

ACTION OF THE PLANNING COMMISSION

ACTION: Following a public hearing conducted on October 25, 2022, the Planning Commission adopted a Class 32, section 15332 – Infill Development Projects and Class 33, section 15333 – Small Habitat Restoration Projects Categorical Exemptions for an infill development project and adopted this action approving the Westwood Garden Apartment Planned Development Permit Amendment, Tree Removal Permit, and Design Review Permit, described further below, based on the Findings (Exhibit 1), Conditions of Approval (Exhibit 2) and application material (Exhibit 3).

Project: Planned Development Permit amendment to develop 102 new, one bedroom dwelling units about 416 square feet in size on a 4.5 acres project site known as the Westwood Garden Apartments. The site is currently developed with 60 dwelling units. The infill housing improvements include new or revised access, parking, laundry, solid waste, walkways, utilities, lighting, stormwater, and landscaping. Site development includes the removal of 21 trees: 10 trees greater than 16 inches in diameter (DBH); and 11 trees less than 16 inches in DBH. Janes Creek/McDaniel Slough is in the southern portion of the parcel about 0.7 acres in size. No development except for riparian enhancement is proposed within the 100-year flood zone and Janes Creek riparian area. Exceptions to the amount of private recreation area and yard setbacks are requested.

Application Type: Planned Development Permit Amendment, Tree Removal Permit, and Design Review Permit.

Location: 2351 Westwood Court, Arcata

Property Owner / Applicant: Eric and Steve Strombeck

File Number: 212-027-PDP-TRP-DR

Zoning/General Plan: Residential High-density

Coastal Status: The project site is not located in the Coastal Zone.

Environmental: Pursuant to the California Environmental Quality Act Statutes and Guidelines Class 32, Section 15332, and Class 33, Section 15333, as further evidenced in the Findings of Approval (Exhibit 1) the project:

- a) Is consistent with the Residential High-density general plan designation and all applicable general plan policies as well as the Residential High-density zoning district.
- b) Occurs within city limits on a project site substantially surrounded by urban uses. The housing redevelopment and supporting improvements project site occur on about 4.5 acre portion of the 5.2 acre site.
- c) Project site has no value as habitat for endangered, rare, or threatened species. A portion of the 5.2 acre property does have about 0.7 acres of the Janes Creek riparian area along the southern property line. The riparian area is currently fenced and outside the proposed redevelopment area. Janes Creek is known to support Coho salmon, a threatened anadromous fish species. The white-tailed kite, a raptor is known to breed in the vicinity. The project will incorporate site-specific avoidance and minimization impact plan in consultation with the CA Department of Fish and Wildlife and a riparian enhancement plan.

- d) Would not result in any significant effects relating to traffic evidenced by the traffic study, noise, which would be no greater than baseline for allowable uses, air quality since the use will not produce air pollutants, or water quality as the project will comport with all stormwater requirements.
- e) The site can be adequately served by all required utilities and public services, which are at the street and readily available.
- f) Janes Creek riparian enhancement will not remove or disturb hazardous materials.
- g) Project will remove non-native plant species and plant native primarily using hand tools.

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 (LUC) §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 November 8, 2022.

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

Date Approved: October 25, 2022

ATTEST: _____



David Loya, Community Development Director

Exhibit 1

Findings for Approval

The following findings are made in approving the Westwood Gardens Planned Development Permit amendment, Tree Removal Permit, and Design Review Permit, File Number 212-027-PDP-TRP-DR. The following findings are based on the Arcata Land Use Code (Code). The Planned Development combining zone was added to the property by Ordinance No. 870 adopted in 1976. The apartment complex pre-existed the combining zone by almost ten years. Although no Planned Development Permit was issued for the subject property, the Planned Development Permit findings are included based on Ordinance No. 870.

I. PLANNED DEVELOPMENT PERMIT AMENDMENT (TYPE B) FINDINGS - CODE §9.72.070.G:

- a. *The proposed project carries out the policies and intent of the General Plan, Local Coastal Program and any applicable specific plan.*

The subject parcel is not located in the Coastal Zone or an area with a specific plan. Based on the following the proposed project carries out the policies and intent of the City of Arcata General Plan:

Land Use Element

Consistent with land use policies, the proposed project is a residential infill development project within an urbanized area. The subject property, located in the Westwood/Sunset neighborhood has a Residential High-density (R-H) land use designation, the highest residential density in Arcata. Land use policy LU-2a specifies: R-H density residential uses are designated in central Arcata to allow increases in density above present levels. Table LU-2 lists multi-family dwelling as an allowed use up to 32 dwelling units per acre. The subject parcel is 5.2 acres in size, thus would allow up to 167 dwelling units. The proposed 102 dwelling units brings the total number of dwelling units within the allowable density range at 162.

The project meets the infill and housing goals of the Land Use Element, including LU-1f, promotion of infill development. The project is considered an infill development because the project is utilizing underdeveloped areas of the existing apartment complex with full city services. The project site does have a large amount of existing open space consisting of the Janes Creek area and a grassy lawn area with mature landscape trees. The new buildings are dispersed in areas already developed such as the carports, parking and driveway areas and within the large open lawn area. A new extension of the driveway along the west property line will provide circular access around the proposed and existing residential buildings. Three of the 11 new apartment buildings will replace the existing carports with covered parking spaces on the ground floor and dwelling units on the second floor.

Policy LU-2b, provides a land use plan map with various residential use categories to promote a diversity in housing types and choices for our community members. The project is consistent with the R-H designation by primarily providing rental dwelling units. All of the proposed units are one-bedroom, one bath developed in 11 different buildings. The applicant proposes to develop one bedroom dwelling units that respond to the City's Housing Element policies to provide student and senior housing units. The 2019-2027 Housing Element indicates the 2016 persons per household is 2.25, while the latest US Census estimates (7/21) indicate an increase to 2.36. Thus, it could be expected the 102 new units may provide housing for 241 community members.

Growth Management Element

The project is proposed in an area developed with full urban services. The project is proposed within the City's Urban Services Boundary with urban services (water, wastewater, and utilities, fire and police protection) available to serve the proposed development. The project is considered an infill housing project by developing additional dwelling units on lands with full city services available. The project does not induce growth that was not anticipated in the General Plan. The site is planned and zoned for the proposed high-density residential development.

The project will not require the development of additional infrastructure that will place undue burden on the City's resources in the future. However, the applicant is responsible for providing necessary infrastructure improvements to serve the proposed development.

Transportation Element

The project meets the applicable Transportation policies. The project increases the density of the properties within the urban services boundary thus, lessening the pressure to develop rural areas. Developing within Arcata's existing urban service areas meet the land use development patterns objectives of Policy T-2a. Residential high-density development near transit and other alternative transportation infrastructure supports Arcata's goal for a balanced transportation system that divert automobile trips to other modes of travel.

The project site is located less than 1,000 feet to City bus services near the Westwood Shopping area and about 1,300 feet to the bus stop on Foster Avenue. These bus routes serve the Mad River Hospital, Valley West shopping center, Cal Poly Humboldt, Arcata Plaza and the City Transit Center. Bus service connections to other parts of the community and the greater Humboldt Bay area are available from the bus stops near the project site. The project will increase ridership on the public bus systems thereby supporting the creation of additional routes and service times.

The project is located near the Class 2 bikeway along Alliance Road and other Class 3 bikeways serving the Cal Poly Humboldt, downtown and the Arcata Bottoms area. These bikeways link to other bicycle routes that serve McKinleyville, Blue Lake, and Eureka areas. The project includes 84 indoor bicycle parking spaces within building numbers 10 and 11. Land Use Code requires a minimum of 50% of the vehicle parking spaces. With 171 vehicle spaces the minimum number of bicycle spaces is 86. A condition of approval requires the minimum number of bicycle parking spaces be provided.

Public sidewalks are located on both sides of Westwood Court leading to sidewalks on the west side of Alliance Road. A focused traffic study recommends the restriping of a crosswalk at the Alliance Road/Westwood Court intersection and possible turn lanes on Alliance Road. The project approval includes conditions of approval that require the applicant to restriping the crosswalk and other transportation improvements to the satisfaction of the City Engineer.

A cross walk on Alliance Road with a small pedestrian refuge area is a short distance south of Westwood Court. This crosswalk provides access to a trail through the Sunset neighborhood. This trail provides access to the Arcata Elementary School, Larson Park and Cal Poly Humboldt. Another crosswalk on Alliance Road is located north of Westwood Court near Stewart Avenue/Court. A pedestrian path is also located at the end of Stewart Court providing access to the Sunset Neighborhood and beyond. Pedestrian access from the project site is provided to the Westwood neighborhood commercial area along sidewalks on Chestnut Place, Stewart Avenue, and Alliance

Avenue. The project does include accessible pedestrian access throughout the proposed development.

The subject property borders the recently annexed lands to the west. These vacant lands to the west were recently purchased by Cal Poly Humboldt. Currently the future use of these lands has not yet been disclosed. The City's Pedestrian and Bicycle Master Plan identified both bicycle and pedestrian access improvements required to connect the annexed lands to the Westwood/Sunset neighborhood and the Westwood Manor Park and Ennes Park. Referral comments from the Environmental Services Department recommend a condition of approval to secure access for pedestrians and emergency access between the lands to the west. This future access will ensure neighborhood connectivity and access to adjacent neighborhoods and parks consistent with transportation policies.

The General Plan parking objectives are intended to ensure new development provides adequate but not excessive supply of parking. The City's parking policies balance the basic inherent need for parking with the understanding that the former paradigm of development designed to support the single occupant vehicle is unsustainable. Our community's sustainability goals support providing housing rather than parking on our limited land resources. The project is consistent with parking policy T-6c by providing just over one parking space per dwelling unit. The project includes a mix of 171 covered and uncovered motor vehicle parking spaces and ten motorcycle parking spaces for the 162 residential units.

Based on the discussion above, the proposed project is consistent with the following Transportation policies: Balanced Transportation System and Choice of Modes; Travel Demand Management, Bus Transit, streets /Highways, Bicycle/Pedestrian Facilities, and Parking Supply and Parking Management.

