

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

Location	834 Main Street Ferndale, CA 95536	Date:	November 16, 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 October 26, 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. 514 Shaw Ave Page 5
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 January 25, 2024**

CALL MEETING TO ORDER

MODIFICATION TO THE AGENDA

APPROVAL OF PREVIOUS MINUTES

CITY OF FERNDALE, HUMBOLDT COUNTY, CALIFORNIA, USA

Design Review Committee Action Minutes for the 10/26/23 Agenda – 8:30am Meeting

Committee Chair Ellin Beltz opened the meeting at 8:31am Committee member Jorgen von Frausing-Borch, Julie Hadley, and Daniel Lawrence were present along with Deputy City Clerk Lauren Boop.

Modifications to the Agenda: None

Approval of Previous Minutes: (Lawrence/Hadley) Unanimous

Public Comments: No Comment

A. 385 Main Street: Committee members were presented with a request to replace an exterior sliding door with a Traditional Door and paint to match the current exterior. A representative for the applicant was present to answer questions. Committee Chair Beltz requested color samples for any future applications.

ACTION:

Motion: To approve request to replace an exterior sliding door with a Traditional Door and paint to match current exterior

(Beltz/Hadley) Unanimous

Correspondence: None.

Committee Member Comments: None

Meeting adjourned at 8:37am

Respectfully submitted,

Lauren Boop

PUBLIC COMMENT

BUSINESS

Meeting Date:	November 16, 2023	Agenda Item Number	5.a
Agenda Item Title	514 Shaw Avenue, Doug Frink		
Presented By:	Michelle Nielsen, Contract City Planner		
Type of Item:	x	Action	Discussion
Action Required:		No Action	x
			Voice Vote
			Roll Call Vote

PROJECT DESCRIPTION: Request for a Design Review Use Permit for the construction of three new dwelling units, a one car garage with storage spaces, and appurtenant improvements consisting of perimeter fencing, a driveway, onsite parking areas, interior walkway areas, and landscaping. The new construction will total approximately 4,861 square feet on two floors and will be approximately 25 feet in height. Also, exterior modifications to the existing residence to accommodate a new kitchen and den addition to be located on the first floor, and modification of the entrance steps at the residence's Shaw Avenue facing façade in order to develop a new uncovered parking stall to be situated between the fence and residence (APN 030-084-018).

SUMMARY OF ENVIRONMENTAL REVIEW: This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). The proposed project qualifies for CEQA Categorical Exemptions from the preparation of environmental documents pursuant to Class 1, Section 15301(e)(2), Class 3, Section 15303(b), and Class 32, Section 15332, of the CEQA Guidelines.

STAFF 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, for exterior modifications to the existing residence and to construct three new dwelling units, a one car attached garage with storage spaces, and appurtenant improvements consisting of perimeter fencing, a driveway, onsite parking areas, interior walkway areas, and landscaping."

ATTACHMENTS: Findings of Fact, Conditions of Approval, Applicant's Site Plan, Elevations, Proposed Exterior Colors, and Application.

Attachment A

FINDINGS OF FACT

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

1. On September 26, 2023, Doug Frink, property owner and applicant, filed an application for a Use Permit and Design Review Use Permit with the City of Ferndale to construct three new dwelling units, a one car attached garage with storage spaces, and appurtenant improvements consisting of perimeter fencing, a driveway, onsite parking areas, interior walkway areas, and landscaping. The new construction will total approximately 4,861 square feet on two floors and will be approximately 25 feet in height. The new structure for the garage and apartments will be attached to the existing residence. Also, exterior modifications to the existing residence to accommodate a new kitchen and den addition to be located on the first floor of the existing residence, and modification of the entrance steps at the residence's Shaw Avenue facing façade in order to develop a new uncovered parking stall to be situated between the fence and the front of the residence. All units are to be market rate and occupied on a non-transient basis, i.e., occupied for periods of no less than 30 days or more.
2. The subject property is designated C1 under Ferndale's 1986 Land Use Element of the General Plan. The primary and compatible uses of the C1 land use designation include "dwellings". The property is zoned C1-D-Q. Section 6.06.2 of the Q Zone (or Qualified Combining Zone) enumerates dwelling groups and multiple dwellings for not more than four (4) families as conditionally permitted uses.
- 3a. 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 CEQA Categorical Exemptions from the preparation of environmental documents pursuant to Class 1, Section 15301(e)(2), Class 3, Section 15303(b), and Class 32, Section 15332, of the CEQA Guidelines. These exemptions consist of the following:

Class 1: Consists of the operation, repair, maintenance, permitting, leasing, or minor alteration of existing private structures, facilities, or topographical features. Examples include additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if (A) the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) the area in which the project is located is not environmentally sensitive.

