

**REGULAR AGENDA
CITY OF FERNDALE - HUMBOLDT COUNTY U.S.A.
DESIGN REVIEW COMMITTEE MEETING**

Location	834 Main Street Ferndale, CA 95536	Date:	April 25, 2024
		Time:	8:30 am

We welcome you to this meeting. Members of the Public may be heard on any business item on this Agenda before or during the Design Review Committee consideration of the item. The public may also directly address the Design Review Committee on any item of interest to the public that is not on the Agenda during the public comment time; however, the Design Review Committee generally cannot take action on an item not on the Agenda.

A person addressing the Design Review Committee will be limited to five (5) minutes unless the Chair grants a longer period of time. While not required, we would appreciate it if you would identify yourself with your name and address when addressing the Design Review Committee.

This 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.

TO SPEAK ON ANY ISSUE, PLEASE BE ACKNOWLEDGED BY THE CHAIR BEFORE SPEAKING

1. CALL MEETING TO ORDER – DEPUTY CITY CLERK WILL DO ROLL CALL
2. MODIFICATIONS TO THE AGENDA
3. APPROVAL OF PREVIOUS MINUTES
 - A. Approval of the March 28, 2024, Meeting Minutes Page 3
4. PUBLIC COMMENT. (This time is for persons who wish to address the Committee on any matter not on this agenda and over which the Committee has jurisdiction).
5. BUSINESS
 - A. 543 Ocean Ave (Addition/Dormers/Exterior Upgrades) Page 6
 - B. Design Review Brochure Discussion..... Page 24
 - C. Design Review Sign Off Sheet..... Page 25
6. CORRESPONDENCE None
7. COMMITTEE MEMBER COMMENTS
8. ADJOURN

**This notice is posted in compliance with Government Code §54954.2.
The next Regular Meeting of the Ferndale City Design Review Committee
will be May 23, 2024**

CALL MEETING TO ORDER

MODIFICATION TO THE AGENDA

APPROVAL OF PREVIOUS MINUTES

March 28, 2024DESIGN REVIEW REGULAR MEETING

CITY OF FERNDALE, HUMBOLDT COUNTY, CALIFORNIA,
USA

Design Review Committee Action Minutes for the 3/28/24 Agenda – 8:30am Meeting

Committee Chair Ellin Beltz opened the meeting at 8:43am. Committee members Ellin Beltz, Daniel Lawrence, and Jorgen Von Frausing-Borch were present, along with Deputy City Clerk Lauren Boop.

Modifications to the Agenda: None

Approval of Previous Minutes:

Approved (Von Frausing-Borch/ Daniels/) Unanimous

Public Comments: No Comment

A. 385 Main St

The committee was presented with an application to add an awning over an existing door. The applicant was present and explained the project.

ACTION:

Motion: To approve the awning project as stated in the application.

(Lawrence/Von-Frausing-Borch) Unanimous

Correspondence: None.

Committee Member Comments: None

B. 543 Ocean Ave

The committee was presented with an application for new siding, new windows, and new paint. The applicant was present to discuss the project. The committee first addressed the issue of vinyl windows and Hardy siding and their historical accuracy. The committee has never approved vinyl windows and does not recommend them for this area. The committee also requested the paint chips to approve the color of the building but the applicant did not have them available. Ultimately the committee recommended the applicant return with clearer specifications on materials and color.

NO ACTION TAKEN:

C. 606 Main St

The committee was presented with an application to replace the sign on the front of the business with a permanent metal sign. The applicant was not present. The committee took issue with the material of the sign being metal.

Motion: To send the application back to applicant with request for a wooden sign.

D. Design Review Information al Items

This item was moved to the next meeting's agenda.

E. Design Review Sign Of Sheet

This item was moved to the next meeting's agenda.

Meeting adjourned at 9:32 am

Respectfully submitted,

Lauren Boop

PUBLIC COMMENT

BUSINESS

Meeting Date:	April 4, 2024			Agenda Item Number		5.a	
Agenda Item Title	543 Ocean Ave						
Presented By:	Tim Moreno and/or Staff						
Type of Item:	x	Action		Discussion		Information	
Action Required:		No Action	X	Voice Vote		Roll Call Vote	

PROJECT DESCRIPTION: Request for a Design Review Use Permit to add a second story addition to rear side of residence, addition of dormers to front of residence, and additional exterior upgrades. Applicant also is proposing to repaint the residence using Color Journeys WH07 Expert White. Residence is located at 543 Ocean Ave (031-095-005).

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

RECOMMENDED MOTION: “Make the required findings of fact listed in Attachment A to approve the Design Review Use Permit, subject to the conditions of approval listed in Attachment B, to construct second story addition, dormers, and perform exterior upgrades to the residence as stated in the application.”

ATTACHMENTS: Findings of Fact, Conditions of Approval, Site Photos, and Plans. Paint Swatch will be brought to the Meeting as it is White.

Attachment A
FINDINGS OF FACT

The following findings of fact are required for approving the Design Review Use Permit.

1. The proposed design, materials, and colors are visually harmonious with and conceptually consistent in character and scale with surrounding area.
2. The existing project, as outlined and with conditions:
 - Conforms to and is consistent with the Ferndale General Plan;
 - Does not impair the natural beauty of the town's site and setting; and
 - 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, or limit the opportunity to attain optimum use and value of the land and improvements or otherwise adversely affect the general property and welfare.

Attachment B
CONDITIONS OF APPROVAL

Staff recommends Design Review Use Permit approval be subject to the following conditions. The violation of any term or requirement of 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 the Design Review 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 Permit and uses allowed are considered final and approved.
2. All proposed work 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 work deviate from that as allowed by this approval, then the applicant may be required to first receive Design Review Committee approval for such changes.
3. Should the applicant or any other future owner of the subject property not conform to the requirements of these conditions, then said non-conformance shall constitute a violation of this Design Review Use Permit and shall become null and void until either all the issues have been addressed to the satisfaction of the City, or the permit is revoked.
4. All proposed and/or future development, improvements, and construction authorized hereunder shall be in conformance with all applicable City ordinances, regulations and codes, including but not limited to Zoning Ordinance 02-02, including the Design Review requirements, the Uniform Building Code, any Fire Codes and/or Public Health & Safety Code, applicable to the nature and type of proposed use and/or construction. A City building permit is required for any construction associated with the proposed project with the burden on the applicant to comply.

Revision to Design Review Permit Application

Tim Moreno & Brytann Busick
543 Ocean Ave, Ferndale, CA

We are revising our previously submitted Design Review application to include the use of wood siding to match the existing original siding on the back of the house where Hardie board siding was proposed and installing single hung wood windows where vinyl windows were proposed. Also included is our selected white paint chip.

