

**AGENDA**  
**CITY OF FERNDALE – HUMBOLDT COUNTY CALIFORNIA – U.S.A.**  
**REGULAR PLANNING COMMISSION MEETING**

Location:	City Hall	Date:	November 20, 2013
	834 Main Street	Time:	7:00pm Regular Meeting
	Ferndale CA 95536	Posted: 11/14/13	

The City endeavors to be ADA compliant. Should you require assistance with written information or access to the facility please call 786-4224 24 hours prior to the meeting.

- 1.0 Open meeting / flag salute / roll call
- 2.0 Ceremonial
- 3.0 Update Agenda
  - 3.1 Proposed changes, modifications to agenda items
  - 3.2 Commissioners comments
- 4.0 Approval of previous minutes
  - 4.1 September 18, 2013..... Page 4
- 5.0 Public Comment
- 6.0 Public Hearing
- 7.0 Business
  - 7.1 Planning Commission Reading of Ordinance No. 2013-04, An Ordinance Amending Zoning Ordinance 02-02 Design Review, Sign and Parking Regulations ..... Page 9
  - 7.2 General Plan Update - Noise & Air Quality Element Chapters 1-3 ..... Page 17
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- 8.0 Correspondence and Oral Communications ..... Page 37
- 9.0 City Planner's and Deputy City Clerk's Staff Reports ..... Page 47
- 10.0 Design Review Minutes
- 11.0 Adjournment – Next regular meeting December 18, 2013

## **Section 2: CEREMONIAL**

## **Section 3: UPDATE AGENDA**

**Proposed changes, modifications to agenda items**

**Commissioner's comments**

## **Section 4: APPROVAL OF PREVIOUS MINUTES**

**City of Ferndale, Humboldt County, California USA**

Minutes for Planning Commission Meeting of September 18, 2013

[Note: These are Action Minutes; a video of the meeting is available at City Hall M-Th 9-4]

Study Session — Chair Jorgen Von Frausing-Borch called the Study Session to order at 6:07pm. Commissioners Uffe Christiansen, Dean Nielsen, and Marc Daniels were in attendance. Sign Ordinance Committee member Michael Sweeney, staff Deputy City Clerk Christina Wile and City Planner Melanie Rheame were also present. Contract City Planner Melanie Rheame gave

1.0 Ceremonial — None.

3.0 Update Agenda

3.1 Proposed changes, modifications to agenda items — City Planner Melanie Rheame explained that the study session to review the Draft Sign Ordinance originally scheduled for 6 pm prior to this meeting was cancelled due to anticipated low attendance. The study session is tentatively rescheduled to be held prior to the next City Council meeting on September 5th 2013 at 6:00pm.

3.2 Commissioners comments — Chairman Von Frausing-Borch commented that, due to excused long-term absences, the Design Review Committee (DRC) has had to cancel meetings due to lack of quorum. The Commission discussed the necessity of having an alternate Planner Commission member on the DRC to ensure that residents can get applications reviewed in a timely fashion. Chairman Von Frausing-Borch directed staff to place item on next agenda to appoint Commissioner Dean Nielsen as DRC alternate.

4.0 Approval of previous minutes

4.1 June 19, 2013 — **MOTION: (Nielsen/Christiansen)**. The June 19, 2013 minutes were unanimously approved.

5.0 Public Comment — None

6.0 Public Hearing

6.1 925 Bluff Street Use Permit, Vacation Rental — Request for a Use Permit to allow for vacation rental use of an attached granny unit and a detached library unit located at 925 Bluff Street (APN 031-211-002). The project site is zoned Agriculture-Exclusive (AE). Planner Melanie Rheame gave an overview. Commissioners ask for clarification on the wording of Item 7 under the Conditions of Approval. City Clerk Nancy Kaytis-Slocum suggested changing Item 7 to read: "Each rental shall be rented out for a minimum of 2 nights." **MOTION (Nielsen/Christiansen)** Adopt Resolution No. PC 2013-29 making the required findings of fact listed in Attachment A to approve the Use Permit, subject to the conditions of approval listed in Attachment B (as amended), and allow for vacation rental use of the existing residence located at 925 Bluff Street. All in favor. The Public Hearing was closed at 7:15pm.

7.0 Business

7.1 Building and Land Use Permits — No action

7.2 Design Review Committee Report — Lino Moggi and Marc Daniels were both absent and unable to report. City Clerk Nancy Kaytis-Slocum was thanked by Commissioner Dean Nielsen for including the Design Review minutes in the Planning Commission packet.

7.3 Design Review Committee Applicants — Commissioners reviewed an application from Charles Collum. Chair Jorgen Frausing-Borch advised City Clerk to continue advertising the vacancy and postponed selection until the next meeting.

7.4 Public Facility Land Use Permits and Building — City Planner Melanie Rheaume advised that there is nothing in the Zoning Code that exempts public facilities from having to apply for land use or building permits.

8.0 Correspondence and Oral Communications — Chair Jorgen Von Frausing-Borch stated that he would follow up on the letter sent to Nancy Trujillo. Chair Jorgen Frausing-Borch asked about a new state law requiring fire suppression sprinklers in new residences. The City Clerk suggested speaking to City Building Official Arnie Kemp and adding the topic to next meeting's agenda. Staff directed to place item on next agenda.

9.0 City Planner's and Deputy City Clerk's Staff Reports — No action.

10.0 Design Review Minutes — No action.

11.0 Adjournment – Next regular meeting September 18, 2013 — Meeting adjourned at 7:45pm.

Respectfully submitted,

Christina Wile  
Deputy City Clerk

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## **Section 5: PUBLIC COMMENT**

**This time is for persons who wish to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction.**

**Items requiring Commission action not listed on this agenda will be placed on the next regular agenda for consideration, unless a finding is made by at least 2/3<sup>rd</sup> of the Commission (three of the five members) that the item came up after the agenda was posted and is of an urgent nature requiring immediate action.**

**This portion of the meeting will be approximately 30 minutes total for all speakers, with each speaker given no more than five minutes.**

**Please state your name and address for the record. (This is optional.)**

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## **Section 6: PUBLIC HEARING**

### **1. OPEN PUBLIC HEARING**

- a. **Announce** agenda item number and state the subject
- b. **Invite staff to report** on the item, including any recommendation
- c. **Ask members of the Council or Commission if they need clarification**. If so, the questions should be asked of the person reporting on the item.
- d. **Invite Public Comment**. Mayor or Chair may limit the time for speakers to 3 minutes

### **2. CLOSE PUBLIC HEARING**

- a. **Invite a motion** from the governing body and announce the name of the person making the motion
- b. **Invite a second** from the governing body and announce the name of the person seconding the motion
- c. **Make sure everyone understands the motion by having it repeated by**
  - i. The maker of motion
  - ii. The Chair
  - iii. The Secretary
- d. **Invite discussion by members of the governing body**
- e. **Take a vote**; ayes and then nays are normally sufficient
- f. **Announce the result of the vote** and announce what action (if any) the body has taken.
- g. **Indicate names of members who voted in the minority of the motion**

## **Section 7: BUSINESS**

Meeting Date:	November 20, 2013	Agenda Item Number	7.1
Agenda Item Title:	Planning Commission Reading of Ordinance No. 2013-04, An Ordinance Amending Zoning Ordinance 02-02 Design Review, Sign and Parking Regulations		
Presented By:	Contract City Planner		
Type of Item:	x	Action	Discussion Information
Action Required:	Approve First Reading of Ordinance 2013-04		

**RECOMMENDATION:** Approve Ordinance 2013-04 An Ordinance Amending Zoning Ordinance 02-02 Design Review, Sign and Parking Regulations by title only, and recommend it to the City Council meeting for a Second Reading and possible adoption.

**BACKGROUND:** On November 7<sup>th</sup>, the City Council approved the second reading of and adopted Sign Ordinance 2013-02. The Sign Ordinance allows for review of signs by the Design Review Committee under certain circumstances, even if the sign is not located in the Design Review Zone. The Ordinance also exempts certain signs from Design Review requirements, even in the Design Review Zone. To allow for this, Zoning Ordinance 02-02 needs to be amended accordingly.

Staff prepared the attached Ordinance 2013-04 amending Zoning Ordinance 02-02 in order to bring the Zoning Ordinance into compliance with the new Sign Ordinance. To maximize the efficient use of staff, Planning Commission, and City Council time, staff incorporated other amendments to the Ordinance to recommend for consideration and possible adoption. These include amendments to §6.05 regarding the overall Design Control Combining Zone and §7.16 regarding parking regulations.

**DISCUSSION:** Proposed amendments to §6.05 regarding the overall Design Control Combining Zone mainly clarify language. The word “Victorian” was replaced with the word “Historical” in §6.05 to reflect the fact there are other architectural styles in Ferndale deserving protection. Amendments to §6.05.4 clarify the Design Review Committee appointment process. Amendments to §6.05.09 impose a time limit for completion of projects that require a building permit and allow for one 6-month extension.

The current parking regulations do not account for Ferndale’s historic downtown area, where buildings were erected without providing parking spaces. There is little space left, especially in the downtown business district, to provide for onsite off-street parking, yet the current regulations provide no alternative options. Relaxing the parking requirements for such buildings and providing options for compliance will better enable the City to enforce the regulations to address parking issues in Ferndale while reducing the burden and uncertainty on business owners.

