

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

Location:	City Hall	Date:	June 3, 2015
	834 Main Street	Time:	7:00 pm
	Ferndale CA 95536	Posted:	May 28, 2015

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 Call meeting to order / Flag salute / Roll call
- 2.0 Ceremonial - None
- 3.0 Modifications to the Agenda
- 4.0 Approval of previous minutes
 - 4.1 Minutes of May 6, 2015 Regular Meeting Page 3
- 5.0 Public Comment
- 6.0 Public Hearing
 - 6.1 693 3rd Street Use Permit for Vacation Rental Page 6
 - 6.2 563 Ocean Avenue Use Permit for Vacation Rental Page 14
- 7.0 Business (Note: This is the time for commissioners to report any Ex Parte communications on this agenda item.)
 - 7.1 Recommend Appointment of Design Review Applicant to City Council..... Page 23
 - 7.2 Building and Land Use Permits April 28, 2015–May 26, 2015 Page 25
 - 7.3 Design Review Committee Report & Minutes Page 26
- 8.0 Correspondence None
- 9.0 Commissioner Comments
- 10.0 City Planners and Deputy City Clerk’s Staff Reports
- 11.0 Adjournment

**The next regular meeting of the Ferndale Planning Commission will be on
July 1, 2015 at 7:00 pm.**

Section 1: CALL MEETING TO ORDER

Section 2: CEREMONIAL

Section 3: UPDATE AGENDA

Proposed changes, modifications to agenda items
Commissioners' comments

Section 4: APPROVAL OF PREVIOUS MINUTES

City of Ferndale, Humboldt County, California USA
Minutes for Planning Commission Meeting of May 6, 2015

Call to Order — Chair Jorgen von Frausing-Borch called the Planning Commission Meeting to order at 7:00pm. Commissioners Dean Nielsen, Paul Gregson, and Ellin Beltz were present along with Staff Planner Stephen Avis and Deputy City Clerk Kristene Tavares. Commissioner Michael Warner was not present (excused absence). Those in attendance pledged allegiance to the flag.

2.0 Ceremonial –None

3.0 Modifications to the Agenda – None.

4.0 Approval of previous minutes – **Motion:** To approve the minutes of the April 1, 2015 Regular Meeting. **(Gregson/Beltz) 3-0-1 (Nielsen abstained due to being absent)**

5.0 Public Comment – None

6.0 Business

6.1 Building and Land Use Permits: Staff went over building permits. There were no commissioner comments on this business item.

6.2 Design Review Committee Report & Minutes: Commissioner Gregson gave a short report on Design Review. The committee only had one permit issued. There were no other comments.

7.0 Correspondence- None

8.0 Commissioner Comments- Commissioner Gregson commented that he had done some light research on solar panels. Gregson passed out flyers for Commissioners and staff to review. The flyers included other cities with historical areas that have guidelines for the installation of solar panels. Commissioners discussed communities that have been able to take their homes completely off the grid with solar panels and storage batteries. Commissioners would like to have a discussion agenda item on solar panels at an upcoming Planning Commission Meeting. Staff will send Commissioners some information on the California Solar Rights Act to review. Commissioner Beltz inquired about the test panels on the sidewalks along Main Street. Chair von Frausing-Borch informed Commissioner Beltz that a committee, including the mayor and city manager, had selected a color. Von Frausing-Borch also commented that Cal-Trans had started staining the sidewalks on the north side of town and will be working its way down to the downtown area. Cal-Trans will be working with the Chamber of Commerce and city staff to notify merchants when they will be coming in and closing sections of the sidewalk. Commissioner Beltz also inquired about Rose Avenue and if CalTrans will be performing any work on staining those sidewalks. Planner Avis informed Beltz that

he did not believe they would be performing any work in that area. Beltz commented that maybe staff could find out the brand and color used to stain the Main Street sidewalks so the city or community members could possibly do the staining.

9.0 City Planner's and City Clerk's Staff Report- Chair von Frausing-Borch asked City Planner about the General Plan update. Planner Avis informed von Frausing-Borch that he had been discussing the update with Senior Planner George Williamson. Avis informed the Commissioners that staff is currently working on bringing something to an upcoming meeting. Avis also informed Commissioners that he will put together an outline and timetable for them. Deputy City Clerk Tavares also informed Commissioners that there is currently an application being processed for a Lot Line Adjustment and a Vacation Rental. Also, another citizen came in the office and picked up an application for a Vacation Rental but has not turned the application in as of yet. Staff informed Commissioners that research for an Ordinance that possibly had been passed limiting the number of Vacation Rental in town was being conducted. Staff will continue the research and inform commissioners if something is found.

Meeting was adjourned at 7:24 pm.

Respectfully Submitted

Kristene Tavares
Deputy City Clerk

Section 5: PUBLIC COMMENT

Section 6: PUBLIC HEARING

Meeting Date:	June 3, 2015		Agenda Item Number	6.1
Agenda Item Title	693 3 rd Street Use Permit			
Presented By:	Contract City Planner		Case Number	UP1508
Type of Item:	x	Action	Discussion	Information
Action Required:		No Action	x	Voice Vote
				Roll Call Vote

Information on this project is on file with the City Clerk. Questions regarding this application or Staff Report may be directed to Stephen Avis at (707) 267-8651 or Stephen.Avis@mail.com. Written comments may be submitted to the City Clerk by 4:00 PM on June 3, 2015.

PROJECT DESCRIPTION:

The property owner is requesting a Use Permit to allow for vacation rental use of a single-family residence at 693 3rd Street (APN 031-073-13). The parcel is zoned Residential Two-Family (R-2).

ENVIRONMENTAL REVIEW:

This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). The proposed project qualifies for a CEQA Class 1, Section 15301 Categorical Exemption from preparation of environmental documents. This exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or not expansion of use.

