

**CITY OF ARCATA
HISTORIC AND DESIGN REVIEW COMMISSION MEETING AGENDA**

Arcata Library Conference Room
500 7th Street, Arcata

April 22, 2009
Wednesday, 4:00 P.M.

PLEASE NOTE CHANGE IN VENUE: THE APRIL 22, 2009 HISTORIC AND DESIGN REVIEW COMMISSION MEETING WILL BE HELD AT THE ARCATA LIBRARY CONFERENCE ROOM.

Persons with disabilities may request special accommodations by contacting the City Clerk at 822-5953 three working days in advance of the meeting.

I. ROLL CALL.

II. APPROVAL OF MINUTES. April 8, 2009 Historic & Design Review Commission Minutes and Actions.

III. ORAL COMMUNICATIONS. This item is provided for people to address the Commission on matters not on the agenda. Any requests that require action will be set by the Commission to a future agenda or will be referred to Staff.

IV. HEARINGS.

A. Consent Projects

All matters on the Consent Calendar are considered to be routine by the Commission and are enacted on one motion. There is no separate discussion on any of these items. If a discussion is required, that item is removed from the Consent Calendar and considered separately. At the end of the reading on the Consent Calendar, Commissioners or members of the public can request that an item be removed for separate discussion.

1. **Project:** Review and take action on proposed installation of a canvas awning on the north elevation of a commercial building occupied by Arcata Scoop. Proposed awning would provide overhead weather protection for the building's ADA-accessible entrance. Property is known as the Minor Cottage and identified in Susie Van Kirk's reference "Reflections of Arcata's History: eighty years of architecture". Exterior alterations to the property were approved by the Design Review Commission on July 23, 2008. Property is located in the "Central" Conservation Area.

Location: 1068 I Street

Assessor's Parcel Number: 021-104-002

Property Owner: Laura Kadlecik and Mike Wilson

Applicant: Nicole and Garrett Nada

Agent: Kash Boodjeh, Architect

File Number: 089-007-DR-Amendment

Zoning: Commercial Central (CC) with the "Central" Conservation Zone (:NCA) Combining Zone (CC:NCA)

General Plan: Commercial Central (C-C)

Environmental: A §15301, Existing Facilities; Class 1 California Environmental Quality Act (CEQA) exemption may be considered for this project. Note: CEQA §15300.2(f) Historic Resources - a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource.

Staff Recommendation: Staff recommends that the project be approved subject to conditions as proposed by the Commission and based on findings made by the Commission.

Recommended Findings: The Commission finds that the project is compatible with the character of commercial buildings and associated structures in the surrounding "Central" Conservation Area. The Commission finds that the project will not adversely affect the character or alter key architectural elements of the Minor Cottage building as the awning does not require structural changes and it can easily be removed and restore to the original condition.

Recommended Conditions: None or with conditions as proposed by the Commission.

B. New Projects.

1. **Project:** Review and take action on proposed improvements to a detached garage. Project includes a new slab, skylights, new garage door, French doors, a window and replacement siding to match existing siding. No change is proposed to the existing footprint, height or roof pitch of the garage. The garage is located on the Scribner House property, a designated Landmark Historic Preservation structure (LHP-80-18). Property is located in the Arcata Heights Neighborhood Conservation Area.

Location: 1661 H Street

Assessor's Parcel Number: 020-091-008

Applicant/Owner: Steven Gompertz

Agent: Jim Lowry

File Number: 089-062-DR (Previous files: 078-065-DR; LHP-80-18)

Zoning: Residential Low Density (RL) with Landmark Preservation Structure (:LHP) and Neighborhood Conservation Area (:NCA) Combining Zones (RL:LHP;NCA)

General Plan: Residential Low Density (RL)

Environmental: A Class 1, §15301, Existing Facilities California Environmental Quality Act (CEQA) exemption may be considered for the project. Note: CEQA §15300.2(f) Historic Resources categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource.

Staff Recommendation: Staff recommends that the project be approved as presented, subject to conditions proposed by the Commission, and based on findings made by the Commission.

Recommended Findings: The Commission finds that the proposed project is compatible with the character of the Arcata Heights Neighborhood Conservation Area. The Commission also finds that the project will not have a significant adverse change in the significance of a designated Landmark Historic Preservation structure and will not alter identified "Features to be Preserved" (LHP-80-18). The Commission makes this finding because the proposed replacement garage door, French doors, window, skylights and siding shall be of similar and compatible style, proportion, details and materials that will be consistent with the existing garage and the historic residence.

Recommended Conditions: The garage shall not be occupied as a dwelling unit or other change of occupancy without the prior approval of the City Building Official and Community Development Department. Other conditions as proposed by the Commission.

2. **Project:** Review and take action on proposed demolition and rebuild of the existing carport, and garage roof replacement and remodel. The demolition and rebuild of the carport portion of the application occurred without the benefit of review and approval by the City. Access to off-street parking on the property is via the rear alley. Project also includes replacing the garage roof with composite asphalt shingles and skylights. Garage improvements are part of a remodel to provide additional living space associated with the residence. No change is proposed to the height, roof pitch or footprint of the garage. Property is located in the Arcata Heights Neighborhood Conservation Area.