Tim Moreno 4/1/24

Tim Moreno

DR 2405

CITY OF FERNDALE
PLANNING DEPARTMENT

STANDARD APPLICATION FORM

Please provide the following information as it applies to your application. For questions, call 786-4224.

1. Type of Application

Date: 3/17/24

☐	Bed & Breakfast Inn
☒	Design Review Use Permit
☐	Exception to Development Standards
☐	Home Occupation Permit
☐	Lot Line Adjustment
☐	Merger

☐	Major Subdivision (5 parcels or more)
☐	Minor Subdivision (4 parcels or less)
☐	Second Dwelling Unit
☐	Use Permit
☐	Variance
☐	Zoning & General Plan Amendment

2. Name of Property Owner: Tim Moreno & Brytann BusickAddress: 543 Ocean Ave, Ferndale, CA3. Name of Applicant (if different): same as aboveAddress: same as above Phone: 707-237-13354. Property Location: same as aboveAssessor Parcel Number(s): 031-094-005

Description: _____

Lot Area: 0.12 acres5. Present Use of Property: single family residencePresent Zoning: R-1-D6. Description of Proposed Project: see addendum

Filing Fee: A filing fee of \$_____ has been paid as part of the application. (Refer to Resolution 00-21 for fees and charges for review and processing of development permits.) I hereby certify that to the best of my knowledge the information in this application and all attached exhibits is full, complete and correct, and I understand that any misstatement or omission of the requested information or of any information subsequently requested shall be grounds for denying the application, or suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as may seem proper to the City.

Tim Moreno 3/17/24
Signature of Applicant or Agent Date

Authorization of Agent: I hereby authorize _____ to act as my representative

and bind me in all matters concerning this application.

(Form 121106)

RECEIVED	
FOR STAFF USE ONLY	
MAR 19 2024	
Full Ap Rec'd	Sent to Comm.
By _____	

Full Ap Rec'd	Sent to Comm.	Returned	Ap notified	Project Final	

Addition of second story over existing single story in rear of house. See plan elevations for details. Addition of dormers on existing roof section in front of house. See plans for details. Removal of asbestos shingle siding to reveal existing underlying original V-groove shiplap 1x8" siding. Using Hardie horizontal siding on rear wall of house. Replacing windows with milgard vinyl windows. See plans for placement and style. 1" x x paint grade trim boards around windows/doors to match existing. White paint on exterior. White aluminium seamless gutters. Architectural composition shingle roofing. Replacement of garage siding as per plan details. Garage to be painted to match house. Replacement of garage roof as per plan details. Installation of new garage door.

