

Proposed
ACTION OF THE CITY OF ARCATA PLANNING COMMISSION

ACTION: On April 28th, 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 8th 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 8th 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 8th 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 8th 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 7th, 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 8th 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 8th 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.

Property Report - Assessor's Parcel Number: 021-108-004



City of Arcata Community Development Department
736 F Street, Arcata, Ca. 95521
(707) 822-5955



Imagery: 6/16/2023
Date Map Created: 6/25/2024
This map is for informational purposes only. The City of Arcata, including any employees and sub-contractors, makes no warranty, 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.

Web links:
General Plan Land Use Element: <http://www.cityofarcata.org/DocumentCenter/View/38>
Land Use Code: <http://www.codepublishing.com/CA/Arcata/ArcataLUC0920/ArcataLUC092.html>
Date Created: 6/25/2024

Humboldt County Assessor Details

Parcel information date: 6/3/2024
Site Address/City/Zip: 725 8TH ST ARCATA, 95521
Land Value: \$266,307.00
Improvement Value: \$414,258.00
Other Value: \$0.00
Recorded Document: 2012R 29211
Assessor Parcel Map Link: <http://co.humboldt.ca.us/assessor/maps/021-10.pdf>

City of Arcata Property Details

Parcel attribute descriptions:
https://gis01.cityofarcata.org/data/property_report/Property_report_metadata9-7-2017.pdf

Property Details
Latitude/Longitude: 40.867881 -124.086518
Section/Township/Range: SECTION 32 T6N, R1E
Parcel Size in Sq Ft (GIS Computed): 5,176.4
Parcel Size in Acres (GIS Computed): 0.12
Google Map Link:
<http://maps.google.com/maps?hl=en&q=40.867881,-124.086518&zoom=16&wloc=addr>
Census Block: 502 Census Tract: 10
Sewer Lateral Certificate(as of 5/29/2024): No

Zoning

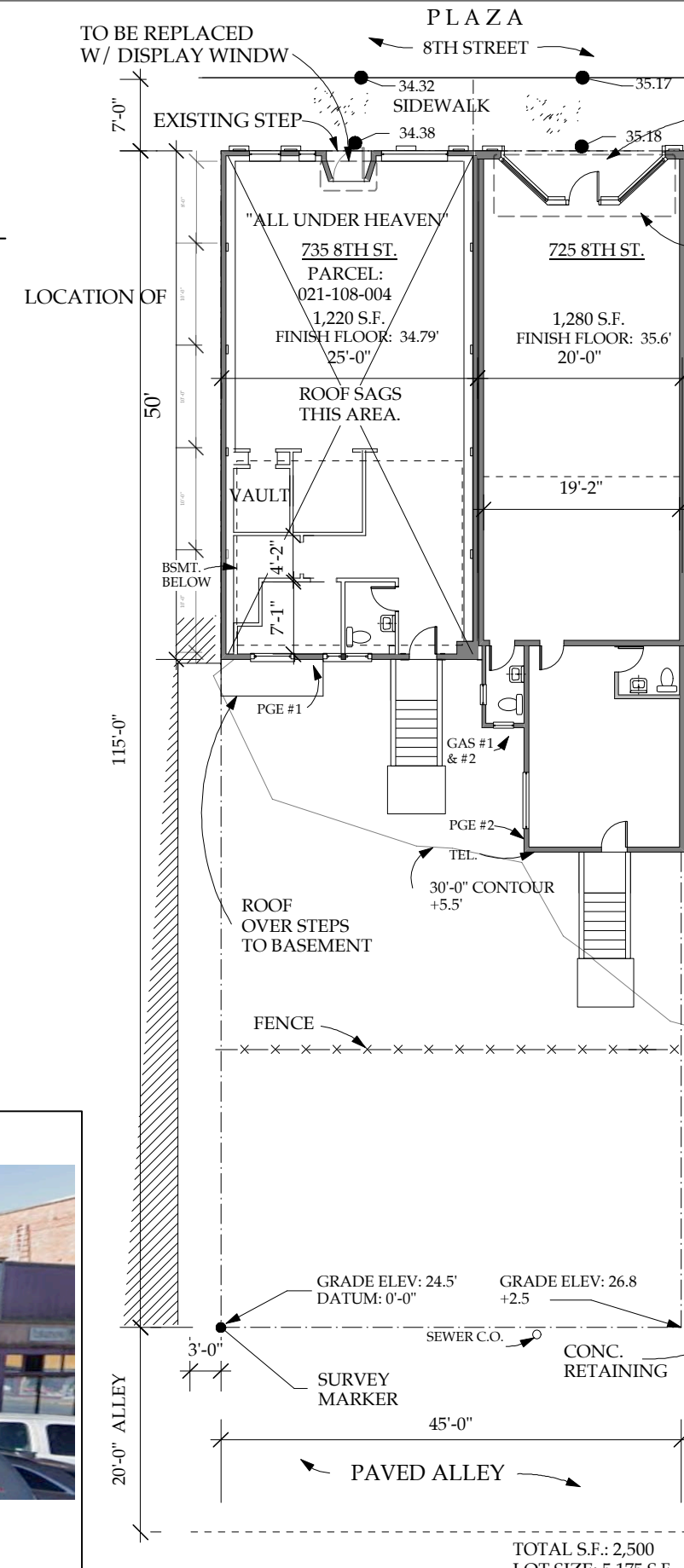
Arcata Land Use Code (LUC):
Commercial Central
Arcata Coastal Land Use & Development Guide (CLUDG):
N/A

General Plan Land Use

Inland - Arcata General Plan: Commercial - Central
Coastal - Arcata General Plan: N/A

