

NOTICE OF PUBLIC HEARING

DESIGN REVIEW COMMITTEE

NOTICE IS HEREBY GIVEN that the Eureka Design Review Committee will hold a public hearing on **Wednesday, October 14, 2020**, at 8:30 a.m., or as soon thereafter as the matter can be heard, Pursuant to Executive Order N-29-20, by Governor Gavin Newsom, this meeting will be conducted telephonically through Zoom. Please be advised that pursuant to the Executive Order and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, City Hall will not be open for the meeting.

Project Title: Sacred Palace Facade Improvements

Project Applicant: DCI Builders **Case No:** DR-20-0004

Project Location: 516 5th Street (AKA 514 5th St.) **APN:** 001-146-002

Project Zoning and Land Use: DT (Downtown)/DT (Downtown)

Project Description: Due to water damage, the stucco facade, sign, and entrance awning will be replaced. The proposed stucco facade will duplicate the original color but will be a flat surface with no raised detail as on the existing facade. The proposed awning will project approximately 4 feet over the sidewalk, approximately 8'6" above the sidewalk, and will be constructed of a lightweight frame and canvas in a burgundy color. The 15 square foot black painted sheet metal sign with gold vinyl lettering will be relocated to the wall above the new awning. The storefront is located on 5th Street which is a Pedestrian-Focused Frontage (PFF) and any exterior modification to a building facade that faces a PFF requires Design Review.

The public is invited to participate in the following manner:

1. You can view the Design Review Committee meetings live on the City of Eureka's website at www.ci.eureka.ca.gov or on Cable Channel 10. To view from the website, select Agendas, Meeting and Videos on the home page.
2. If you wish to speak and be heard during the hearing or oral communications, please submit your name, phone number and name of the item you would like to comment on by e-mail to planning@ci.eureka.ca.gov or leave a message at 707-441-4160 on or before Tuesday, October 13, 2020 at 12:00 p.m. A Development Services staff member will call you during the public hearing for the item.
3. If you don't want to participate during the meeting but want to submit comment on a project or for oral communications, please submit your comment via email to planning@ci.eureka.ca.gov or you may leave a message at 707-441-4160 prior to Tuesday, October 13, 2020 at 12:00 p.m. to ensure that the Committee receives your comment before the meeting. All comments received

by email or mail will be part of the public record for consideration but will not be read aloud during the meeting.

Appeals to the Planning Commission of the action of the Design Review Committee, may be made within 10 calendar days of the action by filing a written Notice of Appeal with Development Services - Planning, along with the filing fees as set by the City Council.

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues that you or someone else raised at the public hearing or written correspondence received during or prior to the public hearing. Accommodations for handicapped access to City meetings must be requested of the City Clerk, 441-4175, five working days in advance of the meeting. The project file is available for review at Development Services - Planning. If you have questions regarding the project or this notice, please contact Steven Okey, Planning Technician.

Subject:	Design Review DR-20-0004
Location:	516 5 th Street (AKA 514 5 th Street)
APN:	001-146-002
Applicant:	Rod Boone, DCI Builders
Property Owner:	Charles Heuer
Purpose/Use:	Sacred Palace Façade Improvements
Application Date:	09/09/2020
General Plan:	DT – Downtown
Zoning:	DT – Downtown
CEQA:	Exempt under §15301, Class 1 Existing Facilities
Staff Contact:	Steven Okey, Planning Technician
Recommendation:	Hold a Public Hearing; and Adopt a Resolution to approve the application.
Motion:	<i>“I move the Design Review Committee adopt a Resolution to approve the Sacred Palace Façade Improvements at 516 5th Street in the DT Downtown zone district.”</i>

Figure 1: Location Map

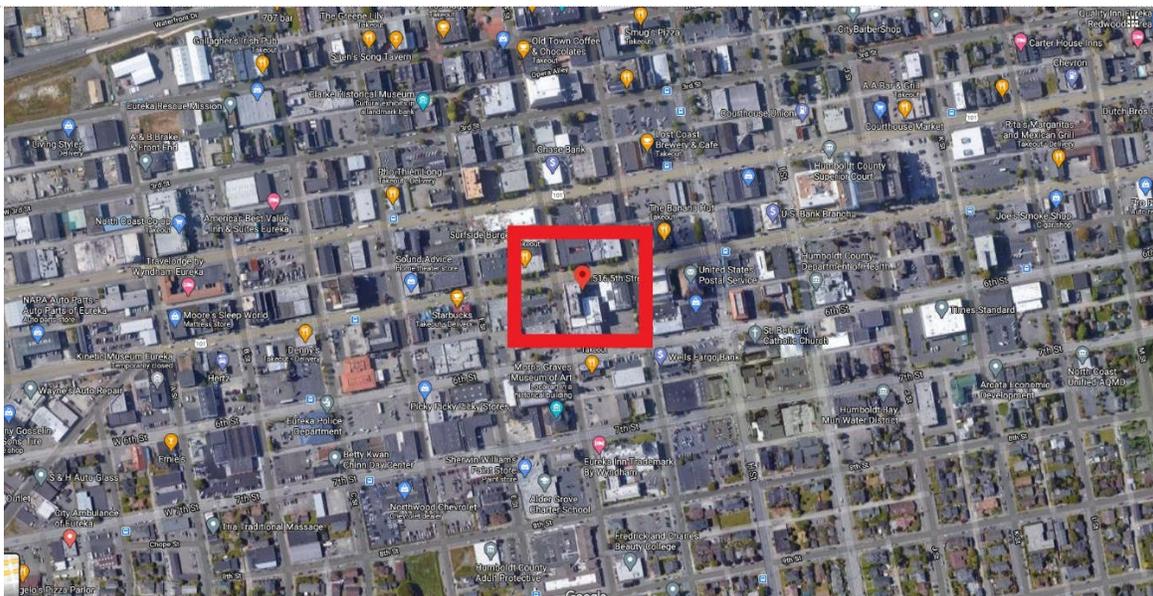


Figure 2: Site Map



PROJECT SUMMARY

Due to water damage, the stucco façade, sign, and entrance awning will be replaced. The proposed stucco façade will duplicate the original color but will be a flat surface with no raised detail as on the existing facade. The proposed awning will project approximately 4' over the sidewalk, approximately 8' 6" above the sidewalk, and will be constructed of a lightweight frame and canvas in a burgundy color. The 15 square foot black painted sheet metal sign with gold vinyl lettering will be relocated to the wall

