

**REGULAR MEETING
DUNSMUIR PLANNING COMMISSION
August 12th, 2020**

REGULAR SESSION: Beginning at 6:00 pm

Due to COVID-19, the Planning Commission meeting will be held online via Zoom
at: <https://us02web.zoom.us/j/99204517515>

Alternatively, participants may call **1(669)900-6833**. When prompted,
enter Meeting ID: **992 0451 7515**

**As a courtesy, please keep your phone or microphone on mute
unless the Chairperson calls on you. Thank you.**

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- 1. CALL TO ORDER**
 - 2. ROLL CALL**
 - 3. APPROVAL OF AGENDA**
 - 4. APPROVAL OF MINUTES**
July 8th, 2020

5. ANNOUNCEMENTS AND PUBLIC COMMENT

Make your announcements or comments when the Chairperson calls upon you to do so.

The Planning Commission Chairperson will recognize you and ask for your name and address so that City staff can follow up on any issues requiring City action.

This time is set aside for citizens to address the Planning Commission on matters **not** included on the Regular Agenda. If your comments concern an item noted on the Regular Agenda, please address the Planning Commission when that item is open for public comment. **Each speaker is allocated three (3) minutes to speak. Speakers may not cede their time.** Comments should be limited to matters within the jurisdiction of the City. The Planning Commission can only take action on matters that are on the Agenda but may place matters brought to their attention at this meeting on a future Agenda for consideration. If you have documents to present to members of the Planning Commission, please email them to adminasst@ci.dunsmuir.ca.us at least two days prior to the Planning Commission meeting. Alternatively, the documents can be mailed to the City of Dunsmuir Planning Commission, 5915 Dunsmuir Avenue, Dunsmuir, CA 96025. If submitting documents via mail, please allow adequate time for the documents to arrive, be distributed, and reviewed by the Planning Commission prior to the meeting. Further, if mailing, please provide a minimum of nine (9) copies.

6. PUBLIC HEARINGS

Public Hearing Protocol:

Chairperson will describe the purpose of the Public Hearing

City Staff will provide the Staff Report

City Staff will respond to questions by the Planning Commission

Chairperson will open the Public Hearing

A. Padilla Lot Line Adjustment and Variance

The project is a proposed lot line adjustment and minor variance to merge and reconfigure parcels located at 6147 Sacramento Avenue and 4109 Grover Street (APN 058-183-240).

- 1. Staff Report
- 2. Public Hearing
- 3. Decision: Roll Call Vote

B. Western States Real Estate Tentative Subdivision Map, Use Permit, and Historic Site Alteration Permit

The project is a proposed tentative subdivision map, use permit, and historic site alteration permit to allow for renovation and reutilization of the Travelers Hotel located at 5815 Dunsmuir Avenue in the City of Dunsmuir (APN 058-112-010). As proposed, the existing three-story structure would be subdivided and converted to condominiums, with 28 residential units located on the second and third floors, one mixed-use commercial unit and two adaptable residential units on the ground floor, and common elements throughout. In addition, improvements to the façade are proposed.

- 1. Staff Report
- 2. Public Hearing
- 3. Decision: Roll Call Vote

7. OLD BUSINESS –

8. NEW BUSINESS –

9. ANNOUNCEMENTS AND REPORTS FROM COMMISSION AND STAFF

- A. Staff:
- B. Commissioners:

10. ADJOURNMENT:

Copies of this agenda were posted at City Hall, the Dunsmuir Park and Recreation District Office, and at the Post Office on or before **6:00 PM Friday, August 7th, 2020.**

The City of Dunsmuir does not discriminate on the basis of race, color, national origin, religion, age, gender, sexual orientation, disability or any other legally protected classes in employment or provision of services. Persons who need accommodations for a disability at a public meeting may call City Hall at (530) 235-4822 for assistance. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to accommodate participation in the meeting.

CERTIFICATION

This is the official Dunsmuir Planning Commission Agenda created and posted in accordance with the Dunsmuir City Protocols.



08/07/2020

**REGULAR MEETING
DUNSMUIR PLANNING COMMISSION
July 8th, 2020
MINUTES**

1. CALL TO ORDER

Meeting was called to order by Chairperson Kay at 6:05 p.m.

2. ROLL CALL

Commissioners present: Kay, Powers, Skalko, Bailey, Warner

Commissioners absent: Harley, Spurlock

Staff present: CM Juhasz, City Planner Tinsman, Deputy City Clerk Perkins

3. A. APPROVAL OF AGENDA of July 8, 2020

Motion to approve the agenda by Skalko, seconded by Powers

Roll Call Vote: AYES: Kay, Powers, Skalko, Warner, Bailey

 NOES: None

 ABSENT: Spurlock, Harley

 ABSTAIN: None

5-0-2-0

4. . APPROVAL OF MINUTES

Motion to approve the minutes of June 10th 2020 by Skalko , 2nd by Powers

Roll Call Vote: AYES: Kay, Powers, Skalko, Warner, Bailey

 NOES: None

 ABSENT: Spurlock, Harley

 ABSTAIN: None

5-0-2-0

5. ANNOUNCEMENTS AND PUBLIC COMMENT

Peter Arth - Urges commissioners to get on board with Historical Committee and preservation district.

6. PUBLIC HEARING -

A. City of Dunsmuir Annex to the Siskiyou County Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) and Adoption of the LHMP into the City of Dunsmuir General Plan Safety Element.

City Planner Tinsman describes process used to develop LHMP including use of DPAC and stakeholders to review and develop data through public meetings.

CP Tinsman reviewed draft annex which reviews hazard mitigation procedures. City is attempting to expedite adoption of annex to address fire season. Final draft is nearly identical in format to that used by planning partners in our neighboring cities. Looking for comments or a motion.

Suggested motion adoption of the LHMP document, it would not have a significant adverse effect on the environment, CEQA exempt. Motion recommending adoption of resolution 2020-12 motion made by Skalko, 2nd by Powers.

Roll Call Vote: AYES: Kay, Powers, Skalko, Warner, Bailey
 NOES: None
 ABSENT: Spurlock, Harley
 ABSTAIN: None

5-0-2-0

City Planner Tinsman

Explains importance of historical committee delegates. Delegates review projects so that there are no detrimental changes to the Historical District.

Public Comment: Devon Warner: wants to get a citizen group together regarding limiting AirBnB's. Is interested in forming a sub-committee to monitor AirBnB's. Will bring it up next month. Addressed Covid-19 situation, concerned about non compliance with Social distancing and wearing mask in public.

Dwight Bailey wants to make sure we advance notice to the public before public hearings.

- 7. **OLD BUSINESS – None**
- 8. **NEW BUSINESS – None**
- 9. **ANNOUNCEMENTS AND REPORTS FROM COMMISSION AND STAFF**
- 10. **ADJOURNMENT:** Motion to adjourn @ 6:33 p.m. by Skalko second by Powers

Roll Call Vote: AYES: Kay, Powers, Skalko, Warner, Bailey
 NOES: None
 ABSENT: Spurlock, Harley
 ABSTAIN: None

5-0-2-0

Wendy Perkins

7/9/2020

DEPUTY CITY CLERK PERKINS

DATE



CITY OF DUNSMUIR
PLANNING COMMISSION STAFF REPORT
August 12, 2020

PADILLA LOT LINE ADJUSTMENT AND VARIANCE

- APPLICANT:** Terry Curry Land Surveying
P.O. Box 151
Montague, CA 96064
- PROPERTY OWNER:** Bradley and Brooke Padilla
P.O. Box 75
Arcata, CA 95518
- PROJECT SUMMARY:** The project is a proposed lot line adjustment to reconfigure and merge four parcels into two resultant lots, as well as a minor variance to address a nonconforming setback and lot size.
- PROJECT LOCATION:** The project site is located at 6147 Sacramento Avenue and 4109 Grover Street (APN 058-183-240).
- GENERAL PLAN:** Medium Density Residential (MDR)
- ZONING:** Duplex Residential (R-2)
- EXISTING USE:** Both of the resultant parcels are presently developed with single-family dwellings and residential accessory structures.
- ENVIRONMENTAL** The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 and 15061(b)(3) of the CEQA Guidelines.
- RECOMMENDATION:** Approval

ANALYSIS

Resulting Parcels

Approval and recordation of the lot line adjustment would result in the merger and reconfiguration of four of five legal parcels located on APN 058-183-240 into two resultant lots, Parcel A and Parcel B. As proposed, Parcel A (i.e., 6147 Sacramento Avenue) would include 0.22 acre and Parcel B (i.e., 4109 Grover Street) would include 0.10 acre. Please see **Figures 1 - 4** below.

One of the existing lots on APN 058-183-240, which is described as “the southerly three (3) feet of Lot Eight (8) in block lettered “B” of Branstetter’s Second Subdivision,” is not included in the project. This is because Government Code Sec. 66412(d) limits lot line adjustments to occurring between four or fewer parcels. Subsequent lot line adjustments including the resultant parcels are permitted, though one is not yet proposed.

General Plan

The project site is designated Medium Density Residential (MDR) in the City of Dunsmuir General Plan Land Use Element. The project is consistent with the General Plan and no change in land use or land use designation would result.

Zoning

The project site is zoned Duplex Residential (R-2) and no change in zoning would result from the project. All four structures located on the project site are nonconforming with regard to at least one of the required setbacks, however, this is a preexisting condition that would not be exacerbated by the project. Moreover, a number of existing encroachments associated with the residence on Parcel A would be resolved by the project.

However, as shown in **Figure 2** below, the residence on Parcel A would encroach into the five-foot side yard setback on the south side of the property with the parcels reconfigured as proposed, albeit by only 2.4 inches. In addition, Parcel B would be approximately 940 square feet smaller than the 5,500-square-foot minimum lot size, though in reality this is only a reduction of 440 square feet from the present lot size of 5,000 square feet. More importantly, this reduction in lot size is unavoidable when reconfiguring parcel boundaries. This is because the parcel boundaries for 4109 Grover Street presently include a portion of the residence located at 6147 Sacramento Avenue and to correct this situation the parcel at 4109 Grover Street must be reduced. Nevertheless, to address these nonconformities, a variance is requested by the applicant. If granted, the lot line adjustment would be consistent with the zoning.

Improvements

As shown in the figures below, each of the resultant parcels is developed with a single-family dwelling and a parking structure. On Parcel A the residence is approximately 2,350 square feet and the parking structure is a three-car garage and on Parcel B the residence is approximately 1,120 square feet and the structure is a carport. No additional development is proposed at this time. Any future development and/or improvements would be subject to the development standards in effect at the time.

LOT LINE ADJUSTMENT FINDINGS

Although the Dunsmuir Municipal Code (DMC) is largely silent on lot line adjustments and does not require that specific findings be made prior to approval, lot line adjustments are regulated by the Subdivision Map Act and staff is recommending that the Planning Commission make the following findings prior to approval of the lot line adjustment:

1. Because the proposed lot line adjustment involves four or fewer existing adjoining parcels, where the land taken from one parcel would be added to an adjoining parcel, and because a greater number of parcels than originally existed would not be created, the proposed lot line adjustment is exempt from the requirements of the Subdivision Map Act pursuant to Government Code Section 66412(d).
2. Pursuant to Government Code Section 66412(d), the City of Dunsmuir has limited its review and approval of the Padilla Lot Line Adjustment to a determination of whether or not the parcels resulting from the proposed lot line adjustment will conform to the City of Dunsmuir General Plan, Zoning Ordinance, and California Building Code.
3. The proposed Padilla Lot Line Adjustment is consistent with zoning designations and the applicable policies of the City of Dunsmuir General Plan.
4. Access to the reconfigured parcels would be via Grover Street and Sacramento Avenue, both of which are city-maintained roadways.
5. The resulting lots of record, as designed, will not result in a significant change in the existing environment that would in any way threaten the public health, safety, peace, morals, comfort, convenience or general welfare.

Accordingly, findings to this effect have been incorporated into the draft resolution prepared for the Planning Commission's consideration.

VARIANCE FINDINGS

In addition, it is staff's opinion that the Planning Commission can make the following finding required by DMC Sec. 17.20.050 in support of the proposed variance:

In specific cases, applications for variances from the terms of this title as will not be contrary to its intent or to the public interest, safety, health and welfare, and where due to special conditions or exceptional characteristics of such property, or its location or surroundings, a literal enforcement of this title would result in practical difficulties or unnecessary hardships.

Accordingly, the following findings have been incorporated into the draft resolution prepared for the Planning Commission's consideration:

1. Relief from the side yard setback and minimum lot size requirements on Parcel B would not be contrary to the intent of the Code or detrimental to the public interest, safety, health and/or welfare; and
2. There are special circumstances applicable to the subject property, including development of the property with uses that span lot lines, such that the strict application of the zoning regulations would result in practical difficulties and/or unnecessary hardships.

ENVIRONMENTAL RECOMMENDATION

Staff recommends that the project is categorically exempt from environmental review under Section 15305, Minor Alterations in Land Use Limitations, of the California Environmental Quality Act (CEQA) Guidelines. This particular exemption applies to "minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to: (a) Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel." In addition, the project is exempt from environmental review pursuant to Section 15061(b)(3) of the CEQA Guidelines under the "common sense exemption" that CEQA only applies to projects that have the potential for causing a significant effect on the environment.

If the Planning Commission concurs, it would need to make the finding that the project is exempt from CEQA prior to project approval. As such, a finding to this effect has been incorporated into the draft resolution prepared for the project.

PLANNING STAFF RECOMMENDATION

Staff has reviewed the application materials and, based on the material in the record and the information provided in this staff report, staff recommends that the Planning Commission open the public hearing, consider any public testimony received, and provided no substantial issues are raised that cannot be readily resolved, close the hearing and take the following actions:

- **Adopt** the Findings of Consistency with the General Plan, Zoning, and Building Codes;
- **Adopt** the recommended findings for the lot line adjustment and variance;
- **Adopt** the CEQA findings and CEQA Exemptions; and
- **Adopt** Resolution 20-13, A Resolution of the Planning Commission of the City of Dunsmuir Approving the Padilla Lot Line Adjustment and Variance.



Figure 1, Project Site and Surrounding Area
Parcel boundaries are approximate.



Figure 3, 6147 Sacramento Avenue - Parcel A



Figure 4, 4109 Grover Street - Parcel B)

SUGGESTED MOTION

I move that we make the finding that the proposed project would not have a significant adverse effect on the environment, that we adopt the recommended CEQA exemptions, and that we adopt Resolution PC-2020-13 approving the Padilla Lot Line Adjustment and Variance.

ATTACHMENTS

- A. Resolution 20-13, A Resolution of the Planning Commission of the City of Dunsmuir Approving the Padilla Lot Line Adjustment and Variance

RESOLUTION PC-2020-13
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUNSMUIR APPROVING
THE PADILLA LOT LINE ADJUSTMENT & VARIANCE

WHEREAS, Terry Curry has applied for a lot line adjustment on behalf of his clients, Bradley and Brooke Padilla, to reconfigure and merge four parcels located on APN 058-183-240 in the City of Dunsmuir (i.e., 6147 Sacramento Avenue and 4109 Grover Street) into two resultant lots for the purpose of separating the residences and residential accessory structures that have been developed on each of the resultant lots; and

WHEREAS, the proposed lot line adjustment is exempt from the requirements of the Subdivision Map Act pursuant to Government Code Section 66412(d) because it involves four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and a greater number of parcels than originally existed would not be created; and

WHEREAS, pursuant to Government Code Section 66412(d), the City of Dunsmuir has limited its review and approval of the Padilla lot line adjustment to a determination of whether or not the parcel resulting from the proposed boundary line adjustment will conform to the City of Dunsmuir General Plan, Zoning Ordinance, and California Building Code; and

WHEREAS, the Padilla lot line adjustment is consistent with zoning designations and the applicable policies of the City of Dunsmuir General Plan; and

WHEREAS, access to the reconfigured parcels would be via Grover Street and Sacramento Avenue, both of which are city-maintained roadways; and

WHEREAS, the resulting lot of record, as designed, will not result in a significant change in the existing environment that would in any way threaten the public health, safety, peace, morals, comfort, convenience or general welfare; and

WHEREAS, relief from the side yard setback and minimum lot size requirements on Parcel B would not be contrary to the intent of the Code or detrimental to the public interest, safety, health and/or welfare; and

WHEREAS, there are special circumstances applicable to the subject property, including development of the property with uses that span lot lines, such that the strict application of the zoning regulations would result in practical difficulties and/or unnecessary hardships; and

WHEREAS, the Padilla Lot Line Adjustment & Variance is exempt from the California Environmental Quality Act pursuant to Section 15305 of the CEQA Guidelines because the project consists of a boundary line adjustment between properties with an average slope of less than 20% and a minor variance of zoning regulations, and will not result in any changes in land use or density or the creation of a new parcel, and will not result in a significant adverse impact on the environment; and

WHEREAS, staff presented oral and written staff reports on the Padilla Lot Line Adjustment & Variance at a regular meeting of the Planning Commission on August 12, 2020; and

WHEREAS, staff recommended that the Planning Commission approve the Padilla Lot Line Adjustment & Variance subject to the findings included in the staff report dated August 12, 2020, and incorporated herein above; and

WHEREAS, on August 12, 2020, the City of Dunsmuir Planning Commission considered staff's recommendation along with any public testimony received, following which the Planning Commission discussed the Padilla Lot Line Adjustment & Variance prior to reaching its decision.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission adopts the recommended findings set forth in the written staff report dated August 12, 2020, and incorporated herein above; and

BE IT FURTHER RESOLVED that the Planning Commission, based on the evidence in the record, including the findings set forth in the written staff report dated August 12, 2020, and incorporated herein above, approves the Padilla Lot Line Adjustment & Variance.

