



**City of Ukiah, CA**  
**Design Review Board**

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**MINUTES**

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3 **Regular Meeting**

**April 20, 2011**

4 **Conference Room 3**

**3:00 p.m.**

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

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6 **1. CALL TO ORDER:** Acting Chair Hise call the Design Review Board meeting at  
7 3:03 p.m.

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

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16 **3. CORRESPONDENCE:** None

17  
18 **4. APPROVAL OF MINUTES:** April 6, 2011 minutes  
19 **M/S Liden/Thayer** to approve April 6, 2011 minutes, as submitted.

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

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

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25 **7A.** Begin working on development of Downtown Zoning Code Design District  
26 Guidelines

27  
28 **Staff:**

- 29 • The Planning Commission is recommending development of a Design Appendix  
30 for the DZC and supports as the 'guiding principles' approach of the City of  
31 Petaluma Central Petaluma Specific Plan (CPSP) Design Guidelines.
- 32 • The Planning Commission identified three separate districts as shown on the  
33 DZC map, identified as the Historic District, Main Street District, and Perkins  
34 Street Corridor District.
- 35 • Provided the Board a Map that shows the boundaries for the three districts.
- 36 • Modeling the guidelines after the CPSP, the approach would be to identify  
37 existing patterns, forms, proportions, articulation, design elements and  
38 architectural styles for buildings they would like to see in the three design  
39 districts.
- 40 • The use of the building is not relevant. The intent is to identify styles and  
41 patterns that are appropriate for Ukiah, desired by the community, will stand the  
42 test of time, and work regardless of the use.
- 43 • The form and location of the building and the materials are regulated by the DZC.  
44 As part of the guidelines, the Board needs to gather the information included  
45 asked for in Attachment 2: Patterns Table. Table 2 is intended as a working  
46 document to help in the creation of the guidelines and it is expected that it will  
47 change as we go through the process of developing the guidelines.

- 1 • Attachment 1 of the staff report is the table of buildings on the City of Ukiah  
2 Historic and Architectural Inventory and is intended to provide background and  
3 help identify existing architectural styles and design elements that could be  
4 included as part of the Guidelines.  
5

6 **Member Liden comments:**

- 7 • The use is what drives the design.  
8 • Does not support buildings that are residential units converted to commercial  
9 uses, particularly for the Perkins Street Corridor.  
10

11 **Staff:** The conversion of these residential buildings to commercial has already been  
12 determined. The City's General Plan identifies these parcels as Commercial and the  
13 zoning is also Commercial, which allows this conversion to occur.  
14

15 **Board:**

- 16 • Does not support the development of commercial buildings that look like  
17 residential.  
18 • Perkins Street Corridor does not have a specific architectural or design theme. It  
19 seems that this area could have more options/variety for architectural styles.  
20 • Main Street is eclectic with a wide variety of building types, sizes, architectural  
21 styles.  
22 • Are examples of buildings we like limited to just Ukiah?  
23

24 **Staff:** Examples of architectural designs, form, patterns etc., of buildings are not  
25 necessarily limited to those that exist in Ukiah. If building design examples are selected  
26 from another community or place, provide the Board with a photo of the building for  
27 review and consideration.  
28

29 **Member Thayer:** Provided photographs of building designs appropriate for Main Street  
30 and Perkins Street Corridor to include the Starbucks/First America Title Company  
31 building on E. Perkins and Tierra's on N. School Street.  
32

33 **Board Consensus of the photos selection:** Reviewed photographs provided by  
34 Member Liden of buildings in Ukiah and selected the following photos for each district.  
35

36 **Historic District**

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

