



Planning Commission

Regular Meeting **AGENDA**

Please click the link below to join the webinar:

<https://zoom.us/j/91264543193>

Phone: 1-669-900-9128 or 1-346-248-7799

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Webinar ID: 912 6454 3193

February 9, 2022 - 6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

4.a. Approval of the Minutes of January 12, 2022, a Planning Commission Regular Meeting

Recommended Action: Approve the Minutes of January 12, 2022, a Planning Commission Regular Meeting

Attachments:

1. January 12, 2022, PC Minutes - Draft

4.b. Approval of the Minutes of January 26, 2022, a Planning Commission Regular Meeting.

Recommended Action: Approve the Minutes of January 26, 2022, a Planning Commission Regular Meeting.

Attachments:

1. January 26, 2022, PC Minutes - Draft

5. **APPEAL PROCESS**

All determinations of the Planning Commission regarding major discretionary planning permits are final unless a written appeal, stating the reasons for the appeal, is filed with the City Clerk within ten (10) days of the date the decision was made. An interested party may appeal only if he or she appeared and stated his or her position during the hearing on the decision from which the appeal is taken. For items on this agenda, the appeal must be received by February 21, 2022.

6. **COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS**

The Planning Commission 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.

7. **SITE VISIT VERIFICATION**

8. **VERIFICATION OF NOTICE**

9. **PLANNING COMMISSIONERS REPORT**

10. **DIRECTOR'S REPORT**

11. **CONSENT CALENDAR**

12. **NEW BUSINESS**

- 12.a. Consideration of Proposed Offer of Public Artwork, to be located at the Alex Thomas Plaza; 310 South State Street (APN 002-265-09)

Recommended Action: Accept the offer of public artwork, as presented.

Attachments:

1. Public Art Policy
2. Monarch Mural Proposal

- 12.b. Discussion and Possible Action Regarding Professional Development Opportunities in 2022.

Recommended Action: Discuss professional development opportunities and possibly decide which Commissioners would like to pursue such opportunities.

Attachments: None

13. **UNFINISHED BUSINESS**

14. **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. Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available at the Civic Center 300 Seminary Ave. Ukiah, CA 95482; and online at: www.cityofukiah/meetings/ at the end of the next business day.

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

Dated: 2/3/2022
Stephanie Abba
Planning Commission Secretary

CITY OF UKIAH
PLANNING COMMISSION REGULAR MEETING
MINUTES
Virtual Meeting Link
<https://zoom.us/j/91264543193>
Ukiah, CA 95482
January 12, 2022
6:00 p.m.

1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on January 12, 2022. The meeting was legally noticed on January 7, 2022. Chair Christensen called the meeting to Order at 6:00 p.m. on the following virtual link: <https://zoom.us/j/91264543193>

CHAIR CHRISTENSEN PRESIDING.

2. ROLL CALL

Roll was taken with the following **Commissioners Present:** Rick Johnson; Michelle Johnson; Alex de Grassi; and Laura Christensen. **Commissioners Absent:** Commissioner Hilliker; **Staff Present:** Craig Schlatter, Community Development Director; and Mireya Turner, Planning Manager/PC Secretary.

Commissioner Hilliker arrived at 6:02 p.m.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. APPROVAL OF MINUTES

a. Approval of the Draft Minutes of December 08, 2021, a Regular Meeting.

Motion/Second: de Grassi/Hilliker to approve the Minutes of December 08, 2021, with correction. Motion **carried** by the following roll call vote: AYES: R. Johnson, M. Johnson, de Grassi, Hilliker, and Chair Christensen. NOES: None. ABSENT: None. ABSTAIN: None.

5. APPEAL PROCESS

No appeals were received.

6. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

No public comment was received

7. SITE VISIT VERIFICATION

Verified by Commissioners

8. VERIFICATION OF NOTICE

Verified by Staff

9. PLANNING COMMISSIONERS' REPORTS

Reports received

10. PLANNING COMMISSION DIRECTOR'S REPORT

Report received

11. CONSENT CALENDAR

No items on the consent calendar.

12. NEW BUSINESS

No New Business was agendized.

13. UNFINISHED BUSINESS

a. Discuss and Possibly make a Recommendation(s) to the City Council regarding Cannabis Ordinance Modifications.

Presenter: Craig Schlatter, Community Development Director

Public Comment: Kyle Greenhalgh, CEO Heritage Mendocino; Hrant Ekmekjian, Owner of Cannavine.

The Planning Commission discussed possible ordinance modifications with Staff.

b. Nomination and Appointment of a Chair and Vice-Chair of the Ukiah Planning commission for the 2022 Calendar Year; and Possible Planning Commission Reorganization.

Presenter: Craig Schlatter, Community Development Director

Public Comment: *No Public Comment was received.*

Motion/Second: de Grassi/R. Johnson to continue to retain both Chair Christensen and Vice-Chair Hilliker in their current positions. Motion **carried** by the following roll call vote: AYES: R. Johnson, M. Johnson, de Grassi, Hilliker, and Chair Christensen. NOES: None. ABSENT: None. ABSTAIN: None.

14. ADJOURNMENT

There being no further business, the meeting adjourned at 8:03 p.m.

Stephanie Abba, Planning Commission Secretary

CITY OF UKIAH
PLANNING COMMISSION REGULAR MEETING
MINUTES
Virtual Meeting Link
<https://zoom.us/j/91264543193>
Ukiah, CA 95482
January 26, 2022
6:00 p.m.

1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on January 26, 2022. The meeting was legally noticed on January 19, 2022. Chair Christensen called the meeting to Order at 6:01 p.m. on the following virtual link: <https://zoom.us/j/91264543193>

CHAIR CHRISTENSEN PRESIDING.

2. ROLL CALL

Roll was taken with the following **Commissioners Present:** Rick Johnson; Michelle Johnson; Alex de Grassi; Mark Hilliker; and Laura Christensen. **Commissioners Absent:** None; **Staff Present:** Craig Schlatter, Community Development Director; Michelle Irace, Planning Manager; Mireya Turner, Planning Manager; and Stephanie Abba, Planning Commission Secretary.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. APPROVAL OF MINUTES

None

5. APPEAL PROCESS

No appeals were received.

6. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

No public comment was received

7. SITE VISIT VERIFICATION

Verified by Commissioners

8. VERIFICATION OF NOTICE

Verified by Staff

9. PLANNING COMMISSIONERS' REPORTS

Reports received

10. PLANNING COMMISSION DIRECTOR'S REPORT

Report received

11. CONSENT CALENDAR

No items on the consent calendar.