Public Facilities and Infrastructure Element

The project meets the Public Facilities and Infrastructure policies. The residential infill project is located within the City's Urban Services Boundary. The project is located in an area fully developed with urban services. Referral comments from Engineering and Environmental Services did not indicate any issues with regards to extension or expansion of new public facilities or utility infrastructure. The project will not require the development or expansion of additional water, sewer, stormwater, solid waste or recycling facilities. The project will need to obtain a sewer lateral certificate consistent with City municipal code sections regarding private sewers and inflow and infiltration from groundwater. The project does not require new schools, fire department, libraries or other public services or programs.

Improvements to the existing wastewater, water, and stormwater utilities systems servicing the existing apartment complex are required for the proposed dwelling units. Based on the recommendation of the City's Engineering and Environmental Services Departments as a condition of approval the applicant shall repair the existing stormwater culvert/drainpipe located near the front access area that is in poor condition. The project increases the amount of impervious surfaces and may further compromise the existing storm drainage system. The condition of approval also includes a wastewater pipe connection that shall be repaired. The new dwelling units add additional wastewater load which may also compromise the existing wastewater line servicing the property.

As with all development in the City, the project will meet the City's Municipal Separate Storm Sewer System (MS4) Water with Low Impact Design features are incorporated in to the project to assist in the City's water quality program. Consistent with Policy PF-3, this project proposes an above ground

storm water detention system to reduce post construction drainage flows to pre-construction volume. The storm water management includes pretreatment of runoff from the development and natural filtration within the detention basin to reduce pollutant loading. The project also proposes the use of pervious pavement for all new driveways and off-street parking areas.

The Arcata Fire Department does require a new fire hydrant be installed to meet fire suppression needs of the proposed development. According to current Building and Fire Codes, the new dwelling units will be designed with fire suppression sprinkler systems.

Consistent with water conservation Policy PF-1c, the project's landscaping is designed according to the CA Department of Water Resources - Model Water Efficiency Landscape Ordinance. The landscape irrigation design ensures the irrigation system and landscaping are designed to conserve water resources.

Referral comments from Pacific Gas and Electric indicate existing gas and electric services are near some of the proposed buildings and will need to be relocated. Proposed buildings may not be developed under electric lines or over gas lines.

Based on the discussion above the project is consistent with the Public Facilities and Infrastructure policies.

Housing Element

The proposed residential infill project includes 102 new one-bedroom dwelling units within an existing apartment complex. The smaller units, provide additional housing opportunities for senior, student, or small household populations. Eleven new structures consisting of five different sizes and design are spread throughout the existing housing complex originally developed in the late 1960's. All the existing 60 two-bedroom dwelling units will remain.

The infill development provides new housing development for our community members consistent with the housing element policies: HE-1; HE-2; HE-5; HE-11; HE-12; and HE-13.

The project will adhere to current building and fire code requirements for public safety, and energy efficiency. The use of several building sizes within the developed area maximizes the use of land (HE-1). The project is designed to maintain the existing dwelling units while providing service and utility upgrades to the site to further their building lifespan (HE-2). The small dwelling unit size provide a distinct housing type within an area served with existing public services and facilities (HE-5). The proposed two-story buildings are similar in height with the existing development. The building heights do not create a drastic change from the neighboring single-family residences on Stewart Avenue. The landscape plan, designed by a professional designer features many native plants. New plantings are larger than typical to compensate for the loss of existing mature landscaping (HE-6). The project is located near bus stops consistent with HE-11. Although not, required, Cal Pol Humboldt students and staff may be housed at the site (HE-12). In addition, the project follows HE-13 policy as a high-density residential, infill project.

Recreation Element

The existing development has a large open space area with mature landscaping. This area is developed with a large grassy area with picnic areas and a playground. The current tenants utilize this area for on-site recreation. Much of the proposed infill project is located within this large open space area. The proposed project establishes pockets of outdoor recreation space throughout the

complex. New picnic areas with tables, barbeque, and community garden areas, as well as new playground equipment are proposed.

The Land Use Code requires common and private recreation space for multi-family projects. Code Table 4-3 specifies projects with more than 31 dwelling units provide a minimum of 2,000 sf of common recreation space and 150 sf of private recreation space for each unit. The project includes about 8,366 sf of common recreation space. These are the pockets of outdoor recreation space that in some cases are also considered self-retaining or bio-swale areas for stormwater management and landscaping. An exception to the Code is related to the 150 sf minimum private recreation space for each dwelling unit. Typically, these are in the form of a fenced patio or deck that become more difficult to meet with multi-level buildings and compact development. The applicant proposes 48 sf of private recreation space in the form of fenced patio or balcony.

The local parks (Westwood Manor, Ennes, Shay, Larson, etc.) are expected to see an increase of users based on the loss of the large grassy open space, increased tenants and the type and size of both common and private open space. The Environmental Services referral comments recommend improved connectivity to nearby Ennes Park. This connectivity requires cooperation with the land recently purchased by Cal Poly Humboldt. As a recommended condition of approval, the property owner shall offer to dedicate a public access easement for pedestrians and emergency access between the parcels.

Pursuant to the city's zoning code, a residential construction tax will be collected as part of the Building Permit to support the community's nearby recreation and park facilities. Based on the above the project is consistent with the recreation policies IIA; IIB; IIC; IVA.

Open Space Element

The project is consistent with the open space policies. The open space element objectives are to maintain and enhance the communities open space areas. The communities open space areas include natural resource areas (forest, creeks, wetlands), resource production areas (agriculture, timber), outdoor recreation areas (community forest, marsh and wildlife sanctuary) and areas that otherwise may not be developed due to health and safety hazards (seismic, flood).

As noted in the recreation section above, the site currently has a large open grassy area where most of the residential infill will occur. The 5.2 acre site also has an area about 0.7 acres in size of the Janes Creek riparian area. This portion of Janes Creek riparian area has several property owners that manage the resource – the applicant, another adjacent multi-family property owner, Cal Poly Humboldt, and the City (Westwood Manor Park). The open space element, figure OS-a – Open Space Plan Map, designates the riparian area as open space. A portion of the subject property is within food zone AE – an area subject to inundation by a 1-percent chance of flood event. No development is proposed in the riparian area including the flood zone.

The riparian area is almost entirely fenced with a tall chain link fence that limits access to the area. The riparian area has a mix of mature conifer trees, shrubs and ground cover. Ivy and other non-native plants heavily impact the resource. On- and off-site portions of the riparian area are also impacted by unauthorized access and camping. As further discussed in the resource section below, the area is known to have supported raptor nesting habitat in the past.

The applicant has offered to dedicate the 0.7 acre riparian area to the City as a public access and open space easement. The City's Environmental Services Department contemplated the community benefits of the offer and recommends an offer of a public access easement and drainage maintenance easement instead. The drainage maintenance easement would allow the City to access the 0.7 acre site to maintain the drainage flows. The public access would be specific to the narrow portion of the 0.7 acre riparian area as shown on the (Attachment A, Exhibit 3 - Proposed Easement Exhibit). The public access would provide connectivity from Westwood Court to the lands west. A condition of approval requires the applicant to design and develop the access trail/path. Similar to other access easements, the City would be responsible to maintenance and liability. The City does find trail connectivity as an important component to ensure neighborhood connectivity with Ennes park. The proposed increase in residents, loss of on-site open space and recreational uses, and the redevelopment of the Cal Poly Humboldt site increases the need for planned access.

The project does not propose any new development in the Janes Creek riparian area. The increase in human activity adjacent to Janes Creek may indirectly increase potential conflicts with the protected open space area. As further discussed in the resource section below, a recommended condition of approval, would require the applicant to prepare and implement a riparian enhancement plan. The enhancement plan will improve the environmentally sensitive habitat area an important open space area for the Westwood neighborhood.

Based on the above, the project is consistent with the open space policies: OS-1a - OS-1e; OS-1g; OS-2a; OS-2b; and OS-5a; through the preservation, enhancement and access of the Janes Creek riparian area.

Resource Conservation & Management Element

The project is consistent with the Resource Conservation and Management policies. The resource conservation goals protect, enhance and restore the natural resources such as creeks, wetlands, forest, and agricultural soils. The project site and vicinity are not associated with agricultural soils, open water of Arcata Bay and tidelands, forested slopes of Fickle Hill ridge, timberlands, or groundwater. The project site does contain a 0.7 acre forested, riparian area associated with Janes Creek, a class 1 fish bearing stream. The following is a description of Janes Creek, an excerpt from the Creekside Homes Final Environmental Impact Report:

Janes Creek represents unique habitat, a wildlife movement corridor, and a linkage between aquatic and terrestrial habitat. Janes Creek also represents an urban stream that flows through the center of Arcata, which includes industrial, commercial and residential properties. In the mid-1900s the stream was significantly impacted, with complete tree and canopy removal, lack of setbacks, and sediment accumulation. This alteration of the creek is evidenced in Figure 2.10A and Figure 2.10B of the Draft EIR (pg. 2.10-4), which shows the residential development site when it was developed as a lumber mill. In response to these historic disturbances, restoration was conducted by the City and Redwood Community Action Agency (RCAA) in 1995, which resulted in the reestablishment of a tree canopy along the creek.

The Westwood Gardens land were a portion of the lumber mill described above. As noted in the Open Space discussion above, the portion of Janes Creek on the subject parcel is within a mostly fenced area about 0.7 acres in size. The riparian area has a mix of mature conifer trees, shrubs and

ground cover with several non-native plants heavily impacting the resource. Within the vicinity, unauthorized access and camping are impacting the riparian area.

The project includes the removal of up to 21 trees, a reduction from the original proposal of 49 trees. None of trees subject for removal are located in the fenced riparian area. The tree removal is required for the proposed driveway extension around the complex and the new residential buildings and associated infrastructure. A comprehensive landscape plan primarily focuses on the new areas disturbed; however, some minor landscape improvements are proposed for the existing developed areas. The landscape plan, prepared by a licensed designer primarily consists of native plant species.