above the new awning and affixed to a new substrate of pressure treated fir. The site is located on 5th Street (Highway 101 North) between F and G Streets, and 5th Street is a Pedestrian-Focused Frontage (PFF). Eureka Municipal Code 155.208.040.B requires Design Review for any exterior modifications to a building façade that faces a Pedestrian-Focused Frontage (PFF).

Figure 2: Original Building Façade



ANALYSIS

To approve a Design Review application, the Design Review Committee must make all of the following findings:

1. The proposed project is consistent with the General Plan, any applicable specific plan or area plan, and other design policies and regulations adopted by the City Council.
2. The proposed project complies with all applicable provisions of the Zoning Code and Municipal Code.
3. The proposed development will not be detrimental to public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.
4. The proposed project complies with all applicable Design Review criteria in 155.412.040.I (Design Review Criteria).

1. Plan and Code Consistency

General Plan

The General Plan Designation for the site is DT (Downtown). The DT land use designation is intended to have a “mix of retail, restaurants, lodging, entertainment, cultural, visitor services, offices, and upper floor residential uses” as well as “promote a vibrant pedestrian environment.” The area surrounding the storefront contains a mix of uses, including, restaurants, offices, and retail. The Downtown land use designation supports “high intensity urban form” and promotes a pedestrian environment.

The storefront provides another retail business in an urban walkable area. The proposed changes to the storefront do not change the use of the property and are consistent with the purpose of the General Plan.

Zoning Code

The zoning district for the site is Downtown (DT). The Downtown (DT) zoning district should maintain, promote, enhance, and build upon Eureka’s Downtown as a vibrant center for residents, businesses, the arts, local/regional visitors, and out-of-town tourists. Vertical mixed-use development with a diversity of uses promote daytime and evening activity, including residential, cultural, lodging, civic, professional office, entertainment, retail, and other customer-serving and employment-intensive uses. Multi-story buildings built to lot lines fully utilize available land and support a high-intensity economic and cultural center for the surrounding region. Existing buildings are fully utilized with uses that serve residents, employees, visitors, and the broader region. A diversity of building types and architectural styles, many with active ground-floor uses, support a vibrant pedestrian environment and active and inviting public spaces.

The continuing use of the space as a yoga studio serves residents, employees, visitors and the broader region. The proposed project will enhance the appearance of the surrounding area and create an inviting streetscape by upgrading and improving the

appearance of the property. The proposed change to the storefront does not change the use of the property, and therefore, is consistent with the purposes of the DT zone district.

2. Design Policies and Regulations

The site is located on 5th Street between F and G Streets, and 5th Street is a Pedestrian-Focused Frontage (PFF). Eureka Municipal Code 155.208.040.B requires Design Review for any exterior modifications to a building façade that faces a Pedestrian-Focused Frontage (PFF). The façades of buildings facing these street frontages are subject to special land use regulations and development standards to maintain and enhance an active and engaging pedestrian environment.

The applicant is proposing repairs to the storefront due to water damage. The stucco façade, sign, and entrance awning will be replaced. The proposed changes will conform to the special land use regulations of the PFF and will maintain an active and engaging pedestrian frontage.

3. Public Health, Safety, and Welfare

The repairs to the façade and the awning replacement will enhance public safety as the previous façade was crumbling and the awning was not structurally sound and presented a hazard to the public.

4. Design Review Criteria

Community Character

The overall project design enhances Eureka's unique character and distinctive sense of place. A variety of building types and styles respects Eureka's architectural heritage and embraces forward-looking creative expression.

Throughout the Downtown area, you can find a multitude of architectural styles from Victorian to modern. The project location is a single-story building with a façade consisting of stacked stone and stucco. The proposed stucco will be similar in texture to the adjacent building to the east. The proposed changes to the building will fit the context of the area, as the area contains a wide variety of building types, styles, and facades. The proposed changes will update the exterior and enhance building safety and security.

Surrounding Context

The overall project and associated buildings enhance the design quality of the area where they are located. New buildings may "fit in" with traditional architecture that matches or complements the surrounding context or "stand out" with a contemporary and contrasting style. All buildings must minimize adverse impacts on neighboring properties when possible.

The proposed stucco façade will be congruent with the stucco façade on the adjacent building to the east, creating a harmonious flow between the two buildings. The sign placement above the door, centered on the façade, also mimics the sign placement of the

building to the east and adds further continuity with the neighboring façade. None of the neighboring properties are adversely impacted by the proposed exterior changes.

Pedestrian Environment

Buildings incorporate design features that support an active public realm and an inviting pedestrian environment.

The building houses a yoga studio that serves residents, visitors, and the broader region, by providing an active ground-floor use the site supports a vibrant pedestrian environment. The proposed awning will create a welcoming space that connects the sidewalk to the building, especially when there are no storefront windows in the façade, and offers protection from the elements. Additionally, the proposed lighting above the door way will enhance the welcoming feeling and promote a feeling of safety. The building is served by public sidewalks, and crosswalks are provided at either end of the block to allow for safe pedestrian passage across 5th Street, and both F and G Streets.