12. NEW BUSINESS

a. Request for Consideration of a Proposed Major Use Permit to Allow the Development of a new 2,137 sf Valvoline Quick Lube Facility at 1280 Airport Park Boulevard; APN 180-080-90 (previously 180-080-29); File No. 21-6505.

Presenter: Michelle Irace, Planning Manager

Public Comment: Jeff Yokum, Applicant; and Pinky Kushner

Motion/Second: M. Johnson/de Grassi to approve the Major Use Permit, based on the amended Findings in Attachment1, amended to remove the exception to the sign requirements and which upon amendment sets the maximum amount of signage at that site which is the 150sq ft., and subject to the Conditions of Approval in Attachment 2 included in the Staff Report, plus an additional Condition of Approval to require a bike rack be installed on site. Motion **carried** by the following roll call vote: AYES: R. Johnson, M. Johnson, de Grassi, Hilliker, and Chair Christensen. NOES: None. ABSENT: None. ABSTAIN: None.

Convened 7:38 p.m.

Reconvened 7:43 p.m.

Chair Christensen recused herself and left the meeting due to a stated potential conflict of interest. Vice-Chair Hilliker presiding as Chair.

b. Request for Consideration of Proposed Major Use and Site Development Permit to all operation of a Cannabis Retail/Dispensary in a New Building at 1102 & 1104 South state Street; APNS 003-130-09 & 003-530-11; File No. 21-6370.

Presenter: Mireya Turner, Planning Manager

Public Comment: Joti Chandi, Owner; Bhupinder Singh, Partner; and Bill Silver, Partner

Motion/Second: M. Johnson/de Grassi to Approve the proposed Major Use and Site Development Permit, based on Findings and subject to the Conditions of Approval included in the Staff Report and Conditional on a revised Landscap plan. 1. Replace the Redbud tree with a Red Maple; 2. Remove one parking place and plant another Red Maple or other shade tree to be approved by the Police Department for security reasons. Motion **carried** by the following roll call vote: AYES: M. Johnson, de Grassi, and Vice Chair Hilliker. NOES: R. Johnson. ABSENT: None. ABSTAIN: Chair Christensen.

13. UNFINISHED BUSINESS

No Unfinished Business was agendized.

14. ADJOURNMENT

There being no further business, the meeting adjourned at 9:10 p.m.

Stephanie Abba, Planning Commission Secretary



DATE: February 4, 2022
TO: Planning Commission
FROM: Mireya G. Turner, Planning Manager
SUBJECT: Consideration of Proposed Offer of Public Artwork, to be located at the Alex Thomas Plaza, 310 South State Street (APN 002-265-09)

SUMMARY

OWNER(S): City of Ukiah
APPLICANT: City of Ukiah
LOCATION: Alex Thomas Plaza, 310 South State St. (APN 002-265-09)
TOTAL ACREAGE: ±0.64 acre (14,810 sf)
GENERAL PLAN: Commercial (C)
ZONING DISTRICT: "UC" Urban Center – Downtown Zoning District
AIRPORT COMPATIBILITY: Zone 4 (Outer Approach/Departure Zone)
ENVIRONMENTAL DETERMINATION: Categorical Exemption, pursuant to CEQA Guidelines 15061B9)(3), Common Sense Exemption
RECOMMENDATION: Approval

PROJECT DESCRIPTION AND BACKGROUND

An Offer of Public Artwork was received from the Mendocino Arts Council, in response to Mayor Orozco's Monarch Pledge Mural Call for Artists. The Offer is for a mural to be located on an east-facing wall on the southeast corner of Alex Thomas Plaza.

At its March 17, 2021 meeting, the City Council adopted a Resolution acknowledging Earth Day and the Mayors' Monarch Pledge. Mayors across the United States took this pledge with planned

Staff Report
Monarch Mural – Offer of Public Artwork
Alex Thomas Plaza, 310 S. State St. (APN 002-265-09)

activities to raise awareness and encourage preservation of the Monarch Butterfly. The pledge included public outreach activities.

Mayor Orozco issued a Call for Artists for a mural to illustrate the need to protect the Monarch Butterfly. The Mendocino Arts Council raised the funding for the mural and formed a selection committee to consider all submissions. Using an objective scoring system, the Arts Council selected the submission from Danza Davis, to present to the City for approval.

At their January 27, 2022 meeting, the Design Review Board unanimously recommended approval of the mural, with no suggested changes, to the Planning Commission.

SURROUNDING LAND USE AND ZONING

The Alex Thomas Plaza has a General Plan designation of Commercial, and is within the Downtown Zoning District. It is surrounded by “UC” Urban Center zoned parcels (Figures 1 and 2). The mural is proposed to be installed on a wall in the southeastern part of the park, as shown by Figures 3 and 4, with a Mural Mock-up in Figure 5.