IT IS HEREBY CERTIFIED that the foregoing Resolution PC-2020-13 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____ at a regular meeting of the City of Dunsmuir Planning Commission held on the 12th day of August 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY OF DUNSMUIR PLANNING COMMISSION

Josh Spurlock, Chair

WITNESS, my hand and seal this 12th day of August 2020

Wendy Perkins, Deputy City Clerk



CITY OF DUNSMUIR

STAFF REPORT TO PLANNING COMMISSION

August 12, 2020

WESTERN STATES REAL ESTATE TENTATIVE SUBDIVISION MAP, USE PERMIT, AND HISTORIC SITE ALTERATION PERMIT

APPLICANT:	Gregory Mengis 5068 Lawler Ave. Freemont, CA 94536
PROPERTY OWNER:	Western States Real Estate LLC P.O. Box 524 Freemont, CA 94537
PROJECT SUMMARY:	The project is a proposed vesting tentative subdivision map, use permit, and historic site alteration permit to allow for renovation and reutilization of the Travelers Hotel. As proposed, the existing three-story structure would be subdivided and converted into condominiums, with 28 residential units located on the second and third floors, one mixed-use commercial unit and two adaptable residential units on the ground floor, and common elements throughout. In addition, several improvements to the façade are proposed.
PROJECT LOCATION:	The project site is located at 5815 Dunsmuir Avenue (APN 058-112-010).
GENERAL PLAN:	General Commercial (GC)
ZONING:	Central Commercial Historic District (C-2-H)
EXISTING USE:	Vacant Building
ENVIRONMENTAL	The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301, 15332, and 15061(b)(3) of the CEQA Guidelines.
RECOMMENDATION:	Approval with Conditions
ATTACHMENTS:	A. Draft Resolution PC-2020-14, A Resolution of the Planning Commission of the City of Dunsmuir Conditionally Approving the Western States Real Estate Vesting Tentative Subdivision Map, Use Permit, and Historic Site Alteration Permit for 5815 Dunsmuir Avenue (APN 058-112-010) B. Applicant's Statement of Intent C. Vesting Tentative Subdivision Map D. Architectural Drawings E. Historic District Design Review Packet F. Historic Reference Documents

PROJECT OVERVIEW

The City has received an application from Gregory Mengis, DBA: Western States Real Estate LLC, for a vesting tentative subdivision map, use permit, and historic site alteration permit to allow for renovation and mixed-use reutilization of the historic Hutaff Building, or Travelers Hotel, located at 5815 Dunsmuir Avenue.

In the applicant's words, the "project consists of a mixed use condominium conversion and building renovation for the existing three story Hutaff Building/Travelers Hotel Building in Downtown Dunsmuir. The existing concrete & unreinforced masonry building was constructed between 1917 & 1924. This proposed project will create 30 residential condominium units totaling approximately 30,000 gross square feet in size on the second and third floors. Two adaptable residential units approximately 1,820 gross square feet in size (for ADA compliance) and 1 mixed use commercial unit up to 10,450 gross square feet in size are proposed on the ground floor with other associated common elements throughout the building such as the covered entry, building lobby, utility rooms, stairwells and corridors. Proposed commercial uses considered in the design include restaurant, cafe, retail, business and professional, to be determined at a later date. All proposed uses are consistent with the existing zoning district, with the exception of the two ground floor residential units. The proposed project is further detailed on the attached Applicant's Statement of Intent, Vesting Tentative Subdivision Map and Architectural Drawings which depict the existing building layout, proposed unit configurations, architectural details and site plan, as required."

(Please note: the unit count for the third and fourth floors was subsequently reduced to 28 units.)

Applicant's Statement of Intent

The Applicant's Statement of Intent includes a detailed narrative of proposed renovations and improvements to the building's exterior and surrounding property. Please refer to **Attachment B**.

Tentative Subdivision Map & Architectural Drawings

As noted above, the three-story approximately 45,000-square-foot building would be subdivided into 30 residential units, one large mixed-use commercial ground floor unit, and common areas throughout the property. The tentative subdivision map is included as **Attachment C**. While the map may not include the level of detail one might expect for a proposed residential and mixed-use commercial subdivision, this is because the Subdivision Map Act does not require that a map of a condominium project "show the buildings or the manner in which the buildings or the airspace above the property shown on the map are to be divided." Therefore, to provide the level of property detail required by buyers, lenders, insurers, and others, a condominium plan is recorded prior to the developer offering interests in the subdivision to the public. However, because the condominium plan includes measurements taken once improvements are complete, it is not available at this time. While the condominium plan is developed later, the layout would be consistent with the floor plans shown in sheets A2.1, A2.2 and A2.3 included in **Attachment D**. Also provided in **Attachment D** are existing floor plans, proposed building elevations, and a site plan.

Use Permit

The project includes a proposed use permit to allow for the creation of two ADA-accessible dwelling units on the ground floor with a combined square footage of approximately 1,820 square feet. This would be equivalent to approximately 12 percent of the ground floor area.

Historic Site Alteration Permit & Sign Permit

The project includes a number of updates to the structure's façade, including removal of the five exterior fire escapes, which no longer meet fire safety standards; a slightly different color arrangement than is presently on the building; creation of a utility alcove along Pine Street protected with an ornamental steel fence and gate; renovation or replacement of the wood gable canopy over the entry with a steel-framed marquee similar to original styling; replacement of the arched storefront windows with rectangular windows similar to the original styling; new transom windows similar in size to original styling; doors recessed into new alcoves for egress and accessibility compliance; new sconces at the main entry; and signs and sign templates. These proposed modifications, signs, and sign templates are shown in the attached Architectural Drawings (**Attachment D**) and the Historic District Design Review Packet (**Attachment E**). The applicant has also submitted documents that describe the history of the property, including its purchase in 1924 from Frank and Anne Talmadge for a \$10 gold coin. These documents are included as **Attachment F**.

Though the Planning Commission must consider all of the proposed exterior modifications in determining whether to approve the Historic Site Alteration Permit, the Code does not provide a context with which to assess the changes other than to require that the Planning Commission be able to make the following finding:

1. The action proposed is consistent with the purposes of this chapter as reflected in Section 17.28.010; and
2. The action proposed will not be detrimental to a structure or feature of significant aesthetic, cultural architectural or engineering interest or value of a historic nature; or
3. The applicant has demonstrated that the action proposed is necessary to correct an unsafe or dangerous condition on the property; or
4. The applicant has demonstrated that denial of the application will result immediate or substantial hardship pursuant to Section 17.20.020(B).

With regard to determining whether the project is consistent with DMC Section 17.28.010, this section states:

It is found that the protection, enhancement, perpetual care and use of structures, districts and neighborhoods of historic, architectural and engineering significance, located within the city, are of cultural and aesthetic and economic benefit to the community. It is further found that the economic, cultural and aesthetic standing of this city will be enhanced by respecting the heritage of the city. The purpose of this chapter is to:

- A. Designate, preserve, protect, enhance and perpetuate those historic structures, districts, and neighborhoods which contribute to the cultural and aesthetic benefit of Dunsmuir;
- B. Foster civic pride in the beauty and accomplishments of the past;
- C. Stabilize and improve the economic value of certain historic structures, districts and neighborhoods;
- D. Protect and enhance the city's cultural and aesthetic heritage and vitality;
- E. Promote and encourage continued private ownership and utilization of such buildings and other structures now so owned and used, to the extent that the objectives listed above can be attained under such policy;

- F. Assure that every owner of an historical structure has the responsibility to assure the perpetual use/occupancy of historical structures within the Dunsmuir historical district;
- G. Establish minimum standards for assurance of care for all aspects of structures and landmarks within the Dunsmuir historical district or of historical significance, as determined by this chapter.

Staff has incorporated recommended findings into the draft resolution prepared for the Commission's consideration indicating that the project would be consistent with the purpose of the Historic Preservation chapter and that the project not be detrimental to a structure or feature of significant aesthetic, cultural architectural or engineering interest or value of a historic nature. This finding can be supplemented or replaced as the Commission desires.

In addition, to approve the sign permit, proposed signs must satisfy specific size and other requirements established by City Code. Details of the proposed signs are shown on pages 3, 8, and 9 of **Attachment E**.

With regard to the permitted square footage of signs in the Historic District, Section 17.28.140(l) of the Municipal Code states:

“The maximum area for advertising signs for any permitted use within the Dunsmuir Historic Commercial District shall be one square foot per each lineal foot of frontage facing a street for perpendicular projecting signs and three square feet per each lineal foot of frontage facing a street for flush-mounted signs. The combining of front footage and side footage shall not be allowed for sizing of signs on one facade. Signs projecting perpendicular to a street may not project greater than thirty-six (36) inches from the point of attachment. The combination of signs may not exceed three square feet per each lineal foot of building frontage.”

According to the information submitted by the applicant, the five wooden flush-mounted “typical business signs” shown in **Attachment E** would have a combined area of approximately 180 square feet and the two flush-mounted “Travelers Lodge” signs (one decal and one painted on building) would have a combined area of approximately 31 square feet, for a total of 211 square feet of proposed flush-mounted signs. In addition, the two-sided wooden hanging sign proposed under main entry marquee would have an area of approximately six square feet. With a little over 100 feet of frontage of Dunsmuir Avenue and 150 feet of frontage on Pine Street, the project would be permitted to have 300 square feet of signage on Dunsmuir Avenue alone and will have no trouble complying with the size limitations established by Section 17.28.140(l). Further, the signs appear to be professionally designed and appropriate for the building and district.

Please note, the project initially included a proposed transformer upgrade that would require a large transformer to be located on the Pine Street median. However, subsequent to development and submittal of the application package, it was determined that the transformer would also serve the previously approved Dunsmuir Organic Gardens project on Pine Street. It was also determined that Pacific Power & Light (PP&L) could install the transformer within the City's median without City approval, but that PP&L wished to coordinate with the City on its placement to minimize impacts to the public space. As part of the coordination process, Planning Commission Historic District Delegate Ann Powers met with planning staff to review the proposed transformer location and to develop a recommendation relative to its placement. That recommendation was presented to and agreed upon by PP&L, which resulted in the transformer location being moved further west toward Shasta Avenue. Therefore, because the transformer upgrade is needed for both projects and does not require discretionary approval, it is no longer being considered as part of the project. Still, for the reasons noted above, the transformer location is shown on the Site Plan in **Attachment D** and its visual impact on the Pine Street median, prior to being “relocated” further west, is depicted in **Attachment E**.

GENERAL PLAN AND ZONING CONSISTENCY

General Plan

The Land Use Element of the City of Dunsmuir General Plan designates the project site General Commercial and the Historic Preservation Element identifies it as being within the Dunsmuir Historic Commercial District. The following policies and implementation measures contained in the General Plan Land Use Element and Historic Preservation Element were determined applicable to the proposed project:

Policy LU-4.1: The City shall ensure that approval of all proposed land uses consider and support compatibility with existing uses.

Implementation Measure LU-4.1.3: Upon review of discretionary permits by the City, conditions shall be added to the project approval, when warranted, to support neighborhood land use compatibility.

Implementation Measure HP-1.1.1: The City will continue to enforce the general provisions of Municipal Code Chapter 17.28, Historic Preservation.

According to the General Plan, the General Commercial (GC) land use designation “allows for a wide range of commercial, office, retail, service and entertainment uses primarily within the downtown area where off-street parking is limited.” Although the Land Use Element does not expressly describe residential and mixed-use development as “typical uses” within the GC land use designation, nor does it establish a maximum density of residential development (i.e., persons per acre) within the GC land use designation, the Land Use Element describes residential use of the subject property and others in the Historic District, as follows:

Commercial Land Use: Currently the City has two primary commercial areas; 1) the downtown and related historic district, and 2) the north Dunsmuir Avenue area. The downtown area along Dunsmuir Avenue contains a variety of retail, personal service, food service and office uses. The downtown is representative of a main street business community of the early to mid-1900's. At one time it accommodated all of the business needs of the community and the traveling public. Now many of the buildings are vacant at ground floor level and a few apartments exist on the second floor. *With use of the old hotel and other three-story and larger buildings for residential use, the area has accommodated a significant residential population.*

(2006 General Plan Land Use Element, pg. 11, emphasis added)

While the Land Use Element may be lacking in residential development standards for the General Commercial land use designation, the following residential development standards are provided for on page B-29 of the 2014 Housing Element:

Residential Development Standards in the Commercial Zones

The Neighborhood Commercial (C-1) zone and the Central Commercial (C-2) permit residential development by right (i.e., no discretionary approval is required) consistent with the R-4 district. Depending upon the type of residential use being proposed in the C-2 district (e.g., single-family, duplexes, apartments), the applicable development standards are those of the corresponding residential district (i.e., R-1, R-2, R-3 or R-4).

Moreover, Table B-42 on page B-30 of the Housing Element, specifies that multifamily dwellings are permitted by-right within the C-2 zoning district, It also notes, however, that they are limited to the second floor and above in the Historic Commercial District.

Table B-42 is excerpted below.

**Table B-42
Residential Uses Permitted by Zoning⁽¹⁾**

Residential Uses	R-1	R-2	R-3	R-4	C-1	C-2⁽³⁾
Single-Family Dwellings ⁽²⁾	P	P	P	P	P	P
Second Units	P	P	P	P	P	P
Duplexes	E	P	P	P	P	P
Triplexes	E	E	P	P	P	P
Multi-family Dwellings	E	E	P	P	P	P
Mobile Home Parks	E	E	E	C	C	E
Group Care Home - Small	P	P	P	P	P	P
Group Care Home - Large	C	C	C	C	C	E
Single Room Occupancy Units ⁽⁵⁾	E	E	C	C	C	C
Supportive Housing	P	P	P	P	P	P
Transitional Housing	P	P	P	P	P	P
Emergency Shelters	E	E	E	E	E	P
Employee Housing - Small ⁽⁵⁾	P	P	P	P	P	P
Employee Housing – Large ⁽⁶⁾	E	E	E	E	E	E

Source: City of Dunsmuir Zoning Ordinance

Notes: P = Permitted C = Requires a conditional use permit E = Excluded

(1) This table is provided for informational purposes only and is subject to change.

(2) Includes manufactured homes.

(3) Residential uses only on second floor and above in downtown area as defined by Zoning Ordinance Section 17.28.140 B, "Dunsmuir "historic commercial district".

(4) Group care homes – Small = six or fewer residents. Group care Home – Large = more than six residents.

(5) Employee Housing – Small = six or fewer persons.

(6) There are no agricultural zoning districts in the City

Therefore, aside from the two ADA-accessible residential units that are proposed on the first floor, the project is consistent with the General Plan.

Zoning

As noted above, the project site is zoned Central Commercial Historic District (C-2-H). Pursuant to Dunsmuir Municipal Code Section 17.12.070, the commercial uses being contemplated for the first floor (i.e., restaurants, retail, and offices), are allowed as principally permitted uses in the C-2 zoning district as are the residential units proposed on the second and third floors.

With adoption of Ordinance 557 on February 2, 2017, the City eliminated off-street parking requirements for uses established in existing buildings within the Historic Commercial District. As such, no off-street parking is required of the project.

At present, the Dunsmuir Municipal Code does not allow residential uses on the first floor in the C-2-H zoning district with a use permit as it did prior to adoption of Ordinance 557. This poses a constraint to the development of the project's proposed ADA-accessible ground floor units and is inconsistent with past City practices. To address this, the City has applied for and received an SB 2 Planning Grant from the California Department of Housing and Community Development to amend the General Plan and

Dunsmuir Municipal Code and restore the ability of the City to conditionally approve residential uses on the ground floor.

