



Design Review Board

Regular Meeting **AGENDA**

Civic Center Annex ♦ 411 W. Clay St., Conf. Rm. #5 ♦ Ukiah, CA 95482

September 26, 2019 - 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. Approval of Draft Minutes of the May 23, 2019 DRB Regular Meeting

Recommended Action: Review and approve Draft Minutes of the May 23, 2019 DRB Meeting

Attachments:

1. DRBM_05232019_Draft

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 Regarding an Application for Major Site Development Permit, Rezone to "R-2-PD" Medium Density Residential-Planned Development Combining, and Tentative Subdivision Map to Allow the Construction of Eight Single Family Residences at 250 West Gobbi Street (APN 001-306-06); File No. 19-4625

Recommended Action:

Staff requests the DRB review the project for design and make a recommendation to the Planning Commission.

Attachments:

1. Gobbi Commons Staff Report
2. ATT 1 Gobbi Commons Site Plan
3. ATT 2 Gobbi Commons Landscape Plan
4. ATT 3 Gobbi Commons Floor Plan
5. ATT 4 Gobbi Commons Elevations
6. ATT 5 Gobbi Commons Color and Materials by Lot
7. ATT 6 UCC Article 14 Regulations in PD
8. ATT 7 Project Description

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.

Dated this 19th day of September, 2019.
Mireya G. Turner, Associate Planner

**CITY OF UKIAH
DESIGN REVIEW BOARD MINUTES
Civic Center Annex Conference Room #5
411 W. Clay
Ukiah, CA 95482
May 23, 2019
3:00 p.m.**

1. CALL TO ORDER

Chair Liden called the Design Review Board meeting to order at 3:02 p.m. in Conference Room #5, Civic Center Annex, 411 W. Clay, Ukiah, California.

Chair Tom Liden presiding.

2. ROLL CALL

Present: Members Hawkes, Morrow, and Chair Liden

Absent: Member Nicholson

Staff Present: Michelle Irace, Planning Manager
Mireya G. Turner, Associate Planner

Others present: Joti Chandi

3. CORRESPONDENCE

None was received.

4. APPROVAL OF MINUTES

The Minutes from the February 28, 2019 meeting are available for review and approval.

Motion/Second Hawkes/Morrow to approve February 28, 2019 minutes, as submitted.
Motion carried by an all AYE voice vote.

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

No comments were received.

6. NEW BUSINESS

- a. Request for Review and Recommendation to the Zoning Administrator regarding an application for Minor Site Development Permit to allow exterior façade improvements to Mountain Mike's Pizza, located at 1090 South State Street (APN 003-130-08)

Presenter: Planning Manager Michelle Irace.

Public Hearing Opened: 3:06 p.m.

Public Comment: Joti Chandi

Public Hearing Closed: 3:14 p.m.

DRB comments:

- Noted and approved applicant's clarification that the north side façade is to be removed from the proposed project, as there is a sign there already that is intended to remain.

Motion/Second Hawkes/Morrow to recommend Planning Commission approve a Minor Use Permit/Site Development Permit for allow exterior façade improvements to Mountain Mike's Pizza, located at 1090 South State Street (APN 003-130-08) with the amendment noted above. Motion carried by an all AYE voice vote of the members.

7. MATTERS FROM THE BOARD

There are two at-large positions available. One position belongs to Council Member Crane, who welcomes suggestions. Discussion followed on potential members.

8. MATTERS FROM STAFF

None.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 3:17 p.m.



AGENDA ITEM NO. 6a
Department of Community Development
300 Seminary Ave.
Ukiah, CA 95482
planning@cityofukiah.com

TO: Design Review Board

FROM: Mireya G. Turner, Associate Planner

DATE: September 26, 2019

SUBJECT: Request for Review and Recommendation to the Planning Commission regarding an application for Major Site Development Permit, Rezone to "R-2-PD" Medium Density Residential-Planned Development Combining, and Tentative Subdivision Map to allow the construction of eight single family residences at 250 West Gobbi St. (APN 001-306-06); File No. 19-4625

PROJECT

Jake Morley has submitted an application, on behalf of Guillon, Inc., for approval of a Site Development Permit, Rezone to "R-2-PD" Medium Density Residential-Planned Development Combining, and Tentative Subdivision Map to allow for the development of an eight-lot subdivision, containing both attached and detached single-family homes. The project proposal includes the following:

"Units will be both single and two-stories in height. All homes will contain a 2-car garage and a driveway large enough to accommodate 2 additional vehicles; plus 6 additional parking stalls to be located at the terminus of the "T" roadway.

Architecture: The proposal includes 3 different elevations that will also be "mirrored" to one another. Elevations of homes will vary in roof pitches, finishes and colors, which will provide visual interest, create internal mixture while still retaining continuity throughout.

All homes are designed in the craftsman style architecture and will contain a front porch and back patio. Details and interest to the elevations are in the form of gable ends, windows in the garage door, cultured stone and brick wainscoting at the patio. Finish material will consist of both stucco and Hardi-board.

Lighting: All lighting will be placed on the front of each single-family residence and will be dark sky compliant with the lighting directed downward.

Landscaping: Front yards will be landscaped to minimize upkeep and water usage. Rear yards will also contain landscaping, with the goal to be zeroscaped and with minimal water and time demand for maintenance. Water needs for the landscaping within the project will be in compliance with the Water and Conservation Act (AB 1881).



AGENDA ITEM NO. 6a

Department of Community Development
300 Seminary Ave.
Ukiah, CA 95482
planning@cityofukiah.com

Fencing: Internally, fencing between the lots and surrounding the property will consist of 6-foot dog-eared cedar. Along the southern side of Lot 1 and 8, fencing would also consist of cedar, but will be 6-feet overall, with the top 2-feet as lattice."

Common Area: The common area contains 1,090 sf dedicated to approximately nine individual raised garden beds, crushed granite and a water station. The water station will accommodate a dog bowl, leash hook and a hose bib.

Site plan, landscape plan, floor plans, elevations, color and materials, and exterior window colors are included as attachments 1 through 5.

Location. The project location is a vacant parcel of ± 0.863 net acres (± 0.943 gross acres), and is within the "R-2" Medium Density Residential zoning district. Single-family dwellings, duplexes, condominiums, apartment houses, and rooming or boarding houses are all allowed uses within the "R-2" District.

Setting. The project is surrounded by the following uses:

- North: Parcels developed with single family dwellings in the Single family Residential "R-1" zoning district
- South: Parcels developed with single family dwellings in the Single family Residential "R-1" zoning district
- East: Single-family and multi-family dwellings in the "R-2" Medium Density zoning district
- West: A mixture of single family dwellings, multi-family dwellings, and professional offices in the "CN" Neighborhood Commercial zoning district.

Regulatory Framework. The applicant proposes a rezone from "R-2" Medium Density Residential to "R-2-PD" Medium Density Residential-Planned Development Combining to allow for reduced front and side setbacks for some of the proposed dwellings. This Rezone requires consideration by the Planning Commission and City Council.

A Major Site Development Permit is also required and will be considered by the City Council, combined with the other required permits, with recommendations by this Board, as well as the Planning Commission.

According to §9167 Procedures and Process for Planned Development Rezoning, the applicant must submit either a Concept Development Plan or a Precise Development Plan. If a Precise Development Plan is submitted, a Major Use Permit will not be required. The applicant has submitted a Precise Development Plan with this application.

The applicant has also submitted a Tentative Subdivision Map for the division of the parcel into nine separate parcels, eight for housing, with the roadway within the ninth parcel. Under the guidance of the City Engineer, this portion of the project will be submitted to the Planning Commission for its review and recommendation, and then the City Council for its consideration and action.



AGENDA ITEM NO. 6a

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The project is not located within the Downtown Design District and is not a commercial project. Therefore, it is not subject to the Downtown Design Guidelines for Commercial Projects Within nor Outside of the Downtown Design District. However, per UCC §1169 Duties of the Board, it shall be the function and duty of the Design Review Board to review proposed site development permit applications, planned development applications and precise development plans, work with staff and the applicants to ensure design consistency with the Ukiah General Plan, Zoning Code, and Design Review Guidelines, 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.

STAFF REQUEST

Staff requests the DRB review the project for design and make a recommendation to the Planning Commission.

ATTACHMENTS

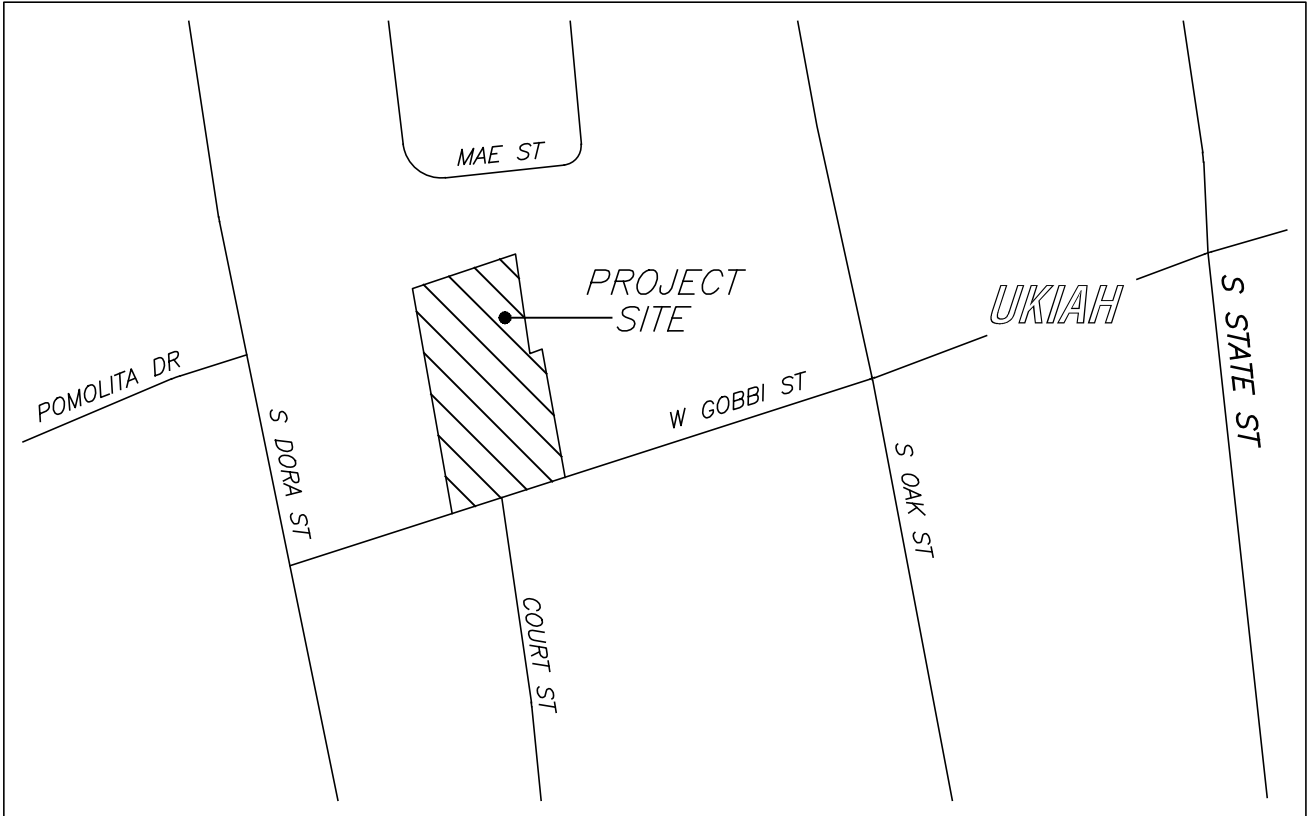
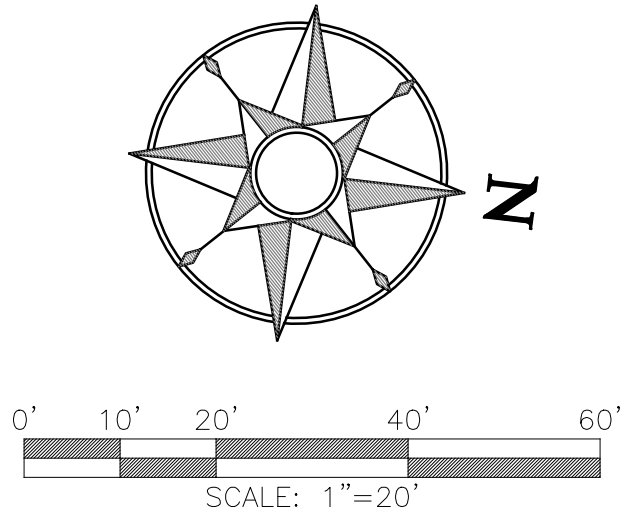
1. Site plan
2. Landscape plan
3. Floor Plans
4. Elevations
5. Color and Materials by Lot
6. UCC Article 14 Regulations in Planned Development (PD) Combining Zone Districts
7. Project Description

REUSE OF DOCUMENTS: This document and the ideas and design incorporated herein, as an instrument of professional service, is the property of LACO Associates and shall not be reused in whole or part for any other project without LACO Associates written authorization.

TENTATIVE SUBDIVISION MAP

GOBBI COMMONS

WEST GOBBI STREET
UKIAH, MENDOCINO COUNTY
CALIFORNIA
APN: 001-306-06



SHEET INDEX

SHEET 1.0 TENTATIVE MAP
SHEET 2.0 SITE PLAN
SHEET 3.0 PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 4.0 PRELIMINARY UTILITY PLAN

PROJECT DATA

PROPERTY OWNER: GUILLOIN INC.,
1117 COMMERCE DRIVE
UKIAH, CA 95482

SURVEYOR/CIVIL ENGINEER: LACO ASSOCIATES
776 S. STATE ST., SUITE 102A
UKIAH, CA 95482

EXISTING LAND USE: VACANT

EXISTING ZONING: MEDIUM DENSITY RESIDENTIAL (R-2)

PROPOSED ZONING: RESIDENTIAL PLANNED DEVELOPMENT

NUMBER OF LOTS: 8 LOTS & COMMON AREA LOT

PARCEL A: 9,698 SFT (PRIVATE ACCESS & P.U.E.)

MINIMUM LOT SIZE: 3,061 SFT

MAXIMUM LOT SIZE: 4,011 SFT

AVERAGE LOT SIZE: 3,465 SFT

EXISTING ACREAGE: 0.863 ACRES

LEGEND/ABBREVIATIONS

EXISTING FEATURES SHOWN 50% SCREENED	
	PROPOSED PARCEL LINE
	EXISTING BOUNDARY LINE
	NEW EASEMENT
	FENCE LINE
	AC PAVING
	CONCRETE
	TREE DRIPLINE
	BUILDING LINE
	INVERT
	WATER METER
	SANITARY SEWER MANHOLE
	FLOW LINE
	UTILITY POLE
	SURVEY CONTROL POINT
	IRON PIPE MONUMENT
	ELEVATION
	EXISTING
	BUILDING SETBACK LINE
	PRIVATE STORM DRAIN EASEMENT

NOTES

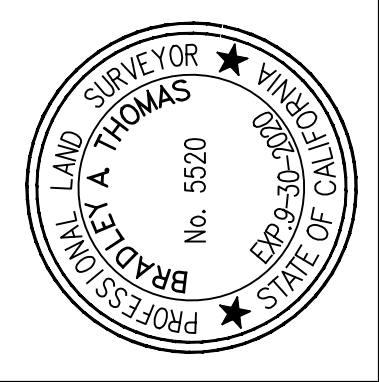
BOUNDARY LINES / LOT LINES SHOWN ON THIS MAP DERIVED FROM FOUND MONUMENTS AND RECORD DATA

BENCH MARK:
SURVEY CONTROL POINT #14 3/8" REBAR TAGGED "LACO"
ELEVATION=629.64

PREPARED UNDER THE SUPERVISION OF:

BRADLEY A. THOMAS PLS 5520

DATE



LACO
EUREKA • UKIAH • SANTA ROSA
1-800-515-5054
www.lacoassociates.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

