

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

Location	834 Main Street Ferndale, CA 95536	Date:	August 24, 2023
		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 August 1, 2023, 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. 385 Main Street (Garage Door Replacement)..... Page 5
 - B. 746 Main Street (Front Fence, Solar Panels, and Create Roof Pitch)..... Page 11
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 September 28, 2023**

CALL MEETING TO ORDER

MODIFICATION TO THE AGENDA

APPROVAL OF PREVIOUS MINUTES

CITY OF FERNDALE, HUMCOLDT COUNTY, CALIFORNIA, USA**Design Review Committee Action Minutes for the 8/1/2023 Agenda – 2:~~30pm~~00pm Meeting**

Temporary Chair Jorgen von Frausing-Broch opened the meeting at 2:01pm. Committee Members Ellin Beltz, Julie Hadley, and Jorgen von Frausing-Broch were present along with City Clerk Kristene Hall and Deputy City Clerk Lauren Boop.

Modifications to the Agenda: None

Approval of Previous Minutes: **Motion:** to approve the ~~February~~ March 23, 2023, Meeting Minutes. (Beltz/Hadley) Unanimous

Public Comments: No Comment

A. Public Restroom (Paint): Committee members were presented with a color change request on the historic public bathrooms on Main Street. The applicant was present with actual paint colors and to answer any questions. After some discussion regarding the colors as represented in the packet and the actual colors and color placement, all members agreed the new façade would be agreeable.

ACTION:

Motion: to approve the application to repaint the exterior of the building **(Beltz/Hadley) 3-0**

B. 470 Ocean – Committee members were presented with an application to build a garage and repaint the home and new garage the same colors. Discussion was had regarding the differing districts deciding design standards in the City of Ferndale. This property is designated to the Design Review District.

ACTION:

Motion: to approve the application to repaint the exterior of the building **(Beltz/von Frausing-Broch) 3-0**

C. Select New Chair/Vice Chair - Committee Member Ellin Beltz nominated herself for the position of Committee Chair, and was seconded by Committee Member Julie Hadley. Committee Member Jorgen von Frausing-Broch nominated himself to continue as Vice Chair, and was seconded by Committee Member Julie Hadley.

ACTION: Unanimous approval of Chair positions: Ellin Beltz – Chair, Jorgen von Frausing-Broch – Vice Chair

Correspondence: None.

Meeting adjourned at 2:30pm

Respectfully submitted,

Lauren Boop

PUBLIC COMMENT

BUSINESS

Meeting Date:	August 24, 2023			Agenda Item Number		5.a	
Agenda Item Title	385 Main Street						
Presented By:	Applicant 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 remodel garage doors in rear of building at 385 Main Street (APN 031-083-006).

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 no expansion of use. Although the building is in the Historic District, Section 15300.2(f) Exceptions do 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 remodel garage doors in rear of building as stated in the application."

ATTACHMENTS: Findings of Fact, Conditions of Approval, photo and proposed drawings.

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 3, Section 15303 Categorical Exemption from preparation of environmental documents. This exemption consists of construction and location of limited numbers of new, small facilities or structures and installation of small new equipment and facilities in small structures.
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

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:

8/7/23

<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: Paul Beechie / Tall Trees Properties Phone: 530-320-9314
Address: 385 Main St POBox 1350

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

4. Property Location: 385 Main Street
Accessor Parcel Number(s): _____

Description: Blue building next to city parking lot
Lot Area: _____

5. Present Use of Property: garage units, residential, comm.
Present Zoning: _____

6. Description of Proposed Project: remodel garage doors in rear of building - see attached plans wood frame window and wood materials

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.

