

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

**Arcata City Council Chambers
736 F Street, Arcata**

October 28, 2009
Wednesday, 4:00 P.M.

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. October 14, 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.

NOTE: Public comments relating to projects on the hearings agenda may be given until the closure of public comment period as indicated by the Historic and Design Review Commission Chair. No public comment is allowed during project deliberations, motion, or vote by the Commission.

A. Continued Projects.

- 1. Project. Coast Central Credit Union.** Review and take action on landscape improvements to an existing commercial shopping center property on Giuntoli Lane, as part of the Coast Central Credit Union façade improvement project. The Commission approved the project on June 24, 2009, with conditions requiring Commission review and approval of a revised landscape/maintenance plan that meets city standards. The proposed landscape plan includes a revised planting plan, plant list, and irrigation/maintenance plan. Project review also includes elevation plans, submitted by the property owner, that show an alternative, low-cost building façade design for the remaining portion of the commercial building not occupied by the Coast Central Credit Union. Other improvements to the property include construction of a new solid waste and recycling enclosure in the parking lot area to the east of the building. Staff recommends a Master Sign Plan for the multi-tenanted building.

Location: 1551 Giuntoli Lane

Assessor's Parcel Number: 507-301-061

Property Owner: Bill Thompson

Applicant: Coast Central Credit Union

Agent: Philippe Lapotre/Lapotre and Cleek Architecture & Drafting

File Number: 089-064-DR

Zoning & General Plan: Commercial General (CG)

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

Staff Recommendation: Staff recommends that the revised landscape plans be approved as proposed by the Commission, or with conditions as proposed by the Commission. Staff recommends that the Commission consider design and material options for the alternative façade submitted by the property owner that will be visually compatible in design with the approved stucco façade and design for the Coast Central Credit Union. Alternatively, the Commission may wish to retain the façade design and materials proposed for the Coast Central Credit Union to be used for the entire commercial building.

Recommended Findings: None.

Recommended Conditions: None, or with recommended conditions of approval as proposed by the Commission that may be as follows:

That the Commission approve the project with the following conditions of approval:

1. Revised elevation plans for the commercial building façade shall include design details and materials per Commission recommendations that are visually compatible with the Coast Central Credit Union tenant space, including details of walls surrounding store front areas, window and door trim, fascia, awning, and posts, and north, east and south building wall elevations.
 2. Business sign locations shall be centrally located on the building fascia for each tenant space. A Master Sign Plan is recommended for the property.
- 2. Project. Muddy's Hot Cup. Preliminary Design Review.** Review and comment on revised site plans for Muddy's Hot Cup café. Project plans propose: One off-street ADA-accessible parking space adjacent to the café's rear door entrance; installation of a 6-foot high fence with gate to provide a private yard for the existing building; and a roofed solid waste and recycling structure with gate and storage area. A Minor Use Permit would be required for reduction in off-street parking and for encroachment of the deck into the front setback area. Staff recommends removal of the existing front fence and gate enclosure currently used as a vending area. The subject property is referenced as the Shano House in Susie Van Kirk's publication "Reflections of Arcata's History: eighty years of architecture". Project is located in the Arcata Heights Neighborhood Conservation Area.
- Location:** 1603 G Street **Assessor's Parcel Number:** 020-092-003
Applicant/Owner: Corey Stevens
File Number: 090-027-PRDR (previous files: 089-025-DR; 078-064-DR; 978-041-VCW; 978-040-V; 978-031-DR)
Zoning: Commercial General (CG) with a Neighborhood Conservation Area (:NCA) Combining Zone (CG:NCA).
General Plan: Commercial-General (C-G)
Environmental: No environmental review is required for Preliminary Design Review.
Staff Recommendation: Staff recommends the Commission open the public hearing and hear a presentation by staff, the applicant and other community members. The Commission should provide comments and recommendations to the applicant on the project.