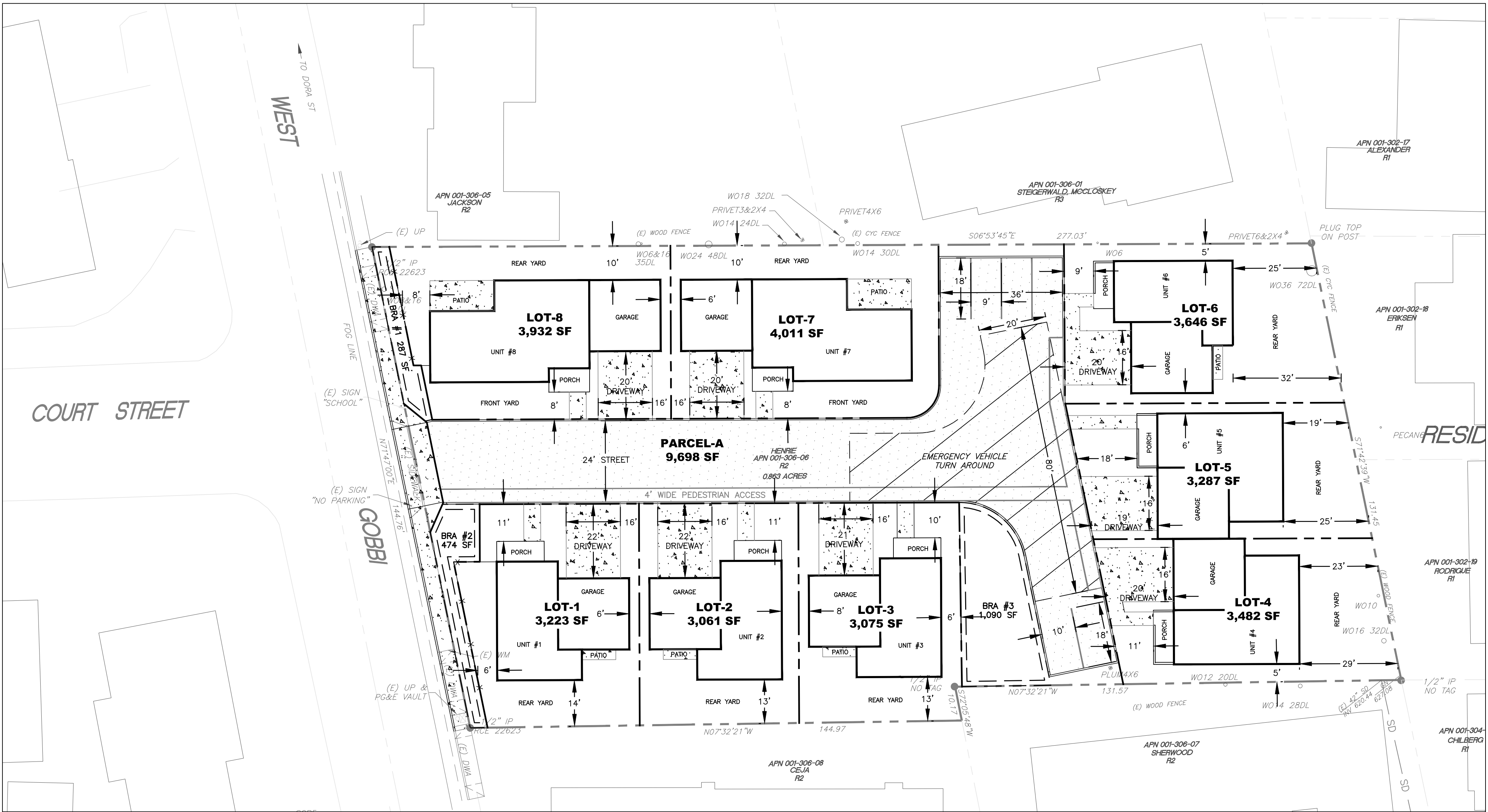
GOBBI COMMONS
A PLANNED DEVELOPMENT
TENTATIVE MAP

GUILLOIN INC.
1117 COMMERCE DRIVE, UKIAH

DRAWN	GG
CHECK	KD
APPROVED	BAT
DATE	07-22-2019
JOB NUMBER	9100.03
SHEET	1.0

LEGEND/ABBREVIATIONS

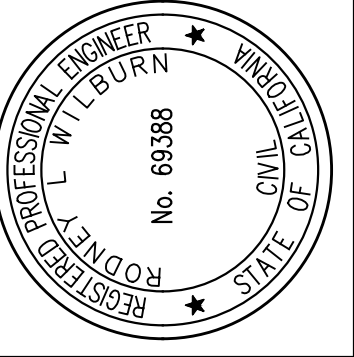
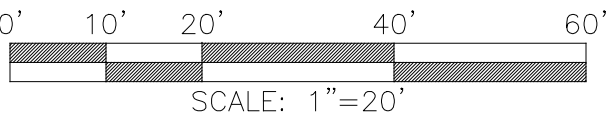
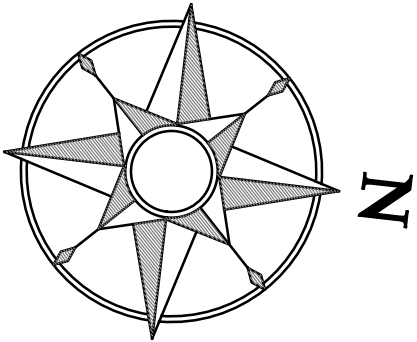
	PROPOSED PARCEL LINE		475 CONTOUR LINE
	EXISTING BOUNDARY LINE		WO14 30DL WHITE OAK / DIA / DRIPLINE
	NEW EASEMENT		PLUMB PLUMB TREE
	FENCE LINE		PRIVET PRIVET TREE
	AC PAVING		
	CONCRETE		
	TREE DRIPLINE		
	BUILDING LINE		
	INV INVERT		
	WM WATER METER		
	SSMH SANITARY SEWER MANHOLE		
	FL FLOW LINE		
	UP UTILITY POLE		
	SCP SURVEY CONTROL POINT		
	IP IRON PIPE MONUMENT		
	EL ELEVATION		
	(E) EXISTING		



SCALE: 1"=20'

NOTES

- SEE LANDSCAPE PLAN SHEET L1 FOR LANDSCAPE DETAILS



LACO

EUREKA • UKIAH • SANTA ROSA

1-800-515-5054 www.lacoassociates.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

GOBBI COMMONS

A PLANNED DEVELOPMENT

SITE PLAN

GUILLON INC.

1117 COMMERCE DRIVE, UKIAH

DRAWN	GG
CHECK	KD
APPROVED	BAT
DATE	07-22-2019
JOB NUMBER	9100.03
SHEET	

IRRIGATION NOTES:

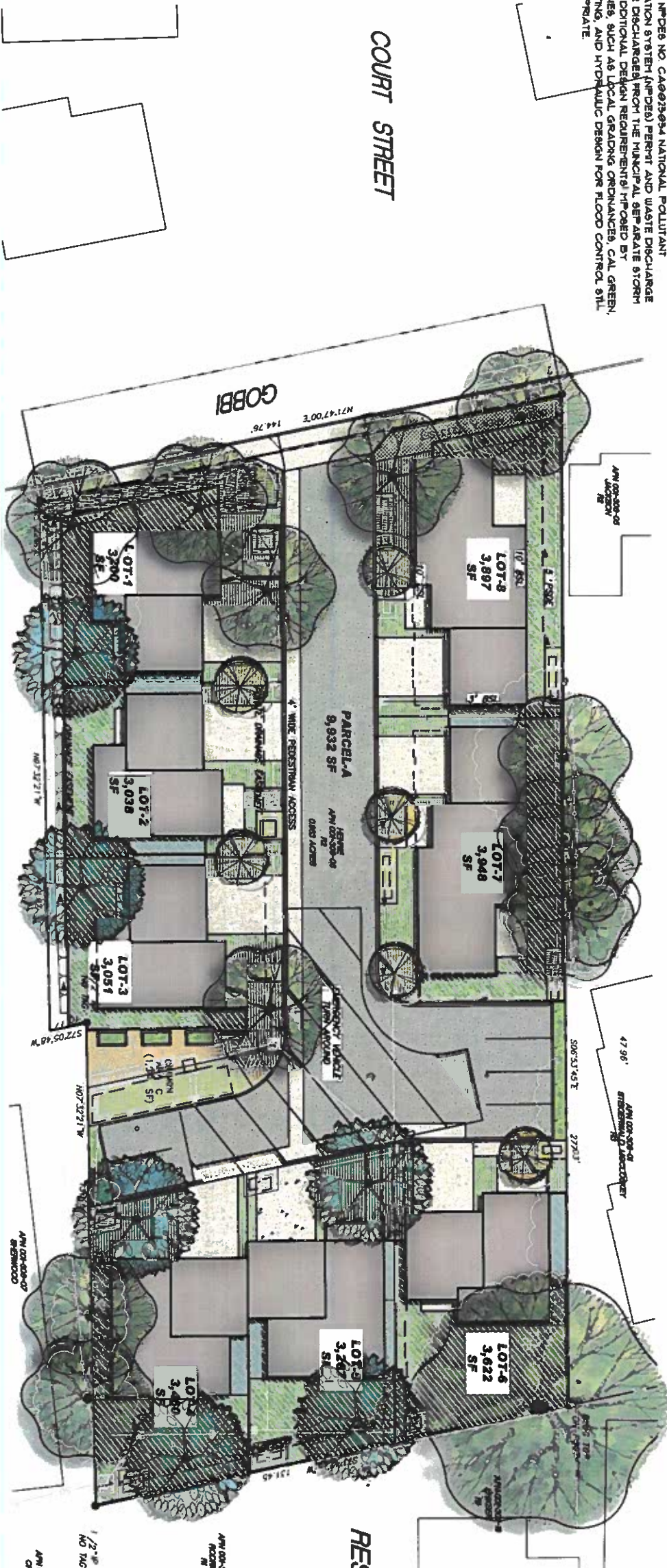
- A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELCO) ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:
- (A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:
- (1) PROJECT INFORMATION
- (2) DATE PROJECT APPLICANT
- (3) PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S))
- (4) TOTAL LANDSCAPE AREA (SQUARE FEET)
- (5) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)
- (6) WATER SUPPLY TYPE (E.G., POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL
- (7) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
- (8) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE
- (9) WATER EFFICIENT LANDSCAPE WORKSHEET
- (10) HYDRO ZONE INFORMATION TABLE
- (11) WATER BUDGET CALCULATIONS
- (12) WATER APPLIED WATER ALLOWANCE (WAWA)
- (13) ESTIMATED TOTAL WATER USE (ETWU)
- (14) SOIL MANAGEMENT REPORT
- (15) LANDSCAPE DESIGN PLAN
- (16) IRRIGATION DESIGN PLAN AND
- (17) GRADING DESIGN PLAN

NOTE: AUTHORITY CITED: SECTION 65536, GOVERNMENT CODE
REFERENCE: SECTION 65536, GOVERNMENT CODE

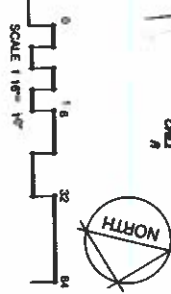
THIS PLAN IS INTENDED TO SATISFY THE SPECIFIC REQUIREMENTS OF ORDER NO. R1-2015-0930, NPDES NO. CA0023034 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES FROM THE MUNICIPAL SEPARATE STORM SEWER SYSTEMS. ADDITIONAL DESIGN REQUIREMENTS IMPOSED BY GOVERNING AGENCIES, SUCH AS LOCAL GRADING ORDINANCES, CAL GREEN, CESA, 401 PERMITTING, AND HYDRAULIC DESIGN FOR FLOOD CONTROL STILL APPLY AS APPROPRIATE.

CONCEPT PLANT SCHEDULE

EXISTING TREE - LARGE	3	1,030 SF
ACCENT TREE CERES OCCIDENTALIS / WESTERN REDBUD 'MULTI-TRUNK' X CHITALPA TASKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	6	286 SF
DECIDUOUS SHADE TREE NYCTA SYLVATICA / TUFTED TREE LUNUS PARYPOLA 'TRUE GREEN' / CHINESE ELM	9	1,010 SF
NEW EVERGREEN TREE QUERCUS WALZENI / INTERIOR LIVE OAK	3	1,031 SF
BEAR YARD LANDSCAPE AREA	1,030 SF	
COTTON AREA A BOX OF 120 PLANTAINANCE PLANTINGS, WITH PASSIVE USE BOLDERS FOR SEATING AND ACCENTS	286 SF	
COTTON AREA B 4 X 8 X 18 HIGH GARDEN BOXES, WITH DECOMPOSED GRANITE PAVING AND A BENCH	1,010 SF	
STORM WATER TREATMENT AREA CAREX TUPALCOA / BERKELEY SEDGE JUNCUS PATERNS CARYAN'S GREY / SPREADING RUSH STIPA PULCHRA / PURPLE NEEDLE GRASS	1,031 SF	
GRAVEL UTILITY AREA 3/4 CRUSHED ROCK 3/8" ON A GOLD OR EQUAL 1/2" DEPTH OVER LANDSCAPE FABRIC	1,031 SF	
PASSIVE USE WALK WAY DECOMPOSED GRANITE / 4" DEPTH	453 SF	



LANDSCAPE PLAN



GOBBI COMMONS
GUILLON INC. DEVELOPMENT COMPANY
WEST GOBBI STREET
UKIAH, CALIFORNIA

RECEIVED
AUG 22 2019
CITY OF UKIAH
COMMUNITY DEVELOPMENT

THOMAS H. PHILIPS
LANDSCAPE ARCHITECTURE
THPLA, INC.
California Landscape Architect #4112
CRA CA 55921-4228
(530)852-2887 BR (530)852-3588
thphilips@thphilips.com

DATE: JAN 2019
SCALE: 1"=10'

LANDSCAPE PLAN

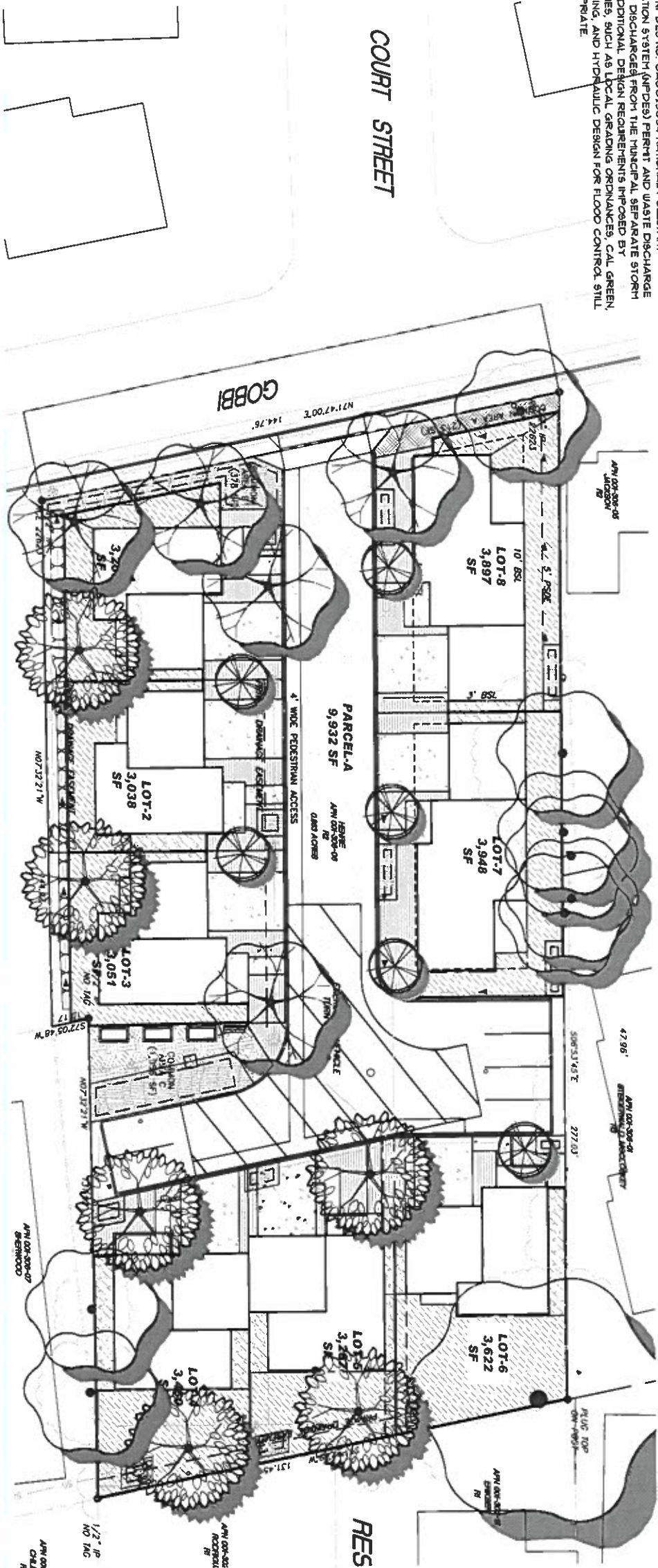
IRRIGATION NOTES:

- A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:
(A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:
(1) PROJECT INFORMATION:
(A) DATE
(B) PROJECT APPLICANT
(C) PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S))
(D) TOTAL LANDSCAPE AREA (SQUARE FEET)
(E) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)
(F) WATER SUPPLY TYPE (E.G., POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL
(G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
(H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
(I) APPLICANT SIGNATURE AND DATE WITH STATEMENT: "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE"
(J) WATER EFFICIENT LANDSCAPE WORKSHEET:
(A) HYDRO ZONE INFORMATION TABLE
(B) WATER BUDGET CALCULATIONS
1. MAXIMUM APPLIED WATER ALLOWANCE (YUAWA)
2. ESTIMATED TOTAL WATER USE (ETWU)
(K) SOIL MANAGEMENT REPORT:
(L) LANDSCAPE DESIGN PLAN
(M) IRRIGATION DESIGN PLAN AND
(N) GRADING DESIGN PLAN
- NOTE: AUTHORITY CITED: SECTION 65536, GOVERNMENT CODE
REFERENCE: SECTION 65536, GOVERNMENT CODE

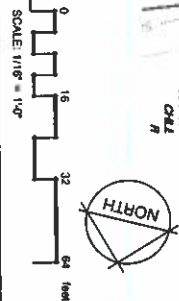
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CONCEPT PLANT SCHEDULE

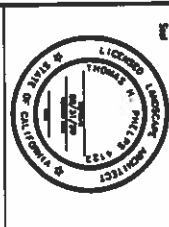
EXISTING TREE - LARGE	9	REAR YARD LANDSCAPE AREA	1,000 SF
ACCENT TREE CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK X CHITALPA TASHKENTENSIS PINK DAWN / PINK DAWN CHITALPA	6	COTTON AREA A FIX OR LOW MAINTENANCE PLANTINGS, WITH PASSIVE USE Boulders FOR SEATING AND ACCENTS	280 SF
DECIDUOUS SHADE TREE NYSSA SYLVATICA / TUPELO TREE ULMUS PARVIFOLIA TRUE GREEN / CHINESE ELM	8	COTTON AREA B 4' X 8' X 12" HIGH GARDEN BOXES, WITH DECOMPOSED GRANITE PAVING AND A BENCH	1,070 SF
NEW EVERGREEN TREE QUERCUS WULFEN / INTERIOR LIVE OAK	3	STORM WATER TREATMENT AREA CAREX TUMULOSA / BERKELEY SEDGE JUNCUS PATENS CARMAN'S GREY / SPREADING RUSH STIPA PULCHRA / PURPLE NEEDLE GRASS	1,451 SF
FRONT YARD LANDSCAPE AREA ACHILLEA X MOONSHINE / MOONSHINE YARROU ARCTOSTAPHYLOS DENSHILOBA HOWARD MCHINN / HOWARD MCHINN MAUZANTIA CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK CISTIS X PURPUREUS / ORCHARD ROCKROSE DIETES BICOLOR / FORNIGHT LILY FERTUA HAREB / ATLAS FESCUE HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS HAIONA REPENS / CREEPING HAIONA NANDINA DOMESTICA GULF STREAM TH / HEAVENLY BAMBOO PENNSYLVANIA ORIENTALE / ORIENTAL FOUNTAIN GRASS SALVIA GREGGII DEEP RED / AUTUMN SAGE TULBAGHIA VIOLEACEA VARIEGATA / STRIPED CAPE GARLIC WESTINGIA FRUTICOSA MORNING LIGHT / MORNING LIGHT COAST ROSEMARY	3,793 SF 3,833 1,380 345 2,156 2,464 4,381 4,381 4,381 4,381 4,381 4,381 4,381 1,571	GRAVEL UTILITY AREA 3/4" CRUSHED ROCK BONOMA GOLD OR EQUAL / 2" DEPTH OVER LANDSCAPE FABRIC PASSIVE USE WALK WAY DECOMPOSED GRANITE / 4" DEPTH	1,070 SF 450 SF



LANDSCAPE PLAN



Project No. _____
Date: _____
Scale: 1" = 16'
Date: JUN 2014
By: _____
Title: _____