As a bit of background, the 2009 Housing Element included Program HE.1.1.6, which called for a zoning text amendment to allow residential uses by-right on the second floor and above in the C-2-H zoning district. This was done to encourage and facilitate housing production in the downtown area due to the lack of developable land elsewhere in the City. However, the program called for limiting residential uses by-right to the second floor and above so that the integrity of the commercial district would be maintained. At the time, the City allowed residential uses in the C-2 zoning district with a use permit. The intent of Program HE.1.1.6 was to continue to allow residential uses on the ground floor with a use permit to, however, in implementing the program with adoption of Ordinance No. 546 in May 2015, the City inadvertently removed its ability to conditionally permit residential uses on the ground floor in the C-2 zoning district. Unfortunately, the situation was further complicated when the City updated its Housing Element in 2014 and the restriction on residential uses on the ground floor was noted in Table B-42. The City subsequently revisited residential uses in the C-2-H zoning and attempted to address the problem with adoption of Ordinance No. 555 in July 2016; however, due to procedural errors associated with adoption of the “ordinance,” those regulations have not gone into effect.

As indicated above, the City is presently working on a General Plan amendment and zoning text amendment to allow for residential uses on the ground floor of the C-2-H zoning district with a use permit. While the ground floor residential units cannot be permitted until this has been resolved, the project would be fully consistent with the General Plan and Zoning once amended as discussed. To address, this a condition of approval has been included that restricts the developer’s ability to establish the ground floor residential units until such time as City Code permits residential units on the first floor with a use permit.

TENTATIVE SUBDIVISION MAP FINDINGS

Pursuant to Dunsmuir Municipal Code Section 16.08.070(C), “The planning commission shall determine whether the tentative map is in conformity with the master plan, with proper standards for lot and street design, with engineering, health department and other standards of the city, with all provisions of law and of this title, and upon such findings shall approve, conditionally approve or disapprove the same.”

Planning staff has reviewed the application materials, which included circulating the project to Public Works, Water and Wastewater, Fire Department, City Engineer, and the Sheriff’s Office for review and comment. As discussed herein, it is the opinion of staff that the vesting tentative subdivision map is in conformity with the General Plan, with proper standards for lot and street design, with engineering, health department and other standards of the city, with all provisions of law and the City’s subdivision ordinance. If the Planning Commission concurs, a finding to this effect has been incorporated into the draft resolution prepared for the project.

USE PERMIT FINDINGS

In order for the Planning Commission to approve the conditional use permit and allow for two ground floor residential units, the Planning Commission must first make certain findings. Dunsmuir Municipal Code Section 17.20.050(A) details both the required findings and the provision for placing conditions on projects to ensure projects are not to the detriment of the City, as follows:

In order to grant any use permit the findings of the planning commission shall be that the establishment, maintenance or operation of the use or building applied for will not, under the circumstances of the particular case, be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be materially detrimental to property or improvements in the neighborhood or to the general welfare of the city. The planning commission may designate such conditions in connection with the

use permit as it deems necessary to secure the purpose of this title, and may require that such conditions will be complied with by the applicant.

In the opinion of staff, because the property has a long history of residential use, and because the intent of the City has been to allow for residential uses and mixed-use development in the C-2-H zoning district, approval of the project, as conditioned, would be compatible with adjacent uses and would not have an adverse impact on the community, nor would it be materially detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, or be materially detrimental to property or improvements in the neighborhood or the general welfare of the City.

If the Planning Commission concurs, it would need to make the required finding prior to project approval. As such, a finding to this effect has been incorporated into the draft resolution prepared for the project. However, should concerns be raised at the public hearing that would suggest the finding cannot be made, the Planning Commission may place additional conditions on the use permit to mitigate community concerns. Conversely, if the Planning Commission does not feel that the concerns can be adequately addressed through conditions of approval, the Commission can deny the request for a use permit.

ENVIRONMENTAL RECOMMENDATION

Staff recommends that the project is categorically exempt from environmental review under Sections 15301, Existing Facilities, and 15332, In-Fill Development, of the California Environmental Quality Act (CEQA) Guidelines. In addition, staff recommends that the project is exempt from environmental review pursuant to Section 15061(b)(3) of the CEQA Guidelines under the “common sense exemption” that CEQA only applies to projects that have the potential for causing a significant effect on the environment.

The “Existing Facilities” exemption applies to “the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.” Further, Section 15301 specifically provides for the “Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood.”

The “In-Fill Development” exemption applies to projects characterized as in-fill development meeting the following conditions:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

If the Planning Commission concurs with staff’s environmental recommendation, the Planning Commission would need to make the finding that the project is exempt from CEQA pursuant to the sections cited prior to project approval. As such, a finding to this effect has been incorporated into the draft resolution prepared for the project.

STAFF RECOMMENDATION

Staff has reviewed the application materials and, based on the material in the record and the information provided in this staff report, staff recommends approval of the Western States Real Estate Tentative Subdivision Map, Use Permit, and Historic Site Alteration Permit application subject to the following conditions:

1. The project shall be developed as described in the application and supporting information approved by the Planning Commission on August 12, 2020. Changes to the vesting tentative subdivision map, architectural drawings, and/or façade improvements shall be referred to city staff for a determination of whether further Planning Commission review and approval is required.
2. Prior to recordation of the final map(s), the map(s) shall be submitted to the City Engineer for review and approval.
3. No use permit shall be issued for residences on the ground floor until permitted by Dunsmuir Municipal Code.
4. Prior to offering interests in the subdivision to the public, a condominium plan shall be recorded with the Siskiyou County Recorder's office.
5. Prior to offering interests in the subdivision to the public, developer(s) shall form an association responsible for the ongoing maintenance and management of the property.
6. Prior to occupancy of any unit(s), copies of the recorded condominium plan and/or final map(s) shall be provided to the City of Dunsmuir, Dunsmuir-Castella Fire Department, and Siskiyou County Sheriff's Office.
7. No change shall be made in the use or occupancy of the building unless such building is made to comply with the requirements of the most current adopted California Building Code.
8. No portion of the building shall be used or occupied, regardless of occupancy classification, until a certificate of occupancy or equivalent authorization has been issued by the Building Official.
9. Prior to occupancy of any unit(s), the developer shall provide a Class 1 (hose station) standpipe system within the protected stairwell or other approved location to the satisfaction of the Fire Chief.
10. Signs shown in the application approved on August 12, 2020, shall be permitted subject to execution as shown in the application and plans submitted. The final text for the "typical business signs" shall be reviewed and approved by city staff. If there are changes to any sign other than to its copy, the Planning Commission shall review the sign(s) as required by Dunsmuir Municipal Code Chapter 17.28.
11. Signs must be professionally executed and must stay in compliance with Dunsmuir Municipal Code Section 17.28, Historic Preservation.
12. The applicant, shall defend, indemnify and hold harmless the City, its agents, officers, employees, and consultants from any claim, action, or proceeding (collectively, "Action") against the City, its agents, officers, employees, or consultants to attack, set aside, void, or annul the approvals, or any part thereof, or any decision, determination, or Action, made or taken approving, supplementing, or sustaining, the project or any part thereof, or any related approvals or project conditions imposed by the City or any of its agencies, departments, commissions, agents, officers employees, or consultants, concerning the project, or to impose personal liability against such agents, officers, employees, or consultants resulting from their non-negligent involvement in the project, which action

is brought within the time period provided by law, including any claim for private attorney general fees claimed by or awarded to any party from the City.

Staff further recommends that the Planning Commission open the public hearing, receive any public testimony, close the hearing, and consider the following actions:

- **Adopt** the Findings of Consistency with the General Plan and Zoning,
- **Adopt** the CEQA Exemptions; and
- **Adopt** Resolution PC-2020-14, A Resolution of the Planning Commission of the City of Dunsmuir Conditionally Approving the Western States Real Estate Vesting Tentative Subdivision Map, Use Permit, and Historic Site Alteration Permit for 5815 Dunsmuir Avenue (APN 058-112-010).

SUGGESTED MOTION

I move that we make the finding that the proposed project would not have a significant adverse effect on the environment, that we adopt the recommended CEQA exemptions, and that we adopt Resolution PC-2020-14 conditionally approving the Western States Real Estate Vesting Tentative Subdivision Map, Use Permit, and Historic Site Alteration Permit for 5815 Dunsmuir Avenue.

ATTACHMENT A
DRAFT RESOLUTION PC-2020-14

RESOLUTION PC-2020-14
A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF DUNSMUIR CONDITIONALLY APPROVING THE WESTERN STATES
REAL ESTATE VESTING TENTATIVE SUBDIVISION MAP, USE PERMIT,
AND HISTORIC SITE ALTERATION PERMIT FOR
5815 DUNSMUIR AVENUE (APN 058-112-010)

WHEREAS, Gregory Mengis, DBA: Western States Real Estate LLC, has applied for a vesting tentative subdivision map, use permit, and historic site alteration permit to allow for renovation and reutilization of the Travelers Hotel located 5815 Dunsmuir Avenue; and

WHEREAS, 5815 Dunsmuir Avenue is zoned Central Commercial Historic District (C-2-H); and

WHEREAS, the existing three-story structure would be subdivided and converted into condominiums, with 28 residential units located on the second and third floors, one mixed-use commercial unit and two adaptable residential units on the ground floor, and common elements throughout; and

WHEREAS, the commercial uses being contemplated by the developer are permitted by-right in the C-2-H zoning district and the residential uses are permitted by-right on the second and third floors; and

WHEREAS, the use permit was requested to allow the two adaptable residential units on the ground floor; and

WHEREAS, with the exception of the two adaptable units on the ground floor, the Western States Real Estate Vesting Tentative Subdivision Map, Use Permit, and Historic Site Alteration Permit project is consistent with zoning designations and the applicable policies of the City of Dunsmuir General Plan; and

WHEREAS, the Vesting Tentative Subdivision Map is in substantial conformity with the General Plan, with proper standards for lot and street design, with engineering, health department and other standards of the city, with all provisions of law and the City's subdivision ordinance

WHEREAS, the establishment, maintenance and operation of the proposed use will not, under the circumstances of the particular case, be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be materially detrimental to property or improvements in the neighborhood or to the general welfare of the city; and

WHEREAS, a minor general plan update and zoning text amendment are in process to allow the two adaptable residential units on the ground floor with a use permit consistent with past City practices; and

WHEREAS, the Planning Commission determined that the proposed changes to the building's façade would be consistent with the purpose of the Historic Preservation chapter of the Dunsmuir Municipal Code, as reflected in Section 17.28.010, and would not be detrimental to a structure or feature of significant aesthetic, cultural, architectural or engineering interest or value of a historic nature; and

WHEREAS, proposed signs and sign templates are consistent with Dunsmuir Municipal Code Section 17.28.140; and

WHEREAS, a Notice of Public Hearing was published in the Dunsmuir News on July 29, 2020; and

WHEREAS, public hearing notices were posted, advertised, and mailed pursuant to Sec. 17.24.060(B) of the Dunsmuir Municipal Code and California Government Code Sec. 65090 et seq.; and

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301, 15332, and 15061(b)(3) of the CEQA Guidelines because the project entails use of an existing private facility, consists of infill development, and because CEQA only applies to projects that have the potential for causing a significant effect on the environment; and

WHEREAS, staff presented oral and written staff reports on the Western States Real Estate Vesting Tentative Subdivision Map, Use Permit, and Historic Site Alteration Permit at a regular meeting of the Planning Commission on August 12, 2020; and

WHEREAS, staff recommended that the Planning Commission approve the Western States Real Estate Vesting Tentative Subdivision Map, Use Permit, and Historic Site Alteration Permit subject to the findings and conditions of approval included in the staff report dated August 12, 2020, and incorporated herein; and

WHEREAS, on August 12, 2020, the City of Dunsmuir Planning Commission considered staff's recommendation along with any public testimony received, following which the Planning Commission discussed the project prior to reaching its decision.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission adopts the recommended findings set forth in the written staff report dated August 12, 2020, and incorporated herein above; and

BE IT FURTHER RESOLVED that the Planning Commission, based on the evidence in the record, including the findings set forth in the written staff report dated August 12, 2020, and incorporated herein above, approves the Western States Real Estate Vesting Tentative Subdivision Map, Use Permit, and Historic Site Alteration Permit subject to the conditions of approval included in Exhibit A to this resolution.

IT IS HEREBY CERTIFIED that the foregoing Resolution PC-2020-14 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____ at a regular meeting of the City of Dunsmuir Planning Commission held on the 12th day of August 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY OF DUNSMUIR PLANNING COMMISSION

Josh Spurlock, Chair

WITNESS, my hand and seal this 12th day of August 2020

Wendy Perkins, Deputy City Clerk

WESTERN STATES REAL ESTATE VESTING TENTATIVE SUBDIVISION MAP, USE PERMIT, AND HISTORIC SITE ALTERATION PERMIT - CONDITIONS OF APPROVAL

1. The project shall be developed as described in the application and supporting information approved by the Planning Commission on August 12, 2020. Changes to the vesting tentative subdivision map, architectural drawings, and/or façade improvements shall be referred to city staff for a determination of whether further Planning Commission review and approval is required.
2. Prior to recordation of the final map(s), the map(s) shall be submitted to the City Engineer for review and approval.
3. No use permit shall be issued for residences on the ground floor until permitted by Dunsmuir Municipal Code.
4. Prior to offering interests in the subdivision to the public, a condominium plan shall be recorded with the Siskiyou County Recorder's office.
5. Prior to offering interests in the subdivision to the public, developer(s) shall form an association responsible for the ongoing maintenance and management of the property.
6. Prior to occupancy of any unit(s), copies of the recorded condominium plan and/or final map(s) shall be provided to the City of Dunsmuir, Dunsmuir-Castella Fire Department, and Siskiyou County Sheriff's Office.
7. No change shall be made in the use or occupancy of the building unless such building is made to comply with the requirements of the most current adopted California Building Code.
8. No portion of the building shall be used or occupied, regardless of occupancy classification, until a certificate of occupancy or equivalent authorization has been issued by the Building Official.
9. Prior to occupancy of any unit(s), the developer shall provide a Class 1 (hose station) standpipe system within the protected stairwell or other approved location to the satisfaction of the Fire Chief.
10. Signs shown in the application approved on August 12, 2020, shall be permitted subject to execution as shown in the application and plans submitted. The final text for the "typical business signs" shall be reviewed and approved by city staff. If there are changes to any sign other than to its copy, the Planning Commission shall review the sign(s) as required by Dunsmuir Municipal Code Chapter 17.28.
11. Signs must be professionally executed and must stay in compliance with Dunsmuir Municipal Code Section 17.28, Historic Preservation.
12. The applicant, shall defend, indemnify and hold harmless the City, its agents, officers, employees, and consultants from any claim, action, or proceeding (collectively, "Action") against the City, its agents, officers, employees, or consultants to attack, set aside, void, or annul the approvals, or any part thereof, or any decision, determination, or Action, made or taken approving, supplementing, or sustaining, the project or any part thereof, or any related approvals or project conditions imposed by the City or any of its agencies, departments, commissions, agents, officers employees, or consultants, concerning the project, or to impose personal liability against such agents, officers, employees, or consultants resulting from their non-negligent involvement in the project, which action is brought within the time period provided by law, including any claim for private attorney general fees claimed by or awarded to any party from the City.