Architectural Style

Buildings demonstrate a coherent and successfully executed architectural style. Building architecture may be traditional or modern. Buildings are not required to conform to any dominant architectural style or local vernacular. Creative architectural and artistic expression is encouraged.

The project location is a single-story building with a façade consisting of stacked stone and stucco. The existing stacked stone and the proposed stucco finish will give the façade a clean modern look with a nod to mid-century style that fits in well with the building façade to the east, and offers a contrast to the more traditional First National Bank building to the west. The proposed burgundy awning, with its clean lines and pop of color, will add visual interest to the simple façade.

Although the buildings in the area do not conform to any particular architectural style, they meld comfortably together. The size, shape, and mass, of the structure is appropriate for its downtown site. The changes to the façade will not deter from the character of the building or be incongruous with the surrounding buildings.

Articulation and Visual Interest

Building facades are distinctive, create visual interest, and relate to the human scale through vertical and horizontal articulation, varied building planes, distinctive building elements, and/or noticeable architectural details. Building elements such as roofs, doors, windows, and porches are part of an integrated design and relate to the human scale. Architectural details such as articulation, trim, eaves, window boxes, and brackets contribute to the visual interest of the building.

The proposed smooth stucco finish will contrast with the stacked stone and create visual interest that leads the eye to the entrance of the building. The proposed awning creates visual interest by breaking the façade plane, highlighting the stacked stone detail, and by its pop of color.

Materials

Building facades feature high-quality materials that are appropriate to the architectural style, enhance building articulation, and are compatible with surrounding development.

The existing façade that was removed for safety reasons had articulated raised detail that was stylistically incongruous to the stacked stone portion of the façade surrounding the entrance. The proposed smooth stucco façade will complement the stacked stone and will be congruous with the smooth stucco finish of the neighboring façade to the east. The proposed awning will be constructed of a high-quality frame with a stretched canvas covering with a simple design that is appropriate to the architectural style of the building and will fit in well with the surrounding buildings.

Safety

The project promotes public safety and minimizes opportunities for crime through design features such as property access controls (e.g., placement of entrances, fences), increased visibility, and features that promote a sense of ownership of outdoor space.

The proposed changes to the façade will not negatively impact public safety. The proposed lighting above the entrance under the awning is appropriate for the area and will enhance safety. The proposed awning will also offer protection from the elements for the customers and will improve the safety of the area by enhancing the outdoor space and making the building more inviting.

ENVIRONMENTAL ASSESSMENTS

The City of Eureka, as Lead Agency, has determined the proposed project is categorically exempt from the provisions of the California Environmental Quality Act, in accordance with CEQA Guidelines pursuant to Section 15301, Existing Facilities, Class 1 of the CEQA Guidelines. The Class 1 exemption consists of the operating of private structures involving negligible or no expansion of use. As there is no proposed expansion to the existing building, the proposal for a change to the existing storefront is exempt from the California Environmental Quality Act.

PUBLIC HEARING NOTICE

Public notification consisted of notification by mail of property owners within a 300-foot radius of the site on October 1, 2020. In addition, the notice was posted on the City's website and bulletin boards. A public hearing notice sign was posted on the site on October 2, 2020.

CONCLUSION

Based on the analysis above, the proposed changes to the storefront are consistent with the General Plan, the Zoning Code and the design criteria for Pedestrian-Focused Frontages. The project is suitable for the site, and is compatible with existing and planned land uses in the vicinity. The use is not detrimental to the public health, safety, and welfare, and is properly located within the city and adequately served by existing utilities and infrastructure.

DOCUMENTS ATTACHED

Attachment 1: Design Review Committee Resolution pages 8 - 9

Attachment 2: Applicant submitted materialpages 10 - 18

RESOLUTION NO. 2020-__

A RESOLUTION OF THE DESIGN REVIEW COMMITTEE OF THE CITY OF EUREKA APPROVING THE PROPOSED CHANGES TO THE STOREFRONT AT 516 5th STREET, APN, 001-103-001

WHEREAS, the applicant has requested approval for changes to the existing storefront, located at 516 5th Street (AKA 514 5th Street), APN: 001-146-002; and

WHEREAS, the site is located on a Pedestrian-Focused Frontage (PFF) and per Eureka Municipal Code §155.208.040.B any exterior modifications to a building façade that faces a Pedestrian-Focused Frontage (PFF) requires Design Review; and

WHEREAS, the Design Review Committee of the City of Eureka did hold a duly noticed public hearing at City Hall in the City of Eureka via Zoom, on October 14, 2020, at 8:30 a.m., to consider the application; and

WHEREAS, the Design Review Committee of the City of Eureka has reviewed the subject application in accordance with Eureka Municipal Code §155.412.040, and after due consideration of all testimony, evidence, and reports offered at the public hearing, does hereby find and determine the following facts:

1. The proposed modification is consistent with the General Plan and design policies and regulations adopted by the City Council.
2. The proposed modification complies with all applicable provisions of the Zoning Code and Municipal Code.
3. The proposed modifications will not be detrimental to public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.
4. The proposed modification complies with all applicable Design Review criteria in Eureka Municipal Code §155.412.040.I. (Design Review Criteria).
5. The Design Review process is a discretionary action subject to environmental review in accordance with the California Environmental Quality Act (CEQA) and the project is categorically exempt from the provisions of the California Environmental Quality Act, Section 15301, Existing Facilities, Class 1 of the CEQA Guidelines.