Special Resources/Hazards/Constraints Areas

Creamery District (:CD) Combining Zone: Out
Historical Landmark (:HL) Combining Zone: LHP-89-06
Homeless for Housing (:HH) Combining Zone: Out
Cannabis Innovation Zone (:CIZ) Combining Zone: Out
Neighborhood Conservation Area (:NCA): Arcata Plaza Historic District
Planned Development (:PD) Combining Zone: No
Plaza Area (:PA) Combining Zone: Yes
Special Consideration (:SC) Combining Zone: No
Wetland/Stream (:WP):SP Combining Zone: None
Alquist/Prilo Fault Zone: Out
Coastal Zone Boundary: Out
Categorical Exclusion Area: Out
Creek Zone (Within 25' of creek): No
Coastal Jurisdiction: Out
FEMA Flood Zone (2017): Out
Hillside Development: None
Liquefaction: Moderate Liquefaction
Matthews Dam Failure: Out
Noise Contour: Yes
Redevelopment Area: In
Urban Services Boundary: In
USFWS Wetlands: No
Within 50' of Fault Zone: Out
Major Transit Stop Radius: In



1
Design Review for:
Parcel 021-108-004
8th St. Plaza
Arcata, CA
Date: Nov. 7, 2025
Rvsd.: 2-12-26
EXISTING SITE PLAN
Owners:
Gail & Tony Rossi

Martha Jain
Architect

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

(707) 672-6454
jainarc@humboldt1.com

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- 4: PROPOSED BUILDING ELEVATIONS
- 5: PARTIAL INTERIOR ELEV. (REFERENCE)
- 6: EXISTING EXTERIOR PHOTOS
- 7: FINISHES

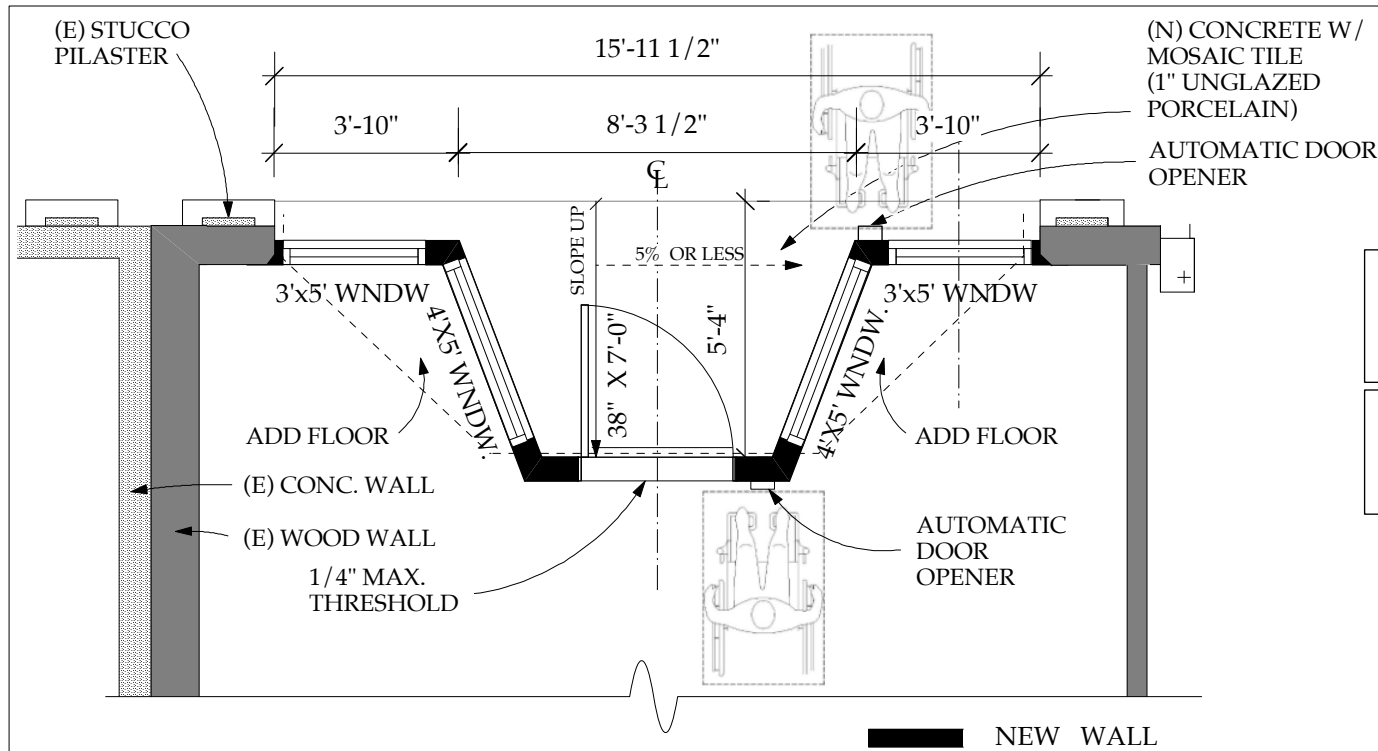
PROPOSED PROJECT DESCRIPTION:

1. STRENGTHEN ROOF STRUCTURE
2. ADD FOUNDATION AT REAR OF 725 8TH ST.
3. IMPROVE INTERIOR FINISHES & LIGHTING .
4. MAKE BOTH BUILDING A.D.A COMPLIANT. (ENTRY, RESTROOM & RAMP) BY COMBINING TWO SPACES INTO ONE SPACE. CBC "USE" WILL BE MERCANTILE (M) TO SERVE "ALL UNDER HEAVEN" BUSINESS.
5. 725 8TH ST. FACADE CHANGES AT AREA OF "MAJOR ALTERATIONS"* & TO ALLOW LOCATION FOR A.D.A APPROACH TO ENTRY DOOR & TO RESTORE HISTORIC TRANSOM WINDOW.
6. DOOR W/ STEP TO BE REPLACED BY DISPLAY WINDOW.