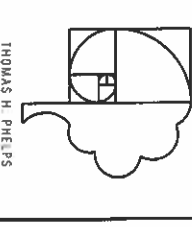


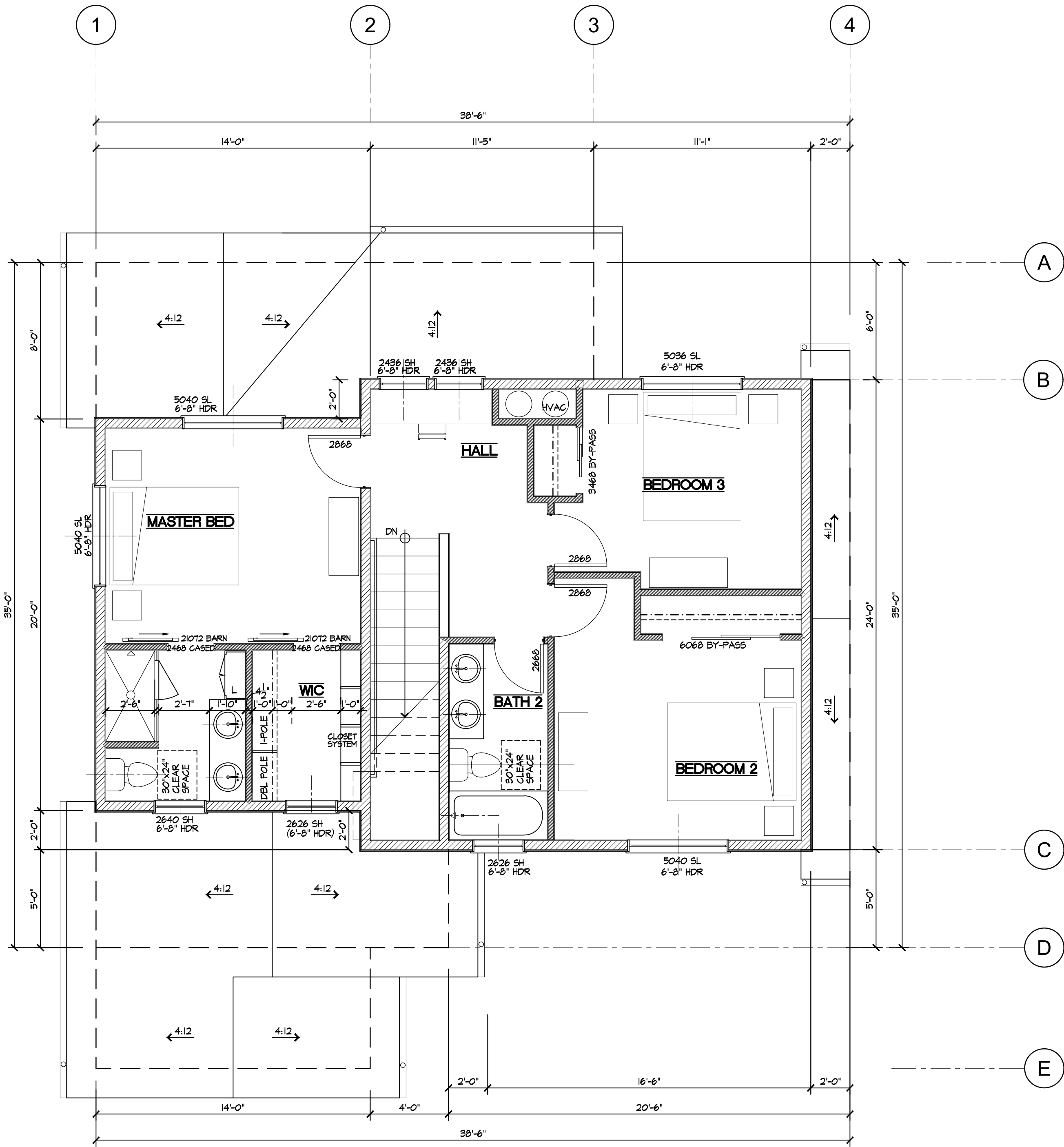
LANDSCAPE PLAN

GOBBI COMMONS
GUILLON INC. DEVELOPMENT COMPANY
WEST GOBBI STREET
UKIAH, CALIFORNIA

CITY OF UKIAH
COMMUNITY DEVELOPMENT
AUG 22 2019

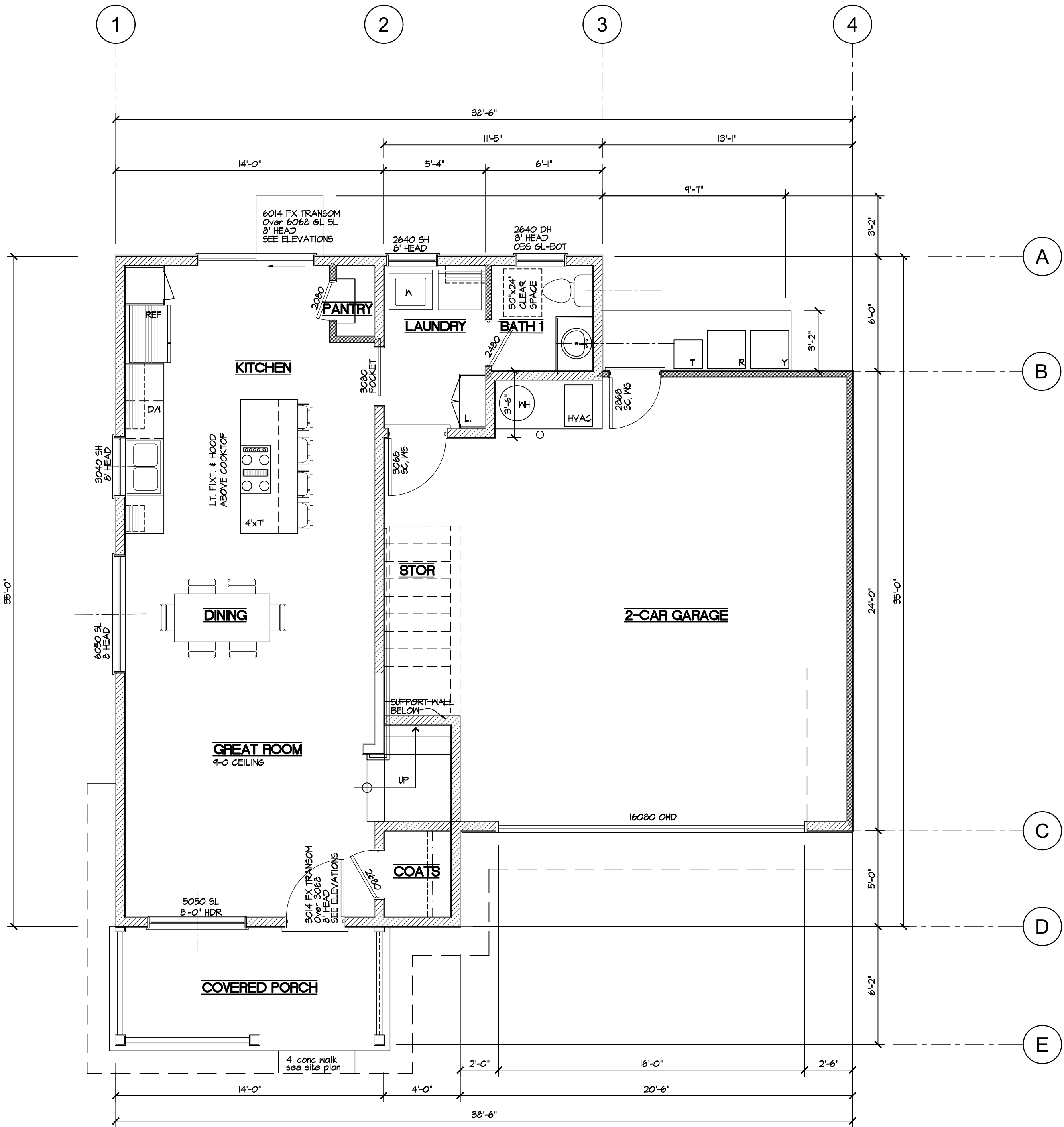
RECEIVED
THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
HRA, INC.
California Landscape Architect #1132
P.O. BOX 6328
Cuba, CA 95927-6328
(530) 892-8897 or (530) 892-9588
thp@thp.com





Second Floor Plan

8'-0" CEILING



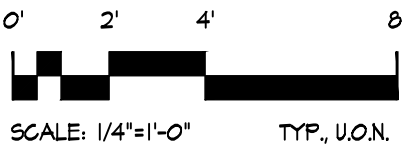
First Floor Plan

9'-0" CEILING

Area Tabulations

Floor Areas	
House 1st Floor	601
House 2nd Floor	822
Total House Area	1423 SF
Garage	543
Patios	
Front	86
Total Patio Areas	86 SF

PLAN A1



REVISIONS	BY

KATHERINE AUSTIN
AIA ARCHITECT
179 SE RICE WAY
BEND, OR 97702
CA LICENSE No. C22389
707.529.5565

GOBBI COMMONS
APN: 001-306-06
WEST GOBBI STREET
UKIAH, CALIFORNIA

GULLON INC.
530.897.6458
1117 COMMERCE DRIVE
UKIAH, CA

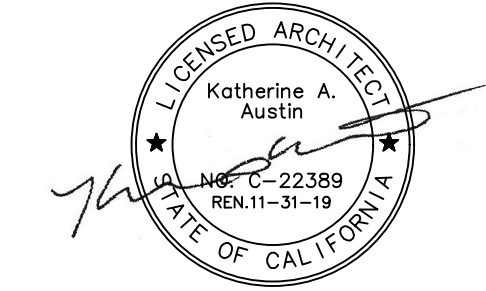
FLOOR PLANS

LOTS 2, 3, 6

JOB NUMBER
844

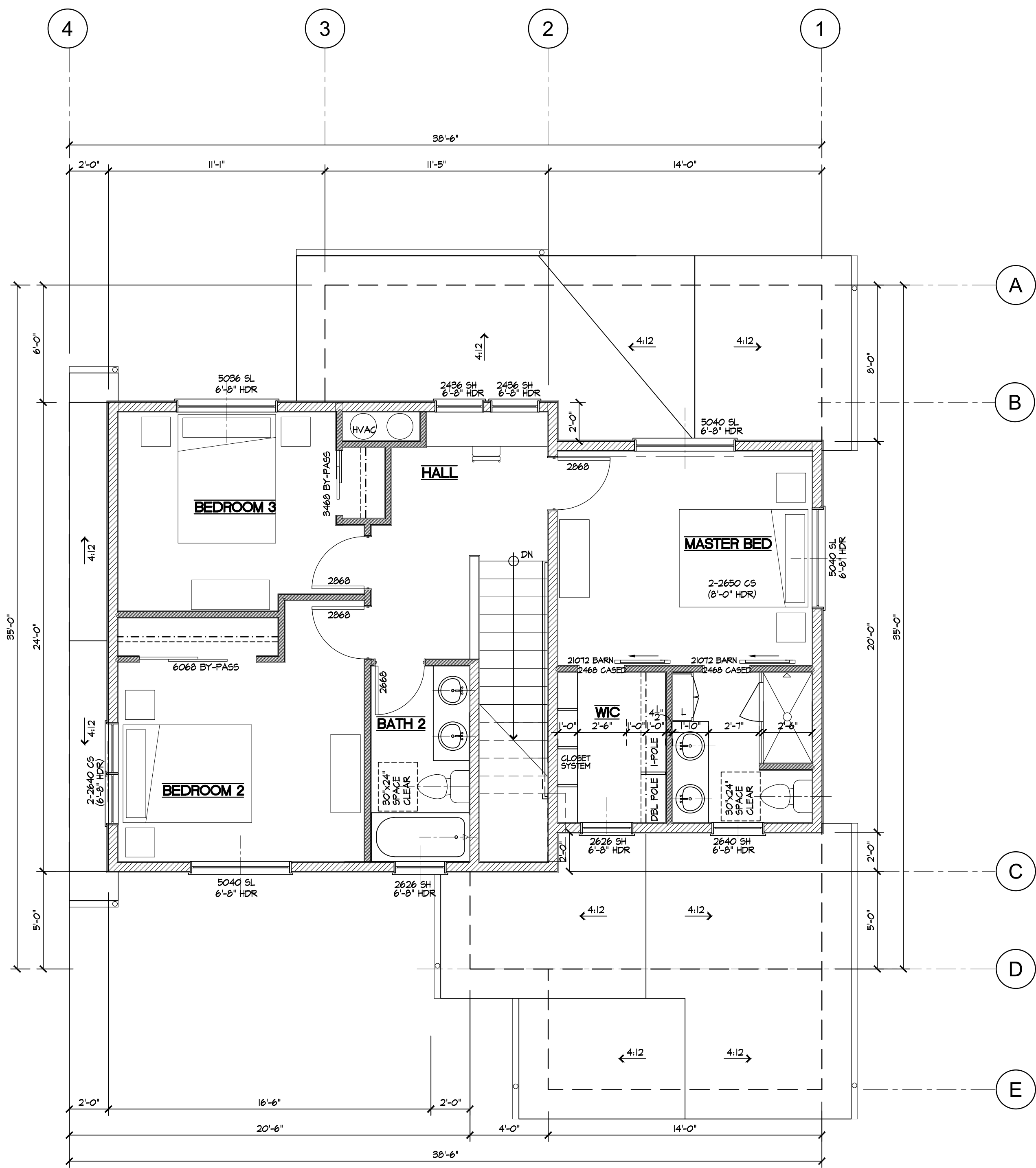
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MS

DATE
JULY 15, 2019



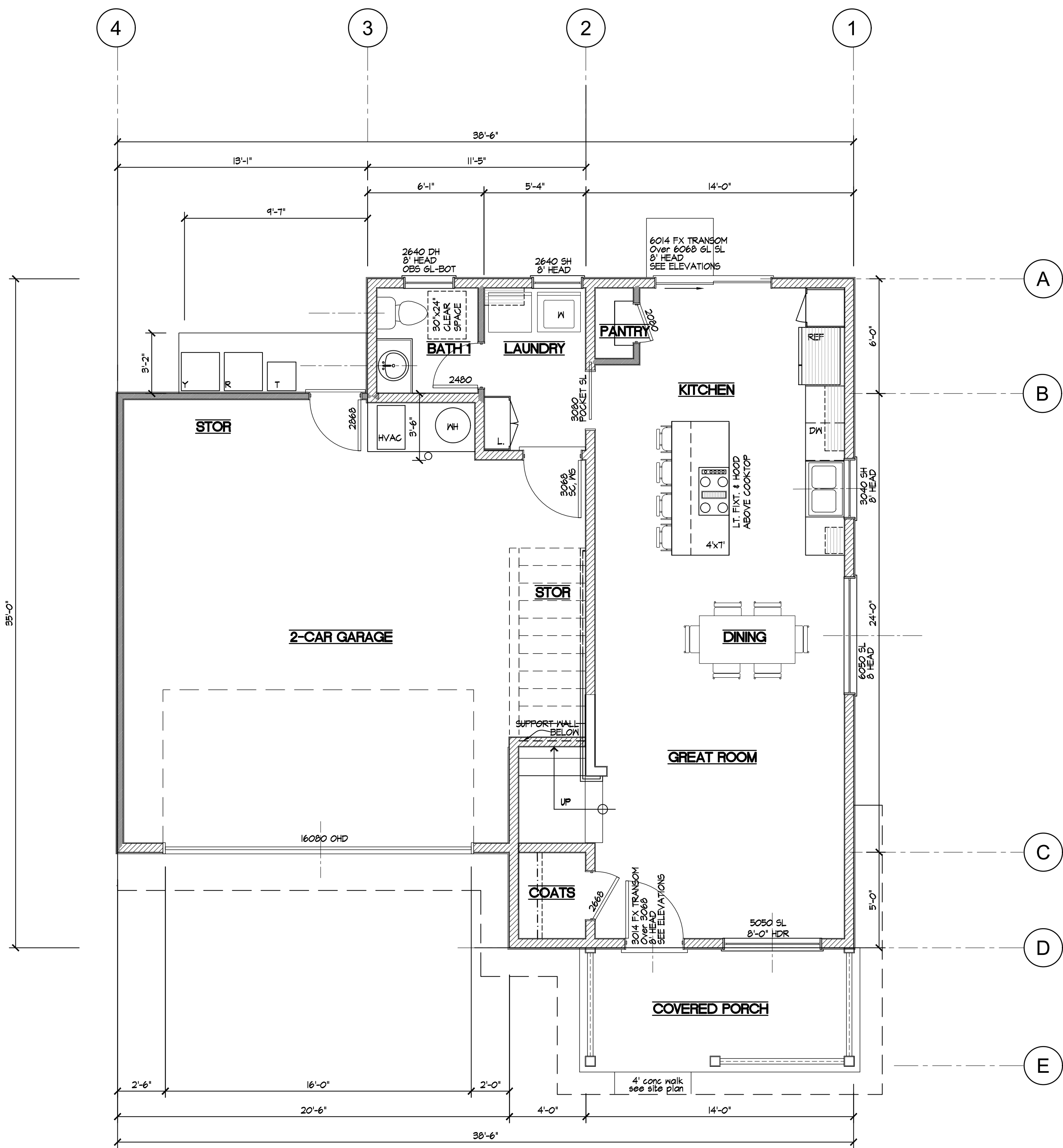
SHEET

A1.1



Second Floor Plan

8'-0" CEILING



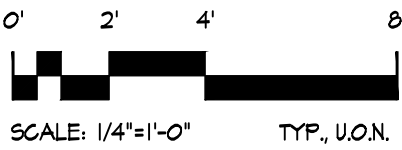
First Floor Plan

9'-0" CEILING

Area Tabulations

	Floor Areas
House 1st Floor	601
House 2nd Floor	822
Total House Area	1423 SF
Garage	543
Patios	
Front	86
Total Patio Areas	86 SF

PLAN A1R



REVISIONS	BY

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FLOOR PLANS

LOT 1
JOB NUMBER
844
DRAWN BY
MS
DATE
JULY 15, 2019



SHEET

A1.1R

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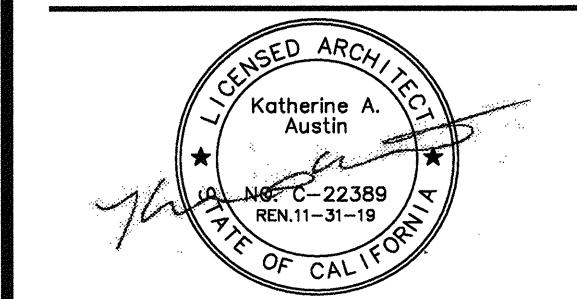
ELEVATIONS
ROOF PLAN

