KFC have always been to participate both economically and visually in their local community and be good neighbors. This is not an acceptable visual statement of design values for the City of Ukiah as very clearly stated in the Design Review Guidelines.

1. The building front or street elevation proposes removing the only element which ties this box to the local character, and that is the pitched entry roof. The roof must remain as an architectural connection to this historic city character.
2. The signage is out of scale and disproportionately big for the street façade. Colonel H. D. Sanders is way too big and needs to be reconsidered at a more modest size. Please refer to the Design Guidelines in the Signs section.
3. The existing monument sign will not match the new revitalized logo and image of the Colonel on the building. If the monument sign is to be altered or renewed at a future time, we request to see the proposed graphics and details.
4. The stark contrasting red and white color palate is jarring and not in compliance with the City Design Guidelines, and does not harmonize with the neighborhood.
5. The red and white striping on the building sides is unacceptable and out of context with the color pallet and character the city guidelines.
6. The Red building color on the rear and side elevations is unacceptable and does not harmonize with either its neighbors or the fabric of the City.
7. The whole color pallet is not appropriate in the civic and commercial environment of Ukiah. It can be revitalized and brought to a more contemporary aesthetic with neutral earth tone colors.

The applicant has not put forth a good faith effort to comply with the Ukiah Municipal Code, or the Design Guidelines in the Building Design section under Building Colors as well as Signage, especially after a previously written request to do so.

My recommendation is that the project application be denied as proposed.

Thank you,

Alan Nicholson

July 20, 2017

EXISTING KENTUCKY FRIED CHICKEN

1139 NORTH STATE STREET, UKIAH, CA.

January 28, 2017

Resubmittal for DRB, JULY 20, 2017



RE: KFC Minor Site Development Permit Application, File No. 2445-SDP-ZA

July 20, 2017

From Design Review Board member Alan Nicholson

A response to a proposal from the Kentucky Fried Chicken franchise in the City of Ukiah to remodel the exterior of their existing building, requiring a Minor Site Development Permit. This is the second submittal to the City of Ukiah in six months, and there are no significant changes proposed from the last application in January 2017.

The City of Ukiah has designated a Downton Design District and adopted Guidelines for businesses both in this district and outside this special zoning district to protect, to preserve, and retain the local and unique character and charm of Ukiah, the downtown core and historic district including all commercial development within the city boundary. The City and Community of Ukiah are built on pride of place and preserving the historical and quickly disappearing charm of small town character.

KFC is in the process of revitalizing over 4,500 franchises by the end of this year. The inspiration of this branding revitalization is a return to the early 50's and the origins of KFC. Cities across the world have been trying to move on from this simplistic 50's fashion for more than half a century. This retrograde concept creates a conflict in identity for both the City of Ukiah and the Ukiah KFC franchise. When KFC went through the City Planning Commission for their last revitalization in 2007, they were required to reduce the amount of red striping, remove proposed red stripped awnings on the front of the building, and harmonize with the Guidelines and the neighborhood by adopting a more compatible neutral color palate.

The current proposal is an affront to and exhibits a complete disregard for the Design Guidelines and the Ukiah Municipal Code. The goals of KFC have always been to participate both economically and visually in their local community and be good neighbors. This proposal does neither. It is not an acceptable visual statement of design values for the City of Ukiah as very clearly stated in the Design Review Guidelines.

The published Design Guidelines

1. The building front or street elevation proposes removing the only element which ties this box to the local character, and that is the pitched entry roof. The roof must remain as an architectural connection to this historic city character.
2. The existing monument sign will not match the new revitalized logo and image of the Colonel on the building. If the monument sign is to be altered or renewed at a future time, we request to see the proposed graphics and details for pre-approval.
3. The stark contrasting red and white stripe graphics and color palate are jarring and not in compliance with the City Design Guidelines. This does not harmonize with the neighborhood, nor is there any local historical continuity. The current darker red building colors proposed are not acceptable and are in conflict with the other logo red color used.
4. The red and white striping on the building sides is unacceptable and out of context with the color pallet and character the city guidelines which call for harmonious, non-contrasting neutral color pallete.
5. The Red building color on the rear and side elevations is also unacceptable and does not harmonize with either its neighbors or the fabric of the City.

6. The whole color pallet is not appropriate in the civic and commercial environment of Ukiah. It can be revitalized and brought to a more contemporary aesthetic with neutral earth tone colors.

The applicant has not put forth a good faith effort to comply with the Ukiah Municipal Code, or the Design Guidelines in the Building Design section under Building Colors as well as Signage, especially after a previously written request to do so.

The Design Review Board has unanimously voted to deny the project application as proposed base on the above discussion.

Thank you,

Alan Nicholson

July 20, 2017

EXISTING KENTUCKY FRIED CHICKEN

1139 NORTH STATE STREET, UKIAH, CA.
January 28, 2017







DESIGN GUIDELINES

Commercial Projects Outside The Downtown Design District

City of Ukiah

Purpose & Intent

On May 20, 1992, the Ukiah Redevelopment Agency adopted Design Guidelines for the *Downtown Design District*. Three years later, in 1995, the City adopted a new General Plan, which called for the adoption of Design Guidelines for all commercial development within the City limits. After considerable discussion, it was decided that the most appropriate way to proceed was to simply augment the existing Downtown Design Guidelines for application to commercial development projects outside the existing *Downtown Design District*.

The existing Design Guidelines for the downtown area remain unchanged and are included in this document as they were adopted in 1992. They will continue to be applied within the *Downtown Design District* as they have since their formal adoption. New guidelines more applicable to the outlying commercial areas and commercial gateways have been prepared and are included as a separate chapter in this document.