B. New Projects.

1. **Project: Hensel's Ace Hardware Housewares signage (Seely-Titlow Building).** Review and take action on proposed signage for a new Hensel's Ace Hardware Housewares store to be located in the northern portion of the Seely-Titlow Building. The Seely-Titlow building is a designated Landmark Historic Preservation structure (File # LHP-88-05). Project proposes two signs: one non-illuminated wall sign, about 16 sf in size and located on the building's west-facing awning, to replace a previous tenant's business sign; and, one "Hensel's Housewares" business sign with logo, about 40 sf in size, located on the building fascia. Existing signs on the property include: two, 16 sf signs on the building's awning; and, one sign, about 18 sf in size, on the building's north elevation. Signage on the property would total about 104 sf. The applicant intends to submit a Master Sign Plan proposal for the multi-tenanted building at a following meeting. Property is located in the "Central" Neighborhood Conservation Area.
Location: 823 10th Street **Assessor's Parcel Number:** 021-103-007
Property Owner: Jerry King & Pete Hess **Applicant:** Ceva Courtemanche
Agent: Richard Betournay/Expo Art
File Number: 090-026-DR
Zoning: Commercial Central with Historic Landmark (:HL) and Neighborhood Conservation Area (:NCA) Combining Zones (CC: HL:NCA)
General Plan: Commercial Central (CC); LHP-88-05
Environmental: A §15311 Accessory Structures (on-premise signs), Class 11, California Environmental Quality Act (CEQA) exemption may be considered for the project.

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

Recommended Findings: The Commission finds that the proposed signage will be compatible in style, materials, size and placement with the existing historical character, materials and distinctive architectural “features to be preserved” of the Seely-Titlow Building, a designated Landmark Historic Preservation structure (File #LHP-88-05), and that the project would not destroy, or have significant adverse change in the significance of the historical or architectural character of the Landmark Historic Preservation resource. The Commission also finds the project to be visually compatible with other commercial signs and structures found in the surrounding “Central” Neighborhood Conservation Area.

Recommended Conditions: None.

2. **Project: Northwest Forestry & Marine building. Preliminary Design Review.** Review and take action on proposed construction of a new, approximately 2,536 square foot (sf) industrial building located in the West End Road light industrial area. Proposed metal building, which would be about 25 feet in height, would consist of about 1,786 sf in warehouse/shop floor area, and office floor area of about 750 sf. Proposed site improvements include off-street parking, paving for parking and access areas, drainage infrastructure including swale/detention area, a solid waste and recycling enclosure, and landscaping. Access to the property is via a 25-foot wide easement that extends along the north property lines of adjacent properties to West End Rd.

Location: West End Road

Assessor’s Parcel Number: 507-121-049

Owner/Applicant: Rob Nelson

Agent: Wes Marshall/Ray Wolfe Construction

File Number: 090-028-DR

Zoning & General Plan: Limited Industrial (IL)

Environmental: No environmental review is required for Preliminary Design Review.

Staff Recommendation: Staff recommends the Commission open the public hearing and hear a presentation by staff, the applicant and other community members. The Commission should provide comments and recommendations to the applicant on the project.

VII. BUSINESS ITEMS.

VIII. CORRESPONDENCE.

IX. ATTENDANCE FOR 2009 HDRC MEETINGS.

	1-14-09	1-28-09	2-11-09	2-25-09	3-11-09	3-25-09	4-08-09	4-22-09	5-12-09 (S)	5-13-09	5-27-09	6-10-09	6-24-09	7-08-09	7-14-09 (S)	7-22-09	8-12-09	8-26-09	09-09-09	09-23-09	10-14-09				
CH: John Barstow	X	X	X	X	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X	X				
Wayne Hawkins	X	X	X	X	X	X	X	O	X	X	X	X	X	X	X	O	X	X	O	X	X				
V-CH: Janette Heartwood													X	X	X	X	X	X	X	X	X				
Stephen Layton	X	X	X	X	O	X	X	X	X	X	X	O	X	X	X	X	X	X	X	X	X				
Susan McPherson	X	X	X	X	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X	X				
Jeff Nagan								X	X	X	X	X	X	O	X	X	X	X	X	O					

Note: CH = Chair John Barstow; V-CH = Vice Chair Janette Heartwood. **Staff Liaison:** Michael Mullen
 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.”

X. COMMISSION / STAFF COMMUNICATIONS.

- A. Continued discussion regarding HDRC meeting format.

XI. ADJOURNMENT.