

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

Arcata City Council Chamber
736 F Street, Arcata

December 9, 2009
Wednesday, 4 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. November 12, 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. Consent Projects. None.

B. Continued Projects.

- 1. Project. Tea Gardens Apartments.** Review and take action on proposed construction of a new three-story, 9-unit/36-bedroom, residential apartment building at the Tea Gardens Apartments. Proposed 9-unit building would be organized as 3 dormitory-style "quads" units per floor, and located on an existing open space area to the west and south of five (5) apartment buildings. Each quad unit would consist of four bedrooms with private bathroom, with each bedroom opening onto a communal kitchen/living and entrance area. Access to units would be via an exterior walkway, with stairs to upper floors. Proposed total building floor area would have a combined floor area of about 13,158 square feet (sf), and be about 33 feet in height. Property is located in the "Central" Neighborhood Conservation Area. Property is located within the Alquist Priolo Earthquake Hazard Area and is subject to Natural Hazards (:NH) Combining Zone regulations.

Ten (10) off-street parking spaces are proposed along the building's north and west side. Existing 3-story apartment buildings currently have 4 parking spaces located at first floor level with four-plex apartments located above on second and third floors. Project would require demolition of an existing laundry/utility building on the site. Additional project submittals for the project's Design Review include a landscape plan for open space off-site improvements on Caltrans-owned property south of the project site, and a revised Initial Study and checklist prepared by the applicant.

The project presents a number of issues for Commission review and comment: off-street vehicle parking; bicycle parking; vehicle access and circulation; parking lot design and screening; development standards including site coverage/open space; building and solar design and access; visual compatibility with the Neighborhood Conservation Area; and site improvements, including solid waste/recycling areas, outdoor lighting, utilities, and fencing.

The HDRC should review the Findings for the Arcata Heights Neighborhood Conservation Area and determine if additional information is required, such as a scaled neighborhood context drawing/visual representation of the proposed project that includes existing buildings on-site, provides potential streetscape views of the project, and demonstrates project compatibility with the neighborhood, similar to that requested for other infill projects in

Neighborhood Conservation Areas. The HDRC should review the project for compliance with solar efficiency and access, and although not required because the project is not a subdivision, the HDRC may wish to consider Arcata LUC §9.56.040 B standards that require that at least 80 percent of units have adequate solar access, and that project design consider solar orientation, alignment and access as much as possible. Applicable Arcata LUC standards, and General Plan: 2020 Design Element policies include: D-1a (1) (2) (3) community design character - scale and articulation of building, wall and roof mass and planes; D1c quality and diversity in building appearance; D-1e solar access/siting and energy efficiency; D1g transit design; D1i green building, and; D-5, residential design policies, Multi-family design 5a (1) to (10). Property is located in the Arcata Heights Neighborhood Conservation Area.

Location: 1120 "F" Street/Tea Gardens Apartments

Assessor's Parcel Number: 021-087-002

Owner/Applicant: Stephen Moser

Agents: Pat MacDonald/Pacific Builders, and Sarah Atkins/Atkins Drafting

File Number: 090-015-DR

Zoning: Residential High Density (RH) with Natural Hazards (:NH) and Central Neighborhood Conservation Area (:NCA) Combining Zones (RH :NH :NCA)

General Plan: Residential High Density (R-H)

Environmental: A §15332 In-Fill Development, Class 32, California Environmental Quality Act (CEQA) exemption may be considered for the project. In addition, a §15061(b)(3) general exemption may apply to this project if it can be determined that the project is exempt under the provision that CEQA applies only to projects that will have the potential for causing a significant effect on the environment. A review of an Initial Study for this project by the HDRC on 11-12-09 found that this project would not have a significant effect on the environment as proposed and designed. 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 (This disclaimer has been provided to address the issue that the project is located within the Arcata Heights Neighborhood Conservation Area).

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 to the applicant on the proposed mixed-use project. Recommended Conditions and Findings will be provided for this project through the Project Checklist that will be available at the December 9, 2009 public hearing.

- 2. Project: Muddy's Hot Cup.** Review and take action on revised site plans for Muddy's Hot Cup café. Revised project plans received October 30, 2009 propose the following: relocated 6-foot high fence for the existing residence; revised locations for the solid waste and recycling enclosure and storage area; relocated driveway gates, and; removal of the existing vending area structure and replacement with a sculpture. No off-street parking spaces are proposed for this project. A Minor Use Permit will be required for proposed exemptions to Arcata Land Use Code off-street parking and development standards, including encroachment of the deck into the front setback area. The 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

Agents: Mickey Vuksinich/Muddy's Hot Cup, and Stanley Elcock, P.E.

File Number: 090-027-DR-Amend (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: A §15301 Existing Facilities, Class 1, California Environmental Quality Act (CEQA) exemption may be considered for the 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 (This disclaimer has been provided to address the issue that the project is also located within the Arcata Heights Neighborhood Conservation Area in addition to its reference as the “Shano House”).