STAFF RECOMMENDATION:

Staff has included findings of fact (Attachment A) necessary to take an action on the Use Permit. If the Planning Commission accepts the findings of fact or makes comparable findings, then staff recommends the Planning Commission approve the Use Permit, subject of the conditions of approval listed in Attachment B.

Recommended Motion: "Adopt Resolution No. PC 2015-15 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 and allow for vacation rental use of a single-family residence located at 693 3rd Street."

PROJECT SUMMARY:

This property is a standard city lot measuring 60' x 120' (7,200 sq ft). The structure is a 3-bedroom, 2.5-bath home including a two-car garage for off-street parking. The applicant proposes to use the residence as a year-round vacation rental by offering the house as overnight transient lodging for compensation. Prior use of the property has been residential.

APPLICABLE ZONING REGULATIONS:

§5.04 Residential Two-Family (R-2): The Residential Two-Family Zone is intended to be applied in areas of the City close to urban centers where all utilities and services are available and where housing demand justifies a density of two families on each building site. The following regulations shall apply in all R-2 Zones:

- 5.04.1 Principal permitted uses:
 - a. Single family dwellings
 - b. Two-family dwellings
 - c. Boarding of not more than two (2) persons not employed on the premises
 - d. Keeping no more that four (4) household pets for each dwelling unit.
- 5.04.2 Uses permitted with Use Permit
 - a. Guest houses and servants' quarters
 - b. Private institutions
 - c. Bed and breakfast inns.

§7.16 Parking and Loading Facilities

- 7.16.2 Parking spaces shall be provided as follows:
 - a. Dwellings: one (1) for each dwelling unit
 - b. Hotels, motels, inns, bed and breakfast inns, and boarding houses: one (1) for each individual living quarter or dwelling unit.

ANALYSIS:

Zoning and Permit Requirements:

The Ferndale Zoning Ordinance does not directly define or regulate single-family vacation rentals, the proposed type of transient residential use. The R-2 zone allows guesthouses and bed and breakfast inns with a Use Permit. The proposed transient residential use differs from either of these in that neither the property owner nor a manager reside on the property during the rental period.

Per Zoning Ordinance §10.01, a conditional use permit may be granted for any use which, while not specifically enumerated in the regulations, is similar to and compatible with the uses permitted in the zone." The Ferndale Planning Commission has approved vacation rental and bed & breakfast use permits in the R-1 and R-2 zones, Community Commercial Design Control zone and the Agriculture Exclusive zone throughout the city.

Conditional use permits, as provided for with Zoning Ordinance §3.78.2 may be granted by the Planning Commission for a use, "which may be essential or desirable to the public, convenience or welfare in one or more zones, but which may also impair the integrity and character of the zone or adjoining zone, or be detrimental to the public health, morals or welfare unless additional restriction on the location and extent of use are imposed and enforced." In order to reduce the potential impacts of transient use, the Planning Commission has placed conditions on vacation rental use permits including a two-night minimum stay and a requirement that the subject property be rented on only one group at a time. These conditions have been included in the Conditions of Approval (Attachment B).

Surrounding General Plan Land Use and Zoning Designations:

The subject property is located at the intersection of A and 3rd Streets, two blocks from the downtown commercial district. Adjoining parcels to the south and west, and parcels across A Street are also zoned R-2. One residential property across 3rd Street is zoned R-1, the other is zoned R-2.

Aesthetics and Character:

The property will continue to serve a residential use. The property has been owner occupied and could be rented on a monthly basis without a use permit. There will be no outward sign that the property is being used for a shorter period of time. Vacation rental properties tend to be well maintained. Sufficient on-site parking is provided to reduce impacts from street parking. The property and proposed use is compatible with and similar to the residential character of the neighborhood.

- Attachments:**
- A. Findings of Fact
 - B. Conditions of Approval
 - C. Vicinity and Zoning Map
 - D. Resolution

Attachment A

FINDINGS OF FACT

Staff has prepared the following findings to justify the Commission's approval of the requested use permit.

1. This project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 Categorical Exemption per Section 15301 Categorical Exemption for the preparation of environmental documents. This exception consists of the operation, repair, maintenance, and permitting, leasing, licensing or minor alteration of the existing public or private structures.
2. The proposed project as outlined and conditioned, conforms to and is consistent with the Ferndale General Plan and conforms to the Ferndale Zoning Ordinance and the requirements associate with the R-2 Zone.
3. The proposed project, as outlined and conditioned, will not be contrary to the intent of the zoning regulation or to the public interest, safety, health and welfare, and
 - a. Appears to be similar and compatible with other uses allowed in the zone;
 - b. Does not appear to impair the integrity and character of the zone or neighborhood;
 - c. Appears to be compatible with the maintenance of the healthful residential living environment and the predominantly residential character of the area;
 - d. Does not significantly impact the general peace, safety, comfort, health and welfare of the zone/residential community; and
 - e. Appears compatible with and does not detract from the character and aesthetics of adjacent zones.