The majority of the construction activities occur no closer to the riparian area than the existing development. A portion of the driveway extension parallels the fenced riparian area. Resource conservation policy RC-2c.1 establishes an Environmental Buffer Area (EBA) of not less than 25 feet outward from the top of bank. The Land Use Code section 9.59.050 A.1. further extends the EBA to the area bounded by the Federal Emergency Management Agency's (FEMA) Flood Zone A. The proposed road extension is located outside the FEMA flood zone, thus is consistent with the Policy RC-2c.

Referral comments from the California Department of Fish and Wildlife (CDFW) identify a white-tailed kite breeding territory in the vicinity of the project. The applicants retained a wildlife biologist to assist with a management plan for construction as recommended by CDFW. The construction management plan will include minimization measures to avoid food and trash attractions for corvid (raven) that are known to prey on nests. The following recommended minimization measures are incorporated into the conditions of approval:

- a 300-ft. construction buffer from raptor nests. It will be important to know if/where kites or other raptors are nesting within 300 ft of proposed construction. Nest sites can change from year to year. Most kite nests will have fledged by July 15. If construction is proposed between February 1 and July 15, a raptor nest survey should be performed by a qualified ornithologist. If active nests are within 300-ft of proposed construction, construction should wait until after nest fledging. Alternatively, the project may propose a site-specific avoidance and minimization impact plan for CDFW review and approval.
- Retain the Monterey Pine trees along Janes Creek, these are one of the white-tailed kite alternative nest locations.
- Include food and trash management protocol to reduce corvid (raven) attractions.
- Tree removal should occur outside the general nesting bird season. Recommend a nesting season avoidance window of February 1 – August 15 for this location. If trees are proposed to be removed during the nesting season, it should be done under the supervision of a qualified ornithologist in consultation with CDFW.

Janes Creek is a fish bearing stream that supports salmon and trout species, including the coho salmon, a threatened species. The removal of tidegates at the mouth of Janes Creek – McDaniel Slough several years ago removed a significant barrier to the anadromous fish. The proposed infill development does not encroach into the Janes Creek riparian area any further than the existing conditions. Standard stormwater protection requirements minimize short- and long-term water quality impacts from the infill development.

As noted in the open space section above, and consistent with Policy RC-2h the applicant shall prepare and implement a riparian enhancement plan to improve the riparian habitat of the Janes

Creek. The enhancement plan will assist with the City's resource conservation goals and improve the environmentally sensitive habitat area from short- and long- term disruption of the residential infill project. The City recommends, not requires, the applicant consider partnerships with adjacent landowners, especially Cal Poly Humboldt, with a coordinated, local riparian enhancement collaboration.

Consistent with Policy RC-2d and RC-2f, the applicant shall record a Notice of Deed Restriction for Stream Protection protect the functions of the environmentally sensitive habitat area.

The area of infill development does not have any wetland resources. It is assumed the Janes Creek riparian area has wetland habitat as well. The incorporated stream protection will similarly protect the wetland habitat. Thus, the project is consistent with the wetland protection policies. Based on the above, the project is consistent with the resource conservation and management policies.

Air Quality Element

The proposed development and use are consistent with the Air Quality policies. The project includes travel demand components to reduce the percentage of automobiles and annual vehicle miles. The project:

- is located within 0.25 miles of a public transportation bus routes;
- includes indoor bicycle parking facilities;
- is located near bicycle route (Alliance Road);
- includes residential development within the Urban Services boundary;
- includes sidewalks, and paths;
- requires dust control measures during construction; and
- includes energy efficient design.

Although automobile usage will increase after build out, the project is considered an infill project utilizing existing residentially zoned property. Policy LU-1f promotes "infill development" for redevelopment of under-utilized or vacant parcels that are surrounded by existing urban development. The proposed development of 102 additional residential dwelling units do not include any activity or uses that are expected to generate air quality pollutants. Construction activities will be a source of short-term exhaust and dust from construction tools, equipment and vehicles. Standard conditions of approval are included to minimize construction dust, and construction tools, equipment and vehicles. No wood burning devices are included in the dwelling units. The project does include gas heating and cooking appliances. Although the City encourages, it does not currently have the regulatory authority to require new construction include all electric systems.

Design Element

The proposed residential planned development is consistent with the residential design policies. The project is not located in or near a designated scenic route, specified resource area, landscape feature or neighborhood conservation area. The residential design objectives provide: living environments that are aesthetically pleasing; personal safety and privacy; leisure needs; and promote social interaction.

The proposed project includes eleven new multi-family structures two-stories in height. Although the allowable building height is up to 35 ft, the proposed building heights are about 23 ft. The new structures consist of five different sizes with a similar design. The new structures are generally smaller in bulk and mass than the existing three buildings. The new buildings range from five to

fourteen dwelling units each. The new development consists of the demolition of three carport structures and rebuilding new carports on the ground floor with eight or fourteen dwelling units on the second floor. Four new structures have eight dwelling units above carports. Two new structures are 2-story with dwelling units on the first and second floors. The remaining residential structures consists of five dwelling units above laundry, storage, carport and covered bicycle parking. Five of the new structures are in existing developed areas and require the demolition of existing carports or laundry/storage structures. Six of the new structures are dispersed within the existing open area surrounded on three sides by the existing structures.

The new structures will have exterior staircases, upper walkways and patio/balconies. The revised project includes added architectural features to break up the roof and wall planes. These added features include roof dormers and a mix of vertical, horizontal and shake siding materials. The stairs and decks are wood construction. All new outdoor lights are dark-sky friendly. The revised site plan maintains the residential high density unit count, reduces the number of trees removed and improves the building alignments.

The development provides private storage areas, covered and uncovered motor vehicle and bicycle parking, laundry, solid waste/recycling, walkways and common recreation areas dispersed throughout the complex. Parking is generally located on the outside perimeter of the dwelling units. Sidewalks and paths interconnect all the facilities. The revised project includes 102 individual storage lockers located inside the new building numbers 10 and 11.

Consistent with Policy D-5a Multi-family design, the structures: maintain the scale and character of the other structures in the immediate vicinity; avoid abrupt changes in height and bulk between structures; are grouped compactly to provide dispersed usable open space. Although the two-story design meets several of the design policies, it does require more building footprint that compromises the amount of open space. The revised building elevations are consistent with Policy D-5a.3 by providing architectural features to articulate building elevations and avoid long continuous wall and roof planes avoided. In addition to the balconies and patio areas, the revised building elevations include various siding materials and roof dormers. The wall planes of the structures generally have private outdoor balconies/patios on one side; stairs on each end; and an exterior walkway for the front entrances. The two-story gable ends include a mix of vertical, horizontal and shake siding to and visual interest and avoid continuous walls. All the windows and doors are symmetric.

The Planning Commission finds the proposed new buildings numbers 1, 2, 3, 4, 6, 7, and 8 does not avoid a long, continuous wall plan on the rear wall of the first floor. As a condition of approval, the new carport structures shall break up the long, continuous horizontal siding with fiber cement panels, shake or vertical siding on the rear wall. Based on the conditions of approval and the different structure sizes, design and placement within the complex, the project is consistent with Policy D-5a.3 – avoid continuous walls.

Currently all the existing buildings paint colors are a pale-yellow body and brown trim color pattern. The proposed paint color palette for the new structures are a mix of gray, light and dark tan body/trim combinations. These are compatible colors with the existing and proposed structures however, some may find this does not provide tenants an individual and unique identity to their home. Painting the front doors a unique color or greater variety in a buildings color pattern can assist with meeting design element Policy D-5a.7 that encourages individual units should be easily distinguishable from one another.

The high-density, residential, infill, project has dispersed building units to maximize the land available for development. The one-bedroom design allows window exposure for each unit with either east/west or south/ north exposure consistent with Policy D-5a.4.

Much of the existing parking will remain. New carports with dwelling units above replace the existing single-story carports. The new uncovered parking spaces and driveways are designed with pervious pavement or pavers to assist with stormwater management.

The project includes new landscaping for the infill areas that meet the Landscape Design policies. The new landscaping uses oversized plants to encourage success and become more established. The design includes mostly native plants and an irrigation design for water conservation.

Historical Preservation Element

The proposed residential infill development is consistent with the Historical Preservation Element policies. The property is not a designated Landmark Historic resource or located in a neighborhood conservation area. The property has several multi-family structures that are not known to be historic. The site was developed in the late 1960's and maintains much of its original design. Except for the carports, no alterations to the existing multi-family structure are proposed. The new structures will be easily distinguished from the existing units by the design and building materials.

Referral comments from the three Wiyot Tribal Historic Preservation Officers recommend standard conditions of approval identify the responsibilities of the applicant/property owner in the event unknown cultural resources are discovered during project development.

Public Safety Element

The project meets the intent of Public Safety policies. The new construction will meet the latest building and fire code requirements for our area including wind, seismic, soil and fire suppression codes to ensure public safety. The residential development does not include the routine use of hazardous materials. The Arcata Fire Department recommends approval for the proposed residential infill project. A new private driveway extension will connect to existing driveways to create a circular loop around the apartment complex. The on-site circulation is designed to accommodate emergency vehicles. A new fire hydrant is required to provide additional fire suppression. The project referral to the Arcata Police Department did not result in any comments or concerns.

According to the General Plan Hazards Map – Figure PS-a (revised), the project area is/is not mapped with the following hazard constraints:

- 1) Flood Zone – AE and AE- Floodway. All proposed residential development occurs outside the flood hazard areas;
- 2) Alquist – Priolo (Earthquake Fault Hazards) – no mapped earthquake fault hazards;
- 3) Earthquake Potential Active Fault (PAF) – no mapped PAF;
- 4) Liquefaction – mapped within a moderate and high liquefaction area. Project shall adhere to the site specific recommendation of the Engineering Geologist – LACO 2022;
- 5) Matthews Dam Failure (Ruth Lake) – mapped with dam failure inundation area;
- 6) Hillside development (slopes > 15%) – no mapped slope or hillside hazards.

