

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

Location City Hall
834 Main Street
Ferndale, CA 95536
Date: March 14, 2019
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, BE ACKNOWLEDGED BY THE CHAIR BEFORE PROCEEDING TO THE PODIUM, STATE YOUR NAME AND ADDRESS FOR THE RECORD (optional), AND DIRECT YOUR COMMENTS ONLY TO THE COMMITTEE.

- 1. CALL MEETING TO ORDER –
- 2. MODIFICATIONS TO THE AGENDA
- 3. APPROVAL OF PREVIOUS MINUTES
 - A. Approval of March 7, 2019 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. Items requiring Committee action not listed on this agenda will be placed on the next regular agenda for consideration, unless a finding is made by at least 2/3rds of the Committee 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.)
- 5. BUSINESS
 - A. 1168 Main Street (Addition/Garage/Paint)..... Page 5
 - B. 1226 Main Street (Paint) Page 14
 - C. 362 Berding Street (Fence)..... Page 18
 - D. 703 Shaw Avenue (Fence) Page 23
- 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 March 28, 2019**

CALL MEETING TO ORDER

MODIFICATION TO THE AGENDA

APPROVAL OF PREVIOUS MINUTES

City of Ferndale, Humboldt County, California USA
Design Review Minutes for the 03/07/2019 Agenda - 8:30am meeting

Chair Jeff Farley opened the meeting at 8:30 a.m. Committee Members Paul Gregson, Marc Daniels and Jorgen von Frausing-Borch were present along with City Clerk Kristene Hall.

Modifications to the Agenda: None

Approval of Previous Minutes: **MOTION:** to Approve the minutes of the February 28, 2019 Design Review Meeting. **(Gregson/Farley) Unanimous**

Public Comments: No Comment

Committee Member Daniels recused himself due to his project being the sole business item on the agenda.

393 Main Street: The Design Review Committee was presented with an application to add outdoor lighting to the front and rear of the business. Applicant Marc Daniels was present and described the lighting. The lights will be copper gas lamps ran off propane. Committee member von Frausing-Borch stated his concerns on the possibility of vandalism. Borsch suggested putting a lock on the fixture to prevent public from putting objects inside the glass. Committee members all agreed the lights were very nice. **MOTION:** to make the required findings of fact listed in Attachment A to **APPROVE** the Design Review Use Permit Application, subject to the conditions of approval listed in Attachment B, to place copper gas lamps on the front and rear sides of the business as stated in the proposed application. **(Gregson/von Frauing-Borch) Unanimous**

Marc Daniels joined the Committee again.

Correspondence: None

Committee Member Comments: None

Meeting adjourned at 9:45 am

Respectfully submitted,

Kristene Hall
City Clerk

PUBLIC COMMENT

BUSINESS

Meeting Date:	March 14, 2019	Agenda Item Number	5.a
Agenda Item Title	1168 Main Street		
Presented By:	Bette Goulart and/or Staff		
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

PROJECT DESCRIPTION: Request for a Design Review Use Permit to add two (2) small additions to the residence as well as replace an existing shop/garage with a new 2-car garage. at 1168 Main Street (APN 030-191-002). Applicant also proposes to repaint the outside of the residence using the proposed colors.

At the February 28, 2019 Design Review Meeting, the committee was in favor of the project with the exception of the small addition to the side of the home. The committee would like to see a different design that would be more architecturally harmonious and balanced with the existing residence. The designer is working on a design and is looking to speak with the committee and this meeting. Staff has left this item as an action item in case the committee would like to take action on any part of the application.

RECOMMENDATION: Staff has included findings of fact (Attachment A) necessary to take an 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 add two (2) small additions, remove and replace garage, and repaint the residence as stated in the proposed application for 1168 Main Street.”

ATTACHMENTS: Findings of Fact, Conditions of Approval, 3-D Renderings, Site Plan, and elevations.