Attachment B

CONDITIONS OF APPROVAL

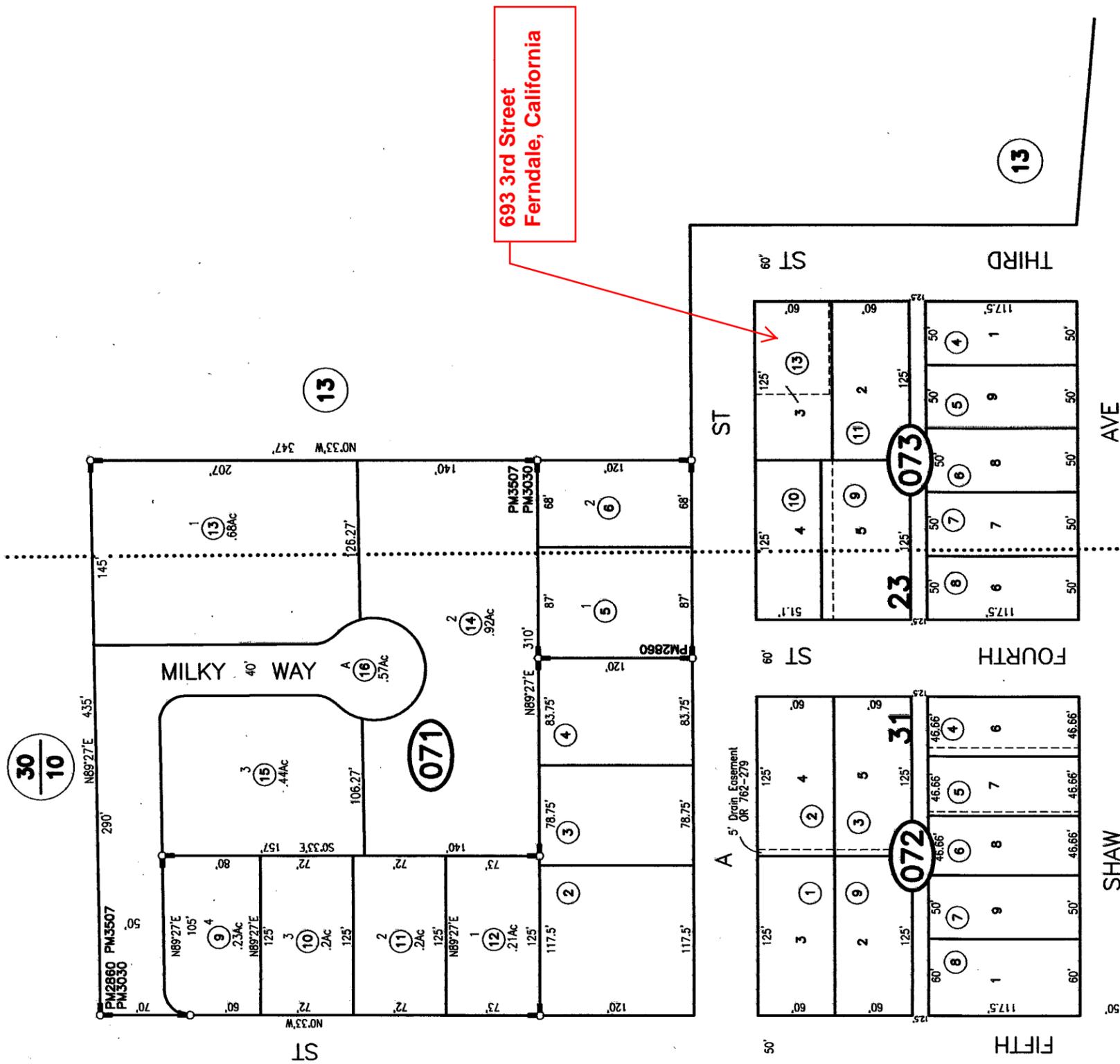
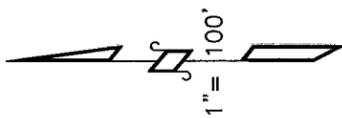
Planning Commission Use Permit approval shall be subject to the following conditions. The violation of any term or requirement in this conditional approval may result in the revocation of the permit.

1. The applicant shall be responsible to pay all applicable fees, deposits or charges associated with processing and finalizing this Use Permit and/or otherwise owed to the City of Ferndale. All applicable or other required fees shall be paid to the satisfaction of the City of Ferndale before the Use Permit is considered final and approved.
2. The proposed use shall be in conformance with the approved permit application and with the information and analysis contained in the associated staff report and conditions of approval on file with the City. Should the proposed site use deviate from that allowed by this approval, the applicant may be required to first receive Planning Commission approval for such changes.
3. Should the applicant or any other future owner of the subject property who uses the property as approved under this permit, does not conform to the requirement of these conditions, said non-conformance shall constitute a violation of this use permit and it shall become null and void until either the issues have been addressed to the City's satisfaction or the permit is revoked.
4. All proposed and/or future use authorized hereunder shall be in conformance with all applicable City ordinances, regulations and codes including but not limited to Zoning Ordinance 02-02, the California Uniform Building Code and any fire codes an/or Public Health & Safety Code, applicable to the nature and type of proposed use.
5. Prior to operation, the applicant shall obtain a letter from the Ferndale Fire Chief and the Ferndale Building Inspector verifying that the home meets occupation requirements. Copies of these letters shall be given to the City Clerk.
6. The Applicant shall obtain a business license for the Vacation Rental and pay appropriate Transient Occupancy Tax (TOT) to the City.
7. Under the propose use, the entire property shall be rented to one group at a time for a minimum stay of two nights. Bedrooms shall not be rented separately or individually as a vacation rental.

31-07

CITY OF FERNDALE

Attachment C



693 3rd Street
Ferndale, California

30
10

1

SHAW DIVISION 5-79
PM2860, of PM Bk 26, Pg 17
PM3030 of PM Bk 28, Pgs 16-17
RS, Bk 63 of surveys, Pg 47
PM3507 of PM Bk 34, Pgs 83-84

072

31

073

23

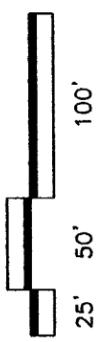
ASSESSOR'S PARCEL MAP
1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

ASSESSOR'S PARCEL MAP

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles.

8

Assessor's Map Bk. 31, Pg.07
County of Humboldt, CA.