The proposed amendments to §7.16 relax parking regulations, especially for existing buildings that do not currently have sufficient parking spaces; clarify what triggers a parking compliance review; and provide alternatives for compliance, including a parking in lieu fee, off-site parking arrangements, shared parking, and fair share contributions authorized by the Planning Commission.

**ENVIRONMENTAL REVIEW:** The adoption of the proposed ordinance is not a project subject to CEQA pursuant to Title 14, California Code of Regulations, Sections 15060(c)(2) and 15060(c)(3), as the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment.

## ORDINANCE NO 2013-04

AN ORDINANCE OF THE CITY OF FERNDALE, STATE OF CALIFORNIA, AMENDING ZONING ORDINANCE 02-02 SECTIONS PERTAINING TO DESIGN REVIEW, SIGN AND PARKING REGULATIONS

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THE CITY COUNCIL OF THE CITY OF FERNDALE DOES ORDAIN AS FOLLOWS:

### Article 1      SHORT TITLE AND PURPOSE

§1.1      **Short Title:** This Ordinance shall be known and cited as “Amending Zoning Ordinance 02-02 Design Review, Sign and Parking Regulations.”

§1.2      **Purpose:** The purpose of this Ordinance is to amend Zoning Ordinance 02-02 to reduce inconsistencies, clarify roles, update off-street parking requirements, and as necessitated by adoption of Ordinance 2103-02 Sign Ordinance.

### Article 2      STATUTORY AUTHORITY

§2.1      The statutory authority for this Ordinance is California Government Code §65000 et seq., §65850(b), §38774, §38775, Business and Professions Code § 5200 et seq. and §5490 et seq., Civil Code §713, and other applicable State laws.

### Article 3      GENERAL PROVISIONS

§3.1      The following changes shall be made to Section 6.05 of Zoning Ordinance 02-02. The section noted shall read as follows:

§6.05      (Begin section changed by Ordinance 09-01 on 8/6/09) Design Control Combining or -D Zone. The Design Control Combining or -D Zone is intended to be combined with any principal zone in which the appearance and design of buildings and structures form a substantial contribution to the desirability of the zone for the uses permitted therein, and in which it is desired to protect the over-all ~~Victorian~~Historical appearance of the zone by regulating the design of proposed buildings and structures in the zone. The following regulations shall apply in any zone with which a Design Control Combining or -D Zone is combined, or as specified in Ordinance 2013-02 Sign Ordinance:

- §6.05.1      The procedures and authority for Design Review are established by this section to achieve the following purposes and objectives:
- a. To ensure that new buildings and structures and/or the modification, alteration and/or enlargement of existing buildings or structures occurs in a manner which is consistent with the policies of the general plan;
  - b. To preserve the natural beauty of the town’s site and setting;

- c. To ensure that the architectural design of buildings and structures and their materials and colors are visually harmonious with and are conceptually consistent in character and scale with surrounding area; and
  - d. To ensure that the design and location of signs and their material and colors are consistent with the character and scale of the buildings to which they are attached or which are located on the same site, and to ensure that signs are visually harmonious with surrounding development.
- §6.05.2 Before any sign, structure or building may be erected, structurally altered, or in any way remodeled or improved so as to change the outward appearance of the sign, structure or building, a Design Review Use Permit shall be obtained unless exempted by Ordinance 2013-02.
- §6.05.3 Each application for such Design Review Use Permit shall be accompanied by drawings, plans and such written matter as may be necessary to show the front, side and rear elevations and the colors and materials to be used, and to show any other information that may be required by City staff, the Design Review Committee or the Planning Commission in order that it may adequately evaluate the proposed structure or building.
- §6.05.4 Design Review Use Permits ~~for structural or building alterations, remodeling or improvements so as to change the outward appearance of the structure or building, including changes in exterior paint color,~~ shall be subject to the following procedures:
- a. The Planning Commission shall appoint two of its members as Primary and one member as Alternate Design Review Committee Members.
  - b. The Planning Commission shall interview and recommend to the City Council appointment of three members from the 95536 zip code, preferably with design background in planning, architecture, landscape architecture, historical restoration, or other similar experience related to the design of physical improvements and buildings in the following manner:
    - i. ~~The City Clerk~~City staff shall advertise the vacancy(ies) (via notice in newspaper, public posting) and notify Ferndale residents to contact ~~the City Clerk~~City staff for application procedures, an application, which can be picked up at City Hall or mailed to the applicant.
    - ii. Applications must be received by ~~the City Clerk~~City staff by ten (10) calendar days from the date of posting of the vacancy. Applications must be forwarded to the members of the Planning Commission by the next regular or special meeting. ~~The Planning Commission will interview applicants and make appointments at their next regular or special meeting.~~
    - iii. The Planning Commission shall interview applicants at their next regular or special meeting or direct City staff to re-advertise. After consideration of the applicants and application materials, the Commission shall select an applicant(s) to recommend for appointment. The first person(s) that receives a majority shall be selected. A priority ranking of tThe Commission's recommendation(s) as well as reasons supporting the ranking will

- shall be forwarded to the City Council for their next regular or special meeting.
- iv. The City Council shall consider the applicants and the Planning Commission's recommendation and shall appoint an applicant(s) to the Design Review Committee.~~first person(s) that receives a majority will be selected to fill the vacancy. If a majority is not obtained, or if there are no applicants, the vacancy will be re-advertised and the clock resets.~~
  - c. The Design Review Committee is a sub-committee of, and reports to, the Planning Commission.
  - d. Design Review Use Permit applications shall be forwarded to and reviewed by the Design Review Committee ~~Members~~. No discussion between committee members shall take place, unless in a duly noticed meeting of the Committee.
    - i. (Begin section amended by Ord 2011-04 12/31/11) If a majority of the members present approve, the ~~City Clerk~~City staff shall issue a Design Review Use Permit.
    - ii. If a majority of the members present deny, the applicant can change the design, or can ~~ask that the appeal the decision application go~~ to the Planning Commission at a fee as set by the Fees and Fines Schedule. (End section amended by Ord 2011-04 12/31/11)
- §6.05.5 The ~~Planning Commission~~reviewing body shall consider the proposed structure or building in conjunction with the appearance and design of other structures and/or buildings in the zone in an endeavor to provide that the proposed structure or building will not be unsightly, obnoxious or undesirable in appearance to the extent that it will hinder the harmonious development of the zone, impair the desirability of the zone for the uses permitted therein, limit the opportunity to attain optimum use and value of the land and improvements or otherwise adversely affect the general property and welfare. The ~~Planning Commission reviewing body~~ shall suggest any changes or alterations in the proposed structure or building as it may deem necessary to accomplish the purposes of this Section.
- ~~§6.05.6 Upon denial of any proposal, the applicant has the option of appealing the decision to the City Council, at the same fee as quoted in the current Fees and Fines Resolution for Design Review.~~
- ~~§6.05.7 Upon the approval of any proposal, the Planning Commission shall issue a Design Review Use Permit. Any construction or structural alteration shall be in accordance with such approved proposal.~~
- ~~§6.05.8~~§6.05.6 Emergency / minor / routine repairs in Design Control Combining Zone.
- a. Any of said repairs as defined in Sections 3.29 and 3.48 having value of less than \$1000.00 requires no Design Review Use Permit;~~if greater than \$1000, compliance shall be made under the Building Permit Ordinance.~~
- ~~§6.05.9~~§6.05.7 Time Limits:
- a. Applicants for projects that do not require a building permit shall have six months after the date of ~~the last Design Review Committee member's signature~~Design Review Use Permit issuance to complete

their project. ~~The Planning Commission may grant a one-time extension of 6 months upon applicant's request.~~

b. Applicants for projects that do require a building permit shall be subject to the conditions and time limits of the building permit. If a building permit is not obtained within six (6) months of Design Review Use Permit issuance, the Design Review Use Permit shall be nullified.

~~b.c.~~ City staff may grant a one-time Design Review Use Permit extension of 6 months upon applicant's request.

~~§6.05.10 Penalties: A fine, of double the original fee as determined by the Fee & Fine Schedule Resolution, and at the discretion of the Planning Department, shall be levied against any contractor or individual or business that routinely does business in Ferndale as evidenced by a business license or has previously gone through Design Review, if that business, contractor or individual begins a change to the outside of a building, if in a design review zone, without a Design Review Use Permit. (End of section amended by Ordinance 09-01 on 8/6/09)~~

§3.2 The following changes shall be made to Section 7.16 of Zoning Ordinance 02-02. The section noted shall read as follows:

§7.16 Parking and Loading Facilities: Off street parking and loading spaces shall be provided in all zones in conformity with the following, except as provided for in §7.16.4 of this Ordinance:

7.16.1 Each parking space shall not be less than eight (8) feet wide, and sixteen (16) eighteen (18) feet long ~~with~~ and seven (7) feet of vertical clearance ~~high,~~ and each loading space shall not be less than ten (10) feet wide, twenty (20) five (25) feet long ~~with~~ and fourteen (14) feet of vertical clearance ~~high.~~

7.16.2 When the number of off-street parking spaces required for a structure or use is based on the number of employees, it shall be based upon the shift or employment period during which the greatest number of employees are present.

7.16.3 When a building contains two or more uses, the total required number of off-street parking spaces shall be the sum of the requirements for all uses. Off-street parking spaces for one use may not be considered as providing required off-street parking spaces for other uses unless a shared parking plan is submitted and approved in accordance with §7.16.6 of this Ordinance.