**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.

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: 2/19/19

<input type="checkbox"/>	Bed & Breakfast Inn
<input checked="" type="checkbox"/>	Design Review Use Permit
<input type="checkbox"/>	Exception to Development Standards
<input type="checkbox"/>	Home Occupation Permit
<input type="checkbox"/>	Lot Line Adjustment
<input type="checkbox"/>	Merger

<input type="checkbox"/>	Major Subdivision (5 parcels or more)
<input type="checkbox"/>	Minor Subdivision (4 parcels or less)
<input type="checkbox"/>	Second Dwelling Unit
<input type="checkbox"/>	Use Permit
<input type="checkbox"/>	Variance
<input type="checkbox"/>	Zoning & General Plan Amendment

2. Name of Property Owner: BETTE GIOUJART

Address: 1168 MAIN ST. FERNDALE, CA 95536

3. Name of Applicant (if different): (OWNER)

Address: _____ Phone: _____

4. Property Location: 1168 MAIN ST.

Assessor Parcel Number(s): 030-191-002

Description: 2 SMALL RESIDENTIAL ADDITIONS + NEW DETACHED 2-CAR GARAGE

Lot Area: 9,861 S.F.

5. Present Use of Property: SINGLE FAMILY RESIDENCE

Present Zoning: R-2-D

6. Description of Proposed Project: _____

Filing Fee: A filing fee of \$ 0 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 of subsequent representations, or for the seeking of such other and further relief as may seem proper to the City.

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)

FOR STAFF USE ONLY					
Full Ap Rec'd	Sent to Comm.	Returned	Ap notified	Project Final	

