

SEABRIGHT SURVEY+DESIGN

1044 East Road Suite A
Homer, Alaska 99603
(907) 299-1091
seabrightz@yahoo.com

November 12, 2019

City of Homer
Planning Dept.
491 E. Pioneer Avenue
Homer, Alaska 99603

RE: NOMAR CUP Submittal

Dear City Planners,

Please find enclosed the submittal for the Nomar CUP. We have completed the application and have attached all the relevant documents for you review. Also we have included a check for \$500 to cover the fee. Please call me anytime with comments or questions.

Cordially,



Kenton Bloom, PLS
Seabright Survey+Design

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NOV 14 2019

**CITY OF HOMER
PLANNING/ZONING**



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue

Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Applicant

Name: Kenton Bloom, PLS

Seabright Survey + Design Telephone No.: 907-299-1091

Address: 1044 East Road Homer, AK 99603 Email: seabrightz@yahoo.com

Property Owner (if different than the applicant):

Name: Hooligan Holdings, LLC Telephone No.: 907-235-8363

Address: 104 East Pioneer Ave Homer Ak 9960 Email: rich@nomaralaska.com

PROPERTY INFORMATION:

Address: 104 E. Pioneer Ave. Lot Size: 1.4 acres KPB Tax ID # 17719102 /120

Legal Description of Property: Nils O. Svedlund Subd. Lot 8 and Lot 9 Tract A

For staff use:

Date: 11/14/19 Fee submittal: Amount \$500.✓
 Received by: TBS Date application accepted as complete _____
 Planning Commission Public Hearing Date: _____

Conditional Use Permit Application Requirements:

1. A Site Plan
2. Right of Way Access Plan
3. Parking Plan
4. A map showing neighboring lots and a narrative description of the existing uses of all neighboring lots. (Planning can provide a blank map for you to fill in).
5. Completed Application Form
6. Payment of application fee (nonrefundable)
7. Any other information required by code or staff, to review your project

Circle Your Zoning District

	RR	UR	RO	CBD	TCD	GBD	GC1	GC2	MC	MI	OSR	BCWPD
Level 1 Site Plan	x	x	x			x			x		x	x
Level 1 ROW Access Plan	x	x							x		x	
Level 1 Site Development Standards	x	x										
Level 1 Lighting			x	x	x	x	x	x	x	x		
Level 2 Site Plan			x	x	x		x	x		x		
Level 2 ROW Access Plan			x	x	x		x	x		x		
Level 2 Site Development Standards			x*	x	x	x	x	x				
Level 3 Site Development Standards									x	x		
Level 3 ROW Access Plan						x						
DAP/SWP questionnaire				x	x	x	x	x				

Circle applicable permits. Planning staff will be glad to assist with these questions.

Y/N Are you building or remodeling a commercial structure, or multifamily building with more than 3 apartments? If yes, Fire Marshal Certification is required. Status:

Fire Marshall review process pending CUP approval

Y/N Will your development trigger a Development Activity Plan?

Application Status: *Review process pending CUP approval*

Y/N Will your development trigger a Storm water Plan?

Application Status: *Not Applicable*

Y/N Does your site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: *No wetlands affected by this proposed development.*

Y/N Is your development in a floodplain? If yes, a Flood Development Permit is required.

Y/N Does your project trigger a Community Design Manual review?

If yes, complete the design review application form. The Community Design Manual is online at: <http://www.ci.homer.ak.us/documentsandforms>

Y/N Do you need a traffic impact analysis? *No*

Y/N Are there any nonconforming uses or structures on the property? *No existing buildings are non conforming*

Y/N Have the nonconformities been formally accepted?

Y/N Do you have a state or city driveway permit? Status: *Existing*

Y/N Do you have active City water and sewer permits? Status: *Existing*

1. Currently, how is the property used? Are there buildings on the property? How many square feet? Uses within the building(s)?

There are currently two buildings on the property. One is the original grocery store built in 1934 and is 1870 s.f. It is used for USCG offices. The other is the NOMAR Building. This is the building slated for adding a second story. It is approximately 7325 s.f. The attached addition is 2555 s.f. The Nomar facility is used for manufacturing and retail sales. We are proposing an additional 1200 s.f. footprint four-plex to be located in the northerly portion of the property. The use will be residential.

All of the above buildings footprints totaling 12,950 S.F.

The percentage of building footprint to the total area of the property is 21.3% (12,950 s.f. building / 60,904 s.f. unified parcel)

2. What is the proposed use of the property? How do you intend to develop the property? (Attach additional sheet if needed. Provide as much information as possible).

Nomar is planning on a 7325 s.f. second-floor expansion which will be used primarily for manufacturing of clothing, boat covers, fishing equipment, etc. This will allow the existing retail section to expand into an additional portion of the ground floor. The remaining ground floor area in the back of the building will be used for storage and warehouse. The proposed four-plex is a two-story residential building totaling 2400 sq. ft. The units are primarily intended to provide housing options to employees of NOMAR as needed.

The development proposal is designed to minimize site disturbance and to enhance the landscaped areas. The upper parking lot will provide residential, employee and overflow parking in excess of the code requirements for the unified properties.

i. The Planning Commission may require you to make some special improvements. Are you planning on doing any of the following, or do you have suggestions on special improvements you would be willing to make? **(circle each answer)**

1. **Y/N** Special yards and spaces.
2. **Y/N** Fences, walls and screening.
3. **Y/N** Surfacing of parking areas.
4. **Y/N** Street and road dedications and improvements (or bonds).
5. **Y/N** Control of points of vehicular ingress & egress.
6. **Y/N** Special provisions on signs.
7. **Y/N** Landscaping.
8. **Y/N** Maintenance of the grounds, buildings, or structures.
9. **Y/N** Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances.
10. **Y/N** Time for certain activities.
11. **Y/N** A time period within which the proposed use shall be developed.
12. **Y/N** A limit on total duration of use.
13. **Y/N** Special dimensional requirements such as lot area, setbacks, building height.
14. **Y/N** Other conditions deemed necessary to protect the interest of the community.

PARKING

1. How many parking spaces are required for your development? 38
If more than 24 spaces are required see HCC 21.50.030(f)(1)(b). _____
2. How many spaces are shown on your parking plan? 44
3. Are you requesting any reductions? No.

Include a site plan, drawn to a scale of not less than 1" = 20' which shows all existing and proposed structures, clearing, fill, vegetation and drainage.

I hereby certify that the above statements and other information submitted are true and accurate to the best of my knowledge, and that I, as applicant, have the following legal interest in the property:

CIRCLE ONE:

Owner of record

Lessee

Contract purchaser

Applicant signature:

Kate Mitchell, manager Date: 11/12/2019

Property Owner's signature:

Dooligan Holdings LLC Date: 11/12/2019

CONDITIONAL USE INFORMATION: Please use additional sheets if necessary. HCC21.71.030

a. What code citation authorizes each proposed use and structure by conditional use permit?

21.18.030 J More than one Building on a property

21.18.030 H Manufacturing

21.18.040 D Building over 8000 sq. feet

b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district.

The proposed uses are approved for the CBD Zoning.

c. How will your proposed project affect adjoining property values?

The adjoining property values are not likely to be affected although the enhancement to the NOMAR building is likely to make the adjoining properties more valuable over time.

d. How is your proposal compatible with existing uses of the surrounding land?

This proposal fits neatly into the CBD oriented development along Pioneer Avenue. The additional parking will be helpful in alleviating demand for parking in front of the Nomar Building.

e. Are/will public services adequate to serve the proposed uses and structures?

Public services are currently adequate to serve the proposed uses and structures.

f. How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected?

The scale, bulk, coverage and density of the proposed development are in harmony with the neighborhood character. The addition of a second story to the existing structure will unify the architecture while being in harmony with the surrounding area. The addition of the four-plex off of Main Street is a modest structure that will provide options for affordable housing. There is not expected to be a significant increase in traffic from this proposed project.

g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole?

This proposal is most certainly a benefit to the City of Homer on a number of levels. Additional employment opportunities, enhanced building and site development and improved universal access to mention a few. We do not envision any detriment to the health, safety or welfare of the surrounding area or the City as a whole.

h. How does your project relate to the goals of the Comprehensive Plan?

We feel that our proposed project is in harmony with the direction of high-quality building and site development outlined by HCP land use goal #3. It is our belief that by promoting aesthetically appealing design, the continued development of Homer's commercial districts will more and more reflect and complement Homer's natural scenic beauty. This is in accordance with HCP land use goal #2 while also addressing goal #4 through the enrichment of the existing commercial district to which Nomar is an invaluable contributor.

