



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

TO: Design Review Board

FROM: Adele Phillips, City of Ukiah, Associate Planner
Julie Price, Crawford & Associates, Project Planner

DATE: January 17, 2018

SUBJECT: **Tackroom Mixed-Use.** Request for Review and Recommendation on a Site Development Permit to allow for the construction of a two-story mixed use building including two apartments and commercial space at 1294 N. State Street. APN 001-370-36 & 37, File No.: 3069-SDP-PC.

BACKGROUND

The subject property consists of two parcels, APN 001-370-37 (23,854 sf) and 001-370-36 (15,419 sf). It is currently the site of a 4200 sf commercial building that houses Honey Fluff donut shop, U Top It frozen yogurt store, TJ's Nail and Spa II and House of Styles salon. The south portion of the property is vacant where the Jim's Sporting Goods & Liquor building formerly stood.

The 39,264 sf property is zoned Community Commercial (C1).

The project is surrounded by the following uses and zoning districts:

North: Empire Drive, Heavy Commercial (C2) – McDonald's
South: Outside City limits – commercial uses
East: Outside City limits – North State Street, Carl's Jr.
West: Residential (R1) – Empire Gardens subdivision

PROJECT

An application was received from Nash Munes on behalf of owner, Elias Tannous, for approval of a Site Development Permit for the construction of a new two-story building to replace the former Diamond Jim's building. Construction would include commercial space on the first floor and apartments on the second floor.

The site is visible from the intersection of Empire Street and North State Street, and surrounding commercial businesses. From the west, the back of the property is visible from several private single-family residences. The Project will include construction of a two-story building that will abut the south side of the existing building; installation of new pavement including a drive-through lane; and replacement landscaping.



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The building will have a footprint of 3261 sf with a total floor area of 7461 sf. The first floor will contain two separate commercial spaces, each with a bathroom and access from the east (front) and west (rear) sides of the building. The space on the south side of the building contains two drive-through windows with an adjacent 12-ft wide drive-through lane. Circulation through the travel lane is one direction from west to east. The second floor of the building will contain two 2-bedroom apartments, each with a balcony on the east side.

Development of the drive-through lane will result in 3767 sf of new asphalt-concrete pavement. There are currently two driveways that access North State Street. According to the agent, the north driveway will be removed and replaced with landscaping. A total of forty-four (44) parking spaces will be provided, including four (4) spaces for the two residential units and two (2) ADA spaces. Parking is located on the east and west sides of the buildings. The commercial use type of the drive-through space is unknown at this time.

Project development will result in the following lot coverage:

Building	7,461	19.00%
A/C Pavement	20,849	53.10%
Landscaping	5,024	12.80%
Other (walkways, etc.)	5,930	15.10%
TOTAL COVERAGE	39,264	100.00%

The maximum building height is 32'2" from the floor line to the top of roof.

The stucco building will have a red tile roof and stone veneer accents. Paint colors provided on the sample board are tan/taupe and grey/blue.

Some of the existing landscaped areas within and around the perimeter of the site will be replanted with primarily California native trees, shrubs and grasses according to the landscape plan. Some landscaping will be removed and some new landscape areas will be developed.

There is no exterior lighting proposed. A sign above each of the two store fronts is proposed, however sign detail is not provided. The applicant is planning to provide sign details at the DRB meeting.

A trash enclosure is provided in the southwest corner of the property.



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STAFF REQUEST

Staff is requesting the Design Review Board review the project for Design and make a recommendation to the Planning Commission.

ATTACHMENTS

1. Project Application: project plans dated 08/10/17, including site plan, floor plans, elevations, grading plan, landscape plan, sample palette
2. Ukiah City Code Division 9 Chapter 2 Article 7 Community Commercial
3. Design Guidelines – Commercial Projects Outside the Downtown Design District