Figure 1: General Plan Land Use

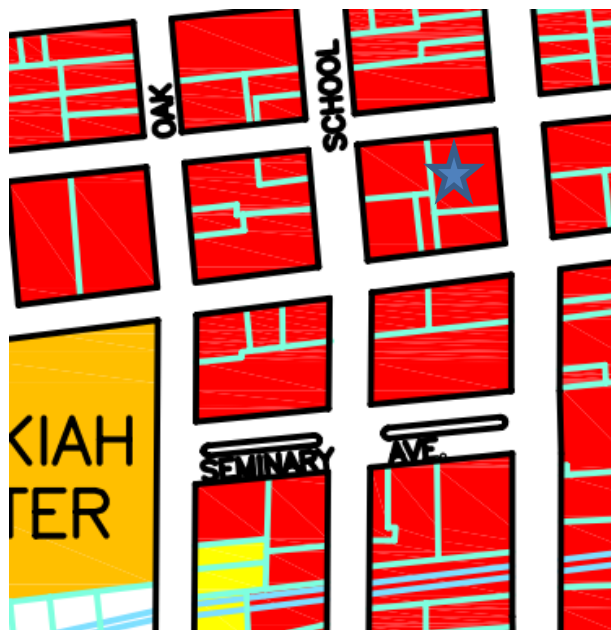


Figure 2: Zoning Designation

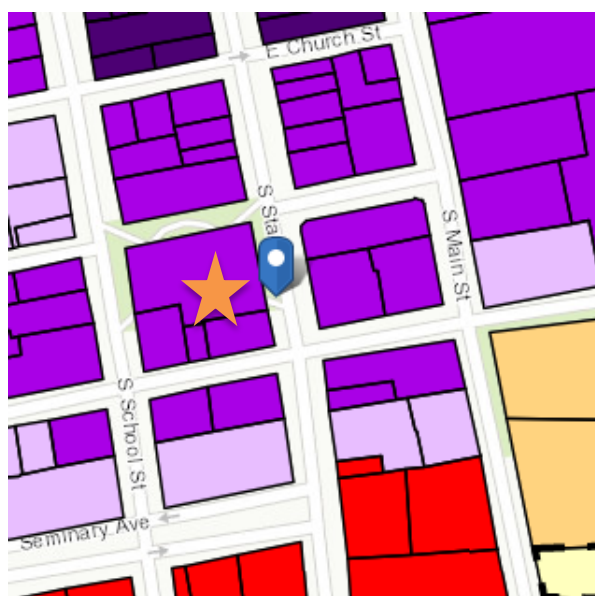


Figure 3. Aerial Image



Staff Report
Monarch Mural – Offer of Public Artwork
Alex Thomas Plaza, 310 S. State St. (APN 002-265-09)

Figure 4. Site View



Figure 5. Mural Mock-Up on Site Image



AGENCY COMMENTS

This project was not distributed for agency review and comment. Pursuant to the Public Art Policy, the proposed mural is to be reviewed by the Design Review Board and approved or denied by the Planning Commission.

DISCUSSION

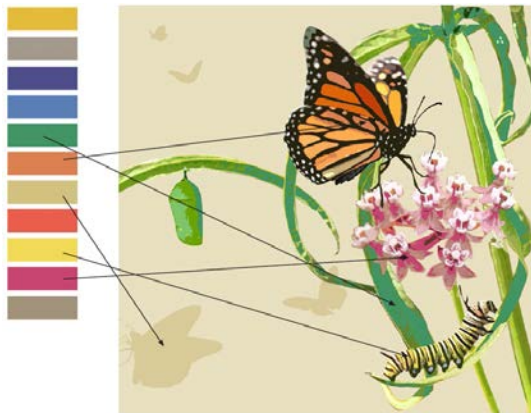
The Public Art Policy, included as Attachment 1, lists the following factors that may be considered by the Planning Commission when considering the selection of artwork for installation in public places.

- Qualifications of the Artist
- Quality of the Artwork
- Artistic Value
- Media
- Appropriateness to Site
- Size and Weight for Outdoor Artwork
- Appropriateness to City's Public Art Purpose
- Permanence
- Public Liability
- Diversity
- Communication
- Maintenance

The Selection Committee chose the monarch mural as proposed by Danza Davis, a local artist with a dual major of Studio Art and Botany from Humboldt State, with graduate work in Science Illustration at California State University. Other recent examples of her work are included in the Monarch Mural Proposal (Attachment 2).

The colors for the proposed mural were selected from the palette for the planned repainting at Alex Thomas Plaza, in order to blend well when that repainting takes place. The palette is shown in Figure 6, below. The proposed mural would use the following palette colors: Deep Rose, Orange Blossom, Green With Envy, and Taupe.

Figure 6. Palette for Future Repainting Alex Thomas Plaza



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Monarch Mural – Offer of Public Artwork
Alex Thomas Plaza, 310 S. State St. (APN 002-265-09)

ENVIRONMENTAL DOCUMENTATION

The CEQA Guidelines allow for an exemption if, *“the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA”*. The mural, if approved by the Planning Commission, will become a part of the Alex Thomas Plaza, consistent with the City’s Public Art Policy, and integrated into the color palette of the future repainting. It will be an asset to the aesthetics of the park, will not pose a threat to public health and safety, and will not permanently alter the wall. It is certain that there is no possibility that the Monarch Mural will have a significant effect on the environment, and therefore, is not subject to CEQA.

NOTICE

According to the Public Art Policy, consideration of an offer of public artwork by the Planning Commission does not require a noticed public hearing.

RECOMMENDATION

Staff recommends the Planning Commission accept the offer of public artwork, as presented.

ATTACHMENTS

1. Ukiah’s Public Art Policy
2. Monarch Mural Proposal

City of Ukiah Public Art Policy

I. Purpose

Public art creates a unique sense of place and communicates a strong civic identity for the City of Ukiah ("City"). The City encourages the placement of artwork in Public Places and recognizes that art provides cultural and economic benefits for residents and visitors. Therefore, it is important that procedures and policies be established and implemented to support and facilitate the acquisition of Public Art.

The purpose of the Public Art Policy ("Policy") is to provide guidelines for Public Artwork, including:

1. Review Criteria for Proposed Artwork
2. Site Selection Criteria
3. Artistic Freedom of Expression and Non-Discrimination
4. Collection Maintenance

Proposals for public artwork will be reviewed by the Design Review Board. A recommendation will be forwarded to the Planning Commission for final approval.

II. Definitions

Artist

1. One who works in, is skilled in, or conceptually creates in any area of the fine arts, such as painting, drawing, sculpture, etc., including mixed-media.
2. A "professional artist" is any person who, by virtue of professional training, exhibition, history and/or critical review, is recognized by critics and peers as skilled in creating works of art.
3. A person who has a reputation of artistic excellence, as judged by peers, through a record of exhibitions, public commissions, sale of works, educational attainment, or other means.
4. A person who is a working professional making the majority of their income from creating artworks.
5. An educator who teaches studio art classes.

Art/Artwork

Any artwork that is intended to enrich the public environment for both City residents and visitors. Artwork shall include, but not be limited to, sculptures, murals, paintings, graphic arts, mosaics, photography, crafts, mixed media and environmental works.

Donor/Donate

The terms “donor”, “donate” and all derivations thereof (e.g. donation, donated, etc.) shall refer to the act of, and/or person responsible for, submitting proposal(s) for placement of Public Artwork in a Public Place, pursuant to this Policy and includes any form of proposal, including without limitation a proposed sale, lease, loan, license, gift, bequest, assignment or consignment, or as may otherwise be applicable for a given proposal.

Public Art/Artwork

1. Artwork created by an Artist, Artists, and/or a collaboration of Artists and design professionals, for a Public Place for the public to experience, or for a public purpose.
2. Art that is designed specifically for a public context or place which, through a public process, influences that context or place in a meaningful way.
3. Artwork that is publicly visible and accessible during regular operating hours of the City.

