

## ORDINANCE NO. 1373

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARCATA  
AMENDING THE ARCATA MUNICIPAL CODE, TITLE IX, THE LAND USE AND  
DEVELOPMENT GUIDE, CHAPTER I, ARTICLE 2, SECTION 1-0203, ZONING MAP,  
TO AMEND THE ZONING DISTRICT TO ADD THE LANDMARK HISTORIC  
STRUCTURE (:LHS) DESIGNATION TO A PARCEL AT 1105 SPEAR AVENUE  
(A.P. No. 507-511-001) CONTAINING THE JANES SCHOOL HOUSE RESIDENCE  
AND A PARCEL AT 3215 St. LOUIS ROAD (AP# 507-511-002) CONTAINING THE  
MORRELL-ST. LOUIS HOUSE, BARN AND MILK HOUSE.

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

### **SECTION 1. Amendment of the Zoning Map**

Section 1-0203, Zoning Map, of Article 2 of Chapter 1 of the Arcata Land Use and Development Guide, Title IX of the Arcata Municipal Code, said section being the Zoning Map, is hereby amended as follows:

The properties identified as project site on Exhibit 1 are hereby rezoned from Residential Medium Density with Planned Development Combining zone (R-M:PD) to Residential Medium Density with Planned Development and Landmark Historic Structure Combining Zones (R-M:PD:LHS). The properties are described as follows: Janes School House residence; 1105 Spear Avenue; A.P. No. 507-511-001; Morrell-St. Louis house, barn and milk house; 3215 St. Louis Road; A.P. No. 507-511-002; with features to be preserved and conditions to be met as described in the attached Exhibit 2

### **SECTION 2. Findings of Approval**

Based upon information received in the public hearing, including the staff report and attachments, the following findings are hereby adopted.

1. The proposed amendment is consistent with the General Plan in accordance with California Government Code section 65860.
2. The public health, safety, and general welfare require the adoption of the proposed amendment.

### **SECTION 3. Categorical Exemption from CEQA**

The City 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 the

*Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, 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: March 5, 2008

**ATTEST:**

/s/ Michael Hackett  
City Clerk, City of Arcata

/s/ Mark E. Wheetley  
Mayor, City of Arcata

## **CLERK'S CERTIFICATE**

I hereby certify that the foregoing is a true and correct copy of **Ordinance No. 1373**, passed and adopted at a regular meeting of the City Council of the City of Arcata, County of Humboldt, State of California, on the 5<sup>th</sup> day of March, 2008, by the following vote:

**AYES: WHEETLEY, STILLMAN, MACHI, GROVES, PITINO**

**NOES:**    **NONE**

**ABSENT:** **NONE**

**ABSTENTIONS:    NONE**

/s/ Michael Hackett  
City Clerk, City of Arcata

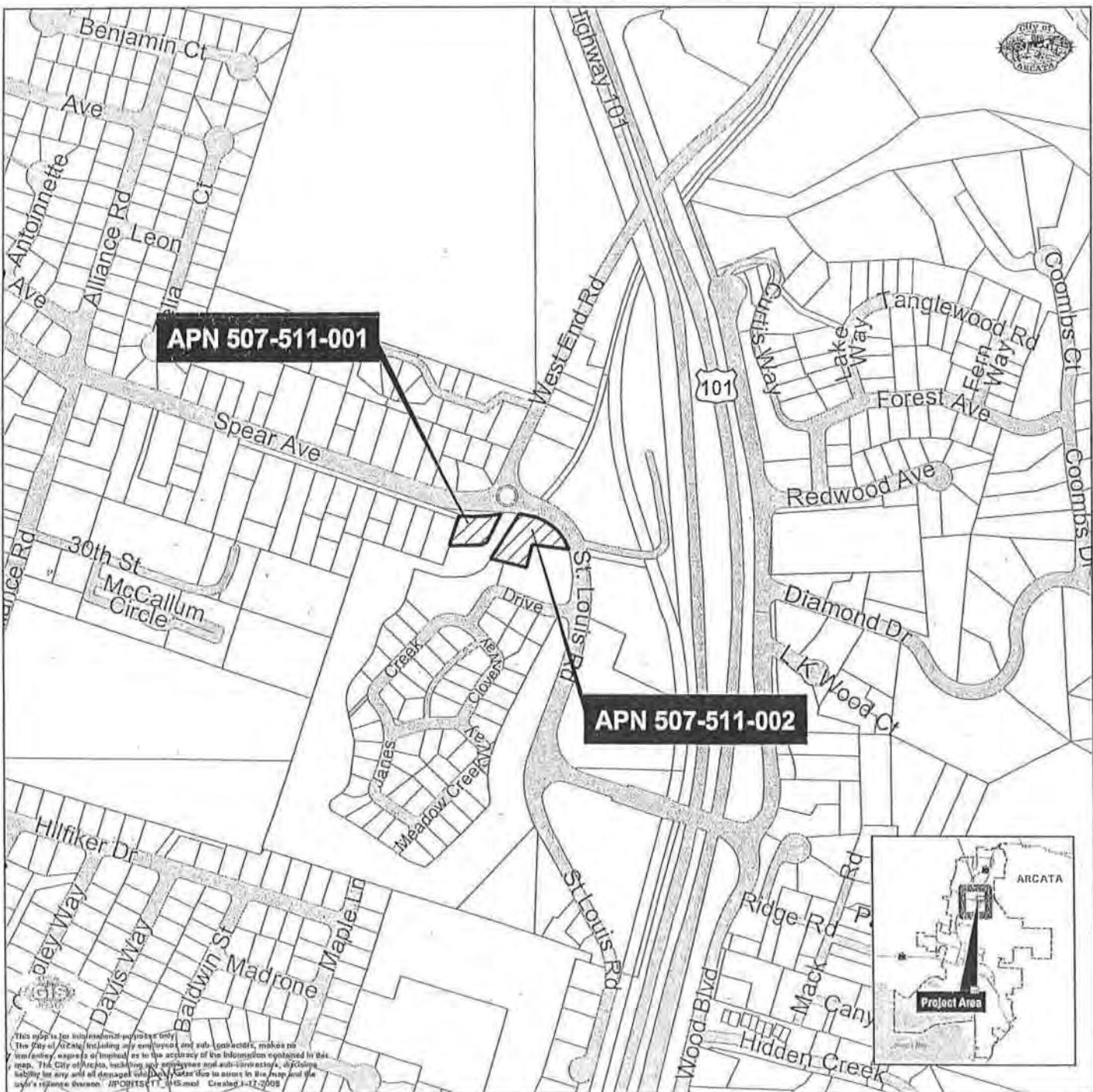
**JANES SCHOOL  
HOUSE L.H.S.**

Clifford E. Sorenson  
File #034-021-LHS  
APN 507-511-001  
1105 Spear Ave.

&amp;

**MORRELL-ST. LOUIS HOUSE,  
BARN, & MILK HOUSE L.H.S.**

Clifford E. Sorenson  
File #034-021-LHS  
APN 507-511-002  
3215 St. Louis Rd.



## Legend

- Project Area
- Parcel

0 250 500 Feet  
1 inch equals 500 feet



## EXHIBIT 2

File # 034-021-LHS  
Sorensen :LHS Designation

JANES SCHOOL HOUSE FEATURES TO BE PRESERVED. The Landmark Historic Structure Combining District shall be applied to the Janes School House residence site at 1105 Spear Avenue, AP# 507-511-001, with the features to be preserved, as noted by Historic Resources Consultant, Susie Van Kirk, in the Historical Report: *The Morrell-St. Louis Farmstead, November 1998*, as follows:

1. Single-story with high walls.
2. Six-over-six paned windows.
3. Porch with turned posts and decorative brackets.
4. Center door, flanked by single windows with an oval pane of glass
5. Corner boards.
6. Wide frieze under the eaves.
7. Low, hipped roofs.
8. Shiplap siding.

MORRELL-ST. LOUIS HOUSE FEATURES TO BE PRESERVED. The Landmark Historic Structure Combining District shall be applied to the Morrell-St. Louis House residence site at 3215 St. Louis Rd., AP# 507-511-002, with the features to be preserved, as noted by Historic Resources Consultant, Susie Van Kirk, in the Historical Report: *The Morrell-St. Louis Farmstead, November 1998*, as follows:

1. Two-story hipped roof.
2. Pedimented gable on front façade
3. Cutaway bay with three windows.
4. Large center window with colored panes in the upper portion.
5. Shiplap siding on the lower story.
6. Shingle-covered upper story.
7. Slight flare where the stories meet.
8. Single pane, double sash windows.
9. Entrance to the side of the bay with single window above the door.
10. Trees and fencing to be maintained.

BARN FEATURES TO BE PRESERVED The Landmark Historic Structure Combining District shall be applied to the barn located at 3215 St. Louis Rd., AP# 507-511-002, with the features to be preserved, as noted by Historic Resources Consultant, Susie Van Kirk, in the Historical Report: *The Morrell-St. Louis Farmstead, November 1998*, as follows:

1. Ground-level hay mow with a south-side milking shed.
2. Gabled roof with a break in the roof slope where the shed begins.
3. Vertical board siding.
4. Exposed rafter ends.
5. Large hinged door into the mow on the front wall facing west.
6. Sliding door into the shed.
7. Small sliding door along the south wall at the west corner and four cut-out windows.
8. Shed addition on the north wall.
9. Shed addition on the east wall.

MILK HOUSE FEATURES TO BE PRESERVED The Landmark Historic Structure Combining District shall be applied to the milk house located at 3215 St. Louis Rd., AP# 507-511-002, with the features to be preserved, as noted by Historic Resources Consultant, Susie Van Kirk, in the Historical Report: *The Morrell-St. Louis Farmstead, November 1998*, as follows:

1. Horizontal siding.
2. Gabled roofline.
3. Exposed rafter ends.
4. Two square multi-paned windows in the south wall.

CONDITIONS:

1. DESIGN REVIEW APPROVAL. Design Review Commission approval will be required for changes proposed to the exterior of the structures per the Secretary of the Interior Standards, or for any development proposed on the parcels.

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.
3. **HUMBOLDT BAY MUNICIPAL WATER DISTRICT EASEMENT.** The Humboldt Bay Municipal Water District easement runs through the property. All rights and privileges afforded by the easement with respect to ingress/egress and maintaining/construction of the pipeline facilities shall be maintained.