Google Maps 1168 CA-211

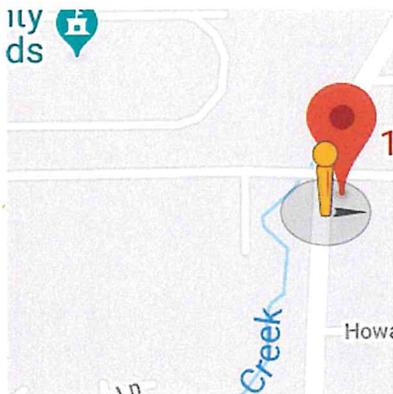


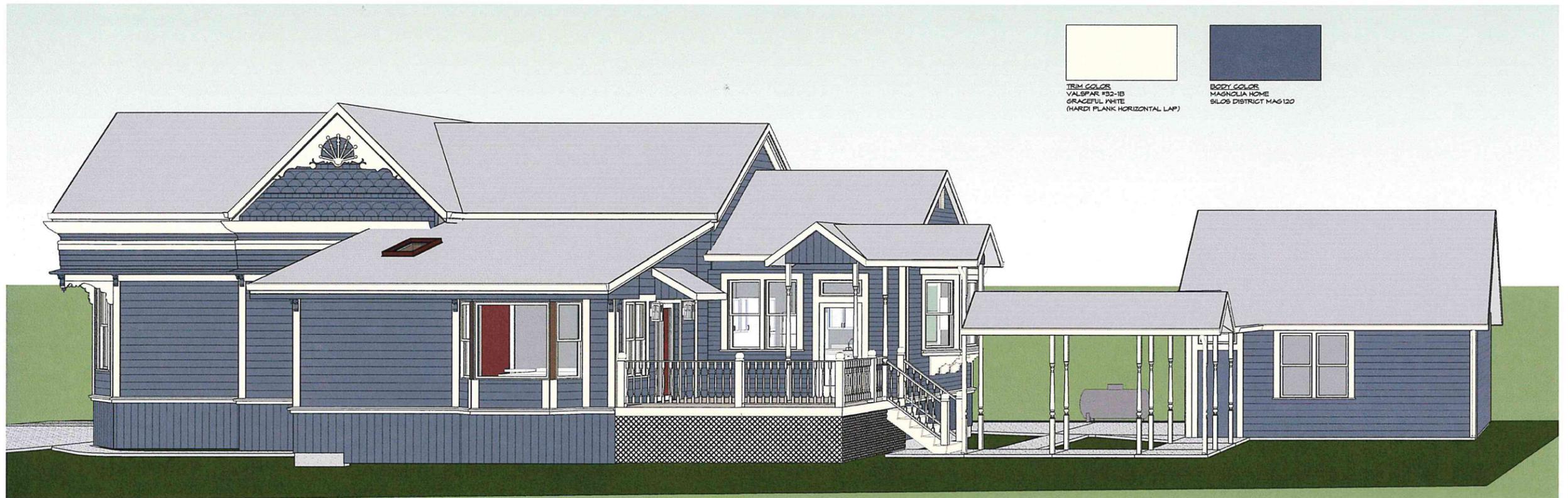
Image capture: Jun 2012 © 2019 Google

Ferndale, Calif



Street View - Ju





REVISIONS	
NO.	DATE

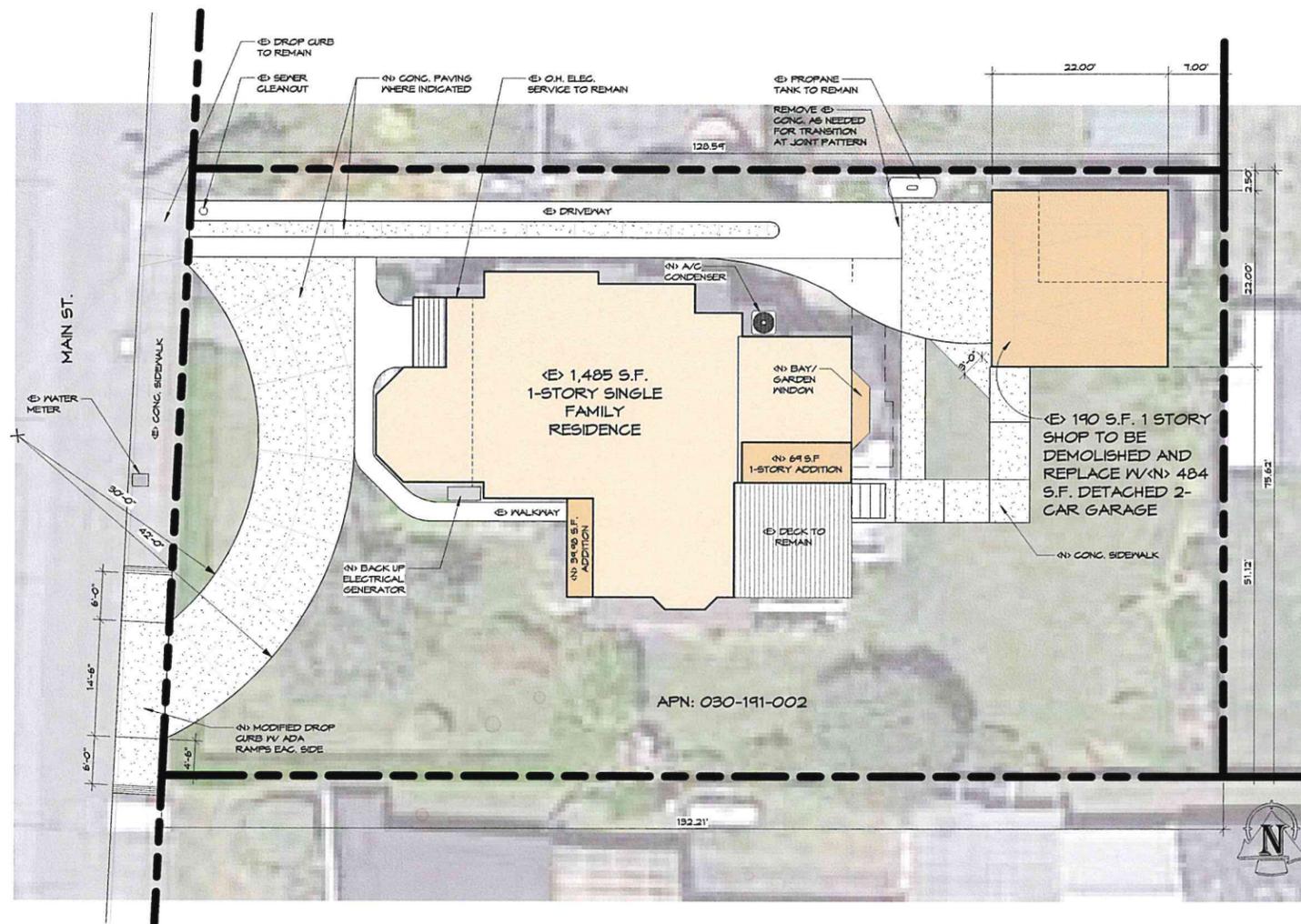
NOT FOR
CONSTRUCTION

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 (503) 444-1440
 www.cleekco.com

GOULART REMODEL & ADDITION
