



CITY OF ARCATA  
PLANNING COMMISSION MEETING  
AGENDA

Tuesday, April 28, 2026, 5:30 p.m.

Council Chamber

736 F Street, Arcata

Special accommodations for the disabled who attend City meetings can be made in advance by contacting the City Clerk at 822-5953. Assistive listening devices are available.

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Pursuant to Government Code section 54957.5, all writings or documents relating to any item on this agenda which have been provided to a majority of the City Council, including those received less than 72 hours prior to the City Council meeting, will be made available for public inspection in the agenda binder located on the counter in the lobby at Arcata City Hall, 736 F Street, during normal business hours, and on the City's website at [www.cityofarcata.org](http://www.cityofarcata.org).

PLEASE NOTE: Speakers wishing to distribute materials to the Planning Commission at the meeting are requested to provide 10 copies to the assigned project Planner.

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#### **How to Observe and Participate in the Meeting:**

##### Observe:

Members of the public can attend the meeting in person or observe the meeting on Zoom (see below), on Access Humboldt Channel 10, online by visiting [www.cityofarcata.org](http://www.cityofarcata.org) and clicking on the [See Live Meetings](#), [Agendas](#), and [Archives](#) button on the home page, or on the City's YouTube channel at <https://www.youtube.com/c/CityofArcataCA>

##### Public Comment Participation in Person and on Zoom:

Members of the public may attend the meeting in person and give public comment. They may also access the meeting via Zoom to provide public comment.

1. Join from a PC, Mac, iPad, iPhone or Android device: Please use this URL:  
<https://us06web.zoom.us/j/81623974662?pwd=qnux12inzlhlx1LaCW8GPBUp8uMkTW.1>
2. If you want to comment during the public comment portion of any item, click on **raise your hand** on the right-hand side of your screen. When it is time for public comment on the item on which you wish to speak, the Clerk will unmute you. You will have 3 minutes to comment, subject to the Chair's discretion.

Or join by phone:

1. \*67 1-669-900-6833
2. Enter Meeting ID: 816 2397 4662
3. If you are accessing the meeting via telephone and want to comment during the public comment portion of any item, press **star (\*) 9** on your phone. This will raise your hand. When it is time for public comment on the item on which you wish to speak, the Clerk will unmute your phone. You will

hear a prompt that will indicate your phone is unmuted. You will have 3 minutes to comment, subject to the Chair's discretion.

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**1. CALL TO ORDER**

- a. **Land Acknowledgement**
- b. **Roll Call**

**2. ORAL COMMUNICATIONS**

This time is provided for people to address the Commission or submit written communications on matters not on the agenda. At the conclusion of all oral and written communications, the Commission may respond to statements. Any request that requires Commission action will be set by the Commission for a future agenda or referred to staff.

**3. CONSENT CALENDAR**

All matters on the Consent Calendar are considered to be routine by the Commission and are enacted in one motion. There is no separate discussion of any of these items. If discussion is required, that item is removed from the Consent Calendar and considered separately. At the end of the reading of the Consent Calendar, Commissioners or members of the public can request that an item be removed for separate discussion.

- a. **Approve the Minutes of the Planning Commission Meeting of April 14, 2026**

**4. ITEMS REMOVED FROM CONSENT CALENDAR**

Items removed from the Consent Calendar will be heard under this section.

Commissioners will provide Ex Parte communications prior to discussion of any items removed from the Consent Calendar.

**5. PUBLIC HEARINGS**

Prior to opening each public hearing, Commissioners will provide Ex Parte disclosures. Disclosures include a summary of information and sources gathered outside of the public hearing.

- a. **Approve Design Review Permit for Interior and Exterior Modifications at 725 and 735 8th Street; File No. 256-014-DR**

**6. BUSINESS ITEMS**

- a. **Find the 2026 Updates to the Capital Improvement Program for Fiscal Year 2026-2027 Exempt from the California Environmental Quality Act and Consistent with the General Plan**

**7. CORRESPONDENCE/COMMUNICATIONS**

**8. ADJOURNMENT**



**CITY OF ARCATA**  
**PLANNING COMMISSION MEETING**  
**MINUTES**

**April 14, 2026, 5:30 p.m.**  
**Council Chamber**  
**736 F Street, Arcata**

Present: Commissioner Hamm, Commissioner Hickey, Commissioner Lehman,  
Chair Simmons, Vice-Chair Strickland, Commissioner Tangney

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**1. CALL TO ORDER**

- a. Land Acknowledgement
- b. Roll Call

**2. ORAL COMMUNICATIONS**

One member of the public spoke on items not on the agenda.

**3. CONSENT CALENDAR**

On motion by Commissioner Lehman and second by Commissioner Hickey, the Commission adopted the Consent Calendar.

Ayes: Hamm, Hickey, Lehman, Simmons, Strickland, Tangney

Noes: None

Abstentions: None

Absent: None

**Moved by:** Lehman

**Seconded by:** Hickey

**PASSED**

- a. Approve the Minutes of the Planning Commission Meeting of March 10, 2026

**4. ITEMS REMOVED FROM CONSENT CALENDAR**

None.

**5. PUBLIC HEARINGS**

None.

**6. BUSINESS ITEMS**

**a. Approve Design Review Permit for Interior and Exterior Modifications at 725 and 735 8th Street; File No. 256-014-DR**

Planner Fletterick presented a brief staff report.

One member of the public spoke on this item.

No action was taken.

**7. CORRESPONDENCE/COMMUNICATIONS**

Planner Fletterick gave a presentation on the zoning clearance action for the Wild Pendulum tattoo studio at 1318 H St.

Director Loya noted that if any of the Commissioners had concerns with the project, they could inform him after the meeting. He would appeal his decision if there were concerns so the project could be brought the Commission at a future meeting.

Director Loya gave a presentation on a design review project for a sunroom addition to a house located on 12th St. and the design review process for neighborhood conservation areas.

Director Loya requested that the Commissioners let him know if they have any concerns with the project after the meeting so he could bring the project to the Commission before his decision.

**8. ADJOURNMENT**

The meeting was adjourned by order of the Chair at 6:02 p.m.



# STAFF REPORT – PLANNING COMMISSION MEETING

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**TO:** Honorable Chair and Commissioners

**FROM:** David Loya, Director of Community Development

**PREPARER:** Kelsey Fletterick, Planner II

**DATE:** April 14, 2026

**TITLE:** **Approve Design Review Permit for Interior and Exterior Modifications at 725 and 735 8th Street; File No. 256-014-DR**

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## **RECOMMENDATION:**

Staff recommends the Commission receive a staff report, receive public comment, then approve the Design Review Permit by adopting: 1) California Environmental Quality Act §15331, Class 31 Historical Resources, environmental review exemption; and 2). the Action with Findings of Approval and Conditions of Approval and Plan set (Attachment A).

## **INTRODUCTION:**

The applicant is proposing rehabilitation and renovation work to two adjacent commercial buildings located at 725 and 735 8th Street on the Arcata Plaza. The buildings share a single parcel (APN 021-108-004) and were constructed with matching Classical Revival facades in 1917. The building at 735 8th Street is designated as a Local Historic Landmark under Ordinance 1168. The proposed work includes structural repairs, electrical upgrades, interior renovations connecting the two spaces for use as a single commercial business, ADA accessibility improvements, and exterior facade work at both buildings. The Planning Commission's approval would authorize the proposed improvements as described in the project application materials (Attachment B).

## **DISCUSSION:**

The project site is located within the Arcata Plaza Historic District and Plaza Area Combining Zone. The building at 735 8th Street, known as the Old Post Office, is a fine example of Classical Revival architecture and has retained the integrity of its 1917 Plaza-facing facade. The adjacent building at 725 8th Street is not individually designated as a Historic Landmark but contributes to the character of the Plaza district. Its Plaza facade was altered in 1917 to match its neighbor, creating the distinctive twin appearance visible today. As documented in the 1989 Historical Research and Architectural Analysis that was part of the historic landmark listing, the 725 8th Street facade subsequently suffered significant non-historic alterations including brick facing and replacement windows that diminished its historic integrity, precluding it from local listing.

The proposed work at 735 8th Street preserves all Plaza-facing character-defining features identified in Ordinance 1168. The recessed entry alcove will receive a new display window installed set back from the existing stucco opening so that the entry niche continues to read architecturally as part of the facade; this work is reversible and does not alter any original historic fabric. At the rear facade, the two original double-hung window openings, currently infilled with plywood and undersized modern windows will be restored to their historic configuration with new custom redwood double-

hung windows. The proposal includes removal of the steel security bars over those windows, which are identified as character-defining features to be preserved under Ordinance 1168. Staff and the Historic Landmarks Committee find that this modification does not undermine the overall historic significance of the landmark, as the bars were functional elements associated with the building's ten-year period of postal use, and the architectural significance of the Old Post Office derives primarily from its intact Classical Revival Plaza-facing facade. A condition of approval requires the applicant to retain the bars on the premises following removal so that they may be reinstalled in the future if appropriate.

The proposed work at 725 8th Street replaces the previously documented non-historic facade alteration with a new symmetrical storefront featuring a centered ADA-accessible entry, display windows, a tiled transition wall, and restored historic transom windows. The surrounding 1917 architectural elements are fully preserved. Staff and the Historic Landmark Committee find that the work improves the building's consistency with the Classical Revival character of the building and overall character of the district and reinforces the twin relationship between the two structures.

During the referral process, the Finance Department identified an existing shared water meter configuration between the two buildings that requires resolution prior to issuance of a building permit. A condition of approval has been added to address this requirement.

Staff referred the project to the Historic Landmarks Committee, which recommended the Planning Commission approve the project as submitted, finding the proposed scope of work is compatible with the Secretary of the Interior's Standards for Rehabilitation and consistent with the historic character of the Arcata Plaza. Staff concurs with this recommendation and recommends the Commission adopt the proposed Action including the Findings of Approval and Conditions of Approval.

**ENVIRONMENTAL REVIEW (CEQA):**

The project qualifies for a California Environmental Quality Act §15331, Class 31 Historical Resources, environmental review exemption.

**ATTACHMENTS:**

- A. Action, Findings of Approval, Conditions of Approval Action, and Plans
- B. Project Application Materials and Drawings
- C. Ordinance 1168
- D. Historic Landmark Committee Meeting Staff Report
- E. Historic Preservation Element Excerpt

Proposed  
**ACTION OF THE CITY OF ARCATA PLANNING COMMISSION**

**ACTION:** On April 28<sup>th</sup>, 2026, the Planning Commission, under the authority of Section 9.72.040.C of the Land Use Code, adopted class 31 CEQA Exemption and secondarily approved the All Under Heaven Design Review attached Findings of Approval, Conditions of Approval and submitted Plan set.

**Project Description:**

A Design Review Permit for proposed interior and exterior improvements of existing commercial structures located at 725 and 735 8<sup>th</sup> street in the Arcata Plaza Historic District. The project includes eliminating the wall separating the two structures to make one continuous commercial space. The structure at 735 8<sup>th</sup> is designated as a Local Historic Landmark (Old Post Office). The exterior improvements will not have changes at the Plaza Façade however the entry way will remain but no longer as a public entry to meet accessibility requirements. At the rear façade, the owners propose restoring the original large double-hung style window and removing the security bars and removing the porch and stairs since the rear door will not longer be used. The structure at 725 8<sup>th</sup> street is not designated as a historic structure, but contributes to the Plaza Historic character. The proposed improvements at the plaza facade include window and door replacement, accessibility improvements, recessed entry way, lighting, and other exterior finishes. At the rear façade replacing the deteriorated windows and improvements to the landing and stairs.

**Project Location:** 725 & 735 8<sup>th</sup> Street, Arcata

**Assessor's Parcel Number:** 021-108-004

**Application Type:** Design Review

**Property Owner:** Gail & Tony Rossi **Project Representative:** Martha Jain

**Date of application:** November 7<sup>th</sup>, 2026, **File Number:** 256-014-DR

**Zoning / General Plan:** Commercial – Central with Arcata Plaza Historic District and Plaza Area Combining Zone

**Coastal Zone:** Not located in the Coastal Zone.

**Environmental:** Proposed Class 31, Section 15331 – Historical Resource Restoration and Rehabilitation per California Environmental Quality Act (CEQA) Categorical Exemptions.

**Permit Expiration and Activation.** This permit shall expire within 24 months from the date of its approval unless said permit is activated. This permit may be extended only as permitted by Arcata Land Use Code §9.79.070 Permit Time Limits, Extensions and Expiration, or its equivalent.

**Appeals.** The actions described herein may be appealed as outlined in Arcata's Land Use Code. Appeals shall be filed with the City Clerk within ten (10) working days following the date of this Action. Appeals shall be submitted on the prescribed form, state the reasons for the appeal, and include the filing fee set by the City Council. **Appeal period ends at 5:00 pm on May 12th, 2026.**

**Effective Date:** This permit becomes effective on the next working day after the appeal period.

**Date Approved:** \_\_, 2026

**ATTEST:** \_\_\_\_\_

David Loya, Community Development Director

**Exhibit 1**  
**FINDINGS OF APPROVAL**

**2. FINDINGS.**

**Findings for Design Review.** The Planning Commission finds the proposed façade and interior renovations to All Under Heaven complies with this Section 9.72.040.F – Standards for Design Review based on the following:

***2. Providing architectural design, building height and massing, and scale that is compatible with other structures on the site and in the immediate neighborhood;***

The project site consists of two adjacent buildings at 725 and 735 8th Street, located within the Arcata Plaza Historic Combining Zone. The building at 735 8th Street is designated as a Local Historic Landmark under Ordinance 1168 and is recognized as a fine example of Classical Revival architecture featuring symmetrical composition, pilasters, a balustrade, ornamental cornice, and transom windows. The adjacent building at 725 8th Street, while not individually designated as a Historic Landmark, contributes to the historic character of the Plaza district. The two buildings share a distinctive "twin" appearance created when the 725 facade was altered in 1917 to match its neighbor.

The proposed work at 725 8th Street restores previously concealed historic transom windows and replaces a non-historic facade alteration with a new centered ADA-accessible entry and storefront, improving the building's consistency with the Classical Revival character of the district. The twin relationship between the two buildings is maintained and reinforced through the preservation of both facades and the internal connection of the two spaces. Rear facade work, including the restoration of deteriorated windows and removal of non-historic stairs, returns those elevations closer to their historic appearance. The architectural design of the proposed improvements is therefore compatible with the Classical Revival character of structures in the immediate neighborhood and the broader Plaza Historic District.

The project does not propose any changes to the height or massing of either structure. Both buildings will retain their existing building envelopes, and no vertical or horizontal additions are proposed. The height and massing of both structures will remain consistent with the surrounding Plaza district buildings. The scale of both structures is unchanged by the proposed work. No additions or extensions are proposed that would alter the proportional relationship of these buildings to adjacent structures along the Plaza perimeter.

The proposed project provides architectural design, building height and massing, and scale that is compatible with other structures on the site and in the immediate neighborhood.

***2. Providing attractive and desirable site layout and design, building arrangement, exterior appearance and setbacks, accessory structures, landscaping, outdoor lighting and signs;***

The project maintains the existing building footprints and site layout of both 725 and 735 8th Street. No changes to building setbacks are proposed. The two buildings will be internally connected to allow both spaces to function together for a single business use, with public entry through a new ADA-accessible entrance at 725 8th Street. This arrangement preserves the Plaza-facing facade of 735 8th Street but will now be directing public access through the 725 entrance to meet accessibility requirements under the California Historical Building Code. The internal consolidation of the two buildings is a practical response to the small size of each individual space (approximately 1,200 square feet each) and reinforces the

historic twin relationship of the two structures by unifying their use while preserving their distinct exterior identities.

The Plaza-facing facade of 735 8th Street will preserve the existing recessed entry door but be covered by a display window and tile feature. This modification will preserve the visual effect of the recessed entryway by placing it behind the existing pilasters instead of flush with them. At the rear façade, two new double-hung windows will replace the existing infill of painted plywood and undersized modern windows, restoring the original window openings to an appearance consistent with the historic condition documented in the Landmark Historic Preservation ordinance. A glass transom window will replace a plywood panel above the rear door, and a non-historic rear staircase and porch added in the 1990s will be removed.

At 725 8th Street, the proposed work replaces a previous non-historic facade alteration with a new recessed entry featuring mosaic tile, a pair of traditional painted wood doors with glass, and two display windows consistent with the storefront pattern found throughout the Plaza. The signboard area above the entry is narrowed vertically by six inches to better align with the adjacent transom windows on 735 8th Street and the horizontal lines characteristic of other Plaza buildings. The design respects the symmetry of the Classical Revival facade by dividing the storefront into two halves framed by the existing pilasters, balustrade, and cornice, all of which are fully preserved. Materials for the new storefront work include painted wood doors and trim, craft tile at the bulkhead, and glass display windows. These materials are harmonious with other Plaza building materials and the adjacent 735 facade while intentionally differentiated from the 1917 original to avoid creating a false sense of history. The existing non-historic brick facing will be removed as part of this work.

At the rear of 725 8th Street, deteriorated wood windows will be restored or rebuilt, a new continuous foundation will replace the existing pier and post foundation to improve earthquake resistance, and the existing rear landing and staircase (approximately 20 square feet) will be replaced with a larger landing and deck of approximately 70 square feet with new stairs.

The project includes a signboard area above the new 725 8th Street storefront entry, which is consistent with the common signage pattern found on Plaza buildings. The applicant has prepared a new design of the All Under Heaven sign will be submitted under a separate application along with the proposed paint color scheme and will be reviewed at that time. As per Section 9.72.040 Design review table 7-2, these modifications are considered a minor modification to a Historic Resource in the Plaza area and require an additional Design Review with the Planning Commission. The property owner shall apply for a Design Review Permit before the installation of tile on the 725 and 735 8<sup>th</sup> street plaza façade that conforms with the standards in 9.72.040 Design Review and Section 9.38. Signs.

During the referral process, the Finance Department identified an existing issue with the water service configuration at the project site. The water meter at 725 8th Street is tied directly through the meter at 735 8th Street, meaning that if the meter at 725 is turned off, 735 loses water service. This configuration also results in combined usage readings, requiring manual adjustments to billing each month. There is currently no account holder at 725 8th Street, but the meter has been left on to maintain water service to All Under Heaven at 735 8th Street. At the recommendation of the Finance Department, prior to issuance of a building permit, the applicant shall coordinate with the Finance Department and Engineering Department to resolve the shared water meter configuration and shall submit a plan to address this issue to the satisfaction of the Engineering Department as part of the building permit application.

There are no accessory structures proposed, and no changes to landscaping are included in the project scope. No changes to outdoor lighting are proposed as part of this application.

The proposed project provides attractive and desirable site layout and design, building arrangement, exterior appearance and setbacks, accessory structures, landscaping, outdoor lighting, and signs consistent with the Plaza Historic District.

