

City of Ferndale, Humboldt County, California USA
Minutes for Planning Commission Meeting of November 15, 2012

Study Session: Chair Jorgen Von Frausing-Borch called the study session to order at 6:45. Planner Melanie Rheaume introduced Larry Lancaster, Program Supervisor, Humboldt County Division of Environmental Health Hazardous Materials Unit, who gave a presentation about HazMat risks and regulations. Ms. Rheaume then introduced Captain Ed Laidlaw, Eureka Fire Department's Hazardous Materials Response Team who spoke to the commissioners about Hazardous Materials Response in and around Ferndale.

Call to Order: Chair Jorgen Von Frausing-Borch called the Regular Planning Commission meeting to order at 7:40pm. Commissioners Dan Brown, Uffe Christiansen, Trevor Harper, and Lino Mogni along with staff City Clerk Nancy Kaytis-Slocum and City Planner Melanie Rheaume were present. Those in attendance pledged allegiance to the flag. MOTION: (Brown/Harper). The October 17, 2012 minutes were unanimously approved. There was no public comment.

Public Hearing 1182 Rose Avenue Variance. The Chairman opened the Public Hearing for the variance at 1182 Rose Avenue. City Planner Melanie Rheaume gave the project description: Request for Variance from Zoning Ordinance 02-02 §7.21.4f pertaining to allowable square footage of Secondary Dwelling Units and §5.03.3d pertaining to side setbacks, as well as a request for a Secondary Dwelling Unit (SDU). The Variance will allow an SDU of 836 sq. ft. (instead of the 640 sq. ft. allowed) to remain 1' from the side lot line (instead of the 5' required) at 1182 Rose Avenue (APN 031-241-004), Residential One-Family Zone. Commission approval is necessary for SDUs that are outside of the standard parameters. Staff recommends approval with standard conditions. The applicant's agents, Susan and Michael Felse spoke about their desire to have a Second Dwelling Unit on the property, using an existing building, same footprint, same roof line. The Chair closed the public hearing. MOTION: (Harper/Brown) Adopt the findings of fact as described in Attachment A, approve the Variance to allowable square footage and minimum side setback for an SDU, and approve the SDU, subject to the conditions of approval listed in Attachment B. All in favor.

Building and Planning Applications were listed as the first item of business. The Chair thanked staff for the list, which will be a permanent item on the agenda.

Planning Commission Candidate: The Commission spoke with Mr. Dean Nielsen about his qualifications for the Planning Commission. MOTION: (Von Frausing-Borch/Christiansen) Recommend to the City Council that they appoint Dean Nielsen to the Planning Commission when Commissioner Dan Brown is sworn in to the City Council in January. All in favor.

Design Review Committee Candidate: Staff explained that the position that is open on the Design Review Committee is to replace newly appointed City Councilman Michael Sweeney. Commissioners spoke with candidate Mark Giacomini. MOTION: (Brown/Mogni) Recommend to the City Council that they appoint Mark Giacomini to the Design Review Committee. All in favor.

535 Main Street: City Planner Melanie Rheaume gave the project description: Request for a Design Review Use Permit to cover existing siding with Hardipanel® siding on the back of the building at 535 Main Street (APN 031-085-012) in the City of Ferndale, CA. The project site is located in Community Commercial Design Control zone (C-2-D). The Design Review Committee reviewed the proposed project at a scheduled meeting on October 25, 2012 and passed a motion to recommend that the application be

forwarded to the Planning Commission with the Committee's recommendation for approval of the proposed project.

Ferndale ordinances and policies do not currently specify what materials may be used for historic building repairs. The historical construction practice in Ferndale is to concentrate the materials that are more decorative, detailed, and reflective of period craftsmanship on the portions of buildings that are visible from the street, but the City lacks a clear policy to guide this practice. This application to use Hardipanel® siding on the back of a building in the Historic District provides an opportunity for the City to discuss this issue. The applicant's agent Mark Hamor spoke about wanting to secure the building for the winter, and agreed to speak to the owner about using Harditrim® planks as suggested by the manufacturer to provide more visual relief to the proposed 4' x 8' panels. The agent also agreed to the suggestion: For consistency, staff recommends suggesting that the applicant extend the proposed treatment to the sides of the building. This may be done by pre-approving the application of the same material and design as approved for the rear of the building to the connecting sides. Consistent treatment of the rear and sides of the building will maintain the current continuity of appearance and materials.

To avoid having to come back before the Design Review committee, the conditions of approval were changed as follows: 6. The applicant ~~shall~~ *may* combine the proposed vertical siding with Harditrim® planks suggested by the manufacturer to provide more visual relief to the proposed 4' x 8' panels.

MOTION: (Harper/Christiansen) Adopt Resolution No. PC 2012 - 36 making the required findings of fact listed in Attachment A, and approve the Design Review Use Permit, subject to the conditions of approval listed in Attachment B and as amended at this meeting, to allow for covering of existing siding with Hardipanel® siding on the back of the building at 535 Main Street. All in favor.

General Plan Safety Element Update: Chapter 7.0 Hazardous Materials: City Planner Melanie Rheaume went over the chapter as presented in the packet. There were no commissioner comments.

General Plan Safety Element Update: Examples of Goals, Policies, and Implementation Programs: City Planner Melanie Rheaume introduced the examples of General Plan Safety Element Policies, showing the wording of a goal, how that related to polices, and what implementation programs might look like. Chair Jorgen Von Frausing-Borch reiterated that goals and policies for the Safety Element Update should consider Ferndale's Sphere of Influence as well as the Planning Area.

There will be no meeting in December. The meeting was adjourned at 8:35pm.

Respectfully submitted,

Nancy Kaytis-Slocum, City Clerk