Tim Merens & Brytann Busick
543 Ocean Ave, Ferndale, CA 95536

Verification of house number visible from street



Tim Moreno & Brytann Busick
543 Ocean Ave, Ferndale, CA 95536

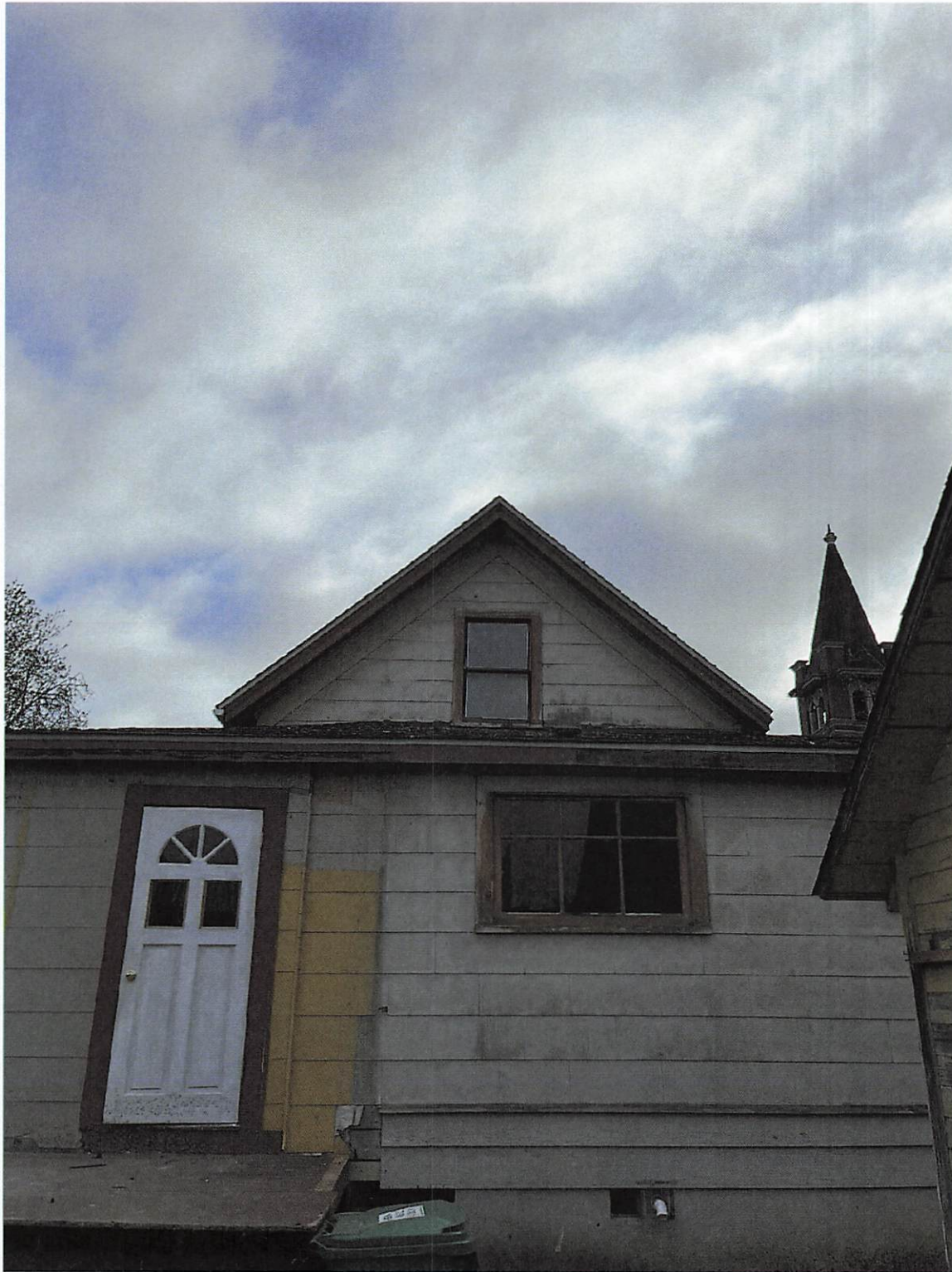
View of front of existing house



View of east side of existing house



View of rear of existing house



View of west side of existing house



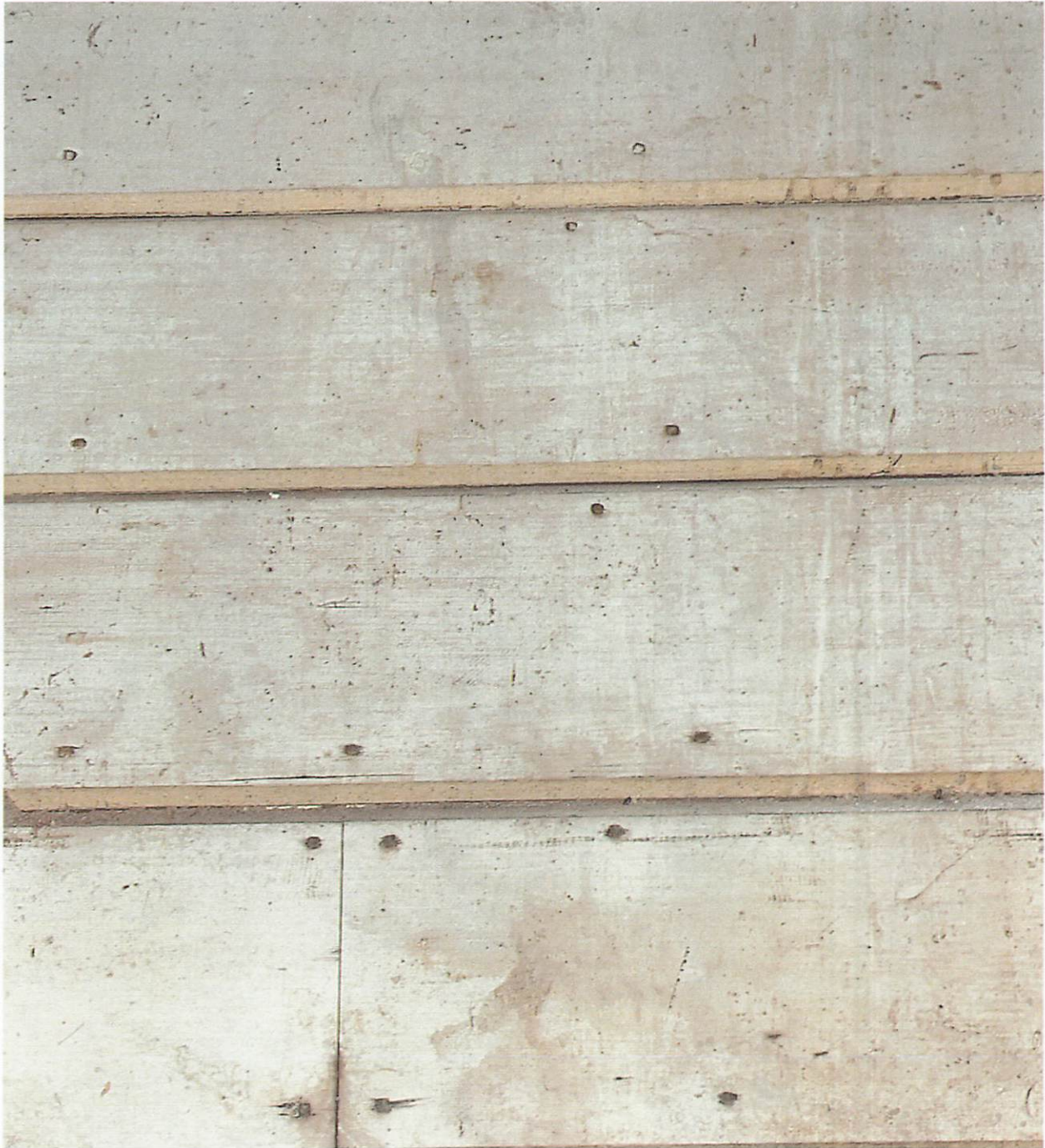
View of front (east facing) of existing garage