WHEREAS, in the opinion of the Design Review Committee of the City of Eureka, the proposed application should be approved :

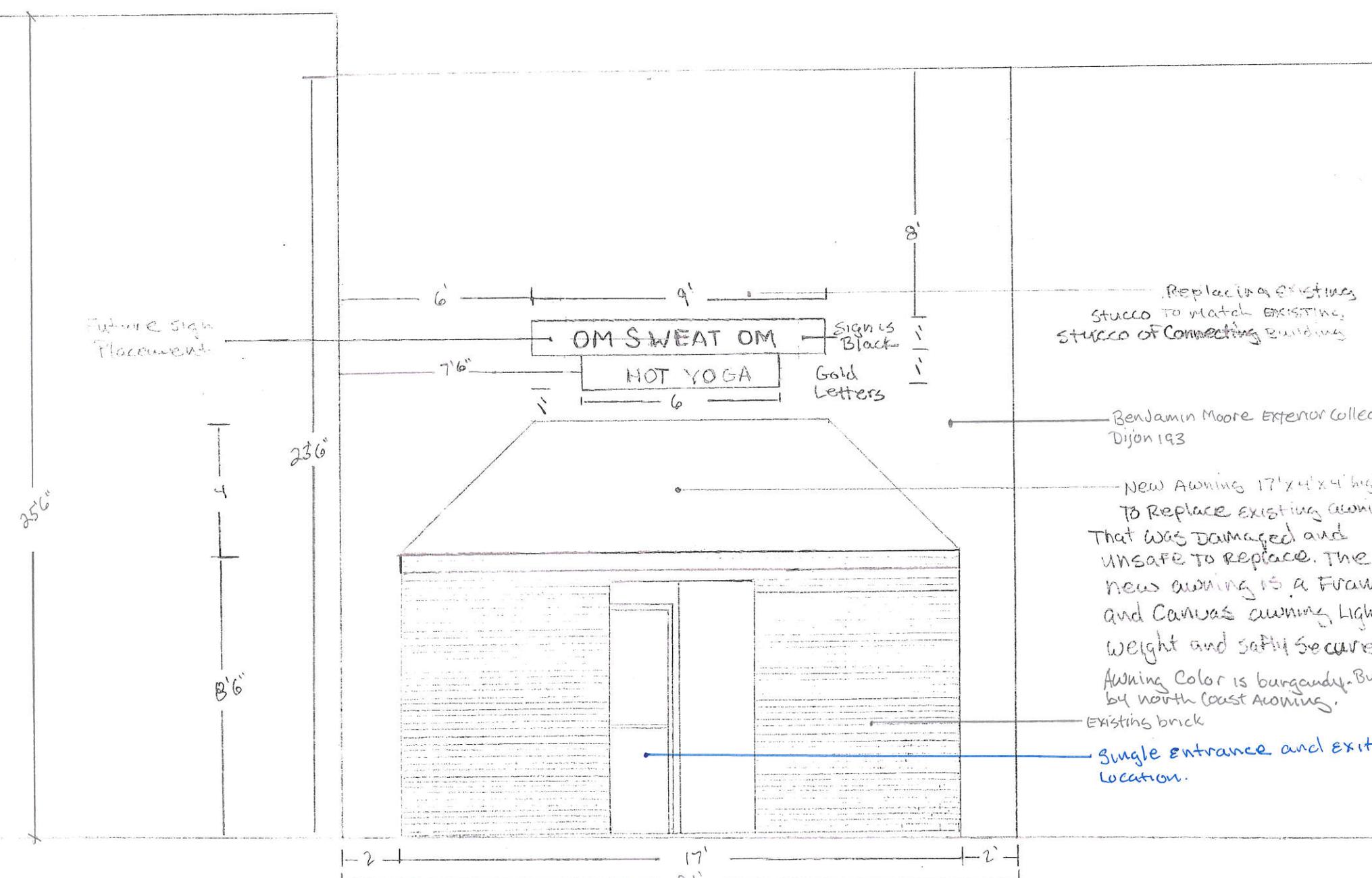
NOW THEREFORE, BE IT RESOLVED the Design Review Committee of the City of Eureka does hereby approve the application, subject to the condition listed above.

PASSED, APPROVED AND ADOPTED by the Design Review Committee of the City of Eureka in the County of Humboldt, State of California, on the 14th day of October, 2020 by the following vote:

AYES: COMMITTEE MEMBER
NOES: COMMITTEE MEMBER
ABSENT: COMMITTEE MEMBER
ABSTAIN: COMMITTEE MEMBER

Kassidy Banducci, Chair,
Design Review Committee

Kristen M. Goetz
Executive Secretary



Future sign Placement

25'6"

23'6"
8'6"

6'

9'

8'

OM SWEAT OM

Sign is Black

HOT YOGA

Gold Letters

7'6"

6'

Replacing existing stucco to match existing stucco of connecting building

Benjamin Moore Exterior Collect Dijon 193

New Awning 17'x4'x4' high to replace existing awning that was damaged and unsafe to replace. The new awning is a frame and canvas awning light weight and safely secured. Awning color is burgandy. Built by north coast awning.

