



Design Review Board

Regular Meeting AGENDA

This meeting will be held virtually at the link below:

<https://global.gotomeeting.com/join/407667213>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3212](tel:+18722403212)

Access Code: 407-667-213

Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or inroomlink.goto.com

Meeting ID: 407 667 213

Or dial directly: 407667213@67.217.95.2 or 67.217.95.2##407667213

May 27, 2021 - 3:00 PM

The Design Review Board serves as an advisory body to City staff, Zoning Administrator, Planning Commission and City Council to make site design recommendations consistent with the City's Design Review Guidelines. The Design Review Board works with staff and applicants to review proposed site development permit applications, planned development applications and precise development plans, and make recommendations concerning architecture, site design layout, landscaping, parking, signage, exterior lighting and other aspects of urban design to City staff, Zoning Administrator, Planning Commission and City Council as appropriate.

The Design Review Board encourages applicants and/or their representatives to be available at the meeting to answer questions so that no agenda item need be deferred to a later date due to a lack of pertinent information.

1. CALL TO ORDER

2. ROLL CALL

3. CORRESPONDENCE

4. APPROVAL OF MINUTES

4.a. Approve June 10, 2020 Special Meeting Minutes

Recommended Action: Approve the June 10, 2020 Special Meeting Minutes.

Attachments:

1. Draft Minutes 20200610

- 4.b. Approve June 25, 2020 Meeting Minutes
Recommended Action: Approve June 25, 2020 Meeting Minutes.
Attachments:

1. Draft Minutes 20200625

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Design Review Board welcomes input from the audience. In order for everyone 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.

6. NEW BUSINESS

- 6.a. Presentation and Discussion regarding Planned Maintenance/Restoration to Alex Thomas Plaza
Recommended Action: Consider and provide input regarding the planned maintenance/restoration to Alex Thomas Plaza.
Attachments:

1. Alex Thomas Plaza Renovations

7. MATTERS FROM THE COMMISSION

8. MATTERS FROM STAFF

9. ADJOURNMENT

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Ukiah Annex, located at 411 W. Clay St., Ukiah, California, not less than 72 hours prior to the meeting set forth on this agenda.

Mireya G. Turner, Planning Manager
May 24, 2021

**CITY OF UKIAH
DESIGN REVIEW BOARD SPECIAL MEETING MINUTES
Held remotely via GoTo Meeting
June 10, 2020
6:00 p.m.**

1. CALL TO ORDER

Chair Liden called the Design Review Board meeting to order at 6:05 p.m.

Chair Tom Liden presiding.

2. ROLL CALL

Present: Members Morrow, and Chair Liden

Absent: Member Coale, Hawkes, and Nicholson

Staff Present: Craig Schlatter, Community Development Director
Mireya G. Turner, Interim Senior Planner
Alicia Tlelo-Martinez, Assistant Planner

Others present: Planning Commissioners Ruth Van Antwerp, Linda Sanders, Mike Whetzel, and Chair Laura Christensen

3. CORRESPONDENCE

None was received.

4. APPROVAL OF MINUTES

No Minutes were posted for approval.

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

No comments were received.

6. NEW BUSINESS

- a. Joint Meeting with Design Review Board to Consider the Draft Objective Development and Design Standards for Multi-family Residential Development, and Approve Recommendation to City Council

Community Development Director Craig Schlatter notified the Commission that this item required further staff review and should be carried over to a future meeting.

Board members Coale and Hawkes were present at 6:15 p.m.

There were no members of the public present wishing to speak.

Motion/Second: Commissioner Hawkes/Commissioner Coale carried the item over to a future meeting; carried by the following roll call vote: AYES: Coale, Hawkes, Morrow and Chair Liden NOES: None ABSENT: Nicholson ABSTAIN: None.

- b. Joint Meeting with the Planning Commission to Consider the Flexible Parking Standard Options for New Residential Development, and Approve Recommendation to City Council

Community Development Director Craig Schlatter introduced the item. Interim Senior Planner Mireya Turner presented the staff report.