The purpose of the *Design Guidelines* for projects outside the Downtown Design District is 1) to implement the goals and policies of the Community Design Element of the General Plan; 2) to provide design guidance and criteria for commercial development; 3) to provide site planning and architectural excellence, as well as unity and integrity in the commercial urban landscape outside of the Downtown core; and 4) to provide attractive commercial areas along the major transportation corridors outside the downtown that will stimulate business and city-wide economic development. 5) to provide property owners, developers, architects, and project designers with a comprehensive guide for building design.

The Design Guidelines are intended to address the concerns expressed by the Planning Commission and City Council regarding a lack of design guidelines for commercial development within the City, and to fulfill the direction contained in the Community Design Element of the Ukiah General Plan.

The Design Guidelines are applicable to all commercial development outside the existing *Downtown Design District*, and are intended to be applied in a fair and reasonable manner, taking into consideration the size, configuration, and location of affected and surrounding parcels, as well as the size, scope, and purpose of the individual development projects.

Architects, project designers, and/or project applicants are expected to make a strong and sincere effort to comply with the Design Guidelines and contribute to the improvement of the City's physical image. Project applicant's, with the assistance of their architects and building designers, are expected to put forth a convincing creative effort when planning development and designing buildings.

Site Planning

Natural Site Features

Generally, a designer should plan a project to fit a site's natural conditions, rather than alter a site to accommodate a stock building plan.

Significant existing site features such as mature trees/landscaping, lot size and configuration, topography, and the relationship to surrounding development should be compelling factors in determining the development capacity and design of projects.

All required Grading and Drainage Plans shall be prepared by a registered civil engineer or other qualified professional acceptable to the City Engineer.

Parking

The number of parking stalls and overall parking lot design shall generally comply with the requirements of the Ukiah Municipal Code (UMC). Deviation from the parking requirements of the UMC can be approved through the discretionary review process provided a finding is made that there is a unique circumstance associated with the use of the property that results in a demand for less parking than normally expected. These circumstances may include uses that would attract young teenagers, bicyclists, or a high number of drop-off patrons.

Parking facilities shall be aesthetically screened and shaded with shrubs, trees, and short walls and fences according to the requirements of the Zoning District in which the property is located.

The visual prominence of parking areas should be de-emphasized by separating parking areas into small components. The practice of placing the majority of parking areas between the building(s) de-emphasized by separating parking areas into small components. The practice of placing the majority of parking areas between the building(s) and the primary street frontage should be avoided (see page 22).

Pedestrian Orientation

pedestrian walkways should be included that directly link all parking areas with building entrances, off-site transportation facilities, established sidewalks, and adjacent public rights-of-way. They should also be consistent with uses and architecture from both a functional and aesthetic standpoint.

Outdoor pedestrian spaces should be landscaped and include such features as planters along sidewalks, pedestrian oriented signs, attractive street furniture, low-level lighting, and outdoor seating areas.

Compatibility With Surrounding Development

The placement and layout of buildings, parking areas, landscaping, exterior lighting, and other site design features should be compatible with surrounding land uses and architecture from both a functional and aesthetic standpoint.

Development should not create unattractive views for neighbors or traffic corridors. All exposed elevations maintain consistent architectural character. Service areas, trash enclosures, utility meters, and mechanical and electrical equipment should be screened from view.

Property owners are strongly encouraged to develop shared facilities such as driveways, parking areas, pedestrian walkways, and outdoor living areas to maximize usable areas and create unique design opportunities.

Setbacks for new development should consider the character of existing frontages. Setbacks deeper than the minimum required are encouraged only in order to allow for sidewalk widening or the creation of special pedestrian areas such as entryways, courtways, outdoor cafes, and other features intended to enhance the pedestrian environment.

Building Design

Architecture

Monotonous box-like structures devoid of variety and distinctiveness, and without openings and changes in wall planes are discouraged. Architectural features such as arches, raised parapets, decorated cornices, eaves, windows, balconies, entry insets, a variety of roof angles and pitches, and the inclusion of relief features in wall surfaces are strongly encouraged when tied into a comprehensive design theme.

Building Colors

The use of strong or loud colors, especially those with no tradition of local usage, should be reviewed in context with the overall aesthetics of the area.

Colors should be compatible with adjoining buildings. Color work on the side and rear walls should be compatible with the colors on the front or street side walls. Decoration and trim should be painted in order to call attention to it.

Building Materials

The creative use of wood, stucco, masonry (brick, stone, tile), and recycled materials are strongly encouraged.

The use of metal buildings is discouraged, unless they are designed in a creative and unique way, that meets the purpose and intent of the Design Guidelines.

Concrete block and exposed concrete are generally acceptable building materials, provided they are treated, textured, painted, and/or used in a pleasing aesthetic way consistent with the design guidelines. Materials should be selected to create compatibility between the building and adjoining buildings.

Lighting

Exterior lighting should be subdued. It should enhance building design and landscaping, as well as provide safety and security. Exterior lighting should not spill out and create glare on adjoining properties, and should not be directed towards the night sky.

Light standard heights should be predicated on the lighting need of the particular location and use. Tall lighting fixtures that illuminate large areas should be avoided.

Lighting fixtures, standards, and all exposed accessories should be harmonious with building design, and preferably historic and innovative in style. All pedestrian and building access areas should be adequately lighted to provide safety, security, and aesthetic quality.

Energy Conservation

Both active and passive solar design are encouraged. Natural ventilation and shading should be used to cool buildings whenever possible.

Sunlight should be used for direct heating and illumination whenever possible.

Solar heating equipment need not be screened, but should be as unobtrusive as possible and complement the building design. Every effort should be made to integrate solar panels into the roof design, flush with the roof slope (see page 22).

Signs

The amount, type, and location of signage on a site shall generally comply with the requirements of the Ukiah Municipal Code. However, sign programs should be designed tastefully and in a way where the overall signage does not dominate the site.

Sandwich board signs shall conform to the requirements of the Ukiah Municipal Code, and shall be tastefully designed with subdued colors, minimal sign copy, and a creative appearance. Every sign should be designed in scale and proportion with the surrounding built environment. Signs should be designed as an integral architectural element of the building and site to which it principally relates.