PLAN A1

JOB NUMBER
844

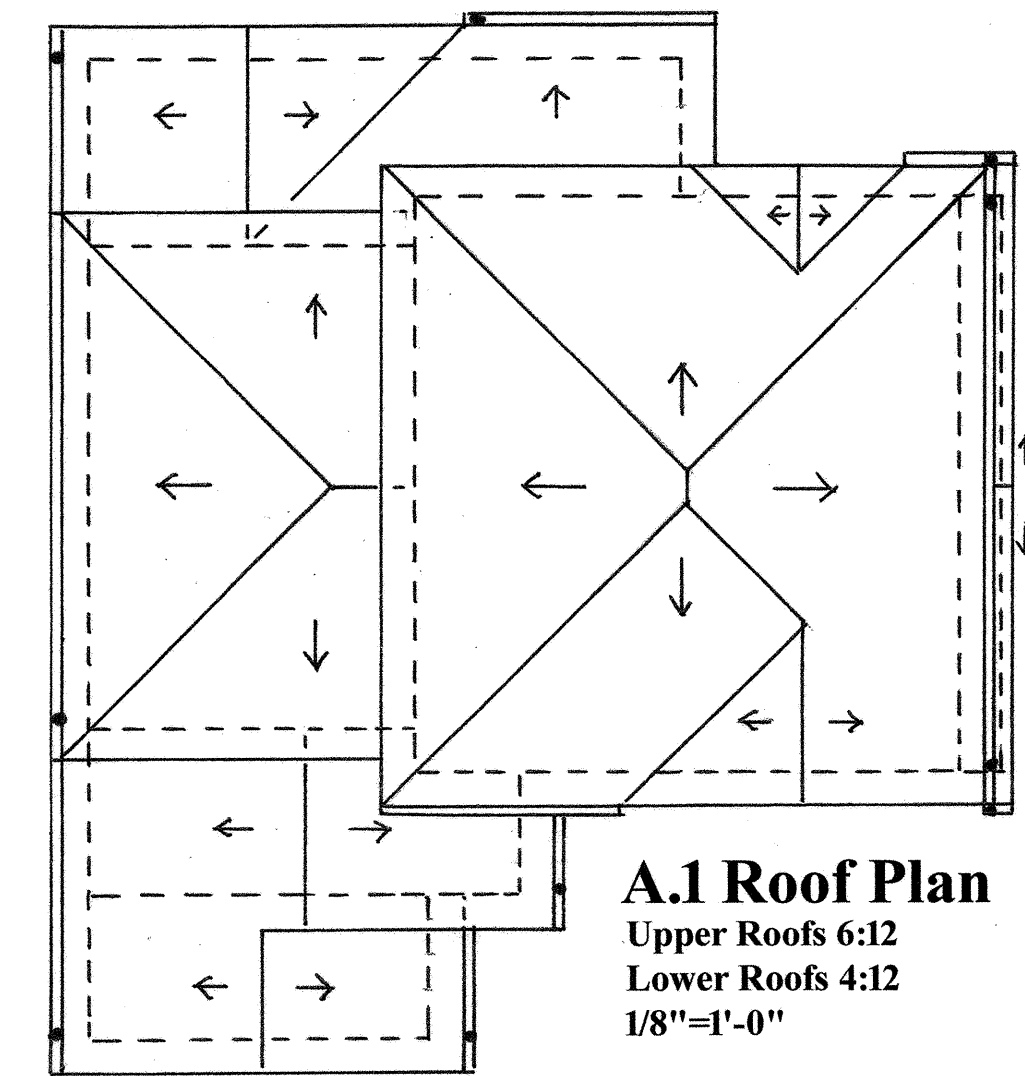
DRAWN BY
KA

DATE
JULY 15, 2019



SHEET

A1.2.1



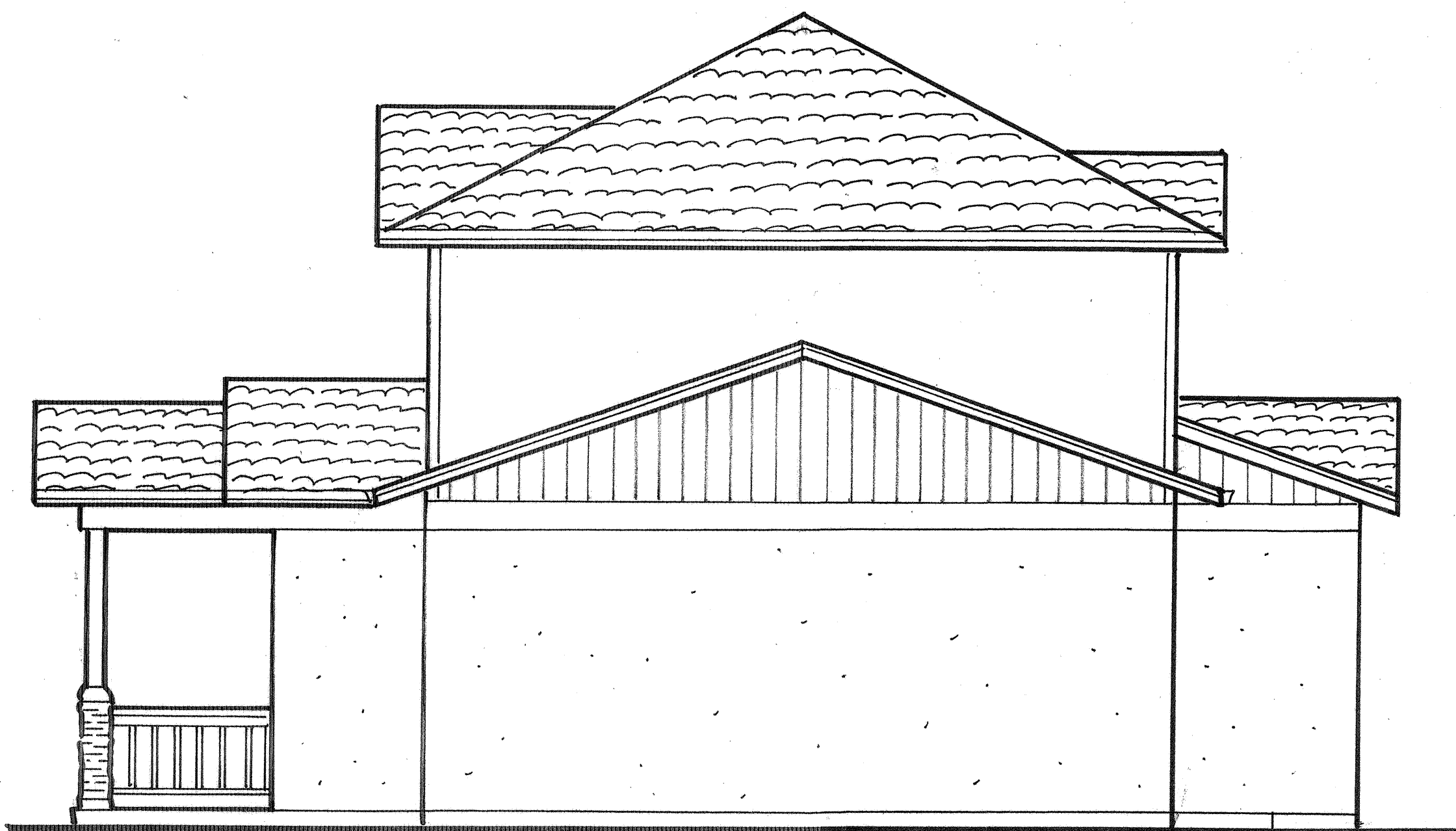
A.1 Left



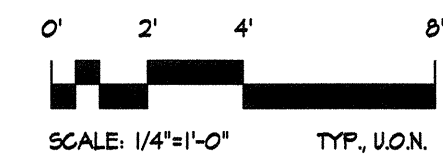
Plan A.1 Front Lot 3, Reverse Lot 1



Plan A.1 Rear



A.1 Right



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UKIAH, CA

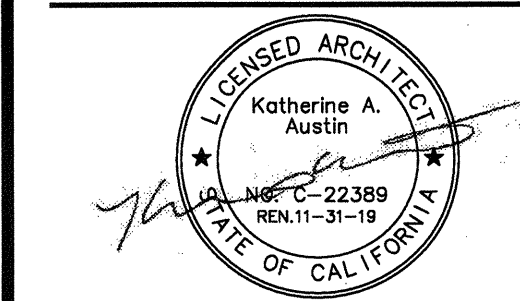
ELEVATIONS
ROOF PLAN

PLAN A2

JOB NUMBER
844

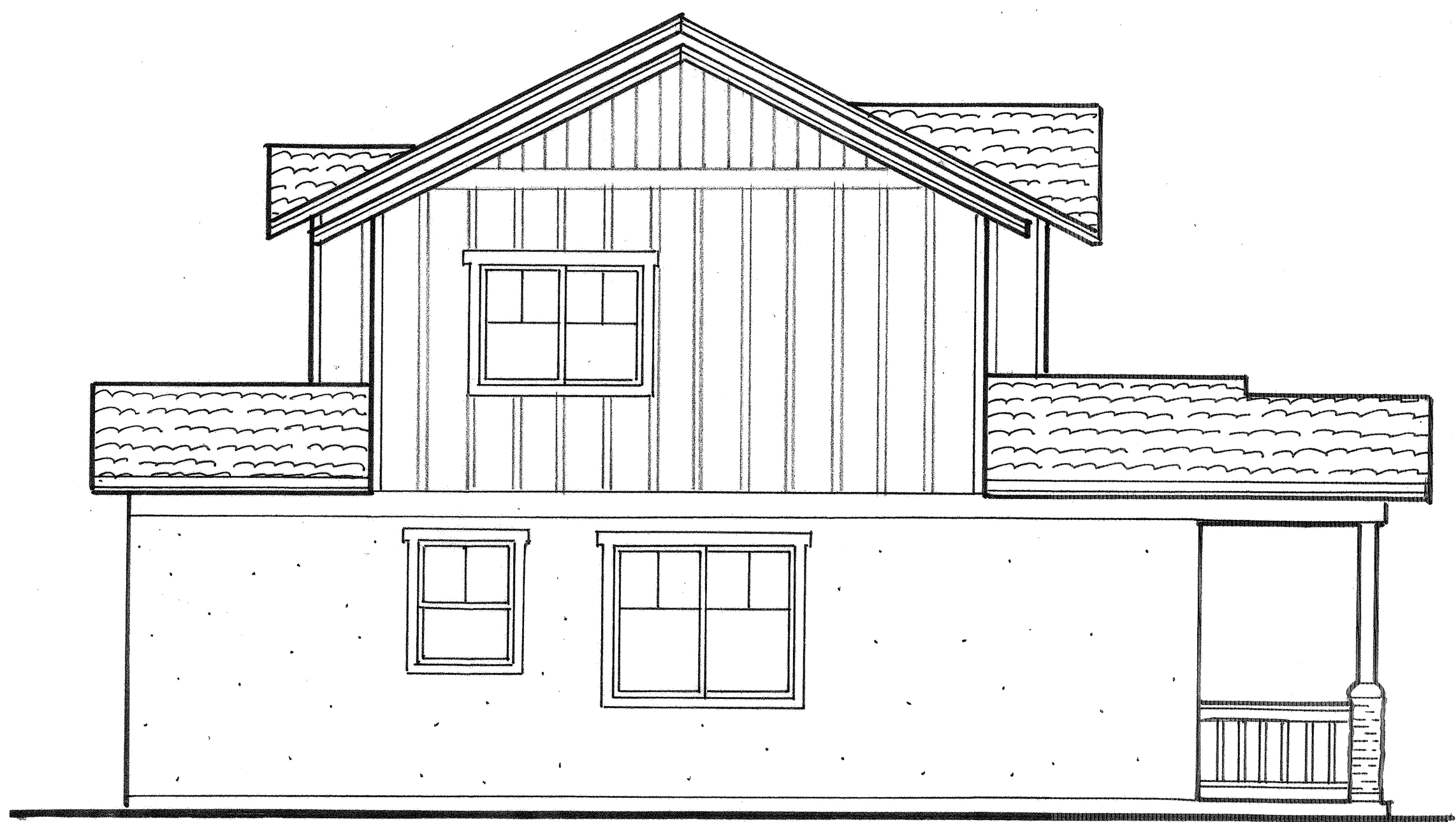
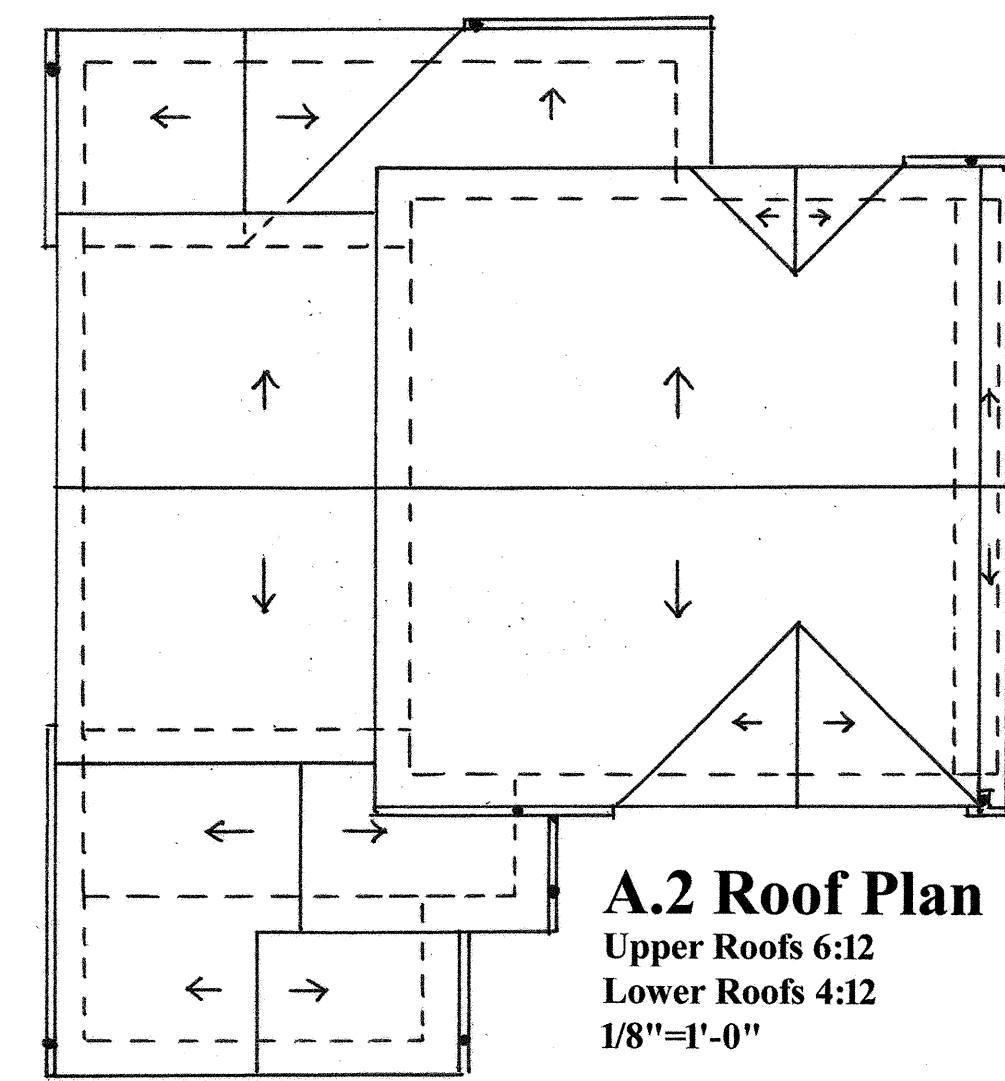
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DATE
JULY 15, 2019