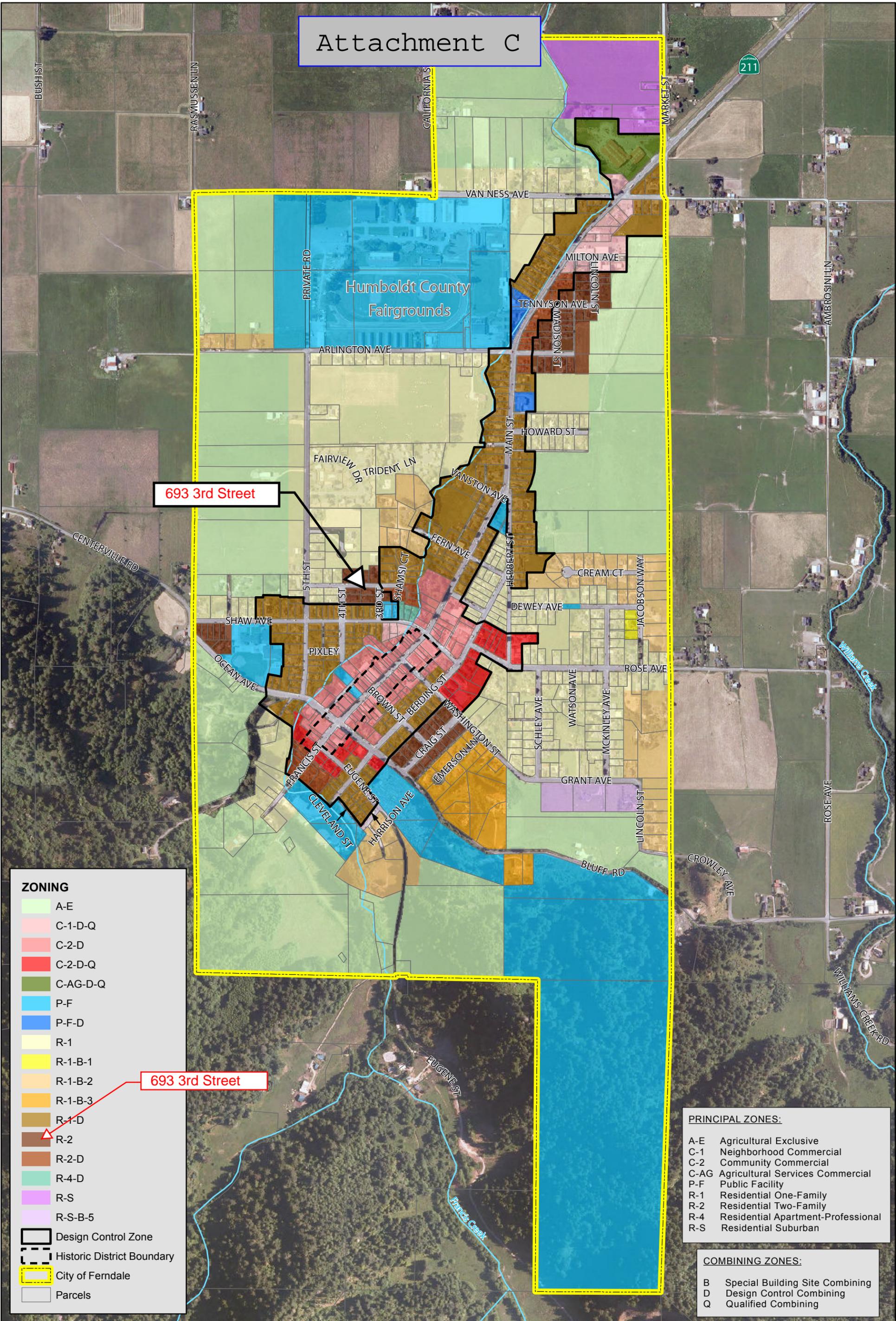


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Dec 23, 2009

City of Ferndale Land Use/Zoning Map

Attachment C



ZONING

- A-E
- C-1-D-Q
- C-2-D
- C-2-D-Q
- C-AG-D-Q
- P-F
- P-F-D
- R-1
- R-1-B-1
- R-1-B-2
- R-1-B-3
- R-1-D
- R-2
- R-2-D
- R-4-D
- R-S
- R-S-B-5

- Design Control Zone
- Historic District Boundary
- City of Ferndale
- Parcels

PRINCIPAL ZONES:

- A-E Agricultural Exclusive
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- C-AG Agricultural Services Commercial
- P-F Public Facility
- R-1 Residential One-Family
- R-2 Residential Two-Family
- R-4 Residential Apartment-Professional
- R-S Residential Suburban

COMBINING ZONES:

- B Special Building Site Combining
- D Design Control Combining
- Q Qualified Combining



Attachment D

A RESOLUTION OF THE PLANNING COMMISSION FOR THE CITY OF FERNDALE, CALIFORNIA Resolution Number PC 2015-15

MAKING THE REQUIRED FINDINGS OF FACT TO APPROVE A USE PERMIT, SUBJECT TO CONDITIONS OF APPROVAL, AND ALLOW THE VACATION RENTAL USE OF A SINGLE-FAMILY RESIDENCE LOCATED AT 693 3RD STREET (APN 031-073-13).

WHEREAS, Steve Nunes as agent for Antonia Collenberg has submitted an application and evidence in support of approving a Use Permit to allow for vacation rental use of a single-family residence at 693 3rd Street; and

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA) per Section 15301 of Article 19 "Categorical Exemptions"; and

WHEREAS, the Planning Commission has reviewed the submitted application and evidence for conformance with General Plan policies and goals, and with applicable Zoning Regulations as required to approve a Use Permit; and

WHEREAS, the staff report includes evidence in support of making all of the required findings for approving a Use Permit; and

WHEREAS, the documents and materials on which this decisions is based are on file at the office of the City Clerk;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission for the City of Ferndale approves a Use Permit to allow the vacation rental use of property located at 693 3rd Street, Ferndale subject the attached Conditions of Approval.