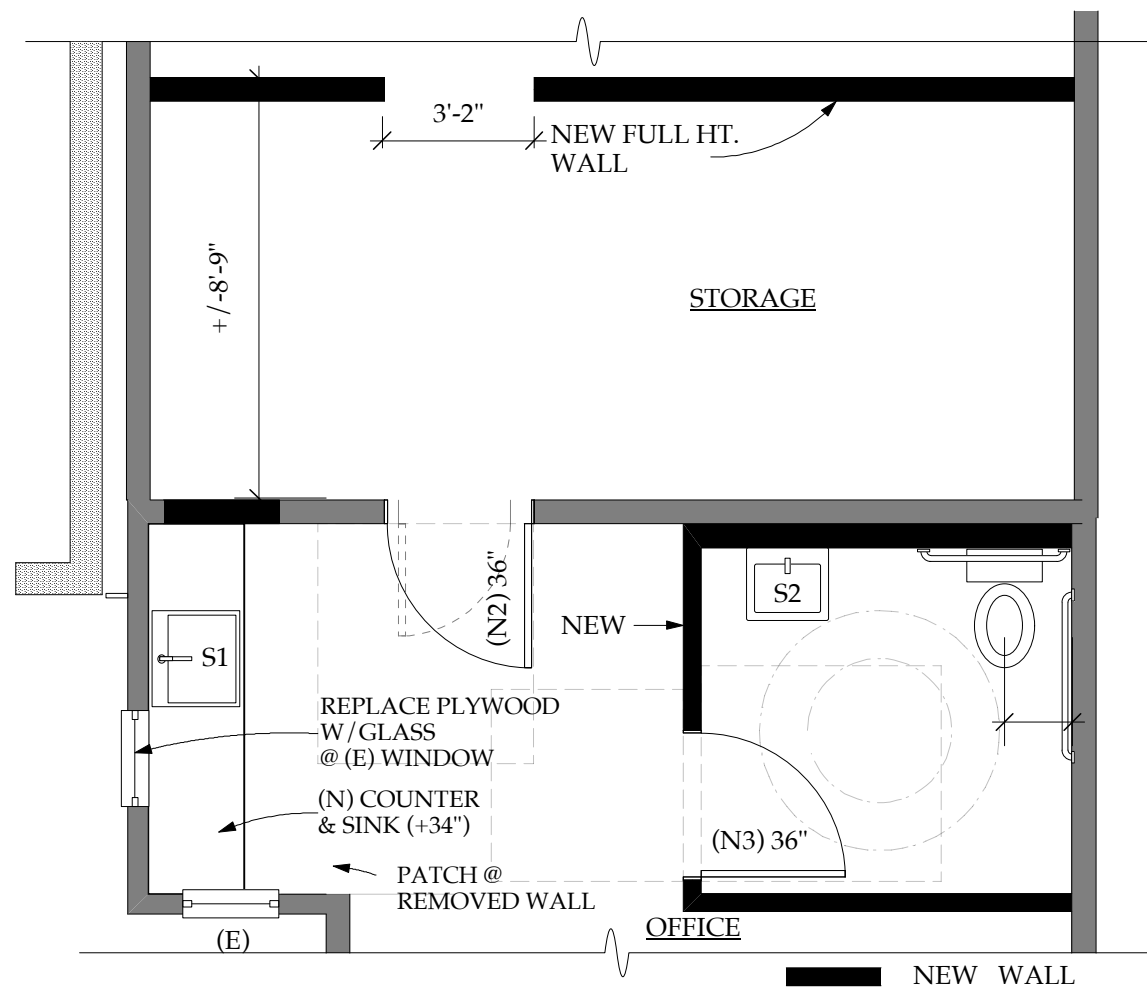
*From: 11-21-99 Arcata City Council Ordinance 1168 for 735 8th St., The Old Post Office Building"; AP# 2-108-04 [portion] which added a Landmark Historic Preservation status to the structure. See page 10.



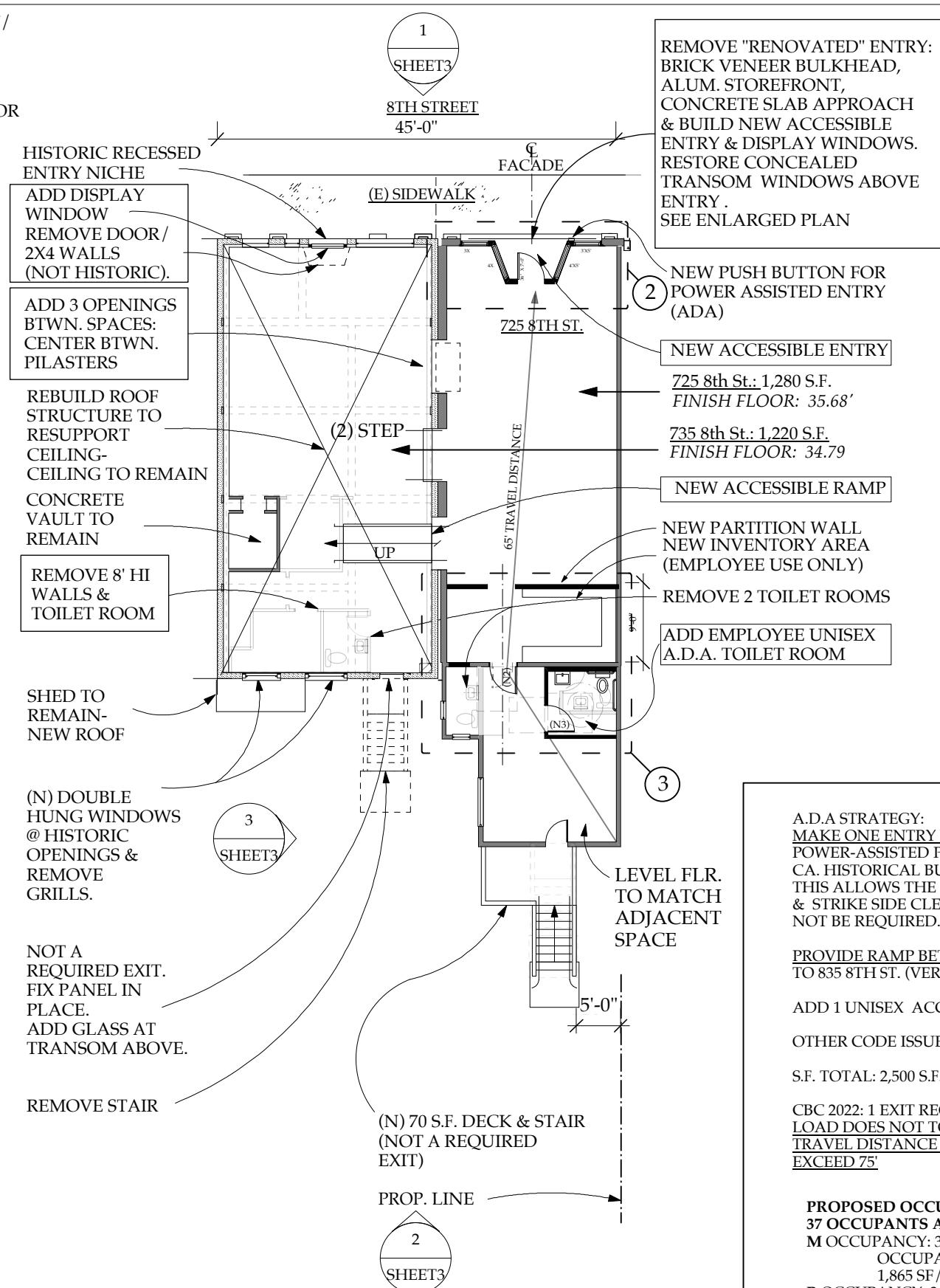
PROPOSED CHANGES- SEE SHEETS 3 & 4.