A Geotechnical Exploration and Geohazard Report (LACO 2022) was prepared for the proposed high-density residential project. The site is located in a mapped moderate and high liquefaction hazard

area. The geohazard report includes recommended design controls to minimize impacts from seismic hazards as well as potential building settlement. As a recommended condition of approval the construction shall adhere to the recommendations of the LACO 2022 report prepared for the project.

Due to the potential for inundation of waters from the catastrophic failure of the Matthews Dam, standard recommended Condition of Approval is included to require: 1) notice and acknowledgement of said hazard; 2) early-warning and evacuation plan in place for those persons within the Westwood Garden apartment complex.

The project requires the removal of trees for the driveway extension and new dwelling units. The existing tenants will remain during the tree removal and construction activities. Due to the number of tenants remaining during these activities, the applicant shall prepare and implement a public safety plan for the proposed tree removal activity to ensure the tenants, staff and visitors are not impacted.

Noise Element

The project is consistent with the noise policies. Residential developments are generally not associated excessive noise sources. Typically noise sources are from transportation – railroad, automobile, airplanes; and stationary sources such as commercial or industrial uses. According to Figure N-b – Projected Noise Contours, the existing and proposed dwelling units are located outside projected noise contours. Portions of the eastern property are mapped within the 55-decibel contour for transportation generated noise from Alliance Road. No special noise attenuation is required for indoor or outdoor areas.

The project will generate temporary, short-term and intermittent noise and vibration during tree removal and construction. The temporary noise and vibration sources are typical and unavoidable for infill development projects. The City noise policies and Code standards restrict the hours of construction to limit the noise impacts to nearby residences.

A condition of approval requires the applicant prepare and implement a construction noise and vibration plan to proactively address any concerns of the tenants, nearby residents, staff and visitors. The noise and vibration plan shall include the following General Plan and Land Use Code standard: *Construction site tool and equipment noise shall be limited to the hours of 8:00 a.m. to 7:00 p.m. on weekdays, and 9:00 a.m. to 7:00 p.m. on Saturdays. No heavy equipment related activities shall be allowed on Sundays and Holidays.*

All of the above policies of the General Plan support the proposed development.

- b.** *Proper standards and conditions have been imposed to ensure the protection of the public health, safety and welfare.*

As noted in the general plan consistency findings above, the proposed high-density, residential infill development project includes design and construction methods, and conditions of approval to ensure public health, safety and welfare are maintained.

- c.** *The proposed project will not circumvent the intent of protecting Environmentally Sensitive Habitat Areas or significant historic resources, and consideration will be given to impacts on areas with steep slopes, waterways, wetlands or riparian areas, or significant cultural or historic resources:*

As noted in the general plan consistency findings above, the proposed high-density, residential infill development project includes design and construction methods, and conditions of approval to ensure the protection of the Janes Creek riparian area, raptor birds, and water quality. The subject property is not associated with any known historic or cultural resources. The property does not contain any steep slopes.

- d. The subject site is adequate in terms of size, shape, topography and existing conditions to accommodate the proposed development:*

The general plan consistency findings above support finding the subject property size, shape, topography and existing conditions can accommodate the proposed high-density, residential infill development project. The project is proposed within the allowable residential density for the Residential High Density zoning district.

- e. The proposed project meets the intent of all applicable provisions of this Land Use Code relating to both on-site and off-site improvements that are necessary to accommodate flexibility in site planning and property development and to carry out the purpose, intent, and requirements of this Section and the respective base zoning district, including prescribed development standards and applicable design guidelines:*

As noted in the general plan consistency findings above, the proposed high-density, residential infill development project meets the intent the Residential High density (RH) zoning district based on the design, construction methods, and conditions of approval. Except as noted below, the project meets the housing density standards, RH zoning development standards – yard setbacks, site coverage, building height, stream setbacks, landscaping and parking.

Land Use Code section 9.42.130 – Multi-Family and Small Lot Single-family Projects specify unique design criteria. The design and building materials for the accessory structures, such as solid & organic waste/recycling are compatible with the existing and proposed structures. The waste/recycling building located in the northwest corner requires an exception to the standard five foot side and rear yard setback.

Westwood Court, a public road, is a cul-de-sac that ends at the existing driveway entrance to the Westwood Garden apartment complex. The infill project adapts to the existing site conditions of the site layout and parking. The multi-family criteria for building facades, front setback pavement and parking locations (Code 9.42.130B.C.&D.) are within substantial conformance based on the existing conditions.

The project requests an exception to reduce the 150 sf private recreation space to 48 sf as required by Land Use Code section 9.42.130.E (Multi-Family Projects). The Code requires both common and private recreation area for multi-family projects. The reduced private recreation space is compensated by a significant increase of the common recreation space from 2,000 sf to about 8,366 sf. See section H. below for further discussion on the private recreation space exception.

The Westwood Garden infill project does meet the remaining Multi-Family design standards 9.42.130: - F. outdoor lighting; G. storage; and H. laundry facilities. No television antennas are included in the project application (section 9.42.130.I.)

- f. The proposed project is designed to ensure compatibility with adjacent uses within the zoning district and general neighborhood of the proposed development:*

As described in the design review general plan consistency findings above, the proposed high-density, residential infill development project is designed to ensure compatibility with the general vicinity. The area includes both multi-family and single-family residential zoning districts and uses. Within the vicinity are the commercial uses at Westwood shopping center and gas station on Alliance Road. The two-story units have bulk and mass similar and compatible with the existing apartments on- and off-site.

- g. The proposed project will produce a comprehensive development of superior quality (e.g. appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, etc.) that might not otherwise occur from more traditional development applications:*

The findings throughout provide greater details on the project's design and layout compliance. The Westwood Gardens project provides 102 one-bedroom dwelling units within an existing apartment complex. Based on Planning Commission and public comments the applicants have re-designed the project to reduce the number of trees removed, incorporated additional building architectural details and redesigned the placement of the proposed dwelling units. The eleven new apartment buildings range from five to fourteen dwelling units each. These new units are dispersed throughout the complex to fit within the existing development. The project maximizes the number of dwelling units and meet most of the development standards while working with the existing development layout. The project uses standard wood construction with common building materials. A condition of approval improves the standard architectural design by avoiding long uninterrupted wall planes.

The proposed project proposes an appropriate variety of building styles, sizes and locations dispersed throughout the original project developed in the late 1960's. The existing development pattern and protected riparian area limit redevelopment options. The project balances these constraints to provide increased housing within the zoning district density. The reduced setback area for the solid waste structure and the reduced private recreation area increases the common recreation area, open space and landscape areas. The proposed two-story, construction materials and design provide important, unrestricted affordable housing for the community. Based on the entire record, the Planning Commission finds the project produces a comprehensive development of superior quality that might not otherwise occur from traditional development.

- h. Each proposed exception is justifiable and will result in a more desirable development, and development amenities are provided as identified in Subsection H. The possible exceptions listed in Subsection B (Applicability) may be allowed when the review authority first determines that a specific exception will result in a more desirable development:*

The project includes two exceptions to the Land Use Code. The project requests an exception to reduce the private recreation space and a reduce the five foot side and rear yard setback for a solid waste and recycling structure.

The project requests an exception to reduce the 150 sf private recreation space to 48 sf as required by Land Use Code section 9.42.130.E (Multi-Family Projects). The Code requires both common and private recreation area for multi-family projects. As the review authority, the Planning Commission can make exceptions to the size of the recreation spaces for existing public park or other usable public open recreation space within convenient walking distance. The location and dimensions of

recreation spaces can also be altered if the review authority determines an alternative approach will provide an equivalent and aesthetic quality.

The 150 sf standard for private recreation space is rarely met in multi-family development projects. In many cases the amount of land and building area devoted to private recreation space is unattainable due to site layout and building design. The proposed 102 dwelling units would require a combination of 15,300 sf of land or air space to meet the standard. In the case of the proposed small residential dwelling units, the 150 sf of private recreation space is more than 1/3 of the dwelling unit size. Most recently, the Planning Commission approved a reduced private recreation space for the 4-story, multi-family project on 7th St., known as the Sorrel Place.

The proposed private recreation space is in the form of patio or balconies for each dwelling unit. The applicant indicates the reduced private recreation space is compensated by an increase of the common recreation space from 2,000 sf to about 8,366 sf. The increase is a significant increase in square footage; however, the quality (size, shape, and location) does somewhat decrease the value. The application includes picnic tables, barbeque, playground and community garden areas dispersed throughout the common recreation spaces. The dispersed common recreation areas provide a variety useable recreation area for each multi-family structure. The 0.7 acre Janes Creek riparian area is fenced and not accessible to the residents or public. Ennes Park, Westwood Manor Park and Shay Park are public parks within a half mile of the project site. Based on the common recreation space amenities, increased common recreation space, and walking distance to public parks, the Planning Commission supports the reduced private recreation exception.

The other exception is a modification of the five-foot rear and side yard setback for a solid/organic waste/recycling building. The existing waste/recycling building being replaced does not meet the five-foot side yard setback. It is being rebuilt and relocated to increase the turning radius for the new proposed driveway. The minor setback modification is desirable as it provides for emergency vehicle access and increases the common recreation space elsewhere.

- i. *Proper on-site traffic circulation and control is designed into the development to ensure interconnectivity with neighborhoods (i.e. vehicle, pedestrian, and bicycle), and protection for fire suppression and police surveillance equal to or better than what would normally be created by compliance with the minimum setback and parcel width development standards identified in Article 2 (Zoning Districts and Allowable Land Uses).*

The western property line was the city boundary until a recently approved annexation moved the City boundary further west. A condition of approval ensures neighborhood connectivity, including emergency access to and from the recently annexed lands to the west and to Ennes Park. The northern property line is developed with single-family homes. No additional access is warranted through the established residential neighborhood. The Janes Creek riparian area is located along the southern property line. No further ingress or egress is warranted on the southern area at this time. A new driveway extension provides a circular loop throughout the complex. Ingress and egress access is from either Westwood Court or Chestnut Place. Referral comments from the fire and police departments did not identify any concerns regarding the projects setbacks or parcel width affecting fire suppression or public safety surveillance.