ATTACHMENT B
APPLICANT'S STATEMENT OF INTENT

Applicant's Statement of Intent

Proposed project improvements include necessary structural repairs and renovations to remedy decades of deferred maintenance and damage, as well as to accommodate the proposed architectural, mechanical, electrical and plumbing designs. The Applicant proposes to retain much of the existing exterior building character such as the primary paint colors and stucco finish, while changing other aspects of the main building façades to replicate some of the original architectural features of the building. New paint colors are proposed only for the trim and accent areas while the existing base paint colors will be retained. The existing wood shake-clad gable entry roof from a 1970s alteration will be replaced with a new rectangular painted metal marquee reminiscent of the original 1930s Travelers Hotel marquee (see attached historical photos). Proposed building graphics and signage, as further detailed in the sign permit application, will generally include a painted building graphic above the entrance marquee, a hanging sign below the marquee, future tenant signage design for commercial units, and a small graphic depicting the residential entrance on door glazing. Proposed improvements include replacing ground floor glazing with new commercial thermal aluminum storefront windows and doors. The proposed finish for the new storefront and entrance door frames is clear anodized aluminum. The current arched glazing from a previous alteration at the commercial spaces along the Dunsmuir Ave façade is proposed to be replaced with rectangular shaped storefronts consistent with the original building and other proposed glazing assemblies. The transom windows on the ground floor that have been filled in, covered up, painted over, or that have fallen into disrepair during the life of the building are intended to be replaced with aluminum storefront glazing within existing openings to resemble the original transom glazing. This project will require a new electrical metering area, which is proposed within a new building alcove along Pine Street due to the inability to meet utility meter clearance requirements at the back of the building. This new building alcove will be screened at the exterior wall line with an architectural wrought iron fence and 4 foot gate, keyed for utility use only. Two new downlight exterior wall mount sconces are proposed at the main entrance, exterior directional wall packs along the egress route in back and recessed alcove lighting at each building entrance. Directional floodlight(s) are also proposed to illuminate the primary building graphic above the marquee. New vinyl windows with a white frame color are proposed for the residential units on the second and third floors, with the exception of south facing windows above the adjacent building roof (not one of the primary façades). These windows are planned to be aluminum framed fire-rated windows to comply with current building and fire code requirements. The doors to the two ground floor residential units are proposed to be painted steel clad insulated doors with decorative privacy glazing to differentiate them from the adjacent commercial spaces. The existing fire escapes, which are non-operational and non-compliant with building safety codes, represent a significant life safety hazard to the public, both from the danger of potential collapse and from the standpoint of providing a safe building egress system. The fire escapes have accordion style ladders that drop down in front of the ground floor doorways, blocking egress from the lower level. Additionally, having non-operational fire escapes can be a hazard during a fire, as building occupants may

attempt to use the non-operational fire escapes instead of proceeding directly to the safe exit routes. Removal of the fire escapes is required to correct this dangerous condition on the property. All new building egress routes and exits will be compliant with current building codes and will be protected within the interior of the building through fire-rated corridors, stairwells and egress doors. Two small trees (walnut & ash) near the 2nd floor stairway at the back of the building will be removed to remedy a maintenance issue with vegetation growing directly adjacent to the building and multiple exterior windows. The existing tree in the sidewalk along Dunsmuir Avenue will remain. Existing overhead power/telecom lines, conduit and equipment at the back of the building will be removed and replaced with a new underground three-phase electrical service. A new overhead electrical service cannot be served overhead due to utility requirements. Because transformer vault clearance and access requirements cannot be met at the back of the building, nor inside of the building, the utility vault location is proposed near the west end of the raised island median on Pine Street per attached site plan and Historic District Review Packet. The vault fits dimensionally in this space and the intention is to retain or restore the existing tree & raised planter in their current locations. Vault location feasibility has been reviewed by the utility, electrical engineer and project engineer. This proposal is the only reasonably compliant vault location for the required electrical service. The electrical switchboard, main disconnect and metering will be located in a new building alcove adjacent to the residential entrance along Pine Street, as further described above and as shown in the Architectural Drawings. New trash bins will be located along the retaining wall at the back of the building near Pine Street, consistent with the current location. HVAC and ventilation equipment are anticipated to be entirely roof mounted. Because providing off-street parking for this project will be cost prohibitive, off-street parking is not proposed at this time.

ATTACHMENT C
VESTING TENTATIVE SUBDIVISION MAP

APPROVALS:

VESTING TENTATIVE SUBDIVISION MAP FOR MIXED USE CONDOMINIUM PURPOSES

LEGAL DESCRIPTION

LOTS 1, 2, 3 AND 4 AND THE NORTH FOUR INCHES OF LOT 5, BLOCK 25, SECTION 25, T39N, R4W, M.D.M. IN THE CITY OF DUNSMUIR, SISKIYOU COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NUMBER

058-112-010

RECORD OWNER & SUBDIVIDER

GREGORY MENGIS, MANAGING MEMBER
WESTERN STATES REAL ESTATE, LLC
PO BOX 524
FREMONT, CA 94537
510-468-1175

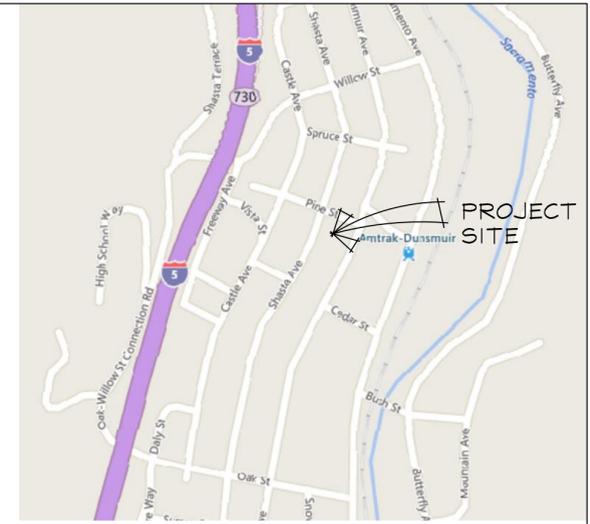
CIVIL ENGINEER

NICHOLAS RIDDLE, RCE 73872
MT SHASTA ENGINEERING, INC
508 CHESTNUT STREET - SUITE 3
MT. SHASTA, CA 96067
530-918-8074



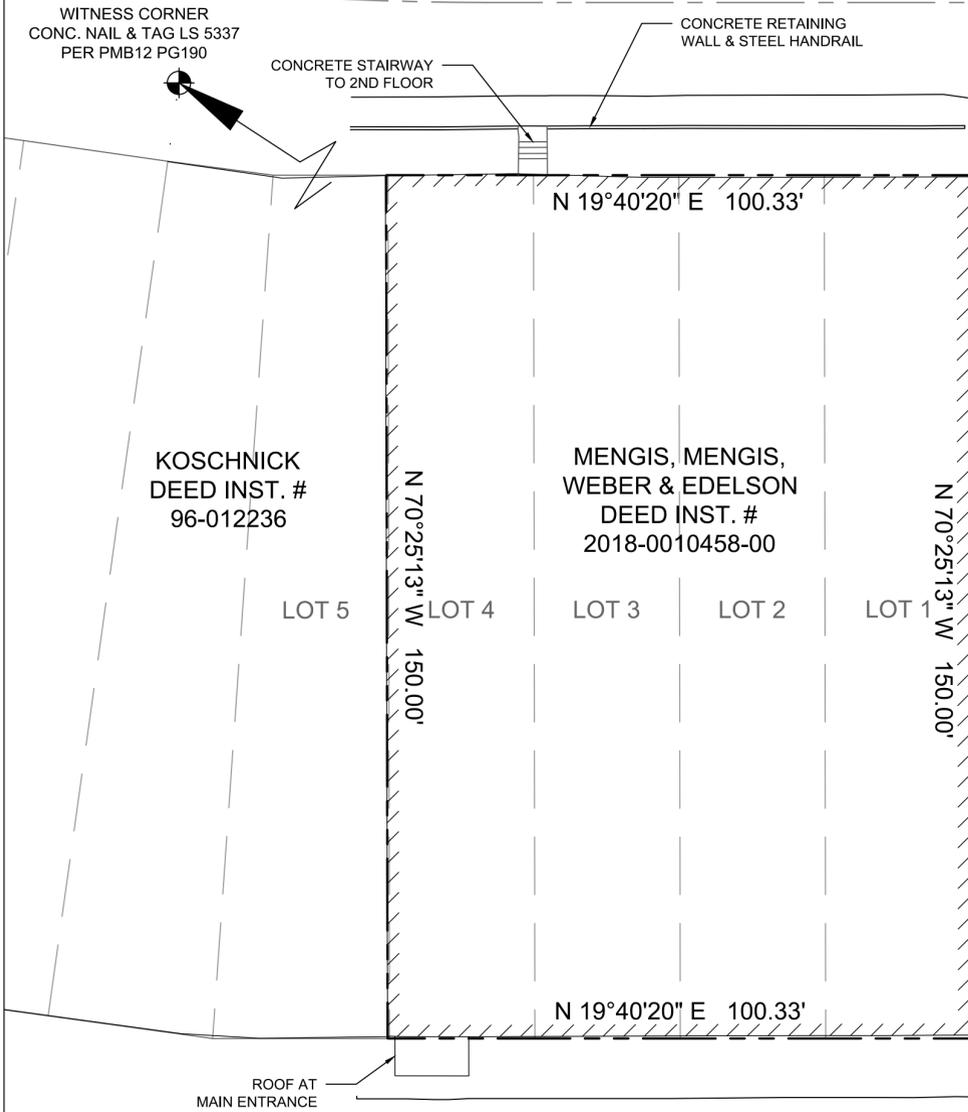
LAND SURVEYOR

TERENCE CAMPBELL, LS 9479
TERENCE CAMPBELL LAND SURVEYING
5530 PALMER DRIVE
WEED, CA 96094
530-408-9013



VICINITY MAP
NTS

SHASTA AVENUE



PINE STREET

BASIS OF BEARINGS
N53°07'05"E 408.30'
(N53°07'05"E 408.32') PMB12 PG190

DUNSMUIR AVENUE

BASIS OF BEARINGS

THE BEARING OF N53°07'05" E, 408.30 FEET, BETWEEN A WITNESS CORNER FOUND IN THE TOP OF CURB OFFSET FROM THE NORTHWESTERLY CORNER OF LOT 7 (PER PMB12 PG190) AND THE CHISELED "*" FOUND IN CONCRETE AT THE SOUTHWESTERLY CORNER OF LOT 22 (PER RSB 18 PG 124) WAS USED AS THE BASIS OF BEARING FOR THIS MAP

EXISTING & PROPOSED ZONING

C-2 CENTRAL COMMERCIAL

PROPOSED LAND USE

COMMERCIAL - 1 UNITS
RESIDENTIAL - 33 UNITS

UNIT CONFIGURATIONS

SEE ARCHITECTURAL DRAWINGS A2.1, A2.2 & A2.3 PREPARED BY MT SHASTA ENGINEERING FOR THE GENERAL CONFIGURATION OF PROPOSED CONDOMINIUM UNITS WITH TABULATED UNIT DATA.

UTILITIES & SERVICES

WATER: CITY OF DUNSMUIR, EXISTING CONNECTION
SANITARY SEWER: CITY OF DUNSMUIR, EXISTING CONNECTION
FIRE: CITY OF DUNSMUIR FIRE DEPARTMENT
POWER: PACIFICORP, A NEW POWER SERVICE IS PROPOSED
PROPANE: PENDING CONFIRMATION OF COMPLIANT TANK LOCATION
TELEPHONE: AT&T, NEW TELEPHONE SERVICE IS PER OWNER
CABLE TV: NORTHLAND CABLE, NEW SERVICE IS PER OWNER

GENERAL NOTES

- EXISTING/PROPOSED UTILITIES, SITE FEATURES AND EXTERIOR IMPROVEMENTS ARE DETAILED IN THE ARCHITECTURAL DRAWINGS ON SHEET C1 SITE PLAN
- THE EXISTING BUILDING TO BE CONVERTED IS VACANT AND EXISTING TENANT NOTIFICATION REQUIREMENTS CONTAINED IN THE SUBDIVISION MAP ACT ARE NOT APPLICABLE TO THIS PROJECT.
- THE EXISTING COMMERCIAL USE OF THE FIRST FLOOR WILL BE MAINTAINED AS EXISTING, WITH THE EXCEPTION OF TWO NEW RESIDENTIAL UNITS TO COMPLY WITH ACCESSIBILITY PROVISIONS IN THE CALIFORNIA BUILDING CODE. A USE PERMIT IS REQUESTED FOR THE TWO PROPOSED RESIDENTIAL UNITS.
- THE EXISTING RESIDENTIAL USE OF THE SECOND AND THIRD FLOORS WILL BE MAINTAINED AS EXISTING, CONSISTENT WITH THE C-2 ZONING ORDINANCE.
- COMMON AREAS INCLUDE A PUBLIC LOBBY, RESIDENTIAL LOBBY, RESTROOMS, STAIRWELLS, CORRIDORS AND OTHER COMMON INTEREST AREAS TO BE DEFINED ON THE FINAL CONDOMINIUM PLAN.
- A NEW 8.5 FOOT WIDE EASEMENT IS PROPOSED IN CITY RIGHT OF WAY ALONG THE PINE STREET FRONTAGE FOR INGRESS, EGRESS, UTILITIES, DRAINAGE & REFUSE STORAGE, AS APPROVED BY THE CITY OF DUNSMUIR.
- OFF-STREET PARKING REQUIREMENTS, IF ANY, WILL BE AS DETERMINED BY THE PLANNING COMMISSION IN ACCORDANCE WITH DUNSMUIR MUNICIPAL CODE §17.12.070.
- THE OWNER/SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE PHASE FINAL SUBDIVISION MAPS.
- THIS CONDOMINIUM PROJECT IS LOCATED WITHIN THE BOUNDARIES OF THE CITY OF DUNSMUIR HISTORIC DISTRICT.

BOUNDARY NOTE

THE PARCEL BOUNDARY SHOWN HEREON WAS ESTABLISHED BY ME, OR UNDER MY SUPERVISION, AND IS BASED UPON A FIELD SURVEY OF MONUMENTS FOUND IN THE VICINITY. INFORMATION SHOWN IS FOR TENTATIVE MAP PURPOSES ONLY AND IS SUBJECT TO CHANGE.

TERENCE ALBERT CAMPBELL, LS 9479

LEGEND

PARCEL BOUNDARY	---
EASEMENT	----
CONDOMINIUM PROJECT	////
BUILDING LINE	=====
CITY LOT LINE	-----
ROAD CENTERLINE	-----
EDGE OF PAVEMENT	-----

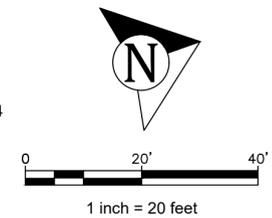
REVISIONS:

1. PER CITY ENGINEER COMMENTS	08/06/20
-------------------------------	----------

MT SHASTA ENGINEERING
ARCHITECTURAL DESIGN,
STRUCTURAL & CIVIL
ENGINEERING
508 CHESTNUT ST. - STE. 3
MOUNT SHASTA, CA 96067
PH: 530-918-8074

PROJECT NO:	196.01
DATE:	05-13-20
SCALE:	AS NOTED
DESIGNED:	NR
DRAWN:	NR
CHECKED:	NR
SHEET	1 OF 1 SHEET

CHISELED "*" IN CONCRETE PER RSB18 PG124



ATTACHMENT D
ARCHITECTURAL DRAWINGS

CLIENT:
WESTERN STATES
REAL ESTATE, LLC
MIXED-USE BLDG. RENOVATION
5801, 5815 DUNSMUIR AVE.
4208, 4212 PINE ST.
DUNSMUIR, CA 96025
APN: 058-112-010

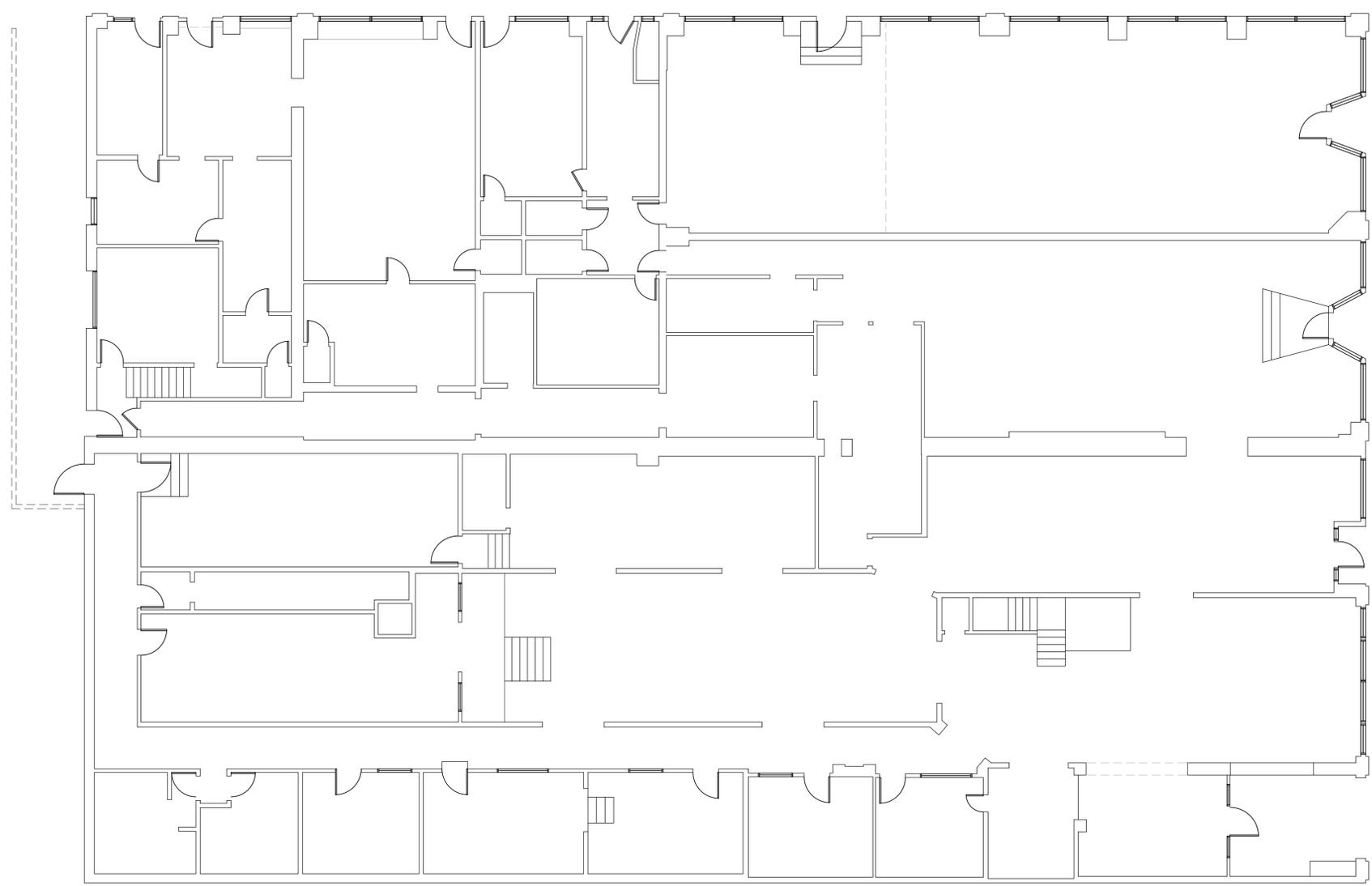


SHEET TITLE:
**EXISTING FIRST
FLOOR PLAN**

REVISIONS:

PROJECT NUMBER:
196.01
ISSUE DATE:
06-12-20
SCALE:
AS NOTED
DRAWN BY:
BTL
ENGINEERED:
BTL
CHECKED:
NER
SHEET:

A1.1



SCALE: 1/8" = 1'-0" **EXISTING FIRST FLOOR PLAN** (A)

A:\Clients\196 - Western States Real Estate, LLC\05 - Trunkline Mixed Use Renovation\02 - Architectural\Drawings\06-12-20\06-12-20.dwg 6/12/20 4:47:45 PM

CLIENT: WESTERN STATES
REAL ESTATE, LLC
MIXED-USE BLDG. RENOVATION
5801, 5815 DUNSMUIR AVE.
4208, 4212 PINE ST.
DUNSMUIR, CA 96025
APN: 058-112-010

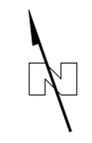
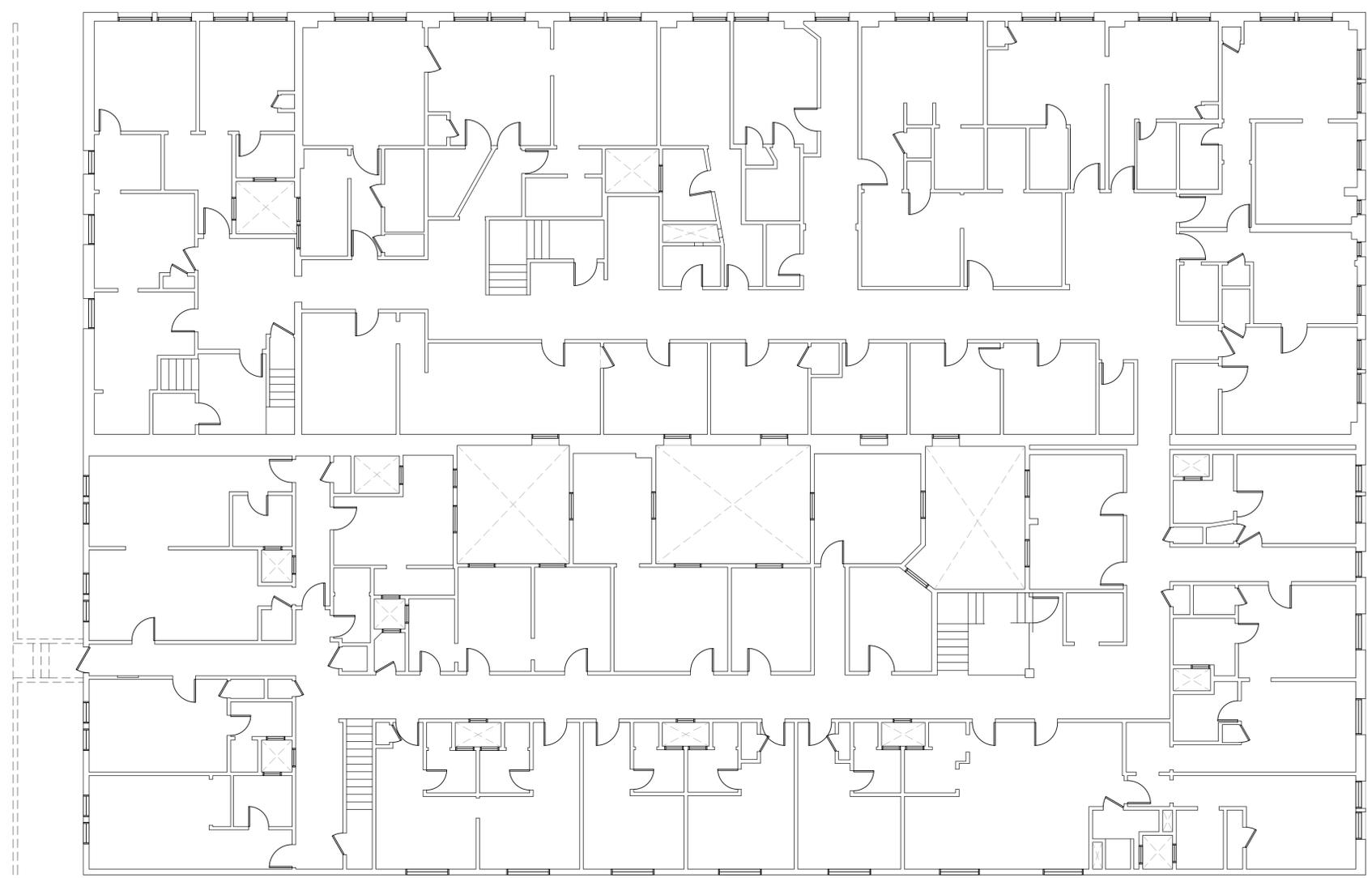


SHEET TITLE:
**EXISTING SECOND
FLOOR PLAN**

REVISIONS:

PROJECT NUMBER:
196.01
ISSUE DATE:
06-12-20
SCALE:
AS NOTED
DRAWN BY:
BTL
ENGINEERED:
BTL
CHECKED:
NER
SHEET:

A1.2



EXISTING SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



J:\Clients\196 - Western States Real Estate, LLC\05 - Trunkline Mixed Use Renovation\02 - Architectural\Drawings\06/12/2020.dwg 6/12/2020 4:48:07 PM

CLIENT: WESTERN STATES
REAL ESTATE, LLC
MIXED-USE BLDG. RENOVATION
5801, 5815 DUNSMUIR AVE.
4208, 4212 PINE ST.
DUNSMUIR, CA 96025
APN: 058-112-010

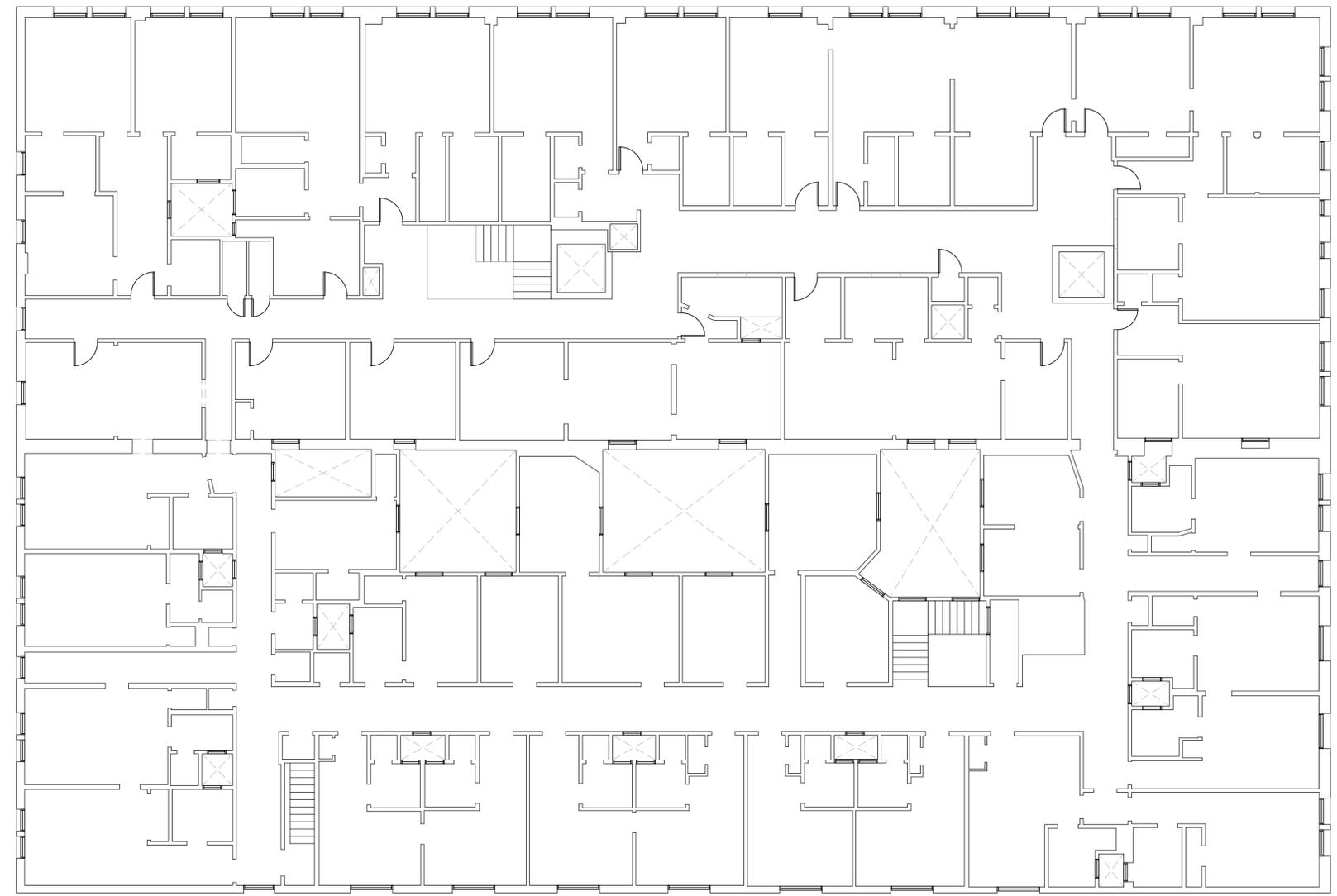


SHEET TITLE:
**EXISTING THIRD
FLOOR PLAN**

REVISIONS:

PROJECT NUMBER:
196.01
ISSUE DATE:
06-12-20
SCALE:
AS NOTED
DRAWN BY:
BTL
ENGINEERED:
BTL
CHECKED:
NER
SHEET:

A1.3



EXISTING THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



J:\Clients\196 - Western States Real Estate, LLC\05 - Triplexes Mixed Use Renovation\02 - Architectural\Drawings\06/12/20\06.dwg, 6/12/20 9:48:48 AM

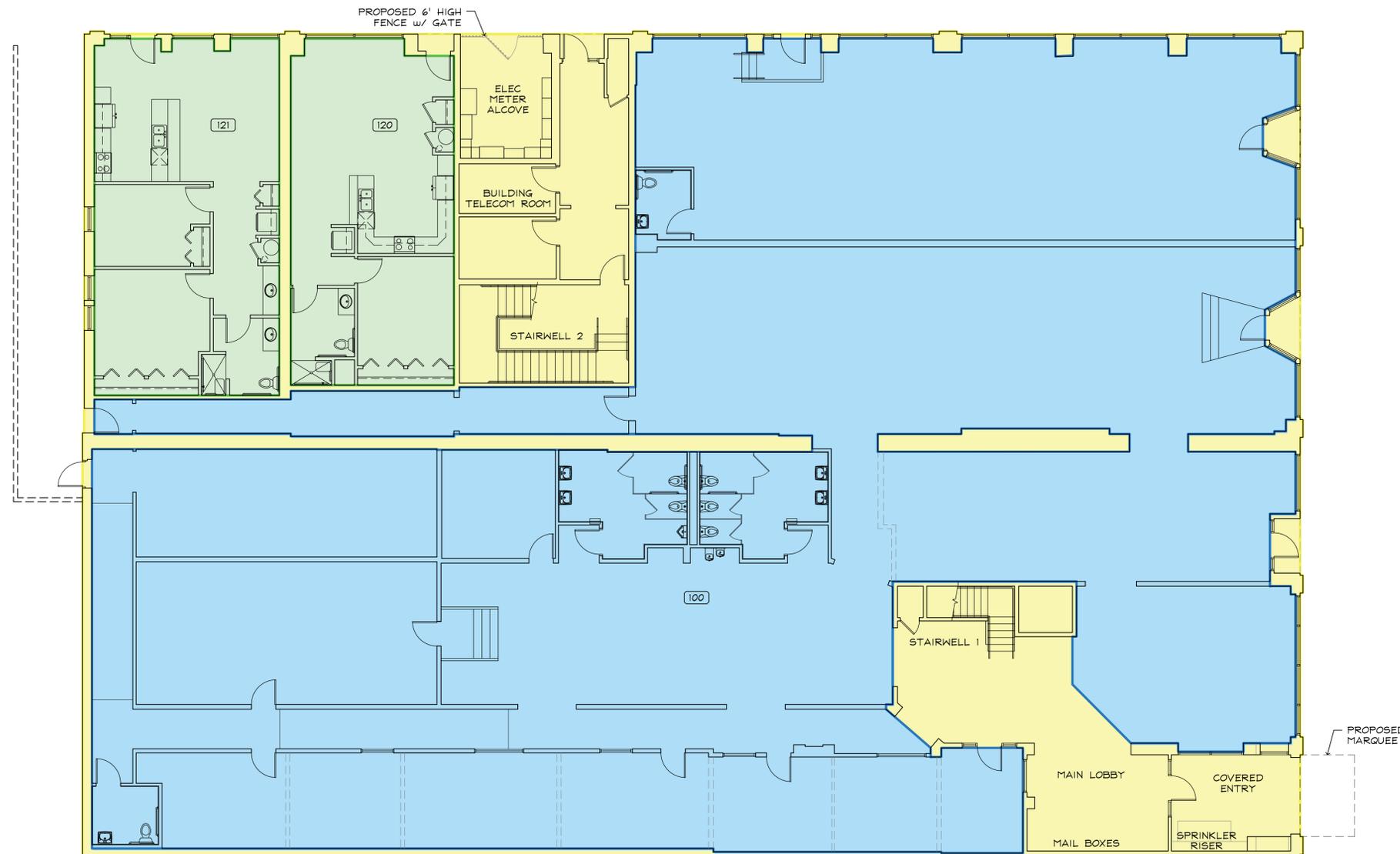
FIRST FLOOR

UNIT #	UNIT TYPE		APPROX. GROSS FLOOR AREA
100	MIXED COMMERCIAL		10,450 SF
120	ACCESSIBLE RESIDENTIAL	1 BEDROOM 1 BATH	839 SF
121	ACCESSIBLE RESIDENTIAL	2 BEDROOM 1 BATH	981 SF
UNIT TYPE			NUMBER OF UNITS ON FIRST FLOOR
COMMERCIAL			1
ACCESSIBLE RESIDENTIAL: 2 BEDROOM/1 BATH			1
ACCESSIBLE RESIDENTIAL: 1 BEDROOM/1 BATH			1
TOTAL			3

LEGEND

	RESIDENTIAL UNITS
	COMMON AREAS
	COMMERCIAL UNIT

NOTE: MIXED COMMERCIAL SPACE MAY INCLUDE RESTAURANT, RETAIL, BUSINESS, OFFICE, CONFERENCE ROOM AND SIMILAR USES.