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'

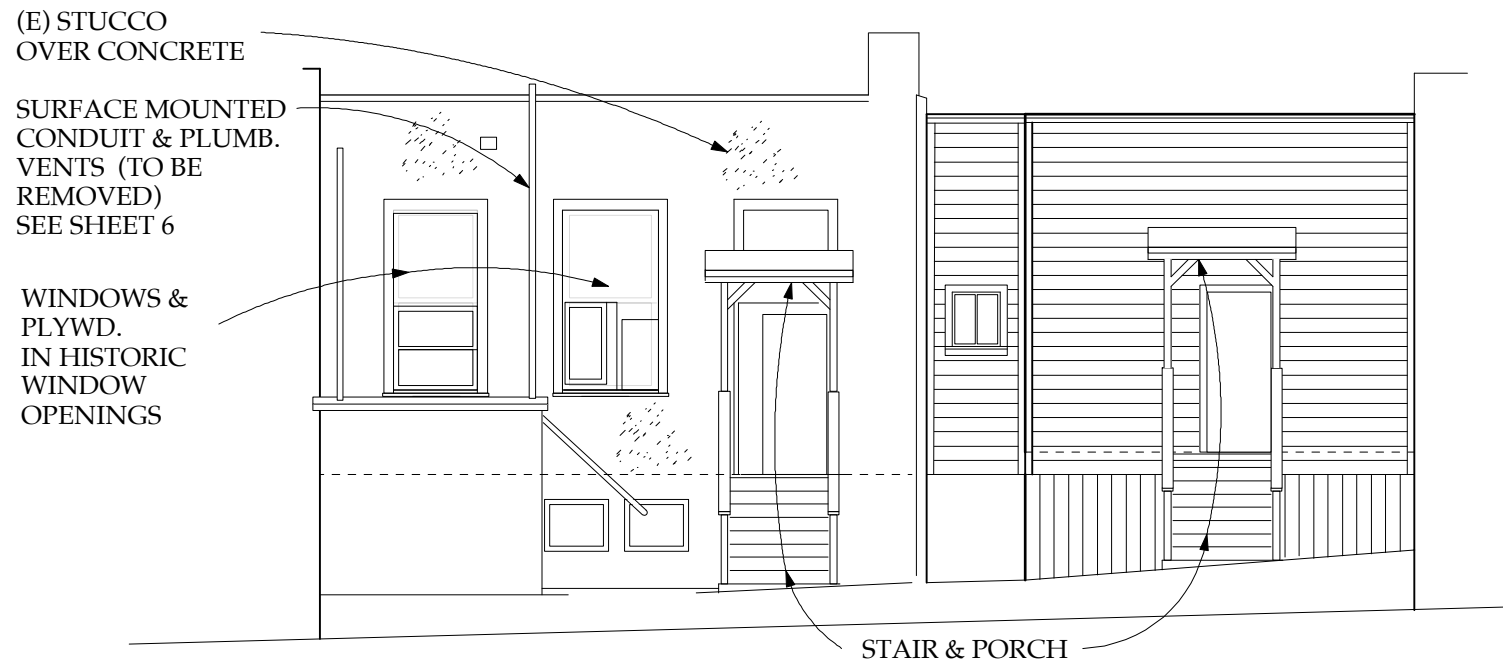
PROPOSED OCCUPANT COUNT:
37 OCCUPANTS AS SHOWN

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

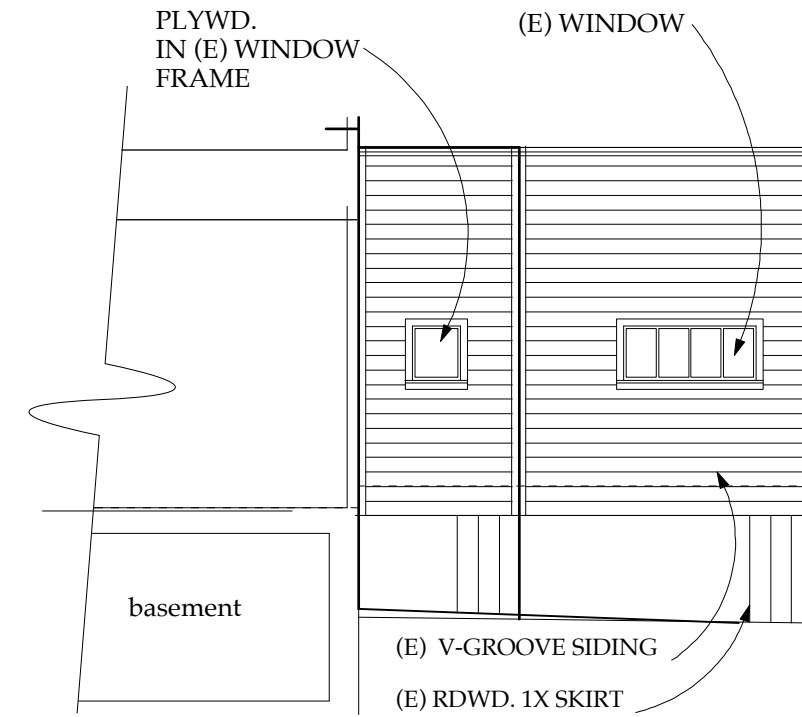
3

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"