SHEET

A1.2.2



A.2 Left

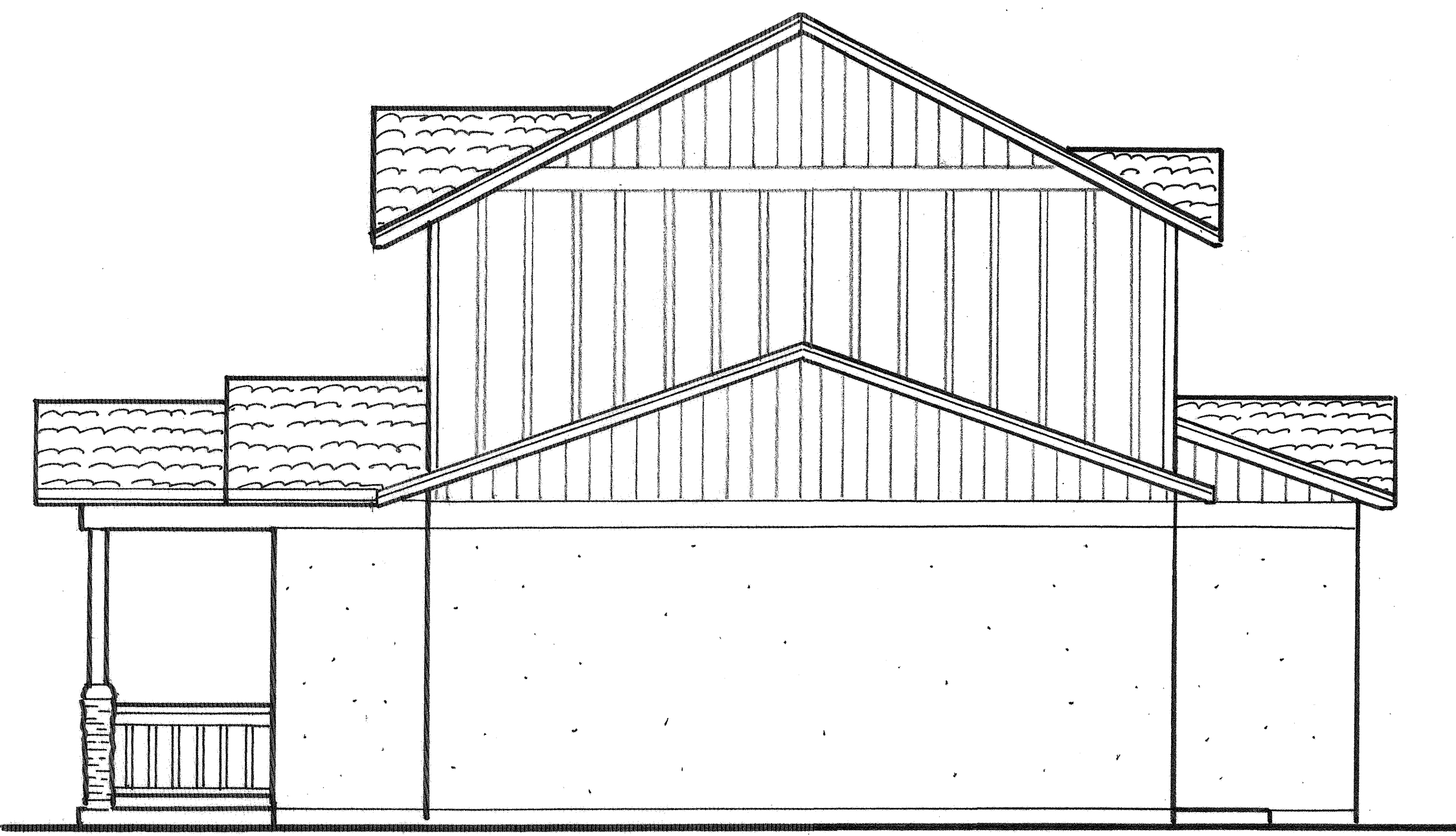


Plan A.2 Front

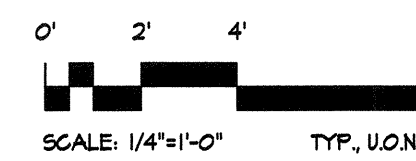
Lot 2 & 6

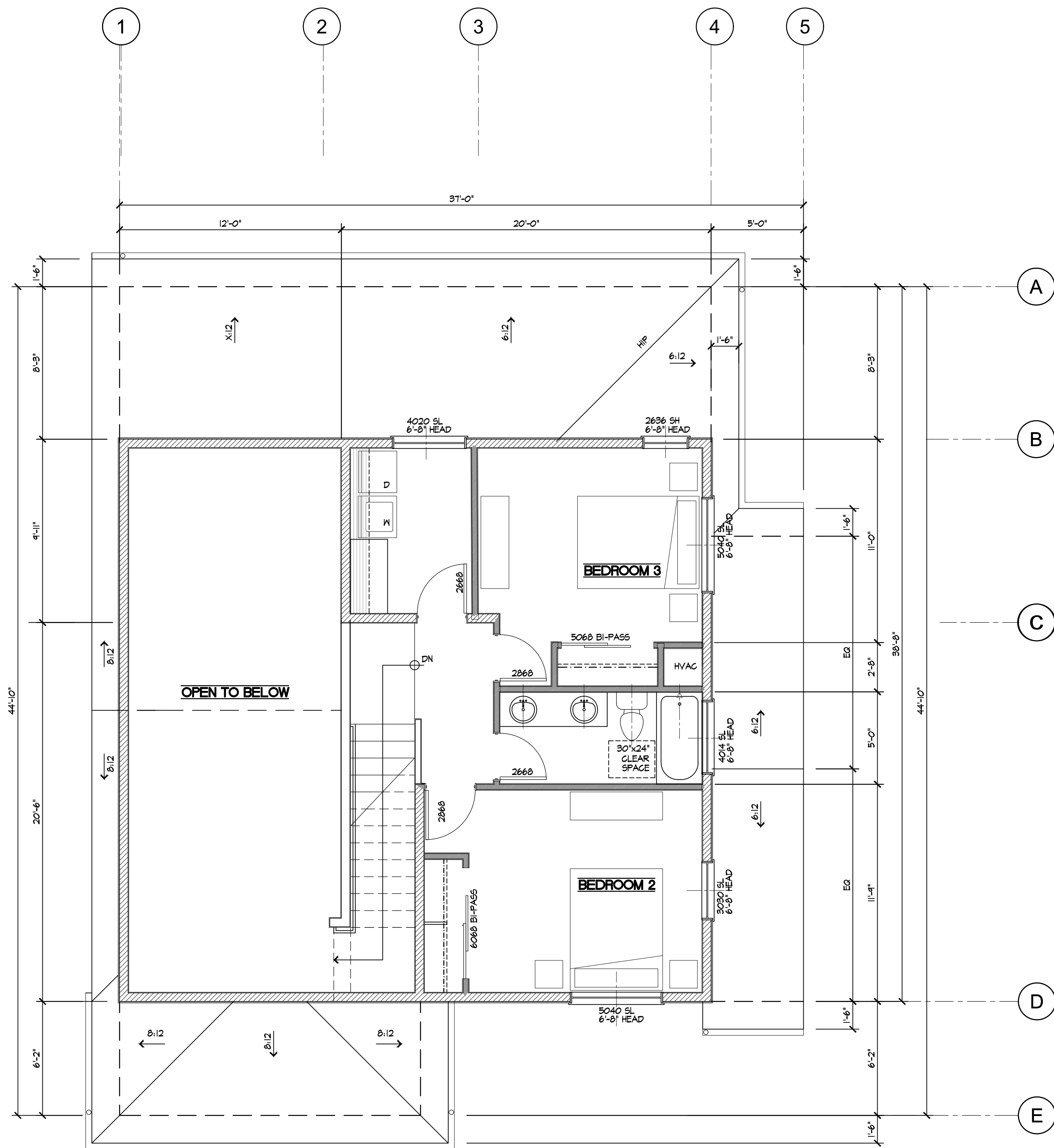


A.2 Rear

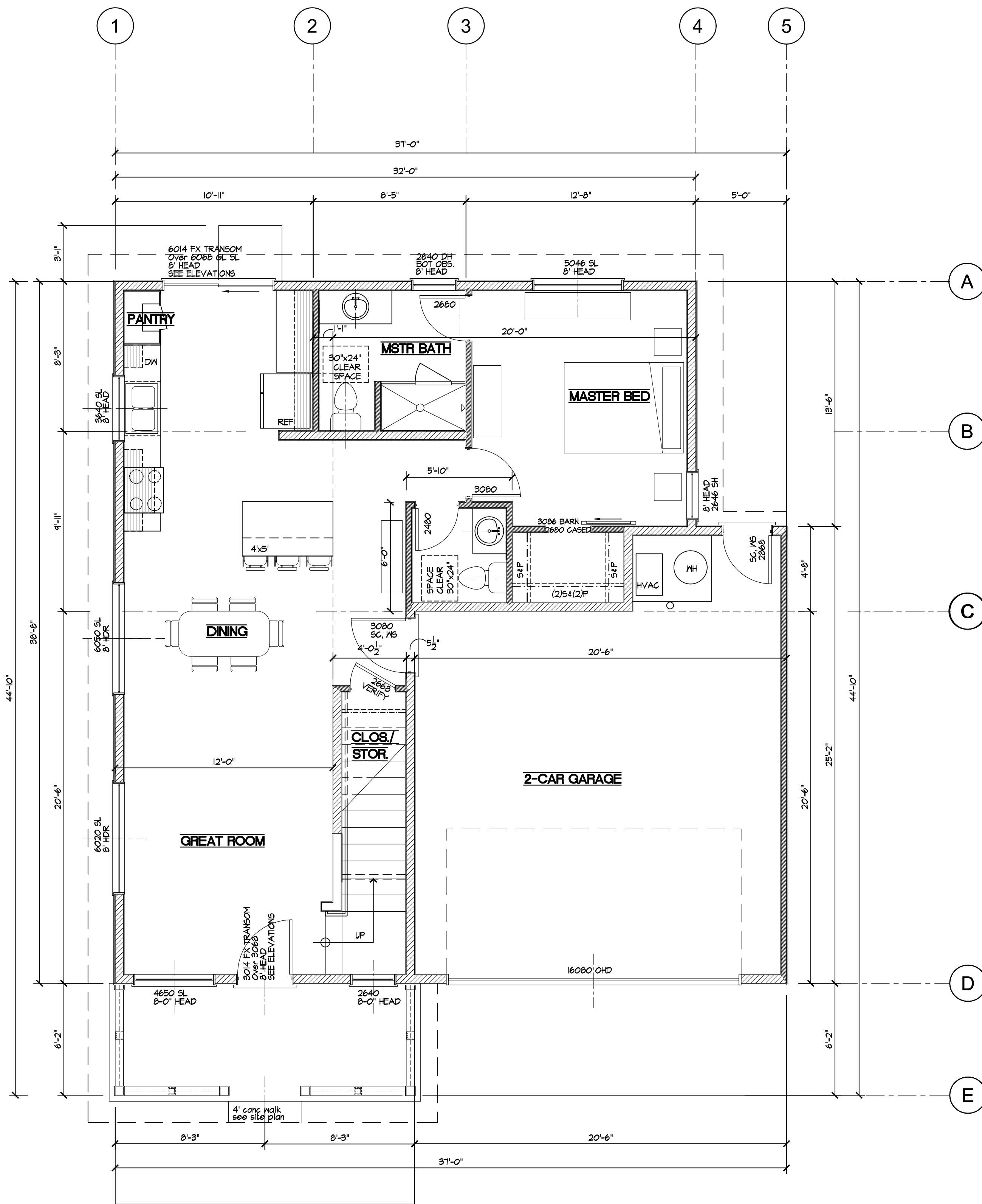


A.2 Right





Second Floor Plan
8'-0" CEILING

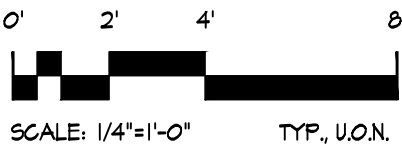


First Floor Plan
9'-0" CEILING

Area Tabulations

	Floor Areas
House 1st Floor	878
House 2nd Floor	610
Total House Area	1488 SF
Garage	459
Patios	
Front	102
Total Patio Areas	102 SF

PLAN B



REVISIONS	BY

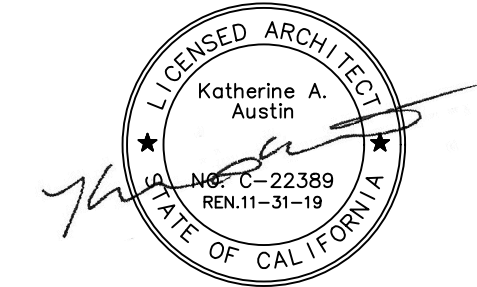
KATHERINE AUSTIN
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CA LICENSE No. C22389
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GOBBI COMMONS
APN: 001-306-06
WEST GOBBI STREET
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GULLON INC.
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UKIAH, CA

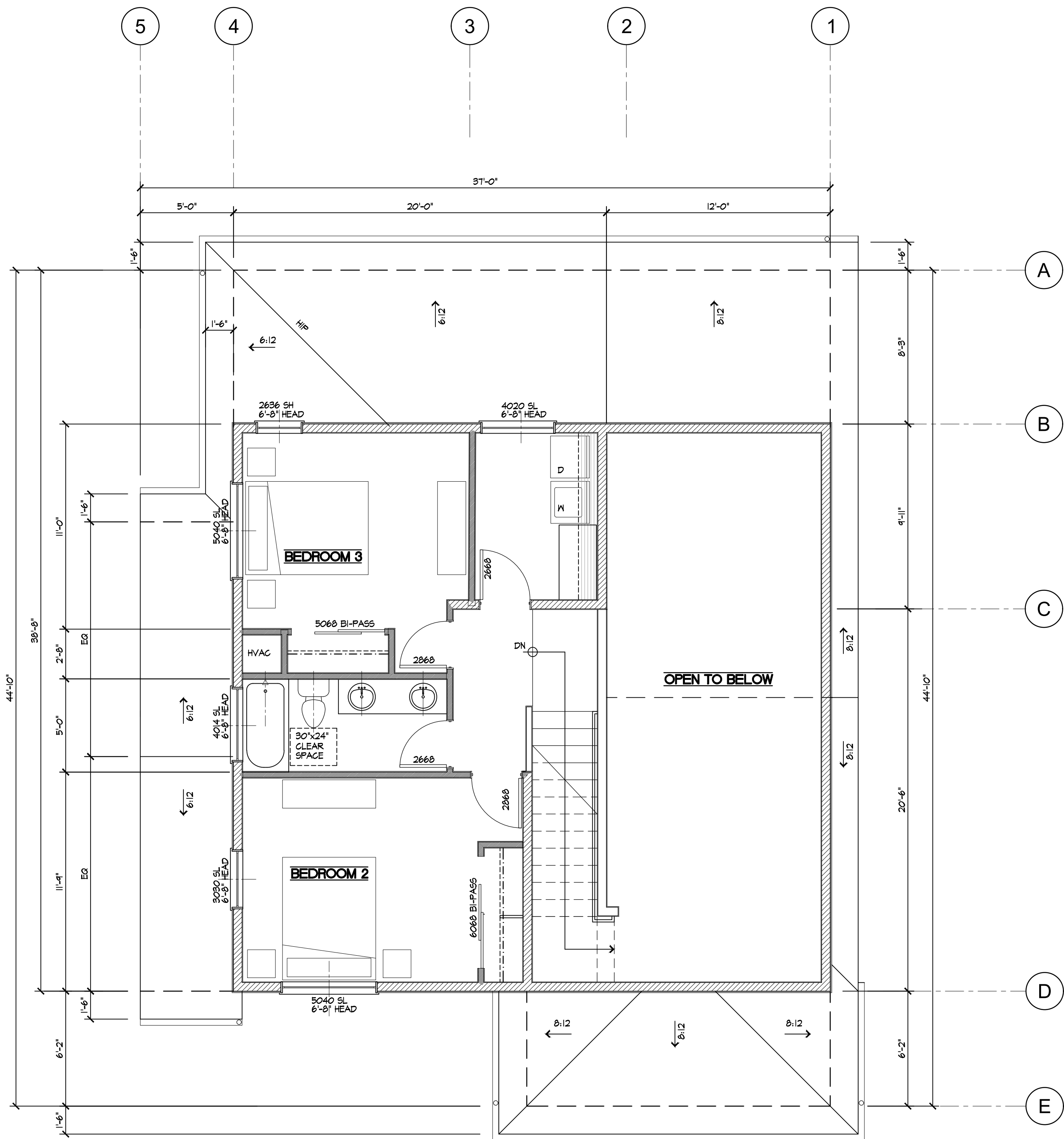
FLOOR PLANS

LOT 5
JOB NUMBER
844
DRAWN BY
MS
DATE
JULY 15, 2019



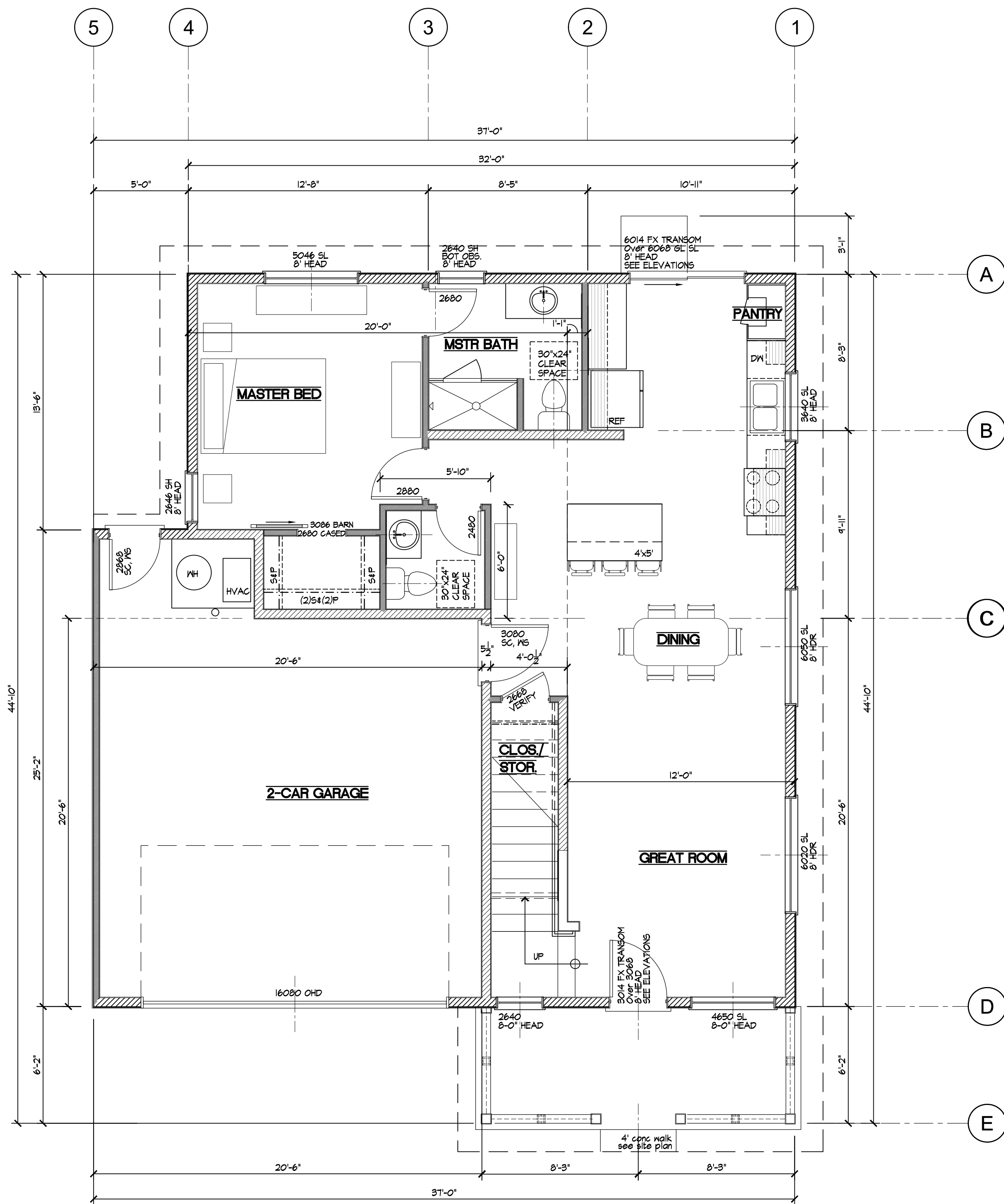
SHEET

A2.1



Second Floor Plan

8'-0" CEILING



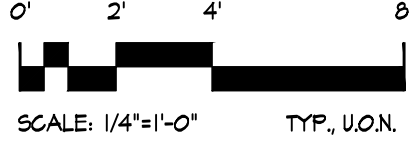
First Floor Plan

9'-0" CEILING

Area Tabulations

Floor Areas	
House 1st Floor	878
House 2nd Floor	610
Total House Area	1488 SF
Garage	459
Patios	
Front	102
Total Patio Areas	102 SF

PLAN BR



REVISIONS	BY

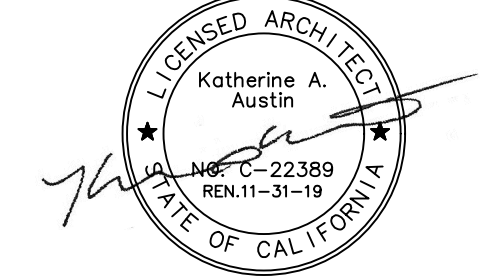
KATHERINE AUSTIN
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FLOOR PLANS

