Special Meeting                June 15, 2011

Ukiah Civic Center, 300 Seminary Avenue, Conference Room 5

1. CALL TO ORDER: Acting Chair Menton called the Design Review Board to order at 2:45 p.m.

2. ROLL CALL: Present: Tom Liden, Alan Nicholson, Tom Hise, Estok Menton
   Absent: Nick Thayer, Richard Moser
   Staff Present: Kim Jordan, Senior Planner
   Jennifer Faso, Associate Planner

3. CORRESPONDENCE: None

4. APPROVAL OF MINUTES:
   M/S Liden/Hise to approve May 12, 2011 minutes as submitted.
   M/S Liden/Nicholson to approve June 1, 2011 minutes as submitted.

5. AUDIENCE COMMENTS ON NON-AGENDA ITEMS: None

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

7. UNFINISHED BUSINESS


   The DRB continued review of the DZC Design District Guidelines by discussing buildings they like and identifying the features they like and including these features in the accompanying table for the three districts.

   Began with Board discussion about general buildings in the photographs submitted by Member Thayer that the Board have included in the DZC design table of buildings they like.

   Buildings in the Historic District Continued

   Republic Press Building, 104-106 School Street

   Likes
   • Scale and proportion
   • Mixed use
   • Recessed windows and doors
   • Arches
   • Building is still close to original, modifications retain much of the original
   • Dentils
   • Separate awnings that highlight the architecture of the building
   • Good materials
- Architectural details-staff will review City’s Historical and Architectural Inventory to identify some of the specific detail for this building.

**Courthouse Annex, 101 North School Street**

**Likes**
- Proportion and scale
- Entry
- Limestone
- Dentiles
- Classical details
- Architectural details-staff will review City’s Historical and Architectural Inventory to identify some of the specific detail for this building.
- Mixed opinion due to the addition of the 3rd story which is not compatible with the original two story annex building.

**Palace Hotel, 272 North State Street**

**Likes**
- Recessed at corner
- Storefronts at street level
- 3 stories
- Outdoor balconies in previous era. Would be nice to see this usable outdoor space returned.
- Rhythm and proportion of windows
- Arch, recess, and detail around windows

**Buildings in the Main Street District Continued**

**Tierra, 310 North State Street**

**Likes**
- Good reuse of a building.

**General**
- May not work for the DZC.

**General Comments – All Districts**
- Awning materials and styles should be compatible with the era and the design of the building
- Buildings should include outdoor space, such as the balconies previously on the Palace Hotel, the hotel in downtown Healdsburg, the SOMA building reviewed previously. This would be especially true when the use is residential.

**Buildings – Thayer “Round 2”**

**Likes**
- Example 11: Ventura Mixed Use.
  - Could work on Main Street, Perkins Street
  - Metal, Outdoor Space, Storefronts, Colors

**Dislikes**
- All other examples in “Round 2” are not appropriate for Ukiah
Staff Introduced Sign Portion of the DZC Guidelines and provided the following comments.

- The Downtown Guidelines will not apply to the parcels subject to the DZC. The DZC does not address signs, so the Board needs to review the sign guidelines to determine if these should be retained, revised, etc. as part of the DZC Guidelines.
- Recommend reviewing the current guidelines and determine if they would work for the DZC.
- When the first draft of the form based code was released there was discussion as to whether or not it should include sign regulations. At that time, the decision was “no.”
- Signs could be included as part of the guidelines as currently intended or the Board could recommend that they be included as requirements (codified).

Comments form Board

- Palo Alto has good signs
- Could start by looking at other City sign ordinances

8. MATTERS FROM THE BOARD: None

9. MATTERS FROM STAFF: None

10. SET NEXT MEETING/ADJOURNMENT: Thursday July 7, 2011 at 3:00 p.m.
    The meeting adjourned at 4:09 p.m.

Cathy Elawadly, Recording Secretary