**3. *Providing efficient and safe public access, circulation, and parking;***

Access to both 725 and 735 8th Street is currently provided through separate entries at the Plaza façade of each building. The proposed remodel will consolidate public access through a single ADA-compliant entry at 725 8th Street, which is appropriate given that the two buildings will be internally connected upon project completion.

The existing entry at 735 8th Street (the Old Post Office) presents an accessibility barriers with the current a step-up threshold and narrow recessed width, which is not compatible with ADA-compliance upgrades. The applicant has proposed relocating the accessible entry to 725 8th Street because of the existing grade differential between the sloping public sidewalk and interior finish floor levels and installing a power-assisted door at that location would require a 12% slope to clear the step and transition the grade, which exceeds acceptable thresholds.

The ADA improvements at 725 8th Street are designed in accordance with the California Historical Building Code, which permits use of a power-assisted door and allows modifications to landing sizes and strike-side door clearances. The path of travel at the sloped entry will not exceed 8%. The entry has been centered under the historic transom windows, a placement made possible by the recent removal of built-up flooring, which reduced the effective grade differential at that location. An earlier design had shifted the entry to the east side of the façade where the least differential occurred; the updated design achieves the same accessibility objective while better preserving the historic character of the façade.

The proposed development improves public access through this consolidation of entryways, while the exterior of 735 8th Street at the Plaza façade will otherwise remain unchanged. No modifications to on-site circulation or parking are proposed, and existing conditions in those respects will be unaffected by the project.

**4. *Providing appropriate open space and landscaping, including the use of water efficient landscaping;***

The open space and landscaping at the project site will be unchanged as a result of this project.

**5. *Showing consistency with the General Plan, Local Coastal Program, and any applicable specific plan; and***

The project site is located within the Arcata Plaza Historic District and Plaza Area Combining Zone. The applicable General Plan policies governing this project are found in the Historic Preservation Element, principally Policy HP-1b, which protects locally designated historic landmarks from demolition or inappropriate alteration, and Policies HP-3b and HP-3c, which require that exterior modifications to structures within the Plaza Area Historic District be subject to heightened design review to preserve the district's historical, architectural, aesthetic, and economic values. No Local Coastal Program or specific plan provisions apply to this site.

Rehabilitation of the two structures is evaluated under the Secretary of the Interior's Standards (SOI) for the Treatment of Historic Properties (SOI Standards), which define rehabilitation as the act or process of making possible a compatible use for a property through repair, alteration, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. In

concert with the recommendation of approval from the Historic Landmark Committee, Staff finds the proposed project consistent with these Standards and with the applicable General Plan policies based on the following findings.

### **735 8th Street — Local Historic Landmark**

The building at 735 8th Street is designated as a Local Historic Landmark under Ordinance 1168 and retains the architectural integrity of its 1917 Classical Revival facade. The character-defining features identified for preservation in the landmark designation ordinance, the four pilasters, transom lights, recessed entranceway, pedimented frontispiece, inset cornice with frieze, dentils and modillions, parapet wall with six small pilasters, and the two rear double-hung windows with embedded wire mesh glass and steel bars, are addressed by the proposed project as follows.

All Plaza-facing character-defining features are fully preserved. The pilasters, cornice, balustrade, pedimented frontispiece, frieze, and parapet wall are untouched by the proposed work. The recessed entry alcove at 735 8th Street is proposed to receive a new display window installed set back from the existing stucco opening, so that the entry niche continues to read architecturally as part of the facade. The applicant suggests that the door and non-historic infill materials within the alcove are not original to 1917, and the proposed display window is designed to be removable without harm to any historic fabric, consistent with Standard 9, which encourages new work to be reversible so as not to preclude future restoration.

Two rear facade features, identified in the historic report and landmark ordinance as features to be preserved included the steel security bars over the windows and the embedded wire mesh glass, are proposed to be modified. The two original double-hung window openings, currently infilled with painted plywood and undersized modern windows, will be restored to their historic configuration with new custom redwood double-hung windows, consistent with SOI Standard 6, which calls for deteriorated historic features to be repaired or, where necessary, replaced in kind. The steel security bars and wire mesh glass are not proposed to be reinstalled. The Historic Landmark Committee found that this modification does not undermine the overall historic significance of the landmark for the following reasons: the security bars and wire mesh were functional elements associated specifically with the building's use as a post office, which occupied the structure for only ten years (1917–1926). The architectural significance of the Old Post Office as a Local Historic Landmark derives from its Classical Revival design and civic presence on the Plaza. The proposed rehabilitation of the rear facade, including restoration of the original window openings and removal of accumulated non-historic alterations, returns that elevation closer to its historic condition and improves the overall integrity of the structure. To ensure these features are not lost permanently, a condition of approval shall require the applicant to retain the steel bars on the premises following removal so that they may be reinstalled in the future if appropriate.

The Historic Landmarks Committee reviewed the proposed modifications to the two listed features at 735 8th Street and found that their removal does not negatively affect the historical significance of the structure and that the project is consistent with the Secretary of the Interior's Standards for Rehabilitation.

### **725 8th Street — Non-Designated Structure within the Plaza Historic District**

The building at 725 8th Street is not individually designated as a Local Historic Landmark. As documented in Katie Stanton's 1989 Historical Research and Architectural Analysis, the building had lost much of its historic integrity prior to landmark designation, having been substantially altered at its Plaza-facing facade with non-historic brick facing, replacement windows, and a reconfigured entry. However, the building shares a parcel and a 1917 Classical Revival facade with the designated landmark at 735 8th

Street, and contributes to the character of the Plaza Historic District. Per Policy HP-3b, exterior modifications to structures within the district are subject to the same level of scrutiny as modifications to individually designated landmarks, to ensure compatibility with the district's historical, architectural, aesthetic, and economic values. Staff does not interpret this policy to require that non-designated structures be treated as historic landmarks for purposes of feature-by-feature preservation, but rather that proposed changes must be compatible with the character of the district.

The proposed work at 725 8th Street replaces the previously documented non-historic alteration — characterized in the 1989 landmark report as "unfortunately suffered rather major alterations" — with a new symmetrical storefront featuring a centered ADA-accessible entry, display windows, a tiled bulkhead, and uncovered historic transom windows. The surrounding 1917 architectural elements — the balustrade, corner pilasters, cornice, and basic form identified by Stanton as the remaining character-defining features — are fully preserved and will frame the new entry. The new storefront design is compatible in scale, proportion, and material with the Classical Revival character of 735 8th Street and with the traditional storefront pattern found throughout the Plaza. New materials are intentionally differentiated from the historic stucco finish to avoid creating a false sense of history, consistent with SOI Rehabilitation Standard 3.3. The restoration of the concealed transom windows returns additional original historic fabric to public view and strengthens the twin relationship between the two buildings.

Staff finds the proposed exterior modifications at 725 8th Street to be compatible with the historic character of the Plaza district consistent with HP-3b and HP-3c objectives and policies.

Based on this analysis, the Planning Commission finds the proposed project consistent with the Historic Preservation Element of the General Plan, the Secretary of the Interior's Standards for Rehabilitation, and applicable Plaza Historic District policies.

***6. Complying with all design review policies and design review guidelines.***

The project is within the Arcata Plaza Historic District and Plaza Area Combining Zone. Arcata General Plan Design and Historical Preservation policies protect and preserve the Arcata Plaza. The exterior façade improvements are designed by a licensed architect with consultation with a local historic resource advisor. These exterior improvements rehabilitate and restore the existing, Commercial retail space. The project does not add a new use nor increase the building footprint, bulk or mass. The project is harmonious with the existing character of the property, neighborhood, and the Arcata Plaza Historic District. Based on the discussion above, the Planning Commission finds the proposed project is compatible with the existing character of the site, neighborhood and Arcata Plaza Historic District and complies with all applicable design review policies and guidelines as proposed and conditioned.

**6. *Complying with any applicable design guidelines or design review policies.***

**ENVIRONMENTAL REVIEW:**

The Planning Commission adopts a Class 31 Categorical Exemption pursuant to California Environmental Quality Act (CEQA) §15331, Historical Resource Restoration/Rehabilitation, for the exterior and interior alterations proposed at 725 and 735 8th Street. The exemption applies to the proposed scope of work, including facade improvements to both Plaza-facing and rear elevations, removal of the interior partition wall between the two structures, and repair and maintenance work to the existing commercial buildings, all as described in the project application materials.

Class 31 applies to projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alteration, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

Pursuant to CEQA §15300.2(f), a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource. Although the project includes modification of two features identified for preservation in the landmark designation ordinance, the Planning Commission finds that these modifications do not rise to the level of a substantial adverse change to the historical resource as recommended by the Historic Landmark Committee. As outlined in Finding 5 above, the architectural significance of the Old Post Office as a Classical Revival landmark is conveyed primarily through the Plaza-facing facade, which is preserved by this project. The recessed entryway remains at the facade, and the proposed display window installation is reversible. The rehabilitation of deteriorated elements at both structures, the restoration of original window openings, and the uncovering of concealed historic transom windows at 725 8th Street collectively strengthen the historic character of the resource. Therefore no exceptions related to significant impacts to historical resources apply to this project.

## Exhibit 2

### CONDITIONS OF APPROVAL

#### A. AUTHORIZED DEVELOPMENT: Approval is granted for:

A Design Review and proposed interior and exterior improvements to the rear and plaza facing façade at the existing commercial structures at 725 and 735 8<sup>th</sup> street located in the Arcata Plaza Historic District. The proposed improvements include window and door replacement, ADA improvements, and other exterior finishes. This authorized development is conditioned as follows.

The property owner/applicant is responsible for having read and understood these Conditions of Approval and shall have these conditions attached to all building permit and construction contracts associated with the authorized development.

#### B. PROJECT SPECIFIC CONDITIONS:

##### COMMUNITY DEVELOPMENT

1. **Approved plans.** The approved project shall be constructed according to the revised Design Review Plans dated February 12, 2026.
2. **Design Review Permit.** The property owner shall apply for a Design Review Permit before both signage and the installation of tile on the 725 and 735 8th street plaza façade that conforms with the standards in 9.72.040 Design Review and Section 9.38. Signs.

#### C. GENERAL PERMIT CONDITIONS:

**IMPORTANT INFORMATION REGARDING STANDARD CONDITIONS:** The property owner/applicant is responsible for having read and understood the following information:

1. **Water Meter Configuration.** The applicant shall coordinate with the Finance Department and Engineering Department to resolve the shared water meter configuration and shall submit a plan to address this issue to the satisfaction of the Engineering Department as part of the building permit application for proposed work authorized herein.
2. **Required Permits.** Applicant shall obtain any Building, Encroachment or other required permits prior to commencing construction activities. The Building Permit shall not be issued until the effective date of this notice, shown below. Applicant shall comply with permit requirements of the City of Arcata's Engineering Department, Environmental Services Department, and Arcata Fire Protection District, as applicable.
3. **Community Development Fees.** The applicant shall pay outstanding Community Development Department fees. Full payment shall be required prior to issuance of any Building Permit associated with the Design Review Application.
4. **Final Inspection.** The Community Development Department must determine that your project has been constructed according to the approved plans prior to the Final Building Inspection.
5. **Minor Modifications.** Minor deviations from approved plans may be approved by the Director of the Community Development Department.
6. **Construction Hours.** The General Plan *Noise Element* Policy N-5d, limits the operation of tools or equipment used in construction, drilling, repair, alteration or demolition to the hours between 8 a.m. and 7 p.m. Monday through Friday, and between 9 a.m. and 7 p.m. on

Saturdays. No heavy equipment related construction activities shall be allowed on Sundays or holidays.

7. **Dust Control during Construction:**

- a. Water all active construction areas twice per day and use erosion control measures to prevent water runoff containing silt and debris from entering the storm drain system.
- b. Cover trucks hauling soil, sand, and other loose material.
- c. Pave, water, or apply non-toxic soil stabilizers on unpaved access roads and parking areas.
- d. Sweep paved access roads and parking areas daily.
- e. Sweep streets daily if visible material is carried onto adjacent public streets.

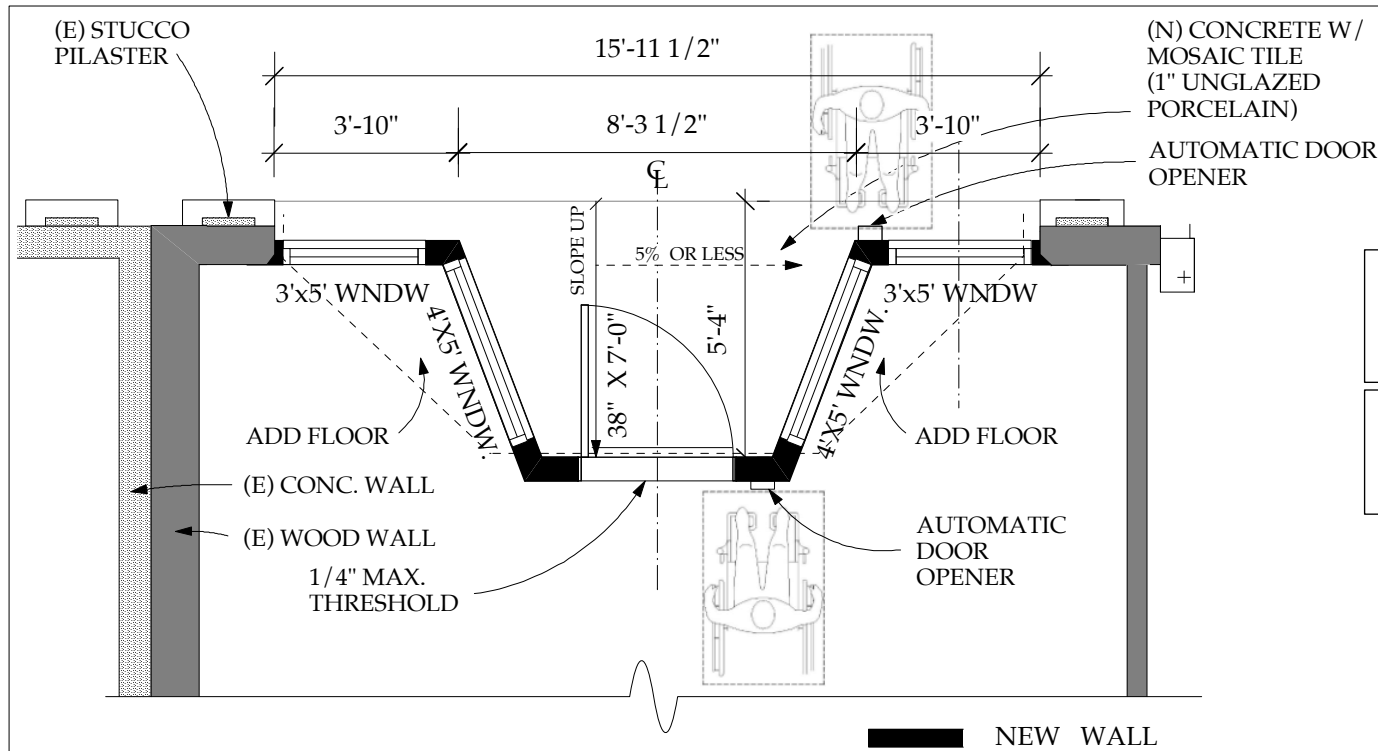
9. **Discovery of Prehistoric or Archaeological Resources.** If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50 foot buffer of the discovery location. A qualified archaeologist, as well as the Tribal Historic Preservation Officers for the Bear River Band Rohnerville Rancheria, Blue Lake Rancheria, and Wiyot Tribe are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

10. **Expiration and Activation of Permit.** This permit shall expire within 24 months from the date of its approval unless said permit is activated. "Activated" shall mean when grading/soil disturbing or construction activities authorized by this permit have commenced. This permit may not be extended except as permitted by Arcata Land Use Code (LUC) §9.79.070 Permit Time Limits, Extensions and Expiration, or its equivalent.

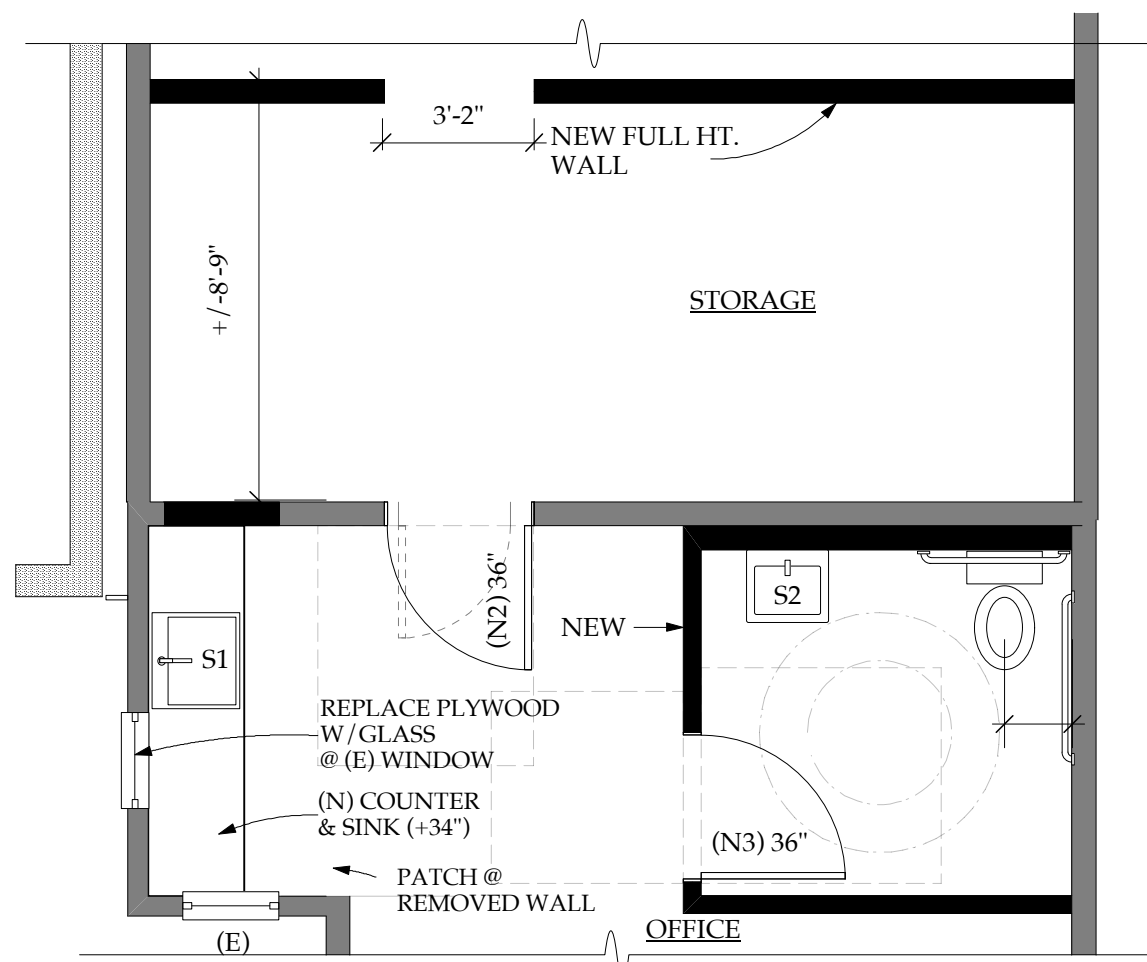
11. **APPEALS.** The actions described herein may be appealed per the provisions of Arcata Land Use Code (LUC) Chapter 9.76 Appeals. Appeals shall be filed with the Department or City Clerk, as applicable, within ten (10) business days following the date of the HDRC action that is being appealed per LUC §9.76.030. Appeals shall be submitted on the prescribed form and shall state the reasons for the appeal. The filing fee set by the City Council shall accompany appeals. The appeal period ends 5:00 pm on April 28, 2026.