PASSED AND ADOPTED this 3rd day of June 2015 by the following vote of the Planning Commission for the City of Ferndale:

This motion was made by Commissioner _____.

The motion was seconded by Commissioner _____.

YES:

NO:

ABSTAIN:

ABSENT:

Attest:

City Clerk

Jorgen Von Frausing-Borch, Chairman

Meeting Date:	June 3, 2015		Agenda Item Number	6.2
Agenda Item Title	563 Ocean Avenue Use Permit			
Presented By:	Stephen Avis, Contract City Planner		Case Number	UP1509
Type of Item:	<input checked="" type="checkbox"/>	Action	<input type="checkbox"/>	Discussion
Action Required:	<input type="checkbox"/>	No Action	<input checked="" type="checkbox"/>	Voice Vote
				Information
				Roll Call Vote

Information on this project is filed with the City Clerk. Questions regarding this application or Staff Report may be directed to Stephen Avis at (707) 267-8651 or Stephen.Avis@mail.com. Written comments may be submitted to the City Clerk by 4:00 PM on June 3, 2015.

PROJECT DESCRIPTION:

The property owners are seeking a Use Permit to allow the vacation rental use of a single-family residence located at 563 Ocean Avenue (APN 031-094-04). The project site is zoned Residential Two-Family (R-2).

ENVIRONMENTAL REVIEW:

This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). The proposed project qualifies for a CEQA Class 1, Section 15301 Categorical Exemption from preparation of environmental documents. This exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or not expansion of use.

STAFF RECOMMENDATION:

Staff has included findings of fact (Attachment A) necessary to take an action on the Use Permit. If the Planning Commission accepts the findings of fact or makes comparable findings, then staff recommends the Planning Commission approve the Use Permit, subject of the conditions of approval listed in Attachment B.

Recommended Motion: "Adopt Resolution No. PC 2015-16 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 and allow for vacation rental use of a single-family residence located at 563 Ocean Avenue."

PROJECT SUMMARY:

This property is a conventional but oversized city lot. The structure is a two-story 1894 yellow Victorian that is listed on the Register of Historic Places with 4-bedrooms and 2 bathrooms. The property includes a single car garage plus two additional off-street parking spaces. The applicant proposes to use the residence as a year-round vacation rental by offering the house as overnight transient lodging for compensation. Prior use of the property has been residential and Bed and Breakfast.

APPLICABLE ZONING REGULATIONS:

§5.04 Residential Two-Family (R-2): The Residential Two-Family Zone is intended to be applied in areas of the City close to urban centers where all utilities and services are available and where housing demand justifies a density of two families on each building site. The following regulations shall apply in all R-2 Zones:

5.04.1 Principal permitted uses:

- a. Single family dwellings
- b. Two-family dwellings
- c. Boarding of not more than two (2) persons not employed on the premises
- d. Keeping no more that four (4) household pets for each dwelling unit.

5.04.2 Uses permitted with Use Permit

- a. Guest houses and servants' quarters
- b. Private institutions
- c. Bed and breakfast inns.

§7.16 Parking and Loading Facilities**7.16.2 Parking spaces shall be provided as follows:**

- a. Dwellings: one (1) for each dwelling unit
- b. Hotels, motels, inns, bed and breakfast inns, and boarding houses: one (1) for each individual living quarter or dwelling unit.

ANALYSIS:**Zoning and Permit Requirements:**

The Ferndale Zoning Ordinance does not directly define or regulate single-family vacation rentals, the proposed type of transient residential use. The R-2 zone allows guesthouses and bed and breakfast inns with a Use Permit. The proposed transient residential use differs from either of these in that neither the property owner nor a manager reside on the property during the rental period.

Per Zoning Ordinance §10.01, a conditional use permit may be granted for any use which, while not specifically enumerated in the regulations, is similar to and compatible with the uses permitted in the zone." The Ferndale Planning Commission has approved vacation rental and bed & breakfast use permits in the R-1 and R-2 zones, Community Commercial Design Control zone and the Agriculture Exclusive zone throughout the city.

Conditional use permits, as provided for with Zoning Ordinance §3.78.2 may be granted by the Planning Commission for a use, "which may be essential or desirable to the public, convenience or welfare in one or more zones, but which may also impair the integrity and character of the zone or adjoining zone, or be detrimental to the public health, morals or welfare unless additional restriction on the location and extent of use are imposed and enforced." To reduce the potential impacts of transient use, the Planning Commission has placed conditions on vacation rental use permits including a two-night minimum stay and a requirement that the subject property be rented on only one group at a time. These conditions are included in Attachment B.

Surrounding General Plan Land Use and Zoning Designations:

The subject property is located at the intersection of Craig Street and Ocean Avenue, two blocks from the downtown commercial district. Adjoining parcels on Craig Street are also zoned R-2. The adjacent residential property on Ocean Avenue is zoned R-1-D.

Aesthetics and Character:

The property will continue to serve a residential use. The property has been owner occupied and could be rented on a monthly basis without a use permit. There will be no outward sign that the property is being used for a shorter period of time. Vacation rental properties tend to be well maintained. Sufficient on-site parking is provided to reduce impacts from street parking. The property and proposed use is compatible with and similar to the residential character of the neighborhood.

Attachments: A. Findings of Fact
B. Conditions of Approval
C. Vicinity and Zoning Map
D. Resolution

Attachment A

FINDINGS OF FACT

Staff has prepared the following findings to justify the Commission's approval of the requested use permit.