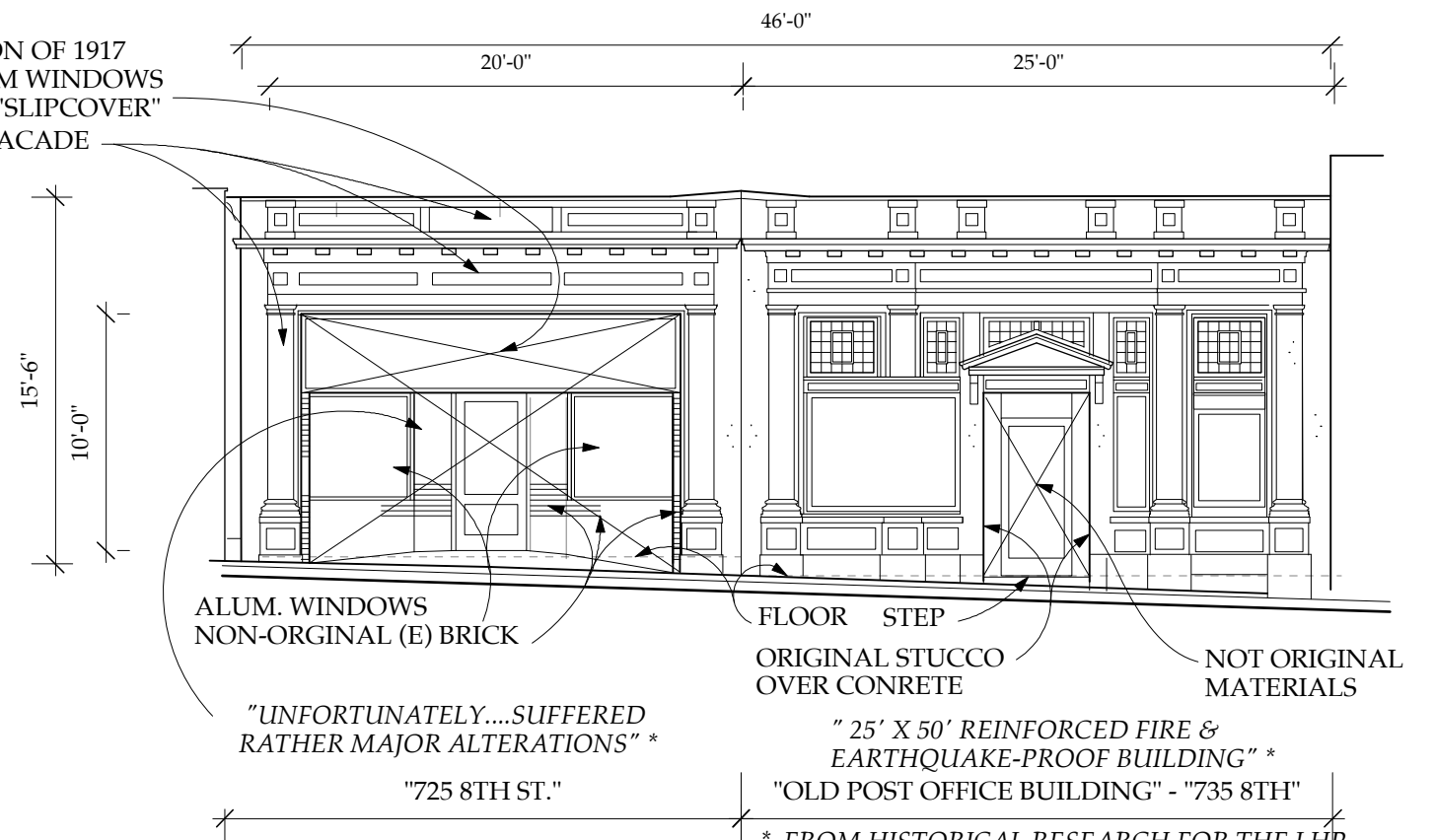
SEE SHEET 6 FOR STAIR TO BE REMOVED



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

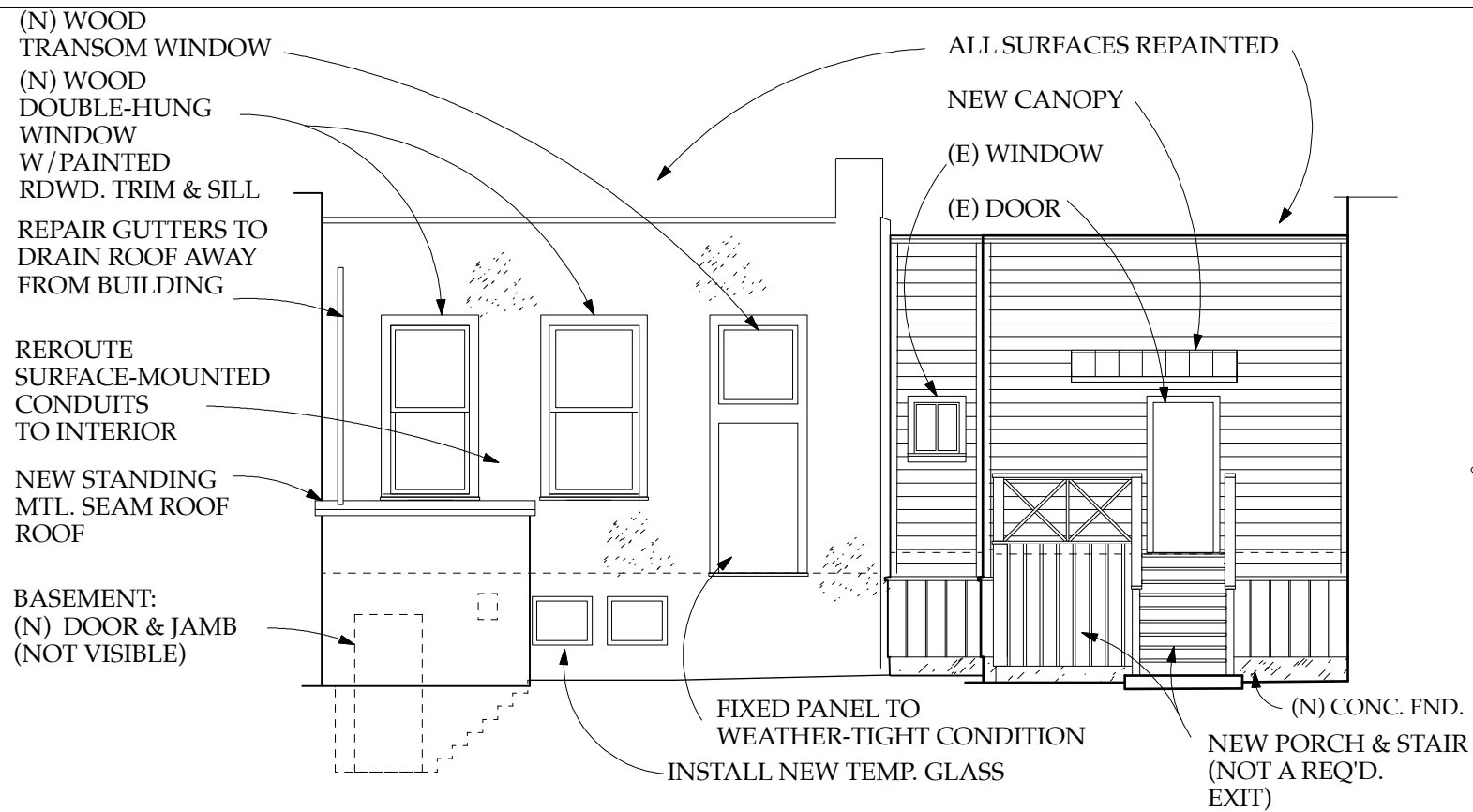
CONCEPTUAL MASSING AT PROPOSED AREA OF WORK. SEE