**EFFECTIVE DATE OF THIS ACTION:** This permit becomes effective on the next working day after the appeal period.

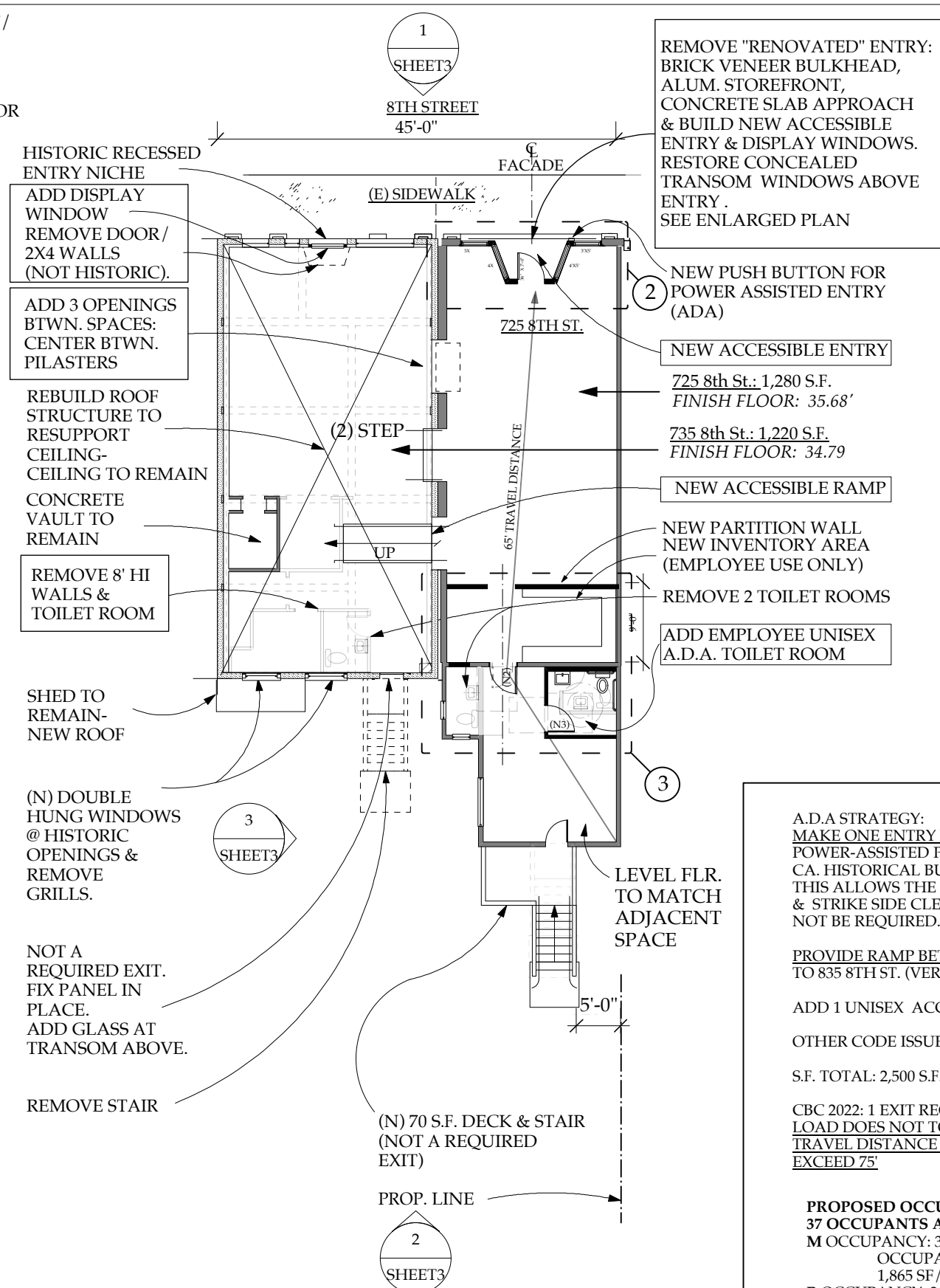




2 ENLARGED PLAN @ PLAZA ENTRY  
Scale: 1/4" = 1'-0"



3 ENLARGED PLAN @ NEW REST ROOM & STORAGE  
Scale: 1/4" = 1'-0"



1 PLAN SHOWING NEW WORK  
Scale: 1/16" = 1'-0"

2

**Design Review for:**  
Parcel 021-108-004  
8th St. Plaza  
Arcata, CA  
Date: Nov. 7, 2025  
Rvsd.: 2-12-26  
**PROPOSED PLAN**

**Owners:**  
Gail & Tony Rossi

Martha Jain  
Architect  
822 "G" Street, #10  
Arcata, Ca. 95521  
(707) 672-6454  
jainarc@humboldt1.com

A.D.A STRATEGY:  
MAKE ONE ENTRY DOOR (725 8TH) POWER-ASSISTED PER 8-603.4 OF CA. HISTORICAL BUILDING CODE. THIS ALLOWS THE LEVEL LANDING & STRIKE SIDE CLEARANCES TO NOT BE REQUIRED.

PROVIDE RAMP BETWEEN FROM 825 TO 835 8TH ST. (VERT: 10" DIFFERENCE)

ADD 1 UNISEX ACCESSIBLE TOILET ROOM.

OTHER CODE ISSUES:

S.F. TOTAL: 2,500 S.F. ( W/ EXTERIOR WALLS)

CBC 2022: 1 EXIT REQUIRED IF OCCUPANT LOAD DOES NOT TO EXCEED 49 & TRAVEL DISTANCE TO EXIT DOES NOT EXCEED 75'

**PROPOSED OCCUPANT COUNT:**  
37 OCCUPANTS AS SHOWN

M OCCUPANCY: 31  
OCCUPANT LOAD EST. 1,865 SF/60 OCCS/SF

B OCCUPANCY: 3  
345 SF/150 OCCS/SF

S OCCUPANCY: 2  
OCCUPANT LOAD EST. 170 SF/300 OCCS/SF

**3**

**Design Review for:**  
**Parcel 021-108-004**  
**8th St. Plaza**  
**Arcata, CA**  
 Date: NOV. 7, 2025  
 Rvsd.: 2-12-26

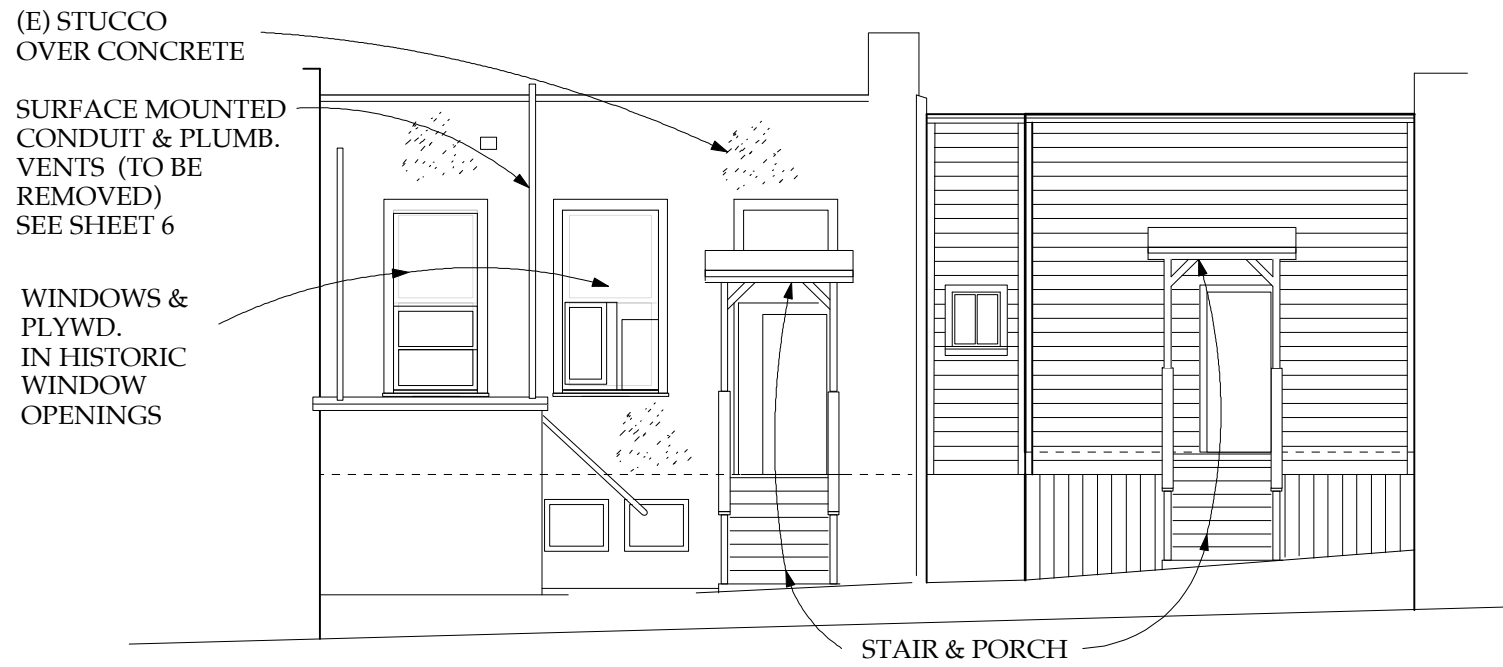
**EXISTING EXT. ELEVS.**

**Owners:**  
**Gail & Tony Rossi**

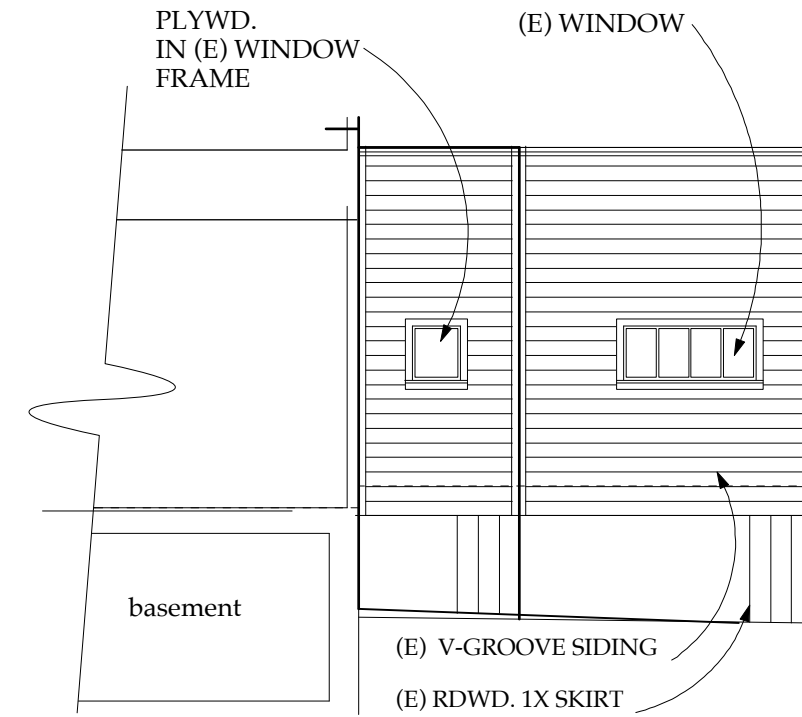
Martha Jain  
 Architect

822 "G" Street, #10  
 Arcata, Ca. 95521

(707) 672-6454  
 jainarc@humboldt1.com



**2 SOUTH ELEVATION**  
 Scale: 1/8" = 1'-0"



**3 WEST ELEVATION @ BACK (ALLEY SIDE)**  
 Scale: 1/8" = 1'-0"

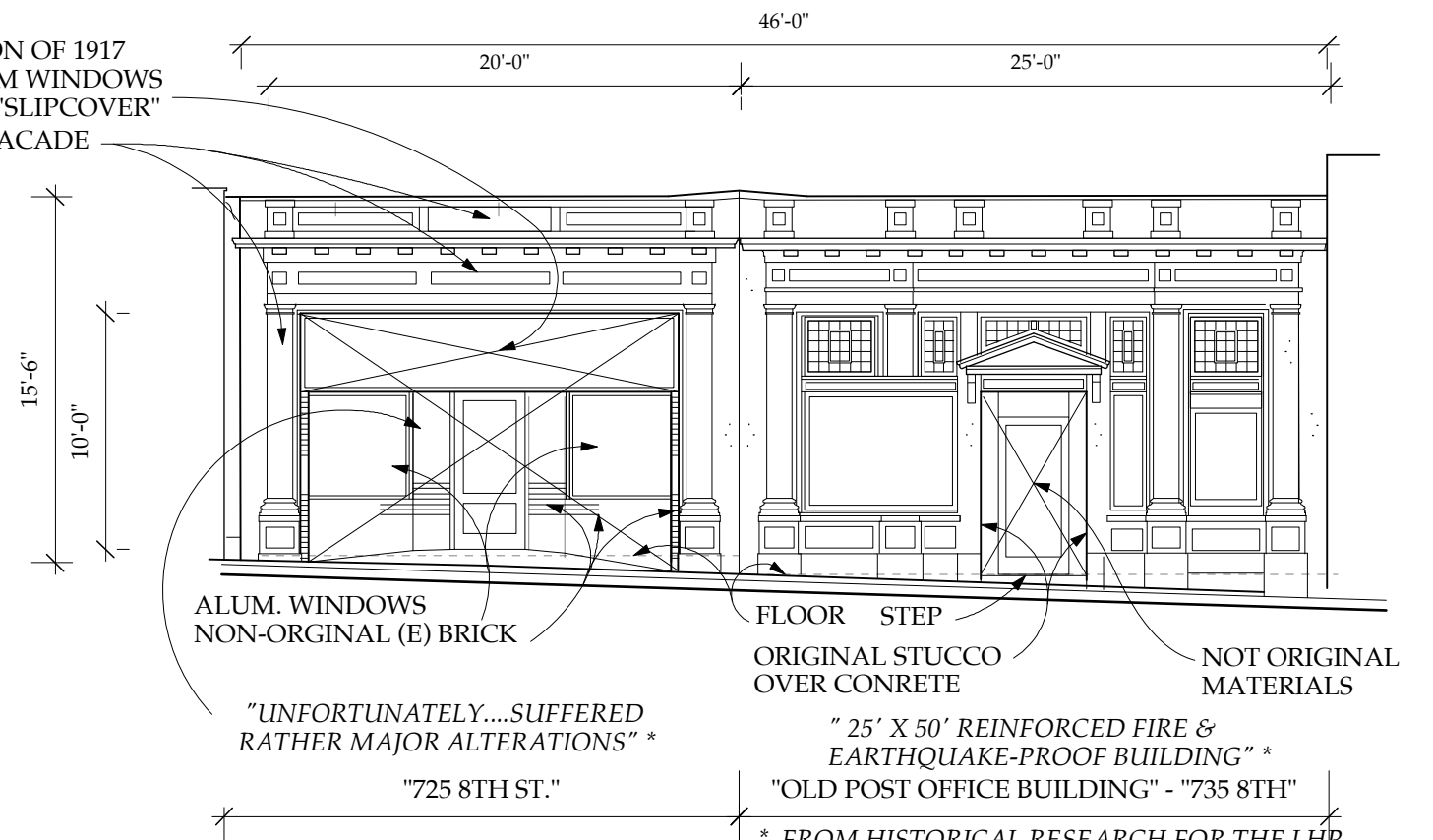
SEE SHEET 6 FOR STAIR TO BE REMOVED



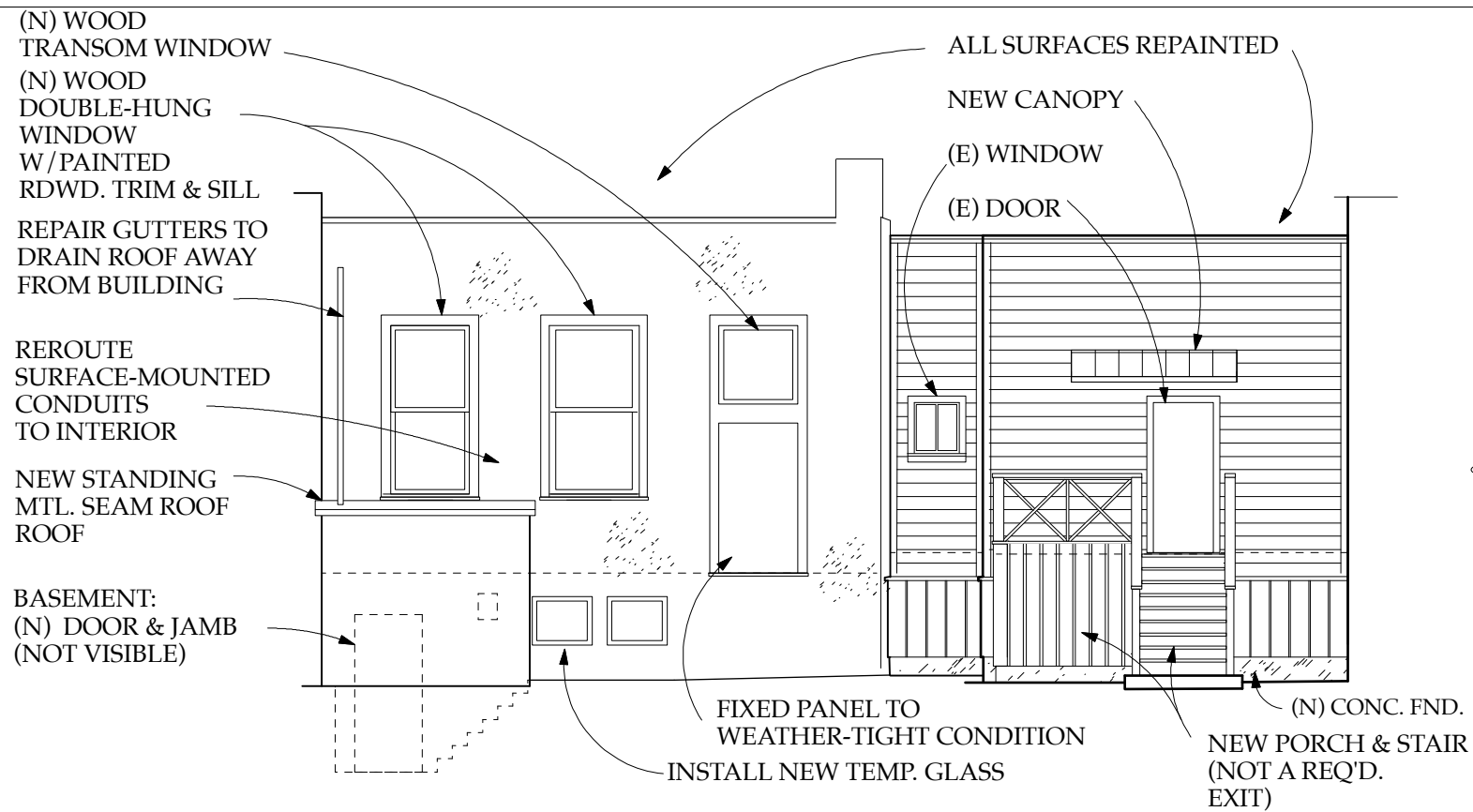
HISTORIC TRANSOM WINDOWS (BEHIND SLIP COVER)- TO BE RESTORED & PAINTED

CONCEPTUAL MASSING AT PROPOSED AREA OF WORK. SEE SHEET 6 FOR EXISTING PHOTO. SEE SHEET 4 FOR PROPOSED EXTERIOR ELEVATION.