Paul Beechie
Signature of Applicant or Agent

8/7/23
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
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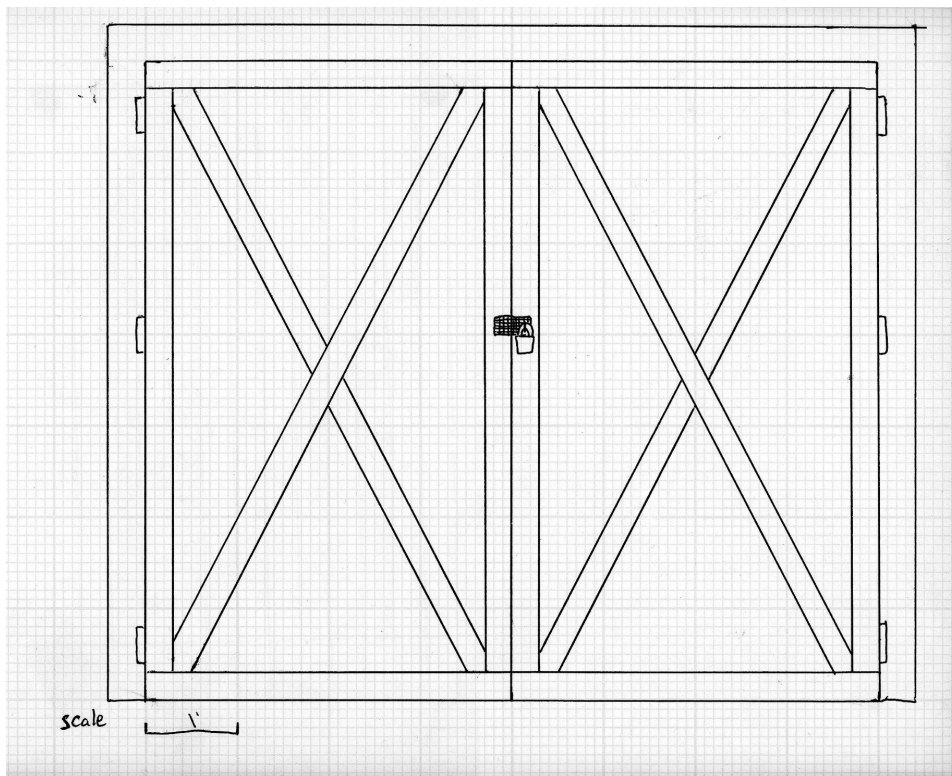
Design review application 385 Main St.

All material and colors will be congruent with the existing design and look of the building.

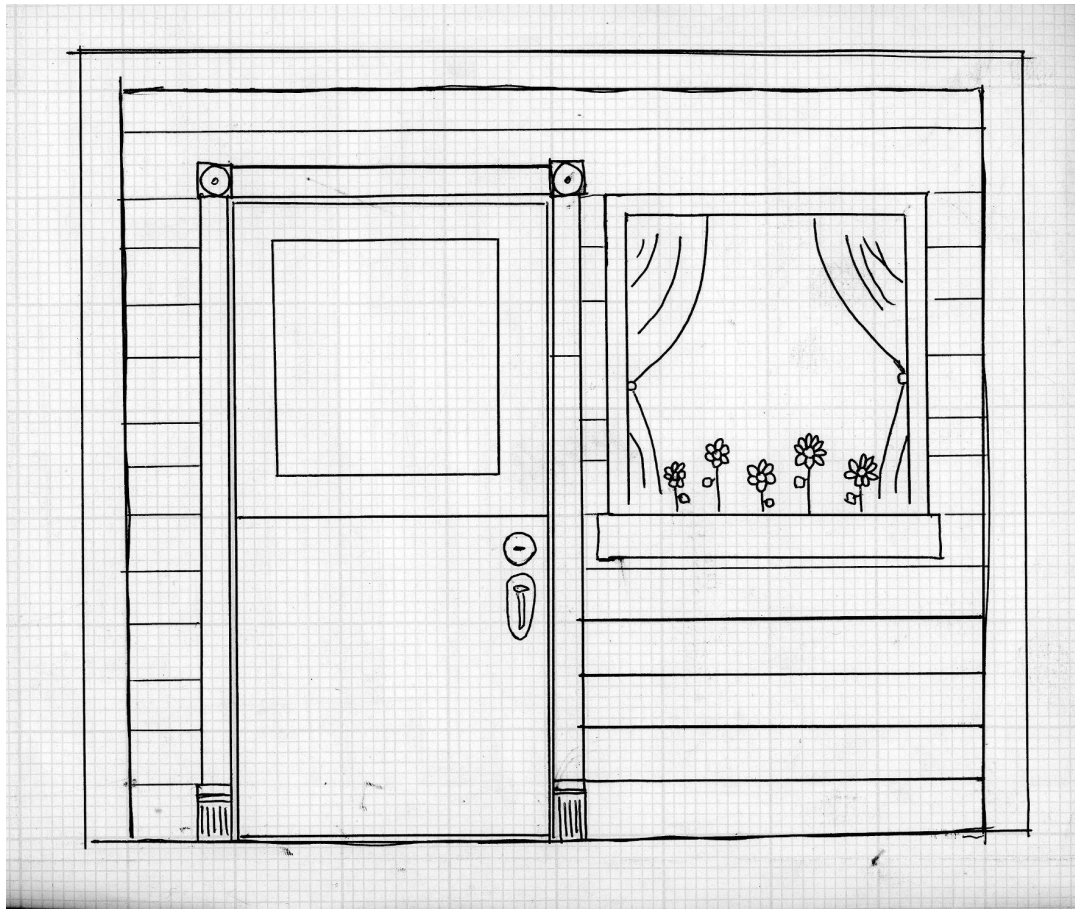
Current garage doors-



Draft of left garage door replacement-



Draft of right garage door replacement-



Meeting Date:	August 24, 2023	Agenda Item Number	5.b
Agenda Item Title	746 Main Street		
Presented By:	Applicant 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 a wrought iron fence to the top of cement located in front of residence, add solar shingles to back roof, and add a slight minor slant to roof area over sunroom at 746 Main Street (031-141-003).