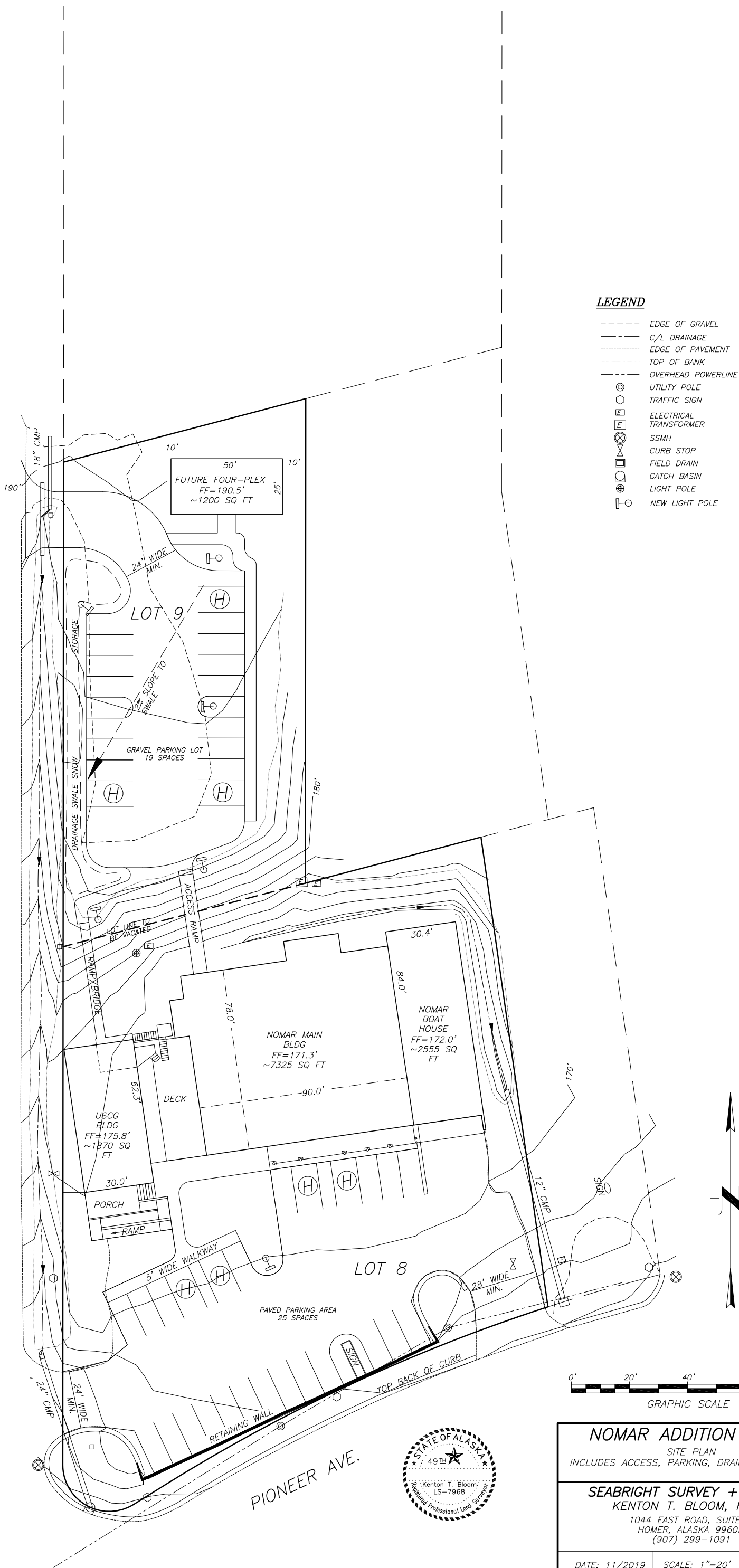
Maritime and outdoor activities are arguably the core of Homer's economic vitality. Nomar serves an important role in serving and supporting these interests of Homer residents which are so integral to our community. As a result of the proposed expansion in the manufacturing capacity of this business, there will be a modest increase in full-time employment offered. This project clearly identifies and promotes an industry that shows a capacity for growth. We believe that this specifically addresses HCP economic vitality goals #1 - #3.

An additional aspect to this proposal is the development of a fourplex on the property directly north of the existing Nomar building. This fourplex will provide affordable housing opportunities in the center of town, in confluence with both land use and economic vitality goals outlined by HCP.

We believe that our proposed project will protect and enhance community character by expanding the production and supply of high quality and unique marine products to our local community and beyond.



MAIN STREET



NOMAR ADDITION 2020

SITE PLAN
INCLUDES ACCESS, PARKING, DRAINAGE, LIGHTING

SEABRIGHT SURVEY + DESIGN
KENTON T. BLOOM, P.L.S.

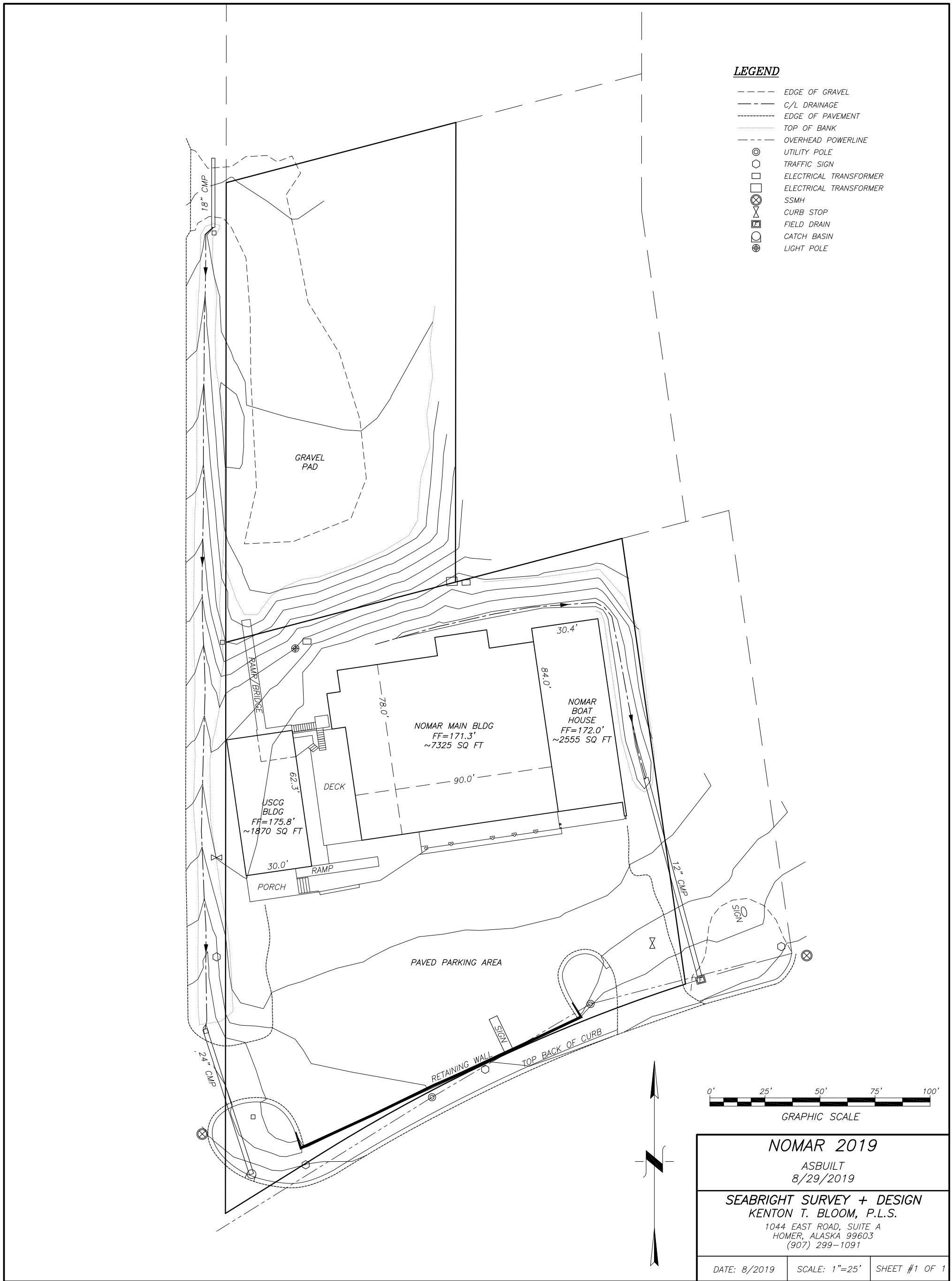
1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1091

DATE: 11/2019

SCALE: 1"=20'

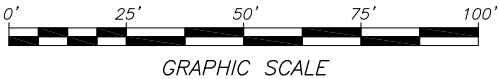
SHEET #1 OF 2





LEGEND

- EDGE OF GRAVEL
- C/L DRAINAGE
- EDGE OF PAVEMENT
- TOP OF BANK
- OVERHEAD POWERLINE
- ⊙ UTILITY POLE
- ⊙ TRAFFIC SIGN
- ⊙ ELECTRICAL TRANSFORMER
- ⊙ ELECTRICAL TRANSFORMER
- ⊙ SSMH
- ⊙ CURB STOP
- ⊙ FIELD DRAIN
- ⊙ CATCH BASIN
- ⊙ LIGHT POLE



NOMAR 2019		
ASBUILT		
8/29/2019		
SEABRIGHT SURVEY + DESIGN		
KENTON T. BLOOM, P.L.S.		
1044 EAST ROAD, SUITE A		
HOMER, ALASKA 99603		
(907) 299-1091		
DATE: 8/2019	SCALE: 1"=25'	SHEET #1 OF 1