Existing brick

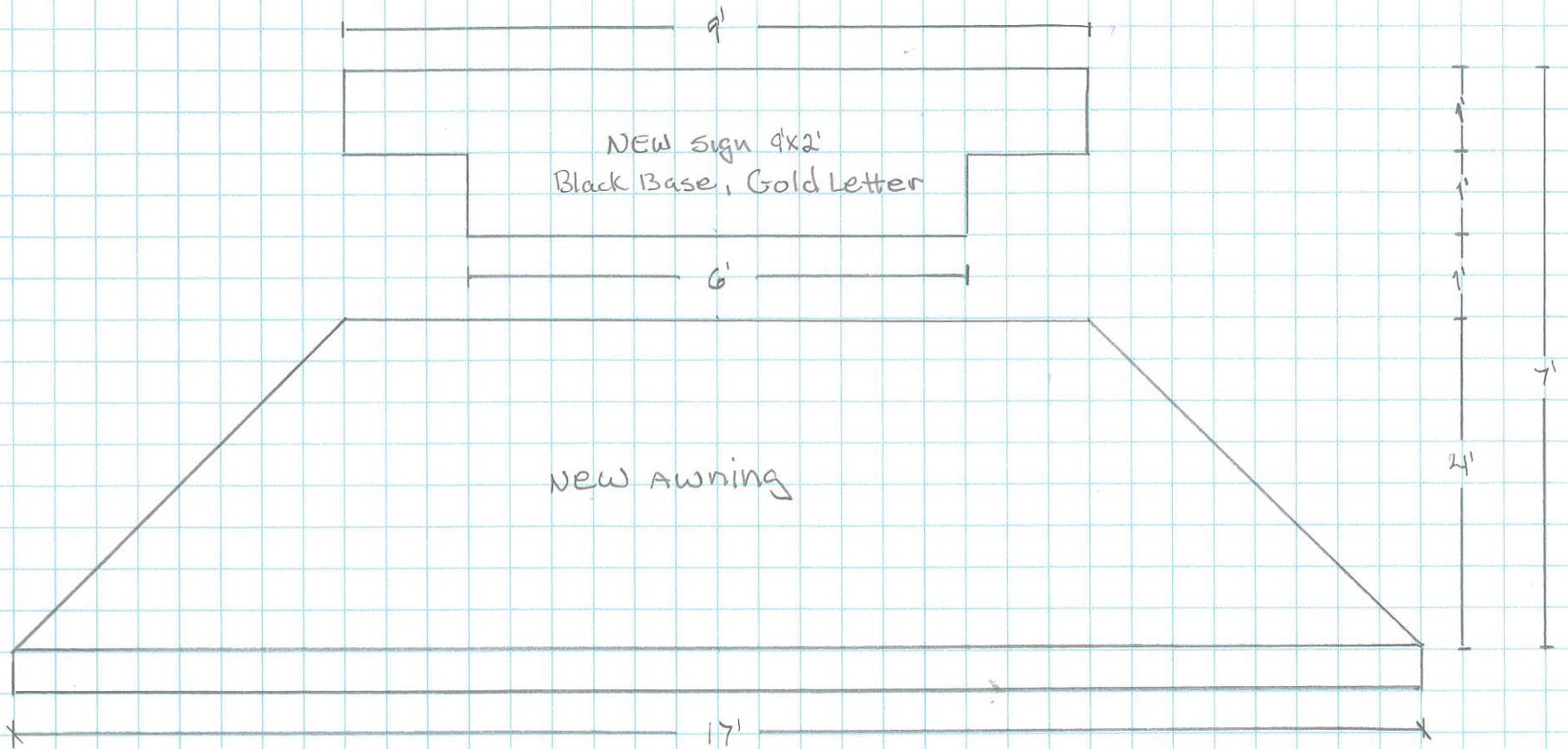
Single entrance and exit location.

2'

17'

2'

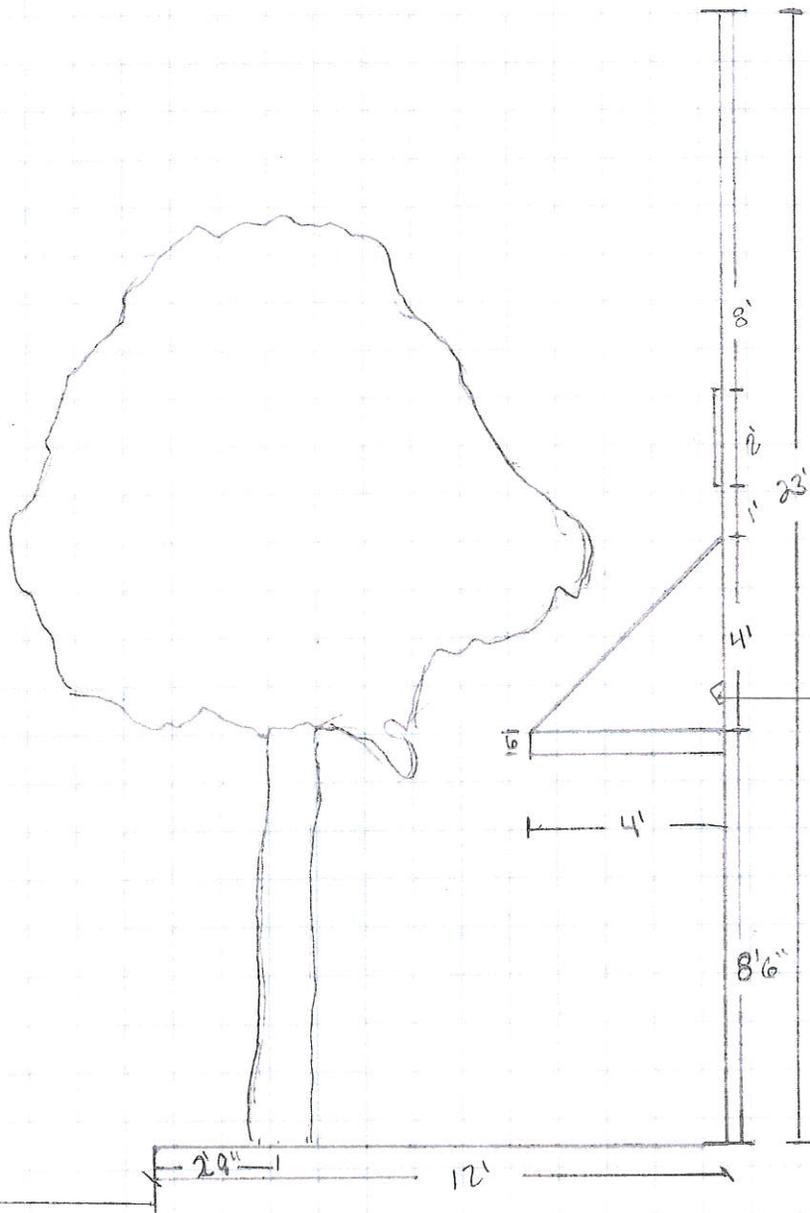
21'