TREE REMOVAL FINDINGS – CODE §9.58.050:

The Land Use Code tree preservation and hazardous tree chapter is intended to preserve and protect trees that are considered important to the character of the city and its neighborhoods. Typically, only the removal of trees 16 inches or greater in diameter are required to obtain Tree Removal Permit. City staff consulted with CalFire and they do not require any state permits.

Based on comments from community members and the Planning Commission, the project was redesigned to reduce the number of trees proposed for removal. The current proposal requests the removal of 10 trees that are greater than 16 inches in diameter and 11 other trees less than 16 inches in diameter. The tree removal permit only contemplates the removal of trees over 16 inches in diameter. The tree removal is requested to allow the development of the proposed dwelling units, the new driveway extension, and the supporting utility infrastructure.

The trees scheduled for removal are a mix of fir, pine, willow and other unknown species. The request does not include the removal of any trees within the protected Janes Creek riparian corridor. Most of the trees are along the western property line are being removed for the new driveway creating a circular loop around the apartment complex. The other trees are mature landscape trees planted as part on the original development.

In consultation with Environmental Services Department staff, the planning staff views the request atypical from the standpoint that it is not a redwood forested hillside. In some respects, it could be viewed as a landscape revision. Therefore, some of the tree removal findings may not apply. Nonetheless, the Planning Commission does have discretionary review authority of this request.

The Planning Commission makes all the following findings:

- a. *The approval of the Tree Removal Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Removal Permit is consistent with the provisions of this Chapter and in compliance with General Plan and Chapter 9.59.*

The current application lacks operational details for conducting the tree removal activities. A licensed arborist will prepare a tree preservation plan necessary to preserve and protect trees during construction. As noted in the general plan consistency findings above, the project is located in a developed apartment complex with tenants, employees and visitors nearby. In addition, California Department of Fish and Wildlife requires a 300-foot construction buffer around a raptor that is known to nest in the area.

To ensure the public health, safety and welfare, and any protected species, the applicant shall include tree removal operations plan for review and approval by the City Directors of the Environmental Services, Engineering, and Community Development Departments. The plan shall include and not limited to the following minimization measures:

1. Arborist recommendations from site assessment on tree preservation and hazard tree removal. Recommendations shall include tree removal strategies deemed necessary to maximize avoidance to structures, utility, other improvements and remaining trees.
2. All surface fuels (woody debris) created by tree removal operations shall be chipped on- or off- site within 30 days of start of operations.
3. No burning of surface fuels from tree removal operations shall occur on-site.

4. Tree removal operations shall occur within Monday – Friday 8:00 am to 7:00 pm. No operations on weekends or holidays.
 5. Vehicles and large equipment shall not be staged or stored within the environmentally sensitive habitat areas or adjacent to storm drains that flow directly to the Janes Creek watercourse.
 6. Treat disturbed ground areas with erosion and sediment control Best Management Practices.
 7. Tree removal activities completed within two weeks.
 8. No topping of any trees as it causes long term maintenance and safety issues unless approved as a minor modification by the Community Development Department.
 9. The applicant shall prepare and implement a public safety plan for the proposed tree removal activity to ensure the tenants, staff and visitors are not impacted.
 10. Provide notices to on- and off- site residents within 300 feet of the tree removal activities within ten calendar days of commencing operations.
 11. Incorporate project referral comments from California Department of Fish and Wildlife (see general plan resource conservation findings above).
- b. *Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to replace the trees removed in compliance with this Chapter.*

The project is conditioned to avoid impacts to remaining trees with the approval of a comprehensive tree removal operations plan.

- c. The removal of a healthy tree cannot be avoided by:
- a. Reasonable redesign of the site plan prior to construction; or
 - b. Trimming, thinning, tree surgery, or other reasonable treatment, as determined by the Director.

The tree removal request is related to residential redevelopment of the property within the allowable residential density range (32 dwellings per acre). No trees are considered unhealthy. The project avoids the removal of healthy trees to the greatest extent while still allowing a reasonable use and enjoyment of the residential property. The project includes a new landscape plan that increases the planting size to encourage greater tree and shrub cover and plant success. The landscape plan is prepared by a licensed designer and includes mostly native plants.

- d. *Adequate provisions for drainage, erosion control, land stability, windscreen, and buffers along any road and between neighbors have been made where these problems are anticipated as a result of the removal.*

The project is conditioned to develop and implement an approved comprehensive tree removal operations plan that will address drainage, erosion control, land stability, windscreen, and buffers.

- e. *The tree(s) to be removed do not contain active nesting or roosting sites that have been identified through the review process or are otherwise known to the review authority as the nests of a listed bird species or bird species of special concern.*

Specific construction/tree removal activity buffers are required to ensure the tree removal does not contain active or roosting bird species.

- f. *The tree(s) is not within any hedgerows, windrows, or rows of trees to be left intact as identified in the Arcata General Plan or other plans approved by the Council.*

The property is not identified in the General Plan or other plans as having hedgerows, windrows, or rows of trees to be left intact. Furthermore, the proposed tree removal activity is not within a creek, wetland or other sensitive habitat area as listed in Policy RC-1d of the General Plan.

III. DESIGN REVIEW FINDINGS – CODE §9.72.040.F

Based on the General Plan and Planned Development Permit findings above and the following discussion, the proposed multi-family residential infill development is consistent with the Land Use Code and General Plan design policies and standards.

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

As noted in the Design Review general plan consistency findings in section I.a above, the project height, scale, and massing are similar to the existing on-site, multi-family structures. The proposed project includes eleven, two-story multi-family structures about 23 feet in height. There are five different building sizes and styles dispersed throughout the 4.5 acre project site. The site layout and building styles were revised based on public and Planning Commission comments. The revised site plan disperses the new apartment buildings in a more consistent pattern than originally proposed. About half of the new units (46 of 102 units) are located within the existing developed parking and driveway areas.

Additional architectural features such as roof dormers and a mix of exterior siding materials avoid long, uninterrupted roof and wall planes. The project area is located at the end of Westwood cul-de-sac with single-family residences to the north and multi-family one- and two- story, multi-family buildings east and south. The vacant lands west of the site were annexed into the city few years ago. Cal Poly Humboldt purchased the lands earlier this year and have yet to disclose the proposed use. Conditions of approval require minor architectural features to a few of the buildings to avoid large, unbroken wall planes.

The proposed project is compatible with the existing structures on the site and in the immediate neighborhood as the building architectural design, building height, massing and scale can exist and occur together without conflict.

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

The proposed site layout adapts to the current site conditions with large expanse of parking, carports and the three long multi-family structures arranged in a V shaped pattern. About half of the new dwelling units are located within an existing open grassy area surrounded by the existing buildings while the others dwelling units are located in areas developed with parking and driveways. The project layout was redesigned to place more dwelling units in the existing developed area and reduce the number of trees removed. The redesign creates a more desirable and functional built environment within the open grassy area between the existing buildings. The project includes an

extension of the driveway along the western perimeter that creates a circular loop around the complex.

As noted in the findings sections above, the project requests two exceptions to the Land Use Code development standards: reduce the private recreation space per new dwelling unit from 150 sf to 48 sf; and a less than five foot rear and side yard setback for a solid/organic waste/recycling structure. Otherwise, the project meets or exceeds the high-density residential zoning district development standards. The proposed landscaping, prepared by a licensed designer incorporate primarily native tree, shrubs and ground cover. The plant sizes are increased from the typical standard to increase the success rate of the plants and to compensate for the removal of existing mature landscaping. Water conservation irrigation is included as required by the State Department of Water Resources. Referral comments from the City Environmental Services Department noted existing landscape mulch/bark is being washed out of landscape beds during rain events. This material clogs on-site stormwater drain inlets. A condition of approval is included to require the landscape plan include top dressing that minimizes bark/mulch clogging the storm drains. New outdoor lighting fixtures are certified as dark sky friendly and compliant with the City's outdoor lighting standards.

c. Providing efficient and safe public access, circulation, and parking;

As noted in the general plan open space, recreation and transportation sections above, the project provides efficient and safe public access, circulation and parking. The project area is located near public sidewalks, paths, bicycle routes and bus stops that provide alternative access to the community. Internal pathways and sidewalks connect the apartment units with internal access to bicycle and automobile parking, private storage lockers, solid waste and recycling areas, laundry facilities, and common recreation areas.

The project includes a new driveway extension to provide a circular loop around the existing and proposed dwelling units. There is a mix of covered and uncovered parking spaces that are just above the minimum range of one parking space per dwelling unit. Outdoor bicycle parking areas are provided at close to 50% of the vehicle spaces and number of dwelling units. The indoor bicycle parking areas are located in building numbers 10 and 11. In compliance with the Land Use Code parking standards, motorcycle parking is provided at slightly more than one space per 20 vehicle spaces.

Other than restriping a nearby crosswalk, a draft focused traffic analysis did not recommend any other transportation improvements. A condition of approval does recommend public access is obtained to provide neighborhood connectivity and emergency access to the vacant land west of the project site. This access will also ensure the tenants have access to Ennes Park.

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

The project includes dispersed open space and landscape areas that benefit the residents. The proposed residential infill project locates about half the new dwelling units in existing developed areas while the remaining dwelling units are located in an existing large, grassy area between the three existing dwelling units. The project certainly will change the character of the existing housing complex. However, the infill housing project increases the number of dwelling units within the allowable 32 units per acre while providing appropriate open space, and water efficient landscaping.

The project includes about 8,366 sf of landscape and common recreation area. The common recreation area exceeds the 2,000 sf minimum requirement for multi-family projects at this scale. The landscape plan is prepared by a licensed designer and incorporates mostly native plants, increased plant sizes and a water efficient irrigation plan. The applicant requests an exception to reduce the private recreation space from 150 sf to 48 sf. The private recreation area consists of screened, privately accessible patios/balconies.