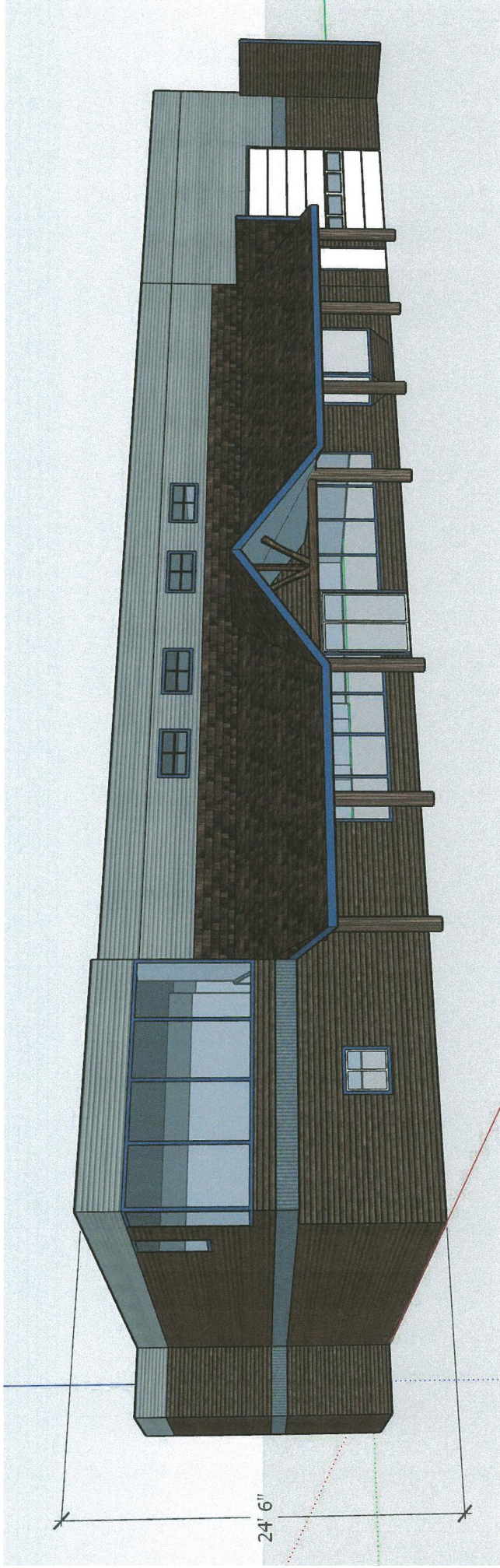
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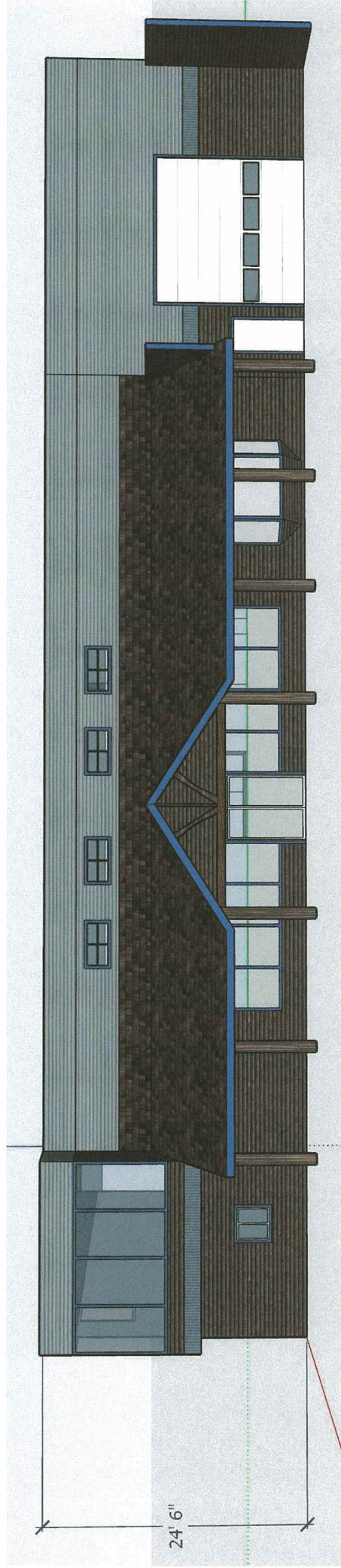
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Scale 1: 1,950





Proposed 2nd story addition looking North from Pioneer Avenue



Proposed 4-plex

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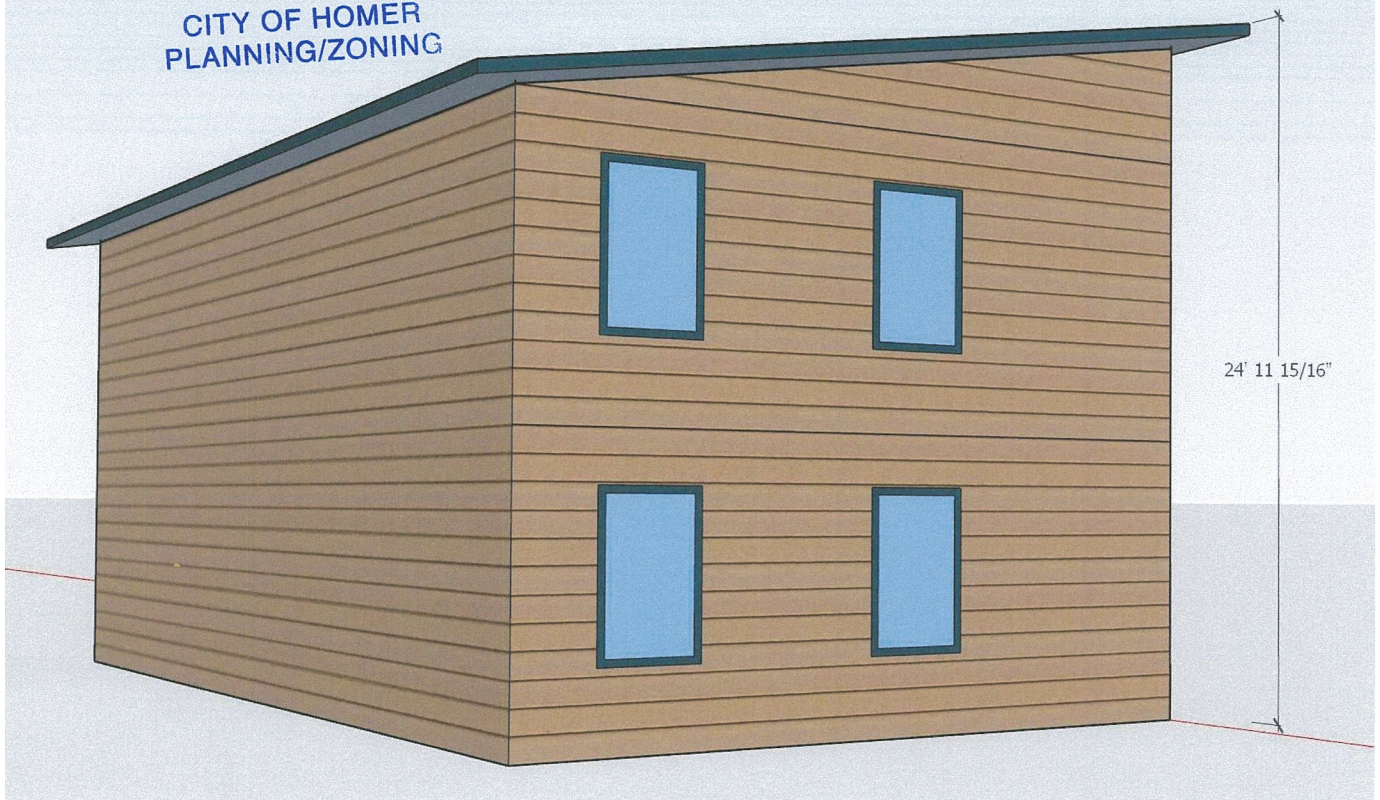


Proposed 4-plex

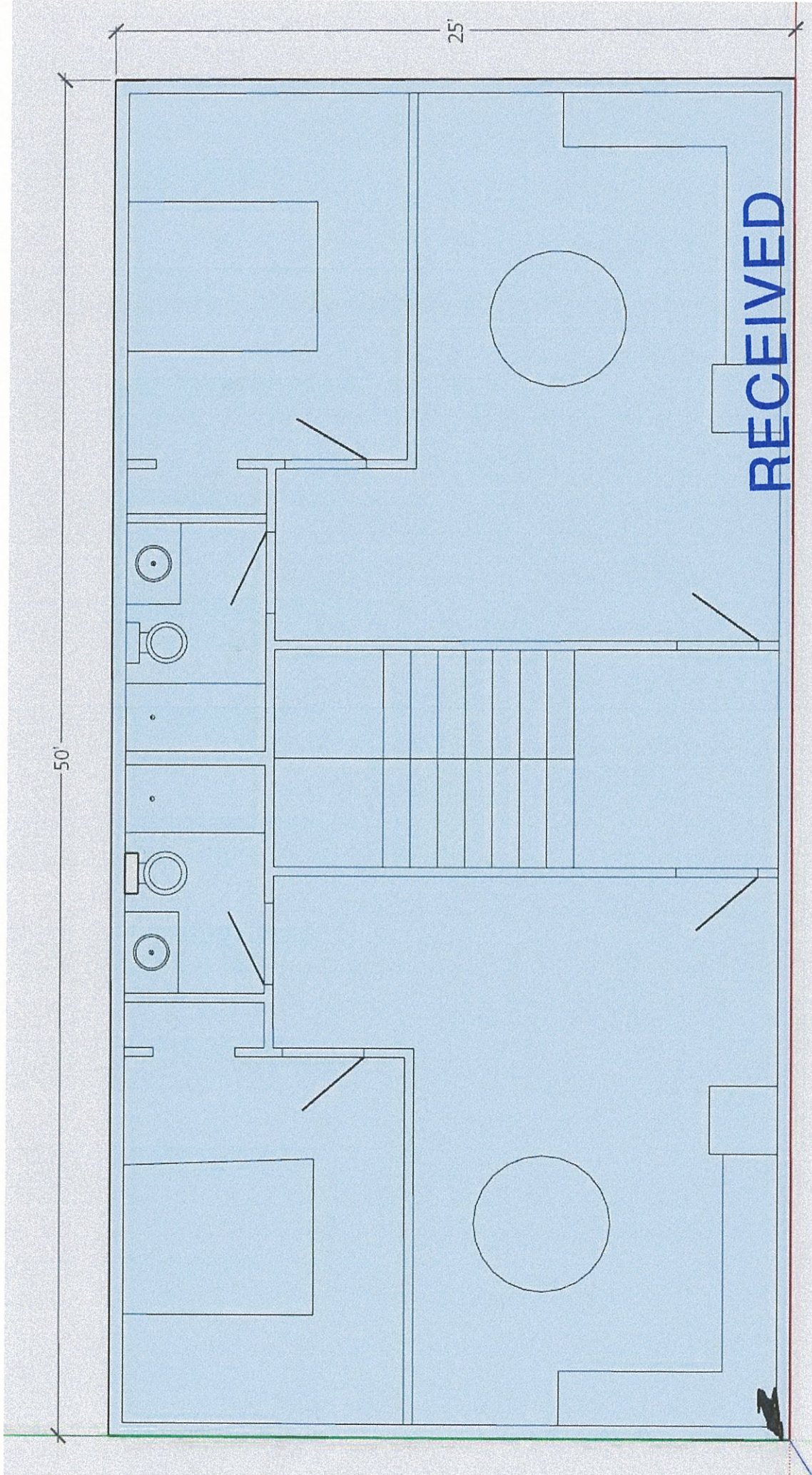
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Proposed 4-Plex



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Community Design Manual (CDM) Review Application Requirements

CITY OF HOMER
PLANNING/ZONING

Project Name and Location: 104 E. Pioneer Avenue, Kate Mitchell, by Seabright Survey + Design

Many Conditional Use Permits (CUP) required compliance with the Community Design Manual (CDM). By providing the following information, your project can be reviewed more quickly and thoroughly.