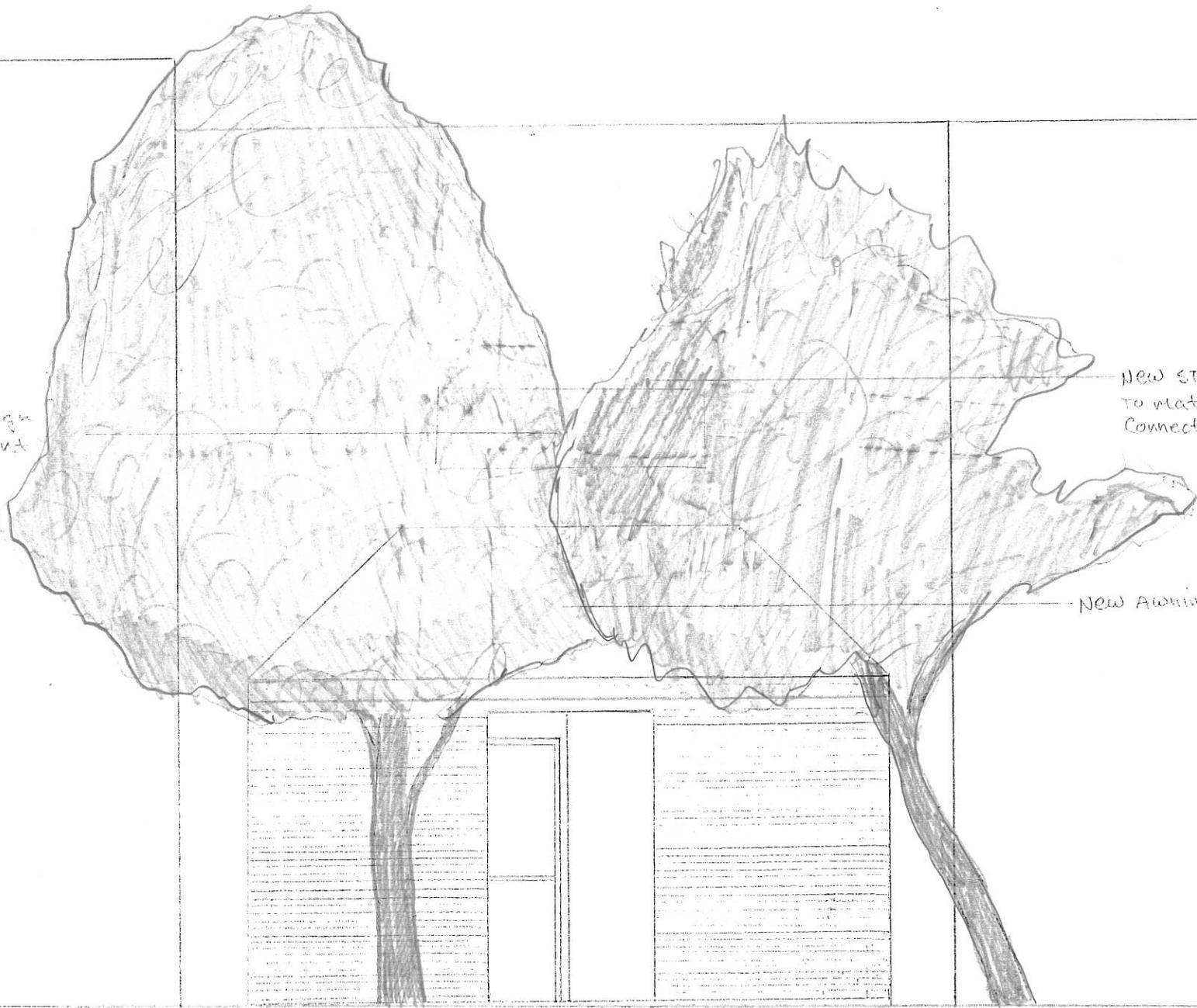
Repurposed Sign:

- Black painted sheet metal base with gold vinyl lettering
- Will be mounted on a pressure treated fur substrate in proposed location above awning.



Exterior light located
on wall under Awning.
Warelight WLWP 75W-50K-MV-10D-G1

Future sign
Placement

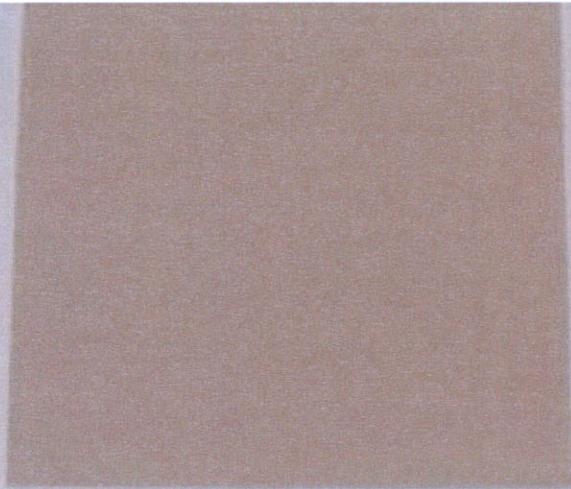


New STUCCO
TO MATCH EXISTING OF
Connecting Building

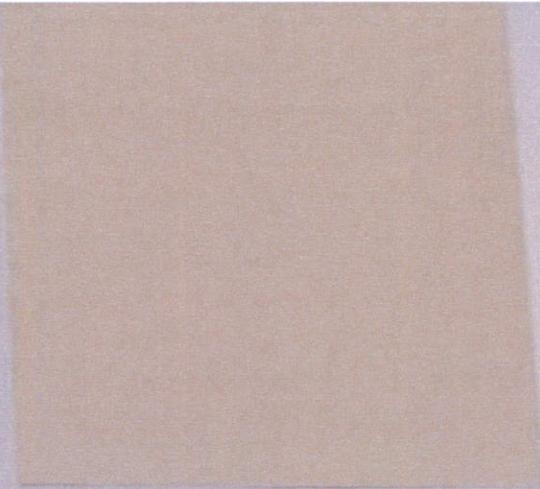
New Awning 17'x4'x4' high

Paint
Down 193.