~~7.16.2~~ 7.16.4 Parking and loading spaces shall be provided as follows:

- a. Dwellings: one (1) for each dwelling unit.
- b. Hotels, motels, inns, bed and breakfast inns, boarding houses: one (1) for each individual living quarter or dwellingsleeping ~~unit.~~
- c. Hospitals: one (1) for each bed and one (1) additional for each three (3) staff members.
- d. Offices and retail establishments: one (1) for each 3500 ~~3500~~ square feet of floor area, with a minimum of four (4) for each office building. ~~with a minimum of four (4) for each office building.~~ Medical and dental offices shall provide one (1) additional for each staff member.

- e. Restaurants and Department of Alcoholic Beverage Control licensed premises: one (1) for each four (4) seats or one (1) for each 200 square feet of floor space, whichever ~~yields the greatest number of spaces required is greater.~~
  - f. Wholesale, industrial and public utility buildings: one (1) for each three (3) employees on duty at any one time.
  - g. Recreation, education, and Ppublic assembly uses, including churches and theaters: one (1) for each 500 square feet of floor area~~six (6) seats.~~
  - h. Every commercial use occupying more than 5,000 square feet of floor area in any building shall provide one (1) loading space and one (1) additional loading space for every 20,000 square feet of floor area in excess of 5,000 square feet.
  - ~~g.i.~~ All off-street parking areas shall be accessible from a public street, alley, or driveway. A ten (10) foot wide unobstructed vehicular access lane shall be maintained.
- 7.16.5 Nonconforming parking. A structure with nonconforming off-street parking may be physically changed or undergo a change in use in compliance with the following provisions:
- a. If the use of the structure is changed to one that requires more parking and loading spaces than the previous use, only the difference between the number of spaces required for the previous use and those required for the new use shall be added, even if the previous use was nonconforming as to the number of spaces provided. If the previous use provided more parking than required, the surplus spaces may count toward the additional required spaces for the new use.
  - b. For purposes of this Subsection, the term "previous use" shall mean the last known permitted use of the same location.
  - c. When the floor area of an existing structure is increased, the number of parking and loading spaces shall be increased by the difference between the requirements for the new size and the requirements for the previous size, even if the number of spaces previously provided was nonconforming.
  - d. Any increase in floor area shall not eliminate required existing parking, loading, or access, unless replaced elsewhere onsite or in accordance with §7.16.6.
- 7.16.6 Alternative parking arrangements.
- a. Other alternatives to the parking requirements of this Ordinance may be approved by City staff in compliance with the following:
    - i. Pay an in lieu parking fee in compliance with Subsection c, below; or
    - ii. Provide the required parking facilities on another approved site in compliance with Subsection d, below; or
    - iii. Submit a shared parking plan in compliance with Subsection e, below; or
    - iv. Provide some other fair share contribution where authorized by the

Planning Commission.

- b. The agreement embodying one or a combination of these alternatives shall be filed at City Hall before the issuance of a Building Permit for the project, a business license, or a Building Inspector Approval for a new use in an existing structure.
- c. In lieu of providing parking facilities required by this Ordinance, the requirements may be satisfied by the payment to the City for each parking space required by this Ordinance but not provided by the proposed project in compliance with the following:
  - i. The amount shall be set by the City Council and shall be identified in the City's Fees and Fines Schedule.
  - ii. The Council may elect to decline the acceptance of the payment in lieu of providing the required parking facilities on a case-by-case basis, only if the Council first determines that it is feasible and desirable that the required parking be developed on the subject site.
  - iii. The payment shall be deposited with the City in a special fund and shall be used for the purpose of studying, acquiring and developing on-street and off-street parking facilities, or studying, developing and operating transportation alternatives (e.g. bicycle facilities, mass transit, or pedestrian facilities).
  - iv. All parking in lieu fees paid shall be credited to the parcel upon which the use or structure is located, and shall not be transferable to another parcel.
- d. Parking may be located offsite in compliance with the following:
  - i. In considering a request for offsite parking, City staff shall consider how the distance between the parking area and the proposed use may affect whether the offsite facility will properly satisfy the parking needs of the proposed use.
  - ii. Required parking spaces that are approved offsite shall be committed by a lease or other agreement and filed at City Hall.
  - iii. The owner/operator of a business that uses approved offsite spaces to satisfy parking requirements shall immediately notify City staff of a change of ownership or use of the property for which the spaces are required, and of termination or default of the agreement between the parties.
  - iv. Upon notification that a lease for required offsite parking has terminated, one of the following shall occur:
    - (a). Substitute parking shall be provided; or
    - (b). The size or capacity of the use shall be reduced so that the number of spaces provided comply with this Ordinance.
- e. Parking spaces may be shared by two or more adjacent uses in compliance with the following:
  - i. Up to fifty percent (50%) of the parking spaces serving a use may be

shared by other uses not normally open or operated during similar hours. The applicant must show that the peak parking demand and principal operating hours for each use are suitable for a common parking facility.

ii. A written agreement defining the shared parking shall be executed by all parties concerned and filed at City Hall.

~~+~~iii. Any subsequent change in land uses for which the shared parking proposal was approved, and which results in the need for additional parking spaces, shall require a new application under this subsection.

**Article 4 ENACTMENT**

§4.1 **Severability.** If any section, sub-section, paragraph, sentence, or word of this ordinance shall be held to be invalid, either on its face or as applied, the invalidity of such provision shall not affect the other sections, sub-sections, paragraphs, sentences and words of this Ordinance, and the applications thereof; and to that end the sections, sub-sections, paragraphs, sentences and words of this Ordinance shall be deemed to be severable.

§4.2 **Effective Date.** This Ordinance shall become effective 30 days after the date of its enactment.

**PASSED AND ADOPTED on this 5<sup>th</sup> day of December 2013 by the following vote:**

AYES:

NOES:

ABSTAIN:

ABSENT:

Attest:

\_\_\_\_\_  
City Clerk / Deputy City Clerk

\_\_\_\_\_  
Stuart Titus, Mayor

First Reading:	Amended:	
Second Reading:		
Enacted:		
Amended:		

Meeting Date:	November 20, 2013	Agenda Item Number	7.2
Agenda Item Title:	General Plan Update - Noise & Air Quality Element Chapters 1-3		
Presented By:	Contract City Planner		
Type of Item:	Action	x	Discussion Information
Action Required:	Review and Provide Input		

**RECOMMENDATION:** Review the attached initial draft chapters and overall format for the General Plan Noise & Air Quality Element and provide input.

**BACKGROUND:** On October 3<sup>rd</sup>, the City Council concurred with the Planning Commission's recommendation to approve the General Plan Noise & Air Quality Scope. Staff has completed the initial draft chapters of the element, initiated preparation of the remaining chapters, begun the consultation process with local Native American governments, and contacted agencies, districts and organizations to initiate collaboration.

**DISCUSSION:** The attached initial draft chapters have been prepared according to the approved Scope:

- **Chapter 1 Introduction:** This section discusses the Noise & Air Quality Element purpose and introduces the organization and content of the entire Element. The introduction also addresses how the Noise & Air Quality Element will be internally consistent with other General Plan element, goals, policies and implementation programs. All General Plan Elements are interdependent and related to each other. No single Plan element of should be used in isolation without consideration of all other component elements as an integrated General Plan. The Noise & Air Quality Element directly correlates to the Land Use, Circulation, and Housing Elements.
- **Chapter 2 Definitions:** This section provides definitions of terms and will be revised throughout Element preparation.
- **Chapter 3 Setting & Context:** This Element section includes identification and overview of noise and air quality conditions in the Ferndale Planning Area. Conditions in the greater Eel River Valley are also discussed. Applicable regional air basin, state, and federal standards are listed for context. For air quality, criteria pollutants (i.e., particulate matter smaller than or equal to 10 microns (PM10) are identified. For noise, threshold measurements used by the state (community noise equivalent level (CNEL) and Day Night Average Sound Level (LDN) are identified for context and use in setting applicable noise levels in the element. Applicable legislation is referenced.

**STUDY SESSIONS AND PUBLIC HEARINGS:** Public involvement is an integral part of the General Plan update process. City staff will work with the Planning Commission to organize and schedule study sessions and public hearings to gather public input for integration into the Element. To streamline the process, the sessions will likely be held toward the end of Element preparation, when the public will have more material to comment on. If public participation is low, staff may cancel future sessions and instead hold discussions during regularly scheduled meetings.