- x Landscaping, Vegetation and Screening Plan. See pg 28-31 of the CDM.

Utilities Plan. Provide a utilities plan showing location of utilities in relation to landscape and buffer areas (utility plan must be consistent with proposed areas of non-disturbance).

- x Parking and Paving Plan. See pg 33-35 of the CDM.

- x Grading and Drainage Plan. Include all cuts, fills, slopes, disturbed areas, retaining walls and structures.

- x Elevation Drawings. Provide complete elevation drawings of all buildings showing dimensions, trim details, color(s) and proposed materials including roofing, siding, and windows.

- x Sign Plan. A master sign plan showing the location of all signage consistent with HCC 21.60.

- x Lighting Plan. See pg 7,8 and pg 35-37 of the CDM and HCC 21.59.020-030.

Site Design. *This should align with the Grading and Drainage Plan. Pg 6 of the CDM.*

Describe the how building design transitions into the parking lot and landscaped areas. Describe your efforts to minimize cut/fill and to respect the natural topography.

The development of this parcel is well established and the main parking lot is paved. This proposed addition includes upgrades to an auxiliary parking lot, improved pedestrian accessibility and landscaping. The parking areas will be clearly delineated. The landscaped areas will be protected from automobile traffic. There will be negligible site disturbance with a gravel overlay on the auxiliary parking lot

Prominent Facades-Building Scale and Mass. *This should align with the elevation drawings. Pg 8-10, 27 of the CDM.*

Describe how the building's design reflects the mass and scale of adjacent properties:

The proposed addition is in harmony with the mass and scale of other buildings along Pioneer Avenue

- **Y/N** Does the building design avoid false pitch roofs? If no, see pg. 11-13. Yes

- Y/N Does the building design avoid A-frame, modified A-Frame, domes, curvilinear roof or other unusual roof forms? If no, see page 10. Yes

Window and Door Fenestration. *Should align with the elevation drawings. Pg 14 of the CDM.*

Windows and doors shall constitute a minimum of 25-30% of the prominent façade.

The proposed building will meet or exceed the desired ratio of windows and doors on the prominent facade.

Y/N Are the windows regularly spaced and aligned with other doors and windows in the same plane? Yes

- Y/N Does the building design include reflective glass? If so, Commission approval is required. No

Siding and Trim: *Page 15*

Describe the materials used for siding, the trim and the colors.

Siding Color: Type: Black/Gray tones

Trim Color: Gray

Type: Aztec Allweather trim with wood texture

Does the siding include:

- Y/N Metal panels No
- Y/N Sheet siding like T1-11 No
- Y/N Concrete panels No
- Y/N Tile No
- Y/N Smooth Concrete Blocks No
- Y/N Vertically ribbed or vertically grooved material No

Miscellaneous Architectural Devices: *This should align with the elevation drawings. Pg 15-17 of the CDM,*

Describe the use of awnings, awning fabric (opaque only), the lighting of the awnings and their function. Provide the linear feet of awning. Tenant franchise themes are not allowed in the TCD and GBD per HCC 21.20.050 and HCC 21.22.060. Describe how the building integrates artwork into the design.

We have no awnings nor tenant themes. Homer's Jeans is well known for its funky charm and associated artsy feel. There will be numerous opportunities to activate the area.

- Y/N Does the building design avoid the use of color to promote a theme or tenant specific identity? Yes
For example a typical Pizza Hut, McDonalds, Taco Bell building promotes a theme.
- Y/N Does the building design avoid use of neon, tube shaped lighting? Yes
- Y/N Does the building avoid back-lit awnings? Yes
- Y/N Does the use of awning provide weather protection over walkways and entrances? Yes

- Y/N Are the awnings consistent in design? Multiple awning design is not permitted. Pg 16. N/A
- Y/N Is the awning design secondary and complimentary of the building design? N/A

Roofing materials. Pg 17-18 of the CDM.

Describe the roofing material: Asphalt shingles
 What color is the roofing material? Black, gray, brown

Color. Pg 18-20 of the CDM.

What is the main color on the exterior walls? Black/gray tones
 What color is the trim as in the fascia, cornice, window and door trim? Gray
 Describe the use and color of accents such as molding, shadow lines, door frames: The trim will create a unified and clean façade.

Hierarchy in building design. This should align with the elevation drawings. Pg 18 of the CDM.

- Y/N or NA. Does the project include secondary building structures as support buildings? No
- Y/N or NA. Does the project include multiple tenant spaces? Yes

Describe the common architectural treatment of the buildings within the development. Include:

- Secondary structures as support buildings None
- The façade (the exterior wall exposed to public view) the 'streetscape'.
 The existing entrance will move to face Pioneer Ave. The new façade will include a porch roof at the new entrance and balanced placement of windows with the new front door.
- Building height variation that reflects the location of individual tenants.
 Building addition rooflines are lowered from the main roof creating an interesting and cohesive relationship between the existing building and the addition
- Roof design
 The primary roof is a Gable Roof sloping at 6/12
- Window proportions
 The window and door proportions on the façade are in harmony with the 25-30% that is a minimum.
- Fencing
 The fencing will be limited to the dumpster enclosure. It will be a 6' tall cedar fence.

Walkways. *This should align with the landscaping, parking and lighting plans. Pg 21,22 of the CDM.*

Describe how the walkways are linked between the main entrance to the parking area and the public right-of-way. Include the location, width, length, texture, lighting, seating, vegetation, integrated art work, color and the visual contrast to the other surfaces.

The walkways will all be a minimum of 5' wide, gravel and link the building entrance to the parking areas and to both Pioneer Ave. and Lee Ave. The steps leading down from Lee Avenue to The Pioneer Avenue level are proposed and will require an agreement between the City of Homer and the owner. These steps will be designated public access. Construction costs will be paid by the owner and completed as part of this project. Lighting will be designed to provide illumination to pedestrian areas and parking lots. Lighting will be downward directional and either mounted on the building or on poles not to exceed 12' in height.

- Y/N or NA. Are the walkways 5 ft wide or greater? Yes
- Y/N or NA. Are the walkways visually distinct from the surrounding surfaces? Yes
- Y/N or NA. Are vegetative strips 3 ft wide or greater? Yes. They are
- Y/N or NA. Are walkways 100 ft long or greater? If so, include lighting and seating. No
- Y/N or NA. Are historic events and structures identified? N/A
- Y/N or NA. Do you plan to avoid walkways which cross parking stalls? No

Outdoor Common Areas. *This should align with the landscaping plan. Pg 23-26 of the CDM.*

Describe any building focal points that create a "visual draw," and/or the buildings' prominent entrance.

The entire front of this building is designed to create a welcome and invited feeling. The covered porch is the focal point. The artful sign and plantings around the building complement the walkways. The landscape plan includes trees, shrubs and flowers as well as lawn. The frontage on Main St. will also be landscaped.

Describe the building's outdoor leisure area. Include walkway location and widths for covered and uncovered walkways, plaza surfaces (brick, stone, aggregate concrete, colored, textured) landscaping, shrubbery, flowers, viewing platforms, seating and signage. Describe areas for outdoor sales/carts, art displays and outdoor dining. The site plan shows the pathways in relation to the porches and landscaping. All pathways are a minimum of 5' wide and are wood or gravel. The porches will be concrete. There is greenbelt fronting the Main building. Thoughtful landscape design will make the development more cohesive and visually attractive.

IF the project's floor area (total sf of all floors) is less than 5,000 sf., move to ***Loading and delivery area.***

- Primary structures shall incorporate either a prominent portico or plaza which is visible to the public and useable to customers or clients. Its size shall be at least 10% of the main level interior floor area. (CDM page 20) An area exceeding 10% of the total floor area for all the

buildings added together has been created as an open plaza. This area will be open to the clientele and employees of the buildings.

- If the floor area (total sf of all floors) is greater than 5,000 sf., then 5% of the floor area must be devoted to an outdoor leisure area.

The landscaped areas in front of each building provide an enhanced outdoor leisure area. The Total leisure area is 3200 sf. 10% of the total floor area = 2335 sf.

(Total floor area 23350 sf) X (0.05) must be greater than the outdoor leisure area. (CDM pg 24)

The 10% calculated above can count towards the 5% outdoor leisure area requirement

- Y/N Does the leisure area have trash receptacles, seating and/or tables. Yes
- Y/N Does the outdoor leisure area include walkways? If so, the walkways must be 8 ft wide or greater (p. 24). The leisure areas are bounded by the parking lot and the 10' wide building access walkway. The walkways from the parking to the buildings are 5' wide.

Loading and delivery area. *Should align with the Parking Plan. Pg 27 of the CDM.*

The needs for loading and unloading are modest and align with the parking plan.