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



MT SHASTA ENGINEERING
 508 CHESTNUT ST.
 SUITE 3
 MOUNT SHASTA, CA 96067
 PH: 530-918-8074
 DO NOT SCALE THESE DRAWINGS

CLIENT: WESTERN STATES REAL ESTATE, LLC
 MIXED-USE BLDG. RENOVATION
 5801, 5815 DUNSMUIR AVE.
 4208, 4212 PINE ST.
 DUNSMUIR, CA 96025
 APN: 058-112-010



SHEET TITLE:
FIRST FLOOR PLAN

REVISIONS:

PROJECT NUMBER:
 196.01
 ISSUE DATE:
 06-12-20
 SCALE:
 AS NOTED
 DRAWN BY:
 BTL
 ENGINEERED:
 BTL
 CHECKED:
 NER
 SHEET:

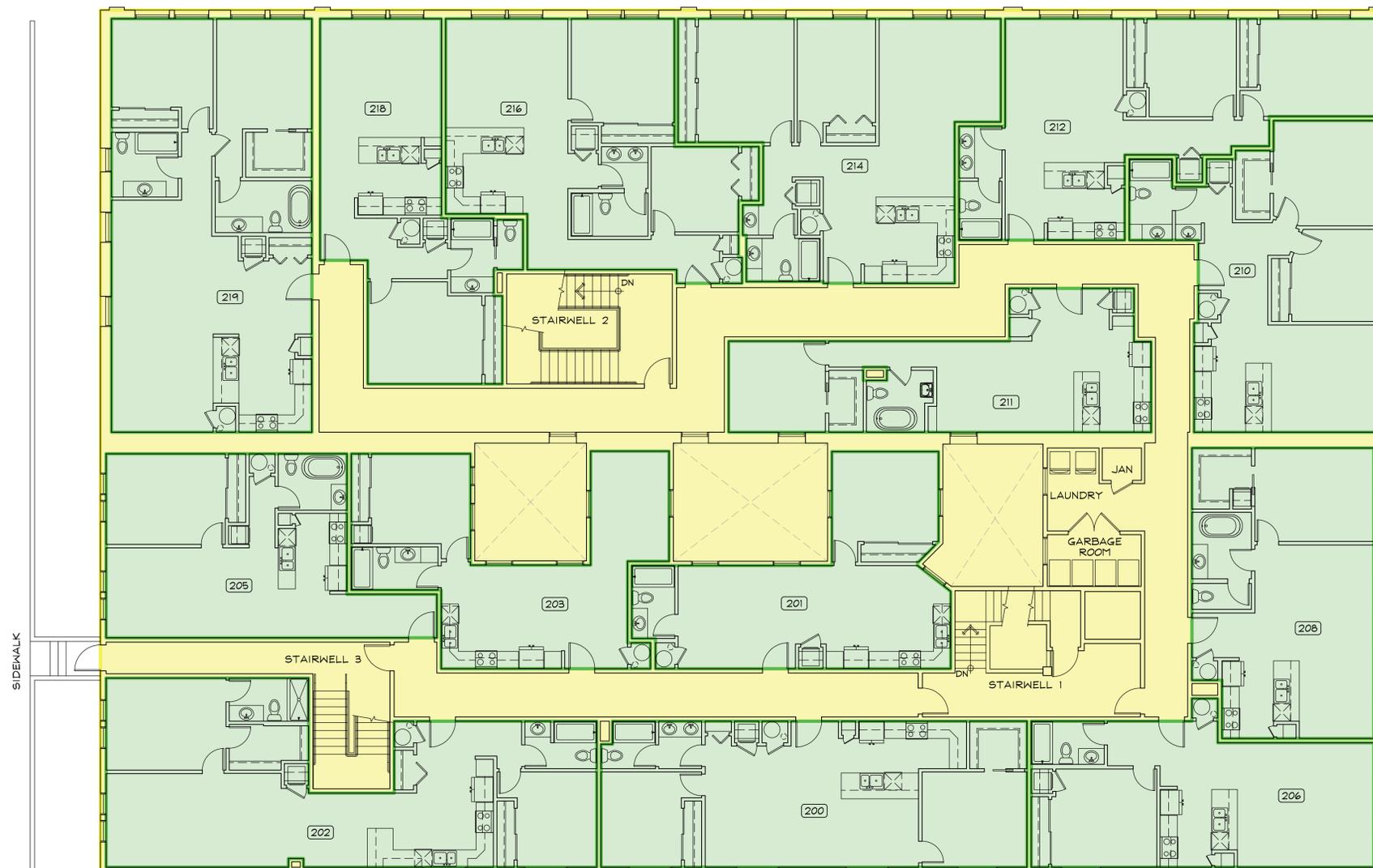
A2.1

LEGEND

	RESIDENTIAL UNITS
	COMMON AREAS
	COMMERCIAL UNIT

SECOND FLOOR

UNIT #	UNIT TYPE		APPROX. GROSS FLOOR AREA
200	2 BEDROOM	1 BATH	835 SF
201	1 BEDROOM	1 BATH	589 SF
202	2 BEDROOM	2 BATH	1000 SF
203	1 BEDROOM	1 BATH	596 SF
205	1 BEDROOM	1 BATH	651 SF
206	1 BEDROOM	1 BATH	637 SF
208	1 BEDROOM	1 BATH	689 SF
210	2 BEDROOM	1 BATH	778 SF
211	1 BEDROOM	1 BATH	603 SF
212	2 BEDROOM	1 BATH	839 SF
214	2 BEDROOM	1 BATH	907 SF
216	2 BEDROOM	1 BATH	847 SF
218	1 BEDROOM	1 BATH	665 SF
219	2 BEDROOM	2 BATH	1118 SF
UNIT TYPE		NUMBER OF UNITS ON SECOND FLOOR	
2 BEDROOM		7	
1 BEDROOM		7	
TOTAL UNITS		14	



CLIENT: WESTERN STATES REAL ESTATE, LLC
 MIXED-USE BLDG. RENOVATION
 5801, 5815 DUNSMUIR AVE.
 4208, 4212 PINE ST.
 DUNSMUIR, CA 96025
 APN: 058-112-010



06/12/20

SHEET TITLE:

SECOND FLOOR PLAN

REVISIONS:

PROJECT NUMBER:
196.01

ISSUE DATE:
06-12-20

SCALE:
AS NOTED

DRAWN BY:
BTL

ENGINEERED:
BTL

CHECKED:
NER

SHEET:

A2.2

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

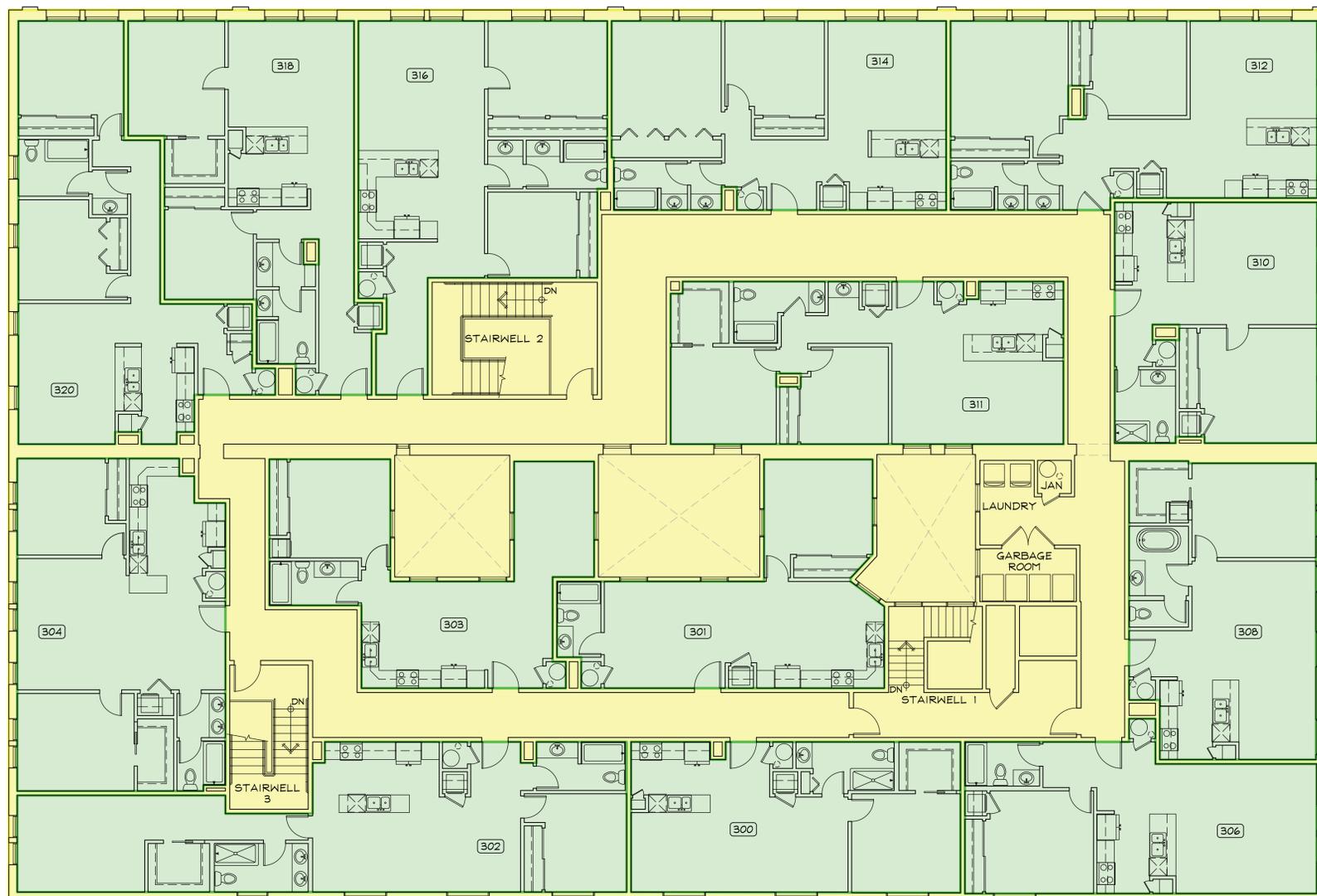


LEGEND

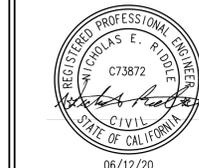
	RESIDENTIAL UNITS
	COMMON AREAS
	COMMERCIAL UNIT

THIRD FLOOR

UNIT #	UNIT TYPE		APPROX. GROSS FLOOR AREA
300	1 BEDROOM	1 BATH	635 SF
301	1 BEDROOM	1 BATH	601 SF
302	2 BEDROOM	2 BATH	946 SF
303	1 BEDROOM	1 BATH	607 SF
304	2 BEDROOM	1 BATH	868 SF
306	1 BEDROOM	1 BATH	649 SF
308	1 BEDROOM	1 BATH	691 SF
310	1 BEDROOM	1 BATH	619 SF
311	2 BEDROOM	1 BATH	813 SF
312	2 BEDROOM	1 BATH	853 SF
314	2 BEDROOM	1 BATH	809 SF
316	2 BEDROOM	1 BATH	889 SF
318	2 BEDROOM	1 BATH	857 SF
320	2 BEDROOM	1 BATH	847 SF
UNIT TYPE		NUMBER OF UNITS ON THIRD FLOOR	
2 BEDROOM		8	
1 BEDROOM		6	
TOTAL		14	



CLIENT: WESTERN STATES REAL ESTATE, LLC
 MIXED-USE BLDG. RENOVATION
 5801, 5815 DUNSMUIR AVE.
 4208, 4212 PINE ST.
 DUNSMUIR, CA 96025
 APN: 058-112-010



SHEET TITLE:

THIRD FLOOR PLAN

REVISIONS:

PROJECT NUMBER: 196.01

ISSUE DATE: 06-12-20

SCALE: AS NOTED

DRAWN BY: BTL

ENGINEERED: BTL

CHECKED: NER

SHEET: A2.3



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



A:\Client\196 - Western States Real Estate, LLC\196 - Travelers Mixed Use Renovation\196 - Architectural\Drawings\02 - Architecture\196\A-Plans.dwg, 6/12/2020 4:49:47 PM

ELEVATION NOTES

- (A) EXISTING FIRE ESCAPES TO BE REMOVED DUE TO SAFETY ISSUES.
- (B) PROPOSED NEW MARQUEE STYLE COVERED ENTRY SIMILAR TO THE ORIGINAL TO REPLACE FAILING WOOD GABLE CANOPY.
- (C) PROPOSED RECTANGULAR STOREFRONT WINDOWS SIMILAR TO THE ORIGINAL BUILDING TO REPLACE CURRENT ARCHED WINDOWS FROM A PREVIOUS ALTERATION.
- (D) PROPOSED NEW TRANSOM WINDOWS SIMILAR IN SIZE TO THE ORIGINAL BUILDING. MOST OF THE ORIGINAL TRANSOM WINDOWS WERE COVERED UP OR PAINTED OVER DURING PREVIOUS ALTERATIONS.
- (E) DOORS SET INTO NEW ALCOVES FOR EGRESS AND ACCESSIBILITY COMPLIANCE.
- (F) PROPOSED SCONCE LIGHTING AT MAIN ENTRY.
- (G) PROPOSED ELECTRIC METER ALCOVE WITH 6 FT. HIGH ORNAMENTAL STEEL SECURITY FENCE AND GATE.



PROPOSED FRONT ELEVATION - DUNSMUIR AVE

SCALE: 3/16" = 1'-0"

(A)



PROPOSED RIGHT ELEVATION - PINE STREET

SCALE: 3/16" = 1'-0"

(B)

MT SHASTA ENGINEERING
 508 CHESTNUT ST.
 SUITE 3
 MOUNT SHASTA, CA 96067
 PH: 530-918-8074
 DO NOT SCALE THESE DRAWINGS

CLIENT: WESTERN STATES REAL ESTATE, LLC
 MIXED-USE BLDG. RENOVATION
 5801, 5815 DUNSMUIR AVE.
 4208, 4212 PINE ST.
 DUNSMUIR, CA 96025
 APN: 058-112-010



SHEET TITLE:
PROPOSED ELEVATIONS

REVISIONS:

PROJECT NUMBER:
 196.01
 ISSUE DATE:
 06-12-20
 SCALE:
 AS NOTED
 DRAWN BY:
 BTL
 ENGINEERED:
 BTL
 CHECKED:
 NER
 SHEET:

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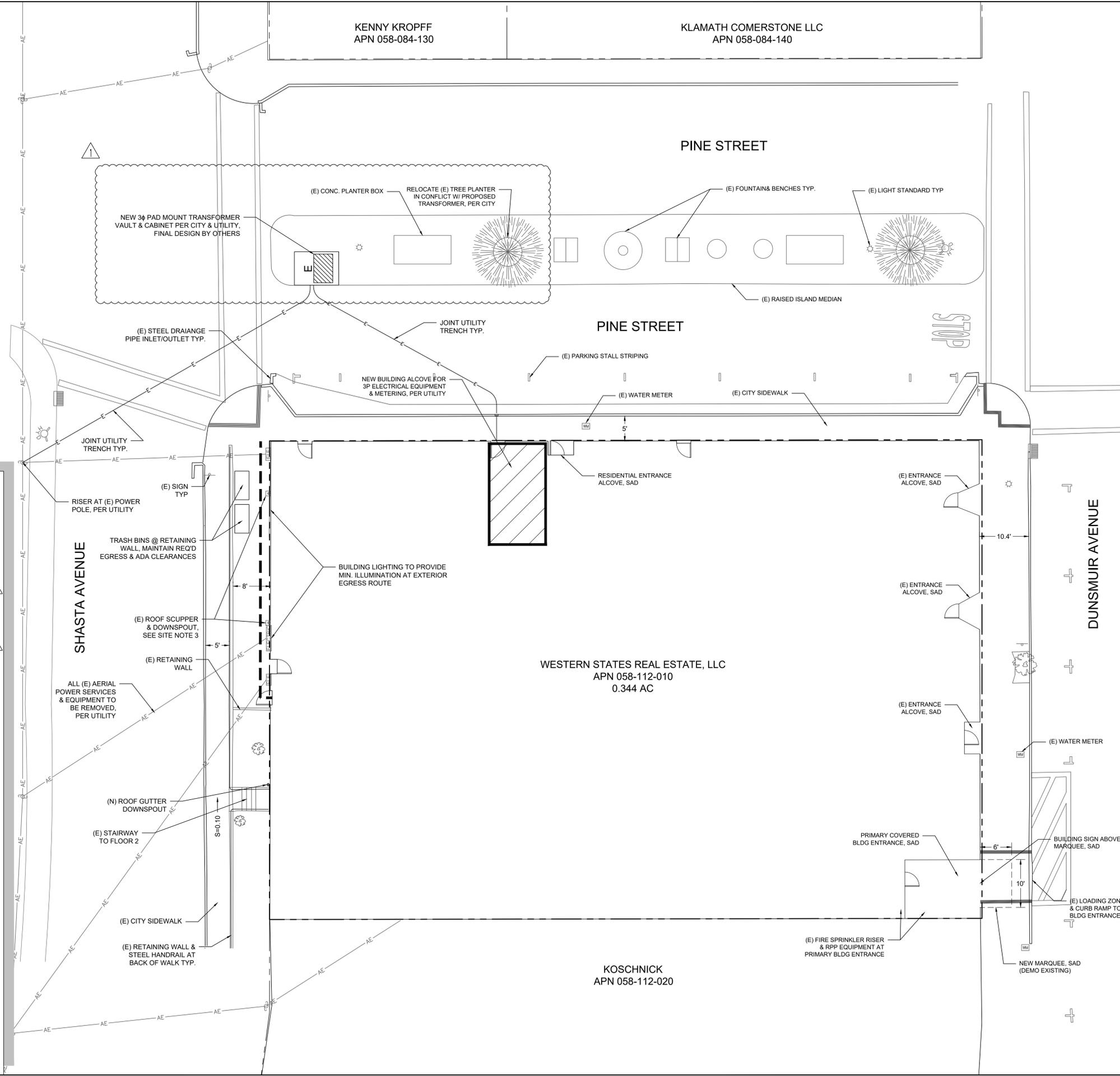
CLIENT: WESTERN STATES REAL ESTATE, LLC
 MIXED-USE BLDG. RENOVATION
 5801, 5815 DUNSMUIR AVE.
 4208, 4212 PINE ST.
 DUNSMUIR, CA 96025
 APN: 058-112-010