1. This project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 Categorical Exemption per Section 15301 Categorical Exemption for the preparation of environmental documents. This exception consists of the operation, repair, maintenance, and permitting, leasing, licensing or minor alteration of the existing public or private structures.
2. The proposed project as outlined and conditioned, conforms to and is consistent with the Ferndale General Plan and conforms to the Ferndale Zoning Ordinance and the requirements associate with the R-2 Zone.
3. The proposed project, as outlined and conditioned, will not be contrary to the intent of the zoning regulation or to the public interest, safety, health and welfare, and
 - a. Appears to be similar and compatible with other uses allowed in the zone;
 - b. Does not appear to impair the integrity and character of the zone or neighborhood;
 - c. Appears to be compatible with the maintenance of the healthful residential living environment and the predominantly residential character of the area;
 - d. Does not significantly impact the general peace, safety, comfort, health and welfare of the zone/residential community; and
 - e. Appears compatible with and does not detract from the character and aesthetics of adjacent zones.

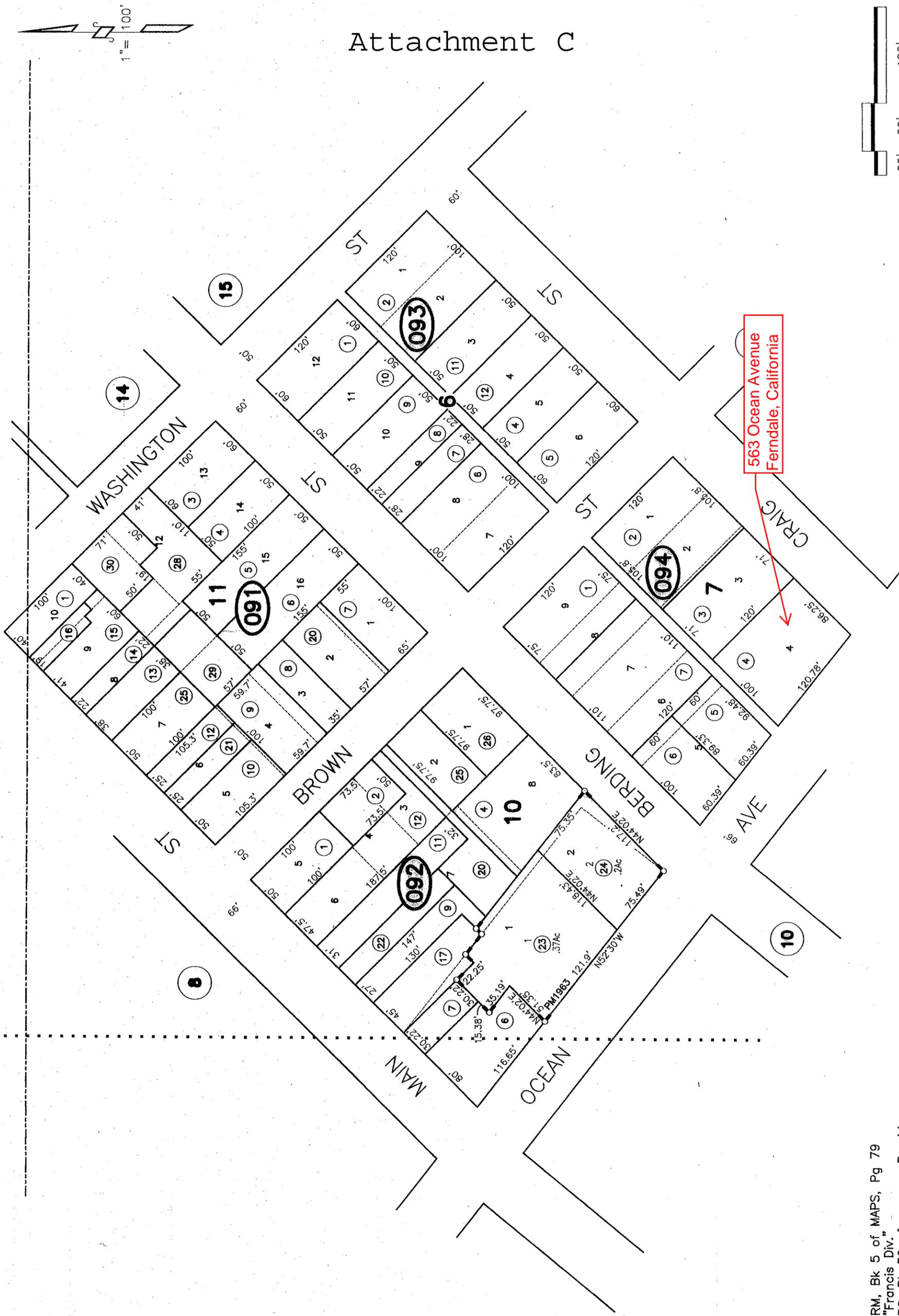
Attachment B

CONDITIONS OF APPROVAL

Planning Commission Use Permit approval shall be subject to the following conditions. The violation of any term or requirement in this conditional approval may result in the revocation of the permit.

1. The applicant shall be responsible to pay all applicable fees, deposits or charges associated with processing and finalizing this Use Permit and/or otherwise owed to the City of Ferndale. All applicable or other required fees shall be paid to the satisfaction of the City of Ferndale before the Use Permit is considered final and approved.
2. The proposed use shall be in conformance with the approved permit application and with the information and analysis contained in the associated staff report and conditions of approval on file with the City. Should the proposed site use deviate from that allowed by this approval, the applicant may be required to first receive Planning Commission approval for such changes.
3. Should the applicant or any other future owner of the subject property who uses the property as approved under this permit, does not conform to the requirement of these conditions, said non-conformance shall constitute a violation of this use permit and it shall become null and void until either the issues have been addressed to the City's satisfaction or the permit is revoked.
4. All proposed and/or future use authorized hereunder shall be in conformance with all applicable City ordinances, regulations and codes including but not limited to Zoning Ordinance 02-02, the California Uniform Building Code and any fire codes an/or Public Health & Safety Code, applicable to the nature and type of proposed use.
5. Prior to operation, the applicant shall obtain a letter from the Ferndale Fire Chief and the Ferndale Building Inspector verifying that the home meets occupation requirements. Copies of these letters shall be given to the City Clerk.
6. The Applicant shall obtain a business license for the Vacation Rental and pay appropriate Transient Occupancy Tax (TOT) to the City.
7. Under the propose use, the entire property shall be rented to one group at a time for a minimum stay of two nights. Bedrooms shall not be rented separately or individually as a vacation rental.