Class 3: Consists of construction and location of limited numbers of new, small facilities or structures. Examples include a duplex or similar multi-family residential structure, totaling no more than four dwelling units.

Class 32: Projects characterized as in-fill development, where the project is consistent the general plan designation and all general plan policies, and zoning designations and regulations; the project occurs within city limits on a project site of no more than five acres and substantially surrounded by urban uses; the site has no value as habitat for endangered, rare or threatened species; Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

- 3b. City staff consulted with the California Department of Fish and Wildlife (DFW), including conducting a field inspection on October 11, 2023, and DFW did not find the area in which the project is located to be environmentally sensitive.
- 3c. DFW recommended project modifications for the use of California native landscaping materials and replacing nonpermeable materials, e.g., asphalt, in parking areas with permeable materials. By electronic mail, the applicant is willing incorporate the project modifications as recommended by DFW.
- 3d. Neither the subject parcel or existing dwelling are not located in Ferndale's Historic District, therefore, 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.
4. The project is a "housing development project" pursuant to the Housing Affordability Act (Gov. Code, Sec. 65589.5). As such, it is subject to the general requirement that it be reviewed under "objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete." "Objective" means involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.
5. The fact that the project requires a Use Permit does not mean it is inconsistent with Zoning Standards and, thus outside the scope of the Housing Affordability Act. Instead, the review of both the project itself, as well as the Use Permit, must be done objectively, without personal or subjective judgment by the Design Review Committee.
6. The Design Review criteria in Section 6.05 of the Zoning Code allows a lot of room for subjectivity (See, e.g., Section 6.05.1 (b) ["To preserve the natural beauty of the town's site and setting"].) Thus, staff recommends the Design Review Committee base its decision primarily on the multi-family design standards in Section 5.05 of the Zoning Code to ensure compliance with the Housing Accountability Act. To the extent the project meets these design standards, the project should pass Design Review.
7. Table 1 below demonstrates the project, as proposed and with conditions, meets the multi-family design standards in Section 5.05.4 of the Zoning Code:

Table 1

Zoning Code Section 5.05.4, Development Criteria		Proposed Project
a. Minimum Width	20 feet	New structure: 33 ft. in width New Attached Garage: 29 ft. in width
b. Minimum roof overhang on all sides	12 inches	New structure: the roof overhang will be no less than 16 inches in width on all sides. Existing dwelling: Some overhangs are less than 12 inches. The

Table 1

Zoning Code Section 5.05.4, Development Criteria		Proposed Project
		applicant does not anticipate these will be modified.
c. Exterior siding composed of one or more of the following materials:	i. Plywood exterior paneling. ii. Masonry or concrete. iii. Stucco. iv. Any wood product including shingles, shakes, horizontal overlapping board or pressboard siding or any material of wood-like appearance in widths of 12 inches or less,	New structure – west elevation: vertical board-n-batten siding. New structure – east elevation: a mix of vertical board-n-batten side and horizontal siding.
d. Exterior siding:	Shall extend to the ground, except that when a solid concrete masonry foundation is used, the exterior covering material need not extend below the top of the foundation	New structure: the submitted elevations indicate the vertical board-n-batten and horizontal sidings will extend to the ground.
e. A roof composed of one or more of the following materials:	i. Interlocking roof tiles. ii. Composition shingles. iii. Wood. iv. Wood asbestos cement or slate shingles.	Metal roofing: see f. below.
f. The Planning Commission may allow a multiple-family dwelling to be constructed or placed within the City of Ferndale with alternative development standards substituted for those herein above set forth, or to exempt such a dwelling from the strict application of such development standards, upon showing of good cause.		The City Attorney has advised the Design Review Committee can conditionally approve the design on the Planning Commission's approval of the substitution of materials.
		According to the applicant, the metal-roofing proposed will meet and exceed all building and fire codes. It will add substantial fire-resistance to the structure. Use of this material will also facilitate the secure and leak-proof mounting of rooftop solar panels. The applicant's choice to use metal roofing will result in enhanced fire safety for the structure, tenants, and adjoining properties. Additionally, the applicant indicates the use of metal roofing will assist

Table 1

Zoning Code Section 5.05.4, Development Criteria	Proposed Project
	with solar panel installation which will improve the development's energy efficiency, while having better leak resistance. Staff finds the applicant has shown good cause to use an alternative roofing material from those listed under section e. above, and staff will recommend that the Planning Commission approve the substitution of materials.