View of rear (west facing) of existing garage

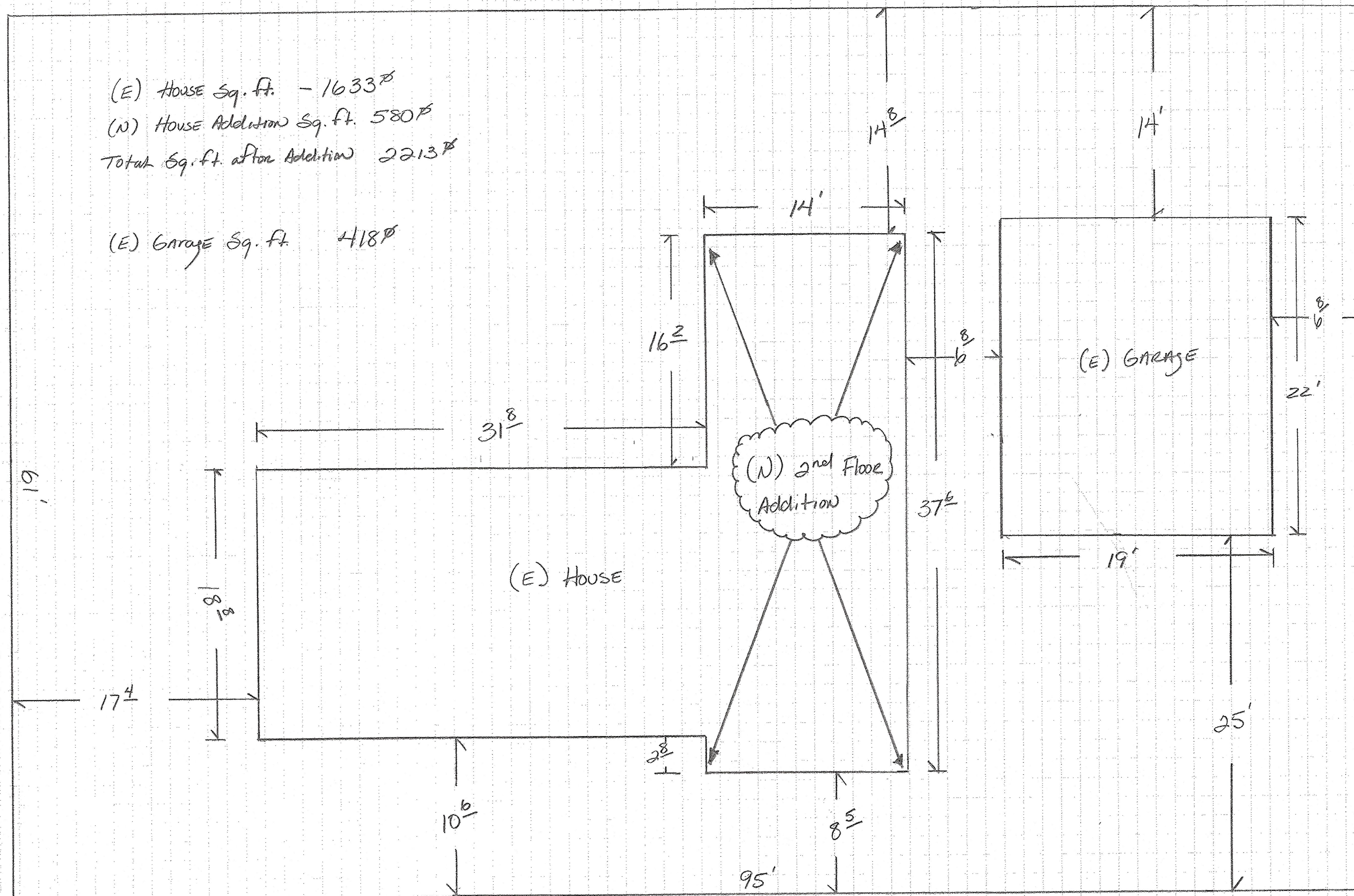


Example of existing original v-groove shiplap siding underlying asbestos shingles which will be exposed by removal of shingles and painted.



- P. 1 - Plot Plan / NOTES
- P. 2 - N - S HOUSE ELEVATIONS
- P. 3 - E - W HOUSE ELEVATIONS
- P. 4 - 1ST / 2nd Floor Floor Plans
- P. 5 - GARAGE Floor Plan / ELEVATIONS

← OCEAN AVE. →



(E) HOUSE Sq. Ft. - 1633⁰
 (N) HOUSE Addition Sq. Ft. 580⁰
 Total Sq. Ft. after Addition 2213⁰

(E) GARAGE Sq. Ft. 418⁰

Tim Moreno / Beytann Busick
 543 Ocean Ave. 707-237-1335
 Ferndale Ca. 95536 707-599-5523
 APN 031-094-005

← ALLEY →

3/16 = 1'
 N →
 Page # 1

Drafted by: Byron Busick 3/7/24
 707-599-5523

Notes
April 25, 2024

UPDATED PLANS

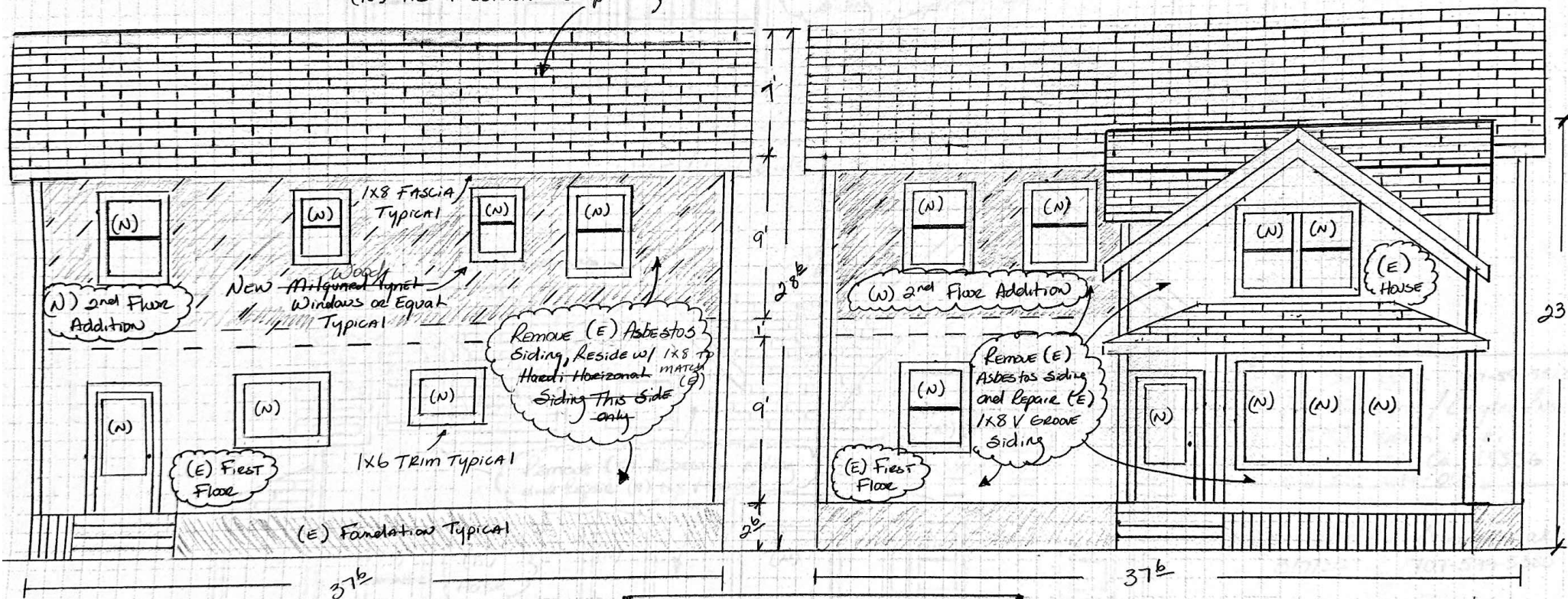
DESIGN REVIEW MEETING

* B.20 Changes
3/28/24

- #1 - All New Electrical to be per Calif. Building Code.
- #2 - All New Plumbing to be per Calif. Building Code
- #3 - All Windows to be Mitigated Vinyl Windows Per Plans
wood/windows
- #4 - Architectural Comp Shingles
- #5 - Remove (E) Asbestos Shingle Siding and Raise (E) V North,
Groove Redwood Siding Under Asbestos Siding @ South, East and West walls
- #6 - New Horizontal Hardi Siding @ North and West House only.
- #7 - Replace, Repair and Add 1x6 Paint Grade Trim as needed
- #8 - Replace, Repair and Add 1x8 Paint Grade Fascia as needed