 106 MAIN ST.
 PENNSAULE, CA 95516
 AP# GDJ 291 003

SHEET NAME
3D RENDERINGS

SHEET NUMBER
A0.3
 DATE: 2/19/2019
 DRAWN BY: JCG
 CHECKED BY: DJC
 GOULART REMODEL & ADDITION
 1851.00



REVISIONS	DATE

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GOULART REMODEL & ADDITION

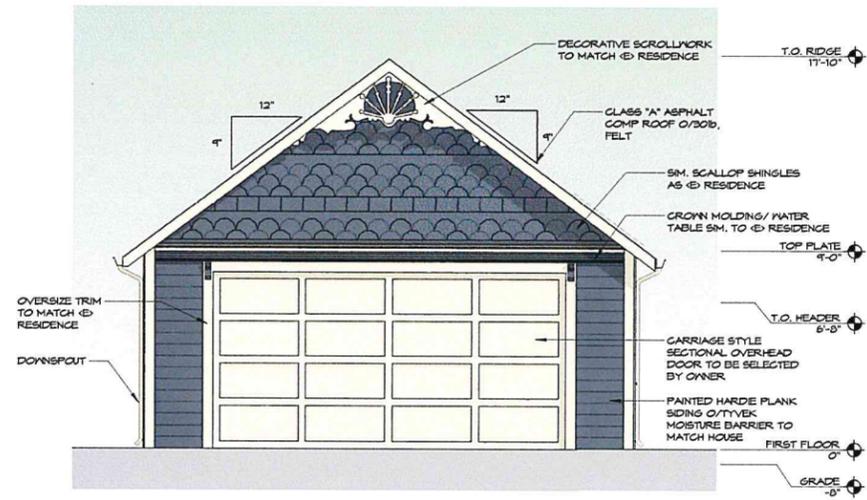
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SHEET NAME
SITE PLAN