LOT 4
JOB NUMBER
844
DRAWN BY
MS
DATE
JULY 15, 2019



SHEET

A2.1R

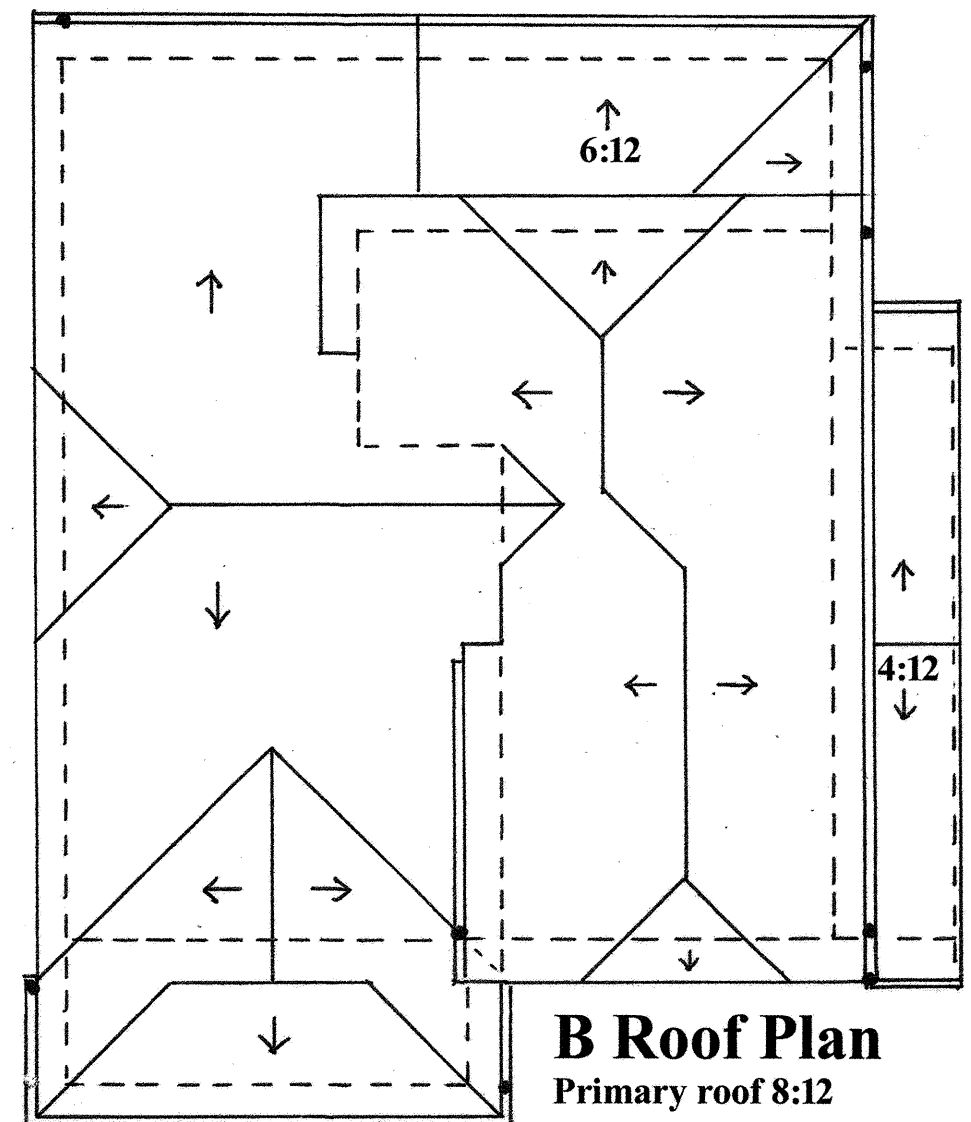


B Left



Plan B Front

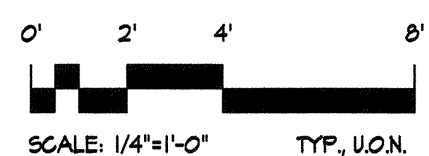
Lot 5, Lot 4 Reverse



Plan B Rear



Plan B Right



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ELEVATIONS
ROOF PLAN

PLAN B

JOB NUMBER

844

DRAWN BY

KA

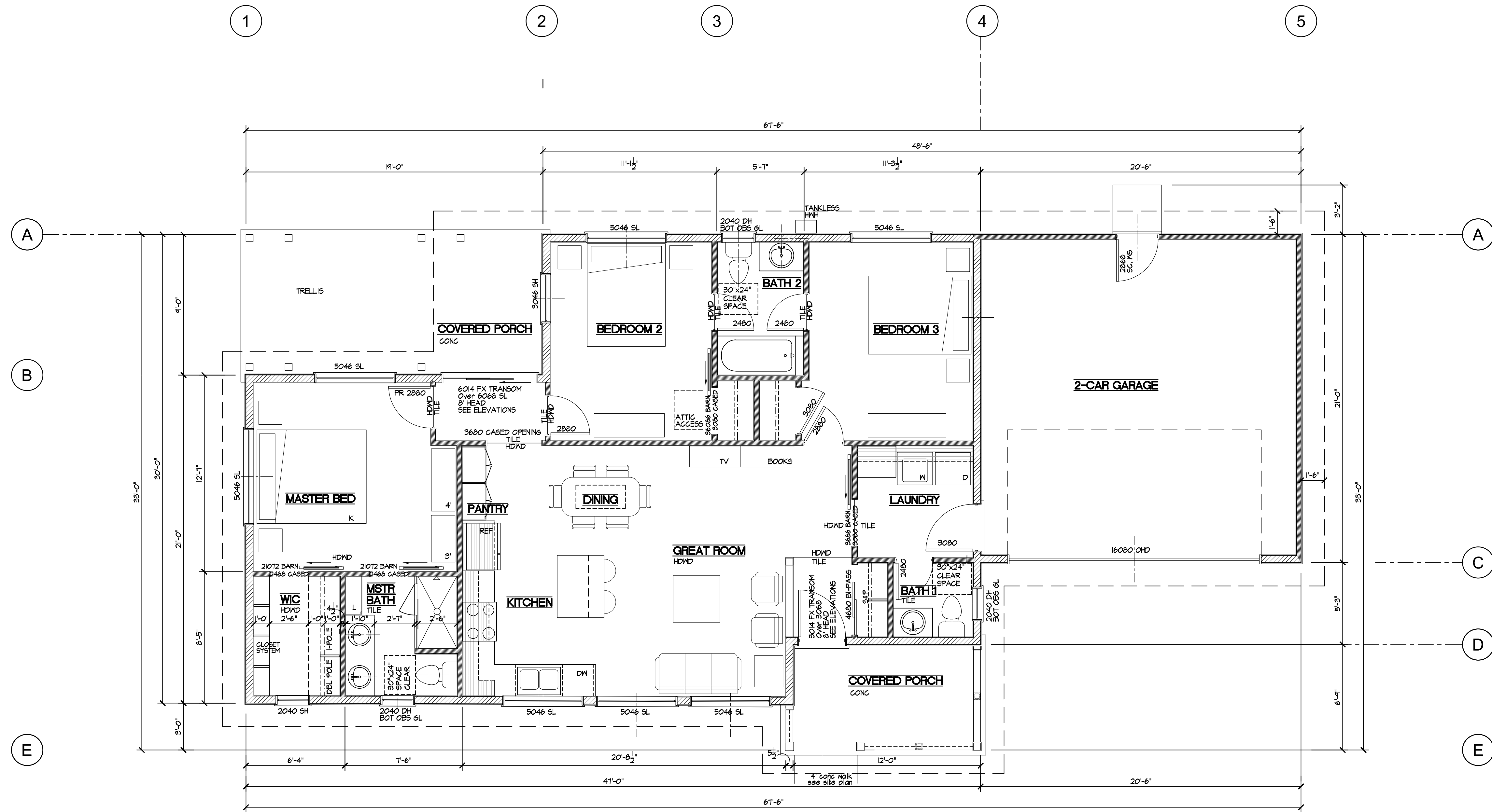
DATE

JULY 15, 2019



SHEET

A2.2

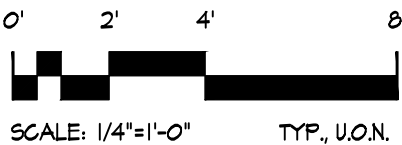


First Floor Plan

Area Tabulations

	Floor Areas
House 1st Floor	1195
Total House Area	1195 SF
Garage	431
Patios	
Front	82
Rear	171
Total Patio Areas	253 SF

PLAN C



REVISIONS	BY

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WEST GOBBI STREET
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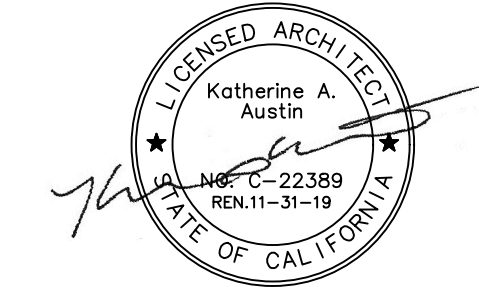
FLOOR PLANS

LOT 8

JOB NUMBER
844

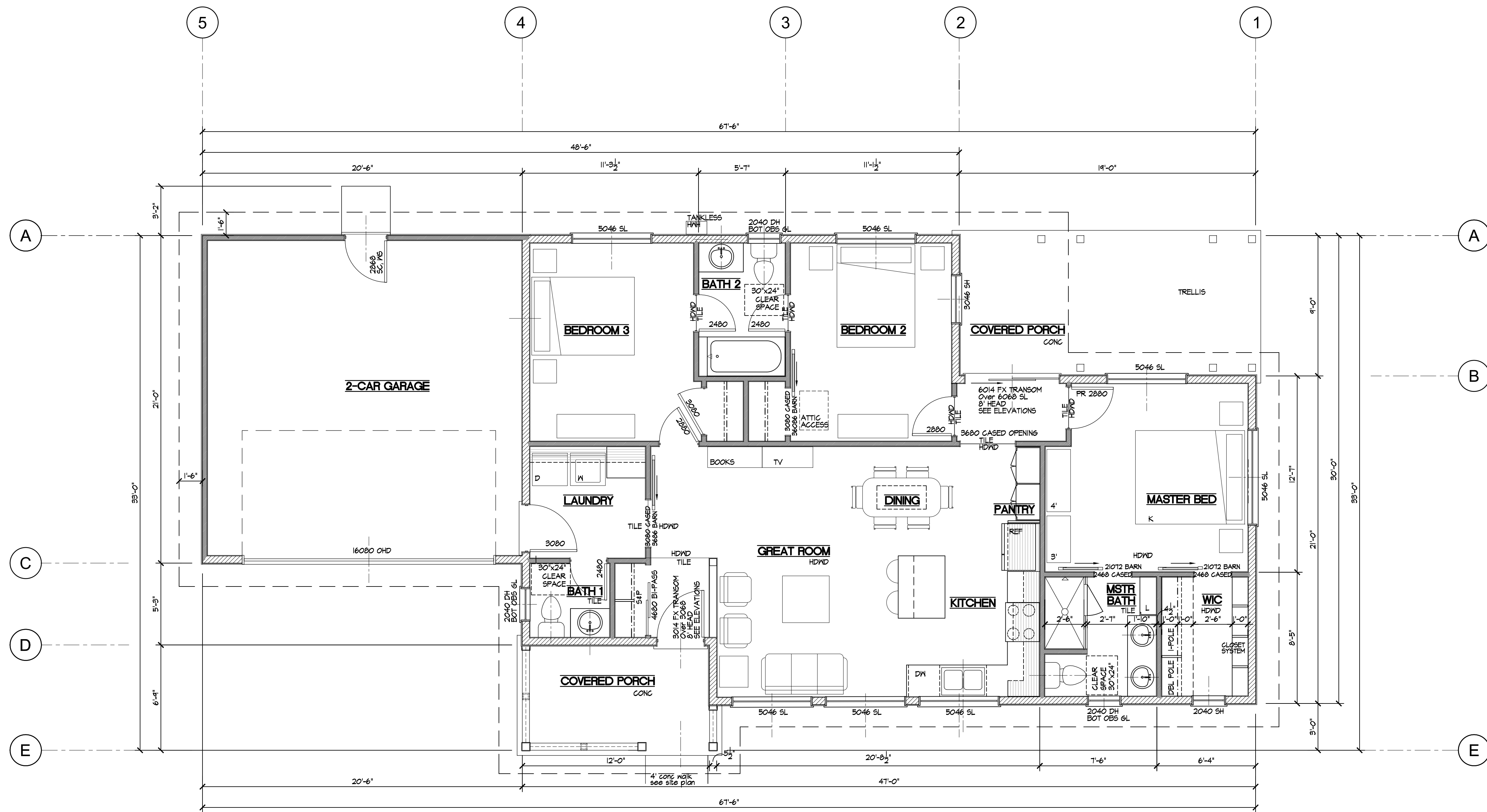
DRAWN BY
MS

DATE
JULY 15, 2019



SHEET

A3.1

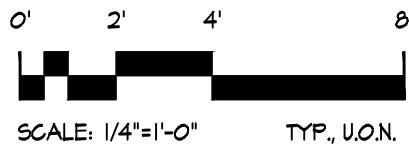


First Floor Plan

Area Tabulations

	Floor Areas
House 1st Floor	1195
Total House Area	1195 SF
Garage	431
Patios	
Front	82
Rear	171
Total Patio Areas	253 SF

PLAN CR



REVISIONS	BY

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GOBBI COMMONS

APN: 001-306-06
WEST GOBBI STREET
UKIAH, CALIFORNIA

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1117 COMMERCE DRIVE
UKIAH, CA

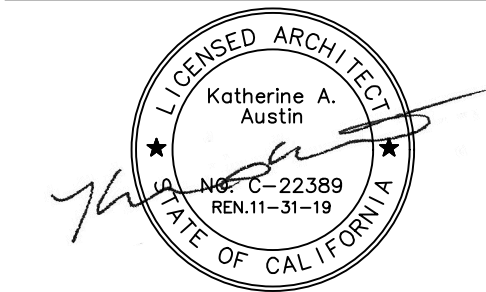
FLOOR PLANS

LOT 7

JOB NUMBER
844

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DATE
JULY 15, 2019



SHEET

A3.1R

REVISIONS	BY

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AIA ARCHITECT

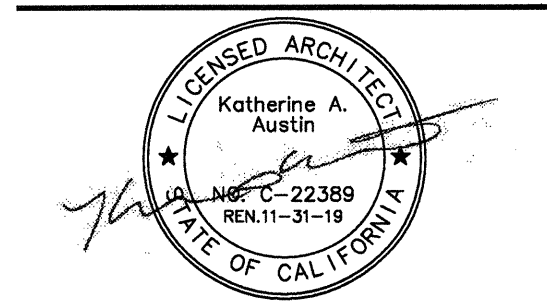
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WEST GOBBI STREET
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UKIAH, CA

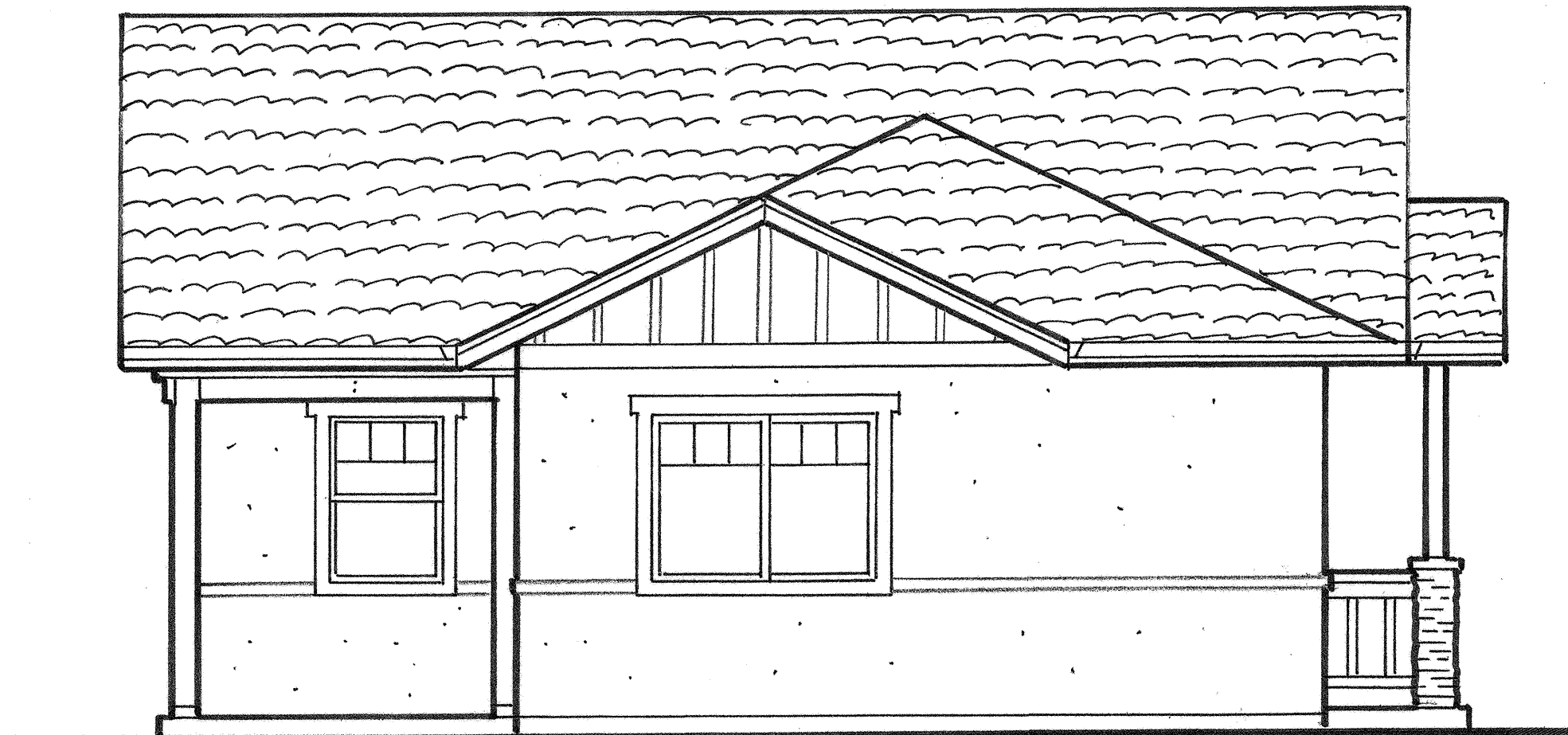
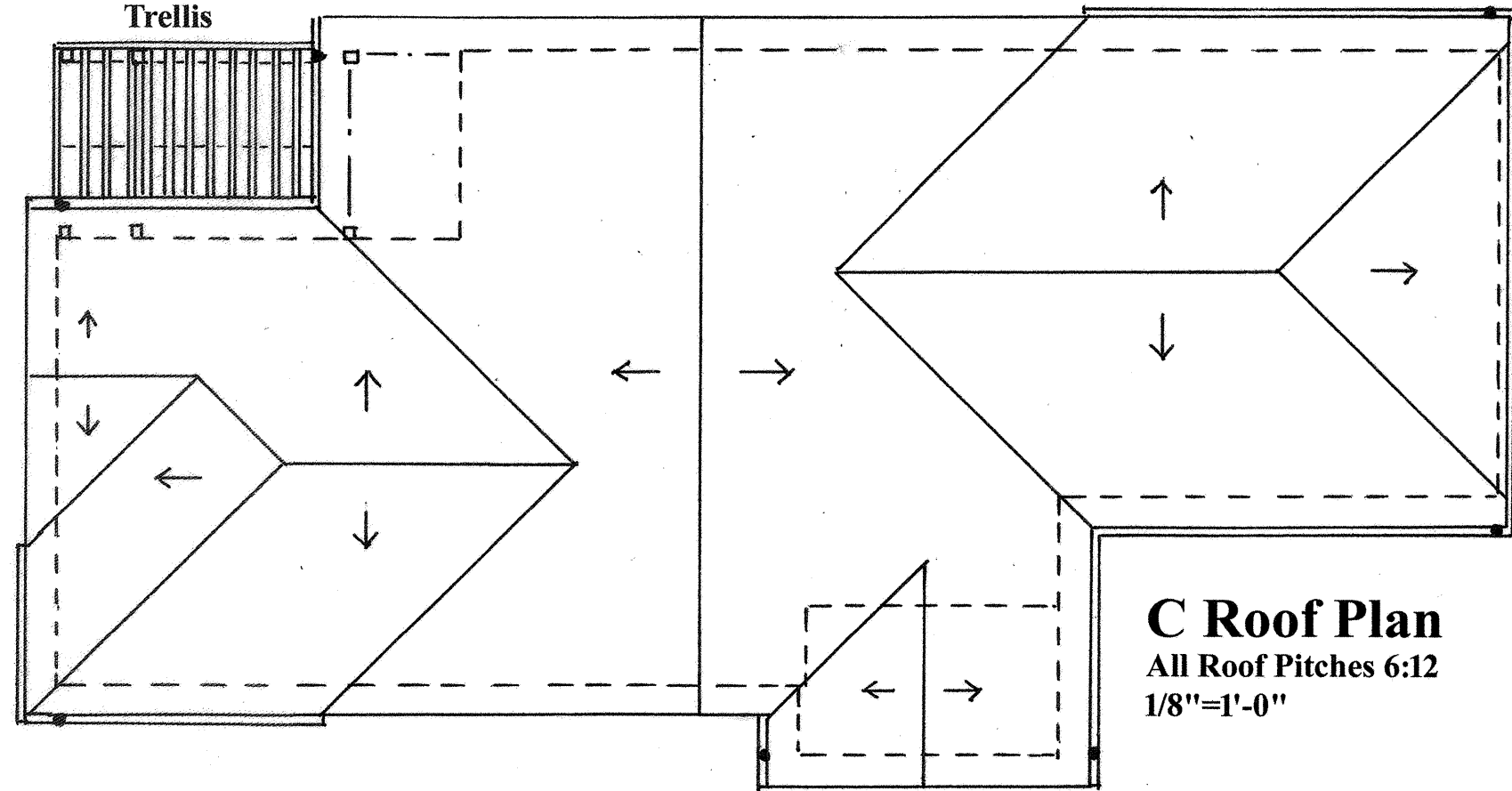
ELEVATIONS
ROOF PLAN