8. The project, as described and with conditions, conforms with and is consistent with Ferndale General Plan, and the Ferndale Zoning Code.

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 Design Review Committee's approval is conditional and shall not be effective until the Planning Commission approves the substitution of materials, i.e., substitute a roof composed of one or more of the following materials interlocking roof tiles, composition shingles, wood, or wood asbestos cement or slate shingles with a roof composed of metal.
2. 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.
3. 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.
4. 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.
5. 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.

Project #: **UP2312**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: 9.25.23

<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 checked="" type="checkbox"/>	Use Permit
<input type="checkbox"/>	Lot Line Adjustment	<input 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: Dan FrankPhone: [REDACTED]Address: [REDACTED]FERNDALE 955343. Name of Applicant: JANEAddress: [REDACTED]Phone: [REDACTED]4. Property Location: #514 SHAW AVE FERNDALEAccessor Parcel Number(s): 031-054-018Description: FOUR RESIDENTIAL UNITSLot Area: 1-9510 sq ft5. Present Use of Property: OLD RESIDENCEPresent Zoning: NEIGHBORHOOD - COMMERCIAL6. Description of Proposed Project: CONST. 4 NEW(AND REPAIR) RESIDENTIAL UNITS
W/ PARKING, LANDSCAPING, PAVING

Filing Fee: A filing fee of \$ 710 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: D. FrankDate: 25 SEPT, 2023

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					
09/26/2023					
Full Ap Rec'd	KH	Sent to DR	Returned	Ap notified	Project Final

City of Ferndale
P.O. Box 1095; Ferndale, CA 95536

707.786.4224 – phone
707.786.9314 – fax

CITY OF FERNDAL
Environmental Information Form

Date Filed 25 Sept, 2023
(To be completed by Applicant)

GENERAL INFORMATION

1. Name and address of developer or project sponsor: Doug & Ann Frank Trust
#491 "A" ST., FERNDAL 95536
2. Address of project: #514 SAND AVE., FERNDAL
Assessor's Block and Lot Number: 031-084-018
3. Name, address, and phone number of person to be contacted concerning this project: 207-498-1402
Doug Frank P.O. Box #1075 FERNDAL
4. Indicate number of the permit application for the project to which this form pertains: N/A
5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: PERMITS IN
PLACE FOR NEW TOWNHOMES, DEMO. EXISTING
6. Existing zoning district: Neighborhoods - Commercial
7. Proposed use of site (project for which this form is filed): RESIDENTIAL / MULTIFAMILY

PROJECT DESCRIPTION

8. Site Size: 60' x 146' +/- (9510 #)
9. Square footage: FOOTPRINT, 3265 #
10. Number of floors of construction: Two
11. Number of off-street parking spaces provided: Four
12. Attach plans. ☒
13. Proposed scheduling (time line): Begin 12/23, Finish 8/24
14. Associated project: NO
15. Anticipated incremental development: NO
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected. 4 UNITS
1458#, 1660#, 865#, 588#
17. If commercial, indicate the type, whether neighborhood-, city- or regionally-oriented, square footage of sales area, and loading facilities: N/A
18. If industrial, indicate type, estimated employment per shift, and loading facilities: N/A
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: N/A

City of Ferndale
P.O. Box 1095; Ferndale, CA 95536

707.786.4224 – phone
707.786.9314 – fax

20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

Yes	No	
	<input checked="" type="checkbox"/>	21. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours.
	<input checked="" type="checkbox"/>	22. Change in scenic views or vistas from existing residential areas or public lands or roads.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	23. Change in pattern, scale or character of general area of project.
	<input checked="" type="checkbox"/>	24. Significant amounts of solid waste or litter.
	<input checked="" type="checkbox"/>	25. Change in dust, ash, smoke, fumes or odors in vicinity.
	<input checked="" type="checkbox"/>	26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns
	<input checked="" type="checkbox"/>	27. Substantial change in existing noise or vibration levels in the vicinity.
	<input checked="" type="checkbox"/>	28. Site on filled land or on slope of 10 percent or more.
	<input checked="" type="checkbox"/>	29. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
	<input checked="" type="checkbox"/>	30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)
<input checked="" type="checkbox"/>		31. Substantially increased fossil fuel consumption (electricity, oil, natural gas, propane, etc.)
	<input checked="" type="checkbox"/>	32. Relationship to a larger project or series of projects.