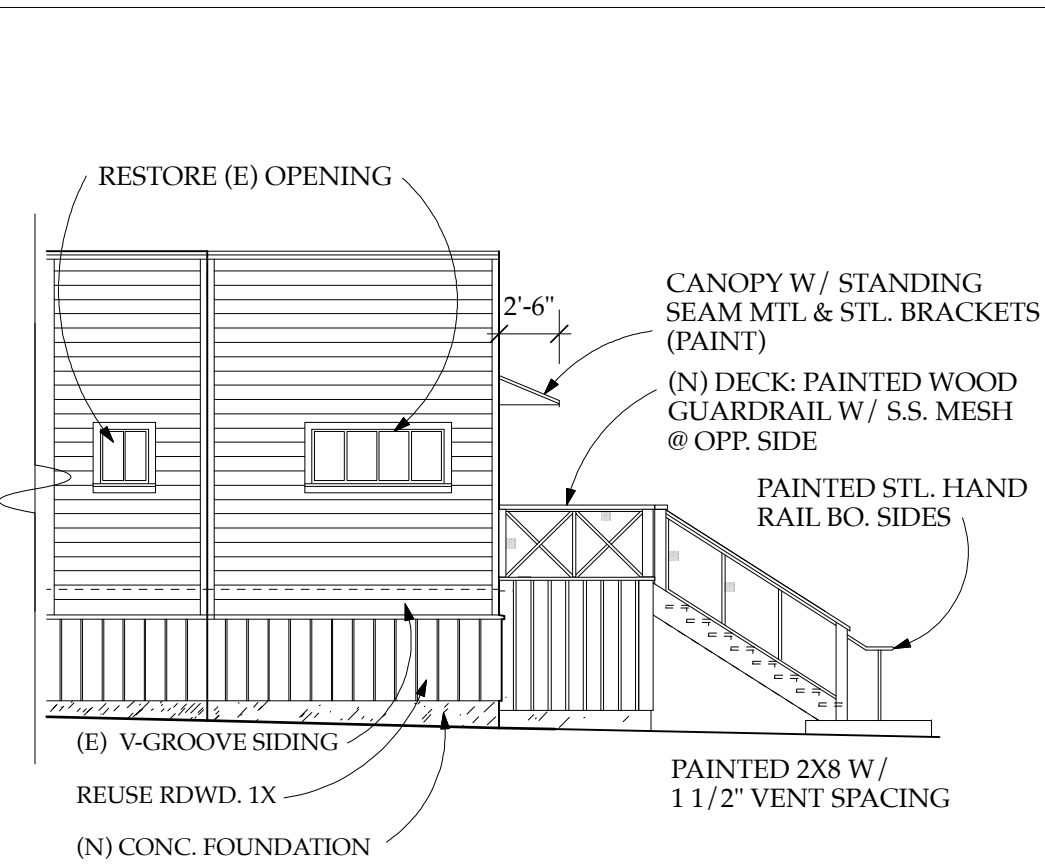
LOCATION OF 1917 TRANSOM WINDOWS BEHIND "SLIPCOVER"  
 (E) 1917 FACADE



**1 PLAZA (NORTH) ELEVATION**  
 Scale: 1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



3 PROPOSED WEST ELEVATION  
Scale: 1/8" = 1'-0"

4

**Design Review for:**  
**Parcel 021-108-004**  
**8th St. Plaza**  
**Arcata, CA**  
 Date: Nov. 7, 2025  
 Rvsd.: 2-12-26

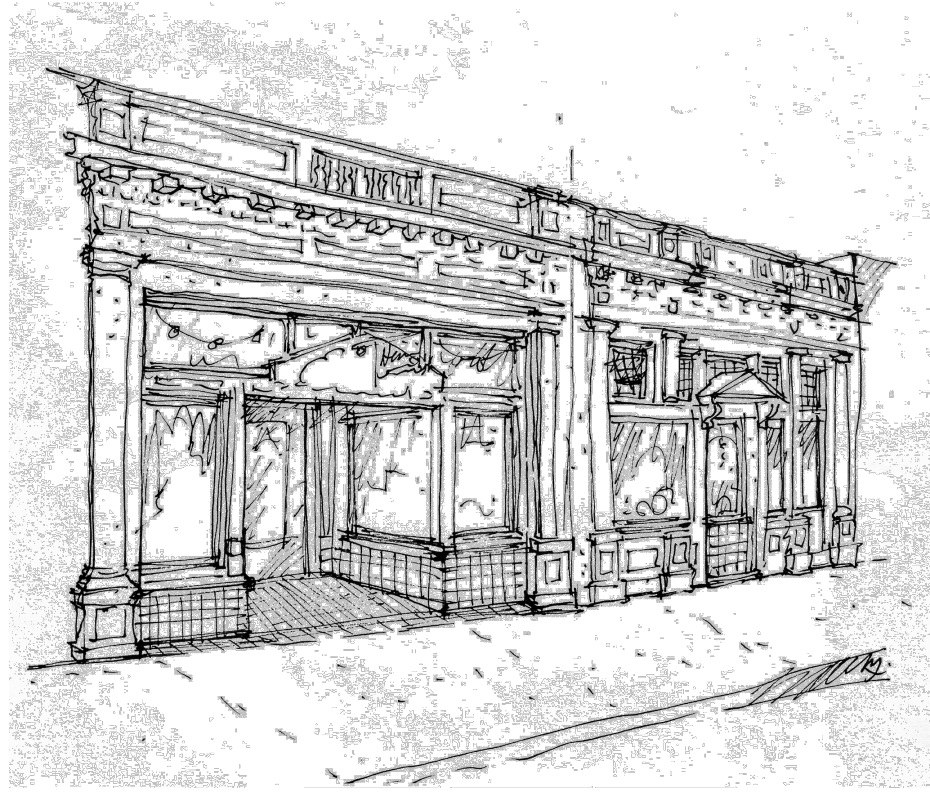
**PROPOSED EXT. ELEV.**

**Owners:**  
**Gail & Tony Rossi**

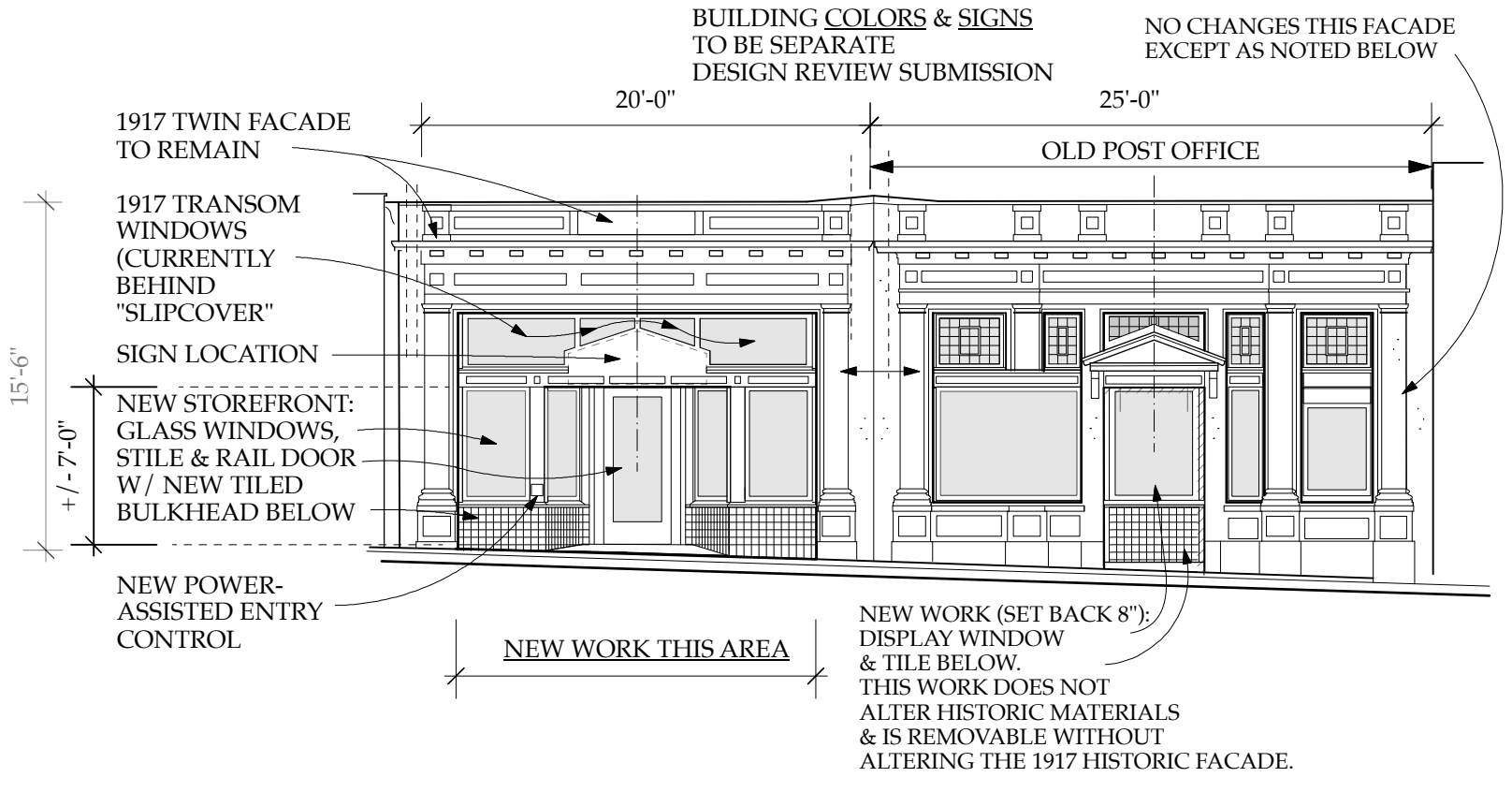
Martha Jain  
 Architect

822 "G" Street, #10  
 Arcata, Ca. 95521

(707) 672-6454  
 jainarc@humboldt1.com



CONCEPTUAL MASSING SKETCH AT PLAZA



1 PROPOSED PLAZA (NORTH) ELEVATION  
Scale: 1/8" = 1'-0"

**5**

Design Review for:  
 Parcel 021-108-004  
 8th St. Plaza  
 Arcata, CA  
 Date: Nov. 7, 2025  
 Rvsd.: 2-12-26  
**PARTIAL**  
**INTERIOR ELEVATIONS**

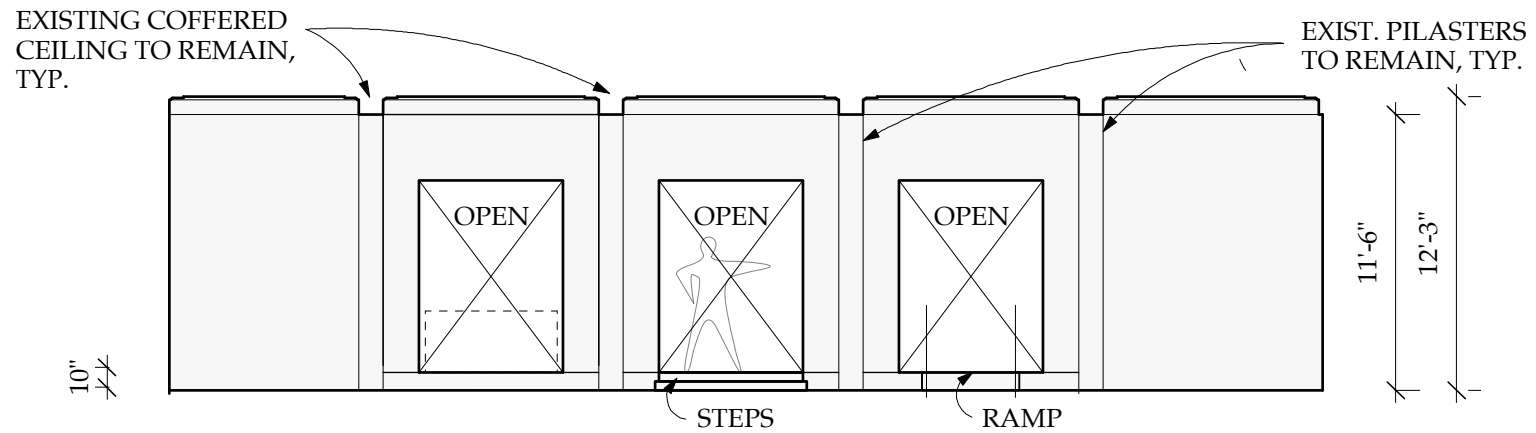
Owners:  
**Gail & Tony Rossi**  
 Martha Jain  
 Architect

822 "G" Street, #10  
 Arcata, Ca. 95521

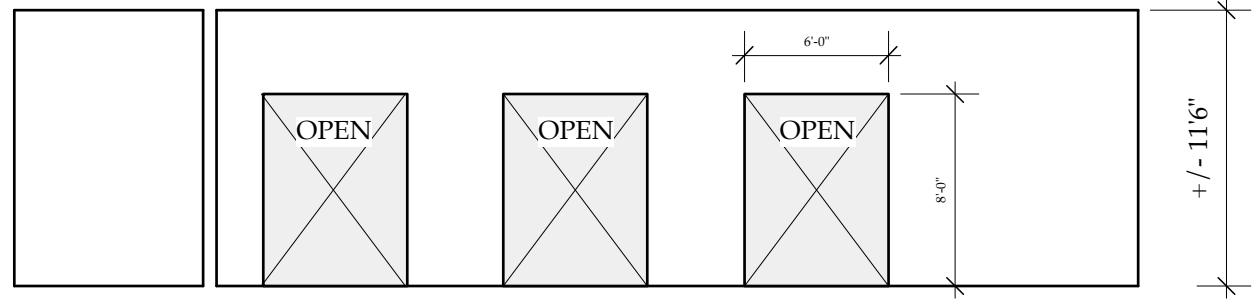
(707) 672-6454  
 jainarc@humboldt1.com



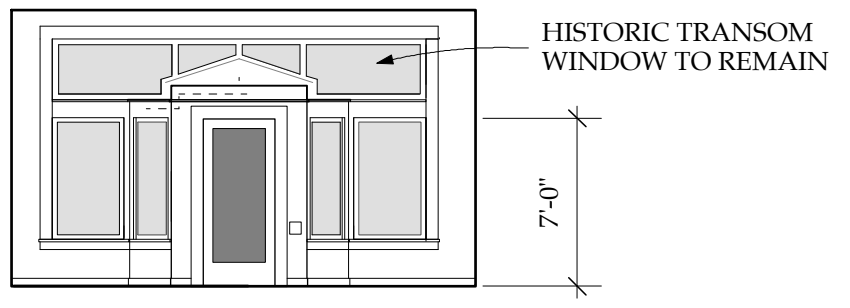
**INTERIOR OF "OLD POST OFFICE" (735 8TH ST.) SHOWING COFFERED CEILING & PILASTERS**



**1** PROPOSED EAST INTERIOR ELEVATION AT "POST OFFICE"  
 Scale: 1/8" = 1'-0"



**2** PROPOSED WEST ELEVATION AT "725 8TH" SPACE  
 Scale: 1/8" = 1'-0"



**2** PROPOSED NORTH ELEV. AT "725 8TH" INTERIOR  
 Scale: 1/8" = 1'-0"

Design Review for:  
Parcel 021-108-004  
8th St. Plaza  
Arcata, CA

Date: Nov. 7, 2025  
Rvsd.: 2-12-26

**EXTERIOR PHOTOS**

Owners:  
Gail & Tony Rossi

Martha Jain  
Architect

822 "G" Street, #10  
Arcata, Ca. 95521

(707) 672-6454  
jainarc@humboldt1.com



735 8TH ST. 725 8TH ST.

ALLEY VIEW



725 8TH ST. 735 8TH ST.

8TH ST. (PLAZA) VIEW



PARCEL

8TH ST. (PLAZA) STREET CONTEXT

Design Review for:  
Parcel 021-108-004  
8th St. Plaza  
Arcata, CA  
Date: Nov-7-2025  
Rvsd.: 2-12-26

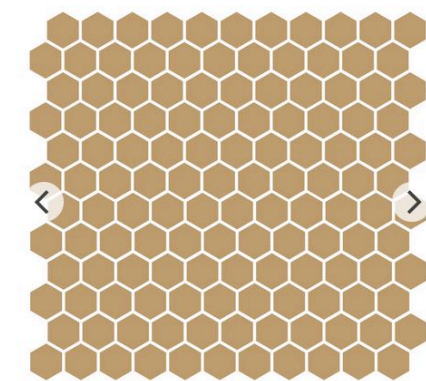
**EXTERIOR FINISHES**

**Owners:**  
**Gail & Tony Rossi**

Martha Jain  
Architect

822 "G" Street, #10  
Arcata, Ca. 95521

(707) 672-6454  
jainarc@humboldt1.com

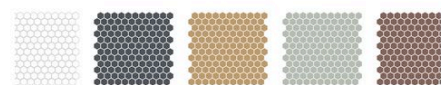


1" Hex Unglazed Porcelain Share

Order a sample pack for only \$5 to see which colors you love!