Staff Recommendation: Staff recommends the Commission open the public hearing and hear a presentation by Staff, the applicant and other community members. Staff recommends that the project be approved with Conditions of Approval as proposed by the Commission, and based on Findings made by the Commission. Staff recommends approval on a condition that the applicant provides revised plans that reflect Commission recommendations from the 10-28-09 and 11-12-09 HDRC hearings, and that HDRC project approval is conditional on the applicant obtaining a Minor Use Permit for the project. Recommended Conditions and Findings will be provided for this project on the Project Checklist that will be available at the December 9, 2009 public hearing.

- 3. Project: Revolution Cycle.** Review and provide comments on proposed construction of a two-story, retail/office/residential mixed-use development on the Revolution Cycle property. Project proposes: expanded retail/bicycle servicing/office floor space totaling about 1,240 sf; new warehouse floor area totaling about 662 sf adjacent to the retail area, and; development of two (2), 2-bedroom residential apartments located above, on the second floor. Project includes site improvements such as bicycle parking, revised driveway access/parking layout, 3 off-street parking spaces, and landscaping. Demolition of an existing 362 sf warehouse building and other structures would be part of this project. The property is subject to a Natural Hazards Combining Zone for Earthquake Hazard Areas as the property is located within 50 feet of the Alquist-Priolo Fault Zone. A Fault Rupture Hazard Evaluation was prepared for the property. The property is located within the General Plan: 2020 Noise Element mapped 65 Decibel Projected Noise Contour (Figure N-b). Property is also located in the Arcata Heights Neighborhood Conservation Area. The First Church of Christ Scientist property, identified in Susie Van Kirk’s reference “Reflections of Arcata’s History: eighty years of architecture”, is located north east of the project site.
- The project may require a Minor Use Permit for possible exceptions to Arcata Land Use Code §9.36 that addresses parking and loading, and §9.36.100 that addresses parking lot ingress/egress standards for arterial and collector streets. Staff recommends that the current review include, but not necessarily be limited to: off-street parking, layout and loading; noise attenuation; overhead weather protection; solid waste and recycling; lighting; landscaping, and; solar/building design and neighborhood compatibility.

Location: 1360 “G” Street

Assessor’s Parcel Number: 020-084-008

Owner/Applicant: Justin Brown & Sean Tetrault

Agent: Pat McDonald/Pacific Builders, and Sarah Atkins/Atkins Drafting

File Number: 090-013-DR

Zoning: Commercial General (CG) with Neighborhood Conservation Area (:NCA) and Natural Hazards (:NH) Combining Zones (CG:NCA;NH)

General Plan: Commercial-General (C-G)

Environmental: A §15332 In-Fill Development, Class 32, California Environmental Quality Act (CEQA) exemption may be considered for the 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 (This disclaimer has been provided to address the issue that the project is located within the Arcata Heights Neighborhood Conservation Area).

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 to the applicant on the proposed mixed-use project. Recommended Conditions and Findings will be provided for this project on the Project Checklist that will be available at the December 9, 2009 public hearing.

C. New Projects.

- Project:** Revisit, Review, and take action on the proposed development and construction of eight (8) single-family residential units, located on a one-acre portion of the Los Harbors Industrial and Residential Planned Development property. Each house would be located on a separate lot, with off-street parking accessible from a rear alley. Proposed residences would range in size from 1,170 to 1,328 square feet, and have a height of between 15 to 25 feet. Project includes landscaping. The Los Harbors Planned Development project was recommended for approval by the Planning Commission on September 25, 2007, and adopted by the City Council on October 10, 2007. The Design Review Commission provided Preliminary Design Review comments for the residential portion of the project on February 22, 2006, and then recommended approval on the residential component of the project on October 22, 2008. The current revisit and review of this project should address modifications to the residential units as requested by the agent.

Location: 1695 10th Street

Assessor's Parcel Number: 021-233-006

Applicant/Owner: George & Mary Schmidbauer

Agent: Mike Bode/Bode Construction

File Number: 089-028-DR (Old Files: 034-042-PD-TTM-ZA; 056-037-DR-Prelim)

Zoning & General Plan: Industrial – Limited (I-L)

Environmental: A §15301 New Construction, Class 3, California Environmental Quality Act (CEQA) exemption may be considered for the project. A Mitigated Negative Declaration of Environmental Impact for the Planned Development/Tentative Tract Map/Zoning Amendment project was adopted by the City Council on October 10, 2007.

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 to the applicant on the proposed residential project. Recommended Conditions and Findings will be provided for this project on the Project Checklist that will be available at the December 9, 2009 public hearing.

V. BUSINESS ITEMS.

- Continued discussion regarding HDRC meeting format.

VI. CORRESPONDENCE.

VII. 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	10-28-09	11-12-09 (S)			
CH: John Barstow	X	X	X	X	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X	X	O	X			
V-CH: Janette Heartwood													X	X	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	O	X			
Susan McPherson	X	X	X	X	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X	X	X	X			
Jeff Nagan								X	X	X	X	X	X	O	X	X	X	X	X	O	X	X	X			

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."

VIII. COMMISSION / STAFF COMMUNICATIONS.

IX. ADJOURNMENT.