

ORDINANCE NO. 1424

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARCATA AMENDING THE ARCATA MUNICIPAL CODE, TITLE IX, THE LAND USE CODE, BY AMENDING THE ZONING MAP TO ADD THE HISTORIC LANDMARK (:HL) COMBINING ZONE TO THE COMMERCIAL GENERAL ZONING DESIGNATION (CG) TO A PARCEL LOCATED AT 670 11TH STREET, ARCATA, (ASSESSOR'S PARCEL NUMBER 021-088-004) CONTAINING THE FIRST PRESBYTERIAN CHURCH OF ARCATA

The City Council of the City of Arcata does hereby ordain as follows:

SECTION 1. Amendment of the Zoning Map

Section 9.12.020, Zoning Map and Zoning Districts, of Chapter 9.12 of the Arcata Land Use Code, Title IX of the Arcata Municipal Code, said section being the Zoning Map, is hereby amended as follows:

The property identified as the Project Area on Exhibit A, attached hereto and incorporated herein, is hereby rezoned from Commercial General with Neighborhood Conservation Area and Natural Hazards Combining Zones (CG:NCA:NH) to Commercial General with Neighborhood Conservation Area, Natural Hazards and Historic Landmark Combining Zones (CG:NCA:NH:HL). The property is described as follows: 670 11th Street, Arcata, Assessor's Parcel Number 021-088-004, with characteristics of the historical resource that justify the designation, features to be preserved and conditions to be met as described in Exhibit B. The property receives as incentives for preservation as described in Exhibit C.

SECTION 2. Findings of Approval

Based upon the whole record, information received in public hearings, comments from responsible agencies, and the Arcata Planning Commission Resolution PC-12-06 recommending approval, the following findings are hereby adopted.

1. The proposed amendment is consistent with the General Plan;
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
3. The affected site is physically suitable (including absence of physical restraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designation and proposed or anticipated uses and/or development.

SECTION 3. Categorical Exemption from CEQA

The Council hereby determines that the project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) per Section 15331 of the CEQA Guidelines. This section exempts, *"projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring and Reconstructing Historic Buildings,"* Weeks and Grimmer (1995).

SECTION 4. Severability

If any provision of this ordinance is invalidated by any court of competent jurisdiction, the remaining provisions shall not be affected and shall continue in full force and effect.

SECTION 5. Limitation of Actions

Any action to challenge the validity or legality of any provision of this ordinance on any grounds shall be brought by court action commenced within ninety (90) days of the date of adoption of this ordinance.

SECTION 6. Effective Date

This ordinance shall take effect thirty (30) days after its adoption by the City Council.

DATED: October 17, 2012

ATTEST:

APPROVED:

/s/ Randal J. Mendosa
City Clerk, City of Arcata

/s/ Michael Winkler
Mayor, City of Arcata

CLERK'S CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of Ordinance No. 1424, passed and adopted at a regular meeting of the City Council of the City of Arcata, County of Humboldt, State of California, on the 17th day of October, 2012, by the following vote:

AYES: **WINKLER, BRINTON, ORNELAS, WHEETLEY**

NOES: **NONE**

ABSENT: **STILLMAN**

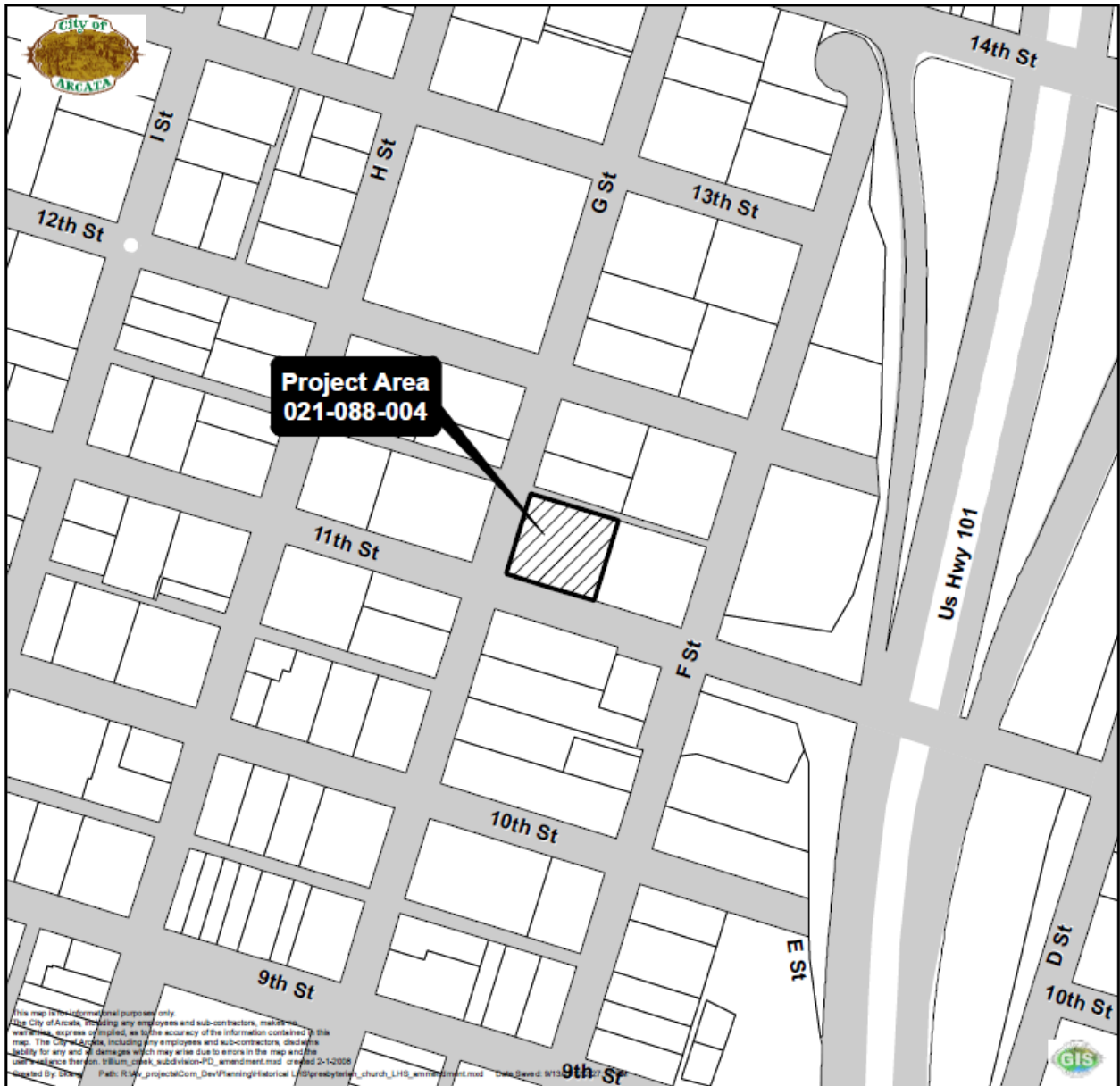
ABSTENTIONS: **NONE**

/s/ Randal J. Mendosa
City Clerk, City of Arcata

Exhibit A

LOCATION MAP

FIRST PRESBYTERIAN CHURCH OF ARCATA
670 11TH STREET
APN 021-088-004
FILE 112-038-H



Legend

-  Project Area
-  Parcel

0 50 100 200 Feet



Exhibit B

FIRST PRESBYTERIAN CHURCH OF ARCATA CHARACTERISTICS THAT JUSTIFY HISTORIC LANDMARK DESIGNATION.

The following significance criteria per Land Use Code Section 9.53.040.B.1, pertain to the Historic Landmark Designation of the First Presbyterian Church of Arcata:

1. The building is a significant representative of a distinct architectural period, type, style or way of life.
2. The building is at least 50 years old.
3. The architect or builder is famous or well-recognized.
4. The building's style, construction method, materials, or finishes are unusual or significant.
5. The building contains original materials or craftsmanship of high or unusual value.
6. The building or site's unique location or singular physical characteristic(s) represent an established and familiar visual feature or landmark of a neighborhood, community, or of the City.

FIRST PRESBYTERIAN CHURCH OF ARCATA FEATURES TO BE PRESERVED. The Historic Landmark Combining Zone shall be applied to the First Presbyterian Church of Arcata at 670 11th Street, Arcata at AP# 021-088-004, with the Features to be Preserved as follows:

THE SANCTUARY:

1. Craftsman-influenced Gothic Revival architectural elements;
2. Craftsman-influenced gabled roofline with extended eaves and multiple knee braces;
3. Square bell tower with decorative bands and minarets at each corner, with railing between them topped with Latin Cross finials (crosses);
4. Gothic Revival-influenced pointed arches for windows (fenestration) located on three sides of the building, the main entrance, and bell tower louvers;
5. Timbered flying buttresses along the south wall;
6. Horizontal board siding, square shingle siding, and applied design elements that include decorative bands on three elevations of the Sanctuary building.
7. Gable roof with a partial cross gable extending to the Fellowship/Social Hall.

THE FELLOWSHIP/SOCIAL HALL:

8. Greek and Classic Revival architectural elements;
9. Greek Revival gable cornice returns and stylized columns at building corners;
10. Classic Revival-influenced dentil course around the entablature; and
11. Wood frame building construction with a gabled roof.

CONDITIONS OF APPROVAL

1. **DESIGN REVIEW APPROVAL.** Historic and Design Review Commission approval will be required for changes proposed to the exterior of the structure, or for any development proposed on the parcel.
2. **DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES.** Should concentrations of archaeological or paleontological materials be encountered during construction or grading operations, all ground-disturbing work shall be temporarily halted on the site and the Community Development Department contacted. Work near the

archaeological finds shall not be resumed until a qualified archaeologist has evaluated the materials and offered recommendations for further action. Prehistoric materials which could be encountered include: obsidian or chert flakes or tools, locally darkened midden, groundstone artifacts, depositions of shell, dietary bone, and human burials. Should human remains be uncovered, State law requires excavation is halted in the immediate area and that the County Coroner be contacted immediately. Should the Coroner determine that the remains are likely those of a Native American, the California Native American Heritage Commission must be contacted within 24 hours of identification. The Heritage Commission consults with the most likely Native American descendants to determine the appropriate treatment of the remains.

EXHIBIT C

INCENTIVES: To promote the adaptive reuse of the First Presbyterian Church of Arcata, the following incentives shall apply to the site:

All uses principally permitted in the Commercial General zoning designation plus the following uses:

- Church
 - Commercial Recreation Facility Indoor
 - Commercial Recreation Facility Outdoor
 - Conference/convention Facility
 - Fitness/health Facility
 - Meeting Facility, Public and Private
 - School – Specialized Education and Training
 - School
 - Studio – Art, dance, martial arts, music, etc.
 - Theater – auditorium
 - Medical Services – Clinic, Lab, Urgent Care
 - Adult Day Care – 15 or more clients
 - Child Day Care Center
 - Drop-in Center
 - Broadcasting Studio
- a) Off-Street Parking: Exemption from the requirements of the Land Use Code with regard to providing off-street parking.
- b) Nonconforming Structures: A nonconforming structure of historical significance may be altered or enlarged without increasing the degree of nonconformity with the approval of the Historic and Design Review Commission (HDRC).
- c) Fee waiver for the historic designation application