Historically accurate unglaze squarer floor tile homes built between 1890s to the 1950s. Mesh mounted 4mm thick unglazed porcelain. Grout joint meshed at 3/16", just like they were originally. There is no glazing or any other coating applied to these tiles. Color is the same all the way through resulting in very durable tiles that do not show the effects of heavy traffic. When wet, they do not get slippery and are great for bathrooms, entry ways and kitchens.

Color: Caramel



GET SAMPLE TILES \$19.95 >

(COLOR MIX TO BE DETIRMINED)

1 WALKING SURFACE @ NEW ACCESSIBLE APPROACH TO 725 8TH ST.  
Scale: Actual Size



304 STAINLESS STEEL WIRE ROPE FOR GUARDRAIL APPLICATIONS

2 MESH AT BACKSIDE OF WOOD GUARDRAIL  
Scale: Actual Size



(COLOR MIX TO BE DETIRMINED)

2 TILE AT BULKHEAD BELOW NEW STOREFRONT WINDOW AT 725 8TH ST.  
Scale: Actual Size

Kelsey Fletterick, Community Development - Planner II  
City of Arcata  
736 F St., Arcata, CA 95521  
kfletterick@city of arcata.org

January 15, 2026 (Rvsd. February 12, 2026)

RE: Design Review for Improvements to 725/735 8<sup>th</sup> St. (All Under Heaven Project)

A.P. #: 021-108-1004

DR File # 256-014 DR

Dear Kelsey,

This letter is an introduction to the improvement project proposed for the above parcel which is listed on the City's list of designated historical sites as part of the Plaza (Historical Site #38) and by the address 735 8<sup>th</sup> St. (Historical Site #41, Old Post Office) which was built for housing the Arcata Post Office from 1917 to 1926. The adjacent 725 8<sup>th</sup> Street building has origins in an earlier shoe-shop turned Post Office which was relocated at this address during construction of 735 8<sup>th</sup> St (Historical Site #41, Old Post Office). At completion of the new 735 8<sup>th</sup> St. building (Historical Site #41, Old Post Office), 725 8<sup>th</sup> St. was significantly altered to resemble the 725 8<sup>th</sup> St. building.

The current proposed project has come about because the buildings, now over 100 years old, have deterioration problems that the owners want/need to address: a sagging roof, a partial pier and post foundation at the back perimeter, old electrical, old bathrooms and difficult public access to the interior. In confronting these issues, the owners have decided that it makes sense at the interior to open between the two buildings and let the two buildings house their business, *All Under Heaven*, currently located in 735 8th Street (Old Post Office).

This makes sense as each building is only about 1,200 square feet. They can spread out the *All Under Heaven* merchandise, reintroduce changing art displays, as they have in the past but no longer have room for, and provide a more spacious and A.D.A. (Americans with Disabilities Act)-compliant entry at the Plaza that will provide a safe access to both spaces. This new entry with new storefront windows will replace a façade renovation project not considered valuable in the historical research for the landmark status of 735 8<sup>th</sup> Street and leaves intact this 1917 historic façade, as well as all the remaining 1917 façade details at 725 8th Street. Additionally, the original storefront transom windows concealed under a "slipcover" will be uncovered, restored and incorporated into the storefront. It is the goal to honor the 1917 twin relationships of the buildings by linking them and by protecting the Classical Revival details of both facades. The

new entry, windows and finishes will relate to the scale, proportion and detail of the Plaza and the historic architecture of their particular facades.

The interior space at 735 8<sup>th</sup> (Old Post Office), which still has plaster, wood pilasters at the walls and a coffered ceiling, will be protected and a warren-like area at the back of storage rooms and a small restroom will be removed. Remaining will be a large, open space with the historical Post Office concrete vault preserved. At the south end of this space, two new large custom windows will replace plywood and modern windows of varying sizes that had infilled the 1917 historical openings for two double hung windows.

Additional work will also include better lighting at the interior and improvements to the alley side appearance of the building by restoring deteriorating windows and removing the accumulated clutter of conduits and plumbing vents.

The entire exterior will be repainted and a new sign added at the 725 8<sup>th</sup> St. façade for All Under Heaven. This work, and final tile selection, will be part of a second Design Review Submittal.

Sincerely,

Martha Jain

Martha Jain, Architect  
822 G St., #10  
Arcata, CA 95521

[jainarc@humboldt1.com](mailto:jainarc@humboldt1.com)

Design Review Permit Application  
Project File Number:256-014 DR  
Address: 735 & 725 8<sup>th</sup> St., Arcata CA

Attn. Kelsey Fletterick, Planner (II)  
Re: Letter received 12-16-25

Date: Jan. 20, 2026  
Revised: Feb. 12, 2026

Dear Kelsey,

This letter supplements the plans submitted November 7, 2025 and provides more information as requested about the *All Under Heaven Project* located at 735 & 725 8<sup>th</sup> St. on the Arcata Plaza.

### **Background for review of Design Review Submittal 256-014 DR**

The buildings at addresses 725 8<sup>th</sup> St. and 735 8<sup>th</sup> St. share a parcel, 021-108-004. They are two small buildings (roughly 1,200 square feet each) with similar facades that date to 1917. The building on the west (right in photos) is 735 8<sup>th</sup> St. and is designated as Historical Site #41, Old Post Office, which it was from 1917 to 1926. 725 8<sup>th</sup> St., an older building relocated here and often modified since its 1884 origins, had its Plaza facade altered to match its neighbor in 1917. Together they are described as, “a fine example of Classical Revival Style that was based on a symmetrical composition of Greek and Roman Architectural orders” in Katie Stanton’s Historical Research and Architectural Analysis for LHP Designation (Nov. 20, 1989), which provides detailed history and description of the buildings.



725 8<sup>th</sup> St. and 735 8<sup>th</sup> St. after 1926

Being on the Plaza, these buildings are also part of an historical site, #38 **Plaza**, which focuses on the European-American historical development of Arcata's town square. The City has come to acknowledge Arcata as unceded ancestral lands of the Wiyot tribe and with this recognition strives to dismantle the legacy narratives of settler colonialism. The place known as the Plaza was established in 1850 to supply the miners but quickly became a hub for timber extraction and later a college. As Arcata's town center for 175 years, the Plaza has remained organized around a green public space surrounding by commercial buildings, some dating to the 1850's, some modified multiple times and others completely replaced where fires have occurred. The Plaza facades have a relating scale based on lot width (generally increments of 25'), tall first floors and buildings of 1 – 3 stories with zero lot lines. Most buildings have traditional storefronts with a recessed entry, large display windows with a bulkhead below and often transom windows or signboards above. At the top of the façade there is usually some elaboration- a cornice, frieze or series of brackets (or all these things).

**Written narrative summarizing all work:**

The owners of this parcel need to address sagging in the 735 8<sup>th</sup> St. (**Old Post Office**) roof, new roofing overall, replacing pier and post foundation with a continuous foundation at 725 8<sup>th</sup>, upgrading electrical service throughout and providing Americans with Disabilities Act (A.D.A) improvements including making an entry to the buildings accessible. The parcel has two addresses, 735 8<sup>th</sup> St. (currently the business *All Under Heaven* and 725 8<sup>th</sup> St. (formerly *People's Records*).



Because the buildings are small (each about 1,200 s.f.) the owners have decided to add openings at the interior between the two addresses so that they can use both spaces for their business, *All Under Heaven*. To quote them, "In other words, several repair projects have

accumulated to the point where we felt that merging the two buildings made sense. What we are proposing merges the two building (in a historical twin sense), and brings its appearance somewhat closer to what it was. It's also making the buildings a safer space all way round." In this way, a new entry with new display windows will replace a façade renovation project not considered valuable in the historical research for the landmark status of 735 8<sup>th</sup> Street. Additional, original transom windows will be uncovered and become part of this "new" work. It also leaves intact the 1917 historic façade at the **Old Post Office** except at the entry door, as well as the 725 8th St. 1917 façade features that continue the twin relationship of the buildings into the future. The original pilasters, balustrade and cornice will frame the area of new work and the historic transom will return additional historical façade to the public eye. In this way a new accessible entry can serve both spaces and will not alter the Old Post Office façade which has largely been unchanged in the last 109 years. The replacement of the previous alteration with the uncovering of an historic feature (the transom) and a new entry and windows is intended to be harmonious with the scale, proportions and materials of the **Plaza** while preserving all 1917 historic features that remain.

**Work proposed by address:**

**735 8<sup>th</sup> St. Exterior:** The exterior of this building will remain unchanged at the **Plaza** Façade except at the recessed entry door. The entry, because of a step up and narrow recessed width, is neither ADA (Americans with Disabilities Act)-compliant or easy for the public to use. At this recessed location, the design replaces the non-historic door with a display window with craft tile below. Out of respect for central architectural feature, the new display window will be set back 8" from the stucco opening so that the entry alcove and step-up continue to read architecturally as part of the façade. The new tile will indicate a non-historic change. The portion of the entry to be removed (door and stud walls with plywood and gypsum board) does not appear original to 1917. The new work will be installed in such way that it could be removed in the future without causing harm to any historic feature of the existing façade.

At the back of the building and about 65' from the alley, the owners propose restoring the original large double-hung style window seen in the Landmark Historic Preservation file LHP-89-060 photo. Two, new, double-hung windows will replace a hodge-podge of painted plywood and 3 smaller windows that infill two original openings. The Owners prefer not reinstalling the security bars that protected the Post Office because they would like a more open feel at the interior. The 3<sup>rd</sup> opening which Stanton's research describes as a window but is currently a door and plywood-infilled transom window will remain similar to how its look today except a glass transom window will replace the plywood above the door. Since this door will not be in use, the porch and stair replaced in the 90's will be removed.

The entire building will be painted but this will be a separate submittal.

**735 8<sup>th</sup> St. Interior:** Partial height walls of a bathroom and various cramped rooms will be removed from the back of the building. A large space will remain with the original concrete vault, the coffered ceilings and surrounding walls of stucco and wood pilasters from the Post

Office all intact. New openings centered between the historic pilasters will open to the 725 8<sup>th</sup> St. space. The interior will be painted, the floor polished and new lighting will be installed.

**725 8<sup>th</sup> St. Exterior:** At the Plaza facade, work will occur at the area described as “*unfortunately...suffered rather major alterations*” by the Landmark Historic Preservation file LHP-89-060. The surrounding, unchanged façade from 1917 will remain as it is today. The proposed work includes restoring/replacing the “*unfortunate*” alteration to a height of 10’ between the historic stucco pilasters that will remain and the concrete flatwork for a reconfigured entry. This work restores the concealed historic transom windows and creates a new entry that is centered on the façade in keeping with its “Classical Revival” style. A new symmetrical storefront will incorporate display windows, a central door, a tiled bulkhead below and mosaic-tiled flatwork, an approach typical of the Plaza.



Conceptual sketch of New Entry (left side)

The entry/facade work for 725 8<sup>th</sup> St. is important because it addresses the Americans with Disabilities Act (ADA) access for both buildings (since they will be connected at the inside). With the sloping public sidewalk differing by 4-10” with the interior finish floor heights, an accessible entry is somewhat difficult without a deep entry or abrupt ramp immediately inside of the building. This design utilizes the California Historical Building Code which allows use of a “power-assisted door” and modifications to landing sizes and strike-side door clearances. While the first design at this location shifted the entry to the east (left) of the façade where the least

differential between the existing City sidewalk occurs, the recent removal of built-up flooring allows the new entry to be centered under the historic transom windows. A path of travel at the sloped entry to the front door will not exceed 8%. To locate a power-assisted door at 735 8<sup>th</sup>/Old Post Office by removing the step and sloping the entry would be a too steep (12%) approach. In this way alteration for one *accessible* entry can serve both addresses and preserve the historic details of both buildings.

At the rear of the building, wood windows that have deteriorated will be restored or rebuilt. A new continuous foundation will replace the pier and post one. New wood skirting will be installed over new plywood over foundation cripple wall to improve earthquake resistance. The landing and stairs at the back door will be replaced with a larger landing/deck (70 square feet rather than existing 20 square feet) and stairs.

**725 8<sup>th</sup> St. Interior:** The work here includes removal of two, small bathrooms, multiple floor finishes and surface mounted electrical. A new partition wall at the rear of the main space creates a room for storage. At the rear portion of the building, a new accessible (ADA) bathroom and kitchenette will be added. All spaces will be sheetrocked and painted. New lighting and electrical improvements will be added. Floors will be a resilient flooring and sanded wood.

### **Overview of Treatment of Landmark Structure**

**CEQA:** The California Environmental Quality Act requires State and local agencies to identify significant impacts on the environment and to consider mitigations if it does. The goal of CEQA is to maintain a high-quality environment now and in the future. The property owners request a “Class 31” categorical exemption for this work based the intent of the project which is:

1. To preserve 735 8<sup>th</sup> St. and 725 8<sup>th</sup> St. buildings by making needed structural improvements and repairing/replacing deteriorating elements while preserving distinctive ones.
2. To rehabilitate the interior for safer use (improve electrical wiring, provide an entry without a step up in a tight alcove, and make the public-serving area roomier and with better lighting).
3. To provide the public an accessible (A.D.A.) entry from the Plaza without removing any existing historic façade at either address.
4. To restore the transom windows at 725 8<sup>th</sup> St. Plaza façade and to restore wood windows at the alley-side of the building.
5. Preserve the twin relationship of the two addresses by connecting them internally and preserving existing Plaza facade historic features.

Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstruction Historic Buildings. Rehabilitation is defined as the act or process of making possible a compatible use for

a property through repair, alteration, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

As concerns Historical Resources, CEQA 15300.2(f) reads, "A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource".

This project does not appear to cause a "substantial adverse change" to the resource of the **Plaza**, designated Landmark #38, or the **Old Post Office** (735 8<sup>th</sup> St.), designated landmark #41. It should be noted that while 725 8<sup>th</sup> St. is part of the **Plaza** historical resource, it does not have the individual historic designation of 735 8<sup>th</sup> St. It should also be noted that **minimal changes** are proposed to 735 8<sup>th</sup> St., the **Old Post Office** at the **Plaza**. Where alterations are occurring at 725 8<sup>th</sup> St. at the **Plaza**, proposed changes replace a portion of the facade characterized as "unfortunate" in City documents. It restores concealed historic transom windows, integrates a more compatible storefront while allowing the surrounding existing historical (1917) façade to remain.

Support for consideration of the proposed work as a non-significant adverse change (Plaza view/8<sup>th</sup> St.):

- A.D.A. accessibility will be achieved for the public for both addresses on the **Plaza**. Providing access this way to the **Old Post Office** via its twin will not destroy the existing historic entry. Accessibility is achieved in a way that if this new work were removed in the future, the building would have the same historic façade features it has today.
- The existing significant features of the 1917 architecture of "balustrade, corner pilasters, cornice and basic form at 725 8<sup>th</sup> St. are completely preserved. The "brickfacing and new windows" (Stanton) and reconfigured entry of an earlier alteration will be removed.
- The proposed façade changes are compatible with the scale and proportions of the historical twin façade and with the Plaza in general. The symmetry of the classical 725 8<sup>th</sup> St. façade is respected by dividing into two halves, the new design of entry and display window. The signboard area above is narrowed vertically by 6" to more closely align with adjacent clerestory windows and other Plaza horizontal lines. This improves the building proportions by giving a bit more building base and entry height even as the sloping sidewalk lessens it. The new recessed entry and large display windows are consistent with the storefront pattern found around the **Plaza**.
- Materials will differentiate from the 1917 exterior but not be disharmonious. Stucco, the main exterior finish on the historic facades, will not be used at the altered area. Painted wood doors and trim, craft tile at the bulkhead, glass display window, tiled entry will be harmonious with other **Plaza** building materials and its twin neighbor but will not create a 1917 replica.

Support for consideration of the proposed work as a non-significant adverse change to rear of buildings:

- The owners will stabilize 725 8<sup>th</sup> St. with a better foundation at the south side.
- They will rehabilitate the back of the buildings which are significantly deteriorated., removing exposed conduit, plumbing vents, plywood patches and will repaint.
- They will restore two large double-hung windows (new custom, painted, redwood) which were replaced by plywood and small windows and restore the other wood windows at 725 8<sup>th</sup> St. The windows in the LHP-89-06 describes two existing double-hung windows with embedded wire mesh but which no longer exist when you look at a current photograph. The 1989 historical description of the OLD POST OFFICE listed as significant the bars over the windows. The owners would prefer to remove these bars as they will be visible from the interior when the space opens up and the new windows are in place. It also lists embedded wire mesh in the window glass which is not proposed in the replacement window as it will give a false sense of history (not actually an original window) and is not aesthetically desirable for the space. Since this was only the Post Office for 10 years this seems like a reasonable change (not detrimental to *public health, safety, welfare and environment*).



**Conclusion:**

The work proposed in these plans should not be considered as contributing a substantial, adverse change as defined by CEQA. This work, which will repair deteriorating buildings and provide better access to the public, should be considered a benefit to the viability of both these historic resources, Arcata **Plaza** and the **Old Post Office** building. The intent of this project is to improve the neighborhood for both locals and visitors now and strengthen these buildings into the future.

Sincerely,

Martha Jain, Architect

**Attachments** Historical Research and Architectural Analysis for LHP Designation (Katie Stanton, Nov. 20, 1989)

ORDINANCE NO. 1168

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARCATA AMENDING SECTION 1-203 OF ARTICLE 2 CHAPTER 1 OF THE LAND USE AND DEVELOPMENT GUIDE AS ADOPTED BY ORDINANCE NO. 1071 RELATING TO AN LHP DESIGNATION OF THE OLD POST OFFICE BUILDING.

The City Council of the City of Arcata does ordain as follows:

Section 1: The property described in Exhibit "A" is hereby rezoned from CBD Central Business District Commercial to CBD:LHP Central Business District: Landmark and Historic Preservation and is described as follows:

The Old Post Office Building; 735 Eighth Street; AP# 21-108-04 [portion], with features to be preserved and conditions to be met as described in the attached Exhibit "A."

Section 2: Section 1-0203 of Article 2 of Chapter 1 of the Arcata Land Use and Development Guide, the Districting or Zoning Map, is hereby amended in accordance with Section 1 above.

This Ordinance will take effect thirty (30) days after its approval by the Mayor.

