

UKIAH REDEVELOPMENT AGENCY

Design Review Board

3:00 p.m. - 5:00 p.m., Thursday, July 10, 2008

Conference Room # 3

1. CALL TO ORDER: UKIAH CIVIC CENTER, CONFERENCE ROOM #3
300 SEMINARY AVENUE, UKIAH
2. ROLL CALL: Chair Moser; Members Liden, Menton, Thayer, Hise. (Nicholson and Cole absent)
3. RIGHT TO APPEAL: Applicants or other persons who are dissatisfied with the Board's decision(s) may have a right to appeal the action(s) to the Ukiah Redevelopment Agency. An appeal must be made in writing to the Redevelopment Agency Secretary within 10 days of the Board's decision(s). For matters heard at this meeting, the final date of appeal is 5:00 p.m. on June 23, 2008. The appellant will be notified of the time and date the matter will be considered.
4. AUDIENCE COMMENTS ON NON-AGENDA ITEMS: The Ukiah Redevelopment Agency Design Review Board welcomes input from the audience. In order to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments.
5. APPROVAL OF MINUTES: June 12 , 2008
6. NEW AND MODIFIED CONSTRUCTION
 - A. **Pre-application Review:** Ruff & Associates: Comment on conceptual plan and building massing for Hamlet Village (90 senior condominiums) located at 700 block of N. State Street (APN: 002-114-14, 18, 19, 21, 69). **Application has been withdrawn at applicant's request.**
 - B. **Pre-application Review :** BobAxt/Siderakis : Comments on Pre-Application review for demolishing an existing apartment building on the northwest corner of the site; demolishing a small office building and shed on the southern portion of the site; demolishing the existing "Farmer Johns" building located up on the State Street Frontage; and constructing new single-story buildings "A" (7,200 sq. ft.), "B" (7,500 sq. ft.), and "C" (2,000 sq. ft.) The project also includes development of a full parking lot to serve the new buildings and adding landscaping throughout. The site is located at 1100-1120 South State Street (surrounding the Garden Café) APN 003-130-37. The Garden Café building and its parking lot are not a part of the project. The intent of the project is to create a small retail center on this underutilized property.
7. FACADE IMPROVEMENT GRANT PROGRAM
 - A. **Continuation of Façade Improvement Program No. 08-03,** Michael Shapiro: Consideration of awning replacement at 367 North State Street (002-186-12). Summary update: On June 12, 2008 the Design Review Board determined expressed interest in exploring an awning color other than the existing blue. Member of the Board suggested a color that would highlight the tones of the brick or possibly red, but no agreement was reached. The applicant prefers to retain the existing or possibly a lighter shade of blue. However, he is open to other suggestions of the Design Review Board. He is opposed to stripes or a color that will exhibit fading. The applicant is interested in replacement of the awning as soon as possible. The building is

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partially brick and partially gray painted wood. Buildings to the north, south and west exhibit green and burgundy awnings. There is no predominate color scheme in the surrounding area. Please refer to the Staff Report for June 12 regarding project details, recommended action, findings and conditions.

8. MATTERS FROM THE BOARD

9. MATTERS FROM STAFF

- .A. **Continuation of Review: Downtown Ukiah-Perkins Street Corridor Form-Based Zoning Code Amendment**, City of Ukiah Planning and Community Development Department: Review and comment on proposal. In addition to the material distributed previously, the attached table addressing issues and options is provided for your review. Staff requests the Design Review Board conclude its review of the January 15, 2008 public presentation draft code on June 26 if possible. The next step will be presenting the summary of issues and options to property owners and policy boards for direction regarding revisions to the proposal. The Design Review Board will have an opportunity to review future drafts. The table of options is attached - we will mail you a copy as well. **Item continued to next meeting.**

10. SET NEXT MEETING/ADJOURNMENT

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