



Design Review Board

Special Meeting AGENDA

This meeting will be held virtually, at the link below.

<https://global.gotomeeting.com/join/558456189>

You can also dial in using your phone: [+1 \(872\) 240-3212](tel:+18722403212)

Access Code: 558-456-189

November 8, 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 Minutes of the July 22, 2021 Meeting

Recommended Action:

Attachments:

1. DRBM_Draft_20210722

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. Request for Review and Recommendation to the Planning Commission for a Major Site Development Permit to Allow for Mixed-Use Development of a Vacant Parcel Consisting of a Car Wash and Automobile Service/Repair Facility and One-Bedroom Apartment; 1006 South State Street; APNs 003-130-74 & 75; File No. 20-5427

Recommended Action: Staff requests the Board review the project for its conformance to the Airport Industrial Park-Planned Development (AIP-PD), and make a recommendation to the Planning Commission.

Attachments:

1. Updated Application and Project Summary
2. Site Plan and Elevations
3. Landscaping Plans
4. Materials Board and Color Samples
5. Grading and Drainage Plan
6. Low-Impact Development Plan
7. Traffic Study
8. Shared Parking Agreement Sample

- 6.b. Request for Review and Recommendation to the Planning Commission for a Major Site Development Permit to Allow for New Construction of a Commercial Cannabis Retail Structure; 1102 & 1104 South State Street; APNs 003-130-09 & 003-530-11; File No. 21-6370

Recommended Action: Staff request the Board review the project for its conformance to the Design Guidelines for Projects located outside the Downtown Design District, and make a recommendation to the Planning Commission.

Attachments:

1. Application
2. Site Plan_Elevations_Colors_Materials
3. Lot Line Adjustment Map
4. Plan Revisions_10_27_21_(Uploaded 20211102)

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 Ukiah Civic Center, located at 300 Seminary Avenue, Ukiah, California, not less than 72 hours prior to the meeting set forth on this agenda.

Mireya G. Turner, Planning Manager
November 1, 2021