- #9 - Replace, Repair (E) Porches as needed.
- #10 - New 2nd story Addition 15'6" x 37'6" @ North Side of House
- #11 - Replace, Repair (E) Garage as needed.
- #12 - New Dormers as per plans @ (E) Roof.
- #13 - New Insulation - Spray foam and Batt in walls and ceilings
- #14 - New Stairway Per Code
- #15 - All New Exterior walls 2x4 O.F. with 1/2 sheet plywood
- #16 - All New Ceiling Joists to be 2x8 O.F.
- #17 - All New Roof Rafters to be 2x8 O.F. with 5/8 CDX Plywood

(N) Architectural Comp Shingles



NORTH/REAR

707-237-1335 707-599-5523
Tim MORENO/Brytann BUSICK
543 Ocean Ave.
Ferdale, Ca. 95536
APN 031-094-005

SOUTH/Front

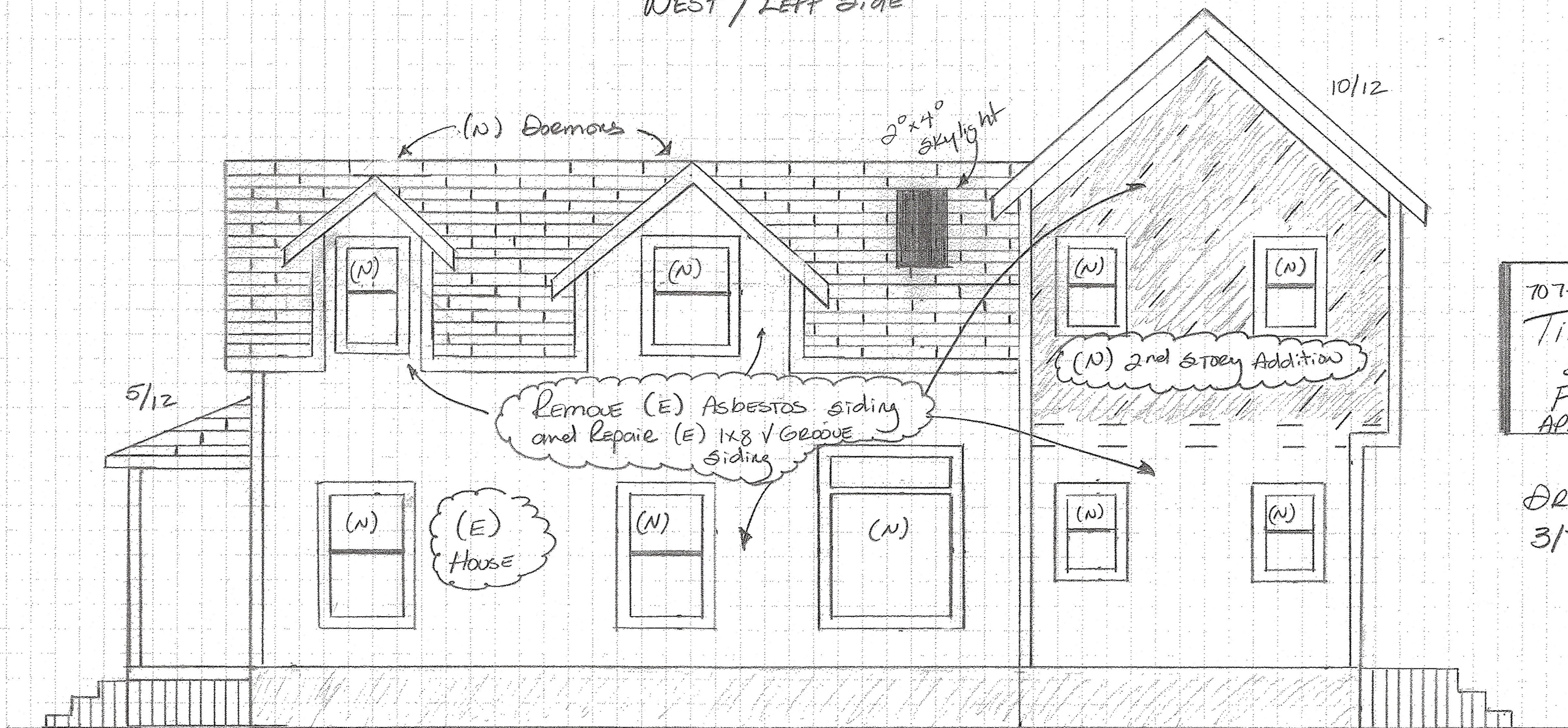
Drafted By 3/7/24
Byron Busick 707-599-5380

Scale
1/4" = 1'