Attachment C



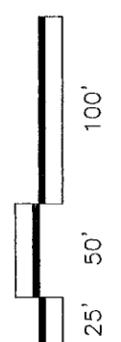
ASSESSOR'S PARCEL MAP

1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
2. THE ACCURACY OF THE DATA SHOWN.
3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

RM, Bk 5 of MAPS, Pg 79
 "Francis Div."
 RS, Bk 50 of surveys, Pg 44
 PM1963 of PM Bk 17, Pg 65
 RS, Bk 68 of surveys, Pg 30

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles.

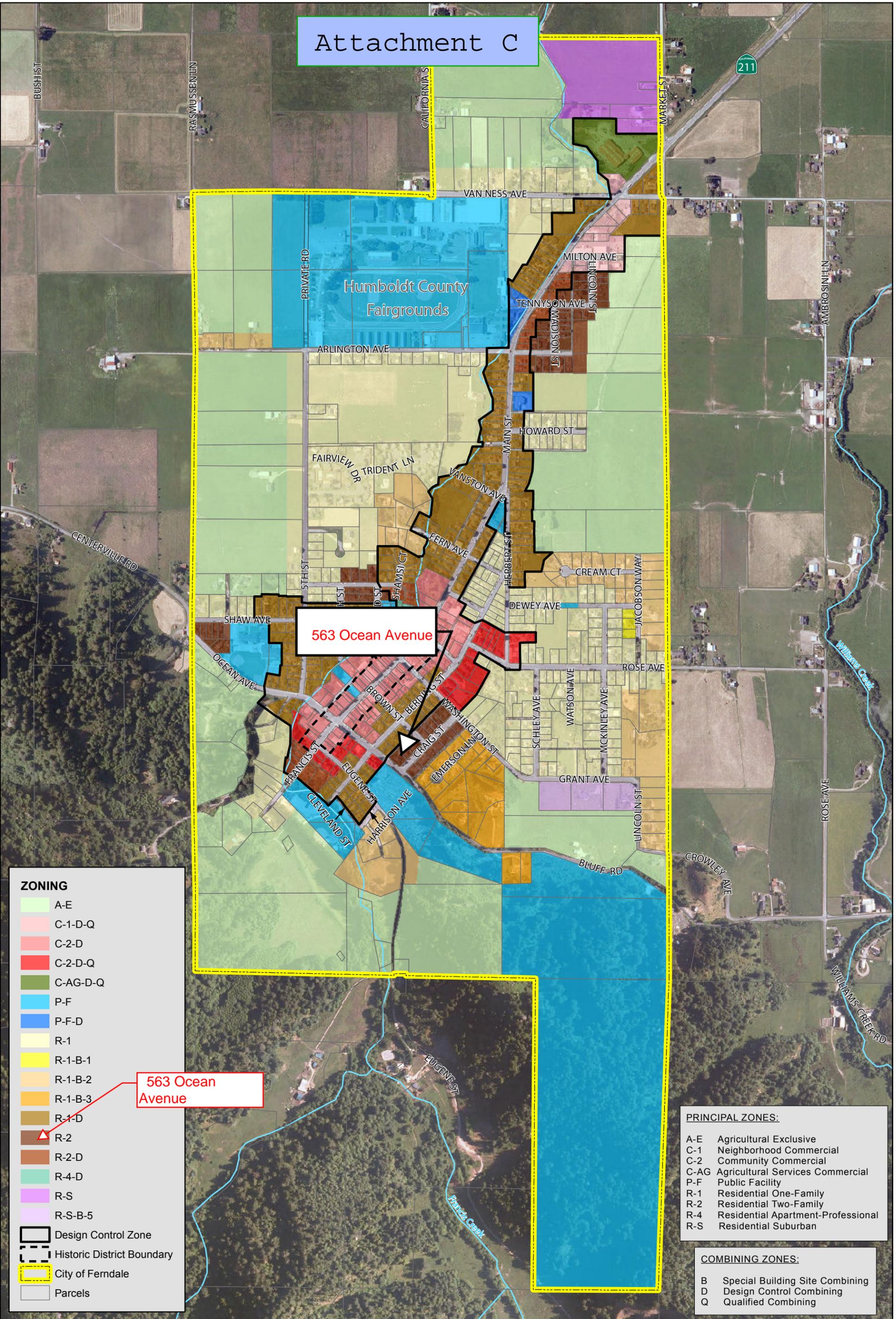
Assessor's Map Bk. 31, Pg.09
 County of Humboldt, CA.



4
 Dec 13, 2010

City of Ferndale Land Use/Zoning Map

Attachment C



563 Ocean Avenue

563 Ocean Avenue

ZONING

- A-E
- C-1-D-Q
- C-2-D
- C-2-D-Q
- C-AG-D-Q
- P-F
- P-F-D
- R-1
- R-1-B-1
- R-1-B-2
- R-1-B-3
- R-1-D
- R-2
- R-2-D
- R-4-D
- R-S
- R-S-B-5

- Design Control Zone
- Historic District Boundary
- City of Ferndale
- Parcels

PRINCIPAL ZONES:

- A-E Agricultural Exclusive
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- C-AG Agricultural Services Commercial
- P-F Public Facility
- R-1 Residential One-Family
- R-2 Residential Two-Family
- R-4 Residential Apartment-Professional
- R-S Residential Suburban

COMBINING ZONES:

- B Special Building Site Combining
- D Design Control Combining
- Q Qualified Combining

Map Compiled 6 September 2011
 Source: Imagery - USDA NAIP 2009
 City Boundary, Roads, Water features - Humboldt County CDSD,
 (http://co.humboldt.ca.us/planning/maps)
 *edited by Planwest Partners Inc.
 Land Use/Zoning - Planwest Partners Inc.



