

Design Review Permits and Information

According to zoning code section 6.05.2, before any structure or building may be erected, structurally altered, or in any way remodeled or improved (within the D-zone) so as to change the outward appearance of the structure or building, a Design Review Use Permit shall be obtained.

Design Review Permits are Required for:

Changes in Color

New Structures & Buildings

Additions

Alterations

Window Changes

Fences

Application of New Materials

Demolition

Signage

Awnings



Check with City Staff for any exemptions on Design Review Permits

Design Review Permit applications are available at Ferndale City Hall, or on the City's website at: <http://ci.ferndale.ca.us>. **THERE IS NO CHARGE FOR A DESIGN REVIEW PERMIT**, unless it requires a CEQA review. If you are not sure whether you need a Design Review Use Permit call the City at (707) 786-4224 or email at: adminasst@ci.ferndale.ca.us.

Sign regulations are contained in Ordinance 2013-02: <http://ci.ferndale.ca.us/laws/2013-02>

Completed Design Review Use Permit applications are forwarded to and reviewed by the Design Review Committee, which is a sub-committee of, and reports to, the Planning Commission.

Procedures for design review are explained at: <http://ci.ferndale.ca.us/permits.html>

Regular Design Review Meetings are held every 4th Thursday of the month at 8:30am. Special Meetings can be held any Thursday of the month at 8:30am, if needed, to streamline the approval process of an application. The public is always welcome to attend any meetings. Meetings dates and agendas are posted on the public bulletin boards located at City Hall, Post Office, and library a minimum of 72 hrs before a scheduled meeting.

If the Design Review Use Permit is approved by the Design Review Committee, the City Clerk issues a Design Review Permit.

If the Design Review Use Permit is denied, the applicant can change the design, or can appeal to the Planning Commission.

Upon denial of any proposal, the applicant has the option of appealing the decision to the City Council.

For Additional Information Contact:

Ferndale City Hall

(707)786-4224

adminasst@ci.ferndale.ca.us



CITY OF FERNDALE

DESIGN REVIEW AND HISTORIC DISTRICT:

A Guide for Property Owners, Business Owners, and Contractors

The purpose of this brochure is to assist property and business owners, as well as contractors, in complying with the rules and regulations governing modifications to historic and design controlled buildings within the City of Ferndale's Historic District and the Design Control Combining Zone. To see which buildings are under design control see the enclosed zoning map.

State Historic Landmark

City of Ferndale was designated as a *State Historic Landmark* (No. 883) in 1975 by the California State Parks, Office of Historic Preservation.

[A] Pioneer agricultural community, settled in 1852, helped feed the booming population of mid-century San Francisco. Long known as "Cream City," Ferndale made innovative and lasting contributions to the dairy industry. Local creameries and the town's role as a transportation and shipping center in the late 19th and early 20th centuries, fostered prosperity that produced Ferndale's outstanding Victorian Gothic residences and false-front commercial architecture.

Main Street Historic District

City of Ferndale's Main Street was designated as a *Historic District* in 1994 by the National Park Service and placed on the National Register of Historic Places.

Buildings within the City's "Main Street" Historic District represent two distinct architectural periods: 1) the late Victorian era of 19th century (1880-1900) and the Early Modernistic period in the 20th century (1920 – 1936). Other styles include Italianate, Queen Anne, Neo-Classic, Bungalow, and Mission.

Benefits of Historic Preservation

- Listing on the National Register of Historic Places provides recognition and assists in preserving our nation's heritage.
- Consideration of potential impacts of federally- assisted projects per Section 106 of the National Historic Preservation Act of 1996
- Eligible for federal tax benefits if individual buildings are listed on National Register or determined to be a contributing structures within a National Register Historic District.
- Forms a strong foundation for a tourism economy.

CONTINUED ON BACK

City of Ferndale:

Design Control Zone and Historic District

- Design Control Zone
- APN Boundaries
- Historic District
- City Limits

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

* Zoning Designations outside Design Control boundary not shown



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