The colors, materials, and lighting of every sign should be restrained and harmonious with the building and site. No sign shall be placed within the public right-of-way without the securing of an Encroachment Permit.

Fences & Walls

All sides of perimeter fencing exposed to public view should be finished in a manner compatible with a project's materials, finishes, colors, and architectural styling. Large blank fence walls, and fences and walls that create high visual barriers are strongly discouraged. All proposed unpainted wood surfaces should be treated or stained to preserve and enhance their natural colors.

No portion of a wall or fence should be used for advertising or display. No barbed wire, concertina wire, or chain link should be used as fencing material if the fence is visible from the public right-of-way (see page 22).

All fencing and walls shall comply with the provisions of the Ukiah Municipal Code. No fencing or wall shall obstruct the sight distances of motorists, as determined by the City Engineer.

Outdoor Storage & Service Areas

Storage areas should be limited to the rear of a site, and from public view with a solid fence or wall using concrete, wood, stone, brick, or other similar material and should be screened. All outdoor storage areas and enclosures should be screened, when possible, with landscaping.

If trash and recycling areas are required in the discretionary review process, they shall be designed to harmonize with the building and landscaping, and shall be consistent with the requirements of the Ukiah Municipal Code.

Where common mailboxes are provided, they should be located close to the front entrance of building(s). The architectural character should be similar in form, materials, and colors to the surrounding buildings.

Landscaping

All landscaping shall comply with zoning code requirements.

Landscaping shall be proportional to the building elevations.

Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native, habitat-friendly flowering plants are strongly encouraged.

All plantings shall be of sufficient size, health and intensity so that a viable and mature appearance can be attained in a reasonably short amount of time.

Deciduous trees shall constitute the majority of the trees proposed along the south and west building exposures; non-deciduous street species shall be restricted to areas that do not inhibit solar access on the project site or abutting properties.

All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless because of the small size of a parcel, such coverage would be unreasonable. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.

Projects involving the redevelopment/reuse of existing buildings shall provide as much landscaping as feasible.

Landscaping Plans shall include an automatic irrigation system and Lighting Plan. All required landscaping for commercial development projects shall be adequately maintained in a viable condition.

The Planning Director, Zoning Administrator, Planning Commission, or City Council shall have the authority to modify the required elements of a Landscaping Plan depending upon the size, scale, intensity, and location of the development project.

Parking Lots

Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls with a continuous linear planting strip, rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within ten (10) years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.

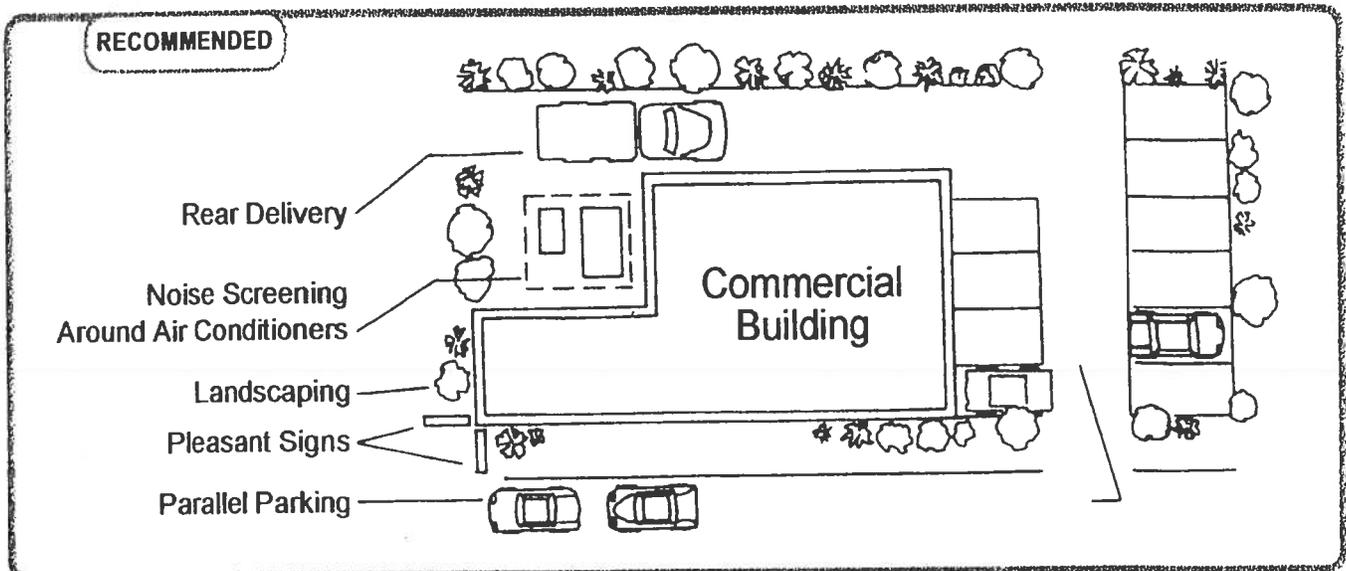
Parking lots shall have a perimeter planting strip with both trees and shrubs. The planting of lawn areas with the trees and shrubs is acceptable, provided they do not dominate the planting strips.

Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.