No one from the public was present wishing to speak.

Motion/Second: Consensus was expressed to approve a recommendation of the Moderate Reduction to Residential Parking Standards, and Unbundling Parking Options, with a minimum requirement of one (1) standard parking space per unit of housing; carried by the following roll call vote: AYES: Coale, Hawkes, Morrow and Chair Liden
NOES: None ABSENT: Nicholson ABSTAIN: None.

7. **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:25 p.m.

**CITY OF UKIAH
DESIGN REVIEW BOARD SPECIAL MEETING MINUTES
Held remotely via GoTo Meeting
June 25, 2020
6:00 p.m.**

1. CALL TO ORDER

Chair Liden called the Design Review Board meeting to order at 3:11 p.m.

Chair Tom Liden presiding.

2. ROLL CALL

Present: Members Coale, Hawkes and Chair Liden

Absent: Member Morrow and Nicholson

Staff Present: Craig Schlatter, Community Development Director
Mireya G. Turner, Interim Senior Planner
Alicia Tlelo-Martinez, Assistant Planner

3. CORRESPONDENCE

None was received.

4. APPROVAL OF MINUTES

a. Approval of Draft Minutes of the September 26, 2019 Regular Meeting

There was consensus to carry over the minutes to the next meeting.

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

No comments were received.

6. NEW BUSINESS

a. Consideration of Draft Objective Development and Design Standards for Multi-family Residential Development, including Duplexes, Tri-plexes, and Four-plexes, and Approve Recommendation to the City Council

Community Development Director Craig Schlatter introduced the item. Interim Senior Planner Mireya Turner presented the staff report.

No one from the public was present wishing to speak.

Following discussion, the Design Review Board voiced consensus on a number of comments.

Motion/Second: Commissioner Hawkes/Commissioner Coale approved a recommendation of approval of the Draft Objective Development and Design Standards, and requested staff convey their comments to the City Council; carried by the following roll call vote: AYES: Coale, Hawkes and Chair Liden NOES: None ABSENT: Morrow and Nicholson ABSTAIN: None.

7. MATTERS FROM THE BOARD

None

8. **MATTERS FROM STAFF**

None.

9. **ADJOURNMENT**

There being no further business, the meeting adjourned at 4:35 p.m.



DATE: May 27, 2021
TO: Design Review Board
FROM: Neil Davis, Community Services Administrator
SUBJECT: Presentation and Discussion Pertaining to Planned Maintenance/Restoration to Alex Thomas Plaza

SUMMARY

Staff is exploring the possibility of providing maintenance and restoration of Alex Thomas Plaza and seeks Design Review Board review and input.

BACKGROUND

Alex Thomas Plaza is a cornerstone feature of the City's downtown immediately adjacent to State St. State Street is currently undergoing an improvement project that is scheduled for completion in mid to late summer of this year.

Although Alex Thomas Plaza hosts a wide variety of prominent downtown events, and is clearly viewed from State St., the site has not benefitted from any significant maintenance or landscape upgrades in over ten years. The Plaza was designed with "pinkish" concrete blocks that have been frequent targets of graffiti and, it could be argued, from a design perspective have not aged well.

DISCUSSION

Staff is exploring the possibility of performing a restoration of the plaza with the hope that the Plaza will look its best for a predicted Grand Opening of the State St project later this summer. Council Member Mari Rodin and Alan Nicholson volunteered to assist to develop a plan for the restoration. Together, they prepared a "Studies for improvements and restoration to the City of Ukiah Alex R. Thomas Jr. Plaza document (Attachment 1).

Staff requests review and input from the Design Review Board regarding the proposed restoration.

RECOMMENDED ACTION

Consider and Provide Input Regarding the Planned Maintenance/Restoration to Alex Thomas Plaza.

