



City of Ukiah, CA Design Review Board

MINUTES

Regular Meeting

September 22, 2016

Ukiah Civic Center, 300 Seminary Avenue

1. **CALL TO ORDER:** Chair Liden called the Design Review Board meeting to order at 3:10 p.m. in Conference Room #3.

2. **ROLL CALL**

Present: Member Nicholson, Hise, Chair Liden

Absent: Member Hawkes, Morrow

Staff Present: Kevin Thompson, Interim Planning Director
Michelle Johnson, Assistant Planner
Cathy Elawadly, Recording Secretary

Others present: George Rau
Craig Stratman

3. **CORRESPONDENCE:**

4. **APPROVAL OF MINUTES:** The minutes from the September 15, 2016 meeting will be available for review and approval at the next scheduled meeting.

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. Request for Review and Recommendation on umbrellas for an Outdoor Dining Permit for Chop Chop Restaurant at 110 West Standley Street, APN 002-224-06, File No. Munis 1728

Assistant Planner Johnson:

- Gave a brief background about the outdoor dining permit that was approved in May 2016.
- Talked about the proposed project as provided for on page 1 of the staff report.
- Staff is requesting the DRB review the proposed revision to the initial project.

Craig Stratman, Applicant:

- Is of the opinion the proposed new shade cover provides continuity to the theme, menu, and design of the restaurant and strengthens the perception of the Downtown as providing for diverse and interesting choices for dining and shopping.
- The Standley Street corridor is mixed use, commercial and residential, and Chop Chop is in the middle of the funky, modern and cheap out-of-place design to the east and the nicer more classic design to the west where the intent is to bridge the two design factors and add allure and continuity and style to the block.
- Akin to other iconic destinations, i.e., the Tonga and Trader Vic's in San Francisco, 'modern tiki' brings about a sense that our community can have a culture that is ethnic, fun and a little exotic.

1 **DRB:**

- 2 • Looked at the plot plan concerning the existing outdoor dining permit and example of the
3 proposed product relative to the Palapa Thatch umbrellas and/or Palapa covering.
4

5 **Chair Liden:**

- 6 • Asked if the Palapa umbrellas are fire retardant.
7 • What is the life expectancy of the umbrellas?
8 • Asked about the plan and whether the existing awning will be removed and replaced with
9 the umbrellas? Assumes the corner posts will also be removed.

10
11 **Craig Struttman:**

- 12 • Confirmed the Palapa umbrellas are fire retardant, durable, weather-proof and can
13 endure winds up to 70 mph.
14 • The umbrellas are designed for commercial use and are what restaurants and hotels use.
15 • The umbrellas last for years. The umbrellas come with two tops that can be changed out
16 as necessary should they not look aesthetically pleasing.
17 • Confirmed the existing awning will be removed and replaced with the umbrellas and the
18 corner posts that secure the awning will be removed, i.e., all metal posts will be removed.
19

20 **Member Nicholson:**

- 21 • Likes that the applicant is proposing to replace the existing 12 x 20 feet sun shade with
22 two nine-foot in diameter thatch umbrellas.
23 • Is of the opinion the 'modern tiki' design represents timeless, global tradition and is highly
24 complementary with the style, character and architecture of other buildings in the
25 neighborhood.
26

27 There was discussion about the method of installing the thatch umbrellas onto the outdoor dining
28 area platform.
29

30 There was discussion about the outdoor dining platform and corresponding installation thereof on
31 a City street in compliance with City code and the terms and conditions for encroaching into the
32 City public right-of-way.
33

34 **Member Hise:**

- 35 • Would support approval of the project, but is not pleased with the outdoor dining program
36 as it currently operates and essentially how the City is overseeing them in general.
37 • Finds that having two outdoor dining areas next to one another is not architecturally
38 pleasing, referring to Chop Chop and Saucy's on Standley Street.
39 • Is okay with having outdoor dining areas that are more or less sporadically situated
40 throughout the City rather than situated next to one another.
41 • Is of the opinion the City has taken the wrong approach with regard to the outdoor dining
42 program. There should have been a standard design implemented that every applicant
43 desiring outdoor dining uses such that they all look the same without every outdoor dining
44 establishment feeling they need to have a unique expression of design.
45

46 **Chair Liden:**

- 47 • Has some issue with the fact the outdoor dining establishments for Chop Chop and
48 Saucy's are located right next to each and is what creates the problem for design in
49 general. There are two different outdoor dining themes that happen to be located right
50 next to one another and that is the way it is.
51 • In general, he does like the idea that everyone is taking a unique approach to his/her
52 respective outdoor dining experience. Does like the idea of allowing for unique personal
53 expression around town.
54

1 **DRB Consensus:**

- 2 • Likes the project and recommends approval.

3
4 **Member Hise:**

- 5 • Asked if in the motion to recommend approval of the project if there is anything further
6 staff would like to be included.

7
8 **Assistant Planner Johnson:**

- 9 • Prior to any modifications made to the street with the installation of the thatch umbrellas
10 and/or for any other change to the outdoor dining establishment would need to consult
11 with the Public Works department.

12
13 **M/S Hise/Nicholson** to recommend approval of the proposed project as presented with no
14 conditions. Motion carried (3-0).

15
16 **6.**

17 **6B.** Request for Review and Recommendation on a Minor Site Development Permit to
18 expand the existing grave site area to include: live landscaping and a Niche (memorial)
19 APN 001-020-50, File No.: Munis 2130.

20
21 **Assistant Planner Johnson:**

- 22 • An application was received from Russian River Cemetery District for approval of a Minor
23 Site Development permit to expand the grave site area, add live landscaping and
24 construct an open Memorial Pavilion. The infrastructure is existing so the only new
25 development will be the pavilion.

26
27 **George Rau, Rau and Associates, Applicant Representative:**

- 28 • Commented on the landscaping features and drainage system/features.

29
30 **DRB:**

- 31 • Discussed and reviewed the proposed landscaping plan for the Memorial Pavilion to be
32 located at the Ukiah Cemetery.
33 • It was determined the plans reviewed omitted the building plans and elevation drawings
34 such that the project is not complete for review with a recommendation.
35 • Would like to see a sample board concerning the materials for the pavilion.
36 • The DRB unanimously (3-0) recommended the project come back at a later date to be
37 reviewed as a complete project.

38
39 **7. MATTERS FROM THE BOARD:**

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41 **8. MATTERS FROM STAFF:**

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43 **9. SET NEXT MEETING**

44 The next regular meeting will be scheduled based on project need.

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46 **10. ADJOURNMENT**

47 The meeting adjourned at 3:49 p.m.

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49 _____
50 Cathy Elawadly, Recording Secretary