(OFFSET BY SOLAR)

ENVIRONMENTAL SETTING:

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
34. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

25 Sept, 2023 *D. Fruek*
Date Signature

For

Doug & Patti Frink



25 September, 2023

City of Ferndale
c/o Ms. Kristene Hall, City Clerk
534 Main Street, P.O. Box # 1095
Ferndale, California 95536

Re: Background information for the Project
at # 514 Shaw Avenue, Ferndale.

Dear Kris;

As you are aware, I have been working on plans and preparations for a residential multi-family project at # 514 Shaw Avenue, in Ferndale for well over a year. The attached application materials are submitted to support our conditional-use permit for the project.

We purchased the project / property in 2021, and during the COVID shut-down, we went through a remote Pre-Application Meeting, and several more consultations with City Staff and the contract planners of PlanWest. The submittal before you incorporates the recommendations and opinions that we gained from those meetings.

The project is located just West from Downtown Ferndale, directly across Shaw Avenue from the Ferndale Museum, to the North. The East side of the parcel is bounded by an alley utilized by Frontier Telecom, P.G.&E., and occasional maintenance vehicles associated with the Hadley Trust. Toward the South, the property is bounded by a greenbelt-parcel owned and maintained by the Hadley Trust. To the West, there is an older residence with a possibly unfinished ADU, which are apparently being improved, updated, and permitted to serve as a Bed & Breakfast compound.

Our plans include four residential units (3 new construction, and 1 rehabbed / new unit, near the street) which total about 4861 square feet of construction on two floors, along with some additional enclosed parking, storage, and mechanical space. The footprint of the building will total 3265 square feet. The ground-floor-unit in the newest portion of the project will be ADA accessible for older or handicapped tenants, as Ferndale has very few housing units to support such individuals. Extensive solar / electric capacity will be included in & on the building, and it is our plan to include the costs of most utilities in the base rent for each of the units. Anticipated monthly rates for the units remain uncertain, as construction costs continue to escalate with each passing month.

-page two-

After our Pre-Development consultations, we believe that all pertinent building setbacks have been adjusted to conform with PlanWest recommendations, and that access & parking requirements are satisfied. The planners had expressed a desire to keep all parking behind the structure, but confines of the parcel convinced us to locate one "screened-parking-place" at the front of the residences. There are countless examples of such parking arrangements in the Commercial areas of Ferndale, and many also exist in Residential zones.

Along with the salvageable portion of the existing home on the parcel, many original plantings were saved. We are making an effort to tie-in details of all new construction, as much as is practical, with the older architecture. Approximately 1700 square feet of very-poorly-built space was demolished and removed (toward the rear of the lot), because it was well-beyond repair. Much of the ancient redwood material from those old additions was salvaged for reuse. New foundations for the remaining portion of the old structure, and new perimeter / property-line fences have recently been completed. Planting of new landscaping has begun, and will continue through the project.


Please keep me posted regarding all clarifications or questions regarding this undertaking. As always, I appreciate your help.