Page # 2



WEST / Left Side

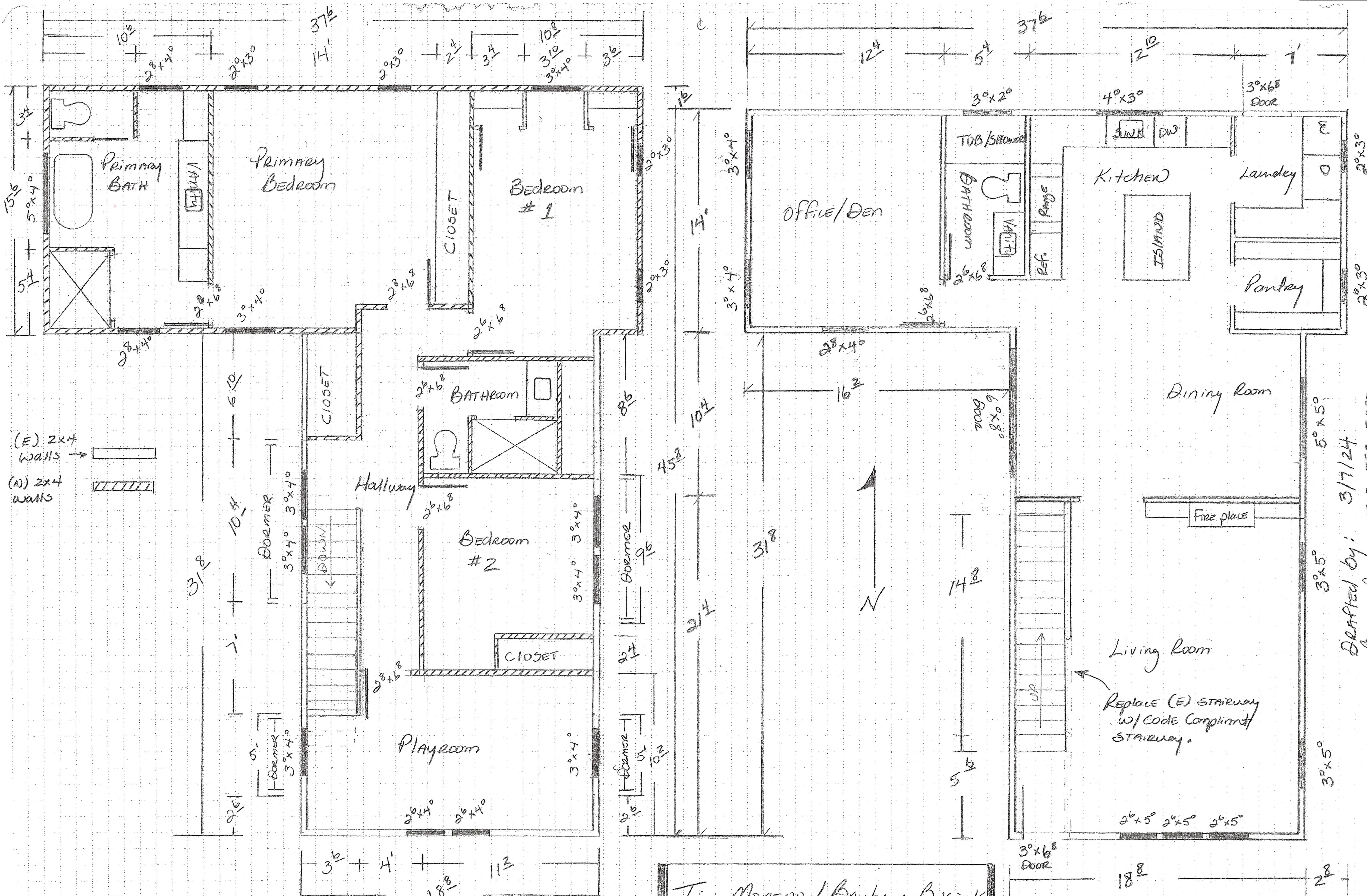


EAST / Right Side

707-231-1335 707-599-5555
 Tim Moreno / Bryton Bo
 543 Ocean Ave.
 Ferndale Ca. 95536
 APN 031-094-005

DRAFTED by: Byron Busick
 3/7/24 707-599-5380

SCALE
 1/4" = 1'
 Page #3



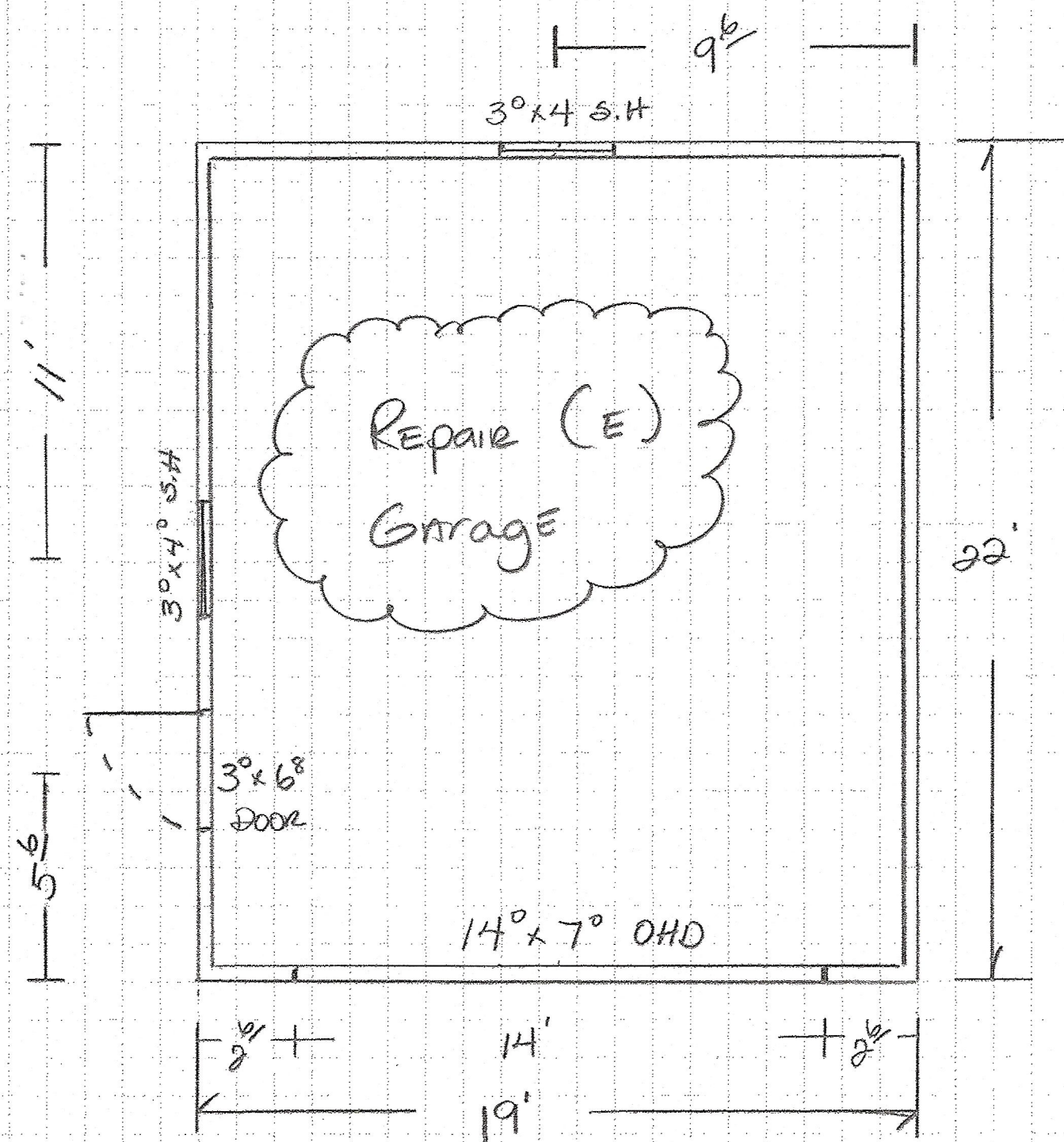
2nd Floor

1st Floor

Tim MORENO / Brytanna BUSICK
707-237-1335 543 OCEAN AVE 707-599-5523
FERNDALE, Ca. 95536
APN 031-094-005