SHEET 6 FOR EXISTING PHOTO. SEE SHEET 4 FOR PROPOSED EXTERIOR ELEVATION.

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

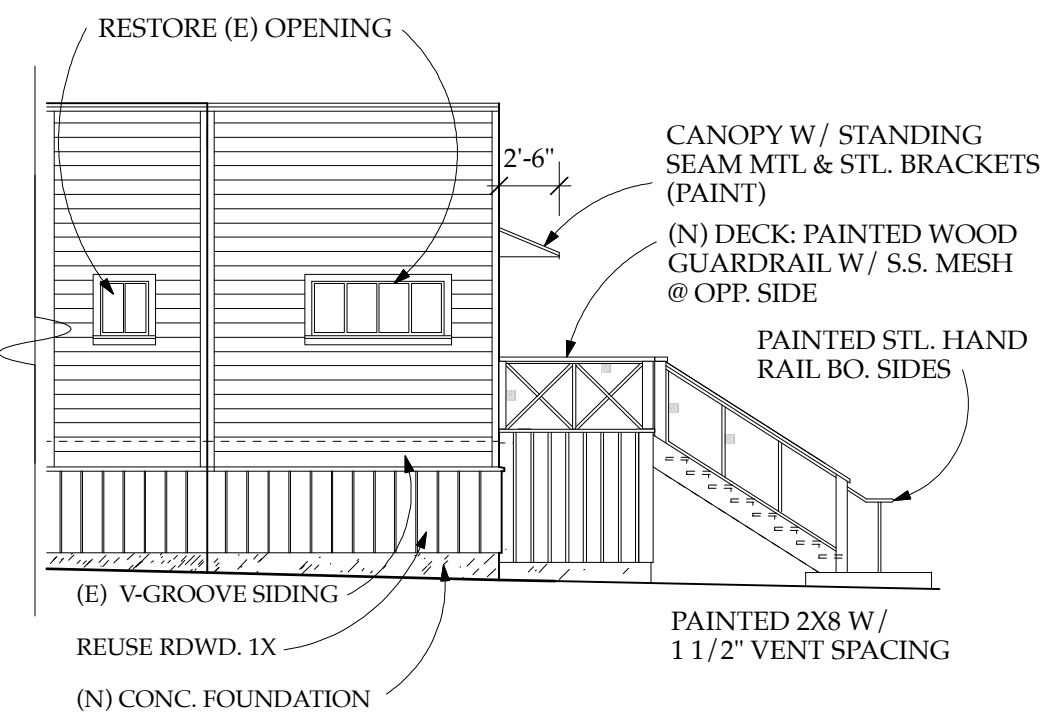


1 **PLAZA (NORTH) ELEVATION**
 Scale: 1/8" = 1'-0"

