MINUTES

Regular Meeting
Conference Room 3
Ukiah Civic Center, 300 Seminary Avenue

April 20, 2011
3:00 p.m.

1. CALL TO ORDER: Acting Chair Hise call the Design Review Board meeting at 3:03 p.m.

2. ROLL CALL
   Present: Tom Liden, Alan Nicholson, Tom Hise, Nick Thayer, Richard Moser, Estok Menton
   Absent: None.
   Others Present: Howie Hawkes
   Staff Present: Kim Jordan, Senior Planner
                  Cathy Elawadly, Recording Secretary

3. CORRESPONDENCE: None

4. APPROVAL OF MINUTES: April 6, 2011 minutes
   M/S Liden/Thayer to approve April 6, 2011 minutes, as submitted.

5. AUDIENCE COMMENTS ON NON-AGENDA ITEMS: None.

6. RIGHT TO APPEAL: There are no appealable items on this agenda.

7A. Begin working on development of Downtown Zoning Code Design District Guidelines

Staff:
• The Planning Commission is recommending development of a Design Appendix for the DZC and supports as the ‘guiding principles’ approach of the City of Petaluma Central Petaluma Specific Plan (CPSP) Design Guidelines.
• The Planning Commission identified three separate districts as shown on the DZC map, identified as the Historic District, Main Street District, and Perkins Street Corridor District.
• Provided the Board a Map that shows the boundaries for the three districts.
• Modeling the guidelines after the CPSP, the approach would be to identify existing patterns, forms, proportions, articulation, design elements and architectural styles for buildings they would like to see in the three design districts.
• The use of the building is not relevant. The intent is to identify styles and patterns that are appropriate for Ukiah, desired by the community, will stand the test of time, and work regardless of the use.
• The form and location of the building and the materials are regulated by the DZC. As part of the guidelines, the Board needs to gather the information included asked for in Attachment 2: Patterns Table. Table 2 is intended as a working document to help in the creation of the guidelines and it is expected that it will change as we go through the process of developing the guidelines.
Attachment 1 of the staff report is the table of buildings on the City of Ukiah Historic and Architectural Inventory and is intended to provide background and help identify existing architectural styles and design elements that could be included as part of the Guidelines.

Member Liden comments:
- The use is what drives the design.
- Does not support buildings that are residential units converted to commercial uses, particularly for the Perkins Street Corridor.

Staff: The conversion of these residential buildings to commercial has already been determined. The City's General Plan identifies these parcels as Commercial and the zoning is also Commercial, which allows this conversion to occur.

Board:
- Does not support the development of commercial buildings that look like residential.
- Perkins Street Corridor does not have a specific architectural or design theme. It seems that this area could have more options/variety for architectural styles.
- Main Street is eclectic with a wide variety of building types, sizes, architectural styles.
- Are examples of buildings we like limited to just Ukiah?

Staff: Examples of architectural designs, form, patterns etc., of buildings are not necessarily limited to those that exist in Ukiah. If building design examples are selected from another community or place, provide the Board with a photo of the building for review and consideration.

Member Thayer: Provided photographs of building designs appropriate for Main Street and Perkins Street Corridor to include the Starbucks/First America Title Company building on E. Perkins and Tierra’s on N. School Street.

Board Consensus of the photos selection: Reviewed photographs provided by Member Liden of buildings in Ukiah and selected the following photos for each district.

Historic District
- DSC0003 - Mammina Building, 201 & 203 S. State Street
- DSC0007 - Fiebusch Building, 199 S. School Street
- DSC0008 - Courthouse Annex, 100 N. School Street
- DSC0010 - 102, 110, 112, 116, 180, 198 S. School Street (1 block of retail establishments)
- DSC0011 - 102, 104 & 106 N. School Street (Salon and law offices)
- DSC0012-0013 - 120 & 130 W. Standley Street (Shoe Fly & Sock/Boutique 120 & Patrona)
- DSC0014 - Pano Stephens Law Office building, 201 S. State & 203, 205 S. State Street (vacant)
- DSC0021 - McKinley Building, 200 S. State Street
- DSC0026 - Palace Hotel, 272 N. State Street
- DSC0037 - Dolores Apartments, 602 North State Street
- DSC0047 - Coffee Critic apartments, 476 N. State Street
Main Street District

- DSC0037 - Dolores Apartments, 602 North State Street
- DSC0028 - Tierra, 310 N. School Street
- DSC0047 - Coffee Critic apartments, 476 N. State Street
- DSC0050 - Graces, 323 N. Main Street
- DSC0055 - Yoga Mendocino, 206 Mason Street
- DSC0097 - Geraldine Somers Building, 290 Seminary Avenue.
- DSC5065 - Starbucks Building/First American Title Insurance Company, 704 E. Perkins Street

8. NEW BUSINESS:

8A. Discussion regarding changing the date and time for the regularly occurring Design Review Board Meeting.

Staff: Asked the Board to consider a time and day that would be convenient for the Board to meet so as to guarantee a quorum. The Board has been meeting the second Thursday of every month at 3:00 p.m.

The next DRB meeting will be May 3, 2011 at 3:00 p.m.

9. MATTERS FROM THE BOARD:

Member Liden:
- Ukiah Main Street is interested in the concept of displaying signs in buildings that have received Façade Improvement Funds.
- The Board previously reviewed a sign developed by member Nicholson. This should be used as a beginning.
- Would like to agendize the matter of displaying signs in buildings that have received Façade Improvement Funds.

10. MATTERS FROM STAFF: None.

11. SET NEXT MEETING/ADJOURNMENT The meeting adjourned at 5:02 p.m.

Tom Hise, Acting Chair
Cathy Elawadly, Recording Secretary