Public Place

Any structure or open space that is visible or accessible from a public right of way, such as a sidewalk, streetscape, plaza, park, building, bridge, waterway, parking garage, or sports and recreational facility. This Policy shall govern Artwork and/or Public Artwork in the following Public Places:

1. City-owned park
2. City-owned open space or public right of way
3. City-owned pathway or trail system
4. City-owned buildings
5. City owned parcels

III. Review of Offers of Public Artwork; Recommendations to Planning Commission

1. Documentation for Offers of Public Artwork

Written offers to place Artwork in a Public Place shall be made to the Planning Department and forwarded to the appropriate City department for review and comment, and to the appropriate commission and/or organization.

- a. Drawings, photos or written descriptions of the Artwork(s) to be placed (including size, colors, weight, materials and any information to establish that the Artwork has the requisite physical integrity to withstand public display and exposure to the natural elements);
- b. A written description of the background/historical information associated with any art item, including but not limited to information about the creation of the Artwork(s) and the artist (if applicable) who created it;
- c. Artist biography;

- d. A warrant of originality (if applicable);
- e. The estimated value of each Artwork (including appraisals of the Artwork(s) if available);
- f. The anticipated date for the placement to occur and the length of time proposed for public display;
- g. A site plan indicating the location of the location of the proposed Artwork.
- h. The anticipated life of displaying the Artwork(s) in a Public Place;
- i. Environmental effects of the Artwork(s);
- j. Proposed site and method of display (including any necessary hardscaping, landscaping, buildings, utilities, security devices, anchoring or other information necessary to insure public safety);
- k. Signage proposed for the Artwork, including size, lettering and material. Signage shall be limited to the artist's name, title, and date of work and, where appropriate, a dedication with the name of the donor or lender
- l. Estimates of the costs of installing the Artwork(s) for public display, including but not limited to: physical anchoring of structures for public display, retrofit of existing buildings or improvements, landscaping, lighting, security and maintenance, and whether the City or donor will pay for such costs.

A failure to provide the information outlined above may result in the City rejecting the offer to place Artwork in a Public Place as insufficiently documented to warrant City staff time to evaluate the offer.

All information provided is a public record and will be available for review at the Planning Department during regular business hours.

2. Process for Review by Appropriate Commission and Planning Commission

Before making a recommendation to the Planning Commission, the Design Review Board will consider, the criteria for Artwork selection, Artwork location and site selection(s), and documentation for placement of Artwork.

Then the Planning Commission must complete a review and approval for the Artwork proposal.

The following factors may be used by the DRB and Planning Commission when considering the selection of Artwork for installation in Public Places:

- a. Qualifications—Artists may be selected based on their qualifications as demonstrated by past work, and the appropriateness of their concepts to the particular project.
- b. Quality—Of highest priority are the design capabilities of the Artist and the inherent quality of the Artwork.
- c. Artistic Value—Public Artwork shall have a recognized aesthetic value.
- d. Media—All forms of visual arts should be considered.
- e. Appropriateness to Site—Artwork designs shall be appropriate in scale, material, form

- 1 and content to their immediate social and physical environments.
- 2 f. Size and Weight for Outdoor Artwork—Public Artwork located in an outdoor Public
- 3 Place shall be of appropriate and suitable weight to sustain interaction with the
- 4 public.
- 5 g. Size and Weight for Indoor Artwork—Public Artwork located in an indoor Public Place
- 6 shall not interfere with any activities the public would normally use in the public
- 7 facility.
- 8 h. Appropriateness to City’s Public Art Purpose—Artworks should address a
- 9 commitment to enhancing Public Places, creating a sense of place and giving
- 10 character to neighborhoods.
- 11 i. Permanence—Consideration shall be given to structural and surface integrity,
- 12 permanence and protection of the proposed artwork against theft, vandalism,
- 13 weather, and excessive maintenance and repair costs.
- 14 j. Public Liability—Safety conditions or factors that may bear on public liability must be
- 15 considered in selecting an Artist or Public Artwork.
- 16 k. Diversity—Public Artwork shall strive for diversity of style, scale, media and artists,
- 17 including ethnicity and gender of Artists selected.
- 18 l. Communication—The ability of the Public Artwork to effectively communicate should
- 19 be taken into consideration.
- 20 m. Maintenance—Consideration shall be given to the type and scope of maintenance
- 21 necessary to preserve the Public Artwork in a Public Place.
- 22

23 **3. Artwork Location and Site Selection**

24

25 Artwork shall be located in a Public Place appropriate for such a purpose. Installation of the

26 Artwork shall be planned and implemented to enhance the work and allow for unobstructed

27 public viewing from as many points of view as possible. The responsibility and method of

28 installation shall be described in a Memorandum of Understanding (“MOU”) between the City

29 and the donor and/or artist. Potential obstruction of growing trees, vegetation, shrubbery or

30 future construction shall be taken into account.

31

32 When selecting Artwork for Public Places, the Design Review Board and Planning Commission

33 and responsible department(s) shall consider:

34

- 35 a. Installation—The Artwork shall be able to be properly installed in a Public Place where
- 36 it can be viewed by the public in a safe manner.
- 37 b. Location—The Artwork shall be compatible with the design and location of the Public
- 38 Place. The Artwork shall also be compatible with the historical character of the site,
- 39 as well as the preservation and integration of the natural features of the Artwork.
- 40 c. Site Infrastructure—The Artwork shall be compatible with the site infrastructure
- 41 including, but not limited to, landscaping, drainage, grading, lighting and seating.
- 42 d. Impacts—The Artwork shall be compatible with adjacent property owners’ views and
- 43 uses of their property and City operations. Consideration shall be given to noise,
- 44 sounds and light created by the Artwork.