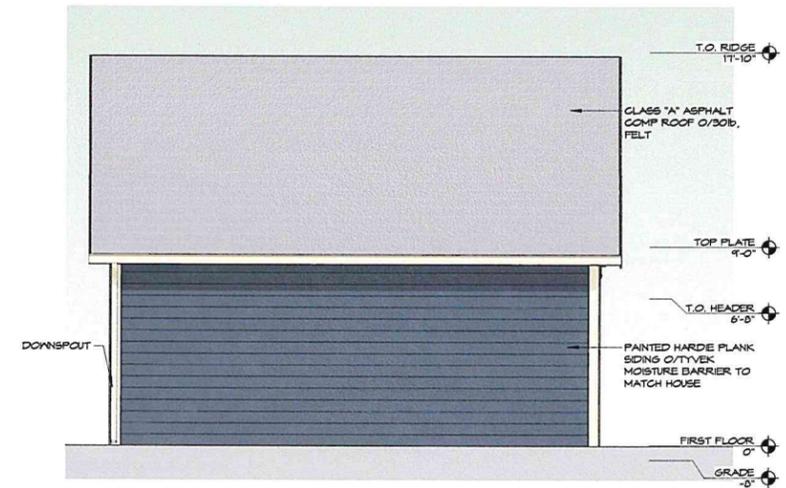
SHEET NUMBER
A1.1

DATE: 2/19/2019
 DRAWN BY: JCG
 CHECKED BY: DJC

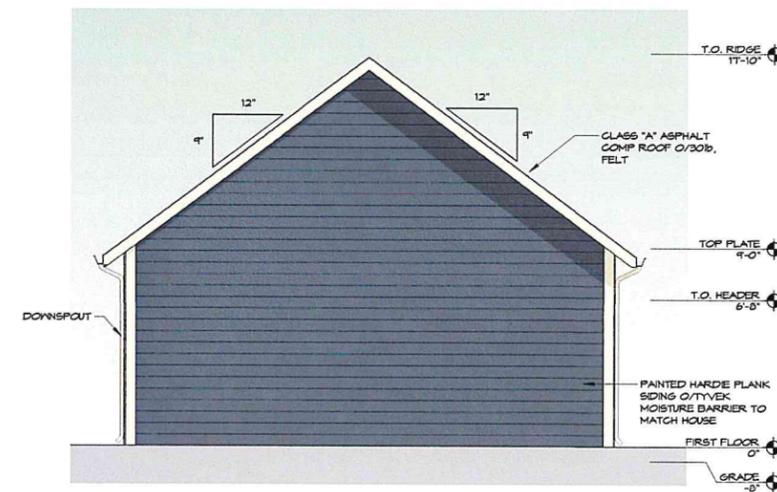
GOULART REMODEL & ADDITION
185100



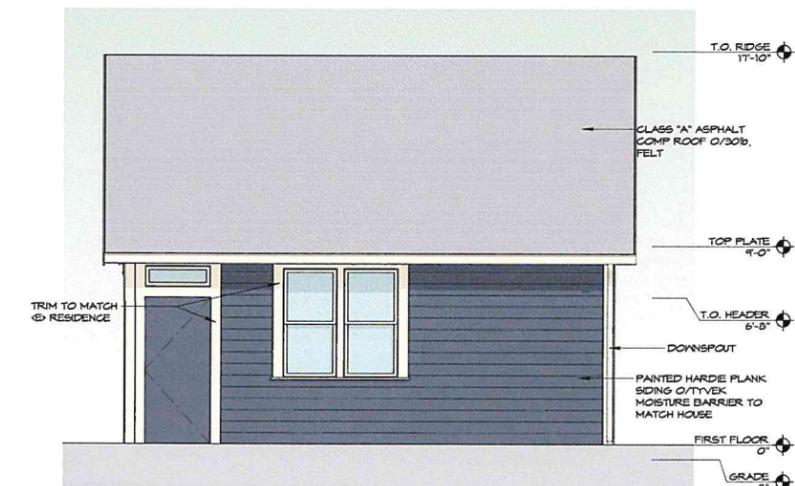
4 NORTH
1/4" = 1'-0"



1 EAST
1/4" = 1'-0"



3 SOUTH
1/4" = 1'-0"



2 WEST
1/4" = 1'-0"

NO.	DESCRIPTION

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 1165 MAIN ST.
 FERNDALE, CA 95716
 APR 010 011 002

SHEETNAME
GARAGE ELEVATIONS

SHEET NUMBER
BA3.1
 DATE: 2/2019
 DRAWN BY: JCG
 CHECKED BY: DJC
 GOULART REMODEL & ADDITION
 1851100

Meeting Date:	March 14, 2019	Agenda Item Number	5.b
Agenda Item Title	1226 Main Street		
Presented By:	Aaron Manson and/or Staff		
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

PROJECT DESCRIPTION: Request for a Design Review Use Permit to paint the outside of the residence using the proposed colors at 1226 Main Street (APN 030-182-006).

RECOMMENDATION: Staff has included findings of fact (Attachment A) necessary to take an 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 repaint the outside of the residence using the proposed colors at 1226 Main Street.”

ATTACHMENTS: Findings of Fact, Conditions of Approval, pictures and paint swatch.