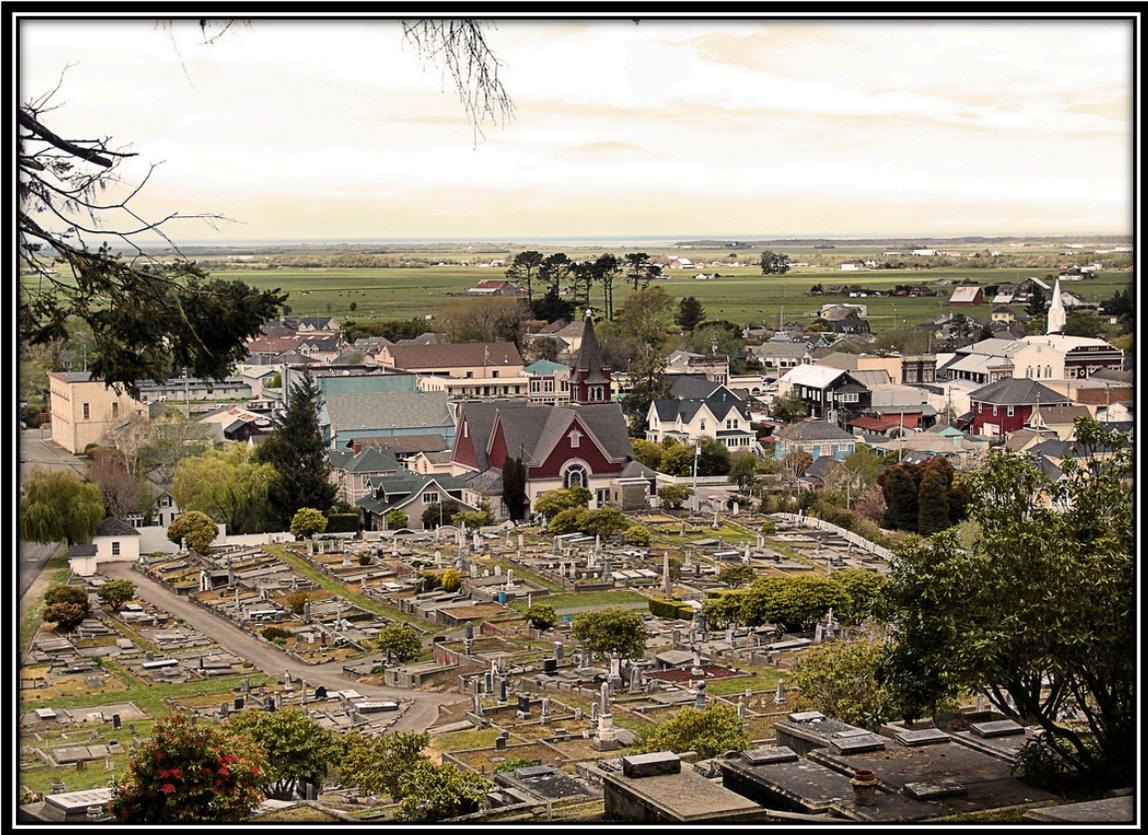
**ENVIRONMENTAL REVIEW:** There is no environmental review required at this time. An Environmental Impact Report (EIR) was prepared in 1986 for the Ferndale General Plan. At minimum, this document must be supplemented to comply with the California Environmental Quality Act (CEQA). Environmental review for the Element update may be coordinated with other General Plan Element Updates, including the Safety Element Update and/or other related discretionary actions of the City.



# City of Ferndale

DRAFT

## Noise & Air Quality Element



*November 2013*

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## City of Ferndale

# NOISE & AIR QUALITY ELEMENT

*Adopted by Resolution No. 2013-XX*

*XXXXXXX, 2013*

***City Council:***

Stuart Titus, Mayor  
Ken Mierzwa  
John Maxwell  
Michael Sweeney  
Daniel Brown

***Planning Commission:***

Jorgen Von Frausing-Borch, Chair  
Uffe Christiansen  
Marc Daniels  
Lino Mogni  
Dean Nielsen

***City Staff:***

Jay Parrish, City Manager  
Christina Wile, Deputy City Clerk

***Prepared by:***

**PLANWEST**   
PARTNERS, INC.

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## City of Ferndale Noise & Air Quality Element

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Figure 15 – .....	X-X

## 1.0 Introduction

The effects of noise on quality of life is of sufficient community concern to warrant a Noise Element in the City of Ferndale General Plan. It is one of the seven mandated General Plan elements per the State Office of Planning and Research (OPR) General Plan Guidelines ([OPR 2003](#)). The existing Ferndale Plan Noise Element is included with the Public Safety and Scenic Highway Elements from 1975. Updated Element goals, policies and implementation measures will help minimize the community's exposure to current noise issues, as well as shield the community from noise created by community activity and development. Identifying existing and projected noise sources can also be an effective way to guide decisions on land use patterns.

Land use can result in noise increases directly (e.g., from zoning of additional community noise sources) and indirectly (e.g., from vehicle trips associated with future uses). Transportation improvements (such as road widening and extensions) could bring traffic noise sources closer to existing or planned receptors. Sensitive receptors (such as schools and health care facilities,) are more vulnerable to noise impacts.

The OPR Guidelines require that the Noise Element provide a basis for comprehensive local programs to control and abate environmental noise and to protect citizens from excessive exposure. The Element is required to identify and appraise noise in the community and follow the guidelines adopted by the Office of Noise Control in the State Department of Health Services. Local governments must analyze and quantify noise levels, and the extent of noise exposure, through actual measurements or the use of noise modeling. The Noise component of the Element defines types of noise including mobile sources and stationary sources and uses projections, contour mapping and analysis to ensure that City noise standards are met.

While there's no state guideline requirement for an air quality element, it is included in the Ferndale General Plan in recognition of the significant community value of clean air. For this reason, it is among the more common optional elements included in General Plans throughout California. There is state level guidance for this important topic, included in General Plan Guidelines for the Conservation Element, which considers air quality as a resource ([OPR 2003](#)). Several of the mandatory elements have effects on air quality and emission sources, including the Land Use, Circulation, Conservation and Open Space Elements that the City of Ferndale intends to update subsequent to this element. Including an Air Quality Element component now will facilitate the updating of these elements in the future.

The Air Quality component is a focus for General Plan air quality policy, integrating related land use, transportation and circulation, transit, safety, and energy issues. The Air Quality component's policies and programs are intended to improve air quality and encourage cooperation with other jurisdictions involved in regional air quality improvement efforts.

In addition to general air quality issues, this component discusses climate change. The potential effects of climate change are extensive, have been well publicized, and are generally accepted by the scientific community. Although actions taken on a local level cannot resolve this global issue, the Noise & Air Quality Element contains policies that address energy and resource conservation and compact community design. These policies reduce greenhouse gas emissions, counteract global warming, and help reduce the potential adverse effects of global warming.

The air quality data and analysis includes an Emissions Reduction Plan to reduce greenhouse gas emissions. AB 32 calls for emission level rollbacks which can be accomplished by reducing both stationary and mobile levels. While AB 32 doesn't require cities to complete Climate Action or Emissions Reduction Plans, the Attorney General's Office has confirmed that such plans constitute acceptable mitigation for cities conducting General Plan Updates. When prepared in conjunction with a General Plan Update and incorporated into each Element, Climate Action or Emission Reduction Plans expedite California Environmental Quality Act (CEQA) review.

Public involvement is an integral part of the General Plan update process. Study sessions and public hearings were held by both the Planning Commission and City Council. In addition, General Plan consultation is an important part of element preparation. The City contacted Native American governments and solicited input on the Noise & Air Quality Element.

During Element preparation, the City collaborated with agencies, districts, and organizations including the North Coast Unified Air Quality Management District (NCUAQMD), Caltrans and the Redwood Coast Energy Authority. The Element was reviewed for consistency with relevant plans such as the NCUAQMD's Particulate Matter Attainment Plan and Humboldt County Noise Element and Air Quality Element updates. The NCUAQMD may have funding opportunities for projects identified in this element. The element makes extensive use of web links and internet source references to maximize the utility of the element while keeping it as concise as possible.

It is the overall goal of the Noise & Air Quality Element to protect the health and welfare of the community by promoting development that is compatible with noise and air quality standards, and reflects the City's commitment to sustainable practices. This Element's noise and air quality goals and policies will address the provisions for maintaining acceptable community noise levels and continued improvement to air quality in Ferndale and the surrounding air basin.

### **Relationship to the Rest of the General Plan**

All General Plan element goals and policies must be internally consistent and are interdependent and related to each other. No single element of the plan should be used in isolation without consideration of all other component elements as an integrated General Plan. The Noise & Air Quality Element directly correlates to the Land Use, Circulation, and Housing Elements, and was reviewed for consistency with all Ferndale General Plan Elements.

**Land Use Element** - The Land Use Element includes policies that promote land use patterns intended to make efficient use of land, preserve open space, and provide adequate services. These policies support sustainability. When updated, the Land Use Element will show acceptable land uses in relation to existing and projected noise contours.

**Circulation Element** - The updated Circulation Element may include policies to reduce congestion and encourage bicycle and pedestrian travel. These measures help ensure that greenhouse gas emissions from vehicle sources are reduced or minimized. Noise exposure data will also influence the location and design of transportation facilities.

**Open Space and Conservation Element** - The updated Open Space and Conservation Element may include policies that support open space acquisition, emphasizing an interconnected open space system with bicyclist and pedestrian connections between residential development and schools, employment, and commercial areas.

**Public Facilities Element** - The updated Public Facilities Element may include policies that address energy-efficiency and renewable energy, water conservation, maximizing the use of recycled water, and solid waste source reduction and recycling.

**Safety Element** - The safety element includes policies intended to minimize the potential for loss of life and property due to flooding, which has been identified as a potential impact of climate change.

**Housing Element** - The Housing Element includes policies to promote energy conservation educational programs and sustainable building techniques such as construction waste recycling and energy efficient retrofits, as well as to explore ways to incorporate energy saving features and materials, and energy efficient systems and designs into residential development and retrofits. These policies support sustainable development. Noise exposure information provided in the Noise component must be considered when planning the location of new housing.