1 e. Accessibility—The Artwork shall comply with Americans with Disabilities Act (ADA)
2 requirements in addition to related federal, state and local codes.
3

4 **IV. Artistic Freedom of Expression** 5

6 The City recognizes that free expression is crucial to making of works of Artwork of enduring
7 quality. At the same time, Artwork must be responsible to its immediate site in community
8 settings, relatively permanent in nature and funding sources. It is the policy of the City to
9 encourage free expression by artists consistent with due consideration of the value, aspirations
10 and goods of the City.
11

12 **V. Non-Discrimination** 13

14 The City recognizes that cultural and ethnic diversity is essential in programs sponsored by the
15 City, and seeks to be inclusive in all aspects. The City will not discriminate against any artist or
16 donor based on race, gender, ethnicity, age, socio-economic class, religion, sexual orientation,
17 abilities and politics, among other qualities.
18

19 **VI. Compliance with Laws** 20

21 The City reserves the right to require that placement of Artwork in a Public Place comply with
22 all applicable laws and ordinances of City of Ukiah, California and the United States of America.
23

24 **VII. Indemnification** 25

26 The City has no obligation to accept, display, or maintain any offer to place Artwork in a Public
27 Place. The City has the right to determine, at its sole and absolute discretion, what Artwork(s)
28 offered to it for public display will be accepted, displayed, or maintained by the City. If the City
29 elects to accept, display and/or maintain Artwork, it may require the following information as
conditions of acceptance:

- 30 1. Proper documentation indemnifying and holding the City harmless to any liability as it
31 relates to the Artwork, including documentation that the City will not be held liable to any
32 damage incurred to the Artwork;
- 33 2. Written explanation of legal issues, including but not limited to identifying the current
34 legal owner of the items, the existence of any copyrights, patents or other title rights in or
35 to the Artwork(s), such as any interests to remain with the artist or designer of the
36 Artwork(s), and an explanation of conditions or limitations on the item(s) and whether the
37 City or the donor will pay for such costs;
- 38 3. Any additional information the City deems necessary or appropriate to analyze the
39 offer.

- 1 4. Each owner of the artwork provide written proof of insurance to the level the City feels
2 is adequate.

3 **VIII. Temporary Art**

4 The City of Ukiah believes that the historic architecture found in Downtown Ukiah is art in and of
5 itself and should be respected as such. The same can be said of the surrounding context including
6 streetscape, parks, and other supporting features of the District. A cohesive whole has been
7 created that supports economic development, tourism, and cultural activities.

8
9 Because the historic resources and any temporary Public Art must share the same landscape, the
10 addition of the new must be harmonious with the old. Siting of temporary Public Artworks must
11 respect the historic setting with no tendency to overwhelm or be obtrusive. It also cannot cause
12 physical damage to historic resources or other supporting features of the Downtown.

13
14 The City encourages the development of context-sensitive temporary Public Art installations
15 within the Downtown. Because the appearance of such installations can have a significant impact
16 on the Downtown's setting, the City has developed guidelines to assist applicants in proposing
17 installations that complement the Downtown's setting:

18 19 **1. Application**

- 20 • An application must first be submitted to the appropriate commission for review and
21 approval prior to being undertaken. (See III.1 above.) Proposals for temporary Public Art
22 within the Downtown shall be considered in the same manner as other Public Art proposals.
- 23 • Applications will include a proposed exhibition timeline including location(s), installation
24 and removal dates, design and installation plan, maintenance plan, and removal plan.

25 26 **2. Duration**

- 27 • Temporary installations are defined by an exhibition period of less than twelve months.
28 Considerations for renewal for up to a maximum of three additional months will be
29 considered based upon upkeep and maintenance.

30 31 **3. Location**

- 32 • Installations cannot obscure architectural features, nor detract from the existing historic,
33 architectural, and design context of the site and surrounding area. The installation must
34 respect the historic setting and have no tendency to overwhelm or be obtrusive.
- 35 • Installations should be placed in a site where they will enhance their surroundings or at least
36 not detract from them. They should not be placed in a given site if the landscaping and
37 maintenance requirements of that site cannot be met with reasonable accommodations.
- 38 • Installations cannot damage existing surfaces. No direct painting of fences, walls, and other
39 surfaces will be allowed. Method of installation and attachment must be temporary, non-
40 intrusive and approved as part of the installation plan. All surfaces must be restored to their
41 previous state upon removal of artwork.

4. Design and Installation Plan

- A graphic representation of the proposed format and installation is required. Acceptable forms might include photographic images of existing work to be installed, computer-generated simulations, line drawings, color renderings, or other means of graphic representation of the proposed installation that adequately conveys the nature of the artist's proposal.
- A narrative description of the proposed format and installation, including discussion of materials to be used and methods of construction and installation, must also accompany the graphic representation.

5. Materials and Signage

- The material to be used for fabrication of the work shall be of a type appropriate to the theme or concept of the proposed Artwork and should respect the surrounding natural and building environments. The material shall require low maintenance and shall not include any dangerous surfaces or materials.
- Accessories to the Artwork such as mounting hardware and lighting shall not distract from the Artwork. In the case of lighting, it must be non-flashing and non-moving, and cannot create glare for passing drivers or pedestrians. All accessories shall be durable and require low maintenance.
- Interpretive signage must be preapproved and conform with the signage standards of the appropriate commission or department.

6. Safety and Security

- Installations cannot block windows or doorways, nor access and egress from buildings. Normal pedestrian and vehicular access cannot be inhibited.
- The Artwork and accessories shall not present an attractive hazard to the public, or be positioned so as to create a "blind spot" where illegal activity might take place.
- Installations must be secured in a manner so that they will not create potential hazards to the public or surrounding property.

7. Maintenance

- The installation shall be kept in good repair for the duration of the exhibition period. Any deterioration, vandalism and other maintenance issues shall be addressed in a timely manner by the Artist and/or sponsoring organization. Failure to properly maintain the installation will result in notification for removal.

8. Removal

- Installations must be removed by the approved deadline. The City may consider extending exhibition periods for up to a maximum of three months based upon upkeep and maintenance.
- The installation must be completely removed from the site, and all surfaces must be restored to their previous state, upon removal of Artwork.

MONARCH & MILKWEED MURAL PROPOSAL

Alex Thomas Plaza, Ukiah, CA

December 1, 2021

Danza Davis

(707) 513-5134

danzadavis@gmail.com

@danzadavis

danzadavis.com

ARTIST STATEMENT

Danza Davis grew up in the oak woodlands and pine forests outside of Willits and currently live in Potter Valley. She dual majored in studio art and botany at Humboldt State University and completed graduate studies in science illustration at California State University Monterey Bay.

Danza draws inspiration from nature. She is an experienced muralist, acrylic painter, and digital artist. Her work is informed by her background in science and love of nature. Her style is informed by her process; she works at a large scale using a limited palette of pre-mixed colors applied with rigorous precision resulting in bold, yet carefully observed shapes and forms. Danza hopes her work simultaneously evokes the child-like wonder and awesome beauty that can be found in nature.