**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.

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: ~~10/26/18~~ 3/11/19

<input type="checkbox"/>	Bed & Breakfast Inn	<input type="checkbox"/>	Minor Subdivision (4 parcels or less)
<input type="checkbox"/>	Exception to Development Standards	<input type="checkbox"/>	Second Dwelling Unit
<input type="checkbox"/>	Historic District Design Review	<input type="checkbox"/>	Street Vacate
<input type="checkbox"/>	Home Occupation Permit	<input type="checkbox"/>	Use Permit
<input type="checkbox"/>	Lot Line Adjustment	<input checked="" type="checkbox"/>	Use Permit – Design Review
<input type="checkbox"/>	Merger	<input type="checkbox"/>	Variance
<input type="checkbox"/>	Major Subdivision (5 parcels or more)	<input type="checkbox"/>	Zoning & General Plan Amendment

2. Name of Property Owner: Aaron Manson Phone: 707-499-0504
Address: 1226 Main ST POBox 724

3. Name of Applicant (if different): _____
Address: _____ Phone: _____

4. Property Location: 1226 Main ST
Accessor Parcel Number(s): _____
Description: _____

Lot Area: _____

5. Present Use of Property: _____
Present Zoning: _____

6. Description of Proposed Project: PAINT EXTERIOR OF HOUSE

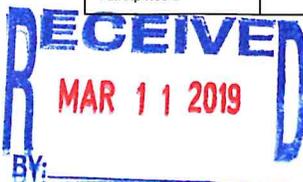
Filing Fee: A filing fee of \$_____ has been paid as part of the application. (Refer to Resolution 00-21 for fees and charges for review and processing of development permits.) I hereby certify that to the best of my knowledge the information in this application and all attached exhibits is full, complete 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 of subsequent representations, or for the seeking of such other and further relief as may seem proper to the City.

Aaron Manson
Signature of Applicant or Agent

10/26/18
Date

Authorization of Agent: I hereby authorize _____ to act as my representative and bind me in all matters concerning this application. (Form 100208)

FOR STAFF USE ONLY					
<input type="checkbox"/>					
Full Ap Rec'd	Sent to DR	Returned	Ap notified	Project Final	





Meeting Date:	March 14, 2019	Agenda Item Number	5.c
Agenda Item Title	362 Berding Street		
Presented By:	Francesca Bestwick and/or Staff		
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

PROJECT DESCRIPTION: Request for a Design Review Use Permit to construct a 4ft vinyl fence along the front of the property at 362 Berding Street (APN 031-094-007).

RECOMMENDATION: Staff has included findings of fact (Attachment A) necessary to take an 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 a 4ft vinyl fence along the front of the property at 362 Berding Street.”

ATTACHMENTS: Findings of Fact, Conditions of Approval, and pictures.

**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.

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: 12 March 2019

<input type="checkbox"/>	Bed & Breakfast Inn	<input type="checkbox"/>	Minor Subdivision (4 parcels or less)
<input type="checkbox"/>	Exception to Development Standards	<input type="checkbox"/>	Second Dwelling Unit
<input type="checkbox"/>	Historic District Design Review	<input type="checkbox"/>	Street Vacate
<input type="checkbox"/>	Home Occupation Permit	<input type="checkbox"/>	Use Permit
<input type="checkbox"/>	Lot Line Adjustment	<input checked="" type="checkbox"/>	Use Permit – Design Review
<input type="checkbox"/>	Merger	<input type="checkbox"/>	Variance
<input type="checkbox"/>	Major Subdivision (5 parcels or more)	<input type="checkbox"/>	Zoning & General Plan Amendment

2. Name of Property Owner: Craig & Francesca Bestwick Phone: 415-990 3834
 Address: 362 Berding POBox 492

3. Name of Applicant (if different): _____
 Address: _____ Phone: _____

4. Property Location: 362 Berding
 Accessor Parcel Number(s): 031-094-007-000
 Description: _____
 Lot Area: 13,200 sq. ft. (approx.)

5. Present Use of Property: Residence
 Present Zoning: _____

6. Description of Proposed Project: Vinyl fence across front of property. 4 feet high.

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 of subsequent representations, or for the seeking of such other and further relief as may seem proper to the City.