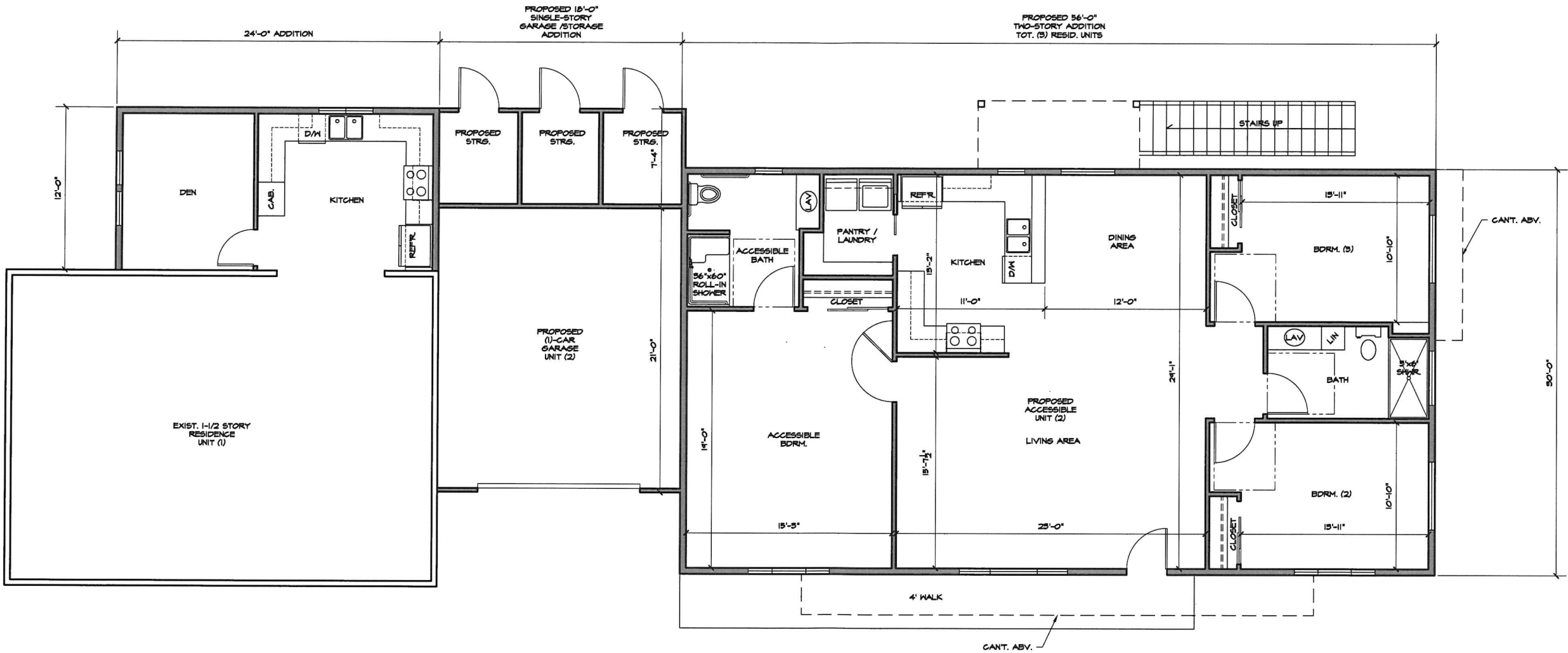
All the very best,



Doug Frink



1		Sheet	Job	Drawn	SJA	Design	SJA	Scale	AS NOTED	Date	SEPT. 01, '23
514 SHAW AVE. FERNHLE, CA. SPN 031-084-018											
PROPOSED RESIDENTIAL UNITS SITE PLAN											
FOR: DOUG & PATRICIA FRINK PH. (707) 498-1402											
<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;">  </div> <div style="width: 60%;"> <p>Atkins Drafting ~ Sarah J. Atkins PO BOX 6572 EUREKA, CA 95502 PH. (707) 655-8572 SJAatkins@earthlink.net</p> </div> </div>											
REVISIONS		BY									