## 2.0 Definitions

This section provides definitions of terms used throughout the Element.

**ADT:** Average daily trips (vehicles).

**Ambient Noise:** The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

**Attenuation:** A decrease in sound level. The most common cause of attenuation is increased distance between a source and receiver (typically, sound decreases by 3 to 6 dB per doubling of distance). Attenuation can also be caused by barriers (e.g., walls, hills, dense vegetation) located between a source and receiver.

**A-Weighted Level:** See dBA.

**CNEL:** Community Noise Equivalent Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7 p.m. to 10 p.m. and after addition of 10 decibels to sound levels in the night from 10 p.m. to 7 a.m.

**dBA:** A-weighted sound level. The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.

**Decibel (dB):** A unit of measurement describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

**Intrusive Noise:** That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence, and tonal or informational content as well as the prevailing noise level.

**Ldn:** Day-Night Average Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m. (Note: CNEL and Ldn represent daily levels of noise exposure averaged on an annual or daily basis, while Leq represents the equivalent energy noise exposure for a shorter time period, typically one hour.)

**Leq:** Equivalent energy level. The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over a given sample period. Leq is typically computed over 1-, 8-, and 24-hour sample periods.

**Noise:** Unwanted sound.

**Noise Contours:** Lines drawn about a noise source indicating equal levels of noise exposure. CNEL and Ldn are the metrics utilized herein to describe annoyance due to noise and to establish land use planning criteria for noise.

**Noise Impacted Areas:** Land areas that are located on the Noise Contour Map within the Noise Contour Bands of 60 Ldn or greater.

**Noise Measurement:** The measurement of the noise level at a given location. It is usually desirable to indicate both the intensity of the noise at the given location, and the distance between the noise source and the location at which the measurement is made. For example, one would report that a diesel truck generates 88 dBA of noise, as measured at a distance of 50 feet.

### 3.0 Setting and Context

The City of Ferndale is located on the southern edge of the Eel River Valley, roughly 4½ miles from the Pacific Ocean. Prevailing winds averaging 5 miles per hour sweep from the north across the alluvial plain in the summer, carrying cool, moist air from the Pacific Ocean. In the winter, winds prevail from the south.

Considered the northern gateway to California's Lost Coast, the City is surrounded by forested mountains to the south and flat agricultural lands to the west, north and east. California State Route 211 runs west from U.S. Route 101 directly through the middle of town, connecting to Petrolia and the Lost Coast via Mattole Road.

#### General Noise Characteristics and Regulation

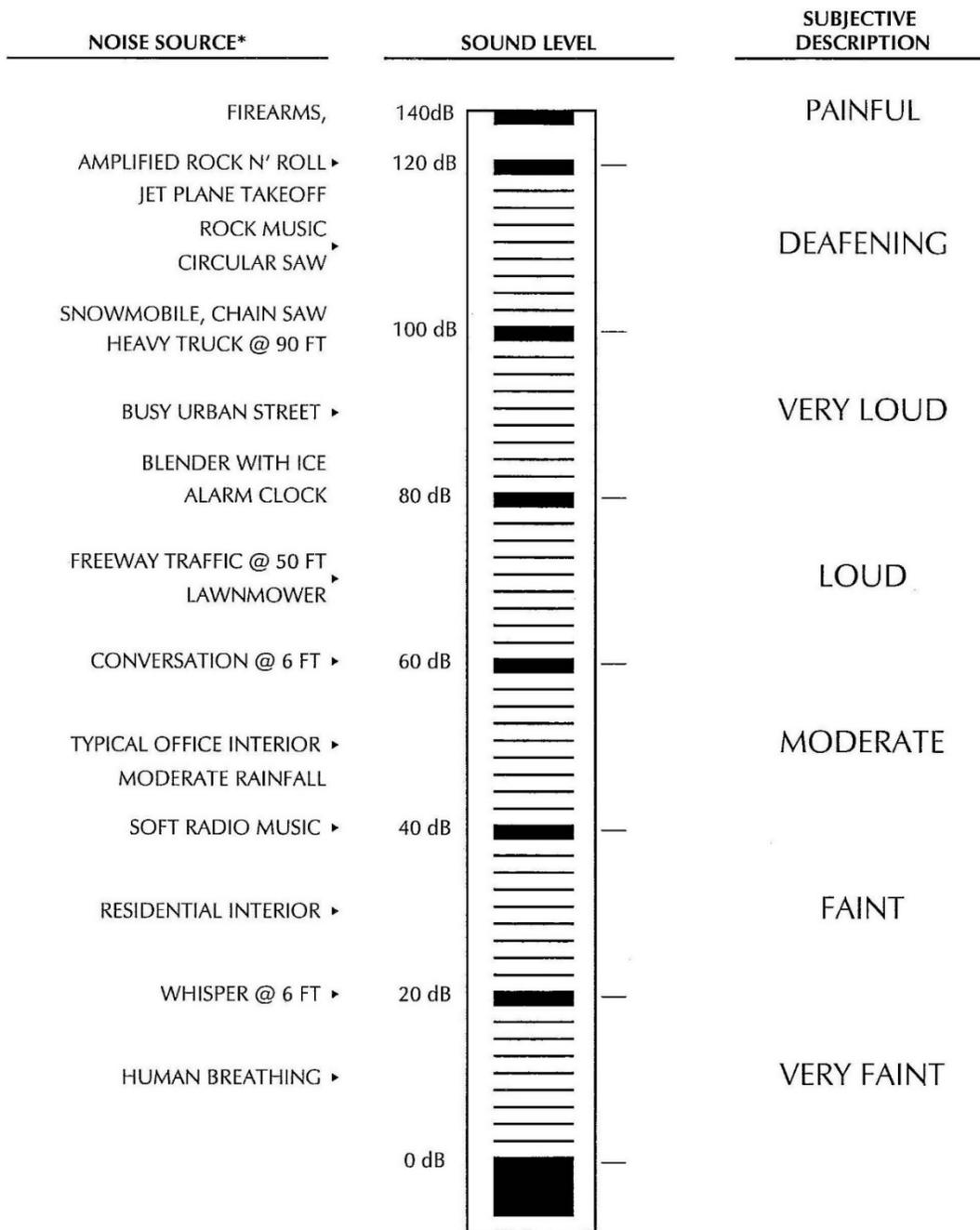
Sound is mechanical energy transmitted by pressure waves in a compressible medium such as air. Sound is characterized by various parameters that include the rate of oscillation of sound waves, the speed of propagation, and the pressure level or energy content. Sound pressure level has become the most common descriptor used to characterize the loudness of an ambient sound level. The unit of sound pressure expressed as a ratio to the faintest sound detectable by a human ear is called a decibel (dB). The U.S. Environmental Protection Agency (EPA) has established 70 dB as the point at which noise begins to harm hearing ([EPA 1974](#)).

The dB scale is used to quantify sound intensity. Because sound pressure can vary enormously within the range of human hearing, noise measurements are weighted more heavily within those frequencies of maximum human sensitivity in a process called "A-weighting," referred to as dBA. In general, a difference of more than 3 dBA is a perceptible change in environmental noise; an increase of 10 dBA is perceived by people as a doubling of loudness ([EPA 1974](#)). Figure 1 compares some common sounds and how they are perceived by the average human.



As sound levels can vary markedly over time, several methods for describing the average character of sound have been devised. A commonly used noise metric is the Community Noise Equivalent Level (CNEL). The CNEL penalizes noise levels during periods of greater noise sensitivity to create an artificially weighted 24-hour exposure. It is calculated by adding a 5 decibel penalty to sound levels in the evening (7:00 p.m. to 10:00 p.m.), and a 10 decibel penalty to sound levels in the night (10:00 p.m. to 7:00 a.m.) to compensate for the increased sensitivity to noise during the quieter late evening and nighttime periods. Thus, the CNEL noise metric provides a 24-hour average of A-weighted noise levels at a particular location, with an evening and a nighttime adjustment, which reflects increased sensitivity to noise during these times of the day. The Day Night Level (Ldn) similarly averages sound levels over 24 hours, with 10dB added to nighttime sound levels. Ldn and CNEL values rarely differ by more than 1 dB. As a matter of practice, Ldn and CNEL values are considered to be equivalent and are treated as such in this assessment.

**Figure 1 Perception of Sounds**



\*Unless otherwise noted, noise levels are measured at the source

Noise is commonly defined as unwanted sound. In general, noise is not a significant issue in Ferndale. The primary noise source affecting sensitive receptors (homes, schools) in the City is traffic on State Route 211. Some commercial and agricultural uses are also identified as noise contributors, although such sources have not generally been identified as significant noise

problems. Potential noise sources affecting development in the City are described in more detail in Chapter 4.0 Noise Characteristics and Sources.

According to OPR's General Plan Guidelines, the fundamental goals of a noise element are:

- To provide sufficient information concerning the community noise environment so that noise may be effectively considered in the land use planning process. In so doing, the necessary groundwork will have been developed so that a community noise ordinance may be utilized to resolve noise complaints.
- To develop strategies for abating excessive noise exposure through cost-effective mitigating measures in combination with zoning, as appropriate, to avoid incompatible land uses.
- To protect those existing regions of the planning area whose noise environments are deemed acceptable and also those locations throughout the community deemed "noise sensitive."
- To utilize the definition of the community noise environment in the form of Community Noise Equivalent Level (CNEL) or Day Night Average Level (Ldn) noise contours as provided in the noise element for local compliance with the State Noise Insulation Standards. These standards require specified levels of outdoor to indoor noise reduction for new multifamily residential constructions in areas where the outdoor noise exposure exceeds CNEL (or Ldn) 60 decibels (dB) ([OPR 2003](#)).

