

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

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

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

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

This city endeavors to be ADA compliant. Should you require assistance with written information or access to the facility please call 786-4224 24 hours prior to the meeting.

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

1. CALL MEETING TO ORDER – DEPUTY CITY CLERK WILL DO ROLL CALL
2. MODIFICATIONS TO THE AGENDA
3. APPROVAL OF PREVIOUS MINUTES
 - A. Approval of the November 16, 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. 535 Main Street(signage)..... Page 5
 - B. Design Review Sign Off Sheet..... Page 13
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 February 22, 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 11/16/23 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 City Planner Michelle Nielsen and Deputy City Clerk Lauren Boop.

Modifications to the Agenda: None

Approval of Previous Minutes: (von Frausing-Borch /Lawrence) Unanimous

Public Comments: No Comment

A. 514 Shaw Ave

The committee was presented with an application for 3 new dwelling units with attached garages and storage spaces. These will be market rate, long-term rentals. The applicants were present to discuss their project along with the city planner who assisted in the planning and design, Michelle Nielsen. The proposed project does not fall within the Historic District of Ferndale but is in the Design Review District. Committee member Lawrence noted that the siding proposed in the packet would change it to all vertical board and batten to match the new structures. The committee took issue with this design choice. The applicant agreed to replace the old siding with the same style as is present in the existing structure horizontal 8" Nominal Cedar Siding.

ACTION:

Motion: Make the required findings of fact 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 (with the exception of the agreement to use 8" Nominal Cedar horizontal siding to replace existing) 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.

(von Frausing-Borch /Hadley) Unanimous

Correspondence: None.

Committee Member Comments: None

Meeting adjourned at 8:47am

Respectfully submitted,

Lauren Boop

PUBLIC COMMENT

BUSINESS

Meeting Date:	January 25, 2024			Agenda Item Number		5.1	
Agenda Item Title	535 Main Street						
Presented By:	Ferndale Arts Corp						
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 place hanging business signage at 535 Main Street (APN 031-085-012).

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 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 place hanging business signage on outside of building as stated in the application."

PROJECT SUMMARY: The applicant proposes to place 16" x 50" hanging business sign under overhang. Sign is under the maximum allotted square footage and is compliant with the height requirements for placing signage over a sidewalk.

ATTACHMENTS: Findings of Fact, Conditions of Approval, photos

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 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.
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;
 - Conforms to the Ordinance 2013-02 Ferndale Sign Ordinance;
 - 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 for paying 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: 12/5/2023

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

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

2. Name of Property Owner: SONNE ELDRIDGE
Address: P.O. BOX 871 FERNDALE, CA 95536
3. Name of Applicant (if different): FERNDALE ARTS CORPORATION
Address: 535 MAIN ST Phone: 707 786-7051
4. Property Location: 535 MAIN ST, FERNDALE CA 95536
Assessor Parcel Number(s): _____
Description: RETAIL - ART GALLERY
Lot Area: _____
5. Present Use of Property: RETAIL - ART GALLERY
Present Zoning: _____
6. Description of Proposed Project: ADDITION OF 16" X 50" HANGING SIGN TO
BE SUSPENDED UNDER EXISTING OVERHANG AT 8' FROM BOTTOM OF
SIGN TO SIDEWALK. SEE ATTACHED

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.