The project also includes open space and recreation areas such as picnic and barbeque areas and community garden areas, new playground equipment, private patios and balconies, and other landscaped areas for residents. Each new dwelling unit also has nearby access to an individual outdoor storage area.

As evidenced in the findings section above, the Planning Commission finds the project provides appropriate open space, and water efficient landscaping.

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

See general plan consistency findings in section I.a above.

- f. Complying with any applicable design guidelines or design review policies.*

The project is consistent with the multi-family residential design policies and guidelines as more thoroughly described in the design review section I.a above.

The project includes eleven new multi-family structures. The two-story structures vary between five to fourteen dwelling units each. The new structures are dispersed throughout the existing 4.5 acre project site. The proposed units are compatible with the three existing multi-family structures on-site in terms of bulk, mass, height and architectural style as they can co-exist and not conflict. The development is also compatible with the single-family residences located along the northern property regarding building height and materials. Project revisions were incorporated in the project based on public comments. A condition of approval requires additional architectural features to avoid the long, unbroken wall planes of the two-story carport/dwelling unit structures.

IV. ENVIRONMENTAL FINDINGS – LUC §9.78.110.C: Review & Determination Procedures

The project is categorically exempt from environmental review based on the California Environmental Quality Act (CEQA) Class 32, section 15332 – Infill Development Projects and Class 33, section 15333 – Small Habitat Restoration Projects. Specifically, pursuant to the Guidelines Sections 15332, the project:

- a) *Is consistent with the applicable general plan designation and all applicable general plan policies as well as the applicable zoning district.*

This conditioned is met as evidenced in the Planned Development Permit Amendment, Tree Removal Permit, and Design Review Findings of Approval described above. Exceptions to the amount of private recreation space and the side and rear yard setback are authorized through the Type “B” Planned Development Permit.

- b) *Occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The property has two distinct and separate areas of the 5.2 acre property:

- 1) the project site is the 4.5 acre portion of the 5.2 acre parcel that is currently developed with existing three multi-family dwelling unit structures, access driveways, covered and uncovered parking areas, accessory laundry, storage and solid waste and recycling areas, and outdoor lighting, landscaping, outdoor recreation area, sidewalks and paths, water, wastewater, stormwater, electric, gas, telephone and cable utilities and infrastructure. The proposed residential infill project scope is located within the existing developed 4.5 acres.
- 2) A 0.7 acre portion of the 5.2 acre property that consists of the Janes Creek riparian area. This area is mostly fenced with an existing chain link fence. No tree removal or development is proposed within the riparian area. Consistent with General Plan resource conservation policies, a Janes Creek riparian enhancement plan shall be prepared and implemented by the applicant.

c) *Has no value as habitat for endangered, rare, or threatened species.*

The project site is the 4.5 acre portion of the property with existing residential, multi-family improvements. The 4.5 acres have no value as habitat for endangered, rare or threatened species.

The Janes Creek riparian area is a 0.7 acre portion of the property that is not subject to any development activities. This riparian area is fenced off from the project site. Several non-native plant species have diminished the habitat area. Janes Creek is a fish bearing stream that supports salmon and trout species, including the coho salmon, a threatened species. The removal of tidegates at the mouth of Janes Creek – McDaniel Slough several years ago removed a significant barrier to the anadromous fish. The proposed infill development does not encroach into the Janes Creek riparian area any further than the existing conditions. Standard stormwater protection requirements minimize short- and long-term water quality impacts from the infill development. Consistent with General Plan resource conservation policies, the applicant is required to prepare and implement an approved riparian enhancement plan.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

As evidenced by the traffic analysis and the transportation study, the residential infill project will not result in any significant traffic effects. The residential infill project is in the City's urban services boundary with full city services available. Alternative transportation modes are within the immediate vicinity. The project is developed within the residential density range. The residential use is not considered a noise generator or a sensitive noise receptor. Standard conditions of approval require the construction and tree removal activities adhere to the hours of construction. The residential uses are not considered a producer of air pollutants. The project does not include any wood burning devices. Standard conditions of approval require adherence to dust control measures during construction and tree removal activities. The residential uses will not result in significant effects to water quality with the implementation of stormwater requirements. The proposed residential infill development will be no greater than baseline conditions for allowable residential high density uses.

e) *The site can be adequately served by all required utilities and public services, which are at the street and readily available.*

Referral comments from utility and public service providers recommend approval. The residential infill project is being developed to the allowable residential density. The site is located within the City's Urban Services Boundary with full city services available. The project will not require the expansion or extension of any water, wastewater, stormwater, or other utilities or services such recreation, schools, health care facilities, public safety or fire protection.

Specifically, pursuant to the Guidelines Sections 15333, the project:

- a) *There would be no significant adverse impact on endangered, rare or threatened species or their habitat pursuant to section 15065.*

To ensure no significant adverse impact on endangered, rare or threatened species or their habitat, the Janes Creek riparian enhancement plan requires review and approval by the Directors of the City's Environmental Services, Engineering, and Community Departments. The enhancement plan will assist with the City's resource conservation goals and improve the environmentally sensitive habitat. A qualified, professional with experience in riparian restoration will prepare the enhancement plan and recommend feasible enhancements to the degraded stream resource. Enhancements may include exotic plant removal and or native riparian vegetation plantings.

- b) *There are no hazardous materials at or around the project site that may be disturbed or removed.*

The site and vicinity are not listed on the compiled list of hazardous sites pursuant to Government Code section 65962.5.

- c) *The project will not result in impacts that are significant when viewed in connection with the effects of past projects. The effects of other current projects, and the effects of probable future projects.*

The enhancement plan will improve the environmentally sensitive habitat, a degraded stream. Enhancements may include exotic plant removal and or native riparian vegetation plantings. These actions will have no significant past, current or future impacts.

- d) *Examples of small restoration projects may include, but are not limited to:*

1. *Revegetation of disturbed areas with native plant species.*

Applicable.

2. *Wetland restoration, the primary purpose of which is to improve conditions for habitat for waterfowl or other species that rely on wetland habitat.*

Applicable.

3. *Stream or river bank revegetation, the primary purpose of which is to improve habitat for amphibians or native fish.*

Applicable.

4. *Projects to restore or enhance habitat that are carried out principally with hand labor and not mechanized equipment.*

Applicable.

5. *Stream or bank stabilization with native vegetation or other bioengineering techniques, the primary purpose of which is to reduce or eliminate erosion and sedimentation.*

Applicable

6. Culvert replacement conducted in accordance with published guidelines of the Department of Fish and Wildlife or NOAA Fisheries, the primary purpose of which is to improve habitat or reduce sedimentation.

Not applicable.

The proposed exemption is not affected by any of the following CA Public Resource Code §15300.2 exceptions: location, cumulative impact, significant effect, scenic highway, hazardous waste site, or historical resources.

§15300.2. Location: Applies only to Class 3, 4, 5, 6, and 8. Thus, is not applicable in a Class 32 Infill Development Project. The project location is not located in a particularly sensitive environment and would not impact and environmental resources of hazardous or critical concern as designated, mapped or adopted pursuant to law by federal, state, or local agencies.

Cumulative Impact: Applies to all exemptions, including Class 32 and Class 33. Exemptions are inapplicable when cumulative impact of successive projects of the same type in the same place, over time is significant. The proposed project provides needed community housing within a developed site located in the City's Urban Services boundary with full city services. The project is being developed within the dwelling unit density range for the Residential High Density zoning district and general plan designation. The city recently annexed lands westerly of the project site and is undergoing long range planning efforts (Strategic Infill Redevelopment Plan) to address the City's demand for additional housing. The project's focused traffic study recommendations are subject to review and approval by the City Engineer and are incorporated into the conditions of approval.

Significant Effect: Applies to all exemptions, including Class 32 and Class 33. Exemptions cannot be used for an activity that has a reasonable possibility of a significant effect on the environment due to unusual circumstances. As evidenced in the administrative record and findings of approval, there are no unusual circumstances associated with the 4.5 acre high density residential project site.

Scenic Highways: Applies to all exemptions, including Class 32 and Class 33, however the project location is not within an officially designated scenic highway.

Hazardous Waste Sites: Applies to all exemptions, including Class 32 and Class 33, however, the site and vicinity are not listed on the compiled list pursuant to Government Code section 65962.5.

Historical Resources: Applies to all exemptions, including Class 32 and Class 33, however, there are no historic resources associated with the project site.

Exhibit 2

CONDITIONS OF APPROVAL

The Westwood Gardens Planned Development Amendment, Tree Removal Permit and Design Review Permit is approved subject to the conditions set forth herein.

A. AUTHORIZED USES AND DEVELOPMENT. Approval is granted for:

A multi-family, residential infill development within a Residential High Density land use designation and zoning district as depicted in Exhibit 3 to the Planning Commission Action adopted October 25, 2022, and as further described as the "Project" in the Action.

COMPLIANCE WITH CODE REQUIREMENTS. All future development shall comply with all applicable zoning standards of the Land Use Code (LUC) as required, or its equivalent, and other applicable provisions of the Arcata Municipal Code.

B. GENERAL / ON-GOING PERMIT CONDITIONS. The property owner / applicant is responsible for having read and understood these Conditions of Approval.

B-1 COMMUNITY DEVELOPMENT FEES. Prior to each Building Permit issuance, the applicant shall pay outstanding Community Development Department fees pursuant to City Council Fee Resolution.

B-2 REQUIRED PERMITS. Property owner and or applicant shall comply with permit requirements of the City of Arcata's Engineering Department, Building Division, Environmental Services Department, and Arcata Fire District, as applicable. Applicant shall obtain applicable Building or other required permits (Encroachment, Waste Diversions, Stormwater Control, etc.) prior to commencing construction or tree removal activities. Building/Grading Permits will not be issued until the effective date of this Action. Prior to Building Permit approval, details of accessibility, landscaping, infrastructure, drainage and utilities improvements required for the project shall be reviewed and approved by the City of Arcata Engineering Department.