Government Code Section 65302(f) requires that noise elements identify and appraise noise problems in the community. The noise element must recognize the guidelines established by the State Department of Health Services Office of Noise Control and analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for each of the following:



- Highways and freeways.
- Primary arterials and major local streets.
- Passenger and freight on-line railroad operations and ground rapid transit systems.
- Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.
- Local industrial plants, including, but not limited to, railroad classification yards.
- Other ground stationary sources identified by local agencies as contributing to the community noise environment.

Noise contours must be shown for each of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn) ([OPR 2003](#)). Chapter 4.0 Noise Characteristics and Sources presents the noise contour map and guidelines for noise-compatible land use. Chapter 6 Goals, Policies and Implementation presents mitigation to reduce noise impacts to the community.

## General Air Quality Characteristics and Regulations

Ferndale is located within the North Coast Unified Air Quality Management District (NCUAQMD), which consists of Del Norte, Humboldt, and Trinity Counties. The California and Federal Clean Air Acts establish air quality standards for several pollutants, including particulate



CC Image courtesy of [Carodean Road Designs](#) on Flickr

matter, carbon monoxide, ozone, nitrogen dioxide, sulfur dioxide, and lead, and require jurisdictions for areas that violate these standards to prepare and implement plans to achieve the standards. The NCUAQMD meets all federal air quality standards, but exceeds the maximum limits for state standards relating to particulate matter smaller than or equal to 10 microns in diameter (PM<sub>10</sub>). Significant sources of PM<sub>10</sub> include motor vehicle exhaust, road dust, construction and demolition activities, and wood-burning stoves and fireplaces.

According to the Environmental Protection Agency (EPA), the federal agency regulating air quality, particulate pollution consists of microscopic solids or liquid droplets small enough to pass through the nose and throat and penetrate deep into the lungs, causing serious health problems. Scientists have linked particulate matter to a variety of problems, including asthma, decreased lung function, irregular heartbeat, and increased respiratory symptoms ([EPA 2013](#)). Particulate matter has a greater effect on people with heart or lung diseases, children and older adults ([EPA 2013](#)).

The California Clean Air Act of 1988 places primary responsibility for improving Humboldt County's air quality on the NCUAQMD. In 1995, the NCUAQMD prepared a Particulate Matter (PM<sub>10</sub>) Attainment Plan draft report to identify major sources of PM<sub>10</sub> in the District and strategies to reduce particulate pollution and achieve the state standard for PM<sub>10</sub>. These include strategies to reduce emissions from both stationary and mobile sources.

The California Environmental Quality Act (CEQA) requires cities to identify the potentially significant effects on the environments of projects over which the city has discretionary authority. A city approving a project is also required to mitigate significant effects whenever feasible. To determine whether a project would have a potentially significant effect on air quality, the project's potential effects are compared to the local air district's thresholds of significance. The NCUAQMD has not formally adopted significance thresholds; the District instead uses the Best Available Control Technology (BACT) emission rates for stationary sources and recommends the use of the latest version of the CAPCOA's "Health Risk Assessments for Proposed Land Use Project" for new development ([NCUAQMD 2013](#)).

## Global Climate Change

Global climate change is defined as the progressive gradual rise of the Earth's average surface temperature thought to be caused in part by increased concentrations of greenhouse gases (GHGs) in the atmosphere. The change in the average weather of the earth can be measured by wind patterns, storms, precipitation, and temperature. It is exacerbated by greenhouse gases, which trap heat in the atmosphere (thus the “greenhouse” effect). Greenhouse gases include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydroflouorocarbons (HFCs), perflouorocarbons (PFCs), and sulfur hexafluoride (SF<sub>6</sub>), and are emitted by both natural processes and human activities.

The projected effects of climate change cover a broad spectrum of impact areas:

### Human health:

- Exposure to air pollution
- Exposure to infectious diseases due to changing ecosystems and climate
- Weather-related mortality (flooding)

### Water Resources:

- Changing rainfall and snow pack issues
  - Hydrology change in rivers and Delta
  - Increasing sea level
- ### Biological Resources:
- Changing habitat and species distribution

Chapter 5.0 Air Quality Characteristics includes a description of local and regional air quality conditions, a discussion of the area’s current air quality designation, a summary of applicable federal and state standards and laws, a summary of air pollution sources in the Planning Area, and an emissions inventory.

Meeting Date:	November 20, 2013	Agenda Item Number	7.3
Agenda Item Title:	Design Review Committee Applicant		
Presented By:	Christina Wile, Deputy City Clerk		
Type of Item:	<input checked="" type="checkbox"/> Action	<input type="checkbox"/> Discussion	<input type="checkbox"/> Information
Action Required:	Interview Design Review Committee applicant and make recommendation to the City Council for appointment		

**RECOMMENDATION:**

Interview Design Review Committee applicants and make recommendation to the City Council for appointment to the Committee.

**BACKGROUND:**

With the resignation of Dane Cowan from the Design Review Committee, staff placed an advertisement in the Ferndale Enterprise and placed notices on the bulletin boards at Ferndale City Hall and near the post office, with a deadline of November 14, 2013. Staff will bring applications, if any, to the Planning Commission meeting, where the applicant(s) can be interviewed.

Zoning Ordinance 02-02, (changed by Ordinance 09-01):

Section 6.05 Design Control Combining or –D Zone

6.05.4 Design Review Use Permits for structural or Building alterations, remodeling or improvements so as to change the outward appearance of the structure of building, including changes in exterior paint color, shall be subject to the following procedures:

- a. The Planning Commission shall appoint two of its members as Design Review Committee members.
- b. The Planning Commission shall interview and recommend to the City Council appointment of three members from the 95536 zip code, preferably with design background in planning, architecture, landscape architecture, historical restoration, or other similar experience related to the design of physical improvements and buildings in the following manner:
  - i. The City Clerk shall advertise the vacancy(ies) (via notice in newspaper, public posting) and notify Ferndale residents to contact

- the City Clerk for an application, which can be picked up at City Hall or mailed to the applicant.
- ii. Applications must be received by the City Clerk by ten (10) calendar days from the date of posting of the vacancy. Applications must be forwarded to the members of the Planning Commission by the next regular or special meeting. The Planning Commission will interview applicants and make appointments at their next regular or special meeting.
  - iii. A priority ranking of the Commission's recommendations as well as reasons supporting the ranking will be forwarded to the City Council for their next regular or special meeting.
  - iv. The first person(s) that receives a majority will be selected to fill the vacancy. If a majority is not obtained, or if there are no applicants, the vacancy will be re-advertised and the clock resets.

**Business Item 7.4 Building and Land Use Permits**

<i>BUSINESS ITEM</i>		<i>September 12, 2013 – November 13, 2013</i>
<i>Building Permits</i>		
319	Milky Way	Single Family Residence
546	Berding	Re-roof steeple of Assumption Church
1057	5 <sup>th</sup> Street	Temporary Power
389	Berding	Replace windows and siding
450	Berding	Install tankless water heater
632	Main	Re-roof
<i>Land Use Permits</i>		
546	Berding	Encroachment Permit for Re-roofing Project
1289	Madison	Encroachment Permit for Gutter Replacement Project
312	Milky Way	Home Occupation Permit

**NOTE: Staff will bring the Building Permit Book to the Planning Commission meetings so that any of the commissioners, or public, can view any permits that have been issued.**

Meeting Date:	November 20, 2013	Agenda Item Number	7.5
Agenda Item Title:	Design Review Committee Report – Lino Mogni, Marc Daniels		
Presented By:	Chairman Jorgen Von Frausing-Borch		
Type of Item:	Action	x	Discussion
			x
			Information
Action Required:	Receive and file information		

**RECOMMENDATION:**

Receive and File

**BACKGROUND:**

Lino Mogni and Marc Daniels are Planning Commission members who are also members of the Design Review Committee. Either or both will report on items of interest from the Design Review Committee meetings.