Location: 862 13th Street

Assessor's Parcel Number: 021-093-008

Applicant/Owner: Tony Anderson

File Number: 089-048-DR

Zoning: Residential Low Density (RL) with Neighborhood Conservation Area (:NCA) Combining Zones (RL:NCA)

General Plan: Residential Low Density (RL)

Environmental: A Class 1, §15301, Existing Facilities California Environmental Quality Act (CEQA) exemption may be considered for the project. Note: CEQA §15300.2(f) Historic Resources categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource.

Staff Recommendation: Staff recommends that the project be approved, subject to conditions proposed by the Commission, and based on findings made by the Commission.

Recommended Findings: The Commission finds that the proposed project, with conditions, is compatible with the character of the Arcata Heights Neighborhood Conservation Area. The demolition of the carport did not have an adverse affect on the significance of any historical resource. Furthermore, the former carport does not contribute to the historical or aesthetic character of the neighborhood or city because it lacked character defining features. The findings are based on the application material on file and a site visit.

Recommended Conditions: None, or with conditions as proposed by the Commission.

3. **Project:** Review and take action on proposed façade upgrades and a new 1,950 square foot (sf) addition to a commercial building. The former Westwood Market building, about 7,657 sf in area, is the proposed location of a new Murphy’s Market store. The new addition, about 16 feet in height, would be located to the rear (west) of the existing building. Proposed exterior building upgrades include: a relocated store front door, new windows, signage, lighting, decorative metal brackets on the store’s east facade, areas of new and refurbished siding, new side and delivery doors. A landscaped area is proposed along the property’s west (rear) boundary.

Location: 2471 Alliance Road

Assessor’s Parcel Number: 505-295-016

Applicant/Owner: Patrick Murphy

Agent: Julian Berg/Julian Berg Designs

File Number: 089-062-DR

Zoning: Commercial Mixed (CM)

General Plan: Commercial-Mixed (C-M)

Environmental: A Class 1, §15301, Existing Facilities California Environmental Quality Act (CEQA) exemption may be considered for the project.

Staff Recommendation: Staff recommends that the project be approved as submitted. As an option staff recommends that the Commission consider some of the alternative Conditions of Approval below. The alternative Conditions of Approval are intended to improve pedestrian safety, traffic circulation, and improve the visual appearance of the property.

Alternative Conditions of Approval: Staff recommends that the Commission approve the project subject to the following Conditions of Approval:

The applicant shall submit a revised building permit application that includes the following:

1. Landscape and Maintenance Plan shall be provided that meets Arcata Land Use Code (LUC) §9.34 et. al. Landscaping standards. Project Landscape Plan shall comply with: 10 % landscaping requirement for the site, per §9.34.020; amount and location of landscaping, per §9.34.050; landscape standards per §9.34.060, and: maintenance, per §9.34.060.
2. Revised site plan and parking lot layout that meets Arcata LUC §9.36 parking and loading standards, and §9.36.090 parking design and development standards as follows:
 - a) Provide number and layout of vehicle parking on the property on revised site plans, to meet LUC §9.36.040. Compact vehicle parking may be provided, per 9.36.080.
 - b) Provide disabled/accessible parking, per LUC §9.36.050 to meet Americans with Disabilities Act (ADA) standards.
 - c) Bicycle parking shall be provided, pursuant to LUC §9.36.060. Motorcycle parking may be included per §9.36.070 if applicable.
 - d) Loading space for the store shall be identified on the site plan, and per §9.36.110 requirements.

- e) Provide pedestrian pathways in the parking lot, per LUC §9.36.090 A 2.b, for safe pedestrian access. Revised parking lot layout shall provide a pedestrian crosswalk that extends from the store to pedestrian pathways leading to vehicle parking spaces.
 - f) Parking layout shall meet LUC §9.36.090 G striping and identification standards.
 - g) Parking lot landscaping and screening, with details, shall be provided on site and landscape plans, per LUC §9.36.090 E.
 - h) Parking lot lighting, existing and proposed, shall be included on site plans, and shall comply with LUC §9.30.070 Outdoor Lighting.
3. Solid waste and recycling enclosure area shall be provided for the project. The approved, screened enclosure shall comply with city standards, per Arcata LUC §9.30.100 Solid Waste/Recyclable Materials Storage.

Staff further recommends the applicant consider Outdoor Retail Displays and Sale standards (LUC § 9.42.140) and Outdoor Storage areas (LUC § 9.42.150) for areas intended for outdoor displays or storage. This may include areas for display or storage of seasonal products, garden supplies, mobile eating and drinking vendors, outdoor dining areas or similar uses and activities.

V. BUSINESS ITEMS.

- A. Set date and time for tour of 2009 Design Award nominees – staff recommends either May 12 or 14 at 2:00 p.m.

VI. CORRESPONDENCE.

VII. ATTENDANCE FOR 2009 HDRC MEETINGS.

	BARSTOW	HAWKINS	LAYTON	McPHERSON	NELSON
01-14-09	X	X	X	X	X
01-28-09	X	X	X	X	X
02-11-09	X	X	X	X	X
02-25-09	X	X	X	X	X
03-11-09	X	X	O	X	X
03-25-09	X	X	X	X	X
04-08-09	X	X	X	X	X

Note: X = present; O = absent; * = no meeting; S = special meeting (not considered regular attendance). Per Section 2204.B of the Arcata Municipal Code, "If any member of a commission is absent for four regularly scheduled meetings in a calendar year, the secretary to the commission shall certify that fact to the Council and the Council shall thereafter declare the position on the commission to be vacant."

VIII. COMMISSION / STAFF COMMUNICATIONS.

IX. ADJOURNMENT.