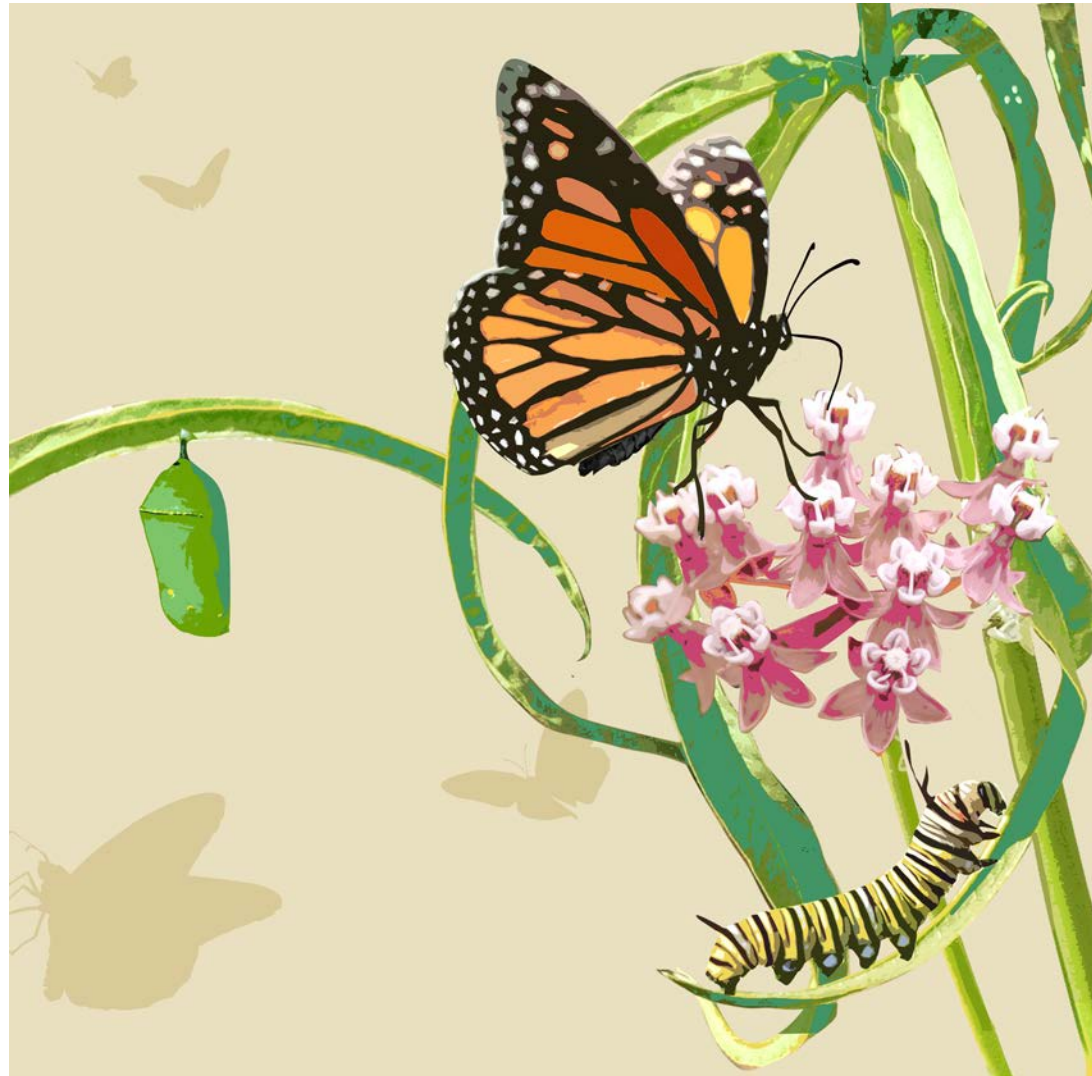
BUDGET

Materials \$350

Exterior Latex Paint
NOVA Mural Paints
Brushes

Time \$2,000

20 hours pre-production
30 hours on-site painting



MURAL PROPOSAL

The mural works within the budget to celebrate the life cycle of the monarch butterfly and the central role milkweed plays. Narrow-leaf milkweed is featured, probably the single most important host plant for Monarch butterflies in California. The monarch adult feeds on the milkweed flower, caterpillar eggs cling to the underside of a leaf, the caterpillar feeds on the leaves, a chrysalis hangs down, and flying adults evoke a hatched adult flying away.