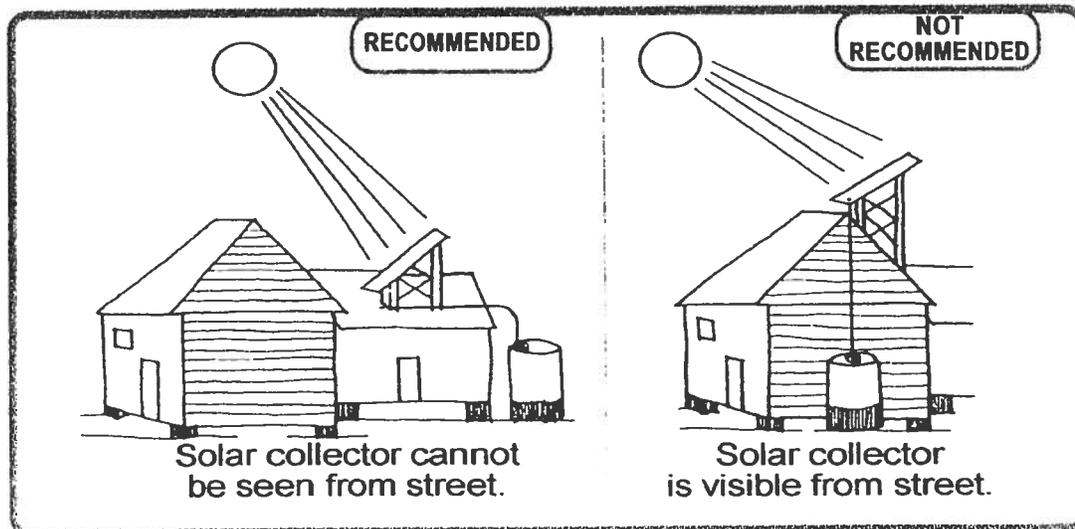
Street trees are required. They may be placed on the property proposed for development instead of within the public right-of-way if the location is approved by the City Engineer, based upon safety and maintenance factors.

Species of street trees shall be selected from the Ukiah Master Tree List with the consultation of the City staff. All street trees shall be planted consistent with the *Standard Planting Detail* on file with the City Engineer.

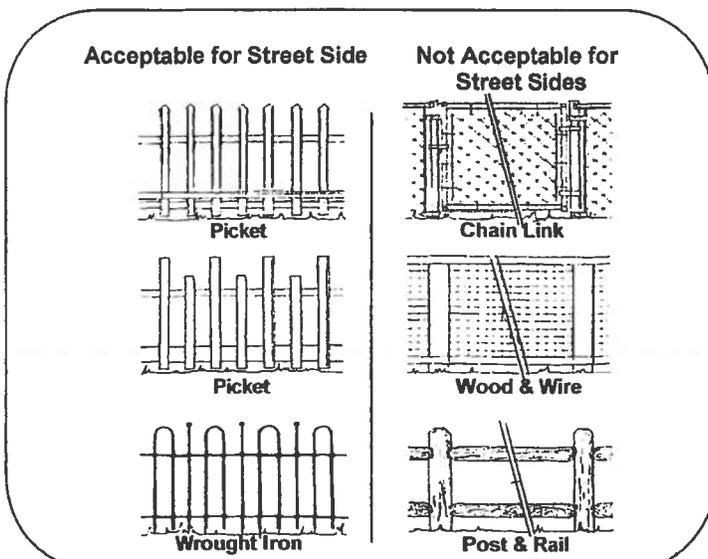
Parking- Screening



Energy Conservation- Screening Solar Equipment



Fences & Walls



Pre-Approval Considerations

Now that you have reviewed the guide, apply these questions to your proposed plans before you submit your application. If you can answer yes to all of these questions, your plans have a very good chance for approval. If you have to answer no to any of these questions, you may want to reevaluate your plans in light of the goals and criteria of the Commercial Development Guide. We encourage your design creativity and look forward to working with you.

- 1.) Do your plans relate favorably to the surrounding area? Yes No
- 2.) Do your plans contribute to the improvement of the overall character of the City? Yes No
- 3.) Do your plans fit as much as is reasonable with the building's original design? Yes No
- 4.) Are the changes or new construction proposed in your plans, visible to the public and architecturally interesting? Yes No
- 5.) Does your project propose a use consistent with surrounding uses and businesses? Yes No
- 6.) Are all materials proposed in your plans appropriate to the neighborhood? Yes No
- 7.) Do your plans include landscaping and design to enhance the pedestrian environment? Yes No
- 8.) Have your plans been designed in accordance with the guidelines set forth in this booklet? Yes No
- 9.) Are you aware that Ukiah is in Seismic Zone 4 and what that means to your project? Yes No

City of Ukiah - Commercial Development Design Guidelines Project Review Checklist

COMMERCIAL PROJECTS WITHIN DOWNTOWN DESIGN DISTRICT

The Planning Commission on June 27, 2007 adopted the following Checklist which is intended to assist developers, staff, policy boards and the public in determining project consistency with the *Commercial Development Design Guidelines* for the Downtown Design District. Please refer to the Guidelines for the full text and illustrations, as the Checklist does not supersede or substitute for the Guidelines. The information in parentheses provides examples of ways to achieve the desired effects, recognizing that it is impossible to reduce the art and practice of design into a checklist of individual elements.

"Architects, project designers and applicants are expected to make a strong and sincere effort to comply with the Guidelines and contribute to the improvement of the City's physical image. Project applicants, with the assistance of their architect and building designees, are expected to put forth a convincing and creative effort when planning development and designing buildings." (*Guidelines*, page 1).

Discussion of Design Elements: Applicants are requested to discuss the following issues in their project application submittal.

1. How does the project design contribute to the improvement of the City's physical image? How does the project exhibit creativity?
2. What architectural style(s)/period is represented by the project design, if any?
3. After completing the checklist below, explain how the project complies with the various factors below.
4. Are any of the criteria below not met? If so, why not?

COMMERCIAL PROJECTS <u>WITHIN</u> DOWNTOWN DESIGN DISTRICT			
Yes	No	N/A	Yes- consistent; No- Not consistent or more information needed; N/A- not applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site features (p. 6) Site design is compatible with the natural environment, and incorporates the major existing features (<i>trees, landscaping, city creeks, riparian habitat, lot shape, size, relationship to surrounding area</i>).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Coordination (p. 6) Facilities (<i>driveways, parking, pedestrian plazas, walkways</i>) are shared with adjacent properties (<i>maximize useable area; increase pedestrian features and landscaping; improve design</i>).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Uses are functionally compatible (<i>offices near residential, retail with office or housing above or behind, street level businesses emphasize walk-in traffic: retail, restaurants, personal services</i>).