Gerrit Jarvott
Signature of Applicant or Agent

12/19/23
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	

12/17/2023

City of Ferndale
Planning Department, Design Review Committee

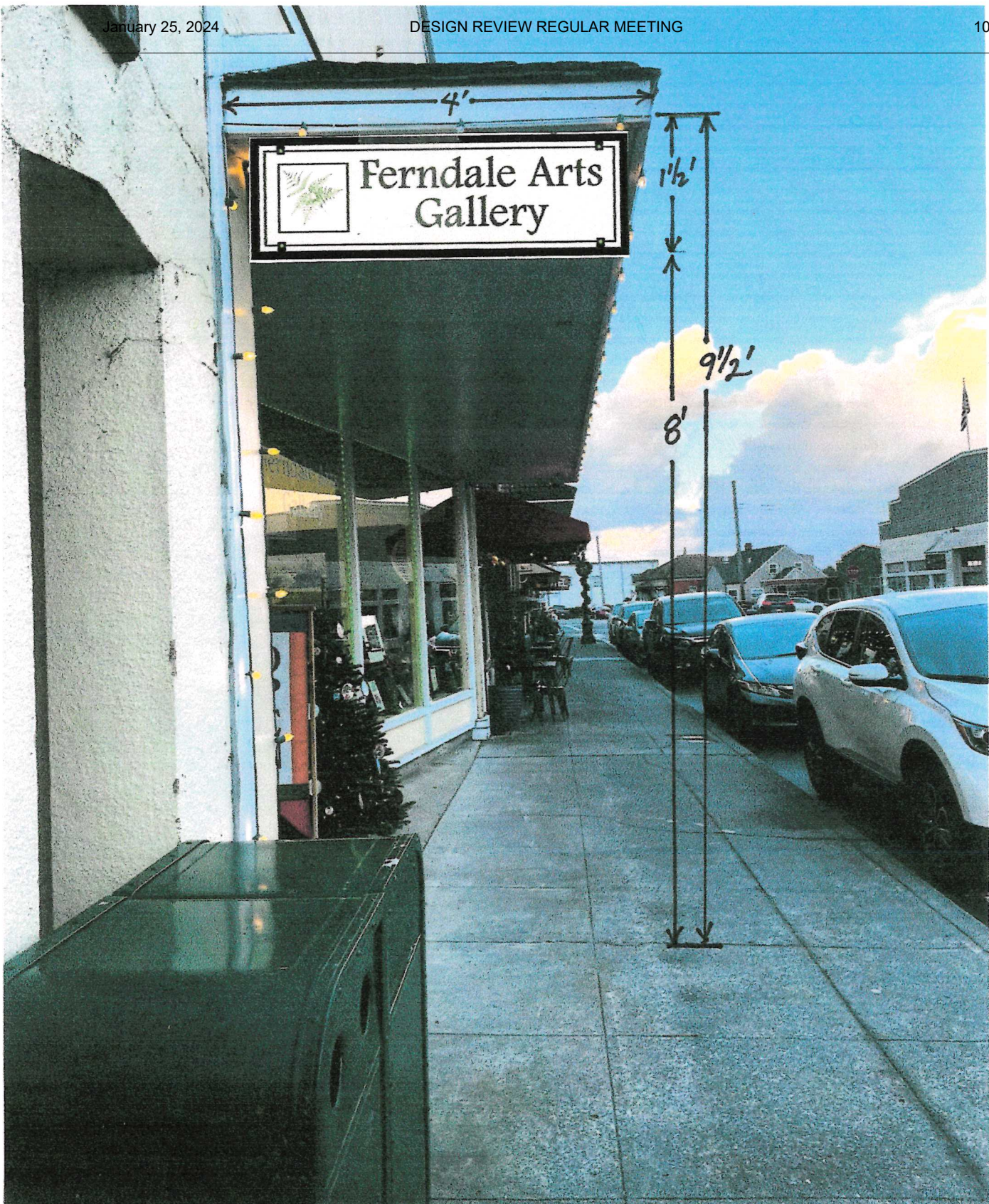
To whom it may concern,

I, Sonne Eldridge, am the owner of the property at 535 Main Street, Ferndale Arts Gallery. I give permission to the Ferndale Arts Gallery to add a sign to the front of the building as illustrated in the attached documents.

Regards,

A handwritten signature in blue ink that reads "Sonne Eldridge". The signature is written in a cursive, flowing style.