- Y/N Are the loading and delivery areas oriented away from the street front? The loading areas are distinct. The existing front loading area is dedicated to large shipments, boats, vehicles, etc. There will be a secondary loading area via the new bridge spanning from the auxillary parking lot.

Landscaping and screening. *Should align with the landscaping plan. Pg 28-31 of the CDM.*

Describe the site's proposed landscaping, and any planned retention of the existing vegetation.

Provide a landscaping plan that includes:

- clearing limits No clearing required
- trees that will be thinned or topped None
- areas which will be completely cleared None
- the distance between buildings and trees No trees exist on site
- how existing vegetation will be protected during construction There will be minimal disturbance to existing vegetation in drainage ditch.
- how and where existing native vegetation will be retained. Existing alders along the westerly property line will be affected by the snow storage/ retention area.
- how and when the cleared areas will be replanted. The landscaped areas will be planted after the proposed building is constructed and the site grading is completed.

The property is already developed and well cared for. The areas where enhanced planting is

envisioned includes the parking islands and the fronts of the buildings.

- Y/N Is clearing limited to no more than 50% of the significant vegetation? Yes
- Y/N Does the plan include shrub planting on blank walls?
- There will be shrub planting along blank walls
- Y/N Does the plan include a minimum 3 ft landscaped buffer along all lot lines? Yes except as noted.
- Y/N Does the plan include a minimum 15-ft buffer from the top of a bank or drainage? The existing USCG building footprint falls within the 15' buffer on the west side of the existing building.

Fences. Pg 31 of the CDM.

Describe the site's fencing, its purpose, its material, height and visibility to the public.

6' tall cedar fence for dumpster enclosure.

- Y/N Does your plan avoid chain-link fencing? Yes

Parking. Should align with the parking plan. Pg 33*39 of the CDM.

Number of curb cuts? 2 Width of curb cuts? 25ft. Distance between the curb cuts? Existing curb-cuts on Pioneer Ave. and Main St.

Number of parking spaces? 44 Number parking spaces in front of the building? 12

- Y/N Does your plan avoid parking in front of the building entrances? Yes, provides ADA parking
- Y/N Are the curb cuts at least 200 ft. apart? Existing access is established. The revised access to the north on Main St. is well over 200' from the existing.
- Y/N Is traffic directed to side streets where possible? N/A
- Y/N Is the parking lot visible from Sterling Hwy, Lake St., Health St., Main St. or Pioneer Ave.? Yes
- Y/N or NA. Is parking lot screened with a 3 ft high solid hedge. Existing retaining wall along Pioneer Ave.
- Do the driveway widths meet the requirements below? Driveway entrance is 24' wide two way.
 - Maximum widths of one-lane driveways are 15 ft.
 - Maximum widths of two-lane driveways are 24 ft.
 - Maximum widths of three-lane driveways are 34 ft.

The parking lot in front is existing and the new configuration meets the design criteria.

If your project has less than 24 parking spaces, move to ***Lighting.***

If more than 24 spaces are required, 10% of the parking area must be landscaped with islands and/or dividers,

plus a 10ft buffer along rights-of-way. HCC 21.50.030(f)(1)(b).

If over 24 spaces, the parking lot is _24,000 sf. The landscaped portion within the parking lot is 3,430 sf. 14.3%

- Y/N The parking lot is paved. Required in the GBD per HCC 21.22.080(b). The main parking lot is paved. The auxiliary parking lot is gravel.
- Y/N Is less than 50% of the parking located in the front of the building? No
- Y/N or NA. If more than 24 spaces, are treed landscaped pockets provided every 100 ft or less? N/A
- Y/N or NA. If more than 24 spaces, is the minimum 10 ft landscaped buffer provided? N/A

Parking garages. Pg 35 of the CDM.

- Y/N Does your project include a parking garage over one-story or which encloses 20 or more vehicles?
If so, Planning Commission approval is required. N/A

Lighting. Should align with the Lighting Plan. Pg 7,8 &35-37 of the CDM and HCC 21.59.020.

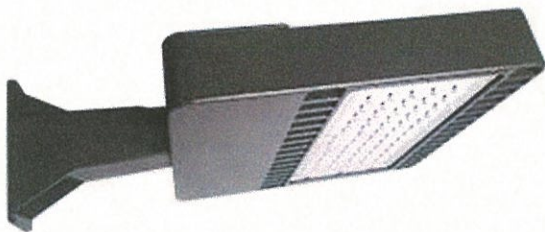
Describe the light fixtures, height, their purpose, lighting direction and visual appearance.
See attached lighting description

- Y/N Is light source hidden from public view? Yes
- Y/N Does your lighting avoid excess light throw beyond the pedestrians and/or vehicles area? Yes
- Y/N Does your project avoid mounting outside light fixtures above 15 feet? Yes
- Y/N Does your project avoid parking lot luminaires that are above 28 feet? Yes
- Y/N Does your plan avoid bright lighting on outdoor surfaces of buildings? Yes
- Y/N Does your plan avoid colored lighting on buildings? Yes
- Y/N Does your plan avoid utility lighting? Yes
- Y/N Does your plan avoid lit accents, canopies, color bars, stripes? Yes

Outdoor furnishings. Pg 37-38 of the CDM.

Describe the outdoor furnishings, their location, type, style, manufacturer, series, and color. If in the right-of-way, approval by Public Works and the Planning Commission is required. There are a variety of options for outdoor furnishings. The owner proposes to place benches along the walkways.

- Y/N or NA Are the outdoor furnishings a commercial grade designed for heavy public use? The benches will be commercial grade.



83509 LED SHOE BOX FIXTURE

OUTDOOR POLE/ARM-MOUNTED AREA AND
ROADWAY LUMINAIRES

TECHNICAL DATA SHEET


FEATURES

- Elegant and modern appearance
- Hollow heat sink design, fixture is lighter with excellent heat dissipation.
- High quality Samsung Chips
- Meanwell Driver

APPLICATION

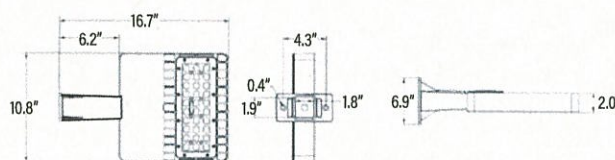
Parking lot, street and building perimeter lighting.

PRODUCT DETAILS

ELECTRICAL	
Wattage	48W
Voltage	90-295V
Current	0.4A
Power Factor	0.9
Total Harmonic Distortion (THD)	19.2
LIGHTING PERFORMANCE	
Lumens	5006
Lumens Per Watt (Lm/W)	104
Color Temperature (CCT)	5000K
Color Rendering (CRI)	75
Beam Angle	120°
Light Distribution	Type II, Very Short
Dimmable Lighting Control	
ENVIRONMENT	
Operating Temperature	-40°C ~ 50°C
Suitable Location	WET
Ingress Protection Rating	IP65
CERTIFICATIONS	



LIFESPAN	
Average Life (Hours)	50,000
Warranty (Years)	5
COMPONENTS	
LED Light Source	Samsung LH351B
Driver	Meanwell LPF-60-42
CONSTRUCTION	
Housing	Aluminum
Base / Power Supply	Hard Wired
Finish	Bronze
PACKAGING	
Master Carton	1pc / 811768026528
Country of Origin	China
HS Tariff	9405.40.6000
DIMENSIONS	
Dimensions (Inches)	16.7"(L) x 10.8"(W) x 2.0"(H)
Weight (Pounds)	9.3



ORDERING

ITEM#	DESCRIPTION	CASE
83509	LED SHOE BOX FIXTURE 48W/50K/90-295V/POLE/WALL MOUNT/BRONZE	1
BRACKET OPTIONS		
83530	LED SHOE BOX FIXTURE FITTING - ADJUSTABLE SLIP FITTER/BRONZE	1
83534	LED SHOE BOX FIXTURE FITTING - ADJUSTABLE TRUNNION MOUNTING BRACKET/BRONZE	1

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CITY OF HOMER
PLANNING/ZONING

Published lumens on LED products are approximate and may vary slightly.

MAIN STREET



CDM Review Worksheet

The Community Design Manual was adopted by resolution in April 2004 and amended in January 2009. The CDM is divided into sections: architecture, site design, and connections. Currently the connections section has not been completed. The architecture and site design sections are applicable to conditional uses within the central business district.

The CDM represents a statement of policies, which shall be observed for building and site design in the City of Homer. The CDM states: "The City of Homer encourages a creative approach to design by providing a flexible review standard. The Commission is authorized to waive specific Design Manual requirements if it finds that (a) an alternative design represents an equivalent or superior design solution to what would otherwise be achieved by rigidly applying specific requirements, and (b) the alternative design meets the intent of the general requirement."

Architecture Review (Begins on page 5 of 38)

The building and its setting: Buildings shall be designed to reflect the natural conditions of the site and shall include design elements, which visually anchor the building to the site.

1. Incorporate building design elements into landscaped areas.
2. Determine allowable building height.
3. Respect natural topography.

Staff comment:

- The front entrance of the building will include a large gathering space.
- There is a 35-foot building height limit; the proposed addition is just under 25 feet.

Staff: The applicant has worked to meet the intent of the CDM.

Building Lighting: Building Lighting: Lighting may be used to accent a building but shall not be used to denote a corporate or commercial image except on allowed signage. Lighting may be directed to a building but should generally not emanate from a building.

1. Avoid back lit panels and awnings.
2. Keep light sources hidden from public view.
3. Avoid bright lighting on outdoor surfaces of buildings.
4. Avoid colored lighting on buildings.
5. Apply utility lighting sparingly.
6. Lighted accents, canopies, color bars, stripes, or areas. (used sparingly)

Staff: Applicant is not proposing any of the above. The project must comply with 21.20.090 lighting standards.