			COMMERCIAL PROJECTS <u>WITHIN</u> DOWNTOWN DESIGN DISTRICT
Yes	No	N/A	Yes- consistent; No- Not consistent or more information needed; N/A- not applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Setbacks (p. 6)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Setback are compatible with the character of adjacent frontages and the block.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Setbacks reflect property uses; vary setbacks to enhance pedestrian scale and interest (<i>reduced setbacks enhance pedestrian views of store window displays; increased setbacks accommodate sidewalks, entries, courtyards, outdoor cafes</i>).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pedestrian access (p. 6, 11, 14, 16)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pedestrian-friendly design and orientation is emphasized.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Facilities are integrated into and compatible with architectural quality of the site and area.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pedestrian spaces are conveniently located, well-marked, safe and lighted (<i>pedestrian spaces visible for safety, low level lighting adequate for security accented to site design, spaces shaded from sun and elements, especially in parking lots</i>).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pedestrian elements are attractive and functional, to increase interest in walking and gathering in outdoor spaces (<i>landscaping, outdoor cafes, benches, seating, kiosks, displays, newsstands</i>).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walkways to parking are functional and safe (<i>walkways link parking to building entrances and other walkways; design features demark or separate walkways from traffic: textured or raised surfaces, grade variations, landscaped berms, low walls</i>).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking lots (p. 6, 16)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Decrease visual prominence and reduce heat island effect (<i>locate behind buildings, divide into smaller lots, avoid large unbroken expanses of paving; emphasize screening, shading, landscaping</i>).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequate directional signage for vehicles and pedestrians.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bicycle parking close to building entries for security; covered if possible,
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscaping (p. 6, 16-17)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale and nature of landscape materials is appropriate to, complements, and accents the site, building design and dimensions (<i>color accents, annual plantings, window box plantings on overhead projections, landscaping does not obscure walkways or visual corridors</i>).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20% of gross lot area landscaped / 50% live plantings. (<i>Plants are of type, spacing and sizing to reach maturity within reasonable time. Hardy, drought tolerant, low maintenance species adapted to Ukiah climate are emphasized; parking lots trees also withstand heat, pollutants. Deciduous trees on south and west. Groundcover compatible with trees. Street trees selected from Ukiah Master Tree List / plantings per Standard Planning Detail required on private lot or public right of way.</i>)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking areas with 12 or more stalls: 1 tree per 4 stalls, continuous linear strips minimum 5 feet wide; 50% shading within 10 years; automatic irrigation systems required.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Signs (p. 12-13)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Signs are compatible with architectural character of buildings (<i>historic period, style, location, size, configuration, materials, color- harmonize with design, do not obscure architectural features</i>).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sign program minimizes visual clutter (<i>reduce large and multiple signs, sign area is minimum necessary to identify business, window signs not exceeding 25% of window</i>

COMMERCIAL PROJECTS <u>WITHIN</u> DOWNTOWN DESIGN DISTRICT			
Yes	No	N/A	Yes- consistent; No- Not consistent or more information needed; N/A- not applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>area, sandwich boards have subdued color/minimal copy/located outside ROW, size of signs on converted residential buildings minimized, signs over public right of way: minimum 8 feet above grade).</p> <p>Preferred commercial sign types: <i>Painted on band above windows on stuccoed building, painted window signs, narrow/flat signs hung from stationary canopies, flat signs flush-mounted on building fronts, projecting signs attached to building front, exposed neon tube signs integrated into building design, signs on awnings. Detached freestanding signs for structures on sidewalk line <u>not</u> allowed.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Lighting (p. 14-16)</p> <p>Lighting harmonizes with site, building design, architecture and landscaping (<i>lighting form, function, character, fixture styles, design and placement; lighting does not interfere with pedestrian movement</i>).</p> <p><input type="checkbox"/> Lighting minimizes effects on adjacent properties, auto and pedestrian movement, and night-time sky (<i>downcast and shielded, ground/low level, low intensity, nonglare</i>).</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Visual appearance (p. 6-7)</p> <p><input type="checkbox"/> Buildings are visually cohesive, compatible and complementary (<i>scale, proportion, design, style, heights, mass, setbacks</i>).</p> <p><input type="checkbox"/> Buildings exhibit variety and distinctiveness (<i>but avoid overly obtrusive or overly monotonous designs, or strong contrast with adjacent buildings</i>).</p> <p><input type="checkbox"/> Buildings exhibit high quality design and construction, with functional design solutions.</p> <p><input type="checkbox"/> Site and buildings are visually attractive from neighboring properties, traffic and corridors, and public spaces (<i>service areas and devices screened, integrated and compatible with site features; above criteria is applied to areas visible to public view; rear and side views are visually interesting, coordinated and well-maintained</i>).</p> <p><input type="checkbox"/> Building exteriors compatible with surrounding properties (<i>compatible or better quality, compatible with natural materials, coordinated but not the same as surrounding properties, avoid more than one vivid or bright color per building, avoid concrete block on visible exterior walls: if used then creative design and surface treatments required</i>).</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Reconstruction, repair, alterations (p. 7)</p> <p><input type="checkbox"/> Preserve original character of site (<i>use original materials present on the site, avoid damage to brick surfaces or match original character if brick must be replaced, preserve original character of residential site if converted to commercial use</i>).</p> <p><input type="checkbox"/> Protect historical structures and sites ^(Note 1); indicate applicability of State Historic Building Code, address pre-1972 construction and unreinforced masonry issues.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Roofs and rooflines (p. 8)</p> <p><input type="checkbox"/> Roofs and rooflines visually compatible with building design and surrounding area (<i>roof and rooflines compatibility; diverse parapet wall shapes, consistent historical roof forms and decorations, neutral roof colors; form, color and texture are integral part of building design; rooftop apparatus screened</i>).</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Facades and entryways (p. 8- 11)</p> <p><input type="checkbox"/> Facades are varied and articulated (<i>cornice lines, parapets, eaves, cloth awnings, balconies, signs, entry insets, trellises, overhangs, planter boxes, 3-dimensional articulation; avoid long, straight facades without change in planes or openings, maximize</i></p>