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 add a wrought iron fence to the top of cement located in front of residence, add solar shingles to back roof, and add a slight minor slant to roof area over sunroom.”

ATTACHMENTS: Findings of Fact, Conditions of Approval, Proposed fence, proposed solar shingles, and photos.

**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:

8-15-2023

<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:

Dana A. Webb

Address:

746 main street, Ferndale CA 95536

3. Name of Applicant (if different):

Address:

Phone:

707-616-0306

4. Property Location:

~ 1 block from city hall

Assessor Parcel Number(s):

Description:

Lot Area:

50 feet wide parcel

5. Present Use of Property:

Home property

Present Zoning:

6. Description of Proposed Project:

① solar shingles to back roof
 ② front fence - wrought iron (3ft on top of 1ft high concrete)
 ③ add slight, minor slant to roof over

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 of 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	

sun roof
 (due to leaks
 from last 7 yrs)

Timberline Solar by GAF -- Roof Shingles



Tesla Solar Shingles



Back roof where I want to put solar shingles.

Wrought Iron Fencing for Front

It's 50 feet across with a gate at the driveway and gate at the walkway to the front porch.

There is currently 1 foot high concrete there, which I would add another 3 feet of wrought iron on top of.

This is just an example pattern:



Here is the one-foot-tall concrete currently there.

Possible Roof that is slanted for Sunroom

I have had leaks all around the edge there for the last seven years.

The roof felt soft when I walked on it this year, so I need to redo the roof and underneath it anyways.

I was wondering if I could put the slightest slant to the roof instead of keeping it entirely flat to help remove water when it's raining.



View of the side of the sunroom from the front of the street.



Back view of sunroom (Flat roof)

SUNTEGRA[®] SHINGLE

SOLAR ROOF SYSTEM

Preferred Appearance

SunTegra[®] Shingles integrate directly with composition roofs, enabling them to blend in with the roof and provide a sleek appearance preferred by four out of five customers.

High Performance

Premium monocrystalline solar cells and patented TegraVent[™] technology ensure best-in-class efficiency and energy performance.

Exceptional wind, snow and fire ratings ensure SunTegra[®] Shingles will perform in a wide variety of environmental conditions.

Reliable and Safe

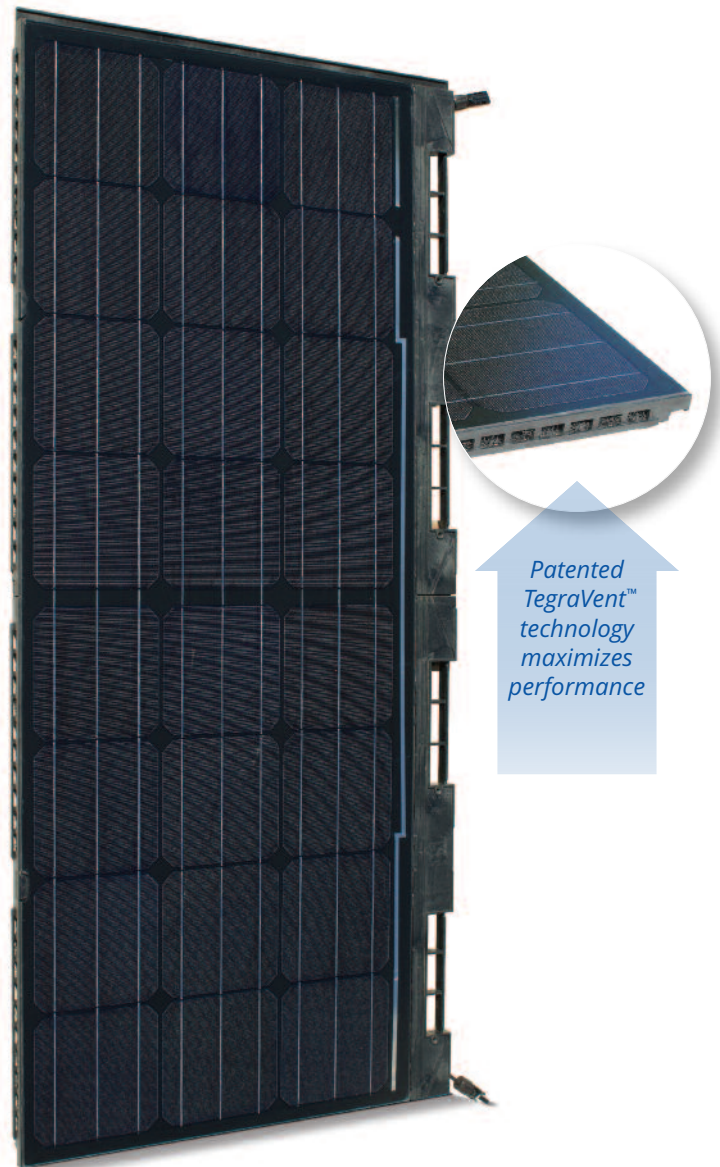
SunTegra[®] Shingles are based on proven solar cell and module technology and have passed both solar and roofing certifications.

