

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

Arcata City Council Chamber
736 F Street, Arcata

January 27, 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. January 13, 2010 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.

All matters on the Consent Calendar are considered to be routine by the Commission and are enacted on one motion. There is no separate discussion on any of these items. If discussion is required, that item is removed from the Consent Calendar and considered separately. At the end of the reading on the Consent Calendar, Commissioners or members of the public can request that an item be removed for separate discussion.

1. **Project. Roll-up Door/Loading Dock.** Review and take action on proposed exterior building modifications to provide roll-up door and loading dock at the rear (east) elevation of a commercial building situated on the east side of the Arcata Plaza. The building is currently being divided into two tenant spaces, and proposed modifications would improve the delivery entrance for the north tenant space. The building is identified as the Bull/Hunt-Taylor Building in Susie Van Kirk's reference "Reflections of Arcata's History: eighty years of architecture". Property is located in the local Arcata Plaza Historic District.

Project proposes to replace the existing single door with a 6' by 8' roll-up door, concrete loading dock, stairs, and landing. The concrete structure would be located between the building's east wall and city sidewalk. The narrower section of city sidewalk adjacent to the subject property is not reinforced or designed for vehicles. The project was reviewed by Arcata's Public Works Director who recommended specific conditions of approval relating to delivery truck access and un/loading from the city's rear paved alley. In addition, staff recommends a condition of approval to change the location of the stairs to the south side of the concrete landing to facilitate loading/deliveries from southern end of the property.

Location: 876 "G" Street

Assessor Parcel Number: 021-041-009

Property Owner: Lisa Slack/Slack Family, LLC

Agent: Tomas Salinas/Heartwood Design/Build

File Number: 090-034-DR

Zoning: Central Commercial (CC) with a Plaza Area (:PA) Combining Zone (CC: PA).

General Plan: Commercial Central (CC); Arcata Plaza Area Historic District

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

Staff Recommendation: Staff recommends that the project be approved with Recommended Conditions of Approval as proposed by the Commission and based on Findings made by the Commission.

Recommended Findings: The Commission finds that the proposed project, with conditions, will be compatible with the existing building on the property and other commercial buildings and structures located in the surrounding Plaza Area Historic District. The Commission finds that the project would not have a significant or adverse change to historic resources because proposed project modifications would be made to an existing modern addition to the rear of the building that is not visible from the Arcata Plaza, the project proposes no alterations to the building's character-defining features, modifications are minor in nature, and proposed modifications are appropriate in design, materials and character with this rear portion of the property, and with the surrounding local historic district.

Recommended Conditions of Approval: Staff recommends that the Commission approve the project subject to Conditions of Approval as follows:

1. The applicant shall submit a revised building permit application that meets California Building Code requirements and includes the following:
 - a. Relocate stairs to the south side of the concrete landing/loading dock to facilitate loading from delivery vehicles parked to the south of the subject property.
2. Loading and unloading from approved (delivery) vehicles shall be permitted **no closer than 40 feet south of the subject property** from the existing concrete paved alley, per City of Arcata Public Works Department. **Note: Delivery vehicles shall not park or drive on the city sidewalk adjacent to the property which is not reinforced or designed for vehicles.**
3. Due to the property's sidewalk location, no vehicle parking or loading to the proposed rear delivery entrance will be permitted directly from the adjoining sidewalk or from the Arcata's Fire Department parking lot access lane.
4. Deliveries shall only be unloaded from the south side of the property.