Prominent Facades: Prominent facades include all building facades visible from waterways, arterials, and activity centers, and also facades, which face the road(s) providing primary access to the building site. Prominent facades may not be sterile wall planes void of architectural interest. They shall be detailed with added relief, shadow lines, and visual depth unless screened with landscaping.

1. Apply all design criteria to prominent facades.

The E Pioneer Ave is a prominent facade. The existing wood beam front entry way and cedar shake style siding will remain. This creates a focal point for the structure. The boat garage currently has a mansard style roof, which is contrary to the CDM. This roof has structural components so it cannot be removed. To remedy the current disjointedness of the structure, the second story addition will create a unified roofline. Although this will be a flat top roof, the applicant feels this design will be in harmony with the mass and scale of other buildings along Pioneer Ave. The Hillas Building at 126 W Pioneer has a slightly wider front and is also a two story structure.

Staff: The prominent facade of the building meet the CDM requirements.

Building Scale and Mass: One of the most prominent characteristics of a building's design is its scale and massing. The scale of building determines its size in relation to surrounding buildings; the massing of a building gives it interest and character. Modern building trends emphasize large-scale designs with no thought toward massing. This imbalance between size and visual character has resulted in visually obtrusive development, which is out of character with surrounding structures of a smaller scale. Large retail boxes epitomize this trend and are considered incompatible with Homer's small town characteristics.

1. Avoid long low wall planes.
2. Provide substantial shifts in walls and roof surfaces.
3. Provide visual terminus to tops of buildings.
4. Avoid unusual or atypical roof forms on all structures.
5. Limit roof areas in the same plane.
6. Reflect mass and scale of adjacent structures.
 - The existing structure is 121 feet wide and the second story addition will not appreciably change this dimension. The front awning area will remain and creates a focal point with substantial visual interest that provides balance to an otherwise long low wall. The front wall of the building will have attractive new windows centered on the retail entrance.
 - Roof area is one large flat plane, although the mansard roof line will be eliminated.

Staff: Applicant reasonably meets these requirements given the size, scale, and building use of the development.

Parking Garages:

1. Recess vehicle entrances in the main façade.
2. Screen parking garage facade

Staff: No parking garages are proposed.

Window and Door Fenestration:

1. Maintain balance in the placement of windows.

2. Conform to solid/void ratio requirements on prominent façade wall planes.
3. Reflective glass is discouraged.
 - Window placement is balanced.
 - There are variations in siding texture.
 - Reflective glass is not proposed

Staff: There are balanced windows in relation to the roofed porch at the main public entrance. On the west side of the building is a large windowed area that cantilevers out, which somewhat balances the boat garage door. The design conforms to solid/void ratios, and the color renderings show the use of different materials and textures to create visual interest.

Siding and Trim: Traditional building materials such as brick, stone or wood reflect human handicraft and provide texture to building exteriors. Materials for new construction and remodeling should convey similar visual qualities.

1. Use materials which simulate quality traditional building materials.

Staff: The siding and trim simulate traditional quality building materials; the structure will be clad in grey and black tones with wood textured trim. The building will have a modern architecture feel as shown on the renderings.

Miscellaneous Architectural Devices: Building design should be executed in a straightforward manner. Tack-on devices may not be used to mitigate poor design or to promote a particular theme. If a particular style or theme is desired, it should be reflected in the building's form and general detailing.

1. Architecturally integrated artwork is encouraged.
2. Avoid architectural gimmicks and fads.
3. Maintain consistency in awning design.
4. Avoid awnings which obscure or dominate the building design.
 - No architectural gimmicks are shown.

Staff: Meets these guidelines.

Roofing materials: Views of roofs from the ground and from higher elevations play an important role in the architecture of the city. Roofing materials shall be selected according to following criteria.

1. Use roof materials which provide texture and shadow lines.
2. Avoid bright-colored, reflective, or unsightly roofing materials.
 - Roofing will be asphalt shingles, in black, grey or brown.

Staff: Roofing materials meet the requirements.

Color:

1. Keep field colors subdued.
2. Limit bold or bright trim colors.
3. Finer details may be accented with brighter colors.

Staff: Applicant has provided an elevation rendering with planned material colors. The color palette comply with the CDM. Colors are subdued, with an accent colors of blues and greys.

Hierarchy in building design: Visual interest in the urban-scape can be achieved through a hierarchal approach to design. For example, strategically located structures, architectural elements or site amenities designed as focal points create a visual “draw” and suggest a point of activity. These also serve as a reference point for all subordinate structures. This concept is particularly applicable to large parcels with multiple structures. Multiple carbon copy buildings provide no visual hub and shall be avoided.

1. Design primary structure as a focal point.
2. Include area for outdoor leisure for Primary Structure.
3. Integrate secondary structures as support buildings.
4. Incorporate multiple tenant spaces into hierarchy of building design.
5. Provide consistent architectural interest to all prominent facades.

Staff: The applicant will be removing pavement in an area between the main structure and the white two story building. This area will become lawn and provide an outdoor leisure area for the site.

Site Design Review (begins page 21):

On-Site Primary Walkways:

1. Link commercial buildings and the public right-of-ways with primary walkways.
2. Assure that primary walkway width is proportionate to scale of project.
3. Differentiate walkway surface.
4. Accent walkways with significant landscaping.
5. Accent walkways with lighting and seating areas.
6. Identify historic events or structures.

Staff: Due to the steep terrain from both Main Street and Pioneer Ave, a separated pedestrian access route is difficult to achieve on this already developed site. A pedestrian access from Main Street would probably need to be a set of stairs which would be mostly in city right of way.

Secondary Walkways:

1. Link each building with walkways.
2. Assure adequate walkway width.
3. Differentiate walkway surface
4. Avoid walkways which cross parking stalls.

Staff comment: Secondary pathways provide access parking and building entrances at the front and rear of the buildings.

Outdoor Common Areas: A common area is a designed outdoor space which encourages outdoor activities and leisure in outdoor spaces associated with commercial development. Required common spaces must be provided on-site, but may be enlarged and extended into city rights-of-way to connect with the sidewalk, subject to City of Homer approval.

1. Provide common area of a size proportionate to development

2. Choose type of common area best suited to development
3. Locate common areas in view corridors.
4. Provide direct access to common areas with pedestrian walkways
5. Provide outdoor seating where people want to sit.
6. Consider allowed activities in common areas.

Staff: 5% of the gross floor area, or 1,167 square feet of outdoor common area is required. Applicant is providing a 2335 square foot grass area between the two main structures. This also meets the requirement for outdoor leisure area of 10% of the first floor area (equates to 1,300 square feet.)

Commercial Streetscape

1. Locate structure near front setback line
2. Orient service and delivery areas away from street
3. Limit the number of curb cuts
4. Limit width of driveways to 15, 24, or 34 feet.
5. Link dissimilar building with common site amenities. N/A
6. Provide covering over walkways where appropriate.
7. Place no more than 50% of required parking in front of buildings
8. Avoid parking in front of building entrance
9. Choose awning designs appropriate to building style.
 - Curb cuts are limited to 24 and 28 feet wide
 - No new curb cuts are proposed

Staff: This building requires multiple points of entry to segregate building users and functions. Considering the use, the building reasonably complies with the streetscape requirements.

Landscaping and screening

1. Control vegetation to preserve existing significant views
2. Avoid removing significant vegetation.
3. Provide adequate room for retained vegetation.
4. Protect existing trees during construction.
5. Replace lost trees which were intended to be retained.
6. Choose plantings which are compatible with existing vegetation.
7. Locate vegetation to preserve significant views
8. Retain the natural symmetry of trees.
9. Use shrubs or vines on blank walls.
10. Conform to all other landscape criteria in the Homer City Code.
 - Site is currently developed. The landscaped portion within the parking lots is proposed at 14.3% or 3,340 square feet.
 - There is an existing retaining wall along Pioneer Ave with public art.

Staff: The site is already significantly developed and has no significant vegetation. The applicant has stated they would like to improve the landscaping as part of this construction project.

Vacant parcels in all zones:

1. Limit clearing to no more than 50% of significant vegetation and retain vegetation in all required buffers and setbacks. Clearing limitations apply to all vacant parcels with no approved Development Activity Plan, Storm Water Plan or zoning permit for development.

Staff: No significant vegetation exists on site.

Fences

1. Choose fence materials carefully.
2. Limit chain link to non-visible areas.
3. Limit height of fences

Staff: The dumpster will be fenced with a 6 foot tall cedar fence.

Parking

1. Use landscaping to screen parking lots and service areas.
2. Limit the number of curb cuts.
3. Limit width of driveway.
4. Screen or enhance parking lots visible from the Sterling Highway, Lake Street, Heath Street, Main Street, or Pioneer Avenue.
5. Incorporate pedestrian ways into parking lots
6. Limit parking in front of buildings
7. Provide trees within larger parking lots
8. Avoid Parking in front of building entrances.
9. Handicap parking.
 - Service areas (dumpster) will be screened with fencing. See Conditions in the staff report.
 - Vehicle access points are already established.
 - Pedestrian walkways have been incorporated into the public parking lot and at employee entrances.
 - Parking in front of the building is existing and will be reduced.
 - Handicap parking spaces are located closest to the public entrances.

Staff: The parking lot meets the intent of these guidelines.

Parking garages

1. Recess vehicle entries in main façade.
2. Screen parking garage façade
3. Receive Planning Commission approval for parking garages over 1 story or which enclose 20 or more vehicles.

Staff: No parking garage is proposed for this development.

Outdoor Lighting

1. Keep light source hidden from public view
2. Use downward directional lighting
3. Avoid lighting large area with a single source.
4. Avoid excessive light throw.
5. Choose approved outdoor light designs
6. Avoid light fixture designs which have an industrial appearance.

Staff: Lighting fixture information was provided in the application.