Locking connectors, integrated wiring design, and welded junction box connections ensure the highest degree of electrical safety.

Simple and Easy to Install

Lightweight design avoids the need for structural engineering and building permits. 50% fewer parts than a conventional rack-mounted solar system and installs in half the time.

Integrated wiring makes wire management a snap.



*Patented
TegraVent[™]
technology
maximizes
performance*



SunTegra[®] Shingle offers homeowners, builders and installers an innovative way to integrate solar directly into the sloped roof of a home, commercial building or carport. SunTegra[®] Shingle solar roof systems integrate directly with composition roofing systems, providing the perfect combination of aesthetics, performance and value.



TECHNICAL SPECIFICATIONS

SOLAR ROOF SYSTEM

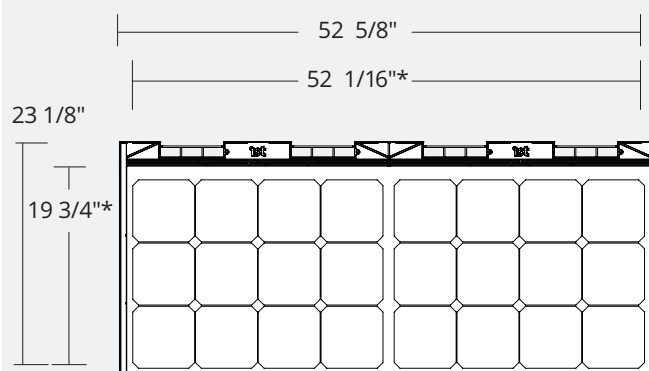
ELECTRICAL PERFORMANCE

	STS 114	STS 110	STS 105
Peak Power (Wp)	114 W	110 W	105 W
Power Tolerance	+5/-3 %	+5/-3 %	+5/-3 %
Panel Efficiency*	17.2 %	16.6 %	15.9 %
- Watts / Sq ft*	15.9	15.4	14.7
Voltage at Peak Power (Vmp)	12.78 V	12.72 V	12.65 V
Current at Peak Power (Imp)	8.92 A	8.66 A	8.30 A
Open Circuit Voltage (Voc)	15.52 V	15.46 V	15.39 V
Short Circuit Current (Isc)	9.68 A	9.41 A	9.06 A
Maximum System Voltage	600 V	600 V	600 V
Series Fuse Rating	15 A	15 A	15 A
Temperature Coefficients			
Power (Wp)	-0.404	(%/C)	
Voltage (Voc)	-0.291	(%/C)	
Current (Isc)	+0.038	(%/C)	
NOCT (+/-2C)	57	C	

SAFETY AND PERFORMANCE CERTIFICATIONS

PV Certifications	UL 1703 (2013 Revision) CEC Listed
Roof System Certifications	Fire: UL 790, Class A, C Wind: UL1897 Rain: TAS 100-95
Building Certifications (pending)	ICC AC 365

SHINGLE DIMENSIONS



*Dimensions of exposed area once installed
 Exposed area is 7.15 square feet per solar shingle

MECHANICAL CHARACTERISTICS

Dimensions - Outside Area	52 5/8" x 23 1/8" x 3/4"
Dimensions - Exposed Area	52 1/16" x 19 3/4"
Weight	18 lbs (250 lbs per square)
Cells	24 x High Efficiency monocrystalline
Front Glass	High transmission tempered glass
Junction Box	IP-65 rated with one diode per panel
Output Cables	6" 12 AWG cables with Amphenol H4 PV Connectors
IMS (Frame)	Advanced composite polymer with high UV stability

APPLICATION LIMITS

Module Operating Temperature	-40C to +90C
Max. Static Load Rating	112 lbs/ft ² , 5400Pa
Max. Wind Rating	130 mph
Impact Resistance (Hail)	2" steel ball (1.18 lbs) dropped at 51"

WARRANTIES

Limited power warranty	25 year
Limited product warranty	10 year

YOUR AUTHORIZED DEALER

CORRESPONDENCE

COMMITTEE COMMENTS

ADJOURN