## **Section 8: CORRESPONDENCE**

**Construction Postponement Letter - Mailing List \***

Name	Project Address	Mailing Address
Christopher and Lisa Keyes	727 Rose Ave. Ferndale CA 95536	714 Continental Way Missoula, MT 58803
Alien Johnson	741 Rose Ave. Ferndale CA 95536	741 Rose Ave Ferndale, CA 95536
Anthony and Elizabeth Titus	757 Rose Ave. Ferndale CA 95536	P.O. Box 938 Ferndale, CA 95536
Jack and Linda Russ	765 Rose Ave. Ferndale CA 95536	3592 Centerville Rd. Ferndale, CA 95536
David and Irene Blachly	827 Rose Ave. Ferndale CA 95536	P.O. Box 185 Ferndale, CA 95536
Donald and Donna Coppini	861 Rose Ave. Ferndale CA 95536	P.O. Box 661 Ferndale, CA 95536
Constance Ayers	909 Rose Ave. Ferndale CA 95536	P.O. Box 275 Ferndale, CA 95536
John Filippini	1020 Rose Ave. Ferndale CA 95536	P.O. Box 755 Ferndale, CA 95536
George and Karin King	583 Schley Ave. Ferndale CA 95536	P.O. Box 7 Ferndale, CA 95536
Dennis & Sharon DeCarli	764 Rose Ave. Ferndale CA 95536	P.O. Box 302 Ferndale, CA 95536
Robert & Kalynn Dolcini	760 Rose Ave. Ferndale CA 95536	P.O. Box 65 Ferndale, CA 95536
Thomas Guyer	660 Berding st. Ferndale CA 95536	P.O. Box 323 Ferndale, CA 95536
Anthony & Amanda Gomes	550 Herbert St. Ferndale CA 95536	P.O. Box 1486 Ferndale, CA 95536
Dennis, Steve and Terri Branstetter	682 Berding St. Ferndale CA 95536	5842 Fairmont Dr. Redding, CA 96003
David and Mary Renner	657 Berding St. Ferndale CA 95536	1312 Pleasant Point Rd Ferndale, CA 95536
Peers Motor Sales	650 Herbert St. Ferndale CA 95536	P.O. Box 728 Ferndale, CA 95536
Regina Byrd-Bass	959 Dewey St. Ferndale CA 95536 & 909 Dewey St. Ferndale CA 95536	6288 San Diego Rd Corning, CA 96021
Gloria Dezordo	959 Rose St. Ferndale CA 95536	P.O. Box 904 Ferndale, CA 95536
Laura Hussey & Brian Morrison	1009 Rose Ave. Ferndale CA 95536	P.O. Box 762 Ferndale, CA 95536
Robert and Janet Smith	1035 Rose Ave. Ferndale CA 95536	P.O. Box 993 Ferndale, CA 95536
Kimball & Angela Jorgensen	1039 Rose Ave. Ferndale CA 95536	P.O. Box 423 Ferndale, CA 95536
Bruce & Susan Brower	1077 Rose Ave. Ferndale CA 95536	P.O. Box 1387 Ferndale, CA 95536
David and Bonnie Griffiths	1127 Rose Ave. Ferndale CA 95536	P.O. Box 1103 Ferndale, CA 95536
Ralph and Linda Mathes	1110 Rose Ave. Ferndale CA 95536	P.O. Box 276 Ferndale, CA 95536
Jack Russ	1078 Rose Ave. Ferndale CA 95536	P.O. Box 391 Ferndale, CA 95536
Glenn & Kristie Martella	1060 Rose Ave. Ferndale CA 95536	1469 Amborsini Ln. Ferndale, CA 95536
Paul Cosentino	1040 Rose Ave. Ferndale CA 95536	P.O. Box 1480 Ferndale, CA 95536
Sandra Siddall	960 Rose Ave. Ferndale CA 95536	4732 Driftwood Way Oceanside, CA 92057
Sean & Janet Webb	940 Rose Ave. Ferndale CA 95536	PO BOX 919 Sebastopol, Ca 95473
Gary Renner	920 Rose Ave. Ferndale CA 95536	1994 Becker Ln, Ferndale, CA 95536
Sheila Wilma	580 Schley Ave. Ferndale CA 95536	9915 Quannah Ct. Spokane, WA 99208

✓ KEYES.  
ROSE AVE.

OCT 21 2013

BY:.....



*City of Ferndale*

834 Main Street, P. O. Box 1095  
Ferndale, California 95536  
Phone: 707.786.4224, Fax: 707.786.9314

October 14, 2013

\* see mailing list for all recipients

TO: David and Mary Renner  
1312 Pleasant Point Rd  
Ferndale, CA 95536

SUBJECT: Rose Ave. Pedestrian Improvement Project

Dear: David and Mary Renner

The City of Ferndale is in the process of executing a contract with V & Construction to complete the Pedestrian Improvements along Rose Ave. Construction was expected to begin in September however, due to the potential for conflicts in weather, the project was placed on hold until the summer of 2014.

Once the schedule has been determined, a follow up letter will be mailed with the expected start date. The contractor will make arrangements with the current occupant prior to scheduling any work. Construction is expected to take 6 to 8 weeks and should have little effect on the daily operation of the local residents.

Thank you and please feel free to contact me at (707) 444-3800, ext 7441, with any questions.

Sincerely,

David Caisse, P.E.  
Senior Project Manager

✓ correct.  
Rose Ave.

**City of Ferndale** INCORPORATED 1893**CONSULTATION REQUEST INVITATION**

**TO:** California Governor's Office of Emergency Services  
3650 Schriever Ave  
Mather, CA 95655

**FROM:** City of Ferndale  
Stuart Titus, Mayor   
834 Main Street  
Ferndale, CA 95536

**DATE:** October 28, 2013

**SUBJECT:** Consultation Request Invitation

**PURPOSE:** To invite agencies to participate in consultation with the City of Ferndale regarding the General Plan Safety Element Update.

**SUMMARY:** The City of Ferndale is updating its General Plan Safety Element as mandated by State law. General Plan Element Updates are subject to the California Environmental Quality Act (CEQA), and therefore, environmental review.

**Safety Element**

The purpose of the Safety Element is to provide a policy basis for measures Ferndale can take to reduce the potential risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, earthquakes, landslides, and other natural and man-made hazards. The Element summarizes potential hazards including: seismically induced surface rupture, ground shaking, and ground failure; slope instability leading to landslides; subsidence, liquefaction and other seismic hazards; flooding; and wildland and urban fires. The Safety Element also addresses evacuation routes, peak load water supply requirements, and minimum road widths and clearances around structures as those items relate to fire and geologic hazards. The Safety Element is one of the seven mandated general plan elements listed in California Government Code §65302.

**CONCLUSION:** The City is sending this invitation to the Office of Emergency Services to help identify issues and subjects to be addressed in the General Plan Safety Element.

Please send your consultation request to: Melanie Rheaume, Contract Planner, City of Ferndale, P.O. Box 1095 Ferndale, CA 95536, or Email [melanier@planwestpartners.com](mailto:melanier@planwestpartners.com).

**City of Ferndale** INCORPORATED 1893**CONSULTATION REQUEST INVITATION**

**TO:** California Geological Survey  
Office of the State Geologist  
801 K Street, MS 12-30  
Sacramento, CA 95814

**FROM:** City of Ferndale  
Stuart Titus, Mayor *ST*  
834 Main Street  
Ferndale, CA 95536

**DATE:** October 28, 2013

**SUBJECT:** Consultation Request Invitation

**PURPOSE:** To invite agencies to participate in consultation with the City of Ferndale regarding the General Plan Safety Element Update.

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**CONCLUSION:** The City is sending this invitation to the California Geological Survey to help identify issues and subjects to be addressed in the General Plan Safety Element.

Please send your consultation request to: Melanie Rheaume, Contract Planner, City of Ferndale, P.O. Box 1095 Ferndale, CA 95536, or Email [melanier@planwestpartners.com](mailto:melanier@planwestpartners.com).

**City of Ferndale** INCORPORATED 1893**CONSULTATION REQUEST INVITATION**

**TO:** Bear River Band of Rohnerville Rancheria  
William Sand, Chairperson  
27 Bear River Drive  
Loleta, CA 95551

Wiyot Tribe  
Ted Hernandez, Chairperson  
1000 Wiyot Drive  
Loleta, CA 95551

**FROM:** City of Ferndale   
Stuart Titus, Mayor  
834 Main Street  
Ferndale, CA 95536

**DATE:** October 28, 2013

**SUBJECT:** Consultation Request Invitation

**PURPOSE:** To invite local Native American Governments to participate in consultation with the City of Ferndale regarding the General Plan Safety Element Update.

**SUMMARY:** The City of Ferndale is updating its General Plan Safety Element as mandated by State law. General Plan Element Updates are subject to the California Environmental Quality Act (CEQA), and therefore, environmental review.

**Safety Element**

The purpose of the Safety Element is to provide a policy basis for measures Ferndale can take to reduce the potential risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, earthquakes, landslides, and other natural and man-made hazards. The Element summarizes potential hazards including: seismically induced surface rupture, ground shaking, and ground failure; slope instability leading to landslides; subsidence, liquefaction and other seismic hazards; flooding; hazardous materials; and wildland and urban fires. The Safety Element also addresses evacuation routes, peak load water supply requirements, and minimum road widths and clearances around structures as those items relate to fire and geologic hazards. The Safety Element is one of the seven mandated general plan elements listed in California Government Code §65302.

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**CONCLUSION:** The City is sending this invitation to two Native American Governments to participate in consultation pursuant to Government Code §65352.3, to help identify issues and subjects to be addressed in the General Plan Safety Element. If you believe other Native American Governments would wish to consult, please forward this invitation or advise us so we can send an invitation.

Due to limits mandated by State law, your consultation request must be sent by the earliest possible date, but not later than 90 days from the date of this notice. Please send your consultation request to: Melanie Rheaume, Contract Planner, City of Ferndale, P.O. Box 1095 Ferndale, CA 95536, or Email [melanier@planwestpartners.com](mailto:melanier@planwestpartners.com)

**City of Ferndale** INCORPORATED 1893**CONSULTATION REQUEST INVITATION**

**TO:** Bear River Band of Rohnerville Rancheria  
William Sand, Chairperson  
27 Bear River Drive  
Loleta, CA 95551

Wiyot Tribe  
Ted Hernandez, Chairperson  
1000 Wiyot Drive  
Loleta, CA 95551

**FROM:** City of Ferndale  
Stuart Titus, Mayor   
834 Main Street  
Ferndale, CA 95536

**DATE:** October 28, 2013

**SUBJECT:** Consultation Request Invitation

**PURPOSE:** To invite local Native American Governments to participate in consultation with the City of Ferndale regarding the General Plan Noise & Air Quality Element Update.