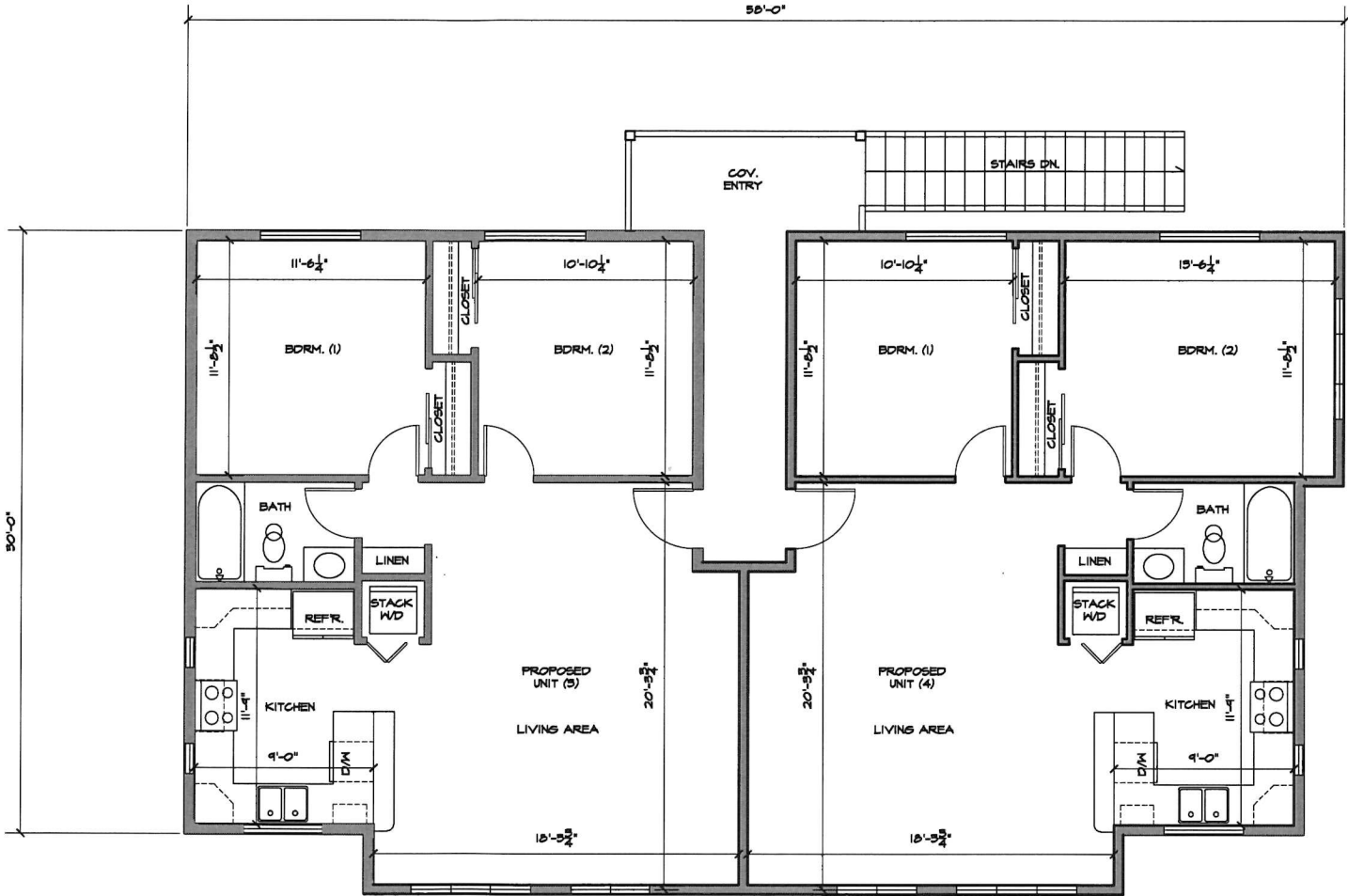
GROUND LEVEL FLOOR PLAN
1/4"=1'-0" 

REVISIONS	BY

SJA
Atkins Drafting ~ Sarah J. Atkins
PO BOX 6572 EUREKA, CA 95502
PH. (707) 653-8572
ResAtkins@sja-ca.com

PROPOSED RESIDENTIAL UNITS
514 SHAW AVE. FERNDALE, CA
SEN 031-084-018
FIRST FLOOR PLAN
FOR: DOUG & PATRICIA FRANK
PH. (707) 498-1402

Date	SEPT. 01, '23
Scale	AS NOTED
Design	SJA
Drawn	SJA
Job	
Sheet	4



SECOND FLOOR PLAN
1/4" = 1'-0"



REVISIONS	BY



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 PO BOX 6572 EUREKA, CA 95502
 PH. (707) 659-8572
 sja@atkinsdrafting.net

PROPOSED RESIDENTIAL UNITS
 514 SHAW AVE. FERNDALE, CA
 SFN 031-084-018

SECOND FLOOR PLAN
 FOR: DOUG & PATRICIA FRANK
 PH. (707) 498-1402

Date	SEPT. 01, '23
Scale	AS NOTED
Design	SJA
Drawn	SJA
Job	
Sheet	5



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



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

REVISIONS	BY

Atkins Drafting ~ Sarah J. Atkins
PO BOX 6572 EUREKA, CA 95502
PH. (707) 639-8372 Rj5atkins@sbcdraft.net