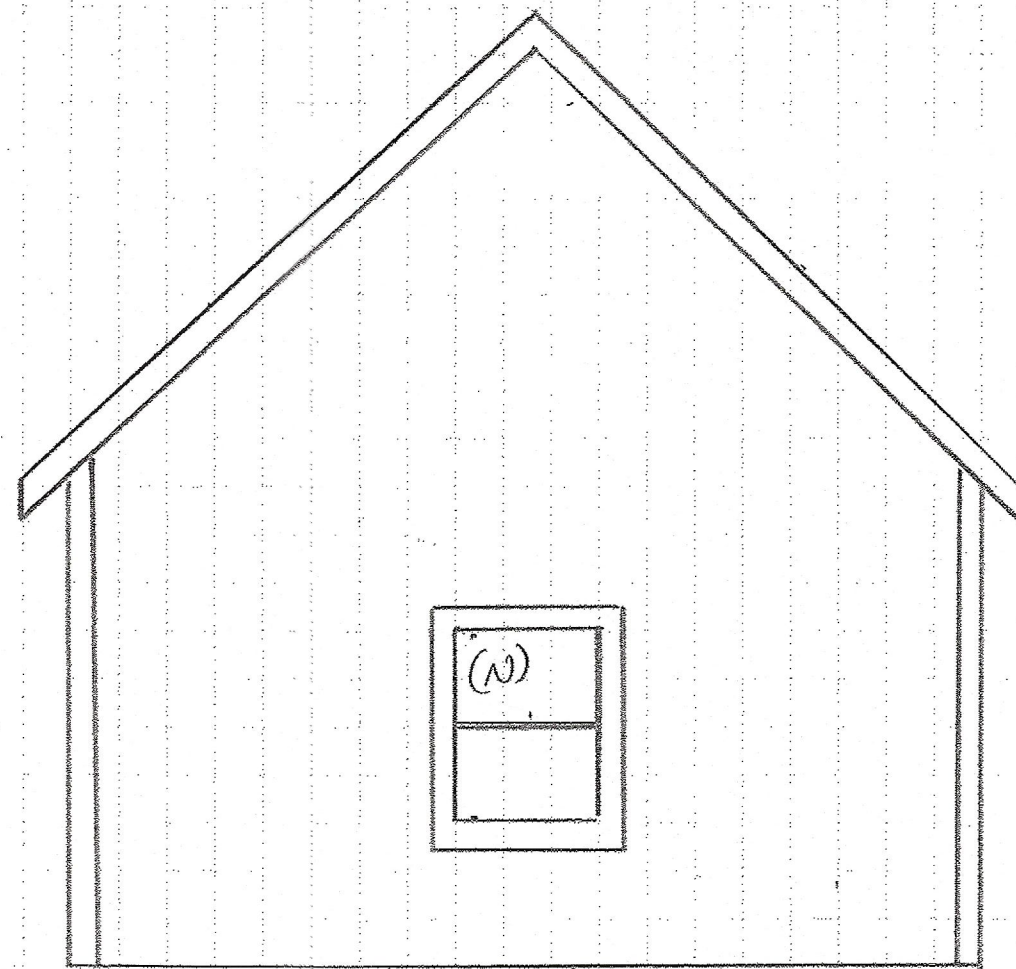
SCALE
1/4" = 1' Page #1

Drafted by: 3/7/24

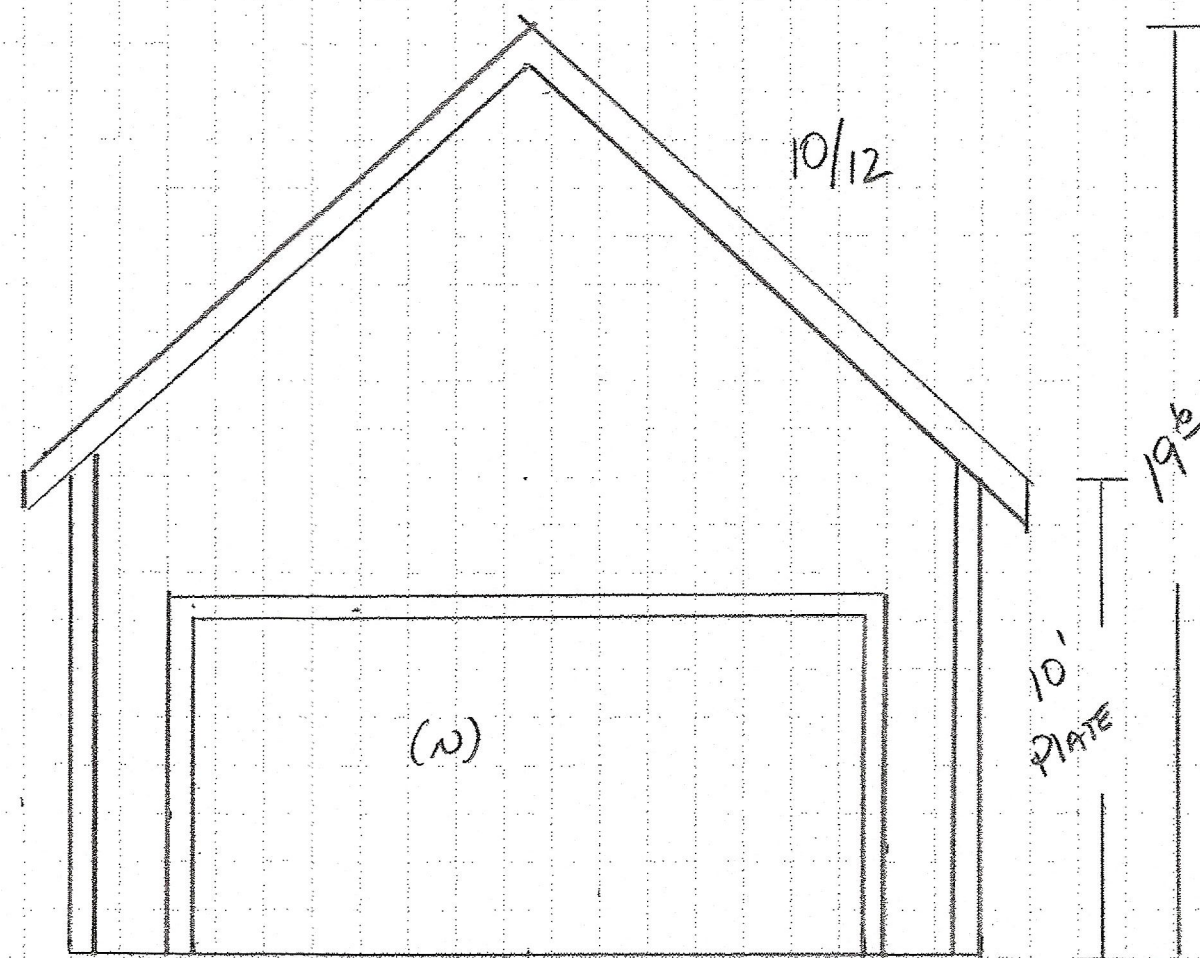


GARAGE FLOOR PLAN

1/4" = 1'
N →



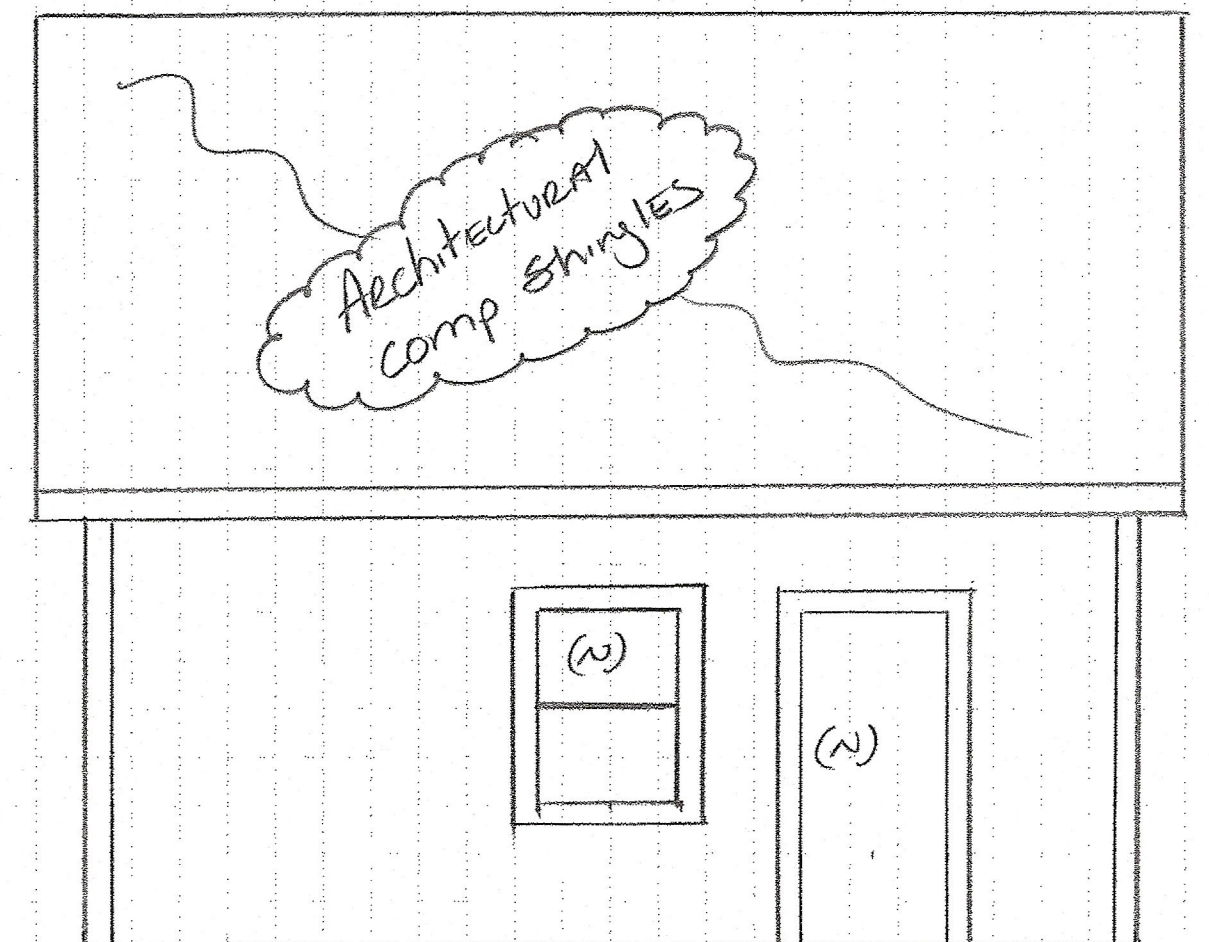
WEST SIDE
REAR



EAST SIDE
FRONT



North Side
Right



SOUTH SIDE
LEFT

Tim Morano / Beytann Busick
707-237-1335 707-599-5523
543 Ocean Ave.
Ferrisdale, Ca. 95536
APN 031-094-005

Drafted by 3/7/24
Byron Busick 707-599-53

Meeting Date:	April 25, 2024			Agenda Item Number		5.b
Agenda Item Title	Discuss Design Review Brochure					
Presented By:	Staff					
Type of Item:		Action	x	Discussion		Information
Action Required:	x	No Action		Voice Vote		Roll Call Vote

DISCUSSION:

Currently, the city has a Design Review Brochure that the Committee is interested in updating. Staff will take any updates the committee would like to see on the current brochure (or a new one) and review them (it). Please keep in mind that we will likely not be printing out a brochure, but will definitely replace it (currently the Design Review Historical Brochure) on the website as a helpful guide to assist applicants. The Committee will need to be sure that any updates provided for review by staff are relevant to the Design Review Process and that are in conjunction with Ferndale Zoning Ordinance which governs the Design Review Zoning as well last in conjunction with the standards the Council has set forth for the application process.