PLAN C
JOB NUMBER
844
DRAWN BY
KA
DATE
JULY 15, 2019



SHEET

A3.2

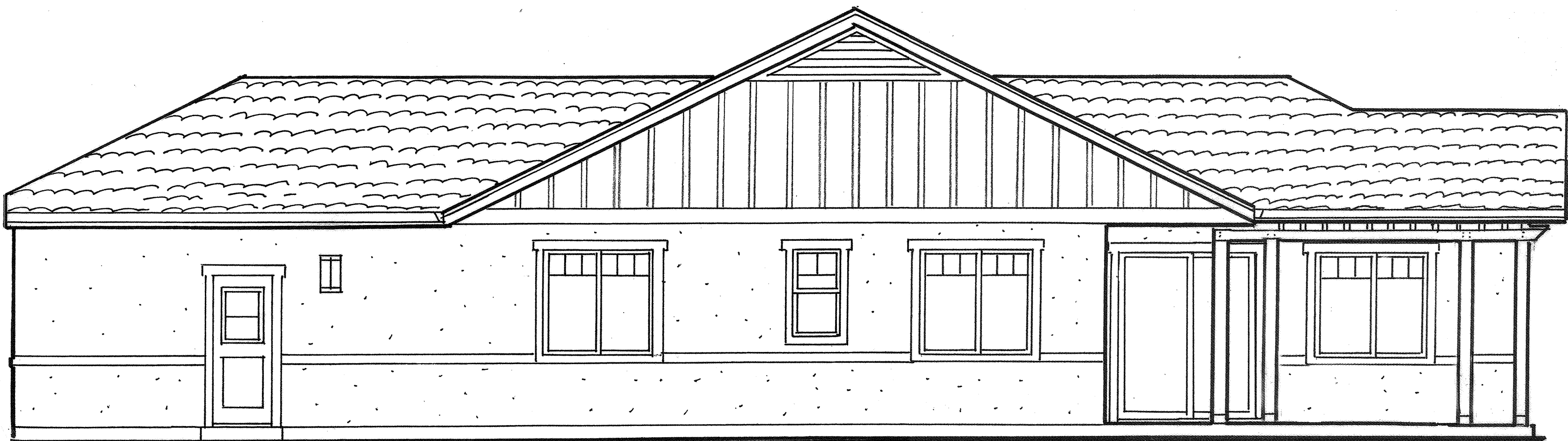


C Left

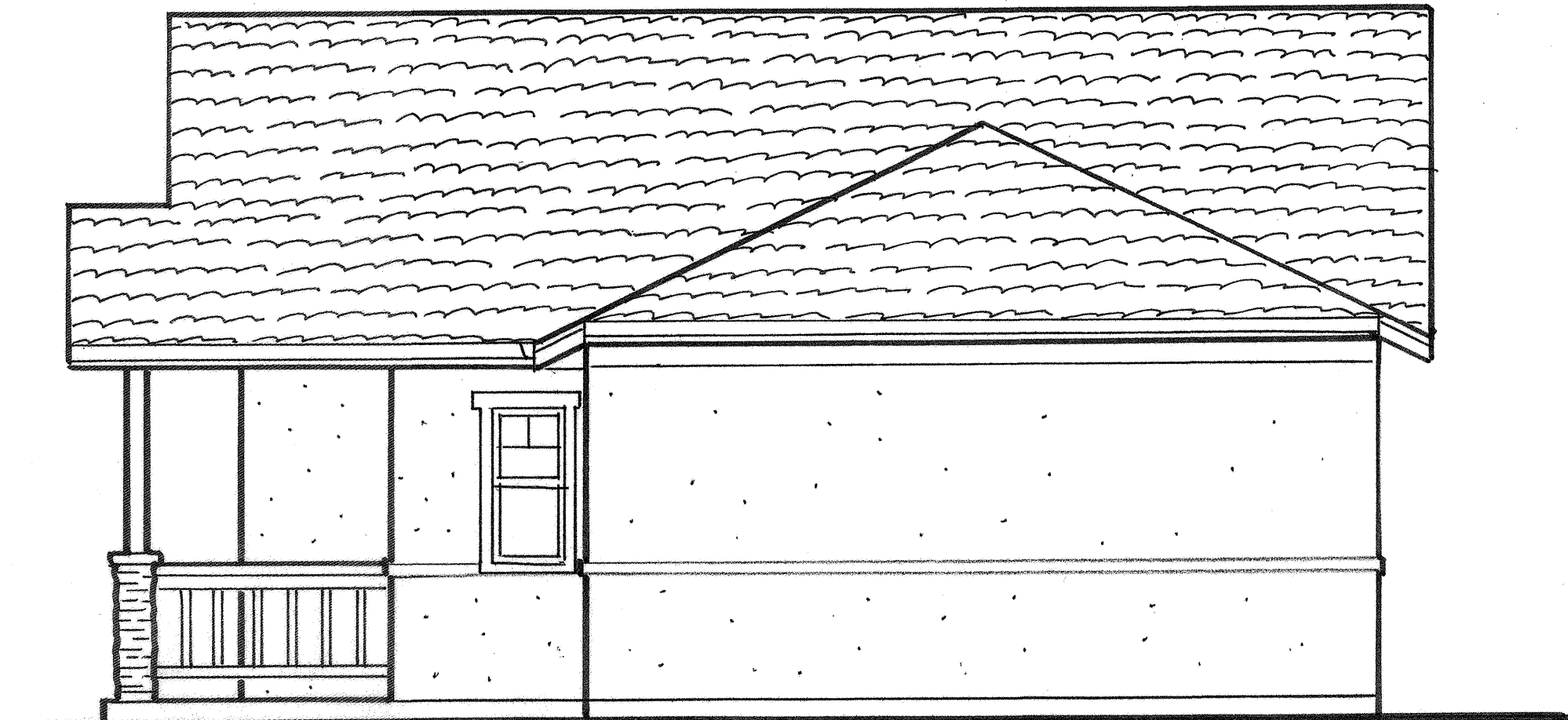


Plan C Front

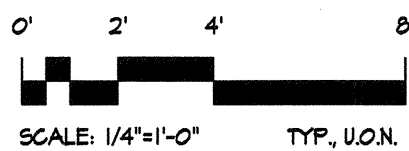
Lot 8, Lot 7 Reverse



C Rear



C Right



Attachment 4

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STREET ELEVATIONS

JOB NUMBER
844
DRAWN BY
KA
DATE
JULY 15, 2019



SHEET



Gobbi Commons Color and Materials by Lot

All Paint Colors reference Benjamin Moore, All Roofs are GAF Timberline HD

Lots 1 and 4

Roof: Barkwood

Upper Walls: Brookline Beige HC-47

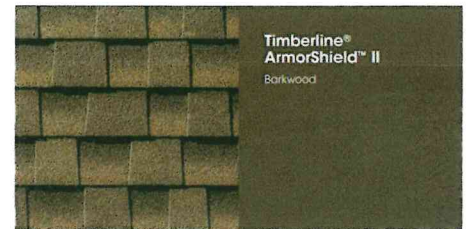
Lower Walls: Jackson Tan HC-46

Trim and Garage Door: Putnam Ivory HC-39

Accent on Gutters, Barge Boards: Etruscan AF-355

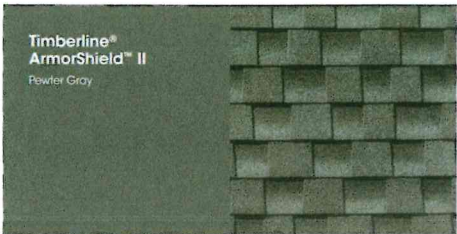
Front Door: Rolling Hills 1497

Vinyl Windows: Almond



Lots 2 and 5

- Roof: Pewter Gray
- Upper Walls: Silver Dollar 1460
- Lower Walls: Stone 211-40
- Trim and Garage Door: Silver Satin 856
- Accent on Gutters, Barge Boards: Silver Satin 856
- Front Door: Dinner Party AF-300 (Red)
- Vinyl Windows: Dark Grey



856 31e

1460 30m

2112-40 30n

dinner party
cena amistosa

AF-300 12o

Lot 3

Roof: Barkwood

Upper Walls: Rich Clay Brown 2164-30

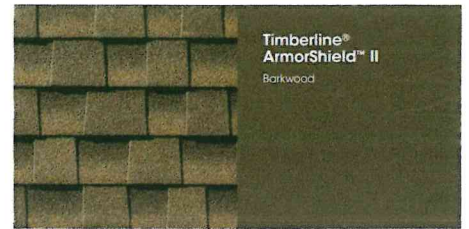
Lower Walls: Rich Clay Brown 2164-30

Trim and Garage Door: Almond Bisque 269

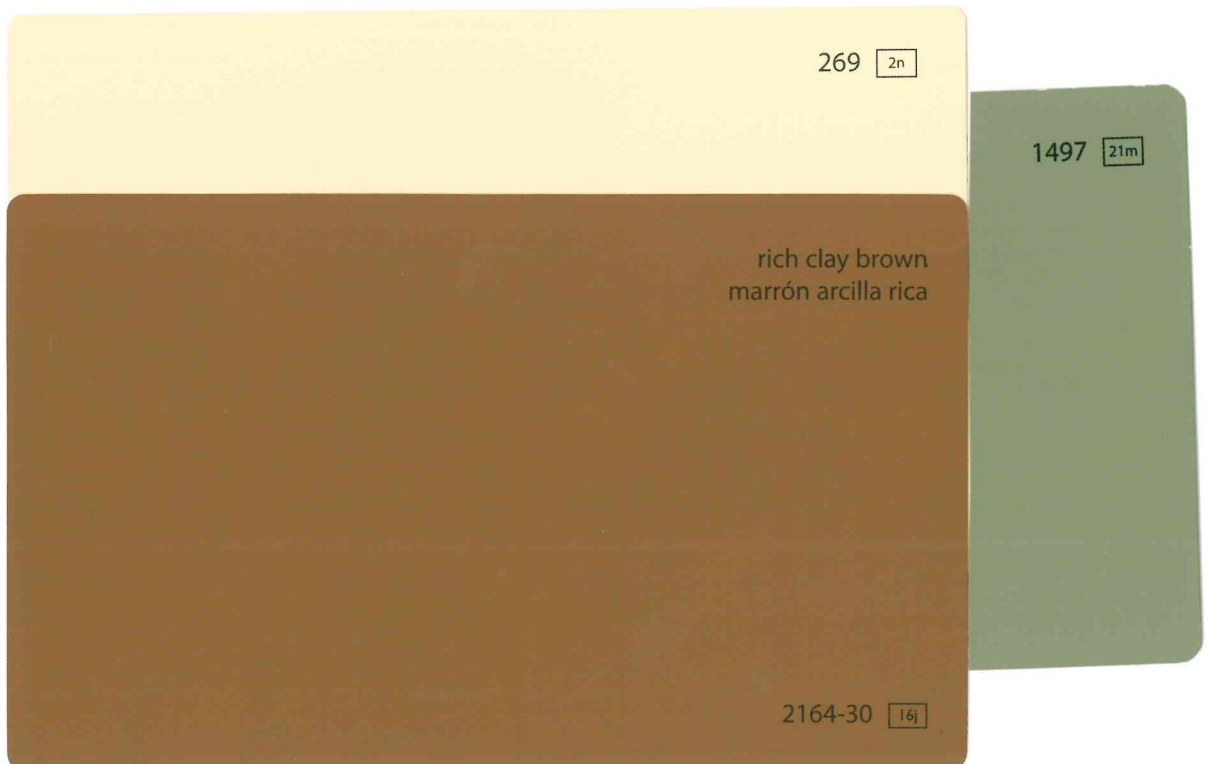
Accent on Gutters, Barge Boards, Vent: Almond Bisque 269

Front Door: Rolling Hills 1497

Vinyl Windows: Almond

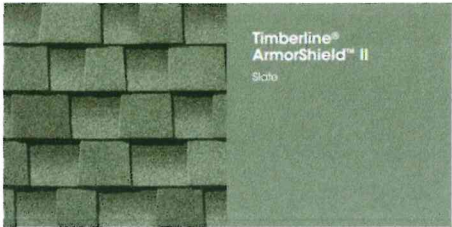


LOT 3



Lot 6

- Roof: Slate
- Upper Walls: Rolling Hills 1497
- Lower Walls: Rolling Hills 1497
- Trim and Garage Door: Almond Bisque 269
- Accent on Gutters, Barge Boards: Almond Bisque 269
- Front Door, Vent, Planter Box: Etruscan AF-355
- Vinyl Windows: Almond



Lot 7

Roof: Pewter Gray

Upper Walls: Westminster Gold 200

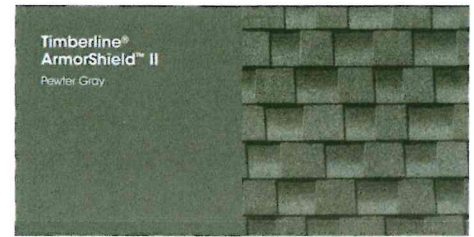
Lower Walls: Westminster Gold 200

Trim and Garage Door: Ivory White 925

Accent on Gutters, Barge Boards: Ivory White 925

Front Door, Vent, Rear Trellis: Etruscan AF-355

Vinyl Windows: White



LOT 7

925 2d

westminster gold
oro de westminster

200 18h

etruscan
etrusco

AF-355 16i

Lot 8

Roof: Pewter Gray

Upper Walls: Silver Satin 856

Lower Walls: Apparition 860

Trim and Garage Door: Apparition 860

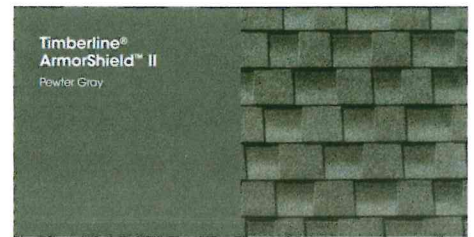
Accent on Gutters, Barge Boards: Silver Satin 856

Front Door: Dinner Party AF-300(Red)

Vent: Overcoat CC-544

Rear Trellis: Etruscan AF-355

Vinyl Windows: Dark Grey



CHAPTER 2 ZONING

ARTICLE 14. REGULATIONS IN PLANNED DEVELOPMENT (PD) COMBINING ZONE/DISTRICTS

SECTION:

- §9165: Purpose And Intent
- §9166: Application Of Combining Zone/District
- §9167: Procedures And Process
- §9168: Action On Planned Development Zoning Projects
- §9169: Expiration Of Planned Development Combining Zone/District

§9165 PURPOSE AND INTENT

The purpose of the planned development combining zone is to allow flexibility in design and development in order to promote economical and efficient use of land; to increase the level of urban amenities; to preserve the natural environment; and to provide for phased completion of development projects. It generally provides a method for deviating from standardized zoning requirements to foster well planned, creative, and quality development. (Ord. 1005, §1, adopted 1998)

§9166 APPLICATION OF COMBINING ZONE/DISTRICT

- A. The planned development combining zone may be combined with any zoning district.
- B. A use permit for permitted land uses within the underlying zone shall not be required when a planned development zoning district and a precise planned development project are proposed. (Ord. 1005, §1, adopted 1998)

§9167 PROCEDURES AND PROCESS

- A. Preapplication Review: Prior to application, the prospective applicant should consult with the planning department to obtain information and guidance before entering into bidding commitments or incurring substantial expense in the preparation of plans, surveys, and other data.
- B. Minimum Area: A planned development combining zone shall include a minimum area of one-half (1/2) acre, under single ownership or otherwise subject to unified planning, construction, and management, unless the subject property has all of the following characteristics, in which case there is no minimum site area requirement:
 1. The property is located in the downtown master plan area as depicted in figure VI.2-KK of the Ukiah general plan.
 2. The property is within easy walking distance to routine destinations such as a grocery store, medical offices, retail shopping, restaurants, etc.
 3. The property is situated along a transit route or within easy walking distance to a transit stop.
 4. All public services and infrastructure are available to adequately serve the project.
 5. There is adequate outdoor recreation areas/yard space within the project and/or the site is in close proximity to a public park or recreation area.
 6. The project includes an actual development plan and the buildings are architecturally compatible or superior in design to the surrounding existing development.

C. Application For Rezoning: Application for a planned development combining zone shall be made pursuant to article 20 of this chapter. The applicant shall include on the application or the plot plan as applicable the following information:

1. Existing topography and the approximate location of buildings, improvements, and natural or environmental features for the property and adjacent land within one hundred feet (100').
2. The current general plan land use designation, the current zoning, and the current land uses in the proposed district and adjacent land within one hundred feet (100').
3. A general land use plan showing proposed uses to be developed on the site, supported by projected acreage, population, housing units, building floor area, employment, or related planning and development data, as determined by the planning director.
4. A general facility plan showing the approximate location of existing and proposed streets, pedestrianways, and circulation features; proposed public utility services and facilities; and proposed public or community facilities and uses.

D. Concept Development Plan: If no specific development is proposed as part of the planned development combining zone application, the applicant shall submit a concept development plan which shall contain a descriptive written statement indicating the following:

1. The manner in which the proposed development will be in accord with the general plan.
2. The architectural and environmental design qualities to be attained.
3. A general description of proposed land use regulations, site development regulations, and performance standards sufficient to govern subsequent development, including, but not limited to, the following:
 - a. Allowable uses.
 - b. Maximum and/or minimum regulations governing density and intensity of use, building floor area, height, coverage, lot size and dimensions, setbacks and open spaces, landscaping, signs, architectural design, and other features of the development.
 - c. Conditions, covenants, and restrictions, and proposed means of management and continued maintenance and operation of common facilities.
4. A general phasing plan and schedule, indicating the anticipated time for beginning of construction and completion of each phase of development.
5. Evidence that the applicant has sufficient control over the land to effectuate the proposed plan.