INTRODUCED: November 7, 1990

DATED: November 21, 1990

ATTEST:

APPROVED:

*Alvin Harris*  
City Clerk, City of Arcata

*[Signature]*  
Mayor, City of Arcata

Clerk's Certificate

I hereby certify that the foregoing is a true and correct copy of Ordinance No. 1168 passed and adopted at a regular meeting of the City Council of the City of Arcata, Humboldt County on the 21st day of November, 1990, by the following vote:

## ORDINANCE 1168

EXHIBIT "A"CONDITIONS

1. Design Assistance Committee approval will be required for all changes proposed to the exterior of the structure.
2. Features to be preserved are identified as follows:
  - a. Existing front facade including four (4) pilasters; transom lights; recessed entranceway; pedimented frontispiece with brackets; inset cornice with frieze, dentils, modillions, fascia and crown molding; parapet wall with six (6) small pilasters.
  - b. Rear facade including two (2) existing double hung windows with embedded wire mesh glass; steel bars over doors.
3. The following feature shall be removed within one year of the approval of the historical designation, or prior to use of any of the benefits of the historical designation, including use of the historic building codes, or approval shall expire:
  - Existing neon "Cost Cutters" sign over pedimented frontispiece.
4. Signs for the building, including signing to replace existing sign noted in Condition 2., shall be architecturally unobtrusive, as determined by the Design Assistance Committee, and shall be hung or placed in store front window.
5. In the event of restoration of the building's front facade, the following elements shall be replaced with the help of an architect, building designer or contractor with restoration experience, or in consultation with a historian;
  - a. The sidelight on the east side of the entranceway to match the existing sidelight on the west side of the entranceway.
  - b. The second pilaster from the east wall to match the three existing pilasters.
  - c. Remove the existing doorway on the west side of the facade between the two pilasters and replace with a stationary, narrow, rectangular glass window.
  - d. Remove the existing storefront window on the east side of the facade between the two pilasters and replace with a stationary, narrow, rectangular glass window.

Historical and Cultural Chronology for 735 8th Street

- 1884- Odenheimer's Shoe Shop demolished and a new store built.
- 1893- Odenheimer died and George Marken takes over business.
- 1905- Marken's shoe business closes.
- 1907- U. S. Post Office opens.
- 1912- Addition added to Post Office.
- 1916- Building to the east demolished and Shoe-Shop-turned-Post-Office building moved to that site.
- 1917- New Post Office Building completed on west parcel.
- 1917- 1884 Odenheimer's Shoe Shop building remodeled to look like the new Post Office building.
- 1926- Post Office business moved to west side of Plaza.
- 1927- White City Market.
- 1928- New Cash Market.
- 1928- L & K Cash Market.
- 1933- Arcata Trading Post.
- 1942- Greyhound and Humboldt Motor Stages.
- 1946- Arcata Pump and Electric Company.
- 1946- Walt's Club.
- 1956- Boot Club.
- 1983- Tiffany's Ice Cream Parlor.
- 1987/88- Cost Cutter's Hair Salon.

RECEIVED  
DEC 01 1989  
City of Arcata  
Planning & Building Dept.

OLD POST OFFICE BUILDING  
735 8th Street  
Arcata, CA.  
AP# 21-108-04  
021-108-004

Historical Research and Architectural Analysis  
for LHP Designation

Report Prepared for: City of Arcata  
Planning Department

Report Prepared by: Katie Stanton, M.A.  
Historian  
20 November 1989



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(prepared by Susie Van Kirk)

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## Architectural Significance

The Old Post Office is a fine example of the Classic Revival Style that was based on a symmetrical composition of Greek and Roman architectural orders. This architectural style was characterized by projecting pediments, parapet walls with balustrades, and columns or pilasters, that were joined to produce a grandiose composition. Buildings of this style are notable for their solidity, verticality, and pretentious ornamentation.

The Classic Revival Style was an offshoot of the Beaux-Arts Architecture. Beaux-Arts buildings were grand in scale, monumental, symmetrical and richly ornamented with classical details and statuary. This architectural form originated from the French school of design known as the Ecole des Beaux-Arts in Paris. There many famous American architects were trained at the turn of the century and were influenced by the design principles of the Ecole which emphasized the study of symmetry in Greek and Roman structures. The Beaux-Arts Style was heralded as the preferred architectural style at the Columbian Exposition at Chicago in 1893 and the Panama Pacific Exposition at San Francisco in 1915.

Its style represented the City Beautiful theme proported by visionary city planners who sought to build a new society at the turn of the century based on reform, progress, and urban perfection. Courthouses, state capitols, museums, Carnegie libraries, universities, homes, memorial buildings, and fire and police stations were built in this style from 1895 to 1915. These buildings were painted light, bright colors, usually white, and specialty metals were used for ornamentation.

The Classical Revival style was a less pretentious and less dramatic form of the monumental Beaux-Arts style. Classical Revival architecture is found primarily in suburban mansions and civic buildings constructed after 1910. The aftermath of World War I halted the civic ambitions of the City Beautiful planners and the grandiose Period Revival styles lost popularity to the streamlined and practical Art Deco and Moderne styles.

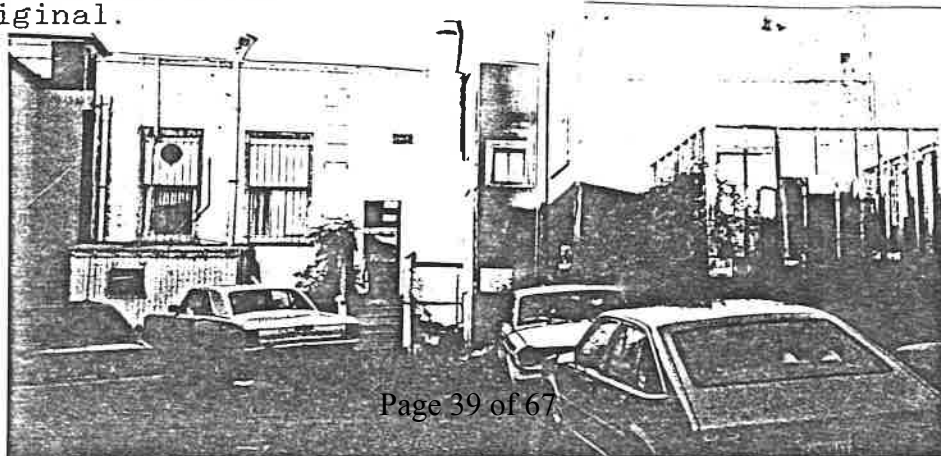
At the time this Post Office building was constructed in 1917, Arcata was well known as the White City. Although the building was mistakenly reported as "Gothic" in style, it is the author's belief that its modern, classical, pristine white exterior was synonomous with a sanctuary as many churches were built in the Gothic Style during the late Victorian era. The erection of a "Modern, Class A, reinforced fire and earthquake proof post office building" with classical motifs reflected Arcata's urban aspirations to be part of the national trend to create a City Beautiful. According to the times, the building was heralded as "in keeping with the progress the White City is making along all lines." The steel bars over the windows on the rear facade, the flagpole atop the roof, and the gun metal electric lamps on either side of the front entrance were all decorative elements associated with the classical nature of the architectural style for the period.

### Architectural Description

The symmetrical front facade of the Old Post Office is Classic Revival in style and divided by four pilasters of Doric design. The base of each pillar projects from the wall to give the appearance of massiveness and solidity to the structure. Between each pilaster is a set of windows that originally were composed of a rectangular permanent window with a leaded glass transom light above. Each transom pivoted open for air circulation. A modern wood panel door with 6 glass lights pierces the center of the facade. A pedimented frontispiece supported by two brackets projects above the recessed entranceway. A modern neon sign above the pediment obscures the transom light behind. An inset cornice richly decorated with a frieze, dentils, modillions, fascia, and crown molding projects above the pilasters. A parapet wall at the roofline is divided by six small pilasters which repeat the square design found on the base of each pilaster at the ground level.



The rear facade was originally three windows with a basement entrance in the southwest corner of the building. The basement was used for fuel storage for the wood heated furnace. Presently only two windows remain as the third has been converted to a rear entrance. Steel bars remain over the windows and woven wire embedded in the window glass was installed originally to increase security. A shed enclosure over the basement entrance may be original.



## 10. Odenheimer's Shoe Shop, 8th Street

### The Post Office, 8th Street

In 1917 these two little buildings had identical facades, but one was newly-constructed and the other was over thirty years old. The one on the west retains its original architecture of pilasters, entrance pediment, balustrade-topped cornice with block brackets and dentils, and a row of transom windows. While the building on the east appears to be newer because of alterations, it is actually the older structure, having been constructed in 1884 on the other lot.

Built as a shoeshop for William Odenheimer and used for that purpose until 1905, it became the Arcata Post Office in 1907. Although an addition was made in 1912, the building wasn't large enough to handle the increased volume of mail from the new Humboldt Normal School and Brizard's parcel post mailings. In preparation for construction of a new post office, the building on the east lot was demolished and the post office was moved onto that lot so that service could continue during construction of the new facility. When it opened in February 1917, the post office was hailed as "one of the finest privately owned Post Office buildings in northern California, and one so secure, that any attempt at illegal entry would be a "good deal like trying to break into a well-protected jail." After the Post Office moved into the new building, the old one was remodeled so that the two would look "as if they had been built at the same time."

The Post Office was at 735 8th until 1926 when it was moved to the west side of the Plaza. Over the years the building has had a variety of uses-meat market, second hand store, bus depot and bars, notably the Boot Club. The old shoe shop housed the Arcata Electric Shop in the 1920's when local residents were invited down for evening concerts on a "good radio set." Cafes, including the Arcata Sportsmen's Club which had a gym at the rear, occupied the building during the 1930's.

In 1917 the two buildings at 725 and 735 8th Street had identical facades, but one was newly-constructed and the other was over thirty years old! So how did that come to be?

In the spring of 1884, William Odenheimer, a shoe maker, tore down his old store on Lot 7, which is the west half of this parcel, and had a new building constructed for his shoe shop. He died in 1893, but his business was continued until 1905 by George Marken, who had worked for Odenheimer. The little building became the Post Office in August 1907, and despite an addition in 1912 to accommodate Arcata's growing postal business, it eventually became necessary to build a new Post Office.

Marken undertook construction of a Class "A", reinforced fire and earthquake proof building, 25'x50', in the summer of 1916. But in order to continue the postal business while the building was under construction, Marken had the building on the east demolished and the shoe-shop-turned-Post-Office moved onto that lot!

Eureka Architect Franklin Georgeson drew the plans and contractor Englehart was awarded the contract for construction. By February 1917, the people of Arcata and vicinity were being served in what was "one of the finest privately owned Post Office Buildings in northern California and the only Post Office building built for that purpose in Humboldt County." The architecture of the new Post Office was described as "Gothic" with classic lines and a balustrade and flagpole at the top of the building. Two artistic electric lamps finished in gun-metal were placed on either side of the front entrance and the windows were of heavy plate glass. The row of transom windows was fitted with prism glass to reflect the light into the interior and each had a tilting ventilator. Rear windows were fitted with heavy fire-resistant glass with embedded wire netting. Steel bars on the windows were to make any attempt to force an entrance a "good deal like trying to break into a well-protected jail." Across the front of the building, in steel lettering, were the words "U.S. Mail Arcata Cal."

As soon as Marken was settled in the new Post Office at 735 8th, he set Georgeson to work drawing the plans for remodeling the front of the building on the east--the one Odenheimer had built in 1884 for his shoe shop. The Arcata Union noted in its June 14, 1917 issue that the two buildings would soon look "as if they had been built at the same time." August Schwab was in charge of the work, which was completed in the summer of 1917.

The first tenant was the Arcata Electric Shop, owned by Earl Brand and Frank Anderson. The business had several different owners over the next few years: Calvin Armstrong, John H. Hilfiker, Husted Heinrici, and Ernest Knutz. During National Music Week in May 1924, Knutz invited local residents to come down every evening to hear concerts on a "good radio set." And Knutz was the first to put up a neon sign in Arcata in front of this store in the spring of 1928. The Arcata Electric Shop moved to the Waite Building on the northeast corner of 8th and G in the summer of 1928. The Arcata Cafe, run by J. Malonos and George Chilos opened in the vacant store. The Cafe struggled along for several years, becoming the Sportsmen's Club sometime before the end of 1933. It, too, had several different owners: Harry Wyatt, Dec. 1933; W.S. Fisher, Aug. 1935; Archie Forson, April 1936; and Larry Shanklin and Forson, 1940.

When Stacey Fisher bought the Arcata Sportsmen's Club in 1935, he extended the building 20 feet at the rear and made interior improvements. The restaurant was billed as having "excellent meals and beverages." In 1939 boxer Archie Forson opened a gym in the rear of his chili bean and hamburger place. Sometime in the early 1940's, the Sportsmen's Club closed and Henry Sorenson opened an insurance and real estate office at 725 8th. In the early 1950's, the Chili Bowl Cafe was again advertised at this location, but in a few years the business directories listed several jewelry stores: Lee's Jewelry Co., 1956; De Fino's Jewelry, 1957; and Sequoia Jewelers, 1963. Beneficial Finance Co. was the next tenant in 1975, followed by the current occupant, People's Records about 1982.

Meanwhile, the Post Office continued in the building on the west half of this parcel until the fall of 1926 when it moved to the west side of the Plaza. The building was purchased by Charles Grotzman in the spring of 1927 and the White City Market moved here from 876 G Street. Under the ownership of Antone Rasmussen (joined in May 1928 by Oley Hansen), it was renamed the New Cash Market. Langer and Kretner took it over in August 1928 and it got another name, L & K Cash Market. In October 1933, Seely and Titlow bought the stock and moved it to their store on H Street. The Arcata Trading Post, owned by Mr. and Mrs. L.E. Holmes, was the next business in the building. It lasted at least into 1938 and possibly later. In the fall of 1942, the Greyhound and Humboldt Motor Stages depot moved into the old Post Office. A. A. Pialorsi temporarily used the depot for his Arcata Pump and Electric Co. in early 1946. After construction of his new building that summer at 10th and G, the depot moved with him to that location. Walt's Club was the next occupant, followed by the Boot Club about 1956 and the present business, Tiffany's, moved in about 1983.

The building at 735 8th retains its original architecture--pilasters; entrance pediment; and balustrade-topped cornice, lined with block brackets and dentils, identify the building's classic style. The recessed entrance is flanked by windows and topped by a row of transom windows. Restoration of this building would simply call for replacing the door with one more appropriate to the architecture and general facade renovation, otherwise, the building, architecturally speaking, is in good shape.

Unfortunately, the building at 725 8th has suffered rather major alterations, but the balustrade, corner pilasters and the basic form remain. Most of the front facade, i.e., windows, transom windows and entrance pediment, has been replaced with a brick facing and new windows. The building does, however, have restoration potential and with a little effort, it could once again look like its twin next door.

Historical and Cultural Chronology for 735 8th Street

- 1884- Odenheimer's Shoe Shop demolished and a new store built.
- 1893- Odenheimer died and George Marken takes over business.
- 1905- Marken's shoe business closes.
- 1907- U. S. Post Office opens.
- 1912- Addition added to Post Office.
- 1916- Building to the east demolished and Shoe-Shop-turned-Post-Office building moved to that site.
- 1917- New Post Office Building completed on west parcel.
- 1917- 1884 Odenheimer's Shoe Shop building remodeled to look like the new Post Office building.
- 1926- Post Office business moved to west side of Plaza.
- 1927- White City Market.
- 1928- New Cash Market.
- 1928- L & K Cash Market.
- 1933- Arcata Trading Post.
- 1942- Greyhound and Humboldt Motor Stages.
- 1946- Arcata Pump and Electric Company.
- 1946- Walt's Club.
- 1956- Boot Club.
- 1983- Tiffany's Ice Cream Parlor.
- 1987/88- Cost Cutter's Hair Salon.

RECOMMENDATIONS

The Old Post Office Building is recommended for historic designation based on the architectural integrity of the building and its use as a civic and social building for many years. The following features need to be preserved or removed for Landmark Historic Preservation status:

Preserve:

- 1.) Existing Front Facade including four (4) Pilasters; transom lights; recessed entranceway; pedimented frontispiece with brackets; inset cornice with frieze, dentils, modillions, fascia and crown molding; parapet wall with six (6) small pilasters.
- 2.) Rear Facade including existing two (2) double hung windows with embedded wire mesh glass; and steel bars over the windows.

Remove:

- 1.) Existing neon "Cost Cutters" sign over pedimented frontispiece. Replace with a less architecturally obtrusive sign hung in store front window.
- 2.) Existing front door and replace with one appropriate for the period.

Should the building's front facade be restored, the following elements need to be replaced with the help of an architect, residential designer or contractor with restoration experience:

Restore:

- 1.) The side light on the east side of the entranceway to match the existing sidelight on the west side of the entranceway.
- 2.) The pilaster located to the east of the front entrance to match the existing three pilasters.
- 3.) Remove the existing doorway on the west end of the front facade and replace with a narrow, stationary, rectangular glass window.
- 4.) Remove the large, picture window on the east end of the front facade and replace with a narrow, stationary, rectangular glass window.



Project Site

CITY HALL

U.S. 101

1" = 400'

AP-21-108-04  
**LOCATION MAP**  
FILE NO. LHP-89-06

## Recommendation

Staff requests the Historic Landmarks Committee provide a recommendation to the Planning Commission on the proposed improvements of *The Old Post Office building* and adjacent structure, located at 735 and 725 8<sup>th</sup> street.

## Introduction

The applicant proposes rehabilitation and renovation work to two adjacent buildings located at 725 and 735 8<sup>th</sup> Street on the Arcata Plaza. The buildings share a single parcel and were constructed with matching Classical Revival facades in 1917. Although the buildings are both housed on one parcel and therefore the historic landmark ordinance technically applies to both buildings, the historic report associated with the landmark process clearly indicates one structure (735 8<sup>th</sup> ) has retained integrity and is a historic resource, and the other building (725 8<sup>th</sup> ) has lost historic integrity and was not considered a historic resource at the time of landmark adoption. Alterations are currently proposed to both structures, and staff would like guidance from the committee on how to treat the proposed work.

## Discussion

The applicants are requesting review and approval for both interior and exterior modifications to the two buildings currently housed under APN 021-108-004, protected by Landmark Ordinance 1168. The owners of the buildings are interested in merging the two structures internally to accommodate the needs of their business, *All Under Heaven*, and perform necessary structural repairs to ensure ongoing health of both structures.

The following discussion breaks the proposed work and policy implications into two sections, one for each building currently proposed for improvements. Both buildings will receive roof repairs, electrical upgrades, interior improvements, and exterior repainting and signage (subject to separate Design Review).

### **735 8<sup>th</sup> Street (Local Historic Landmark) Proposed Scope of Work**

The City Council designated *The Old Post Office building* at 735 8<sup>th</sup> street as a Local Historic Landmark under Ordinance 1168 (Attachment B). The building was constructed in 1917 to house the Arcata Post Office, which operated at this location until 1926. The building is identified in Katie Stanton's 1989 Historical Research and Architectural Analysis (attached to project materials) for LHP Designation as a fine example of Classical Revival Style architecture featuring symmetrical composition, pilasters, balustrade, ornamental cornice, transom windows. Stanton documented the buildings' significance and identified character-defining features to be preserved, on the front façade as; four pilasters, transom lights, recessed entrance, pedimented frontispiece, inset cornice with frieze and dentils, parapet wall with six small pilasters. At the rear façade Stanton identified the two double-hung windows with embedded wire mesh glass and

steel bars over the windows. The adopted landmark ordinance mirrors these items as features to be preserved (Attachment B).

