

## **ORDINANCE NO. 1375**

### **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 1465 "G" Street (APN 021-095-006) CONTAINING THE MORRELL-CHRISTIE 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 General Commercial (C-G) to General Commercial with Landmark Historic Structure Combining Zone (C-G:LHS). The properties are described as follows: Morrell-Christie House; 1465 "G" Street; APN 021-095-006; 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 the 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, 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: May 21, 2008

ATTEST:

APPROVED:

---

/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. 1375**, passed and adopted at a regular meeting of the City Council of the City of Arcata, County of Humboldt, State of California, on the 21<sup>st</sup> day of May, 2008, by the following vote:

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

NOES: **NONE**

ABSENT: **NONE**

ABSTENTIONS: **PITINO**

---

/s/ Michael Hackett  
City Clerk, City of Arcata



# Location Map

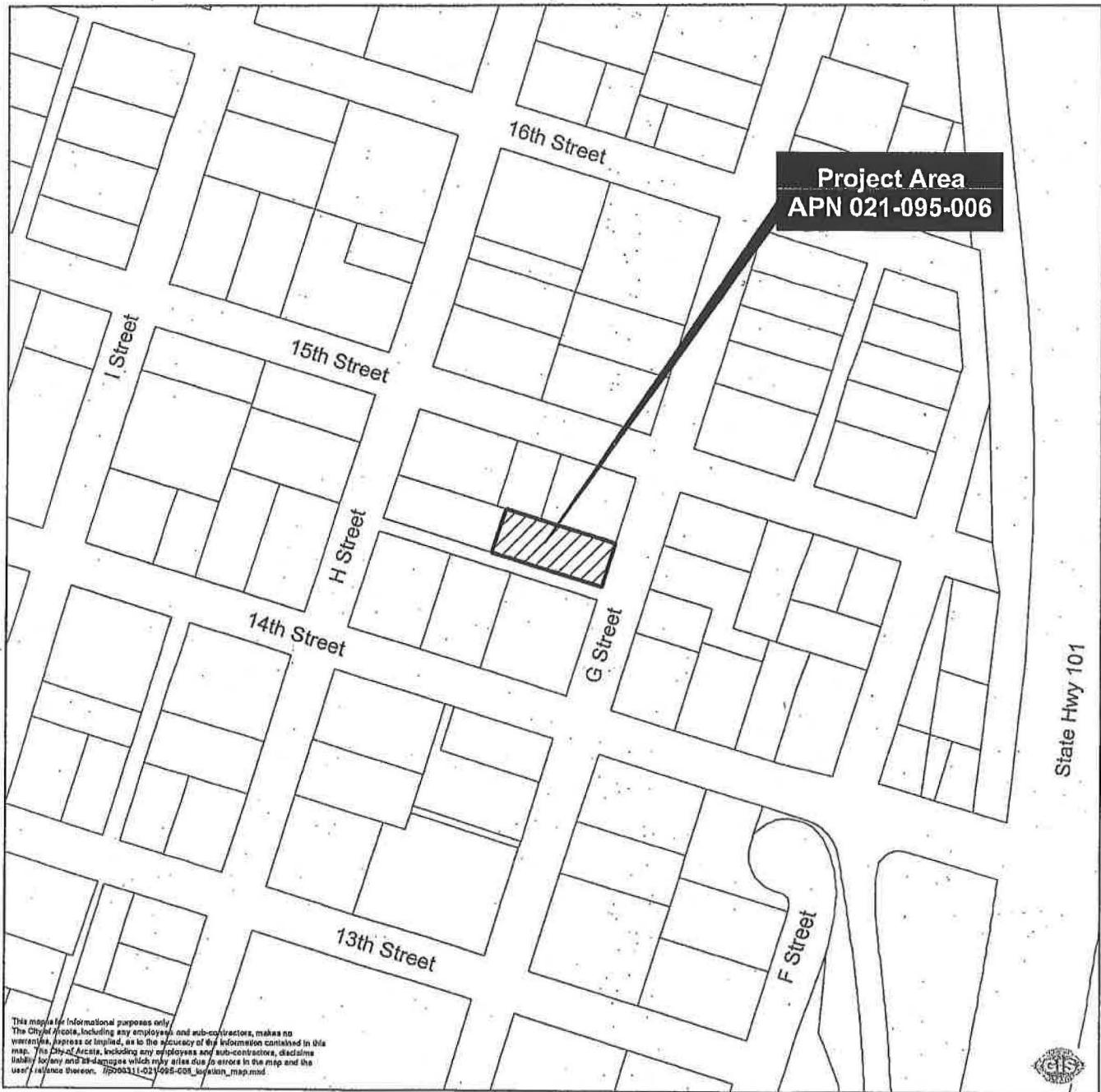
Northcoast Environmental Center

#067-065-LHS-ZA

APN 021-095-006

1465 G Street

EXHIBIT 1



This map is for informational purposes only.  
The City of Arcata, including any employees and sub-contractors, makes no  
warranties, express or implied, as to the accuracy of the information contained in this  
map. The City of Arcata, including any employees and sub-contractors, disclaims  
liability for any and all damages which may arise due to errors in the map and the  
user's reliance thereon. #S003311021-095-006\_Location\_map.mxd

## Legend

Project Area

Parcel



NORTH

0 100 200 300 Feet



EXHIBIT 2  
File # 067-065-LHS-ZA  
Morrell-Christie :LHS Designation

**MORRELL-CHRISTIE HOUSE FEATURES TO BE PRESERVED.** The Landmark Historic Structure Combining District shall be applied to Morrell-Christie House at 1465 "G" Street on parcel AP# 021-095-006, with the features to be preserved, as noted by Historical Resources Consultant, Susie Van Kirk, in a separate memo dated May 11, 2007, as follows:

- Gabled roofline on both the house and wing
- Cornice returns
- Double-hung windows (no sliders)
- Roof gable in south wall
- Wide-groove shiplap siding
- No further enclosure of front porch
- North-side bay window
- Off-centered front door
- Set of windows on front façade
- North side, upper floor window with colored panes.

**CONDITIONS:**

1. **DESIGN REVIEW APPROVAL.** Design Review Commission approval will be required for changes proposed to the exterior of the structure per the Secretary of the Interior Standards, 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.