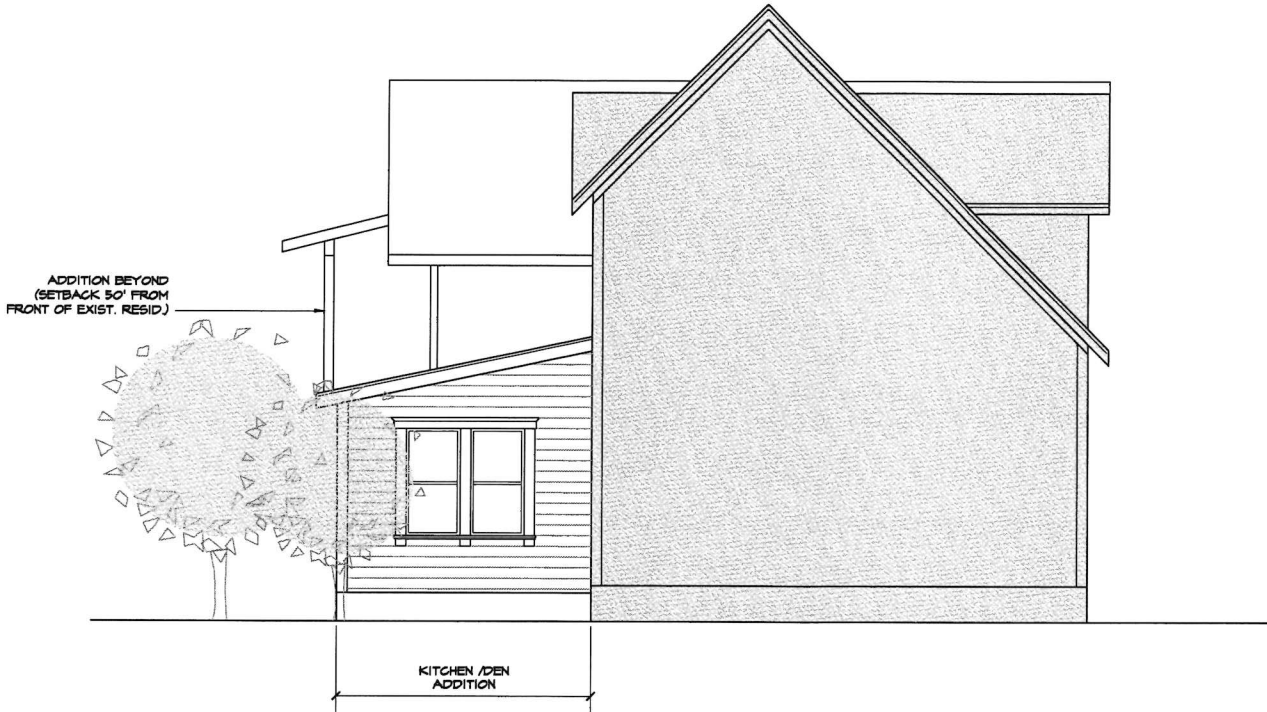
PROPOSED RESIDENTIAL UNITS

514 SHAW AVE. FERNDALE, CA SEN. 031-084-018

SOUTH & WEST ELEVATIONS

FOR: DOUG & PATRICIA FRANK PH. (707) 488-1402

Date	SEPT. 01, '23
Scale	AS NOTED
Design	SJA
Drawn	SJA
Job	
Sheet	2



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



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

REVISIONS	BY

Atkins Drafting ~ Sarah J. Atkins
PO BOX 6572 EUREKA, CA 95502
PH. (707) 633-8572 Reidatkins@sjadrafting.net



PROPOSED RESIDENTIAL UNITS

514 SHAW AVE. FERRISDALE, CA

SEN. 031-084-018

NORTH & EAST ELEVATIONS

FOR: DOUG & PATRICIA FRANK

PH. (707) 488-1402

Date	SEPT. 01, '23
Scale	AS NOTED
Design	SJA
Drawn	SJA
Job	
Sheet	3



Michelle Nielsen <michellen@planwestpartners.com>

Use Permit UP2312, Comment letter

[REDACTED]
To: Michelle Nielsen <michellen@planwestpartners.com>

Fri, Nov 3, 2023 at 9:35 AM

Hi Michelle,

I am just now reading your email of 10/28, as I have been away, and out of my "e mail loop". I will forward your comments to Sarah Atkins right away, but will not have the specific changes you have requested back to you until early next week. Regarding several of the points you have raised, I am offering the following written comments... [1] I have discussed the landscape plantings and the use of native varieties with Katie, and a revised landscape plan which you will receive clearly shows those adjustments, made with her suggestions; [2] The single parking spot near the front of the parcel will be 10 ft. min. width, x 20 ft. in length. It could easily be surfaced with crushed rock as well, to facilitate soil percolation, and will be clearly dimensioned on the site plan revision; [3] The metal-roofing proposed will meet & exceed all building and fire codes, and it will add substantial fire-resistance to the structure. This material will also facilitate the secure and leak-proof mounting of our rooftop solar panels. [4] The new roof overhangs should be "scale able" on the elevation drawings, but in all cases, they will not be less than 16" in width. Some overhang on the existing (historic) portion of the construction are less than that, and these will likely not be modified.