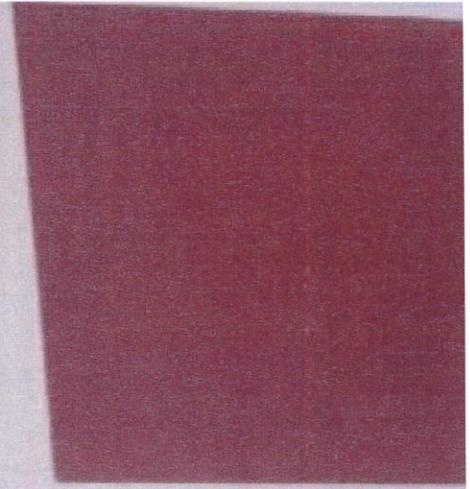




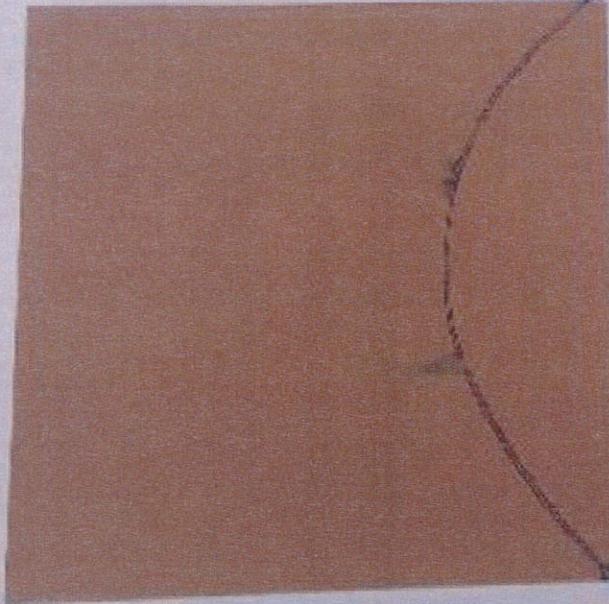
Fairway Oaks 1175
Robles del Camino Belle