Meeting Date:	April 25, 2024			Agenda Item Number		5.c
Agenda Item Title	Discuss Design Review Approval Sign-Offs					
Presented By:	Staff					
Type of Item:		Action	x	Discussion		Information
Action Required:	x	No Action		Voice Vote		Roll Call Vote

BACKGROUND: In the past, Design Review Committee has taken this opportunity to discuss any open Design Review Use Permits that have been completed and are awaiting finalization. Staff will provide the sign off list at the meeting.

<u>DESIGN REVIEW SIGN-OFFS</u>							
Date	Applicant	Address		DR#	Description	Approved	Finalized
2018							
11/5/2018	Michael Warner	484	Main	DR1823	Deck/Elevator	X	
2023						X	
1/23/2023	Jeana McClendon	330	Ocean	DR2304	Paint/New Door	X	
8/17/2023	Paul Beatie	385	Main	DR2309	Garage Door	X	
8/20/2023	Dana Webb	746	Main	DR2310	Solar/Fence/Roof Line	Partial	
9/14/2023	Vinson Soto	131	Berding	DR2311	Paint	X	
10/26/2023	Doug Frink	514	Shaw	UP2312	Three new units	X	
2024							
1/25/2024	Ferndale Arts	535	Main	DR2401	Signage	X	
3/4/2024	Paul Beatie	387	Main	DR2404	Awning	X	
3/19/2024	Tim Moreno	543	Ocean	DR2405	Additon/Exterior Upgrades	revised	
3/19/2024	Patch Fraga	606	Main Street	DR2406	Signage	Denied	

CORRESPONDENCE

COMMITTEE COMMENTS

ADJOURN