The property owner / applicant shall include the following:

1. Evaluate and repair existing stormwater pipes located in the east side parking lot. Evaluate and repair the wastewater lateral connection located in the northeast corner of property. Install water shut off valve as the City's point of responsibility to the satisfaction of Environmental Services and Engineering Department Directors.
2. Re-stripe crosswalk at the Westwood Court and Alliance Road intersection and other recommendations from the approved Focused Transportation Study to the satisfaction of City Engineer.
3. Building numbers 1, 2, 3, 4, 6, 7, and 8 shall break up the long, continuous horizontal siding with fiber cement panels, shake or vertical siding on the rear wall.
4. Bicycle parking spaces shall no be less than 505 of the vehicle parking spaces.

5. Landscape top dressing (mulch) shall include materials and design to minimize bark/mulch from clogging storm drain inlets. This may include: 1) a locally available product called “walk-on”, that is known to not migrate out of the landscape beds as readily; 2) line landscape borders with cobble rock to assist with holding top dressing material in place. 3) other recommendations of landscape design professionals.

B-3 ENCROACHMENT PERMITS. Prior to each Building Permit issuance or any work conducted within City rights-of-way, the applicant shall obtain Encroachment Permits from the Engineering Department for all work performed within the City rights-of-way.

B-4 CONSTRUCTION AND TREE REMOVAL BUFFER. Prior to each Building Permit issuance or tree removal activity, the property owner / applicant shall implement a construction and tree removal buffer a minimum of 300 feet from active white-tail kite, or other raptor nest locations in the vicinity.

A raptor nest survey by a qualified biologist shall be required prior to construction or tree removal activities between February 1 and August 15 of each year. No construction or tree removal activities shall occur within the minimum 300-foot buffer of an active nest. Alternatively, the project may propose a site-specific avoidance and minimization impact plan for California Department of Fish and Wildlife (CDFW) review and approval.

B-5 HOURS OF CONSTRUCTION. Prior to issuance of Building Permits, the applicant shall prepare and implement a construction noise and vibration plan to proactively address any concerns of the tenants, nearby residents, staff and visitors. The applicant/property owner shall include the following hours of construction within the construction noise and vibration plan:

“Construction site tool and equipment noise shall be limited to the hours of 8:00 a.m. to 7:00 p.m. on weekdays, and 9:00 a.m. to 7:00 p.m. on Saturdays. No heavy equipment related activities shall be allowed on Sundays and Holidays.”

The construction noise and vibration plan shall address noise and vibration issues outside the standard construction hours. The hours of construction statement shall appear as a notation on all Improvements Plans, Building Permits, and Grading Plans.

B-6 INADVERTENT DISCOVERY OF ARCHAEOLOGICAL / CULTURAL RESOURCES PROTOCOL. On-going condition. The applicant/property owner shall ensure the following archaeological / cultural resources protocol are followed:

“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 shall 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, CA 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 CA Public Resource Code (PRC) 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.”

This archaeological / cultural resources protocol statement shall appear as a notation on all Improvements Plans, Building Permits, and Grading Plans.

- B-7 DUST CONTROL: On-going condition. The applicant/property owner shall ensure the following dust and air quality control measures are followed:
- 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. Limit truck and equipment idling by coordinating fill/spoils transport.
 - 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. Sweep streets daily if visible material is carried onto adjacent public streets.
 - e. Reuse onsite construction materials as permitted to reduce offsite vehicle trips to landfills.
 - f. Construction equipment powered by internal combustion engines will be kept tuned and will use biofuels where feasible to minimize emissions.”

The dust control statement shall appear as a notation on all Improvements Plans, Building Permits, and Grading Plans.

- B-8 GRADING and DRAINAGE. Prior to each Building Permit issuance, all grading and drainage improvements shall be included with the Building Permit application. The applicant shall prepare and/or obtain a Stormwater Pollution Prevention Plan, a General Stormwater Construction Permit, and any additional federal, state or local permits, as applicable.
- B-9 GEOLOGIC / SOILS REPORT. On-going condition. All development shall adhere to the recommendations set forth in the project’s *Geotechnical Exploration and Geohazard Report Update* (LACO 2022), and any City approved amendments. NOTE. Amendments to said report may be required if development occurs in areas subject to tree removal activities.
- B-10 SEWER LATERAL CERTIFICATE. Prior to the first Building Permit issuance, the property owner / applicant shall obtain a sewer lateral consistent with Arcata Municipal Code Title VII, Chapter 2, Article 5. to the satisfaction of the City Engineer.
- B-11 CATASTROPHIC FAILURE OF MATTHEWS DAM. Prior to issuance of the first Building Permit Certificate of Occupancy, the tenant agreements shall provide the following, or functional equivalent: The property is subject to potential floodwaters and debris from failure of the Matthews Dam (Ruth Lake). Tenants and visitors of buildings within the Westwood Gardens multi-family development are hereby noticed that the property is located in an area subject to inundation by flood waters and debris from Ruth Reservoir in the event of the failure of Matthews Dam on the Mad River. Tenants and visitors are advised to have an early – warning and evacuation plan in place in case of the catastrophic failure of Matthews Dam or other catastrophic event.

- B-12 FIRE CODE. Prior to issuance of the first Building Permit Certificate of Occupancy, the applicant/property owner shall provide improvements to the satisfaction of the Arcata Fire Protection District. Installation of a new fire hydrant and no parking/fire lane curb striping and or signs.
- B-13 GAS AND ELECTRIC UTILITIES. Prior to each Building Permit issuance, the applicant shall contact Pacific Gas and Electric for a pre-design consultation – Building and Renovation Center 1-877-743-7782 and PGE’s Planning department at www.pge.com/cco. Project referral comments indicate existing gas and electric services may need relocation based on original location of Buildings 1, 2, and 3. The applicant shall be responsible to ensure issued Building Permits follow PGE’s requirements.
- B-14 RECORD NOTICE. Prior to the first Building Permit issuance, the applicant shall cause to record the following documents at the at the Humboldt County Recorder’s Office:
- a. Declaration of Deed Restriction for Stream Protection Area
- Prior to recordation, the applicant shall submit the documents for review and approval by the Community Development Director (forms available at the Community Development Department). The applicant shall submit a check made to the order of Humboldt County’s Recorder Office for the Notice of Development Plan recording fees. The City of Arcata shall be responsible for transmittal of the recording documents to the Humboldt County Recorder’s Office unless otherwise delegated by the Community Development Director.
- B-15 OUTDOOR LIGHTING. On-going condition. The applicant shall ensure the proposed outdoor lighting are designed and installed in compliance with Land Use Code §9.30.070 Outdoor Lighting standards and dark-sky certified to minimize light pollution and off-site impacts.
- B-16 RECREATION FEE FOR NEW CONSTRUCTION. Prior to the first Building Permit issuance, the recreation fee for new construction shall be paid with application for building permits pursuant to Land Use Code Section 9.70.050. The fee shall be based on the City’s fee resolution in effect at the time of application for building permits.
- B-17 JANES CREEK RIPARIAN ENHANCEMENT PLAN. Prior to issuance of the first Building Permit Certificate of Occupancy, the property owner / applicant shall prepare and implement a riparian enhancement plan that is reviewed and approved by the Directors of the City’s Environmental Services, Engineering, and Community Departments. The plan shall be prepared by a qualified, professional with experience in riparian restoration. The enhancement plan will assist with the City’s resource conservation goals and improve the environmentally sensitive habitat area from short- and long- term disruption of the residential infill project.
- The riparian enhancement plan shall review and recommend feasible enhancements to the degraded stream resource. Enhancements may include exotic plant removal and or native riparian vegetation plantings. The minimum cost of on the ground riparian enhancements (hard costs) shall be based on 0.25 percent improvement value of the multi-family, infill development project as determined by the City Building Official.
- “Sensitive Habitat Area” signs shall be installed at regular intervals along the perimeter of the 0.7 acre Janes Creek riparian area.

The City recommends, not requires, the applicant consider partnerships with adjacent landowners, especially Cal Poly Humboldt, to establish a coordinated, enhancement and monitoring of the riparian area.

- B-18 OFFER TO DEDICATE A PUBLIC ACCESS EASEMENT AND IMPROVE. Prior to issuance of the first Building Permit Certificate of Occupancy, the property owner / applicant shall offer to dedicate a public pedestrian and bicycle access easement between Westwood Court and the western property line. The applicant shall submit access construction plans for review and approval by the City Engineer. The approved access design shall be installed prior to the issuance a Building Certificate of Occupancy for the last proposed multi-family structure. The City Engineer may delay access improvements based on off-site development schedules. Acceptance of the access easement requires City Council approval.
- B-19 OFFER TO DEDICATE PUBLIC ACCESS AND PUBLIC DRAINAGE EASEMENT. Prior to issuance of the first Building Permit Certificate of Occupancy, the property owner / applicant shall offer to dedicate the 0.70 acre riparian area for public access drainage maintenance. Acceptance of the access easement requires City Council approval.
- B-20 EMERGENCY VEHICLE ACCESS: Prior to issuance of the first Building Permit Certificate of Occupancy, the property owner / applicant shall install a 24' wide gate to allow for emergency vehicle access along the westerly property line. The gate shall be installed adjacent to the proposed access road approximately 150 feet north of the southwest corner of the property.
- B-21 TREE REMOVAL OPERATIONS PLAN. Prior to tree removal activities, the property owner / applicant shall prepare a Tree Removal Operations Plan for review and approval by the City of Arcata Directors of Environmental Services, Engineering, and Community Development Departments. The plan shall include and not limited to the following minimization measures:
1. Arborist recommendations from site assessment on tree preservation and hazard tree removal. Recommendations shall include tree removal strategies deemed necessary to maximize avoidance to structures, utility, other improvements and remaining trees.
 2. All surface fuels (woody debris) created by tree removal operations shall be chipped on- or off- site within 30 days of start of operations.
 3. No burning of surface fuels from tree removal operations shall occur on-site.
 4. Tree removal operations shall occur within Monday – Friday 8:00 am to 7:00 pm. No operations on weekends or holidays.
 5. Vehicles and large equipment shall not be staged or stored within the environmentally sensitive habitat areas or adjacent to storm drains that flow directly to the Janes Creek watercourse.
 6. Treat disturbed ground areas with erosion and sediment control Best Management Practices.
 7. Tree removal activities completed within two weeks.
 8. No topping of any trees as it causes long term maintenance and safety issues unless approved as a minor modification by the Community Development Department.