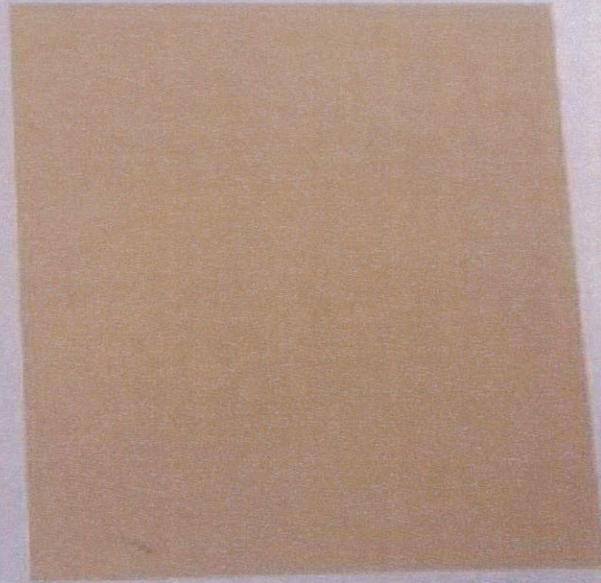
Legacy AF-311
Warma



Cinema AF-290
Calena



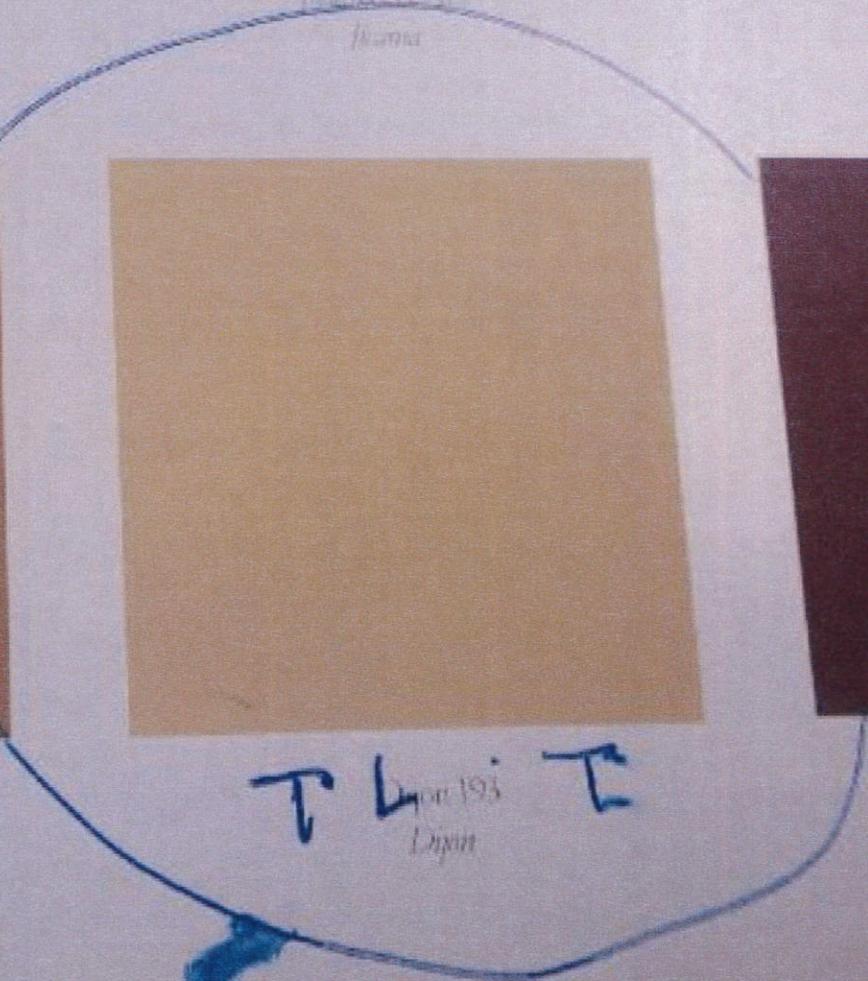
Eruscan AF-355
Erusa



TL 193
Lipin



Arroyo Real 2
Rayo de Ar



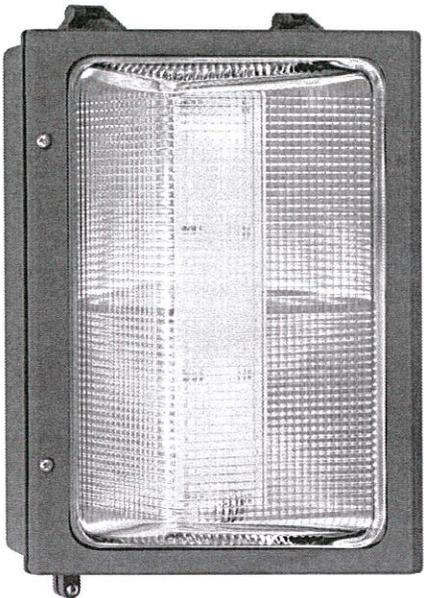


PROJECT NAME: _____

CATALOG NUMBER: _____

NOTES: _____

FIGURE SCHEDULE: _____



WarelighT LED Wall Pack

FEATURES

- Prismatic glass refractor, non-yellowing
- 0-10V dimming standard
- ETL, DLC Listed
- IP65 Rated
- 4x NPT 1/2in knockouts
- 120-277V
- CRI: >70
- CCT: 5000K (3000K, 4000K and 6500K available as factory special order)



- Life: 50000 Hours
- Warranty: 5 Years
- Lumens:

- 45W = 5000
- 60W = 7100
- 75W = 8600
- 90W = 10000
- 120W = 14800



Applications

- Building facade
- Carports
- Loading areas
- Driveways
- Parking areas

FIELD INSTALLED ACCESSORIES:

- Wire Guard
- Visor
- Beauty Plate
- Photo Cell

DLC LISTING #:

- 45W = PLK1250MG4A0
- 60W = PLI59CAUSW1P
- 75W = PLL70GGQCM80
- 90W = PL9EVPHI2281
- 120W = PLAN21BC1LTX

WarelighT Wall Pack					
MODEL	WATTAGE	CCT	VOLTAGE	DIMMING	GENERATION
WLWP-	45W- 60W- 75W- 90W- 120W-	50K-	MV-	0-10V-	G1



WAREHOUSE-LIGHTING.COM

Warehouse-Lighting.com
2750 South 163rd St
New Berlin, WI 53151

Warehouse-Lighting.com
Phone: 888-454-4480
info@warehouse-lighting.com

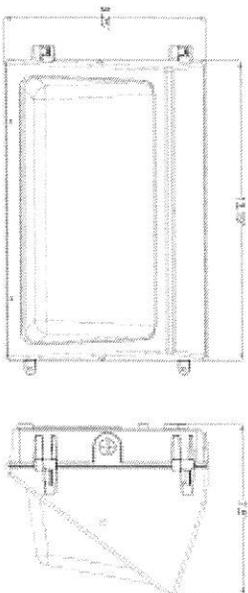


DIMENSIONAL DRAWING

Length (L) 13.19" (335mm)

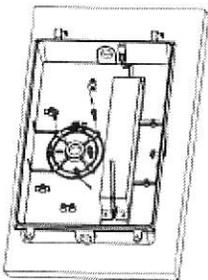
Width (W) 7.5" (191mm)

Height (H) 9.25" (235mm)

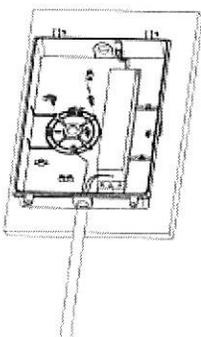


MOUNTING INFORMATION

WALL MOUNT INSTALLATION

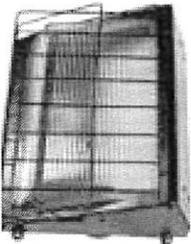


CONDUIT MOUNT INSTALLATION



ACCESSORIES

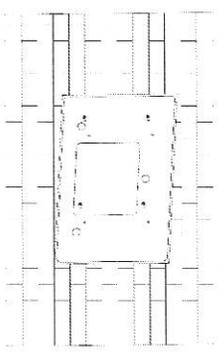
WIRE GUARD



VISOR



BEAUTY PLATE



WAREHOUSE-LIGHTING.COM

Warehouse-Lighting.com
2750 South 163rd St
New Berlin, WI 53151

Warehouse-Lighting.com
Phone: 888-454-4480
info@warehouse-lighting.com