Proposed work includes:

- Conversion of recessed entry door to display window
- interior renovations
- restoration of rear windows
- removal of non-historic stairs at rear
- preservation of all other Plaza-facing historic facade features

The applicant proposed the removal/modification of two features identifies in the Landmark Ordinance from this structure: 1) the bars on the rear windows associated with the Post Office use, which are proposed to be removed and not replaced, and 2) covering the recessed entrance and instead direction foot traffic through the 725 8<sup>th</sup> Street entrance. The 1989 Historic Research and Architectural Analysis specifically identified two double-hung windows with embedded wire mesh glass and steel bars over the windows as features to be preserved. While the applicant proposes to restore the two large double-hung windows by replacing the plywood and modern windows that currently infill the original openings, the proposal also includes removal of the steel security bars and notes the embedded wire mesh mentioned in the report has already deteriorated. Both of these elements were identified as character-defining features to be preserved under the landmark designation ordinance. The recessed entry is not proposed to be removed entirely but covered in a manner that can be returned to its original form in future if needed.

The architect has provided justification for these modifications to listed features to be preserved in the Historic Report (Attachment A), as follows:

- 1) For the rear window bars and mesh, the owners prefer to remove the bars as they will be visible from the interior when the space opens up and the new windows are in place, stating aesthetic concerns. Regarding the wire mesh, the architect argues that installing replica mesh in new windows would create a false sense of history since the windows would not be original, and that the feature is not aesthetically desirable for the space. The architect further notes that since the building served as the Post Office for only 10 years, this change seems reasonable and would not be detrimental to public health, safety, welfare, and environment.
- 2) For the recessed entryway, the owners would like to remove the entry door and install a display window at 735 8th St. (Old Post Office). This would be installed set back from the stucco so the entry "niche" still reads architecturally. The work is not original except at the concrete flat work and stucco, which would remain. The owners worry that garbage will be thrown there or it will be a hang out spot. The new work (the display window) is

removable in the future and is intended to make no change to anything that is historic, except the use of the location as an entry.

### **725 8<sup>th</sup> Street (Not Local Historic Landmark) Proposed Scope of Work**

The adjacent site at 725 H Street is not an historic landmark and was in fact found to have lost its historic integrity per Staton’s report. The building housed a shoe shop from 1884 that was relocated to the current site after the construction of the Post Office building. In 1917, its front facade was altered to match its neighbor, creating the distinctive "twin" appearance. The 1989 Historic Research and Architectural Analysis by Katie Stanton documented the buildings' significance and identified character-defining features to be preserved as Balustrade, corner pilasters, cornice, and basic form. While the structure is not individually designated as a historic landmark, it contributes to the historic character of the Plaza district.

Proposed work on the 725 building includes:

- Restoration of concealed historic transom windows
- Replacement of previous facade alteration with new centered ADA-accessible entry and storefront
- Interior connection to 735 8th Street
- Foundation improvements
- Restoration of deteriorated rear windows

Staff would like the Committee’s input on a zoning interpretation related to Policy HP-3b. The Historic Preservation Element policy HP-3b states:

*“HP-3b. The Plaza Area Historic District shall, by ordinance pursuant to the Land Use Code, be designated within the Landmark District Combining Zone. **Structures within the Historic District shall review the same protections as are provided to individually designated Historic Landmarks.**”[emphasis added]*

Staff interprets that this policy in the context of the HP-3, Arcata Plaza Area Historic District, Objective and Figure HP-a, Arcata Plaza Historic District map. The objective states the policies are intended to ensure that the “unique historical, architectural, aesthetic, and economic values” are to be preserved by the Plaza Historic District. The map of the District (Figure HP-a) identifies the District boundaries, designated Historic Landmarks, and other non-designated buildings in the district. Lastly, Policy HP-3c requires review of exterior modifications for all buildings in the District. This policy guides operationalizing the body of policy by directing specific action to ensure the objective and policies are effectuated.

In order to achieve this goal, Policy HP-3b seems to indicate that any modifications to existing conditions should have an additional layer of review and consideration. In the case of exterior alterations within the Plaza Area, this policy provides the guidance that has resulted in a heightened level of architectural design review for all structures on the plaza, regardless of

whether or not they are historically significant per Table 7-2 of the Land Use Code. All Plaza alterations require a greater level of scrutiny before the Planning Commission than any other area of the city, in order to ensure aesthetic compatibility.

In this broader context, Staff interprets the HP-3b to require design review to ensure compatibility with the District ensuring historical, architectural, aesthetic, and economic values the Plaza represents are protected. We do not interpret this statement to mean that non-historic structures should be regulated as though they are historic.

Staff would like the Committee to provide guidance on the following in addition to any other thoughts from the committee:

-Does the removal of the two character-defining features, with the removal of the steel bars and wire mesh at the rear facade and covering of the recessed entry and the Plaza façade, at 735 8<sup>th</sup> Street negatively affect the historical significance of the structure?

or

-Would the modifications be consistent with the building's historic designation and the Secretary of Interior Standards?

and

-Will the proposed facade modifications at 725 8th Street be compatible with the historic character of the buildings and the Plaza consistent with HP-3 objectives and policies?

## ENVIRONMENTAL

The project may qualify for a Class 31-Historical Resources Rehabilitation exemption per the California Environmental Quality Act (CEQA). The application materials argue the project involves rehabilitation and preservation of a historical resource in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation, as described in the submitted Historic Resource Report (Attachment A).

Attachment A. Historic Report/Architectural Treatment Memo

Attachment B. Ordinance 1168

Attachment C. Submitted Plan Set

Attachment D. Historic Preservation Element excerpt

The City shall notify the owners of property being considered for placement on the list. Those owners shall be given the opportunity to contest and appeal the listing. There shall also be a procedure established for properties to be removed from the list. The owners of properties listed as having potentially historic structures are encouraged to apply for Historic Landmark designation.

- HP-2b **Potentially historic buildings on the Cal Poly Humboldt campus.** The City requests that all structures of historic value be preserved and protected from demolition and from alterations or additions that are incompatible with their historical character. Potentially historic structures on the Cal Poly Humboldt campus will be added to the potentially historic structures list developed by the City pursuant to HP-2a.
- HP-2c **Design review approval.** Design Review and approval shall be required from the appropriate Review Authority for all exterior alterations to potentially historic structures, when or if alterations require a building permit, including changes in types of materials and additions. The Review Authority may request a recommendation from the Historic Landmarks Committee prior to its decision on the project.
- HP-2d **Design criteria for alterations and additions.** Prior to approval of any exterior change, the Review Authority as identified in the City's Land Use Code shall make findings of fact that the alteration or addition maintains the historic integrity of the resource and is compatible with and does not destroy the historical or architectural character of the property and the immediate neighborhood.

### **POLICY HP-3 ARCATA PLAZA AREA HISTORIC DISTRICT**

**Objective.** Protect and preserve the Arcata Plaza and the older structures that border the adjacent streets and help define the Plaza's character, for the unique historical, architectural, aesthetic, and economic values that it represents to the city.

- HP-3a **Arcata Plaza Historic District.** The Plaza Area has a special character and unique historical, aesthetic, and cultural interest and significance to the residents and businesses of Arcata. Reflecting its central place in Arcata's heritage and identity, the Plaza Area, as shown on Figure HP-a, is hereby designated as a local historic district.
- HP-3b **Landmark Historic District combining zone.** The Plaza Area Historic District shall, by ordinance pursuant to the Land Use Code, be designated within the Landmark Historic District Combining Zone. Structures within the Historic District shall receive the same protections as are provided to individually-designated Historic Landmarks.



HP-3c **Design review approval.** Review and approval by the appropriate Review Authority as identified in the City’s Land Use Code shall be required for all exterior alterations of and additions to structures located within the Plaza Area Historic District.

HP-3d **Arcata Plaza as a historic site.** The Arcata Plaza Historic District includes at its center the city park known as the Arcata Plaza. The following principal features of the Plaza which define its historical character shall be preserved:

1. The generally symmetrical pattern of walkways;
2. The open nature of the Plaza and the absence of buildings within it;
3. The Women's Christian Temperance Union drinking fountain on "H" Street; and
4. The Plaza palm trees.

#### **POLICY HP-4 NEIGHBORHOOD CONSERVATION AREAS (NCAs)**

**Objective.** The Central Arcata, Arcata Heights, and Bayview neighborhoods are designated Neighborhood Conservation Areas. Ensure that new construction, modifications or alterations of historic structures, and significant changes to other structures are harmonious with established and planned neighborhood elements within the Central Arcata, Arcata Heights, and Bayview neighborhoods.

HP-4a **Neighborhood Conservation Areas.** Arcata’s NCAs, with the boundaries shown in Figure HP-b, are:

1. Bayview Conservation Area;
2. “Central” Conservation Area; and
3. Arcata Heights Conservation Area.

HP-4b **Design review.** All structures located within an NCA shall be subject to design review and approval. Prior to approval of any exterior change requiring a building permit, the Review Authority as identified in the City’s Land Use Code shall make a finding that the alteration or addition is compatible with established and planned neighborhood elements and does not destroy the historical or architectural elements of the property.

#### **POLICY HP-5 CONTROLS ON DEMOLITIONS AND RELOCATIONS OF HISTORIC STRUCTURES**

**Objective.** To prevent the premature demolition of existing buildings without first evaluating whether they are historically significant, and to consider the potential for preservation of those found to contribute to such character.

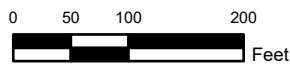
HP-5a **Discretionary demolition review required.** No building within the City shall be demolished, in whole or in part, without review and approval by the Review Authority as identified in the City’s Land Use Code prior to issuance of a Demolition Permit. The Review Authority shall consider the recommendations of the Historic Landmarks Committee unless a project is determined to not be a potentially historic resource. Demolition or relocation projects within an :HL combining zone, or for potentially



R:\Av\_projects\Com\_Dev\Planning\Historical LHS\Historical Planning\Map\District\_ArcataPlaza\_3\_23.aprx 3/14/2023



This map is for informational purposes only. The City of Arcata, including any employees and sub-contractors, makes no warranties, express or implied, as to the accuracy of the information contained in this map. The City of Arcata, including any employees and sub-contractors, disclaims liability for any and all damages which may arise due to errors in the map and the user's reliance thereon.



1 inch = 167 feet 1:2,000



Figure HP-a  
Arcata General Plan: 2045

**ARCATA PLAZA HISTORIC DISTRICT**



# STAFF REPORT – PLANNING COMMISSION MEETING

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**TO:** Honorable Chair and Commissioners

**FROM:** David Loya, Director of Community Development

**PREPARER:** Mari Pepper, Program Specialist

**DATE:** April 28, 2026

**TITLE:** **Find the 2026 Updates to the Capital Improvement Program for Fiscal Year 2026-2027 Exempt from the California Environmental Quality Act and Consistent with the General Plan**

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## **RECOMMENDATION:**

Staff recommends the Planning Commission: 1) receive a staff report; 2) accept public comment; 3) make the finding that the Capital Improvements Program is not considered a “project” under CEQA; 4) consider the new projects proposed for the Capital Improvement Program Fiscal Year 2026/2027; and 5) adopt Resolution No. PC-26-02 finding the new projects proposed for the Capital Improvement Program Fiscal Year 2026/2027 are consistent with the Arcata General Plan 2045.

## **INTRODUCTION:**

The City of Arcata Capital Improvement Program (CIP) includes a variety of near- and long-term projects to address the City’s infrastructure needs. Through the CIP, the City systematically plans, schedules, and finances capital projects. The Planning Commission is charged with ensuring that City-adopted plans are consistent with goals and policies of the adopted General Plan 2045 pursuant to California Government Code, Section 65403. In preparation for the 2026/2027 budget process, staff identified seven new CIP projects that require consideration and recommendation from the Commission. The Commission’s adoption of Resolution PC-26-02 would confirm the CIP consistency with the General Plan 2045.

## **BACKGROUND:**

By adopting and implementing a CIP, the City is proactively addressing the City’s long-term needs for major capital improvements. This includes upgrading and maintaining aging facilities to continue providing high quality services in our community. The approval of the CIP also allows the City to seek necessary long-term financing for CIP projects that require major capital expenditures. Resolution PC 26-02 (Attachment A, Exhibit 1) focuses exclusively on seven new projects proposed for the 2026/2027 fiscal year and their consistency with the General Plan 2045.

The Commission previously found CIP updates consistent with General Plan 2045 policies (Attachment A, Exhibit 2).

**DISCUSSION:**

Resolution PC-26-02 (Attachment A) lists the Summary Schedule for the Proposed CIP Fiscal Year 2026/27 that requires Commission General Plan conformance review. The Commission will affirm through this action that both the new projects under consideration and those previously found consistent are still consistent with the General Plan 2045. The full CIP list, including recently completed projects is available for Commission review (Attachment B), however, the Commission is not taking action on this list, which was previously considered.

The Council will be asked at a future meeting to adopt the CIP for fiscal year 2026/27 with the approval of the City's annual budget. It is timely for the Commission to consider the new projects proposed for the CIP for General Plan conformance.

**POLICY IMPLICATIONS:**

The Commission is charged with ensuring that City-adopted plans are consistent with goals and policies of the adopted General Plan [California Government Code, Section 65401].

**COMMITTEE/COMMISSION REVIEW:**

Each respective Committee engages in the CIP process during the planning and implementation of projects. These include but are not limited to Transportation Safety Committee, Park and Recreation Committee, Economic Development Committee, Forest Management Committee and so forth.

**ENVIRONMENTAL REVIEW (CEQA):**

Finding the CIP in conformance with the General Plan is not a project pursuant to Section 15378.2 of the CEQA Guidelines. Each project listed, if funded, will undergo its own CEQA analysis. At this stage in planning the projects, they are too conceptual to analyze. Certifying the CIP is consistent with the General Plan is not a project pursuant to CEQA.

**BUDGET/FISCAL IMPACT:**

The action by Commission allows the CIP to advance to City Council for final approval and budget authority. The Council may approve budget allocation, or direct staff to seek grant funding or financing as appropriate for each project.

**ATTACHMENTS:**

- A. Resolution No. PC-26-02
- B. New-Current-Old CIP 2026-27

**RESOLUTION NO. PC-26-02**

**A RESOLUTION OF THE CITY OF ARCATA PLANNING COMMISSION FINDING UPDATES TO THE 2026/2027 CAPITAL IMPROVEMENT PROGRAM CONSISTANT WITH THE ARCATA 2045 GENERAL PLAN**

**WHEREAS**, the City of Arcata Planning Commission is appointed by the City Council as the planning agency for the City of Arcata, as required by State law, to review and find that all proposed projects included in the Capital Improvement Plan (CIP) are consistent with the adopted Arcata General Plan 2045; and

**WHEREAS**, in accordance with the California Environmental Quality Act (CEQA), the Community Development Director has determined that finding the CIP in conformance with the General Plan 2045 is not a project pursuant to Section 15378.2 of the CEQA Guidelines; and

**WHEREAS**, at the April 28, 2026, Planning Commission meeting, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, the Commission considered all the facts related to the 2026/2027 CIP updates.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Arcata hereby determines that the updates to the 2026-2027 CIP, attached hereto as Exhibit 1, Exhibit 2, and Exhibit 3, and incorporated herein, conforms to, and is consistent with, the Arcata General Plan 2045 and applicable law based on the following finding:

In accordance with the General Plan 2045, including but not limited to its goals, policies, implementation actions and objectives, purpose statements, appendices, diagrams, and tables, the proposed CIP amendments will enhance the achievement of the General Plan 2045 by improving service levels, by promoting public and environmental health, safety, and welfare, and by accommodating Arcata's existing and expected residents and businesses.

**BE IT FURTHER RESOLVED**, that the Planning Commission does hereby report to the Arcata City Council that the update to the CIP for Fiscal Years 2026-2027 conforms to the City of Arcata's General Plan.

This resolution shall be effective upon its adoption.

DATED: \_\_\_\_\_, 2026

ATTEST:

APPROVED:

\_\_\_\_\_  
Community Development Director  
David Loya

\_\_\_\_\_  
Chair, Arcata Planning Commission

Clerk's Certificate

I hereby certify that the foregoing is a true and correct copy of Resolution No. PC-26-02, passed and adopted at a regular meeting of the Planning Commission of the City of Arcata, Humboldt County, California held on the 28<sup>th</sup> day of April, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

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Deputy City Clerk, City of Arcata



# Exhibit 1

City of Arcata

Proposed Capital Improvement Program for Fiscal Year 2026-2027

## NEW PROJECTS Summary Schedule

Project ID	Project Name	Program	Estimated Project Cost	Project Description	General Plan Policy #	Project Justification GP Consistency
45-19	11 <sup>th</sup> B Street, Slope failure Improvement Project	45- Streets	\$200,000	The project will address existing slope instability issues to improve safety and long-term resilience in the area. Upgrades may include new sidewalk in compliant with accessibility standards, and improved connectivity to ensure safe and reliable access for all users.	T-4h Street Maintenance; T-5 Bicycle and Pedestrian Facilities; PF-2c Protecting, improving and restoring water quality; RC-2g Maintenance of streams as natural drainage systems	T-4h: Identify and prioritize street maintenance projects; T-5: Provide pedestrian and bicycle system which serves commuter as well as recreation travel; PF-2c: Protecting surface and groundwater quality, preventing water pollution, restoring water quality in waterways and wetlands within the City and in receiving waters of California and the United States shall guide design, construction, and operation of the City's water management infrastructure.
51-15	South Arcata Sea Level Rise Adaptation Planning	51- Stormwater	\$5,000,000	Advance community outreach, technical studies, adaptation strategies, and conceptual design to plan for sea level rise adaptation projects along the Butcher Slough, Jolly Giant Creek and South H Street portions of Arcata.	LU-6e Restoration of former tidelands; RC2h Restoration of degraded creek resources; RC-2g Maintenance of streams as natural drainage systems; PF-3a Utilization of City streams and watercourses as natural drainage systems.	LU-6e The City of Arcata recognizes the need to restore former tidelands to salt marsh in order to adapt to rising sea levels and promote biodiversity and a safe environment; RC-2h Identify feasible opportunities to daylight portions of Jolly Giant Creek, reduce barriers to fish passage, and restore native plants as part of adaptation projects; RC-2g Protecting the ecological functions of natural habitats, and natural drainage and infiltration processes, will enhance natural ecosystems in the Planning Area; PF-3a This project will seek to improve ecological function of the Jolly Giant Creek watershed and create greater capacity to accommodate increased flooding and sea levels.