Sonne Eldridge



MATERIAL IS ALUMINUM WITH A 1" STEEL FRAME



FRONT



BACK



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

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

DESIGN REVIEW SIGN-OFFS							
Date	Applicant	Address		DR#	Description	Approved	Finalized
2018							
2/26/2019	Marc Daniels	393	Main	DR1906	Gas Lamps	X	
3/11/2019	Aaron Manson	1226	Main	DR1907	Paint	X	X
3/26/2019	Bob Kaline	1386	Lincoln	DR1911	Install Window	X	X
5/29/2019	Gilbert Vaugniaux	476	Main	DR1917	Paint Siding (Not Front)	X	X
8/20/2019	Bill & Jennifer Becker	351	Shaw	DR1921	Re-Paint	X	X
8/27/2019	Gilbert Vaugniaux	476	Main	DR1922	Front Façade Renovations	X	
2020							
11/4/2020	Marc Daniels	393	Main	DR1926	Storage shed	X	
12/11/2020	Phillip Ostler	606	Main	DR1927	Paint & Signage	X	X
3/5/2020	Pamelia Johnson	835	Main	DR2001	Paint	X	
3/11/2020	Lee Tomasini	806	Main	DR2002	Fence	X	
4/16/2020	J White	942	Main	DR2003	Paint	X	
5/14/2020	Ferrell Nicholes	475	Berding	DR2006	Fence	X	
6/17/2020	Judy Elwell	845	Main	DR2008	Paint	X	
6/17/2020	Fernlands	665	Main	DR2009	Garden & Fence	X	X
6/30/2020	Francesca Bestwick	362	Berding	DR2010	Small Window	X	
8/17/2020	Julie Hadley	479	Eugene	DR2011	Paint	X	
8/23/2020	Susan Giovdano	828	Main	DR2012	Fence/Post	X	X
9/24/2020	Caroline Titus	207	Francis	DR2013	Fence	X	
11/20/2020	Farrell Nicholes	475	Berding	DR2014	Paint	X	
2021							
2/19/2021	Gilbert Vaugniaux	476	Main	DR2101	Alter Front Façade	X	
5/20/2021	Paula Ingram	154	Francis	DR2102	Paint/Porch Brackets	X	X
5/20/2021	Steven Bradford	1101	Main	DR2103	Paint/Porch/Roof Pitch	X	X
7/14/2021	Patrick Sparks	619	Main	DR2104	Remove Gate Posts	X	X
7/20/2021	Dana Webb	746	Main	DR2105	Split Bathroom Window	X	
9/14/2021	Jim Price	620	Main	DR2107	Roof Replacement	X	X
9/15/2021	Sonne Eldridge	857	Main	DR2108	Paint/stairs/shudders	X	
10/13/2021	Phillip Ostler	600	Main	DR2109	Signage	X	X
12/2/2021	Daniel Lawrence	470	4th	DR2110	Convert to SFR	X	X

2022						X	
2/6/2022	Bob Kaline	1386	Lincoln	DR2201	Remodel	X	
2/23/2022	Elizabeth Titus	342	Ocean	DR2202	Paint	X	
7/9/2022	Mary Ann Hansen	383	Shaw	DR2203	Paint	X	
7/9/2022	Sonne Eldridge	857	Main	DR2204	Add Pickets	X	X
9/7/2022	Tall trees Inc	406	Main	DR2205	Signage	X	
9/21/2022	Mike Woyak	1042	Main	DR2206	Pergola	X	
9/8/2022	Jason Fox	324	Main	DR2207	Paint	X	
2023						X	
1/17/2023	Jeana McClendon	582	Main	DR2302	Signage	X	X
2/2/2023	Julie Kreitzer	580	Main	DR2303	Signage	X	X
1/23/2023	Jeana McClendon	330	Ocean	DR2304	Paint/New Door	X	
2/10/2023	Jim Price	620	Main	DR2305	Paint	X	X
2/21/2023	Mark Shulman	934	Main	DR2306	Fence/Paint/Bay Window	X	
7/1/2023	Rupert Knowles	470	Ocean	DR2307	Paint/Shop Addition	X	
7/1/2023	City of Ferndale	536	Main	DR2308	Paint	X	X
8/17/2023	Paul Beatie	385	Main	DR2309	Garage Door	X	
8/20/2023	Dana Webb	746	Main	DR2310	Solar/Fence/Roof Line	Partial	
9/14/2023	Vinson Soto	131	Berding	DR2311	Paint	X	
10/26/2023	Doug Frink	514	Shaw	UP2312	Three new units	X	

CORRESPONDENCE

COMMITTEE COMMENTS

ADJOURN