			COMMERCIAL PROJECTS <u>WITHIN</u> DOWNTOWN DESIGN DISTRICT
Yes	No	N/A	Yes- consistent; No- Not consistent or more information needed; N/A- not applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>windows along commercial frontage; building entryways have strong architectural definition)</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Facade improvements are compatible with historical background.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rear and side entries and elevations are attractive and visually coordinated with others within same viewshed.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Maintenance (p. 7)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Demonstrate consideration of site and building maintenance.

Note 1: Architectural and Historical Resources Inventory Report, Ukiah California 1984-1985 – available at City of Ukiah; also documents at Held-Poage Memorial Home and Library, 603 W. Perkins Street.

Other Considerations

A variety of site and building design issues have increased in importance to the public and policy boards since the Guidelines were written in the early/mid 1990s. Some of those are expressed below. The Checklist will be modified from time to time.

Yes	No	N/A	OTHER CONSIDERATIONS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walkable and bikeable communities
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The project provides connections for walkers and bicyclists to the surrounding community (<i>provides walking/biking facilities on the site, connects to nearby walking/biking facilities, provides shortcuts for walkers/bikers, project is located within 1/4-1/2 of other places to walk</i>).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sidewalks provide are convenient and safe access (<i>sidewalks sufficiently wide, without obstruction; curbs, shade, lighting provided; buffers between walkers and traffic provided; safe and direct street crossings for walkers</i>).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entrances provide convenient access (<i>entrances adjacent to street, minimal setback, routes and accessways are well marked, sidewalks provided uninterrupted access to entrances, safe bike parking is located close to entrances</i>).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Green building (incorporating green building elements)*
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sustainable site
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water efficiency
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Energy
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Materials and resources
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Indoor environmental quality
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Visitability and universal design (<i>the site and its elements are accessible to people at differing stages, ages and circumstances of life: accessible primary and interior entrance and routes, accessible kitchen and bath space and devices, for dwellings-accessible bedroom, common room, and devices</i>).

* See Green Building Council LEED and other guidelines for detailed measures:
<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>
<http://www.nrdc.org/buildinggreen/strategies>

City of Ukiah - Commercial Development Design Guidelines Project Review Checklist

COMMERCIAL **PROJECTS OUTSIDE DOWNTOWN DESIGN DISTRICT**

The Planning Commission on June 27, 2007 adopted the following Checklist which is intended to assist developers, staff, policy boards and the public in determining project consistency with the *Commercial Development Design Guidelines*. Please refer to the Guidelines for the full text and illustrations, as the Checklist does not supersede or substitute for the Guidelines. The information in parentheses provides examples of ways to achieve the desired effects, recognizing that it is impossible to reduce the art and practice of design into a checklist of individual elements.

"Architects, project designers and applicants are expected to make a strong and sincere effort to comply with the Guidelines and contribute to the improvement of the City's physical image. Project applicants, with the assistance of their architect and building designees, are expected to put forth a convincing and creative effort when planning development and designing buildings." (*Guidelines*, page 1).

Discussion of Design Elements: Applicants are requested to discuss the following issues in their project application submittal.

1. How does the project design contribute to the improvement of the City's physical image? How does the project exhibit creativity?
2. What architectural style(s)/period is represented by the project design, if any?
3. After completing the checklist below, explain how the project complies with the various factors below.
4. Are any of the criteria below not met? If so, why not?

			COMMERCIAL PROJECTS OUTSIDE DOWNTOWN DESIGN DISTRICT
Yes	No	N/A	Yes- consistent; No- Not consistent or more information needed; N/A- not applicable
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site features (p. 19) Site design is compatible with the natural environment, and incorporates the major existing features (<i>trees, landscaping, city creeks, riparian habitat, lot shape, size, relationship to surrounding area</i>).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Coordination (p. 20) Facilities are shared and coordinated with adjacent properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Setbacks are compatible with character of adjacent frontages.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Setbacks are minimized to enhance the pedestrian environment.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pedestrian access (p. 19) Site has pedestrian orientation, consistent with uses, design and architecture.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pedestrian elements are attractive and functional (<i>walkways link parking to building entrances and other walkways; planters, street furniture, outdoor seating, pedestrian oriented signs, low level lighting provided</i>).