SHEET TITLE: **SITE PLAN**

REVISIONS:
 08-06-20: PER PLAN CHECK COMMENTS

PROJECT NUMBER: 196.01
 ISSUE DATE: 07-17-20
 SCALE: AS NOTED
 DRAWN BY: NER
 ENGINEERED: NER
 CHECKED: BTL
 SHEET: C1



GENERAL NOTES

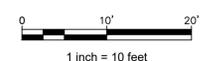
1. SURVEY DATA AND MAPPING PROVIDED BY TERENCE CAMPBELL LAND SURVEYING. BASIS OF BEARINGS IS PER PMB12 PG190.
2. SEE THE PROJECT TENTATIVE SUBDIVISION MAP FOR BOUNDARY SURVEY REFERENCES & DETAILS.
3. ALL EXISTING CONDITIONS & DIMENSIONS SHALL BE VERIFIED TO BE TRUE & ACCURATE PRIOR TO BEGINNING WORK. INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF MT SHASTA ENGINEERING IMMEDIATELY.
4. EXISTING FEATURES ARE SHOWN IN GREYSCALE FOR CLARITY UNO.
5. WORK WITHIN THE CITY RIGHT OF WAY SHALL BE COMPLETED UNDER AN APPROVED ENCROACHMENT PERMIT.
6. EXISTING ZONING DESIGNATION IS C-2 CENTRAL COMMERCIAL.
7. EXTERIOR IMPROVEMENTS WITHIN CITY OF DUNSMUIR RIGHT OF WAY SHALL BE COMPLETED UNDER AN APPROVED PUBLIC WORKS ENCROACHMENT PERMIT.

SITE NOTES

1. EXTERIOR SITE CONSTRUCTION MATERIALS AND IMPROVEMENTS SHALL COMPLY WITH CITY OF REDDING CONSTRUCTION STANDARDS UNO.
2. SEE ARCHITECTURAL DRAWINGS FOR PROPOSED EXTERIOR BUILDING LIGHTING.
3. MINOR SIDEWALK ELEVATION MODIFICATIONS ARE PROPOSED AT CERTAIN EXTERIOR DOOR LANDINGS WHERE REQUIRED TO COMPLY WITH ACCESSIBILITY REQUIREMENTS.
4. EXISTING ROOF SCUPPERS, GUTTERS, DOWNSPOUTS AND UNDERGROUND PIPING SHALL BE INSPECTED AND REPAIRED OR RELOCATED AS NECESSARY.
5. A NEW 3 PHASE ELECTRICAL TRANSFORMER IS REQUIRED TO SERVE THE PROJECT AND MUST BE LOCATED ON CITY RIGHT OF WAY IN THE RAISED ISLAND MEDIAN DUE TO THE INABILITY TO COMPLY WITH REQUIRED UTILITY CLEARANCES AND ACCESS AT THE BACK OF BUILDING. AS REVIEWED AND APPROVED BY THE CITY OF DUNSMUIR AND PACIFICORP. TRANSFORMER CABINET DIMENSIONS ARE APPROXIMATELY 6' WIDE x 4' DEEP x 5' TALL, OR AS DETERMINED BY THE UTILITY FOR CONNECTIONS SERVED.
6. WATER & SEWER CONNECTIONS WILL BE MADE WITHIN THE EXISTING BUILDING AND NO EXTERIOR WATER OR SEWER LATERAL IMPROVEMENTS ARE ANTICIPATED.
7. ADEQUACY OF EXISTING FIRE SERVICE SHALL BE VERIFIED WITH THE FIRE DEPARTMENT AND FIRE SPRINKLER DESIGNER.
8. ALL FIVE EXISTING EXTERNAL FIRE ESCAPES ARE TO BE REMOVED TO CORRECT THE UNSAFE AND DANGEROUS CONDITION.
9. ONE 8 INCH DBH MOUNTAIN ASH TREE AND ONE 4 INCH DBH BLACK WALNUT TREE DIRECTLY ADJACENT TO BUILDING WALLS AT THE BACK OF BUILDING WILL BE REMOVED NEAR THE SECOND FLOOR STAIRWAY TO PROVIDE FOR REQUIRED ELECTRICAL EQUIPMENT ACCESS AND TO REMEDY A FUTURE BUILDING MAINTENANCE ISSUE.

LEGEND

PARCEL BOUNDARY	---
EASEMENT	---
BLDG EGRESS ROUTE	---
EXTERIOR BUILDING WALL	---
WATER LINE	W
SANITARY SEWER	SS
OVERHEAD POWER	AE
UNDERGROUND POWER	E
OVERHEAD TELECOM	T
FENCE	X
SEWER MANHOLE	S
CATCH BASIN	[Symbol]
UTILITY POLE	[Symbol]
STREET LIGHT	[Symbol]
POWER VAULT	[Symbol]
FIRE HYDRANT	[Symbol]



811
 CALL BEFORE YOU DIG
 UNDERGROUND SERVICE ALERT OF
 NORTHERN CALIFORNIA & NEVADA
 1-800-227-2620

I:\Clients\196 - Western States Real Estate, LLC\03 - Transfers Moved Use Renovation\04 - Civil\Map\Transfer_Civil_Planning_Detail.dwg, 07/20/20 7:46:29 AM

ATTACHMENT E
HISTORIC DISTRICT DESIGN REVIEW PACKET



Proposed Front Elevation—Dunsmuir Ave

June 12, 2020

**Mixed Use Condominium Conversion & Building Renovation
Western States Real Estate, LLC**



508 Chestnut St, Suite 3
Mt Shasta, CA 96067



Proposed Right Side Elevation—Pine Street

**Mixed Use Condominium Conversion & Building Renovation
Western States Real Estate, LLC**



508 Chestnut St, Suite 3
Mt Shasta, CA 96067



Proposed Streetscene—Dunsmuir Avenue



Proposed Streetscene—Pine Street

**Mixed Use Condominium Conversion & Building Renovation
Western States Real Estate, LLC**



508 Chestnut St, Suite 3
Mt Shasta, CA 96067



Shasta Ave Frontage



Pine Street Frontage



Main Entry



South Elevation



Dunsmuir Avenue Frontage



Intersection of Dunsmuir Avenue & Pine Street



Arched Storefront Windows at Dunsmuir Avenue Frontage

Existing Building Details

**Mixed Use Condominium Conversion & Building Renovation
Western States Real Estate, LLC**



508 Chestnut St, Suite 3
Mt Shasta, CA 96067



5519
II-Sis-3-Dmr
F.N.D. 2-40 Looking N. Pine St, left.

Dunsmuir Avenue Frontage—1940's



Early Photo of Main Entry



Main Entry—1956



Former Window Sign



Dunsmuir Avenue & Pine Street—1920's
Note that fire escapes have not been installed.

Historic Building Details

Mixed Use Condominium Conversion & Building Renovation
Western States Real Estate, LLC



508 Chestnut St, Suite 3
Mt Shasta, CA 96067



Existing Raised Island Median



Proposed 3-phase Pad Mount Transformer

Transformer Dimensions:
6 ft. wide x 4 ft. deep x 5 ft. 1 in. high

**Mixed Use Condominium Conversion & Building Renovation
Western States Real Estate, LLC**



508 Chestnut St, Suite 3
Mt Shasta, CA 96067



Main Body Paint:
Benjamin Moore 1302 Sweet Rosy Brown

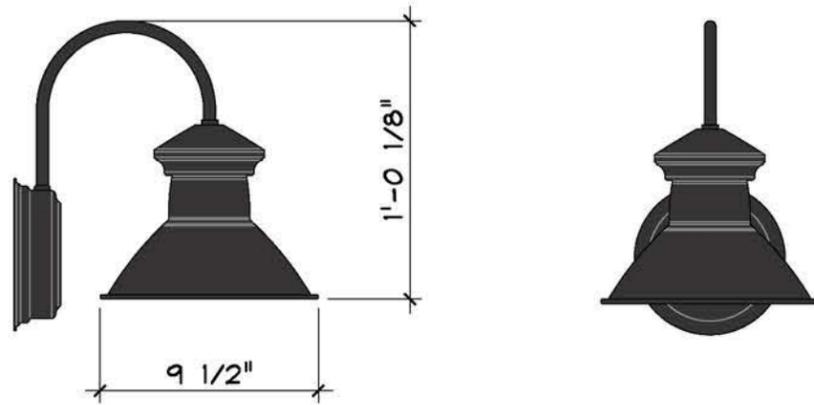


Accent/Trim Paint:
Benjamin Moore 1461 Sterling Silver

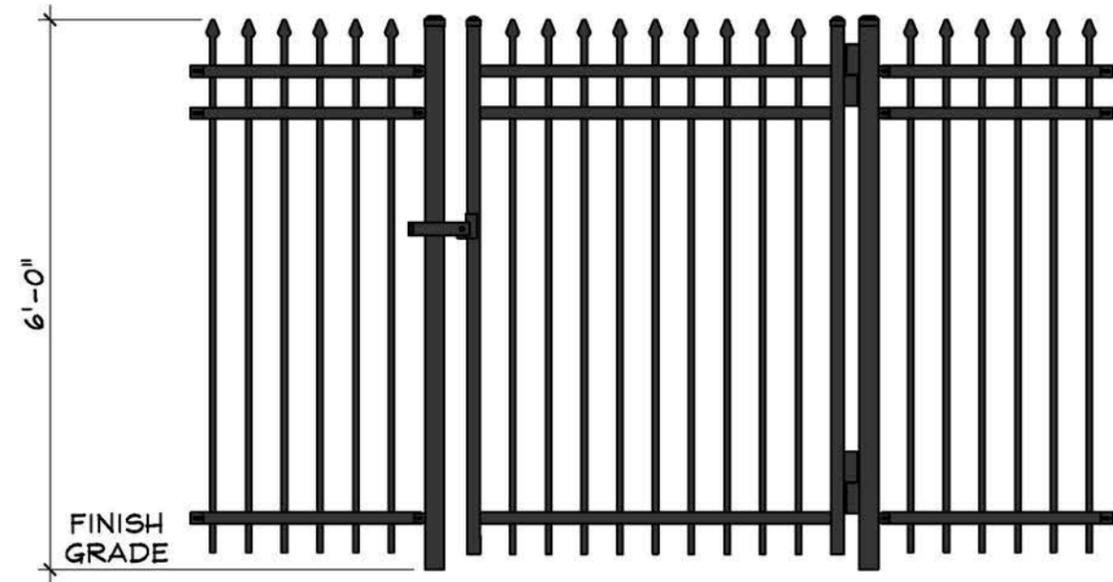


Accent/Trim Paint:
Benjamin Moore 223 El Sereno

Note: Colors shown are approximate due to printing limitations.



Exterior Sconce LED Lighting:
Barn Light Electric Cooper LED Wall Sconce
Color: Textured Black



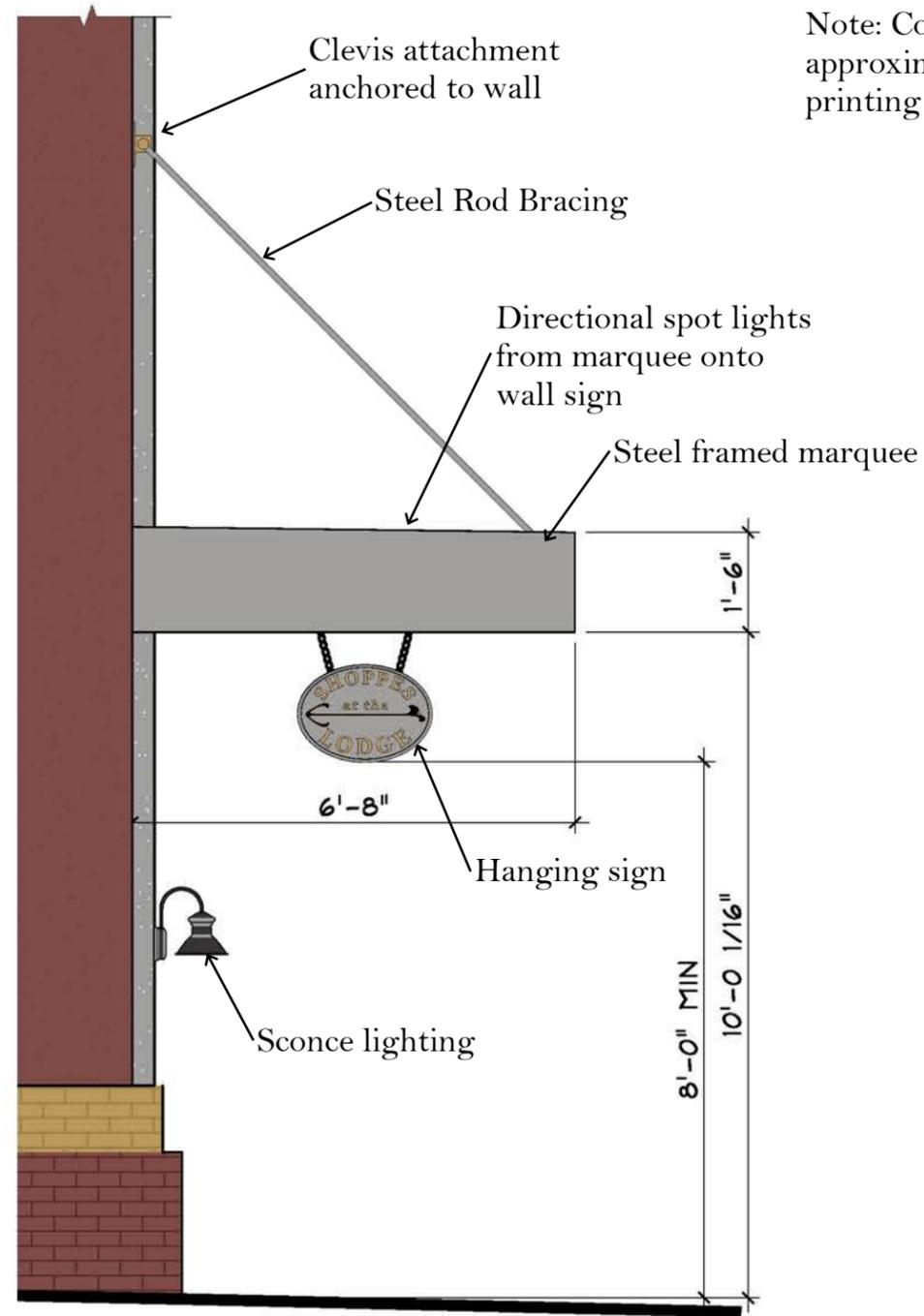
Electric Meter Alcove Security Fence:
Ameristar Montage Plus Classic or Equal, Welded Ornamental Steel Fence
4 ft Wide Locking Gate with Lockbox for Power Company Access
Color: Black

Colors & Materials

Mixed Use Condominium Conversion & Building Renovation
Western States Real Estate, LLC