Outdoor furnishings

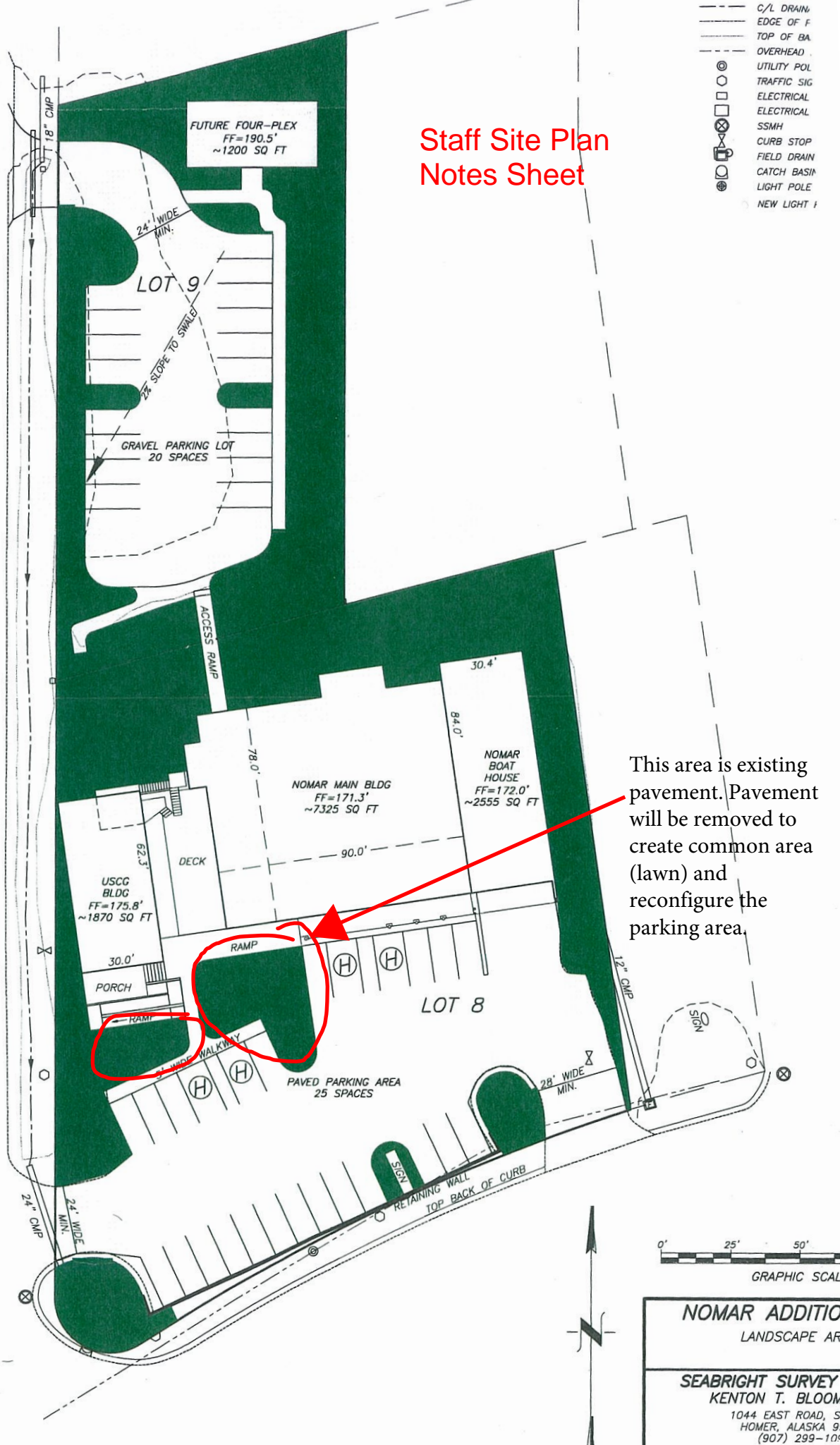
1. Use City approved furniture designs on public rights-of-ways.

Staff: No outdoor furnishings are proposed within public rights of way.

Finding: Project complies with the applicable provisions of the CDM.

- EDGE OF C
- C/L DRAIN
- EDGE OF F
- TOP OF BA
- OVERHEAD
- ⊙ UTILITY POL
- ⊙ TRAFFIC SIG
- ⊙ ELECTRICAL
- ⊙ ELECTRICAL
- ⊙ SSMH
- ⊙ CURB STOP
- ⊙ FIELD DRAIN
- ⊙ CATCH BASIN
- ⊙ LIGHT POLE
- ⊙ NEW LIGHT

Staff Site Plan Notes Sheet



This area is existing pavement. Pavement will be removed to create common area (lawn) and reconfigure the parking area.

NOMAR ADDITION
LANDSCAPE AREA.

SEABRIGHT SURVEY +
KENTON T. BLOOM, P.E.
1044 EAST ROAD, SUITE 100
HOMER, ALASKA 99603
(907) 299-1091

E Pioneer Ave primary
entrance. Adjacent bar on right



Site from E Pioneer Ave



Left building is non-conforming



View to the south over the existing building roof





View of northern lot, looking to the south along Main Street.

Traffic Analysis per HCC 21.18.060

A conditional use permit is required for every use that:

a. Is estimated to generate more than 100 vehicle trips during any hour of the day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, 9th Edition;

Staff comment: No hour of the day is projected to generate more than 100 vehicle trips.

b. Is estimated to generate more than 500 vehicle trips per day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, 9th Edition;

Staff comment: Vehicle trips per day are calculated as fewer than 500 per day.

c. Is estimated to generate an increase in the traffic to more than 100 vehicle trips during any hour of the day due to a change in land use or intensity of use; or

Staff comment: The proposed development is not estimated to result in more than 100 vehicle trips per day.

d. Is expected to generate traffic that will detract from the safety of, or degrade by one level of service, the highway, road, street, alley or intersection. [Ord. 13-27 § 3, 2013; Ord. 08-29, 2008].

Staff comment: The Pioneer Ave and Main Street intersection was recently upgraded to a four way stop, and a traffic light has been installed at Main Street and the Sterling Highway. Traffic from the proposed development is not expected in a volume, frequency or time of day that would degrade a level of service of the transportation network.

Land Use	Sq footage	AM peak hour generation rate per 1,000 sq ft		PM peak hour generation rate per 1,000 square feet		Daily Traffic Generation per 1,000 square feet	
			Trips		Trips		Trips
Manufacturing	9600	0.78	7.488	0.75	7.2	3.82	36.672
Office	3400	1.8	6.12	1.73	5.882	11.57	39.338
Retail	7325	2.06	15.0895	1.94	14.2105	26.59	194.77175
Apartment Units	4	0.55	2.2	0.67	2.68	6.72	26.88
Total Trips		AM Peak Hour	30.8975	PM peak hour	29.9725	Total Daily Traffic	297.66175

PUBLIC HEARING NOTICE

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Advisory Planning Commission on Thursday, January 2, 2020 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska, on the following matter:

A request for Conditional Use Permit (CUP) 20-01 to allow a second-story expansion of the NOMAR building at 104 E. Pioneer Ave. and a 4-unit apartment building at 3916 Main St. This request requires a CUP for more than one building containing a permitted principal use on a lot (HCC 21.18.030 (j)), light manufacturing (HCC 21.18.030 (h)), & for more than 8,000 square feet of building area (HCC 21.18.040 (d)). 104 E. Pioneer Ave. is also known as Lot 8 Tract A, Nils O Svedlund Subdivision Amended, Sec. 20, T. 6 S., R. 13 W., S.M. HM 0540251A. 3916 Main St. is also known as Lot 9 Tract A, Nils O Svedlund Subdivision Amended, Sec. 20, T. 6 S., R. 13 W., S.M. HM 0540251A.

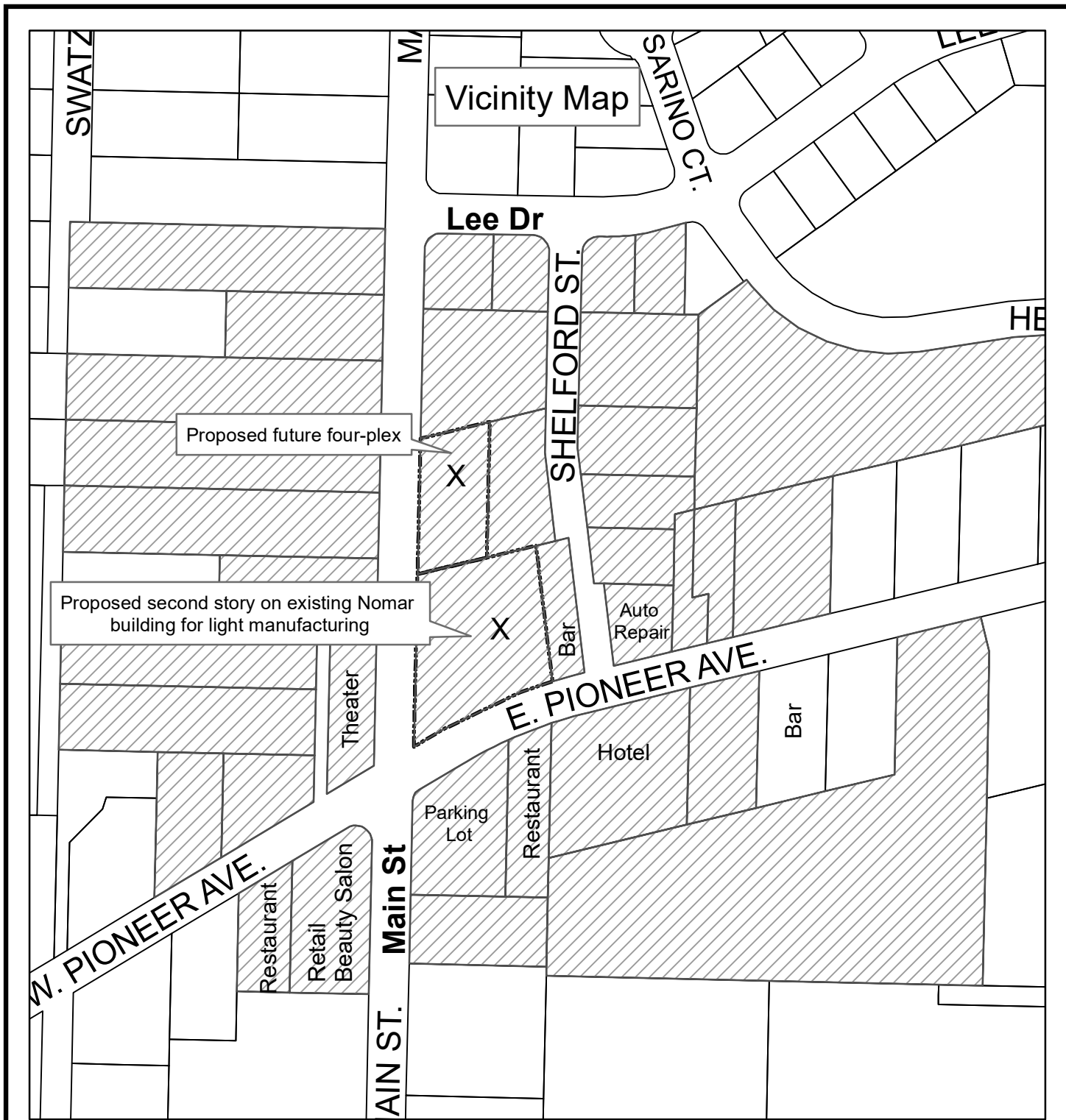
Anyone wishing to present testimony concerning this matter may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting.