			COMMERCIAL PROJECTS <u>OUTSIDE</u> DOWNTOWN DESIGN DISTRICT
Yes	No	N/A	Yes- consistent; No- Not consistent or more information needed; N/A- not applicable
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking areas with 12 or more stalls: defined sidewalk or marked pedestrian facilities in landscaped areas or separated from traffic lanes required.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking lots (p. 22) Decrease visual prominence and reduce heat island effect (<i>locate behind buildings, divide into smaller lots, avoid large unbroken expanses of paving; emphasize screening, shading, landscaping</i>).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscaping (p. 22) Scale and nature of landscape materials is appropriate to the site and structures.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	20% of gross lot area landscaped / 50% live plantings; landscape redevelopment or reuse projects to extent feasible (<i>Plants are of type, spacing and sizing to reach maturity within reasonable time. Hardy, drought tolerant, low maintenance species adapted to Ukiah climate are emphasized, parking lots trees also withstand heat, pollutants. Deciduous trees used on south and west. Automatic irrigation required for new commercial development. Street trees selected from Ukiah Master Tree List / plantings per Standard Planning Detail required on private lot or public right of way.</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking areas with 12 or more stalls: 1 tree per 4 stalls within continuous linear strips. Perimeter planting strips use trees and shrubs. Focus on deciduous trees achieving 50% shading within 10 years.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking lots generally: Perimeter planting strips, Street trees selected from Ukiah Master Tree List required.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Signs (p. 21) Signs are compatible with architectural character of buildings (<i>signage does not dominate site, uses compatible colors and material, lighting is restrained and harmonious, sandwich boards are creative/subdued color/minimal copy</i>).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lighting (p. 20) Lighting harmonizes with site, building design, architecture and landscaping (<i>lighting form, function, character, fixture styles, design and placement; lighting does not interfere with pedestrian movement</i>).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Energy conservation (p. 21) Active and passive solar and other renewable energy design and devices are used (<i>building orientation, landscaping, lighting, heating and cooling, photovoltaic system-ready or installed</i>).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Devices are unobtrusive and complement design (<i>solar panels flush with roof</i>).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Visual appearance (p. 20) Buildings are visually cohesive, compatible and complementary (<i>scale, proportion, design, style, heights, mass, setbacks</i>).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Buildings exhibit variety and distinctiveness (<i>but avoid overly obtrusive or overly monotonous designs, or strong contrast with adjacent buildings, creative use of natural and recycled materials; metal discouraged unless creative and consistent with Guidelines</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Variety of architectural features encouraged tied to comprehensive design theme (<i>arches, raised parapets, cornices, eaves, windows, balconies, entry insets, roof angles and pitches, wall relief features</i>).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building exteriors compatible with surrounding properties (<i>compatible materials, colors, quality, coordinated but not the same as surrounding properties, avoid strong or</i>

			COMMERCIAL PROJECTS <u>OUTSIDE</u> DOWNTOWN DESIGN DISTRICT
Yes	No	N/A	Yes- consistent; No- Not consistent or more information needed; N/A- not applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>vivid colors unless they fit within local context, concrete block/exposed concrete on visible walls finished in aesthetic manner).</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Visible fences compatible with project and visually attractive (<i>compatible colors, materials, styles; wire fences, high barriers and use for advertising discouraged</i>).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site and buildings are visually attractive from neighboring properties, traffic and corridors, and public spaces (<i>service areas and devices screened, integrated and compatible with site features; common mailboxes architecturally consistent and located close to building; above criteria is applied to areas visible to public view; rear and side views are visually interesting, coordinated and well-maintained</i>).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Maintenance (p. 22) Demonstrate consideration of site and building maintenance.

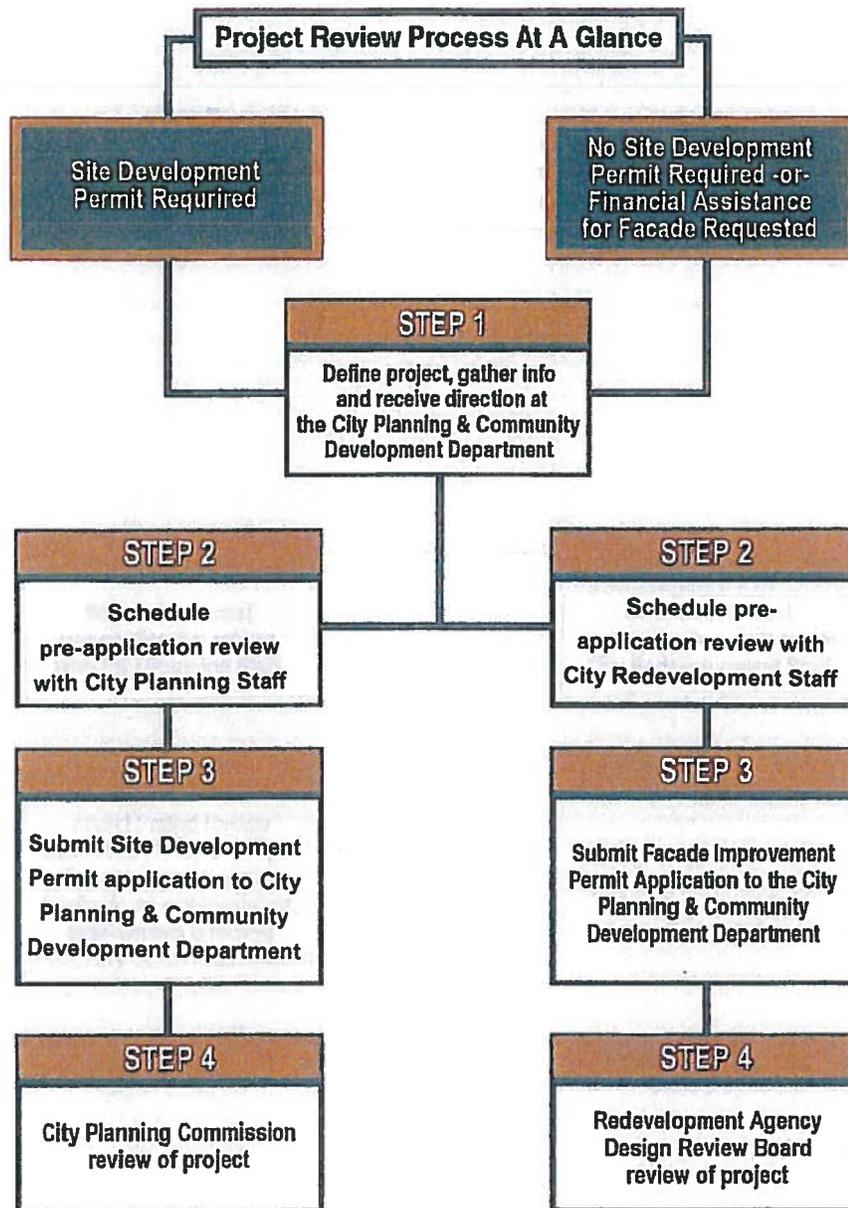
Other Considerations

A variety of site and building design issues have increased in importance to the public and policy boards since the Guidelines were written in the early/mid 1990s. Some of those are expressed below. The Checklist will be modified from time to time.