* FROM HISTORICAL RESEARCH FOR THE LHP DESIGNATION PREPARED FOR THE CITY OF ARCATA BY KATIE STANTON, 1989



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

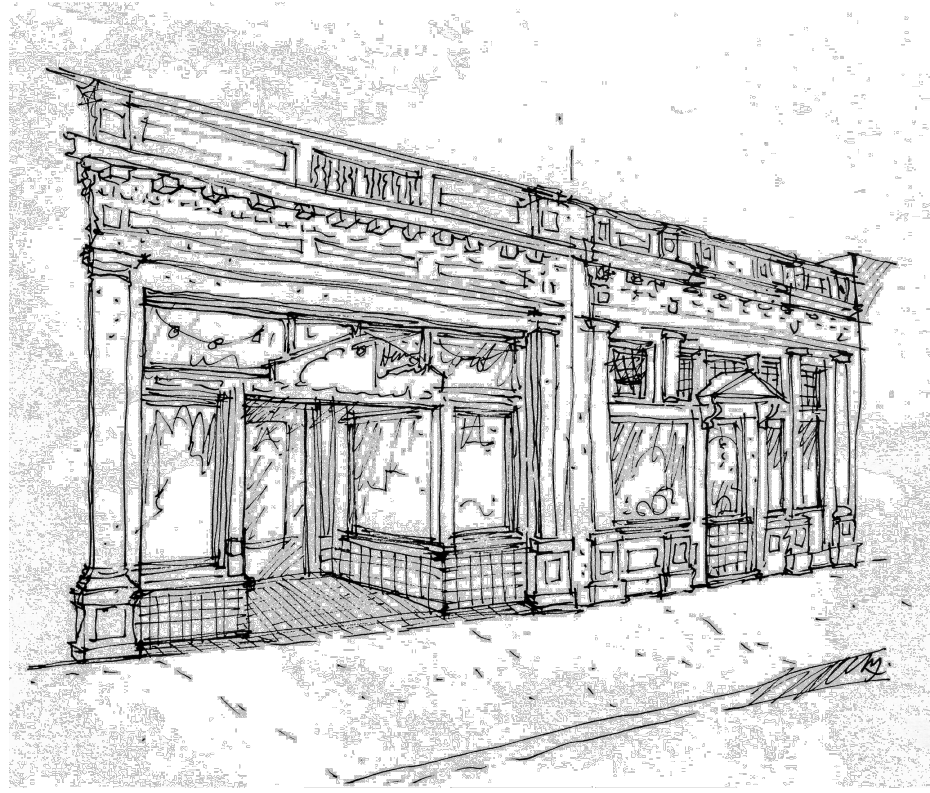
PROPOSED EXT. ELEVS.

Owners:
Gail & Tony Rossi

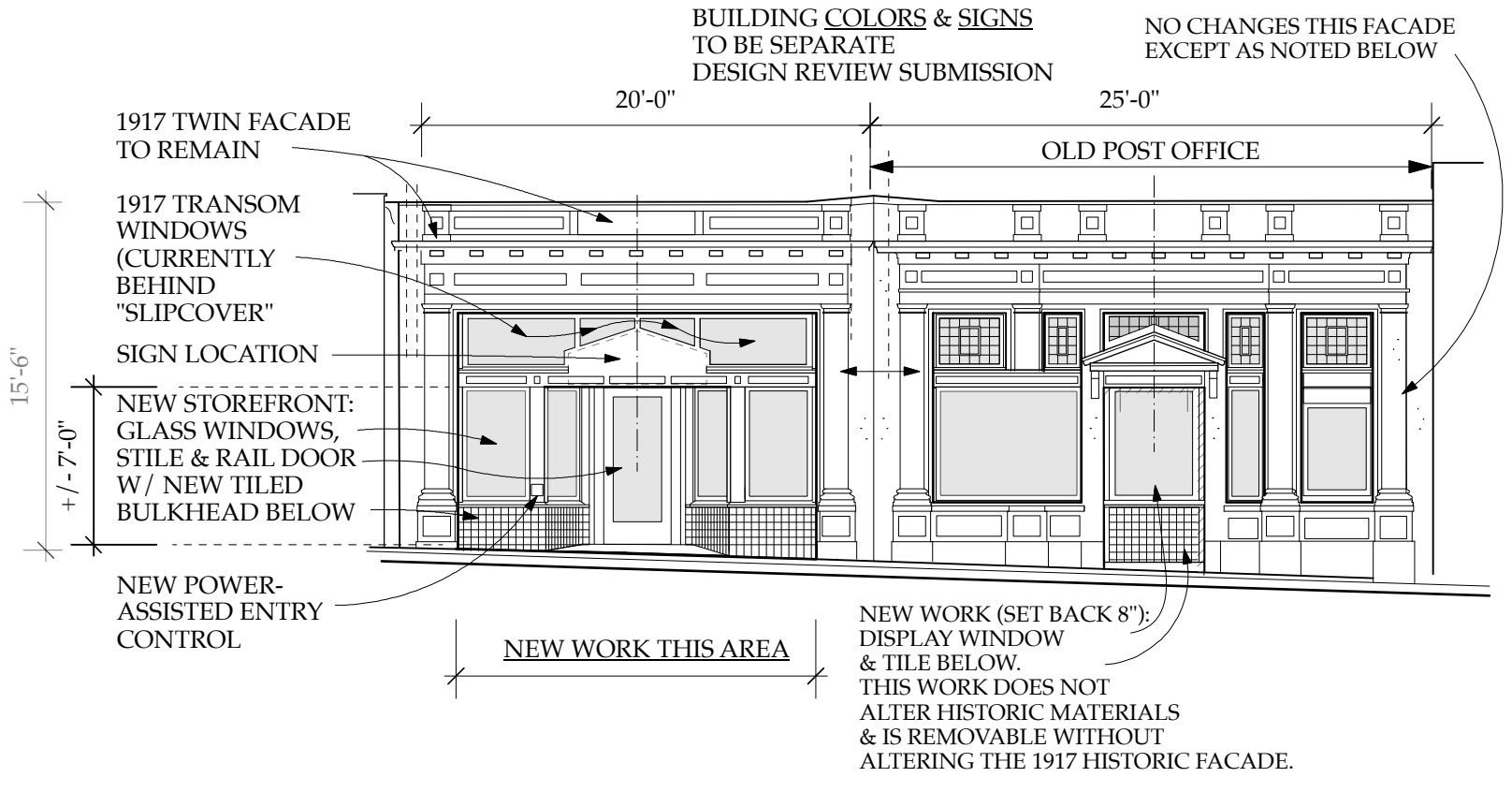
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jainarc@humboldt1.com