B. Continued Projects.

1. **Project: Campbell Creek Apartments. Preliminary Design Review.** Review and provide comments on proposed development of a 60-unit residential planned development on an approximately ± 4.04-acre vacant parcel. The subject property is located south of the Parkway Apartments complex, which is held in the same ownership, and Community Park soccer fields exist to the west. The project proposes 24 two-bedroom units, 18 one-bedroom units and 18 studio apartments, grouped in 5 main buildings, and having a total floor area of about 31,230 square feet. Approximately 56 off-street parking spaces, including compact and ADA-accessible spaces, and 30 bicycle parking spaces, including covered bicycle spaces, are proposed. An existing wetland delineation identified about 1.87 acres of wetlands on-site as noted on plans as "meadow and wetland area". The applicants propose a 50-foot wetland setback for the proposed residential development, with buildings and infrastructure sited to allow wetland system connectivity. The project includes infrastructure improvements such as ingress/egress access; parking areas, including carports; fire access lane with removable bollards which could double as an open/recreational space for residents; pedestrian pathway system connecting between units and buildings; common courtyard area; common laundry facilities; solid waste/recycling facilities; outdoor lighting; signs, and; native plant landscaping including raingarden/bioswale, and native/wildflower areas. Project proposes to share existing driveway access south of Parkway Apartments that connects to Union Street. Other project elements include a proposed 10-foot wide trail easement along the west property line (noted as "A" on plans) that would link Samoa Boulevard and its existing bicycle/pedestrian pathway to Community Park via a wooden bicycle/pedestrian bridge (noted as "B").

Location: Northwest corner Samoa Blvd and Union Street

Assessor Parcel Number: 503-202-003

Property Owner: Strombeck, Steve and Tina

Agent: Mike Nelson/LACO Associates

File Number: 090-003 PRDR

Zoning: Coastal Residential-Medium High Density Planned Development (CRMH:PD) and Wetland and Creek Protection (:WCP) and Natural Hazards (:NH) Combining Zones (CRMH: PD; WCP; NH)

General Plan (1985): Residential-Medium High Density; (General Plan: 2020) Residential-High Density (R-H)

Coastal Zone: Located in the Coastal Zone, City jurisdiction-mapped exclusion area.

Environmental: No environmental review required for Preliminary Design Review. A draft environmental checklist (Initial Study) was submitted with the Planned Development Permit application. The applicant proposes a Mitigated Negative Declaration.

Staff Recommendation: Staff recommends the Commission open the public hearing and hear a presentation by staff, the applicant and other community members. The Commission and other community members in attendance should provide comments to the applicant on the proposed multi-family residential project. A Project Checklist will be available at the January 27, 2010 public hearing and at the Community Development Department.

- 2. 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 east and south of five (5) existing 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 Arcata Heights Neighborhood Conservation Area. Property is located within the Alquist Priolo Earthquake Hazard Area and is subject to Natural Hazards (:NH) Combining Zone regulations.

Nine (9) 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, providing a total of 20 covered parking spaces for existing residents. Project would require demolition of an existing laundry/utility building on the site. Project submittals for the project’s Design Review include: a landscape plan for open space and off-site improvements on Caltrans-owned property south of the project site; revised Initial Study and checklist prepared by the applicant; revised site and building plans and materials dated December 28, 2009 with building design including bay windows on the east wall elevation and roof gables; and an “in-situ’ representation of the proposed and existing buildings.

The project presents a number of issues for Commission review and comment, including: off-street vehicle parking; bicycle and motorcycle 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 Arcata Heights Neighborhood Conservation Area; and site improvements, including solid waste/recycling areas, outdoor lighting, utilities, and fencing.

Location: 1120 “F” Street/Tea Gardens Apartments

Assessor’s Parcel Number: 021-087-002

Owner/Applicant: Stephen Moser

Agents: Nick Lucchesi/Pacific Builders, and Sarah Atkins/Atkins Drafting

File Number: 090-015-DR

Zoning: Residential High Density (RH) with Natural Hazards (:NH) and Arcata Heights 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 and other community members in attendance should provide comments to the applicant on the proposed residential apartment project. Recommended Conditions and Findings will be provided for this project through the Project Checklist that will be available at the January 27, 2010 public hearing and at the Community Development Department.