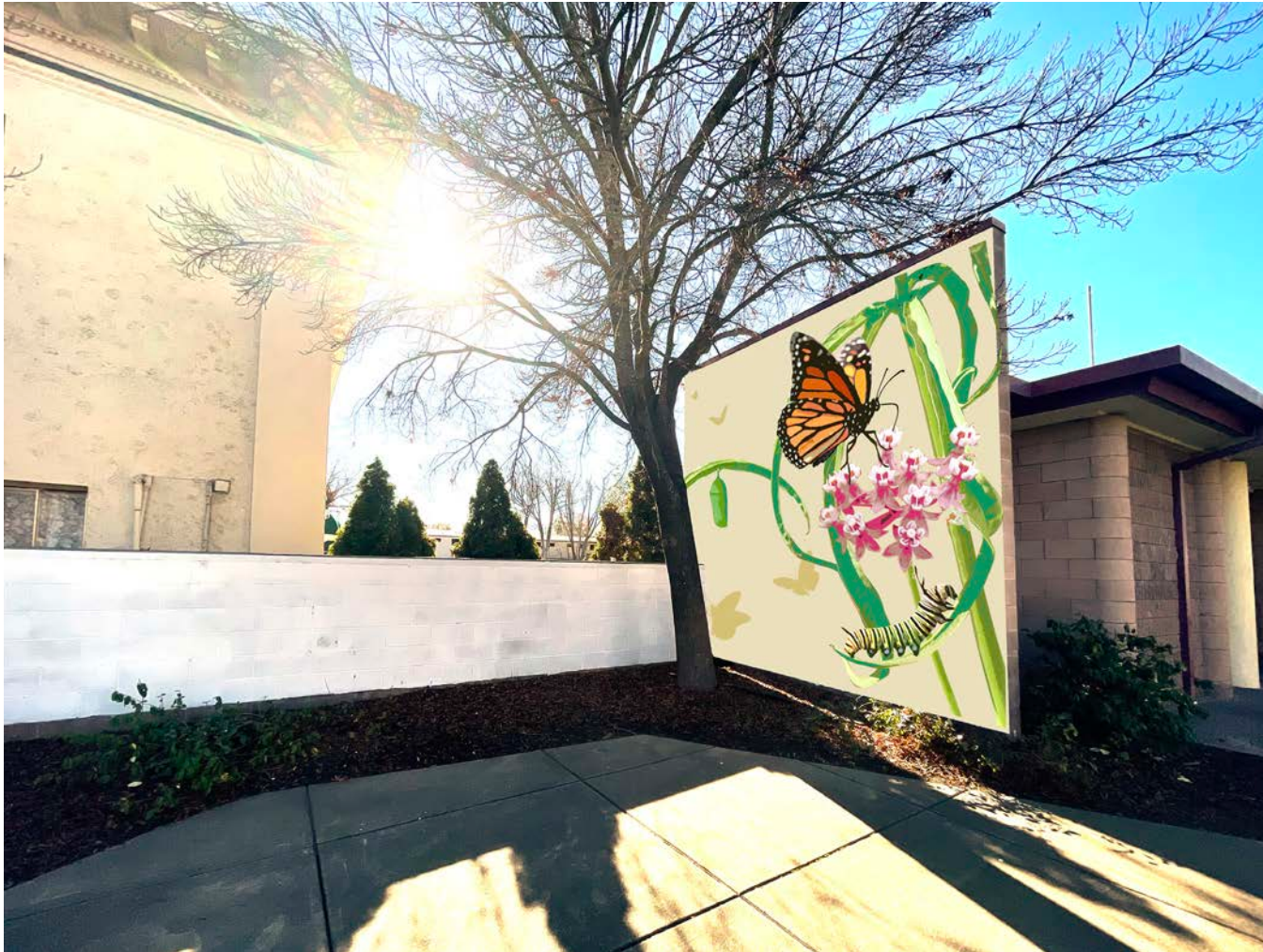
Site Image 01



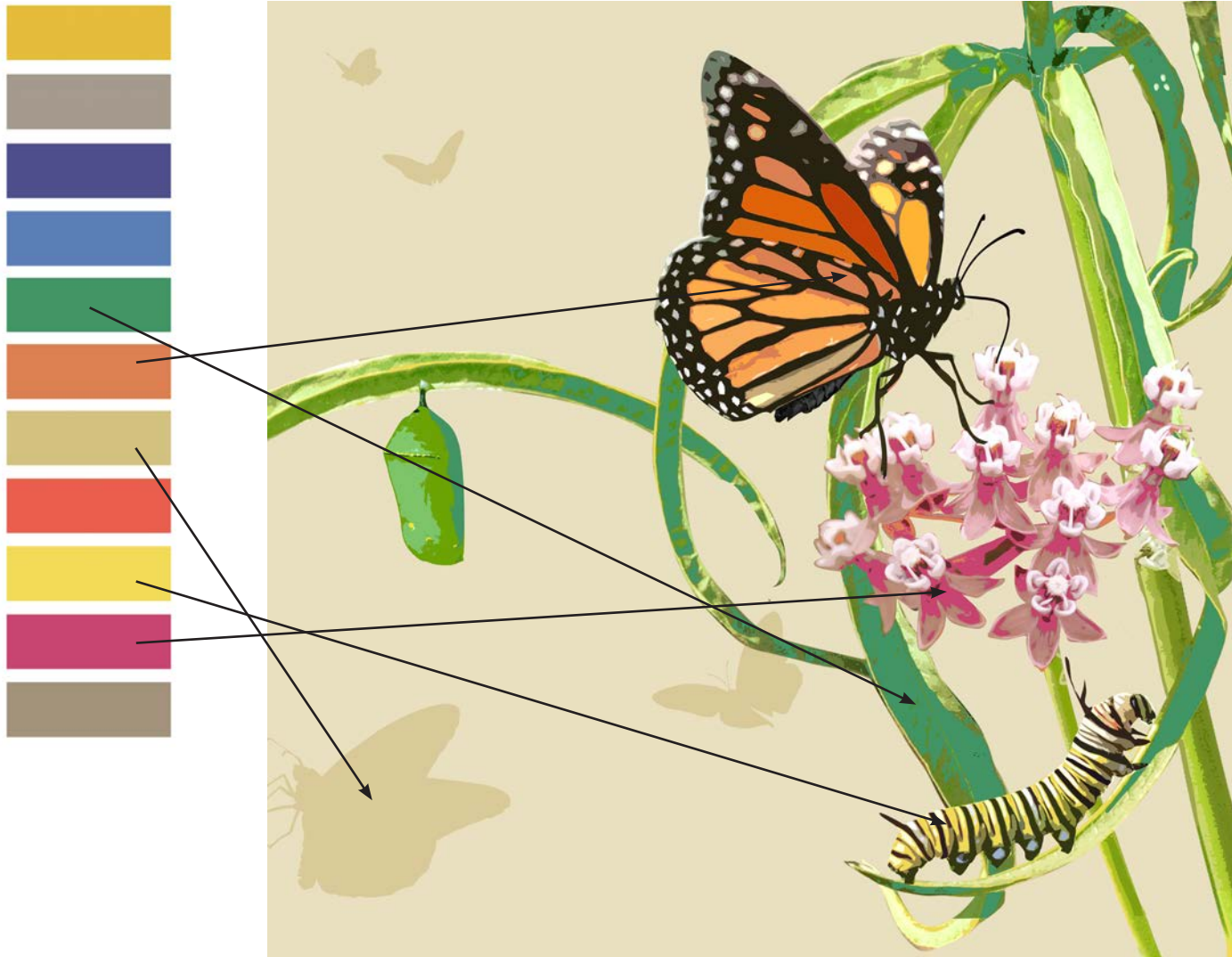
Mural Mock-up on Site Image 01



Site Image 02



Mural Mock-up on Site Image 02



Colors from the provided palette will be used when appropriate to tie the mural in to the planned repainting of Alex Thomas Plaza.