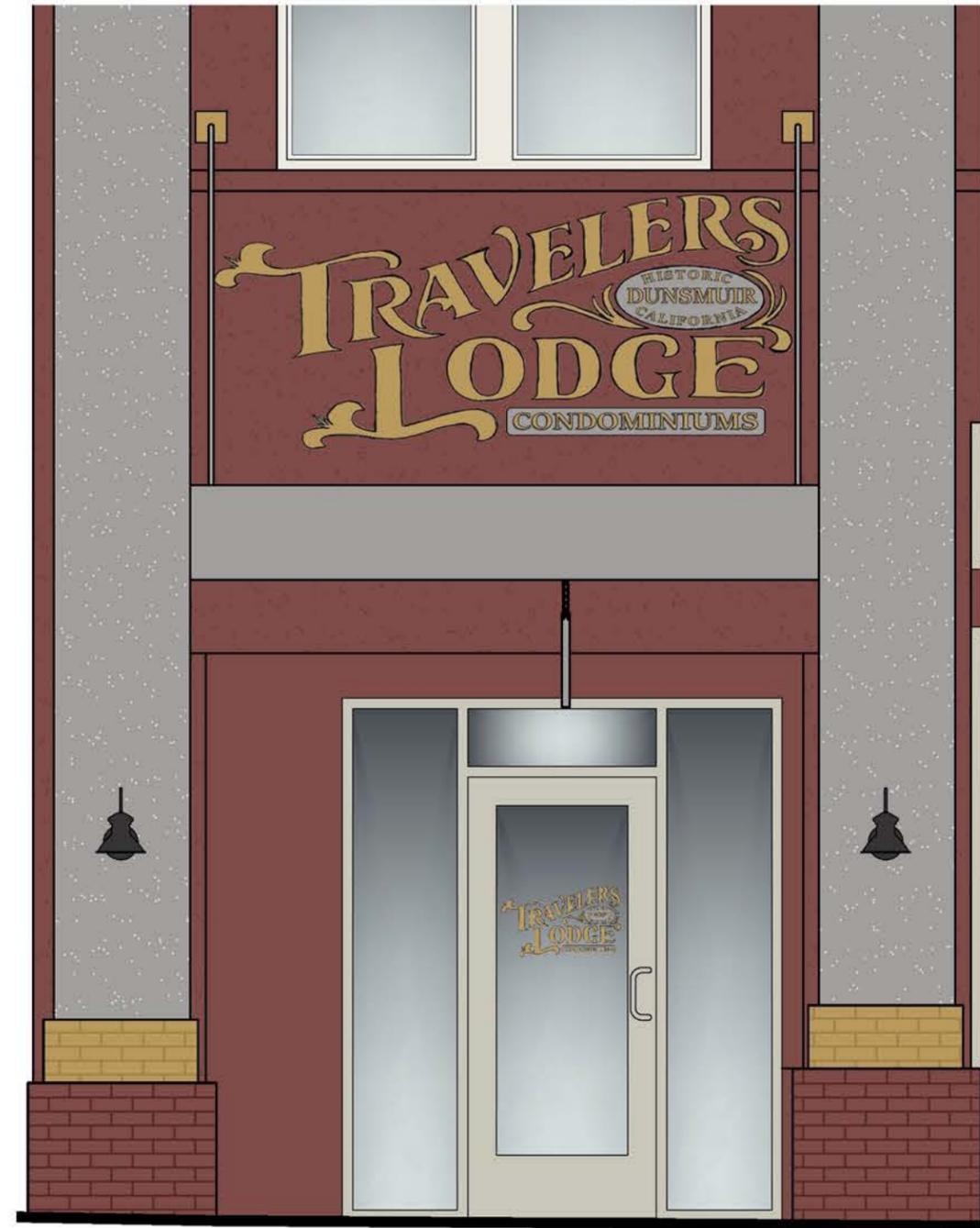


508 Chestnut St, Suite 3
Mt Shasta, CA 96067



Note: Colors shown are approximate due to printing limitations.

Side Elevation



Front Elevation

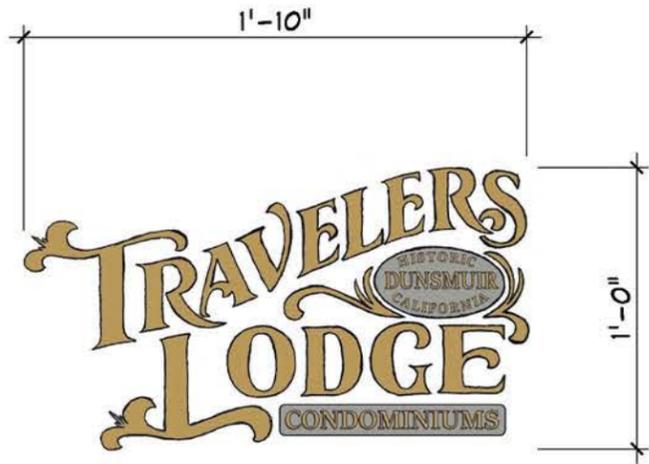
Main Entry Marquee & Sign Details

Mixed Use Condominium Conversion & Building Renovation
Western States Real Estate, LLC



508 Chestnut St, Suite 3
Mt Shasta, CA 96067

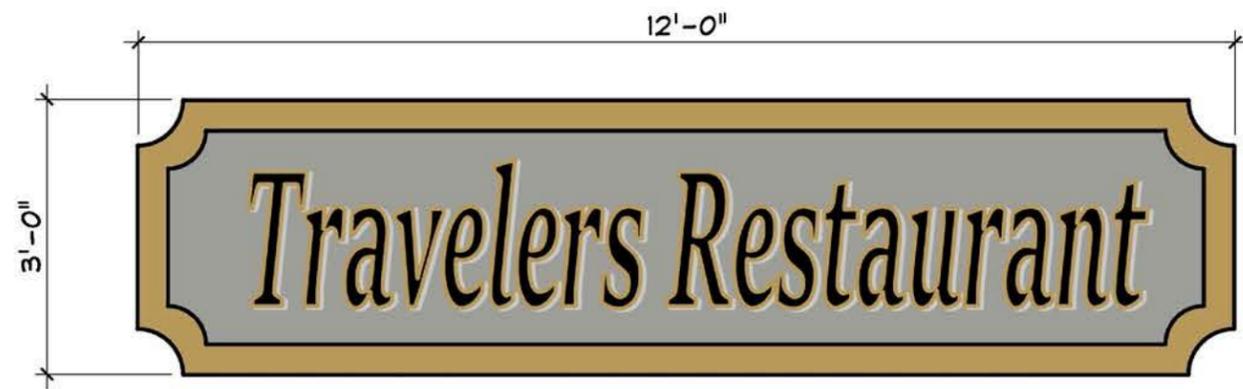
Note: Colors shown are approximate due to printing limitations.



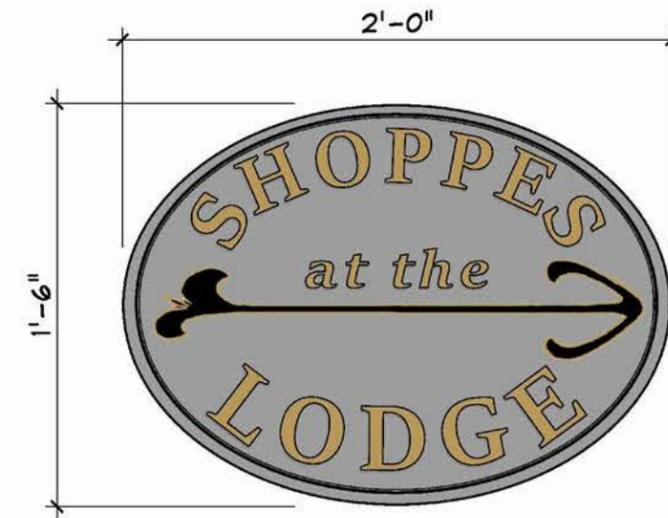
Signage on Glazed Main Entry Door and Pine Street Residential Common Area Glazed Entry Door
Material: Window Decal



Signage on Face of Building Above Main Entry Marquee
Material: Painted on Building Stucco



Typical Business Sign Style
Mounted to Face of Building Above Storefront Glazing
Sign Copy Per Future Commercial Tenants
Material: Painted Wood



Two-Sided Hanging Sign Under Main Entry Marquee
(Arrow direction reversed on back side).
Material: Painted Wood.
Attachment: Chains to Marquee Structure

Sign Details

Mixed Use Condominium Conversion & Building Renovation
Western States Real Estate, LLC



508 Chestnut St, Suite 3
Mt Shasta, CA 96067

ATTACHMENT F
HISTORIC REFERENCE DOCUMENTS

FOR HCRS USE ONLY

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET 7

ITEM NUMBER 7 PAGE 16

The Hutaff Building/Travelers Hotel was constructed in three phases between 1917 and 1925. Contractors Cantrell and Gardner began excavation for a two-story brick structure on the north half of the lot in April of 1917 (25). Two years later a third story of brick was added to the existing edifice (26). Soon after Gustav Hutaff purchased the adjoining southerly 50 by 150 foot lot from Frank Talmage in 1924, construction began on a three-story concrete addition (27). Finally, in 1928, J. P. Brennan of Redding was contracted to install an elevator in the hotel. At that time the management announced plans to "place a scenic lounge on the roof of the building for the comfort of guests...(28)."

The Hutaff Building/Travelers Hotel housed the business establishments of some of Dunsmuir's most prominent citizens. Dr. E. J. Cornish, founder of the Dunsmuir Hospital and Sanitarium and long-term physician and surgeon in the town, occupied space on the first floor for several years. Dr. George E. Malone, an established town dentist, early president of the Dunsmuir Board of Trustees, and member of the state legislature in the early 1900s, occupied quarters on the second floor of the building. Gustav A. Hutaff, a prominent town druggist, early president of the State Bank of Dunsmuir, and later, partner in the jewelry firm of Hutaff and Carlquist, conducted his business in the building. The local offices of the California-Oregon Power Company, and the Pacific Telephone Company, were earlier occupants of the building. The well-established White House Grocerateria was a tenant of the building for many years.

Over the years the restaurant, lounge and lodging rooms of the Hutaff Building/Travelers Hotel have been a focal point of social activity for both residents and visitors to the town.

The north half of the existing building replaced a wood frame residence occupied by the Weed family. The south addition was constructed two years after a 1921 fire destroyed a large community hall, theatre and movie house owned by Frank Talmage and known as the Auditorium.

10. 4300 Pine Street
ASSESSOR'S PARCEL NO: 58-111-090
SIGNIFICANCE: Contributing

CONST. DATE: 1921
ARCHITECT: Unknown
CONTRACTOR: B.S. Doty

The three-story wood frame Warner Building is sheathed with narrow horizontal clapboards. The building is set on a concrete foundation, partly above ground, at the southwest corner of Pine Street and Shasta Avenue. Porch balconies extend across the width of the main facade fronting on Pine Street. Three tiers of partially enclosed dog-leg stairs descend to the ground from the rear of the

DUNSMUIR HISTORY

By Ron McCloud -

Owner of Dunsmuir Hardware, Dunsmuir, California
Originally called Levy's Mercantile

Dunsmuir's Travelers Hotel

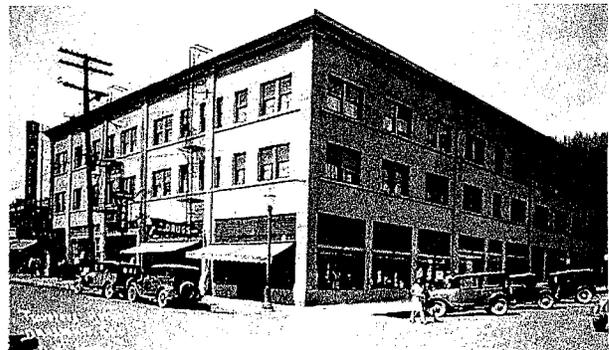
Many small towns as well as larger cities have been shaped by fires. The lack of building codes, safety concerns and effective fire fighting equipment contributed to early destruction and the subsequent rebuilding of Dunsmuir's historic district. Most of the town's historic structures have been touched at one time or another by the effects of fires. The Travelers Hotel is one. Officially known as the Hutaff Building, it was named for Gustav A. Hutaff, a prominent town druggist, early president of the State Bank of Dunsmuir, and a partner in the jewelry firm of Hutaff and Carlquist. He was not only instrumental in the development of the hotel complex, he was also the owner of property that the building occupied, and he conducted his business interests in the building.

The hotel was built in three distinct phases. The northern half was built after fire destroyed a residence occupied by the Weed family on the site. Contractors Cantrell and Gardner began excavation of the lot in April of 1917 and constructed a two story brick building. Two years later the third story was added. Then in 1921 another fire destroyed the large structure immediately to the south. That largely forgotten community hall, theater and movie house

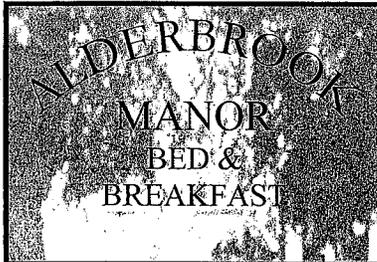
known as the Auditorium was owned by Frank Talmage who was responsible for much of Dunsmuir's entertainment and recreational development including the Joyland complex, the city park and swimming pool. Gustav Hutaff purchased the property from Frank Talmage in 1924 and construction began on the three story concrete addition joining to the south side of the previous three story hotel building.

Some of Dunsmuir's most prominent citizens occupied offices in the hotel. Dr. E.J. Cornish, founder of the Dunsmuir Hospital; Dr. George E. Malone, a town dentist, president of the Dunsmuir Board of Trustees and member of the state legislature; Gustav Hutaff; as well as the California-Oregon Power Company and Pacific Telephone

Company were early occupants. The north-east corner storefront facing onto Florence Avenue (later Dunsmuir Avenue) was occupied by the White House Grocerateria, Eherenman's Mercantile and finally the Big Sporting Goods. Restaurants and lounges in the building were a focal point of social activity for residents and visitors to the town for many years. Notable guests in the Travelers included Clark Gable, Esther Williams, Jack Dempsey, Ginger Rogers, and numerous political figures including president Herbert Hoover and four different governors.



Travelers Hotel, Dunsmuir in 1933 looked much the same as it does today. Photo courtesy of Ron McCloud



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DUNSMUIR HISTORY

continued . . .

The stuccoed brick and concrete structure is one of the largest buildings in Dunsmuir. Other than painting, little alteration has taken place since it was built and the building is visually dominant at its location at the principal commercial intersection of the business district. The original architect is unknown but the hotel is an example of Renaissance Revival style popular in the early 20th century. The Travelers Hotel could tell some fascinating stories of over ninety years of Dunsmuir's history. Visiting dignitaries and common folk, social functions and business dealings have shaped its place in the town but it sits unoccupied today as it awaits a new chapter in its long life.

Ron McCloud is co-author with Deborah Harton of a history of the town of Dunsmuir published by the Arcadia Publishing Company in 2010. ♦



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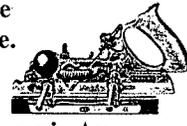
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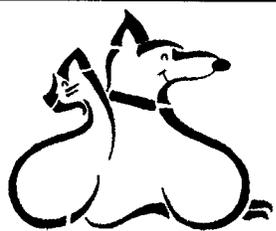


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the northerly side of said lot Five (5) in Block Twenty-five (25) of the said Town of Dunsmuir, and the grantors hereby grant to the grantee his heirs, successors and assigns, the right to use the entire width of said wall from the top thereof, and to increase the height thereof at the expense of grantee, but it is particularly understood that said entire wall is, and shall remain a party wall.

All of the above described real property being in the Town of Dunsmuir, according to the Official Map thereof, on file in the office of the County Recorder of Siskiyou County, California.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part, have hereunto set their hands the day and year first above written.

Signed and Delivered in the Presence of:

Frank Talmage
Anna Talmage

(\$12.00 I.R. Cancelled.)

STATE OF CALIFORNIA,)
COUNTY OF SISKIYOU.) ss.

On this 27th day of August, in the year one thousand nine hundred and twenty-four, before me, Henry McGuinness, a Notary Public, in and for the said County of Siskiyou, personally appeared Frank Talmage and Anna Talmage, his wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the County of Siskiyou, the day and year in this certificate first above written.

(SEAL)

Henry McGuinness

Notary Public, in and for the County of Siskiyou, State of California.

Recorded at the Request of State Bank of Dunsmuir, Sept. 8, 1924 at 42 min. past 12 o'clock P.M.

ALICE M. YOUNG,

RECORDER.

GRANT DEED

Royal C. Houdyshel and Charlotte P. Houdyshel, husband and wife of Los Angeles, City and of Los Angeles County, California, in consideration of Ten DOLLARS, to them in hand paid, the receipt of which is hereby acknowledged, does hereby Grant To Earl W. Lingsley and Georgie S. Lingsley Husband and Wife, of Los Angeles County, California, all that real property situate in the County of Siskiyou, State of California, described as follows:

The North one half of Section 20 in Township 46 North of Range 4 West of Mount Diablo Meridian containing 320 acres and being the same premises conveyed to Finis P. West

7
COMPARED