C. New Projects.

- 1. Project. Clanton Law Office within Landmark Historic Structure.** Review, comment and provide "Type B" Design Review project recommendations from the Historic and Design Review Commission (HDRC) to the Planning Commission (PC) on proposed exterior modifications to the Stewart Foster House, a designated Landmark Historic Preservation (LHP) structure (File # LHP-83-05). Proposed exterior modifications are part of a Conditional Use Permit application to convert the building's first floor area from residential to office use. Proposed modifications include: (1) Exterior ADA-accessible ramp and landing/deck to be located along the north side of the building; (2) removal of existing double windows and replacement with new entrance doors on building's north elevation to provide access for the new ADA ramp; (3) installation of a new electrical service panel and enclosure using materials to match the existing siding, and; (4) removal of a non-original east-facing door at the entrance porch and replacement of the door opening with in-kind, full-length siding boards to match the size and profile of existing wall materials. A Historic Report for the project, received October 2009, was prepared by historic resource consultants Ray Swedenburg and Bill Hole. Per the consultants' recommendations, the project includes notes that the north window proposed to be removed will be retained on-site to be available for future reuse, and that proposed new entrance doors for the ADA ramp will be located to maintain the character of the original window opening. Property is located in the Arcata Heights Neighborhood Conservation Area, and is adjacent to (north of) the Pythian Castle, another LHP structure.

Location: 1139 H Street

Assessor Parcel Number: 021-091-006

Property Owner: Russell J. Clanton

Agent: Freeman Architects

File Number: 089-012-DR-UP2

Zoning: Residential High Density (RH) with Historic Landmark (:HL) and Neighborhood Conservation Area (:NCA) Combining Zones (RH: HL:NCA)

General Plan: Residential-High Density (R-H); LHP-83-05

Environmental: The Historic and Design Review Commission shall provide "Type B" Design Review recommendations to the Planning Commission for this project; no environmental review will be conducted on this project by the HDRC. An environmental review will be conducted by the Planning Commission.

Staff Recommendation: Staff recommends the Commission open the public hearing and hear a presentation by staff, the applicant and other community members. The Commission and other community members in attendance should provide comments to the applicant. The HDRC shall provide recommendations from the Historic and Design Review Commission to the Planning Commission on the proposed project.

2. **Project. Mark Jones Office, Phase 3.** Review and take action on proposed construction of a new 3,580 square foot (sf) single-story office building, with a maximum height of about 20 feet. Project includes: Off-street parking; pedestrian and driveway access; a solid waste/recycling area; a "group open space" and stormwater detention area, and; a landscape and irrigation/maintenance plan. This is the third phase of a mixed use office/residential Planned Development. This project was heard by the Commission on September 24, 2008, and continued at the applicant's request until revised materials were able to be submitted that included improved solar orientation and green building elements.

Location: 4677 Valley East Boulevard **Assessor Parcel Number:** 507-362-048

Owner/Applicant: Mark & Bonnie Jones

File Number: 090-035-DR (previous files: 089-019-DR; 001-103-PD)

Zoning & General Plan: Commercial General Planned Development (CG: PD)

Environmental: A §15303, New Construction, Class 3, California Environmental Quality Act (CEQA) exemption may be considered for this project.

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 subject to recommended Conditions of Approval as outlined in the Project Checklist that will be available at the January 27, 2010 public hearing and at the Community Development Department.

3. **Project. Arcata Volunteer Fire Department Site Plan. Preliminary Design Review.** Review and provide preliminary design review comments and recommendations on a conceptual site plan for a proposed new Arcata Fire Station facility to be located on a ± 2.45-acre parcel on Sunset Avenue, in the Sunset residential neighborhood. Conceptual site plan proposes: New fire station building with interior truck parking areas, equipment storage, offices and associated uses; paving including paved fire truck turnaround areas; hose tower; designated area for fuel storage and generator; a detached building for Volunteer Fire Department use; two off-street parking areas with driveway access to Sunset Avenue and to a driveway that would extend along the south side of buildings and parking lots to the northeast corner of the property to Sunset Avenue; associated landscaping; and a proposed 58-foot wide Right-Of-Way (ROW) along the south property line designated as a future road that will extend from Sunset Avenue to Foster Avenue.

Location: Sunset Avenue **Assessor Parcel Number:** 505-121-030

Property Owner: Arcata Volunteer Fire Department (AVFD)

Agent: SWH Architecture

File Number: None – no project submittal

Zoning & General Plan: Residential Medium Density Planned Development (RM: PD)

Environmental: No environmental review required for Preliminary Design Review. The Commission and other community members in attendance should provide comments to the applicant on the project.

VII. BUSINESS ITEMS.

- A. Continued discussion regarding HDRC meeting format.

VIII. CORRESPONDENCE.