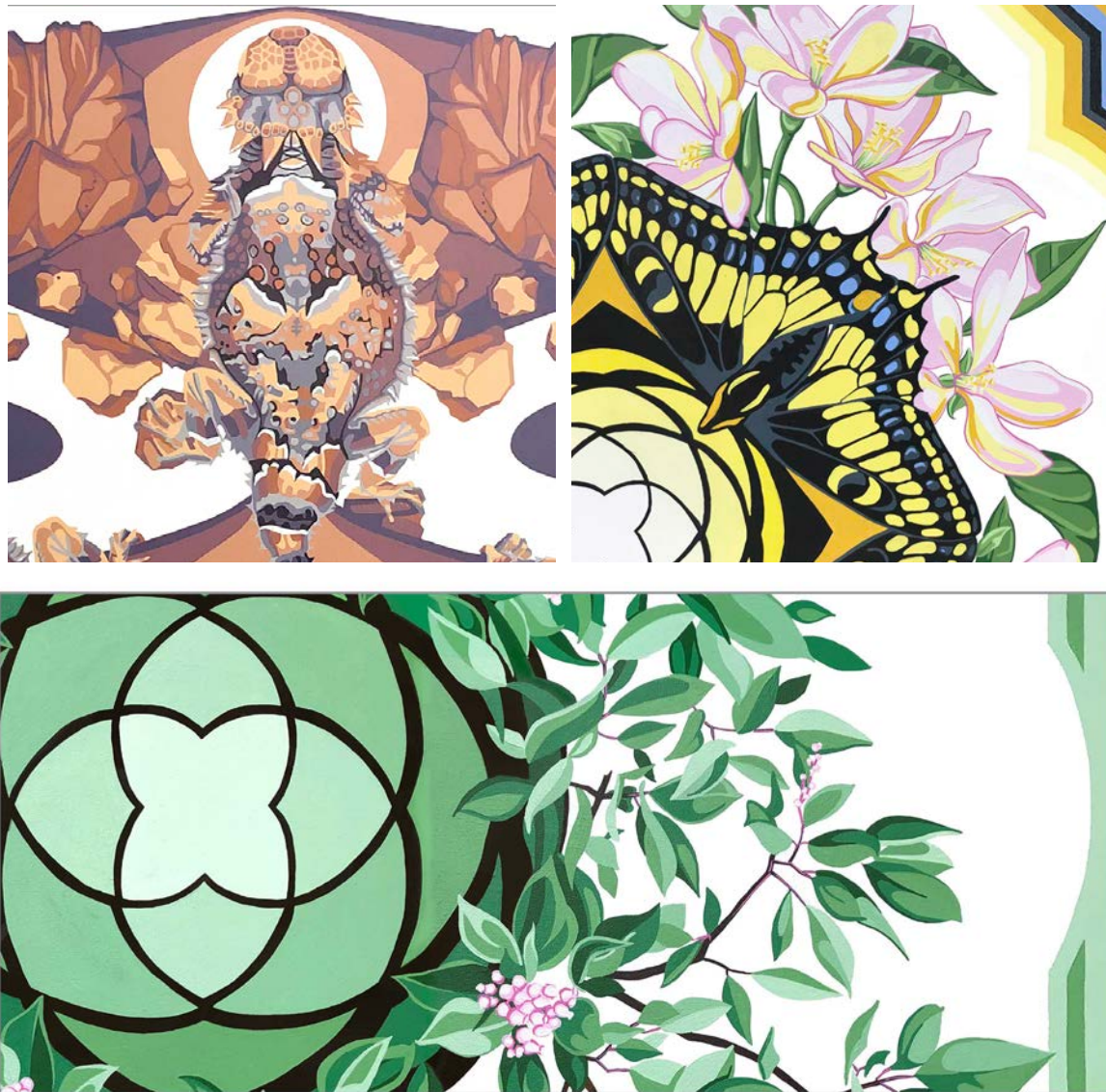
RECENT WORK by DANZA DAVIS

Beyond COVID was completed in June 2020 at the library building at Ukiah High School. This mural is a hopeful look to a future free of covid when we can remove our masks and make plans and wishes for the future. The flowers are a memorial to those who have been lost to the virus, which is represented in pink. This mural was created with support from the Arts Council of Mendocino County.



RECENT WORK by DANZA DAVIS

The North County and Coastal Zone murals were created over three years at Mendocino County Juvenile Hall with support from the Arts Council of Mendocino County and the California Arts Council. This 9 ft x 60 ft project is intended to engage youth in the artistic process and bring local flora and fauna into the juvenile detention recreation area. This project also spawned two stand-alone murals, one at the Round Valley Library and one at the Laytonville Library.



RECENT WORK by DANZA DAVIS

Danza's current studio work is a posthumous collaboration with the artist's father, Robert Chisholm. Robert was interested in creating mathematically-inspired homages to nature. He transformed graphical equations into patterns that he used in acrylic paintings and mixed media art. In this series, Danza incorporates her father's patterns with her naturalistic approach and graphic style on 4 ft x 4ft canvases. Images are excerpts from larger paintings.



THANK YOU!

Please note that this is an initial design concept. If selected for this project, the imagery will be refined, but remain true to this initial concept. Danza prides herself on providing concepts to clients that match the finished installation.



AGENDA SUMMARY REPORT

SUBJECT: Discussion and Possible Action Regarding Professional Development Opportunities in 2022.

DEPARTMENT: Community Development

PREPARED BY: Craig Schlatter, Community Development Director

PRESENTER: Craig Schlatter, Community Development Director

ATTACHMENTS:

None

Summary: Discussion and Possible action regarding Professional Development Opportunities in 2022.

Background: At the January 26, 2022, regular meeting of the Planning Commission, Commissioner Michelle Johnson requested an agenda item be scheduled for discussion on possible 2022 Professional Development opportunities for Commissioners. Commissioners have attended professional development opportunities and training in the past. Historically, Commissioners have attended the Planning Commissioners Academy hosted by the League of California Cities, and the Planning Commissioners' Conference at Sonoma State University (SSU).

Discussion: SSU's 36th Annual Planning Commissioners Conference was last held on February 1, 2020. The conference was canceled in 2021 due to the COVID-19 pandemic. In a phone conversation with SSU administration, Staff was told the 2022 conference was being considered and an update would be released soon via email.

Information about the past SSU Planning Commissioners Conference can be found at this link: <http://gep.sonoma.edu/news-events/planning-commissioners-conference>

The 2022 Planning Commissioners Academy has been scheduled by the League of California Cities for March 16-18 in San Ramon, CA. Information can be found at this link: <https://www.calcities.org/detail-pages/event/2022/03/16/default-calendar/planning-commissioners-academy>

The City Clerk has informed the staff that the Professional Development budget for the Planning Commission for 2021-22 is \$1,000.

Recommended Action: Discuss professional development opportunities and possibly decide which Commissioners would like to pursue such opportunities.