[Signature] 12 March 2019
 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 100208)

FOR STAFF USE ONLY							
Full Ap Rec'd	Sent to DR	Returned	Ap notified	Project Final			

1:08 ↗



Ferndale

October 11, 2018 4:36 PM

Edit





Yesterday

2:21 PM

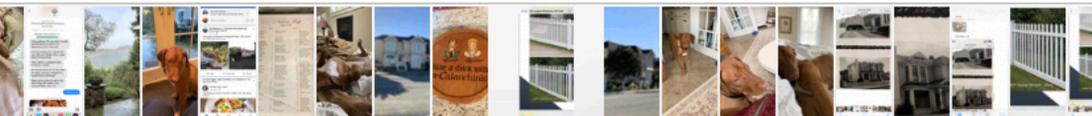
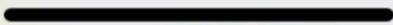
Edit



Legend® Classic Straight- White



Legend® Spade Straight - White



Meeting Date:	March 14, 2019	Agenda Item Number	5.d
Agenda Item Title	703 Main Street (Shaw House Inn)		
Presented By:	Paula Bigley and/or Staff		
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

PROJECT DESCRIPTION: Request for a Design Review Use Permit to remove an older fence and replace it with a vinyl fence designed to replicate an 1882 drawing of 703 Main Street (APN 031-171-003).

ENVIRONMENTAL REVIEW: The proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA). The proposed project qualifies for a Class 2, Section 15302 Categorical Exemption from preparation of environmental documents. This exemption consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Although the building is in the Historic District, Section 15300.2(f) Exceptions does not apply, as the project will not cause a substantial adverse change in the significance of a historical resource.

STAFF RECOMMENDATION: Staff has included findings of fact (Attachment A) necessary to take an 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 remove and replace the existing fence with a vinyl fence replicating an 1882 drawing of the Shaw House at 703 Main Street."

PROJECT SUMMARY: The applicant proposes to remove an older fence in need of repair and replace it with a vinyl fence that replicates an 1882 drawing of the Shaw House.

ATTACHMENTS: Findings of Fact, Conditions of Approval, 1882 Drawing.

Attachment A
FINDINGS OF FACT

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

1. Because the Design Review Use Permit for the project is a discretionary action of the City, this project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA), and qualifies for a Class 2, Section 15302 Categorical Exemption from preparation of environmental documents. This exemption consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
2. The proposed design, materials, and colors are visually harmonious with and conceptually consistent in character and scale with surrounding area.
3. 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

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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.

CITY OF FERRDALE
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: _____

<input type="checkbox"/> Bed & Breakfast Inn	<input type="checkbox"/> Major Subdivision (5 parcels or more)
<input checked="" type="checkbox"/> Design Review Use Permit	<input type="checkbox"/> Minor Subdivision (4 parcels or less)
<input type="checkbox"/> Exception to Development Standards	<input type="checkbox"/> Second Dwelling Unit
<input type="checkbox"/> Home Occupation Permit	<input type="checkbox"/> Use Permit
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Variance
<input type="checkbox"/> Merger	<input type="checkbox"/> Zoning & General Plan Amendment

2. Name of Property Owner: Paula Bigley
 Address: 703 MAIN ST

3. Name of Applicant (if different): _____
 Address: _____ Phone: 207 266 7958

4. Property Location: _____
 Assessor Parcel Number(s): 031 132 016
 Description: _____
 Lot Area: 1 ACRE

5. Present Use of Property: COMMERCIAL + RESIDENTIAL
 Present Zoning: COMMERCIAL + RESIDENTIAL

6. Description of Proposed Project: VINYL FENCE REPLACEMENT
DESIGN TO REPLICATE 1882 DRAWING

Filing Fee: A filing fee of \$_____ has been paid in 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.

Paula N 3/12/19
 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 321106)

FOR STAFF USE ONLY					
Full App Fee'd	Sent to Comm.	Returned	App notified	Project Final	



CORRESPONDENCE

COMMITTEE COMMENTS

ADJOURN