Atta

Attachment 1

May 2021

Alex R. Thomas Jr. Plaza

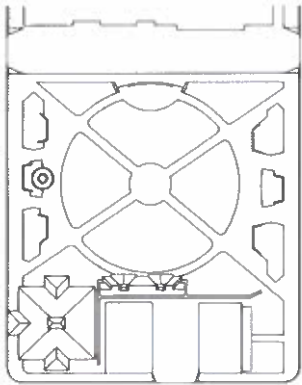


Studies for improvements
and restoration to

The City of Ukiah
Alex R. Thomas Jr. Plaza

MAINTAINANCE PLAN

Color Palette



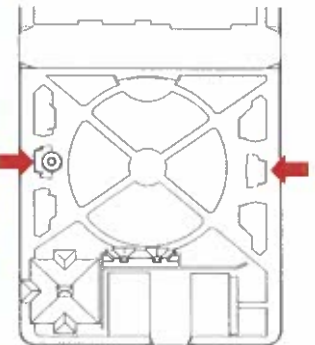
ENTRY SIGNAGE AND LANDSCAPE RETAINING WALLS

Color Palette



1. Recessed Panel
BM. Sun Valley
No. 350

2. Cast Concrete
Waynesboro
Taupe
No. 1544



1

2



1

2



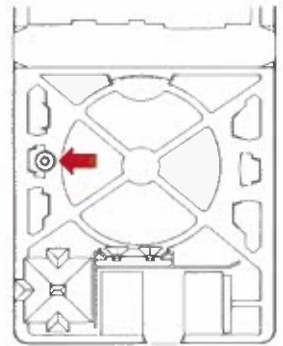
The entry signage is institutionally bland and non-descript. The text and background should distinguish itself from the grey concrete frame with distinctive color detailing. This is the focal point and name of the plaza and should present itself as a memorable representation of the colorful downtown character. All the concrete benches are in need of paint.