Attachment D

**A RESOLUTION OF THE PLANNING COMMISSION
FOR THE CITY OF FERNDALE, CALIFORNIA
Resolution Number PC 2015-16**

MAKING THE REQUIRED FINDINGS OF FACT TO APPROVE A USE PERMIT, SUBJECT TO CONDITIONS OF APPROVAL, AND ALLOW THE VACATION RENTAL USE OF A SINGLE-FAMILY RESIDENCE LOCATED AT 563 OCEAN AVENUE STREET (APN 031-094-04).

WHEREAS, Paul Beatie and Cheri March have submitted an application and evidence in support of approving a Use Permit to allow for vacation rental use of a single-family residence at 563 Ocean Avenue; and

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA) per Section 15301 of Article 19 "Categorical Exemptions"; and

WHEREAS, the Planning Commission has reviewed the submitted application and evidence for conformance with General Plan policies and goals, and with applicable Zoning Regulations as required to approve a Use Permit; and

WHEREAS, the staff report includes evidence in support of making all of the required findings for approving a Use Permit; and

WHEREAS, the documents and materials on which this decisions is based are on file at the office of the City Clerk;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission for the City of Ferndale approves a Use Permit to allow the vacation rental use of property located at 563 Ocean Avenue, Ferndale subject the attached Conditions of Approval.

PASSED AND ADOPTED this 3rd day of June 2015 by the following vote of the Planning Commission for the City of Ferndale:

This motion was made by Commissioner _____.

The motion was seconded by Commissioner _____.

YES:

NO:

ABSTAIN:

ABSENT:

Attest:

City Clerk

Jorgen Von Frausing-Borch, Chairman

Section 7: BUSINESS

Meeting Date:	June 3, 2015	Agenda Item Number	7.1
Agenda Item Title	Recommend Design Review Applicant to City Council		
Presented By:	Kristene Tavares, Deputy City Clerk		
Type of Item:	<input checked="" type="checkbox"/> Action	<input type="checkbox"/> Discussion	<input type="checkbox"/> Information
Action Required:	<input type="checkbox"/> No Action	<input checked="" type="checkbox"/> Voice Vote	<input type="checkbox"/> Roll Call Vote

RECOMMENDATION:

Recommend appointment of applicant to serve on the Design Review Committee to the City Council.

BACKGROUND:

The Design Review Committee has been short a member since March of this year. Paul Gregson was appointed to the Planning Commission in March of 2015, which left an at large seat available on the Design Review Committee. City staff advertised and posted notices on three separate occasions. The last posting had a deadline of May 18, 2015 to receive applications. An application from Jeff Farley was received on May 18, 2015 and is attached. No other applications for the position have been received.

ATTACHMENT:

1. Application from Jeff Farley

City of Ferndale
DESIGN REVIEW COMMITTEE APPLICATION

Name: Jeffrey Farley

Address: 1677 market st.

Phone: (707) 616-2228 email: Farley.J@suddenlink.net

Please list education and/or experience which you feel relates to or would be beneficial to the role of Design Review Committee Member (this may include serving on a board, commission or council, past or present government or civic experience, completed courses or knowledge in planning, architecture, landscape architecture, historical restoration or similar experience related to the design of physical improvements, etc.)

FERNDALE PLANNING COMMISSION - 16 yrs (CHAIRMAN - 6 yrs.)

MAYOR CITY OF FERNDALE 4 TERMS = 8 yrs.

LAFLO - LOCAL AGENCY FORMATION COMMISSION - 4 yrs.

JOURNEYMAN CARPENTER PACIFIC LUMBER CO. SCOTIA CA.

GRADUATE - 1 WATER TREATMENT LICENSE CA.

Please describe your knowledge or familiarity with Ferndale's General Plan, Zoning Ordinance, and Design Review standards:

GENERAL PLAN UPDATES PLANNING COMM. FERNDALE

DESIGN REVIEW COMMITTEE FOR HISTORICAL PRESERVATION

Please list any design review issues with which you may find yourself in conflict:

NONE

Jeff Farley
Applicant's Signature

5/18/15
Date

Business Item 7.2 - Building and Land Use Permits

<i>BUSINESS ITEM</i>		<i>April 28, 2015 – May 26, 2015</i>
<i>Building Permits</i>		
B1517	1371 Lincoln	Demolish
B1518	625 McKinley	Sheetrock/Handrail
B1519	541 Berding	Bay Window Addition
B1520	447 Main	Bathroom Remodel
B1521	1085 Grant	Awning
B1522	439 Berding	New Garage Door

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:	June 3, 2015	Agenda Item Number	7.3
Agenda Item Title	Design Review Committee Report & Minutes		
Presented By:	Kristene Tavares, Deputy City Clerk		
Type of Item:	<input type="checkbox"/> Action	<input checked="" type="checkbox"/> Discussion	<input type="checkbox"/> Information
Action Required:	<input checked="" type="checkbox"/> No Action	<input type="checkbox"/> Voice Vote	<input type="checkbox"/> Roll Call Vote

RECOMMENDATION:

Receive and file report from Design Review Committee members.

BACKGROUND:

Chairman Von Frausing-Borch and staff have discussed having the two Design Review Committee members report on items of interest. This will be an on-going item on the agenda.

ATTACHMENTS:

1. NO CURRENT APPROVED MINUTES THIS MONTH

Section 8: CORRESPONDENCE

Section 9: COMMISSIONER COMMENTS

Section 10: STAFF REPORTS

Section 11: ADJOURNMENT