E. Precise Development Plan: If a specific development project is proposed as part of the planned development combining zone application, a precise development plan shall be submitted. If a concept development plan was approved as part of the planned development combining zone project, a precise development plan shall be required prior to the issuance of building permits. The precise development plan shall contain the following information:

1. All the information required for a concept development plan.
2. A detailed site plan sufficient to fully illustrate the proposed project and adjoining land uses. The site plan shall also indicate the existing topography and proposed grading.
3. Elevation drawings of all proposed structures.

4. Details of the location, dimensions, and design of all proposed signs.
5. Floor plans of all proposed structures.
6. An automobile and bicycle parking plan.
7. Residential and mixed use developments shall contain on site recreation facilities commensurate with the size, scale, and scope of the project. Such facilities may include, but not be limited to, picnic areas, tot lots, open turf areas, and sport courts.
8. The location and design of all required trash and recycling facilities.
9. A clear depiction of all easements on the property.
10. A proposed landscaping and lighting plan commensurate with the size and scale of the proposed development project. Landscaping plans shall be submitted as a required component of all precise development plans accompanying planned development zoning applications at the time of application filing. All proposed landscaping plans shall comply with the following standards:

- a. Landscaping shall be proportional to the building elevations.
- b. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.
- c. All landscape plantings shall be of sufficient size, health and intensity so that a viable and mature appearance can be attained in a reasonably short amount of time.
- d. Deciduous trees shall constitute the majority of the trees proposed along the south and west building exposures; nondeciduous street species shall be restricted to areas that do not inhibit solar access.
- e. Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip, rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) after ten (10) years of growth of all paved areas. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.
- f. Parking lots shall have a perimeter planting strip with both trees and shrubs.
- g. Parking lots shall have defined pedestrian sidewalks or marked pedestrian facilities within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.
- h. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the city engineer, based upon safety and maintenance factors.
- i. All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless based upon the small size of a parcel, it would be unreasonable and illogical. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.
- j. Landscaping plans shall include an automatic irrigation system and lighting plan for both the landscaping and exterior of buildings.
- k. All required landscaping for precise development plan projects shall be adequately maintained.

l. The planning commission or city council shall have the authority to modify the required elements of a landscaping and lighting plan depending upon the size, scale, intensity, and location of the development project. If the city council significantly modifies the elements of landscaping and lighting plan with major changes that were not contemplated or discussed by the planning commission, the matter may be returned by the city council to the planning commission for its review.

m. The location, height, and design of all walls and fences shall be consistent with the scale and style of the proposed development, and shall be compatible with the surrounding built environment.

11. Any other project related information requested by the planning director.

F. Criteria For Precise Development Plan: The following criteria shall be used in determining a precise development plan's consistency with the purpose and intent of this article:

1. User Impact And Needs: The design of the project shall consider the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, and other design concerns.
2. Relationship To Physical Features: The location of the buildings and structures shall respect the natural terrain of the site and shall be functionally integrated with any natural features of the landscape to include the preservation of existing trees, where feasible.
3. Consistency Of Architectural Style: All buildings or structures shall be harmonious and consistent with the proposed architectural style regarding roofing, exterior materials, windows, doors, textures, colors, and other exterior treatments.
4. Balance And Integration With The Neighborhood: The overall design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of the surrounding built environment.
5. Building Design: The design of buildings and structures shall strive to provide innovation, variety, and creativity in the proposed design solutions. All architectural elevations shall be designed to eliminate the appearance of flat facades and box like construction.
6. Density: For residential projects, every effort shall be made to achieve the maximum density possible pursuant to the underlying zoning district. (Ord. 1005, §1, adopted 1998; Ord. 1112, §2, adopted 2008)

§9168 ACTION ON PLANNED DEVELOPMENT ZONING PROJECTS

A. Notice Of Public Hearings: Notice of planning commission and city council public hearings shall be given pursuant to subsection 9265C of this chapter.

B. Action By The Planning Commission:

1. The planning commission shall review and formulate a recommendation on the application to the city council.
2. The planning commission may request additional information from the applicant when, in its opinion, there are substantial issues or significant public concerns requiring such information in order to act on the application. In such cases, the planning commission shall continue the public hearing for such time as is reasonable for preparation of the requested information.

3. The planning commission may recommend changes in the concept development plan or precise development plan, and forward such recommended changes to the city council with its recommendation regarding establishment of the planned development combining zone.

4. In formulating their recommendation to the city council, the planning commission shall find that the proposed project is consistent with the Ukiah general plan and the purposes of this article.

C. Action By The City Council:

1. The city council may adopt an ordinance establishing a planned development combining zone if it finds that:

a. The proposed planned development combining zone/district, concept development plan and/or precise development plan as recommended by the planning commission, or as modified by the city council, is consistent with the general plan and with the purposes of this article. Any substantial modification to the concept development plan or precise development plan by the city council which has not been reviewed by the planning commission shall be returned by the city council to the planning commission for its review.

b. The proposed planned development combining zone/district and all uses therein shall be compatible and complementary to existing and potential development in the general vicinity of the project site.

2. The city council shall consider the planned development combining zone application and concept development plan or precise development plan, together with the recommendation of the planning commission.

3. An ordinance establishing a planned development combining zone, if enacted by the city council shall incorporate the concept development plan or precise development plan for the district as approved by the city council.

4. Each planned development combining zone shall be shown on the zoning map by the letters "PD", and identified sequentially by order of enactment and reference to the enacting ordinance.

5. A precise development plan proposed subsequent to the adoption of a planned development combining zone and concept development plan shall be processed in the same manner as a site development permit, shall contain all the information required in subsection 9167E of this article, and may, in the event of approval, be conditioned by the city in the same manner as a site development permit.

In taking action on a precise development plan that has been submitted subsequent to the adoption of a planned development combining zone and concept development plan, the planning commission shall find that it is consistent with the Ukiah general plan, concept development plan, and with the criteria in subsection 9167F of this article.

A decision made by the planning commission on a precise development plan that has been submitted subsequent to the adoption of a planned development combining zone and concept development plan is final unless appealed to the city council. All appeals shall be made pursuant to section 9266 of this chapter.

6. Changes to adopted planned development combining zones/districts:

a. Concept development plans and precise development plans may be amended under the same procedures applicable to initial approval. An amendment may be initiated by staff, the planning commission, the city council, or by the original applicant or a successor thereto having a continuing

controlling interest in development or management of uses within the planned development combining zone/district.

b. A precise development plan may be amended by applying for rezoning as provided in article 20 of this chapter.

c. Minor revisions or modifications not increasing the density or intensity of the project and which would not adversely affect off site property, may be approved by the planning director if it is determined that the circumstances or conditions applicable at the time of original approval remain valid and that changes would not affect any required findings. (Ord. 1005, §1, adopted 1998)

§9169 EXPIRATION OF PLANNED DEVELOPMENT COMBINING ZONE/DISTRICT

A. Any planned development combining zone/district created after the effective date of this article shall expire after three (3) years from its approval date by the city council if actual construction has not occurred. A one year extension of the three (3) year time period may be granted by the planning director if substantial progress has been made towards securing a building permit. All requests for an extension must be made in writing, and shall detail the progress made towards implementing the project and securing a building permit. If any PD combining zone/district expires, the zoning (or its current equivalent) which existed prior to the adoption of the PD district shall be in full force and effect. (Ord. 1005, §1, adopted 1998)

**The Ukiah City Code is current through Ordinance 1195,
passed August 7, 2019.**

Disclaimer: The City Clerk's Office has the official version of the Ukiah City Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City of Ukiah, California



Revised July 29, 2019

Gobbi Commons
 250 West Gobbi Street, City of Ukiah, Ca
 APN: 001-306-06-00

RECEIVED

AUG 01 2019

Proposal:

The request involves subdividing an 0.863-acre net (0.943-acre gross) parcel into 8 individual lots for the construction of 8 detached single-family homes.

Single-Family Residential Units:	8
Net Density:	9.26 units per net acre
Gross Density:	8.48 units per gross acre
Total Parking Stalls:	38
Largest Parcel:	4,011 square feet
Smallest Parcel:	3,061 square feet
Average Parcel Size:	3,465 square feet

Requested Entitlements:

- Major Site Development Permit
- Major Subdivision
- Re-Zone to allow a Planned Development Overlay Zone
 - A Precise Development Plan pursuant to Planned Development Procedures (9167.E)

Project Location:

Gobbi Commons is located at 250 West Gobbi Street on the north side of the block, between South Dora Street to the west and South Oak Street to the east. The project site is across the street from Court Street.

Surrounding land uses include:

- North: Detached single-family
- South: West Court Street, professional office and detached single-family
- West: Detached single-family and professional office
- East: Detached single-family and a multi-family structure

The size is designated Medium Density Residential on the General Plan diagram and is located in the R-2 – Medium Density Residential zoning district. The R-2 district allows a density range of 1 to 14 units per acre.

Site Description:

The subject site is generally flat, with a small grade change from the northwest corner (630 feet) of the property down to the southeast corner (628 feet).

Ground cover consist of invasive weeds and grasses that are routinely mowed for weed abatement purposes. The trees on site are predominantly located along property lines.

Project Description:

Gobbi Commons is an 8-lot subdivision containing both attached and detached single-family homes. Lot sizes range from 3,061 to 4,011 square feet with an average lot size of 3,465 square feet with homes ranging in approximately 1,250 square feet to 1,400 square feet.

Units will be both single and two-stories in height. All homes will contain a 2-car garage and a driveway large enough to accommodate 2 additional vehicles. The proposal includes 6 additional parking stalls located at the terminus of the "T" roadway. The entire proposal accommodates 38 vehicles.

Additional Project Details

Access: Vehicle access is from West Gobbi Street by a 24-foot wide right-of-way that terminates into a "hammer-head". The design of the hammer-head is in compliance with Appendix D Fire Apparatus Access Road in the International Fire Code (D103).

To accommodate the pedestrian access, the hammerhead will contain a 4-foot wide area that is delineated for pedestrians. This area will either be finished with a stamped, stained markings, thermo-plastic or similar materials.

Architecture: The proposal includes 3 different elevations that will also be "mirrored" to one another. Elevations of homes will vary in roof pitches, finishes and colors which will provide visual interest, create internal mixture while still retaining continuity throughout.

All homes are designed in the craftsman style architecture and will contain a front porch and back patio. Details and interest to the elevations are in the form of gable ends, windows in the garage door, cultured stone and brick wainscoting at the patio. Finish material will consist of both stucco and Hardi-board.

Lighting: All lighting will be placed on the front of each single-family residence and will be dark sky compliant with the lighting directed downward.

Common Area: The total common area consists of 9,698 square feet, with approximately 1,090 square feet dedicated as an interior area dedicated to approximately 8 individual raised gardens beds, crushed granite and a water station. This water station will accommodate a dog bowl, leash hook and a hose bib.

Landscaping: Landscaping will be provided throughout the entire project. Front yards will be landscaped to minimize upkeep and water usage. The landscaping will be unified throughout the project with similar plants and trees to be incorporated on each lot. Rear yards will also contain landscaping, with the goal to be zeroscaped and with minimal water and time demand for maintenance. Water needs for the landscaping within the project will be in compliance with the Water and Conservation Act (AB 1881).

Fencing: Internally, fencing between the lots and surrounding the property will consist of 6-foot dog-eared cedar. Along the southern side of Lot 1 and 8, fencing would also consist of cedar, but will be 6-feet overall, with the top 2-feet as lattice.

Signage: A small sign with no lighting will be installed in the landscaped common area. The copy on the signage will note “Gobbi Commons” and will be constructed of durable materials and at a scale that is pedestrian in character.

Planned Development Combining Zone/District

A site-specific development is proposed, and pursuant to Ukiah City Code (UCC) section 9167.F, a Precise Development Plan is required to be submitted. As noted in the UCC, the following criteria shall be used in determining a precise development plan’s consistency with the purpose and intent of this article:

1. *User Impact and Needs: The design of the project shall consider the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, and other design concerns.*

The design has enough off-street parking, while the road is designed in compliance with international fire standards which can accommodate a fire truck and allow it to turn around on-site prior to exiting onto West Gobbi Street.

The homes are designed with front and rear patios that allow for both a private setting and allows for neighbors to engage the street. Windows are placed to provide additional “eyes on the street” which help security and crime deterrence. Individual placement and internal layout of each home allows for additional privacy amongst the residential units.

All homes will be designed and constructed to Title 24 of the California Building Code (CBC). This code section ensures that all related features and equipment that pertains to the construction of the home are structurally, mechanically sufficient, and that electrical and plumbing systems are adequate. The CBC also requires minimum energy efficiency standards, green design, construction and maintenance, fire and life safety and accessibility.

2. *Relationship to Physical Features: The location of the buildings and structures shall respect the natural terrain of the site and shall be functionally integrated with any natural features of the landscape to include the preservation of existing trees, where feasible.*

The subject property is generally level and the proposal does not drastically modify the terrain. Existing Oak trees, which are predominately around the boarder of the project site are incorporated into the design, while invasive shrubs and trees will be removed.

The new road is placed in a manner to minimize any conflicts when there are left hand turn movements from the project site and Court Street at the same time, which takes access to West Gobbi on the southern side.

3. *Consistency of Architectural Style: All buildings or structures shall be harmonious and consistent with the proposed architectural style regarding roofing, exterior materials, windows, doors, textures, colors, and other exterior treatments.*

The entire project is based upon Craftsman's Architectural Style, which feature a front porch beneath the extension of the main roof that is supported by columns. The roofs are low-pitched with gable or hipped roofs. Exterior finishes are consistent and are from the same color pallet. Exterior colors and textures treatments, add variety and interest throughout the project. Details in gable ends, windows in the front and garage door, and porch lighting furthers a harmonious development.

3. *Balance and Integration with the Neighborhood: The overall design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of the surrounding built environment.*

The proposal is surrounded by a mix of residential, office and commercial structures, both single and two stories in height.

5. *Building Design: The design of buildings and structures shall strive to provide innovation, variety, and creativity in the proposed design solutions. All architectural elevations shall be designed to eliminate the appearance of flat facades and box like construction.*

The proposal contains 8 distinct elevations that are pedestrian friendly in design, while also providing visual relief. The use of different roof angles and types, front porches, garages that are recessed, and colors all bring together a project that is warm, inviting while not being internally redundant.

6. *Density: For residential projects, every effort shall be made to achieve the maximum density possible pursuant to the underlying zoning district*

The subject parcel is located in the R2 – Medium Density Residential Zoning District. The R2 District permits a density range of 1 to 14 units per acre. The proposal itself is 8 single family lots on a site that is approximately 0.863 net acres (0.943 gross acres). As such, the site could accommodate up to 12 units net, or 14 units per gross acre. At 8 units the site has a net density of 9.26 units and a gross density of 8.48, which is at the higher end of the Density range for the R2 District.

In order to increase potential Density at the site, variances from code or concessions in development standards would need to be expanded upon. Such concessions, like parking or landscaped areas, could result in a project that has unintended consequences in a design that lacks quality and cohesiveness while also having impacts upon the surrounding roads and neighborhood.

General Plan Analysis

Goal/Policy Number Goal/Policy Text	Consistency Determination
Goal ED-1: Support a strong local economy.	Having a strong local economy is based on a balance of housing, employment and education opportunities, meeting social needs and creating a well-balanced community. The proposal to construct additional housing aides in the advancement of this goal.
Policy ED 1.1: Take steps to reinforce the valley's economy.	Providing housing for all segments of the population will aid in reinforcing the valley's economy in that it will provide short term construction related benefits, long term housing opportunities and increase property taxes.
Implementation Measure CD-9.2(a): Require that new building designs be complementary to the overall character of the neighborhood in which a project is located.	The proposal is surrounded by a mix of residential, office and commercial structures, both single and two stories in height.
Goal CT-2: Maximize the use of existing streets and circulation patterns.	The project utilizes the existing street pattern and is designed to allow vehicle to enter into the public right-of-way in a forward-facing fashion.
Policy CT-2.2: Encourage development along existing roads with available capacity and appropriate zoning prior to locating development in areas which require new transportation facilities.	The proposal is located within a portion of town that would encourage tenants to walk and bike to nearby facilities.
Goal CT-3: Design new development and redevelopment projects to be as accessible by foot, bicycle and transit as they are by auto.	The development is in an area that is currently served by mass transit, is located to major employment centers, an elementary school and is walkable. The project site is also bicycle friendly with a Class II bicycle path along West Gobbi.
Goal H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents.	The proposal includes 8 single-family dwelling units in the center of Ukiah. The California Building Code will require the structure to be built to specific energy efficient standards and thresholds. The Building Code will also ensure that the structure is safe and adequate for occupancy.
Goal H-2: Provide housing for all economic segments of the community.	The proposal will provide 8 single-family market rate ownership opportunities.
Goal H-4: Promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.	The proposal will provide 8 single-family market rate ownership opportunities.

Goal H-5: Use land effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies with a focus on infill development.	The project is in the center of town, on a parcel that is considered infill and surrounded by urban uses. The site is currently vacant.
H-5.1: Housing Design: Assure that new housing is well-designed to enhance Ukiah's neighborhoods and the community as a whole.	The subject site is located within an area mixed with residential, office and commercial uses, with a variety of building heights and styles. The design has a variety of finished materials, colors and details which add interest.
H-5.6: Infill Development. Support careful well-designed infill housing development in areas currently served by City services.	The project site is approximately 0.863 acres within the core of the city, meeting the definition of infill development.
H-5.7: Sustainable Development. Encourage and support sustainable site planning and development.	The project is subject to Low Impact Development (LID) which requires the management of stormwater runoff as part of green infrastructure. The California Building Code will ensure each structure is built with energy efficiency standards. Landscaping will be installed with drip bubblers, timers and mulch to minimize water usage. Shade trees will be provided within the project to minimize the urban heat island effect.
Implementation Measure H-5.h: Promote stormwater management systems for multi-family housing developments that have multiple benefits such as bio-swales to reduce downstream flooding, contamination of streams and rivers, fire hazard, and irrigation needs and to distribute stormwater and recharge groundwater.	The project will have to meet the Low Impact Development (LID), which require the management of stormwater runoff as part of green infrastructure. LID emphasizes conservation and use of on-site natural features to protect water quality. These features are designed into the project.
Implementation Measure H-5. j: Work with developers to create residential neighborhoods with mixed housing densities, types, and housing affordability levels that promote human interaction, neighborhood-scale services and facilities, safety, and connectivity to schools, neighborhoods, and commerce.	The proposal is within an existing neighborhood that contains both residential and commercial uses. The project contains common areas to promote neighborhood interactions. The site is well situated in that it is walkable to a variety of facilities, employment, goods and services.