SUNDIAL GARDEN AND LANDSCAPE RETAINING WALLS

Color Palette



1. Cast Concrete
Waynesboro
Taupe
No. 1544

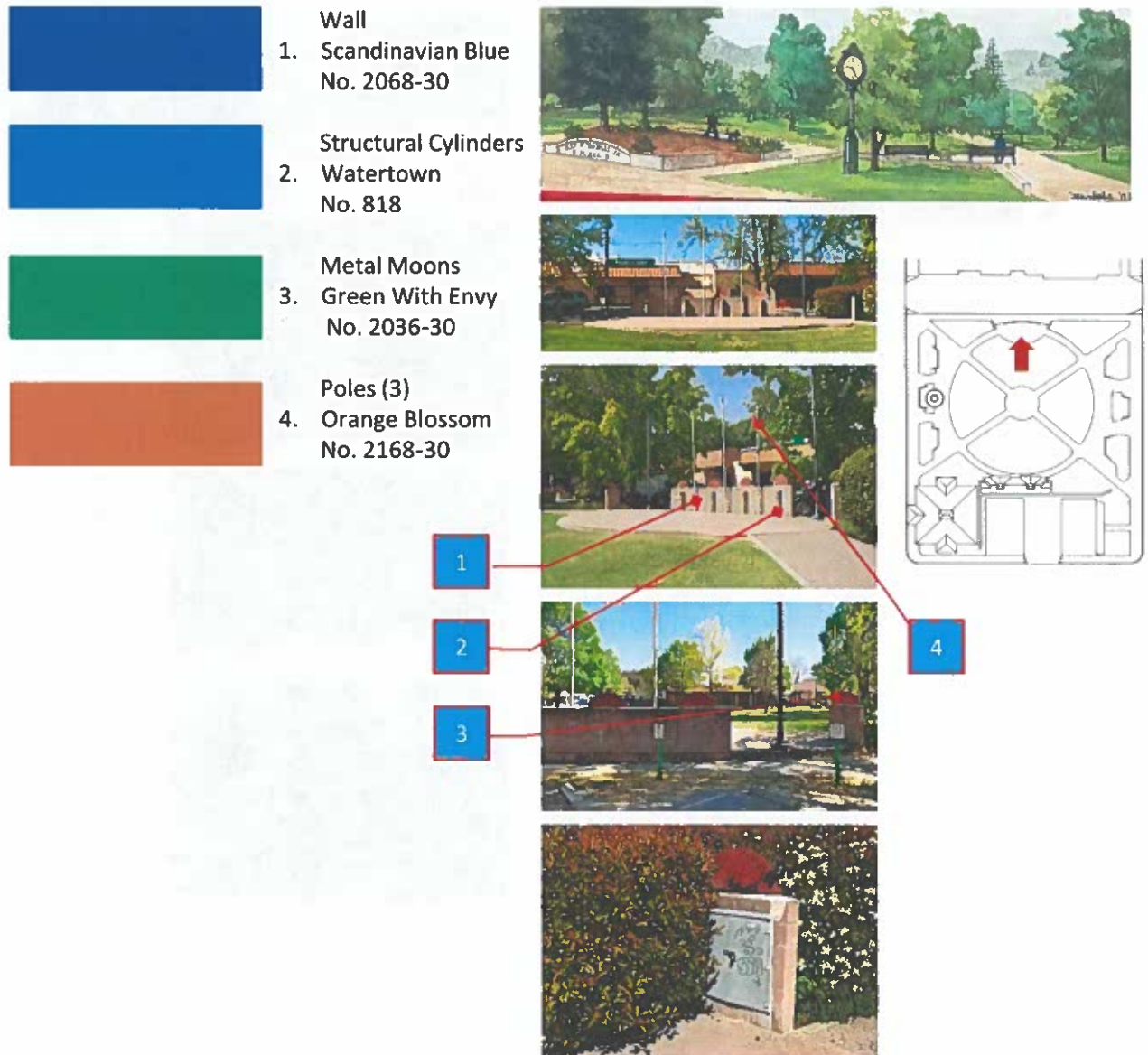


The Sundial is hidden from view by overgrown landscaping and can be a focal point with some defining detail colors and new appropriate landscaping. The concrete walls are chipped, stained and neglected, they need cleaning and paint to unify the material and function.

BANDSTAND / STAGE

WALLS, POLES AND STEEL ORNAMENTS

Color Palette



The low walls defining the stage area are dull and indistinguishable from the stage and background. The wall cap is broken and in need of new restoration. The flag poles should celebrate the occasion and help define the performance with festive color.

ART WALLS SOUTHEAST CORNER OF THE PLAZA

Color Palette



- Art Walls
1. Spring Dust
No. 2150-40

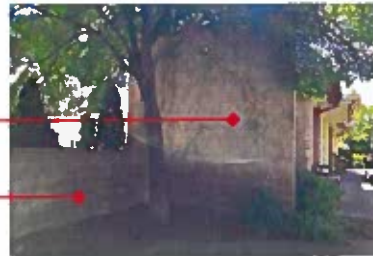


- Short End Wall
2. Starburst Orange
No. 2010-30

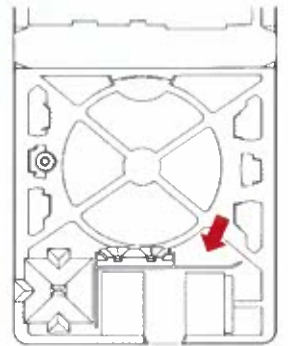


1

1



2



The outside east wall of the restrooms has been designated for a painted mural, and the low wall adjacent to this is intended for a rotating art wall. The walls need to be power washed, primed and top-coated with a low maintenance paint with color that can stand on its own while serving as a stimulating host for varied art projects.

RESTROOMS, EXTERIOR SOUTH BUILDING OF THE PLAZA

Color Palette



- Roof Fascia
1. Scandinavian Blue
No. 2068-30



- Smooth Block Walls
2. Sun Valley
No. 350



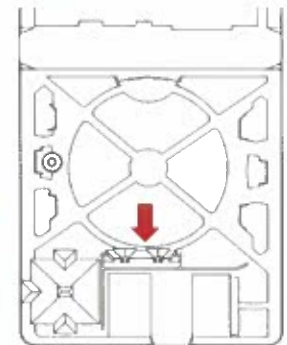
- Drink Fountain Wall
3. Blue Lapis
No. 2067-40



- Textured Block Wall
4. St. Elmo's Fire
No. 362



- Bathroom Doors
5. Peony
No. 2079-30



The cream ceiling to remain or match existing.
Store-Room door to match adjacent wall.
Gutters to match background colors.