Yes	No	N/A	OTHER CONSIDERATIONS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walkable and bikeable communities The project provides connections for walkers and bicyclists to the surrounding community (<i>provides walking/biking facilities on the site, connects to nearby walking/biking facilities, provides shortcuts for walkers/bikers, project is located within 1/4-1/2 of other places to walk</i>).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sidewalks provide are convenient and safe access (<i>sidewalks sufficiently wide, without obstruction; curbs, shade, lighting provided; buffers between walkers and traffic provided; safe and direct street crossings for walkers</i>).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entrances provide convenient access (<i>entrances adjacent to street, minimal setback, routes and accessways are well marked, sidewalks provided uninterrupted access to entrances, safe bike parking is located close to entrances</i>).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Green building (incorporating green building elements)* Sustainable site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water efficiency
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Energy
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Materials and resources
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Indoor environmental quality
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Visitability and universal design (<i>the site and its elements are accessible to people at differing stages, ages and circumstances of life: accessible primary and interior entrance and routes, accessible kitchen and bath space and devices, for dwellings-accessible bedroom, common room, and devices</i>).

* See Green Building Council LEED and other guidelines for detailed measures:
<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19> * <http://www.nrdc.org/buildinggreen/strategies>

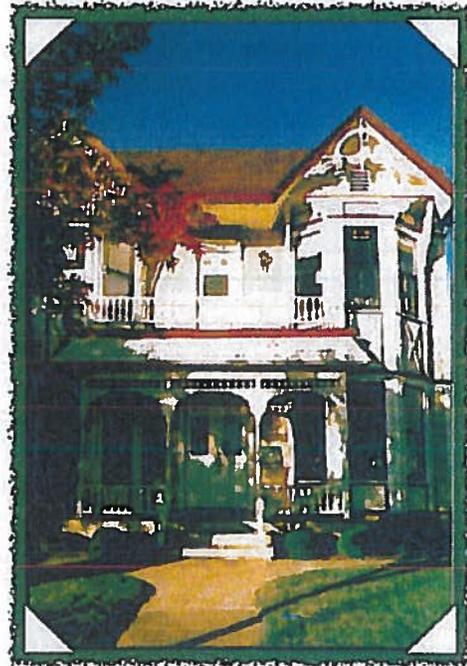
Project Review Process Flow Chart



Local Examples of Desirable Design Elements

Residential Conversion

Example 1



Residential Conversion

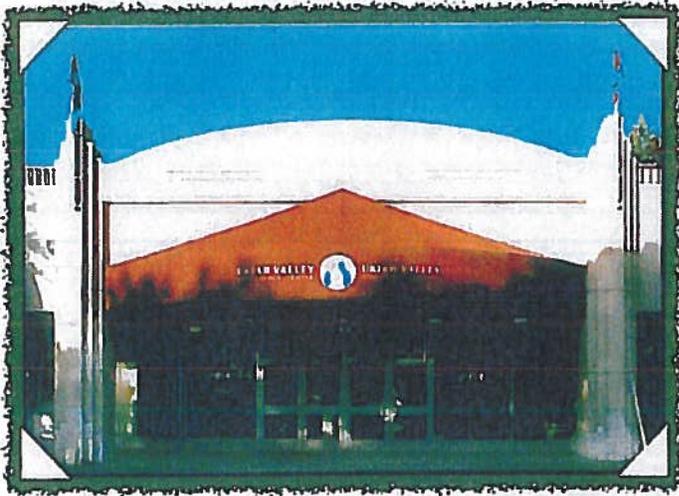
Example 2



Residential Conversion

Example 3

Local Examples of Desirable Design Elements



*Ukiah Valley
Conference Center*



*Saint Mary's
Catholic Church*



*Beverly's Fabric
and Crafts Store*

T H O M A S H I S E A I A
A R C H I T E C T / B U I L D E R

DATE: August 1, 2017

TO: City of Ukiah / Design Review Board
300 Seminary Avenue
Ukiah, CA 95482

Attachment #

4

SUBJECT: KFC / Site Issues

Landscape in General

1. Existing landscape is in poor, tired, or dead condition.
2. Irrigation is non-existent in most planted area, and irrigation that does exist does not comply with California Green Requirements.
3. Fencing that exists is in serious disrepair, and side and rear yards, are littered with debris and trash. The rear yard has signs of homeless camping on a regular basis.
4. The Auto Height Gauge and entrance of Drive-Through" has been damaged by cars, is unsightly, and is literally ready to collapse.
5. The Drive-Through landscaping is cluttered with temporary signage, which does not meet City regulations regarding such signage.

Dumpsters

1. Dumpsters are not in compliance, located at the South-East rear corner of the parking lot, are not housed in an enclosure, every customer must pass to enter the Drive-Through, and are a mess from years of lack of maintenance, cleaning, and careless disposal of garbage. There is also a grease disposal container present adjacent to the dumpsters which could not possibly pass inspection by the Health Department, shows signs of ongoing spills on the pavement, and there is an obvious "rat" problem in this area, probably due to the lack of care for sanitation and public safety.

Parking

1. The ADA / Accessible Parking is not in compliance with current Federal and State regulations, lacks the required signage, stripping is worn and faded, and warning devices are missing where users must cross traffic.
2. All parking stripping is worn and faded beyond it's useful purpose.

*See photos for reference.









KFC
Drive Thru



















No Trash
Sedimentos
Reciclable
No Drivers

DO NOT PARK
NO HAZARDOUS
WASTE ACCEPTED
CAUTION CAUTION


1-888-718-4888
www.chicagorecycling.com

Garba Only
Solamente Basura