CONCEPTUAL MASSING SKETCH AT PLAZA



1 PROPOSED PLAZA (NORTH) ELEVATION
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
PARTIAL

INTERIOR ELEVATIONS

Owners:
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ORIGINAL
COFFERED
CEILING
TO REMAIN

ORIGINAL
TRIM &
PILASTERS
TO REMAIN

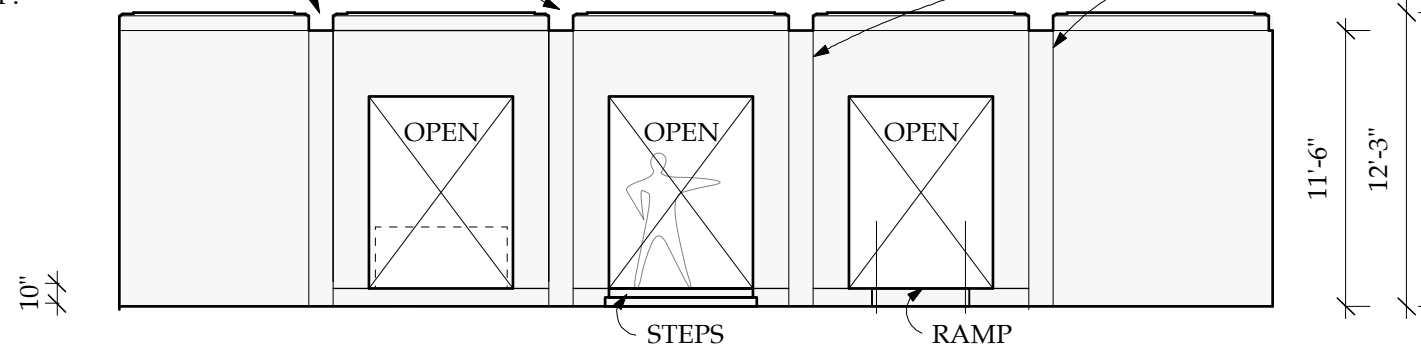
NEW OPENINGS
CENTER
BETWEEN
COLUMNS, TYP.



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

EXISTING COFFERED
CEILING TO REMAIN,
TYP.

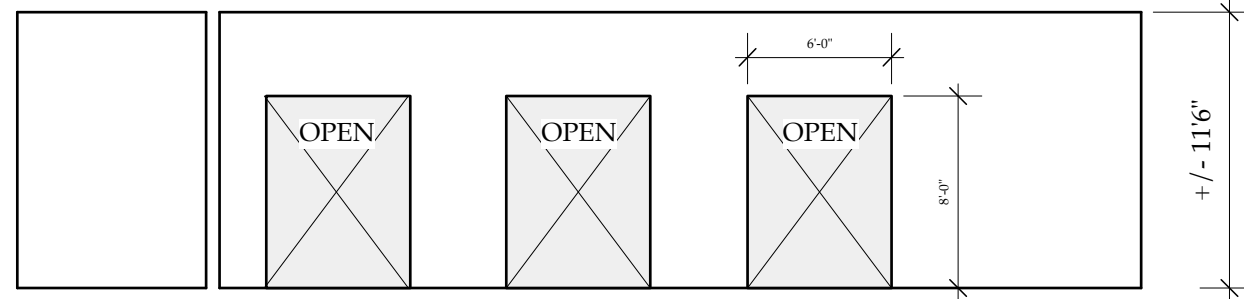
EXIST. PILASTERS
TO REMAIN, TYP.



1

PROPOSED EAST INTERIOR ELEVATION AT "POST OFFICE"

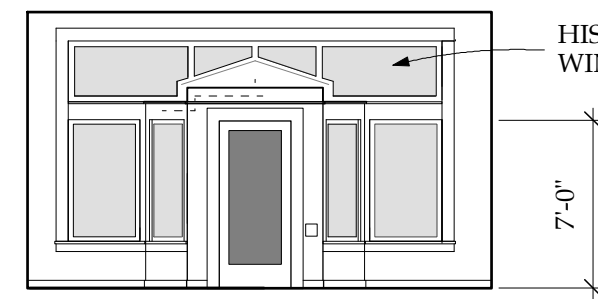
Scale: 1/8" = 1'-0"



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:
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8th St. Plaza
Arcata, CA

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

EXTERIOR PHOTOS

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Martha Jain
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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:
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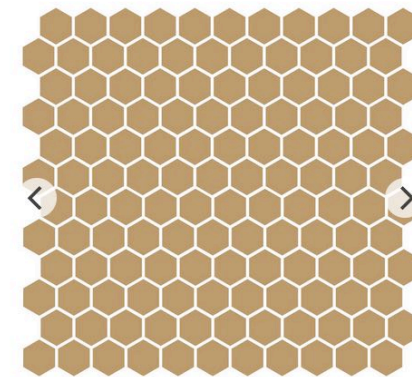
EXTERIOR FINISHES

Owners:
Gail & Tony Rossi

Martha Jain
Architect

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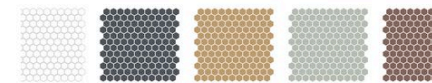
1" Hex Unglazed Porcelain

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 DETERMINED)

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 DETERMINED)

2

TILE AT BULKHEAD BELOW NEW STOREFRONT WINDOW AT 725 8TH ST.

Scale: Actual Size