Pavilion wall-
no paint as of
this spec.

Art Walls
Spring Dust
No. 2150-40



The exterior walls of the restroom building stained, moldy, multiple areas of graffiti with attempts of unsuccessful removal or painted over. These walls need a thorough power wash, block primer and anti graffiti topcoat of quality paint. This is an area to brighten up and define the architecture with several complimentary colors and create a positive presence rather than the current dark corner to evade.

RESTROOMS, INTERIOR SOUTH BUILDING OF THE PLAZA

Color Palette

Metal Partitions

1. TBD
No. ____

Block Walls

2. TBD
No. ____

Stucco Walls

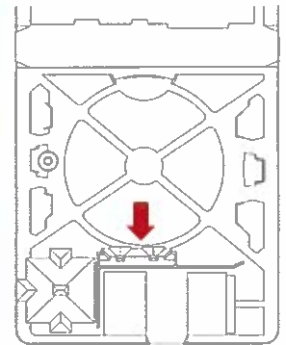
3. TBD
No. ____

Ceiling

5. TBD
No. ____

Floor

6. Clear Penetrating
No. ____



The interior of the restrooms should be cleaned, painted and well lit, with recognizable assurance that the city takes pride in its public restrooms. They should be spotlessly maintained and welcome the public with respect. The doors have the feel of a prison and could be painted in a bright and innovative way to welcome people (see page 7).

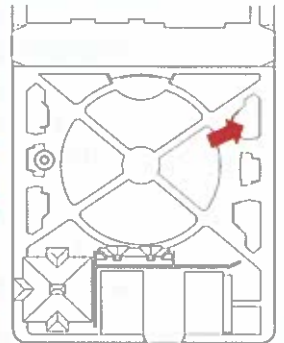
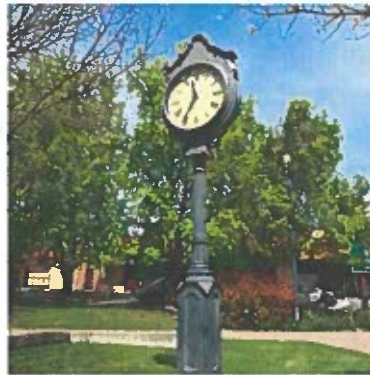
STEEL and CAST IRON FIXTURES

Color Palette

- Clock
1. TBD
No. ____

- Lamp Posts
2. TBD
No. ____

- Stair Handrails
3. TBD
No. ____



The cast iron clock is faded and oxidized, as are the lamp posts throughout the plaza. The steel handrails and decorative elements of the stage area are chipped, rusting and in need of restoration.

City of Ukiah
Parks & Recreation Dept.
411 W Clay St.
Ukiah, CA 95482

Alex R. Thomas Plaza
Maintenance and Paint Upgrade

Exterior Painting

Exterior painting and repainting including surface preparation.

1. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.
2. Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.
3. Power wash all surfaces with a minimum pressure rating of at least 3000 psi and a flow rate of at least 4 gallons per minute (gpm). At completion, power wash surrounding asphalt and concrete horizontal surfaces; roads, sidewalks, stair treads.
4. Remove incompatible primers and re-prime substrate with compatible primers or apply tie coat as required to produce paint systems indicated.
5. Patch, caulk, seal or repair all broken, chipped, and broken surfaces and materials. Install new electrical cover plates where missing or damaged.
6. Tint each undercoat to a lighter shade of the finish coat (not to exceed 2 ounces of colorant) to facilitate identification of each coat if multiple coats of same material are to be applied.
7. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.
8. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.
9. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from project site
10. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.