<b>Project ID</b>	<b>Project Name</b>	<b>Program</b>	<b>Estimated Project Cost</b>	<b>Project Description</b>	<b>General Plan Policy #</b>	<b>Project Justification GP Consistency</b>
63-08	Waterline Improvements: Citywide Waterline Replacement (Phase 2)	63-Water System Maintenance	\$15,000,000	Removal and replacement of steel, asbestos cement, cast iron, ductile iron, galvanized steel, and PVC waterline sections within the City of Arcata Water Service Area (WSA).	PF-1 Water Supply and Delivery	PF-1: Manage the City's potable water supply, maintain water quality, maintain and repair water delivery system.
64-22	Tank 1D (Water Storage in Zone 1)	64-Water Treatment and Distribution	\$5,000,000	Construct new 1.5 MG to 2MG water storage tank in Zone 1	PF-1 Water Supply and Delivery	PF-1: Manage the City's potable water supply, maintain water quality, maintain and repair water delivery system; PS- 5c Water supply for fire flow; PS-1d Design of critical facilities and essential services including water delivery.
64-23	Citywide Water Meter Replacement Project	64-Water Treatment and Distribution	\$10,000,000	The project will replace all existing water meters throughout the City with new advanced smart water meters to improve system efficiency, reduce water loss, and enhance customer service for residents. The upgraded meters will provide real-time usage data, improve billing accuracy, and allow for early leak detection, helping both the City and customers better manage water consumption.	PF-1 Water Supply and Delivery	PF-1: Manage the City's potable water supply, maintain water quality, maintain and repair water delivery system.

67-43	UV Effluent Pipe Rehabilitation and A-Line	67-Wastewater Treatment	\$3,000,000	Investigate condition of the entire UV effluent line between the UV basin and Outfall 002 as well as the A-Line between Allen Marsh and Outfall 003, and design and implement improvements where needed including for the UV effluent pipe segment over Butcher Slough.	PF-2c Protecting, improving and restoring water quality; PF-2b Arcata wastewater treatment system	PF-2c: Protecting surface and groundwater quality, preventing water pollution, restoring water quality in waterways and wetlands within the City and in receiving waters of California and the United States shall guide design, construction, and operation of the City's water management infrastructure; PF-2b: The City shall ensure ongoing treatment system planning and investments are consistent with mid- and long-range climate change adaptation goals, which balance preserving the City's existing investments with habitat restoration and sea level adaptation priorities.
<b>Project ID</b>	<b>Project Name</b>	<b>Program</b>	<b>Estimated Project Cost</b>	<b>Project Description</b>	<b>General Plan Policy #</b>	<b>Project Justification GP Consistency</b>
81-32	Arcata Gateway Trails	48-Active Transportation	\$3,000,000	Planning, design and construction of walking and biking trails for active transportation within the Arcata Gateway Plan area	PR-2e Trail improvements, Gateway Plan Imp-GA-7.2	PR-2e: Provide an interconnected, multi-purpose trail system with regional linkages that includes mountain bike, fitness, nature, and equestrian trails and that enhances individual mobility. Imp-GA-7.2 – Generate circulation projects for the City's CIP required to implement the mobility programs outlined in the Gateway Plan.



City of Arcata

Capital Improvement Program for Fiscal Year 2025-2026

**NEW, ACTIVE & COMPLETED PROJECTS Summary Schedule**

Project ID	Project Name	Project Description	Estimated Project Cost	Potential Funding Source(s)
11-03	Happy Valley Improvements	Assessment of the City property for future improvements	\$500,000	Redevelopment Funds
41-01	Arcata Multi-Modal Accessibility and Safety Improvements Project	Bicycle and Pedestrian improvement on Samoan Blvd between F and Union Streets. Project may involve US 101 and Samoa Blvd Interchange reconfiguration.	TBD - \$350,000 25/26 FY	State or Federal transportation funds with 10-15% match Measure G.
41-02	Safer Route to School: Fuente Nueva Charter School	Potential bicycle and sidewalk improvements on Foster Avenue and Janes Road near the school zone.	TBD - \$25,000 25/26 FY	State or Federal transportation funds with 10-15% match Measure G.
45-02b	Annual Striping - 2026	Annual Striping Project - Ongoing	TBD - Approx. \$100,000/Yr	Gas Tax/Measure G
45-02c	Annual Pavement Management - 2026	Annual Paving Project - Overlay, Grind out - Inlay and micro surfacing - Ongoing	TBD - Approx. \$1.5M/Yr	SB-1, RSTP, Measure G
45-10	US 101 & Sunset Ave. Interchange Project	The Project will replace the three existing stop-controlled intersections with two traffic calming, single-lane modern roundabouts on the east and west sides of the Sunset Avenue and US 101 interchanges	TBD - \$150,000 25/26 FY	State Transportation Improvement Program (STIP) Grant, Cal Poly Humboldt Measure G
45-15	Lighting Improvements	Install new streetlights throughout the city at various locations	\$250,000	Currently not funded, General Fund
45-16	11 <sup>th</sup> and K St Improvements	Traffic Calming, Bicycle and Pedestrian improvement on 11 <sup>th</sup> St between Janes and Bayview and on K St between Samoa and 13th Street.	TBD - \$30,000 25/26 FY	Measure H

<b>Project ID</b>	<b>Project Name</b>	<b>Project Description</b>	<b>Estimated Project Cost</b>	<b>Potential Funding Source(s)</b>
45-17	Reconnecting Arcata	The Reconnecting Arcata Project seeks to address mobility and accessibility challenges caused by three state highways (US 101, SR 255, and SR 299) through comprehensive planning efforts.	TBD - \$3,000,000 25/26 FY	Reconnecting Communities: Highways to boulevards Grant
45-18	Bike and Pedestrian Infrastructure Improvements	Bicycle and pedestrian improvements: Citywide	\$780,000	HSIP, Measure G
45-19 <b>(NEW)</b>	11 <sup>th</sup> B Street, Slope failure Improvement Project	The project will address existing slope instability issues to improve safety and long-term resilience in the area. Upgrades may include new sidewalk in compliant with accessibility standards, and improved connectivity to ensure safe and reliable access for all users.	\$200,000	Gas Tax/Measure G
48-01a	Annual Sidewalk and Accessible Ramps – M St	Annual Sidewalk Project - Ongoing	TBD – Approx \$150,000/Yr	Gas Tax/Measure G
48-07	Rails with Trails: Annie & Mary Trail	Construction of approx. 3 miles of Class 1 trail	\$9M	Active Transportation Program (ATP), AHSC and Cal Poly Humboldt
51-13	Marsh Parcel Acquisition - Land acquisition for sea level rise adaptation	Acquisition of public access easement and 1.3-acre fee parcel from Cal Poly Humboldt to expand the AMWS and community access to the Marsh from southwest Arcata	TBD - \$15,000 25/26 FY	Stormwater Drainage Fund
51-14	Frank Martin Culvert Replacement	Existing culvert replacement under Frank Martin Ct approximately 200' east of West End Road.	\$200,000	Stormwater Fund, General Fund
51-15 <b>(NEW)</b>	South Arcata Sea Level Rise Adaptation Planning	Advance community outreach, technical studies, adaptation strategies, and conceptual design to plan for sea level rise adaptation projects along the Butcher Slough, Jolly Giant Creek and South H Street portions of Arcata.	\$5,000,000	Stormwater Fund, General Fund

<b>Project ID</b>	<b>Project Name</b>	<b>Project Description</b>	<b>Estimated Project Cost</b>	<b>Potential Funding Source(s)</b>
63-04	Waterline Improvements: Citywide steel line replacement	Removal and replacement of steel, asbestos cement, cast iron, ductile iron, galvanized steel, and PVC waterline sections within the City of Arcata Water Service Area (WSA).	\$11,000,000	Drinking Water State Revolving Fund (DWSRF) Loan from Wastewater Funds
63-08 <b>(NEW)</b>	Waterline Improvements: Citywide Waterline Replacement (Phase 2)	Removal and replacement of steel, asbestos cement, cast iron, ductile iron, galvanized steel, and PVC waterline sections within the City of Arcata Water Service Area (WSA).	\$15,000,000	Drinking Water State Revolving Fund (DWSRF) & Water Funds
64-09	Water Meters and Registers	Annual - Ongoing	TBD - Approx \$25,000/Yr	Water Funds
64-16	Heindon Well	Well maintenance	\$40,000	Water Funds
64-18a	SCADA- Water	Annual - Ongoing	TBD - Approx \$30,000/Yr	Water Funds
64-19	Tank 4 Rehab	Rehabilitation of the interior coating and cathodic protection system of existing water storage tank	\$315,000	Water Funds
64-20	Alliance Intertie Electrical System Replacement	Electrical Upgrades	\$200,000	Water Funds
64-22 <b>(NEW)</b>	Tank 1D (Water Storage in Zone 1)	Construct new 1.5 MG to 2MG water storage tank in Zone 1	\$5,000,000	Water Funds & IIG
64-23 <b>(NEW)</b>	Citywide Water Meter Replacement Project	The project will replace all existing water meters throughout the City with new advanced smart water meters to improve system efficiency, reduce water loss, and enhance customer service for residents. The upgraded meters will provide real-time usage data, improve billing accuracy, and allow for early leak detection, helping both the City and customers better manage water consumption.	\$10,000,000	CDGB Grant & Water Funds
65-04	1 <sup>st</sup> Street Pumps and Motors	Pump upgrades	\$500,000	Wastewater Funds
65-12	Manhole Rehab/Sewer Collection System	Annual Manhole and sewer line replacement Project	TBD - Approx \$150,000/Yr	Wastewater Funds

<b>Project ID</b>	<b>Project Name</b>	<b>Project Description</b>	<b>Estimated Project Cost</b>	<b>Potential Funding Source(s)</b>
65-14	Sewer Inflow & Infiltration Reduction (I&I)	Citywide sewer infrastructure (sewer lines and manholes) Improvements	\$5,000,000	Clean Water State Revolving Fund (CWSRF) Wastewater Funds
67-04	WWTP Reconfiguration: Construction	This is for the construction of phase 1 of the WWTP project. Construction will be completed by June 30, 2026	\$11,500,000	Clean Water State Revolving Fund (CWSRF) Wastewater Funds
67-35	Levee Project to Protect the WWTP	Phase One Completed. Phase Two will include final plans and specs and Phase Three will entail constructed augmentation of the level around the Arcata Wastewater Treatment Facility.	\$250,000 (FY 26/27)	Wastewater Funds
67-36	WWTP Feasibility Study	Design of second phase of WWTP project	TBD - \$545,611	Clean Water State Revolving Fund (CWSRF)
67-39	Relocate NR/Police to Parks Maintenance Area – Plan	Design/building installation and fencing	TBD - \$10,000 25/26 FY	Wastewater Funds
67-43 <b>(NEW)</b>	UV Effluent Pipe Rehabilitation and A-Line	Investigate condition of the entire UV effluent line between the UV basin and Outfall 002 as well as the A-Line between Allen Marsh and Outfall 003, and design and implement improvements where needed including for the UV effluent pipe segment over Butcher Slough.	\$3,000,000	Wastewater Funds
81-04	Carlson – Mad River Park-Trail – Phase 2	Continue to enhance Carlson Park with additional recreational and habitat improvements	\$250,000	Specified Grant
81-07	Redwood Park Improvements (Phase 2)	Phase 1 Completed. Phase 2 – Improvements to the Basketball Court	\$250,000	Measure H, Recreation Fees
81-29	Irrigation Well for Sports Complex	\$75k to install a well. Need to ascertain additional cost to plum into existing irrigation system and determine annual costs of well vs city potable water supply	\$75,000	Currently not funded

Project ID	Project Name	Project Description	Estimated Project Cost	Potential Funding Source(s)
81-31	Mountain View Park	Install new recreational equipment that meets the needs of the neighborhood	\$85,000 (Future FYs)	Recreation Funds Open Space Tax
81-32 <b>(NEW)</b>	Arcata Gateway Trails	Planning, design and construction of walking and biking trails for active transportation within the Arcata Gateway Plan area	\$3,000,000	Active Transportation Program (ATP), AHSC, GRTA & Cal Poly Humboldt
85-08	City Hall HVAC	Phase 2 of the City Hall HVAC system upgrade	\$127,700	Currently not funded
<b>----- COMPLETED CIP PROJECTS -----</b>				
11-02	EPA Brownfields Grant Project and Little Lakes	Site cleanup/remediation activities at the former Little Lake Industries mill site (LLI) along I street just south of Samea Blvd	\$406,514	Environmental Protection Agency (EPA) Brownfields Grant
21-03	APD Radio Upgrade	Replace analog radio with digital radio to be compatible with regional emergency services agencies.	\$161,349	General Funds American Rescue Plan Act (ARPA) Funds
45-01	Old Arcata Road	Roadway, bicycle and pedestrian improvements on Old Arcata Road between Buttermilk Road and Jakob Creek Road.	\$6,000,000	State Transportation Improvement Program (STIP) Grant, Highway Improvement Program (HIP), SB1 and Measure G
45-01	Hyland St Improvement Project (a component of the Old Arcata Road Project)	Approximately 350 linear feet of sidewalk improvements on Hyland St Northeast of Old Arcata Road	\$156,980	Measure G
45-02	Annual Joint Cure Slurry Project - 2025	Annual Slurry Project - Ongoing	TBD - Approx. \$300,000/Yr	Measure G
45-02	Annual Pavement Management -	Annual Grind out - Inlay - 2024	\$180,000	Streets Capital Improvement Funds
45-11	Terrace Ave Flat Car Installation	Install a flat car bridge on failing culvert on Terrace Ave	\$125,000	Gas Tax
45-12	8th and 9th Improvements	Bicycle and Pedestrian Enhancements and Street Beautification	\$741,423	Infill & Infrastructure Grant (IIG) Measure G

Project ID	Project Name	Project Description	Estimated Project Cost	Potential Funding Source(s)
45-13	30th Street Improvements	Reconstruction of 30th street east of Alliance Road and 140 ft. pedestrian bridge	\$1,400,000	Yurok Housing Authority MOU Affordable Housing & Sustainable Communities (AHSC) grant
48-21	Isackson Sustainable Transportation Infrastructure- Design/Permit (Phase 1)	City of Arcata Isaacson's Affordable Housing STI Project. Bicycle and Pedestrian Enhancements and Street Beautification (Phase 1— Misc sidewalk and bicycle improvements through the city)	\$617,000	Affordable Housing and Sustainable Communities (AHSC) Grant
48-21	Isackson Sustainable Transportation Infrastructure- Design/Permit (Phase 2)	City of Arcata Isaacson's Affordable Housing STI Project. Bicycle and Pedestrian Enhancements and Street Beautification (Additional sidewalk and bicycle improvements through the city)	\$1M	Affordable Housing and Sustainable Communities (AHSC) Grant
63-06	Plunkett Waterline Improvements	Design and permitting. Potential 75% of the project cost funded by CalOES Grant Fund and remainder using City funds. Save \$ for 25% match funding	\$8,63,528	FEMA's Hazard Mitigation Grant Program (HMGP) & Water Funds
64-01	Water Storage Zone 1	Installation of a new one-million gallon potable water storage tank serving the area with the highest number of residents (Zone 1).	\$3,900,000	Infill & Infrastructure Grant (IIG) Water Funds
65-13	Wastewater/water to Eureka Ready Mix at Boyd Road	New sewer line and lift station at Boyd Road	\$200,000	Community Development Block Grant (CDBG) Wastewater Funds
65-14	Sanitary Sewer CCTV (component of the Sewer Inflow & Infiltration Reduction (I&I))	Sewer pipe cleaning and gravity sewer and sanitary manhole CCTV inspections at various locations throughout the City.	\$400,000	Wastewater Funds
67-01	WWTP Reconfiguration: UV Procurement and Design	New UV. Portion of WWTP upgrade project	\$2,338,400	Community Development Block Grant (CDBG)

Project ID	Project Name	Project Description	Estimated Project Cost	Potential Funding Source(s)
67-38	I Street Dock & Vault Toilet	Project to improve/replace I Street Boat Ramp and install vault toilet.	\$481,391	Department of Boating and Waterways (DBW) Grant Wastewater Funds American Rescue Plan Act (ARPA) Funds
81-04	Carlson – Mad River Park Trail	The Carlson Park Improvement Project will create the first public access to the Mad River within the City of Arcata. New features to be constructed also include a river-themed playground, picnic area, pickleball courts, and a special event space for hosting community events.	\$1.5M	State Grant Recreation Funds
81-07	Redwood Park Improvements (Phase 1)	Grant award \$660,000, \$150 for design in 21-22 and construction in 22-23 (Phase 1 – new playground equipment and pump track)	\$660,000	Infill & Infrastructure Grant (IIG) CA State Parks Grant American Rescue Plan Act (ARPA) Funds
81-23	Shay Park Phase 2	This is for the park equipment's and minor construction	\$333,000	Infill & Infrastructure Grant (IIG)
81-25	Larson Park Tennis Court Resurfacing	Capital Maintenance task	\$40,000	Recreation Funds
81-30	Arcata Ball Park Improvement Project	Create an accessible, family friendly left field grassy seating area and improve the entry plaza and façade to improve public safety and enhance the identity of the Arcata Ball Park.	\$1.6 M	State Funds: AHSC, Recreation Fees, Parkland In-Lieu and Senator McGuire Grant
81-27	Bloomfield Park	Install new recreational equipment that meets the needs of the neighborhood	\$50,000	Recreation Funds Measure A
81-28	Plaza Improvement Task Force Recommendations	Planter Removal at the Plaza	\$30,000	TBD
85-13	PSPS Generators	To Install an Emergency Backup Generator at City Facilities	\$281,500	Cal Office of Emergency Services (CalOES) Grant
85-31	Arcata Community Center Facility Upgrades	Implement facility upgrades at the Arcata Community Center	\$518,000	Loan/Measure H

<b>Project ID</b>	<b>Project Name</b>	<b>Project Description</b>	<b>Estimated Project Cost</b>	<b>Potential Funding Source(s)</b>
85-32	Arcata Library Accessibility Project	The Arcata Library Accessibility Project will ensure critical life safety and accessibility for the Arcata Library, a vibrant community resource hub for all ages serving a disadvantaged community. Project components include interior accessibility improvements including restrooms and exterior access enhancements to emergency exits.	\$350,000	Building Forward State Library Grant, County of Humboldt, City of Arcata General Fund
87-02	Arcata Ridge Trail Development	This is for pedestrian crossing and trail improvements	\$150,000	Measure A
91-04	Two New Electrical Bus for Transit	Additional fund this year is for New Bus through ASHG (Issackson)	\$1,782,058	Yurok Housing Authority MOU AHSC LCTOP HTA Transit Funds