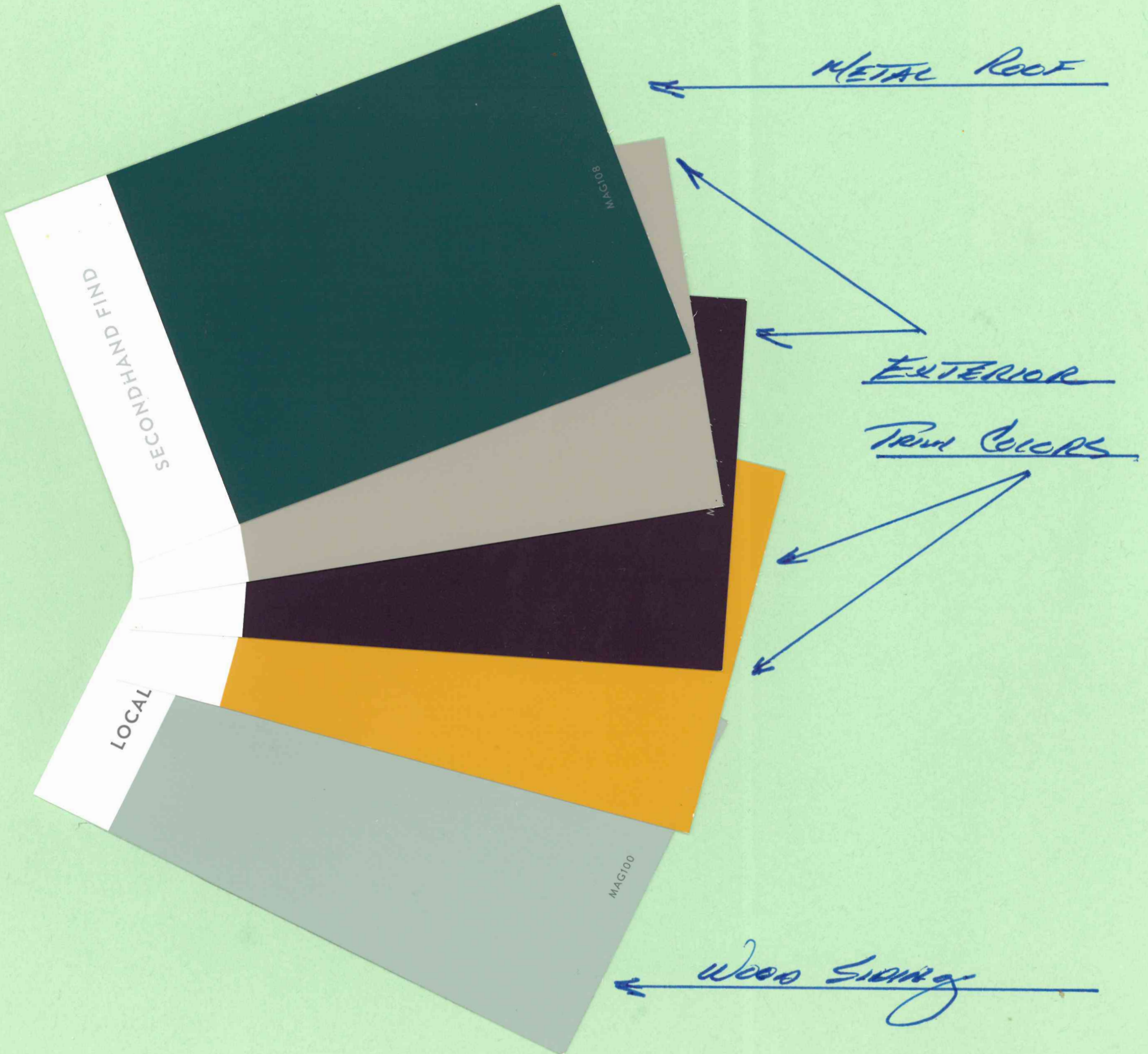
I hope that this time schedule gives you ample time to facilitate the scheduled "design review" meeting in November, and I trust that COVID has past in your household. I will be in touch the first of next week. Thanks again, for all your help moving our project along in a timely manner.

All the very best, Doug Frink.

#514 SHAW AVE., FERNDALE

Denny & Patti FRANK, OWNERS

"PROPOSED EXTERIOR COLORS"



CORRESPONDENCE

COMMITTEE COMMENTS

ADJOURN