

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

Arcata City Council Chamber
736 F Street, Arcata

July 14, 2010
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. June 23, 2010 Historic & Design Review Commission Meeting 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. Note: Please turn off phones and other electronic devices during hearings.

A. Continued Projects.

1. Project: Lamb Single Family Residence and Second Unit. Review and take action on proposed construction of an approximately 1,570 square foot (sf) single family primary residence and a second unit, about 700 sf in area, on a vacant parcel. Each residential building would be two-story, with the second unit located above the rear garage. The project includes four (4) off-street vehicle parking spaces accessible from a rear alley that extends from "A" Street through the Latter-Day Saints church property, south of the subject site, and pedestrian access to the rear garage, alley and Union Street. The Commission provided preliminary design review project comments on June 9, 2010. Key recommendations from this meeting included providing a shallower roof pitch to reduce building height and additional or larger windows on the primary residence's south elevation to improve solar access. Revised plans submitted by the applicant show: (1) shallower 4:12 roof pitch; (2) building height reduced to 24 feet; (3) Craftsman-style building design and detailing; (3) two skylights, and larger windows in the primary residence's south elevation; (4) building/alley setback increased to 20 feet per Public Works recommendations, and; (5) a landscape plan. The property is located in the Bayview Neighborhood Conservation Area and is located within the Alquist Priolo Earthquake Fault Zone.

Location: North of 965 Union Street (property street number not yet assigned)

Assessor's Parcel Number: 503-142-019

Property Owner: Ron and Beverly Lamb **Agent:** Matt Grosjean/North Coast Design

File Number: 090-065-DR

Zoning: Residential Low Density (RL) with Neighborhood Conservation Area (:NCA) and Natural Hazards (:NH) Combining Zones (RL:NCA :NH)

General Plan: Residential Low Density (R-L)

Environmental: §15303 New Construction, Class 3, and §15332 In-fill Development Projects, Class 32, California Environmental Quality Act (CEQA) exemptions may be considered for this project.

Staff Recommendation: Staff recommends that the Commission approve the project subject to draft Staff Recommended Conditions of Approval and/or with conditions as proposed by the Commission.

Staff Recommended Findings: Refer to Project Checklist.

Staff Recommended Conditions: Refer to Project Checklist.

B. New Projects:

1. Project. Fair Carport Conversion. Preliminary Design Review. The Commission shall review and determine if the subject Ranch style house is considered to be a significant historic resource per Land Use Code §9.72.040 B. The residence falls within the 50-year “period of significance”, and is located within the 1950s Sunnybrae Neighborhood. The property is not located in a Neighborhood Conservation Area. The Commission may take a project action if the property is determined to not be a significant historic resource. Project proposes exterior modifications, remodel and conversion of an existing double carport into a single-car garage with a storage room. The project is partially constructed and under a stop work order for unpermitted work. Proposed modifications include installing vinyl windows and a pedestrian door in the storage building, enclosing the carport structure with board and batten siding, and installing a new roll-up garage door.

Location: 51 Beverly Drive

Assessor’s Parcel Number: 503-042-002

Owner/Applicant: Ramona Fair

File Number: 090-073-PRDR

Zoning & General Plan: Residential Low Density (RL)

Environmental: No environmental review is required for preliminary design review.

Staff Recommendation: The Commission should provide comments and direction to Staff and the applicant on the proposed project, determine if the structure is 50 years or older and if it is considered a significant historic resource.

Staff Recommended Findings: Findings only required if the property is considered to be a significant historic resource.

Staff Recommended Conditions: Not required for preliminary design review. If the Commission takes an action, project conditions shall be per the Commission.

2. Project. Safier Garage and Carport Conversion. The Commission shall determine if the subject property is considered to be a significant historic resource per Land Use Code §9.72.040 B. The residence falls within the 50-year “period of significance”, and the building and characteristics of the neighborhood may be considered to be potentially significant historic resources. The property is not located in a Neighborhood Conservation Area. Review and take action on proposed exterior modifications and remodel to a garage and carport attached to an approximately 1,603 square foot (sf) single family residence. Project proposes to convert the existing single garage into residential living space (about 160 square feet) and convert the adjacent carport into a single garage. No change to the building footprint is proposed.

Location: 312 Shirley Blvd

Assessor’s Parcel Number: 503-103-004

Property Owner: Roger & Laura Safier

File Number: 101-076-DR

Zoning & General Plan: Residential

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

Staff Recommendation: The Commission should provide comments to Staff and the applicant on the proposed project, determine if the structure is 50 years or older and if it is considered a significant historic resource, and consider compatibility of the proposed modifications. Staff recommends that the Commission approve the project subject to conditions as proposed by the Commission.

Staff Recommended Findings: Findings only required if the property is considered to be a significant historic resource.

Staff Recommended Conditions: Project conditions shall be per the Commission.