The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Rick Abboud at the Planning and Zoning Office, 235-3106.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF PROPERTY

.....

VICINITY MAP ON REVERSE



City of Homer
Planning and Zoning Department

12/16/2019

Request for Conditional Use Permit 2020-01 104 E Pioneer Ave

Marked lots are w/in 300 feet
and property owners notified.

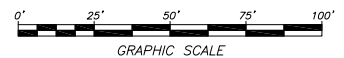
0 50 100 200 300 400 500 Feet



Disclaimer:
It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.

LEGEND

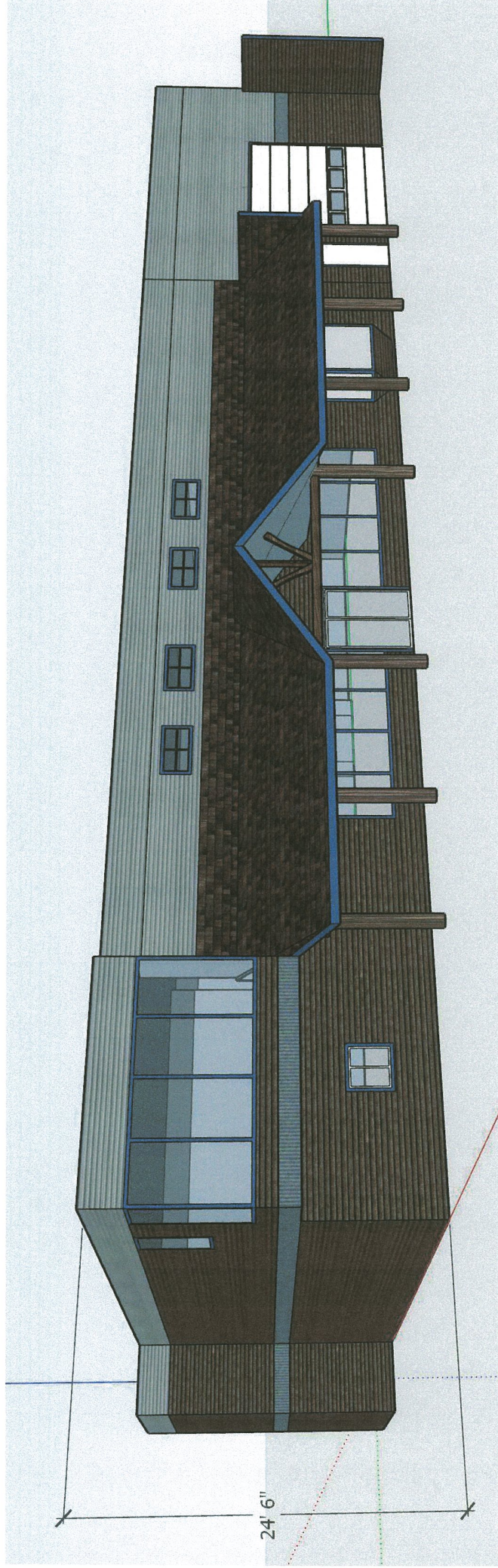
- EDGE OF GRAVEL
- C/L DRAINAGE
- EDGE OF PAVEMENT
- TOP OF BANK
- OVERHEAD POWERLINE
- ⊙ UTILITY POLE
- TRAFFIC SIGN
- ⊞ ELECTRICAL TRANSFORMER
- ⊞ ELECTRICAL TRANSFORMER
- ⊞ SSMH
- ⊞ CURB STOP
- ⊞ FIELD DRAIN
- ⊞ CATCH BASIN
- ⊞ LIGHT POLE
- ⊞ NEW LIGHT POLE



NOMAR ADDITION 2020 LANDSCAPE AREAS

SEABRIGHT SURVEY + DESIGN
KENTON T. BLOOM, P.L.S.
1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1091

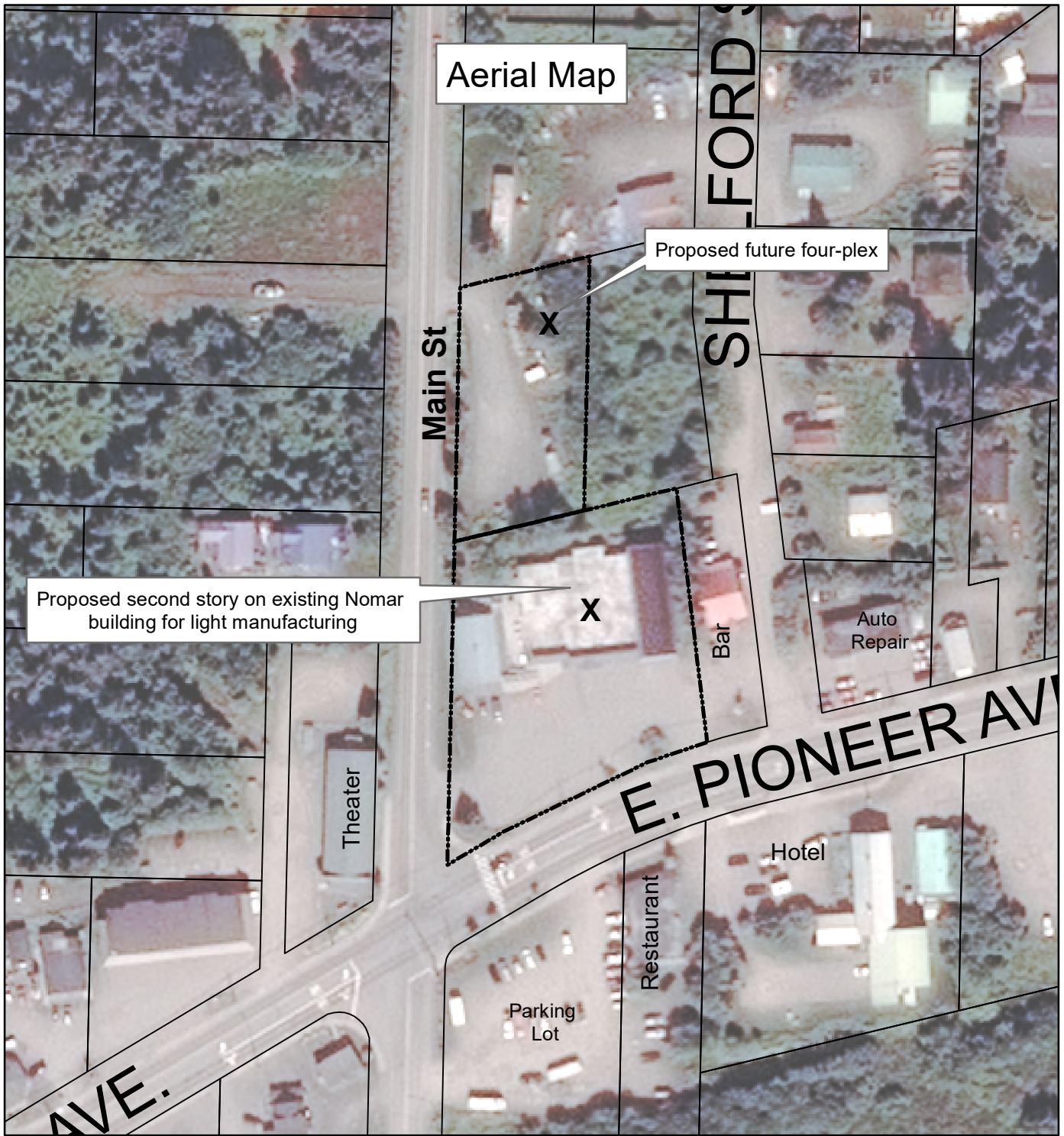
DATE: 11/2019 SCALE: 1"=25' SHEET #2 OF 2



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PLANNING/ZONING



City of Homer
Planning and Zoning Department

12/20/2019

Request for Conditional Use Permit 2020-01 104 E Pioneer Ave

0 50 100 200 300 Feet



*Disclaimer:
It is expressly understood the City of
Homer, its council, board,
departments, employees and agents are
not responsible for any errors or omissions
contained herein, or deductions, interpretations
or conclusions drawn therefrom.*