**SUMMARY:** The City of Ferndale is updating its General Plan Noise Element as mandated by State law. The Noise Element is one of the seven mandated general plan elements listed in California Government Code §65302. Air Quality is considered an optional element. The City currently has no Air Quality Element, but will be adding one as part of a combined Noise & Air Quality Element. General Plan Element Updates are subject to the California Environmental Quality Act (CEQA), and therefore, environmental review.

**Noise & Air Quality Element**

The Noise & Air Quality Element will address ways to improve air quality and reduce noise, especially for sensitive receptors such as: schools, medical facilities, and certain residential uses.

The Noise component of the Element will defines types of noise including, but not limited to, mobile sources (vehicle noise) and stationary sources (commercial and

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industrial). This section includes a noise contour map for State Route 211 (Main Street) through Ferndale.

The air quality data and analysis includes an Emissions Reduction Plan to reduce greenhouse gas emissions. AB 32 calls for emission level rollbacks which can be accomplished by reducing both stationary and mobile levels. While AB 32 doesn't require cities to complete Climate Action or Emissions Reduction Plans, the Attorney General's Office has confirmed that such plans constitute acceptable mitigation for cities conducting General Plan Updates. When prepared in conjunction with a General Plan Update and incorporated into each Element, Climate Action or Emission Reduction Plans expedite CEQA review.

**CONCLUSION:** The City is sending this invitation to two Native American Governments to participate in consultation pursuant to Government Code §65352.3, to help identify issues and subjects to be addressed in the General Plan Noise & Air Quality Element. If you believe other Native American Governments would wish to consult, please forward this invitation or advise us so we can send an invitation.

Due to limits mandated by State law, your consultation request must be sent by the earliest possible date, but not later than 90 days from the date of this notice. Please send your consultation request to: Melanie Rheaume, Contract Planner, City of Ferndale, P.O. Box 1095 Ferndale, CA 95536, or Email [melanier@planwestpartners.com](mailto:melanier@planwestpartners.com)

**FERNDALE VOLUNTEER FIRE DEPARTMENT**  
**P.O. Box 485**  
**Ferndale, California – 95536**

Date:	October 28, 2013
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City of Ferndale  
P.O. Box 1095  
Ferndale, CA 95536

City Clerk:

The Fire Department has completed inspections on the following homes or businesses, and has found that **grease frying shall be a restricted use**.  
With the exception of grease frying, there are no safety issues or objections for the following :

Name	Address	Use
Kathy Thorton	860 Herbert Street	Commercial Kitchen

 Signature	 FIRE CHIEF
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Ferndale Fire Department

Fire Chief  
860 Herbert  
✓ CORRES

**FERNDALE VOLUNTEER FIRE DEPARTMENT**  
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**Ferndale, California – 95536**

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 Signature	FIRE CHIEF
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Ferndale Fire Department

Fire Chief  
860 Herbert  
✓ CORRES

## **Section 9: STAFF REPORTS**

### **CITY PLANNER ACTIVITY**

#### **Task 1 – General Planning**

- Attended 10/3 City Council Meeting and Study Session. Prepared and presented First Reading of Ordinance 2013-02 Sign Ordinance and General Plan Noise & Air Quality Element Scope of Work.
- Responded to inquiries regarding sign regulations for the Ferndale Repertory Theatre.
- Responded to public inquiries regarding zoning regulations pertaining to livestock density and pasturing horses for compensation at 1057 5<sup>th</sup> Street in the Agricultural Exclusive Zone.
- Coordinated with City Manager and City Staff in response to public inquiry regarding fencing over Stormwater drainage easement at 511 Shamsi Court.
- Continued coordination with City Manager, City Attorney and City Staff on siding project at 580 Main Street. Prepared correspondence, collated files, attended 10/17 Special Closed Session City Council Meeting, assembled documentation for City Attorney.
- Researched Electric Rule 20A, including process, requirements, and findings. Coordinated with City Manager and PG&E representative Lizette Burtis to prepare PG&E Undergrounding Continuation & Progress Report for 10/3 City Council Meeting.
- Responded to public inquiry regarding parking requirements in the C2D zone.
- Coordinated with City Attorney to prepare authorization to update the Nuisance Ordinance.

#### **Task 2 – Reimbursable Fee Planning**

- Westfall Witham Minor Subdivision and Lot Line Adjustment: Coordinated with City Engineers Office on revisions to the Conditions of Approval. Prepared and sent Letter of Planning Commission Action and Letter of City Engineer Action.
- 989 Milton – AT&T Generator Use Permit: Reviewed Use Permit application for backup generator installation at 989 Milton. Sent applicant letter outlining requirements to complete application.

#### **Task 3 – Special Projects**

- Sign Ordinance Update
  - Coordinated with Deputy City Clerk to post draft Sign Ordinance on City website.
  - Incorporated input from 9/18 Study Session and Planning Commission meeting.
  - Advertised Sign Ordinance Study Session via flyers and newspaper.
  - Prepared and presented First Reading at 10/3 City Council Study Session and meeting. Council unanimously approved. Incorporated input from public and Council, sent to City Attorney for legal review. Initiated preparation of Second Reading. Initiated preparation of accompanying Zoning Ordinance amendments.

- Coordinated with Chief of Police, City Manager, and City Attorney to prepare First Reading of Ordinance 2013-03 Medical Marijuana Dispensary and Cultivation Ordinance.
- Prepared sample Zoning Ordinance amendments to parking regulations to increase affordability.
- Researched zoning regulations on potential properties for senior housing project. Coordinated with City Manager and Coalition for Senior Housing to determine viability of sites. Attended 10/2 meeting with a working group of A1AA, Lytle Foundation, Ferndale Senior Resource Center, DCI Builders and City of Ferndale representatives to discuss need for senior housing in Ferndale and possible solutions. Prepared Access, Parking, Zoning and Incentive Plan for 11/13 meeting.

#### **Task 4 – General Plan Review Fund**

- Initiated preparation of Noise & Air Quality Element according to Planning Commission and City Council approved Scope of Work.

### **DEPUTY CITY CLERK ACTIVITY**

#### **Meetings**

- Daily Meetings with City Manager/City Clerk regarding work schedule.
- Attended conference calls with City Manager/City Clerk to City attorney, City Engineer and City Planner regarding City Council meeting agenda items.
- Attended:
  - City Council Meeting 10/03/13
- Wrote agenda items and compiled packets for:
  - Regular City Council Meeting 10/03/13
  - Special City Council Meeting 10/17/13
- Transcribed meeting minutes and uploaded meeting videos for:
  - Regular City Council Meeting 10/03/13
  - Special City Council Meeting 10/17/13 (no video recording)
- Posted all meeting agendas and public notices on City Hall and Post Office bulletin boards.
- Uploaded meeting packets to City website.

#### **Projects**

- Started initial testing of a Ferndale GIS system and geodatabase at City Hall.
- Wrote Waste Water Treatment Plant Operator in Training (OIT) job advertisement. Sent to Times Standard for price quote. Received authorization from City Manager/City Clerk and directed the Times Standard to run the advertisement for 5 days. The posting was also sent to the Ferndale Enterprise and published on the City's website.
- Received and filed applications for the Deputy City Clerk/City Clerk and OIT positions.
- Completed and faxed parade letter to Caltrans. Filed in parade binder, 'Ferndale High School Homecoming Parade', and sent copy to Ferndale Police Dept.

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- Created a step-by-step procedure for processing parade permits and filed in parade binder, "How To" binder and saved a copy electronically.
  - Created a Certificate of Occupancy for City Building Official Arnie Kemp.
  - Daily work with front counter and telephones: assisted the public with questions, rentals, permits and licenses.
  - Sent and received emails daily (cityclerk@ci.ferndale.ca.us).
  - Wrote and processed City correspondence daily.
  - Picked up paint for City Hall multiple times.
  - Worked with Joe Mellet from the County to correct sewer charges.
  - Completed and filed Form 700 Statement of Economic Interest.
  - Processed rental applications and fees for City Hall and Community Center. Updated City Calendar daily. Made copies of the City Calendar and distributed to Public Works.
  - Returned cleaning deposits to Community Center and City Hall rental applicants.
  - Completed and returned new housing report.
  - Completed and returned Strong-Motion Instrumentation and Seismic Hazard Mapping Report.
  - Processed dog licenses: mail and over the counter. Made copy of Dog License worksheet for Ferndale Police Department.
  - Processed yearly business licenses: mail and over the counter.
  - Organized and filed paperwork from Deputy City Clerk's office and hallway.
  - Created sample file directory for Deputy City Clerk's office filing cabinets.
  - Organized and scanned documents from 580 file in preparation for the Special City Council Meeting. There is now a chronological, electronic record of all correspondence.
  - Received and typed staff reports from Public Works Department.
  - Processed building permits for the following addresses:
    - 1289 Madison – Encroachment Permit
    - 389 Berding – Encroachment Permit & Re-roof
    - 450 Berding – Install Tankless Water Heater
    - 632 Main – Re-roof

## **Section 10: DESIGN REVIEW**

## **Section 11: ADJOURN**