9. The applicant shall prepare and implement a public safety plan for the proposed tree removal activity to ensure the tenants, staff and visitors are not impacted.
10. Provide notices to on- and off- site residents within 300 feet of the tree removal activities within ten calendar days of commencing operations.
11. Incorporate project referral comments from California Department of Fish and Wildlife (see Condition B-4 above).

B-22 WASTE DIVERSION PLAN. Prior to issuance of a Building Permit the applicant shall submit a construction waste disposal and diversion plan for the project for review and approval by the City's Environmental Services Department.

B-23 MAINTENANCE OF CONSTRUCTION SITE. On-going condition. The construction site shall be maintained in a clean and orderly condition free of debris, and include an area designated for recycling and re-use. Solid waste generated during construction shall be disposed of in an appropriate manner. Such waste shall include, but not be limited to: concrete forms, waste concrete and asphalt, empty containers of building materials, and excess building materials. Re-use or recycling of construction material is encouraged.

C. EFFECTIVE DATE, EXPIRATION, AND VALIDITY OF PERMITS.

C-1 PERMIT TIME LIMITS. These Permits shall expire 24 months from the date of its approval unless they are exercised. The permits shall not be deemed "exercised" until the permittee has applied for the required permitting from the City, or has commenced the allowed use on the site in compliance with the conditions of approval. This permit may only be extended pursuant to Code §9.79.070.B, or its equivalent.

C-2 EXPANSION OR MODIFICATION. Any proposed expansion or modification of the authorized use, shall require the prior approval of an amendment of the Permit or a new Permit, as applicable. Minor modifications to the development may be made upon review and approval of the Community Development Director. Applicant shall submit applicable City fees and application materials for review of the minor modification.

C-3 REVOCAION OF PERMIT. The violation of any specification or condition of this Permit shall constitute a violation of the Code and may constitute grounds for revocation of this permit (Code §9.96.070).

C-4 INSPECTIONS. The applicant and subject property owner are to permit the City of Arcata or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

APPEALS. The actions described herein may be appealed per the provisions of Arcata Land Use Code (Code) 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 Commission action that is being appealed per Code §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 November 8, 2022.

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

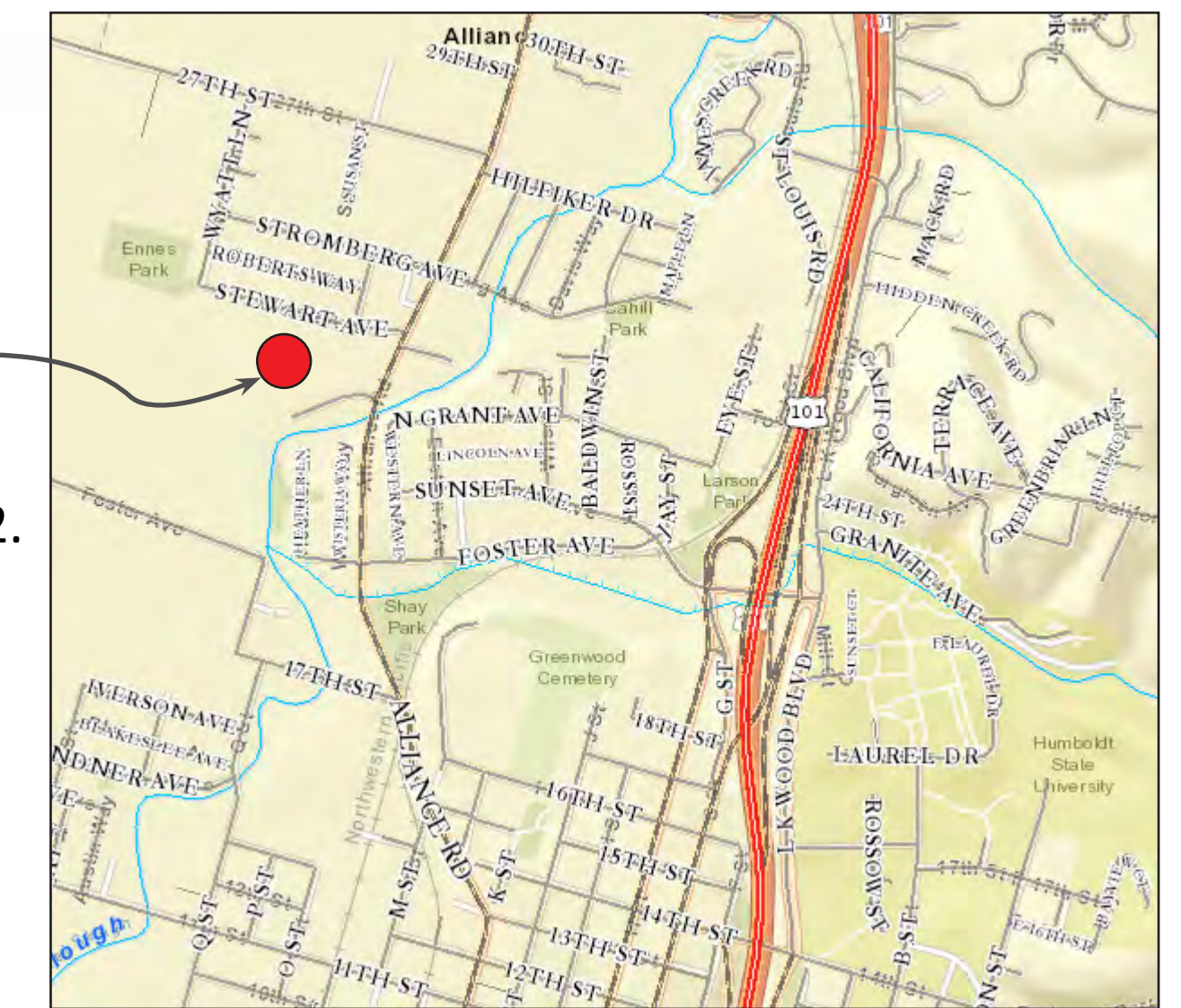
EVIDENCE OF MEETING THE CONDITIONS OF APPROVAL. Review the Conditions of Approval carefully. The applicant is responsible for ensuring each Condition of Approval is met; in some cases written evidence is required. Staff advises the applicant work closely with their agents to prepare and submit all evidence for meeting the Conditions of Approval at one time (if possible) to expedite the review and lower the review costs. Submit the written evidence to the assigned planner assisting you with your project. Note: In some cases, the Conditions of Approval need to be signed off by the appropriate entity.

WESTWOOD GARDEN APARTMENTS PLANNED DEVELOPMENT ILLUSTRATIVE SITE PLAN

2351 WESTWOOD COURT
ARCATA, HUMBOLDT COUNTY, CALIFORNIA

APPROVED

Exhibit 3 of File 212-027-PDPA-TRP-DR ACTION
adopted by the Planning Commission on October 25, 2022.



PROJECT DIRECTORY

OWNER: STROMBECK PROPERTIES, INC.
STEVEN STROMBECK
P.O. BOX 37
EUREKA, CA 95502
(707) 822-4557

AGENT: LACO ASSOCIATES
KEVIN DOBLE
21 WEST FOURTH STREET
EUREKA, CA 95501
(707) 443-5054
doblek@lacoassociates.com

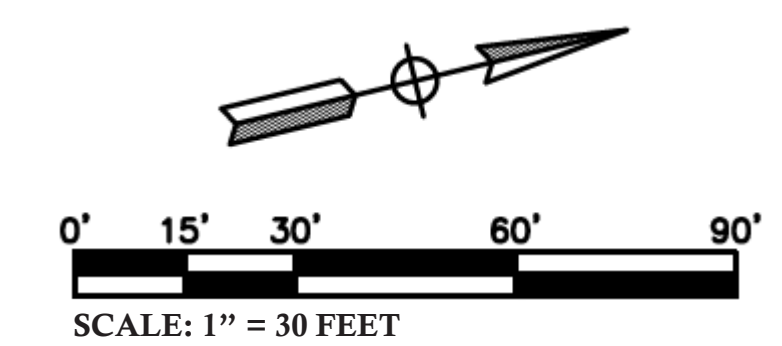
**SURVEYOR/
ENGINEER:** LACO ASSOCIATES
21 WEST FOURTH STREET
EUREKA, CA 95501
(707) 443-5054

DRAFTER: HUMBOLDT DRAFTING SERVICES
3364 NEVADA STREET
EUREKA, CA 95503
(707) 601-1558

SITE SUMMARY

ADDRESS: 2351 WESTWOOD COURT, ARCATA
APN: 505-161-028
ACREAGE: 5.26 ACRES
LAND USE: RESIDENTIAL - HIGH DENSITY
PLANNED DEVELOPMENT (RH-PD)
ZONING: RESIDENTIAL - HIGH DENSITY
PLANNED DEVELOPMENT (RH - PD)
RECREATIONAL SPACE: 8,366 SQ. FT.
LANDSCAPE AREA: 52,695 SQ. FT.

*The landscape areas shown are conceptual. Refer to the Landscape Plan by Genevieve Schmidt for detail on proposed landscaping.
Amenities to be provided include community garden areas and recreational space containing barbecues, picnic tables/benches, cornhole game sets, and playground equipment.
All bicycle parking will be covered.*



NO.	REVISION	DATE
		10/18/22

LACO
SURVEYORS | ENGINEERS | PLANNERS | GEOLOGISTS
lacoassociates.com

WESTWOOD GARDEN APARTMENTS
PLANNED DEVELOPMENT
ILLUSTRATIVE SITE PLAN
STROMBECK PROPERTIES
2351 WESTWOOD COURT, ARCATA, CALIFORNIA 95521

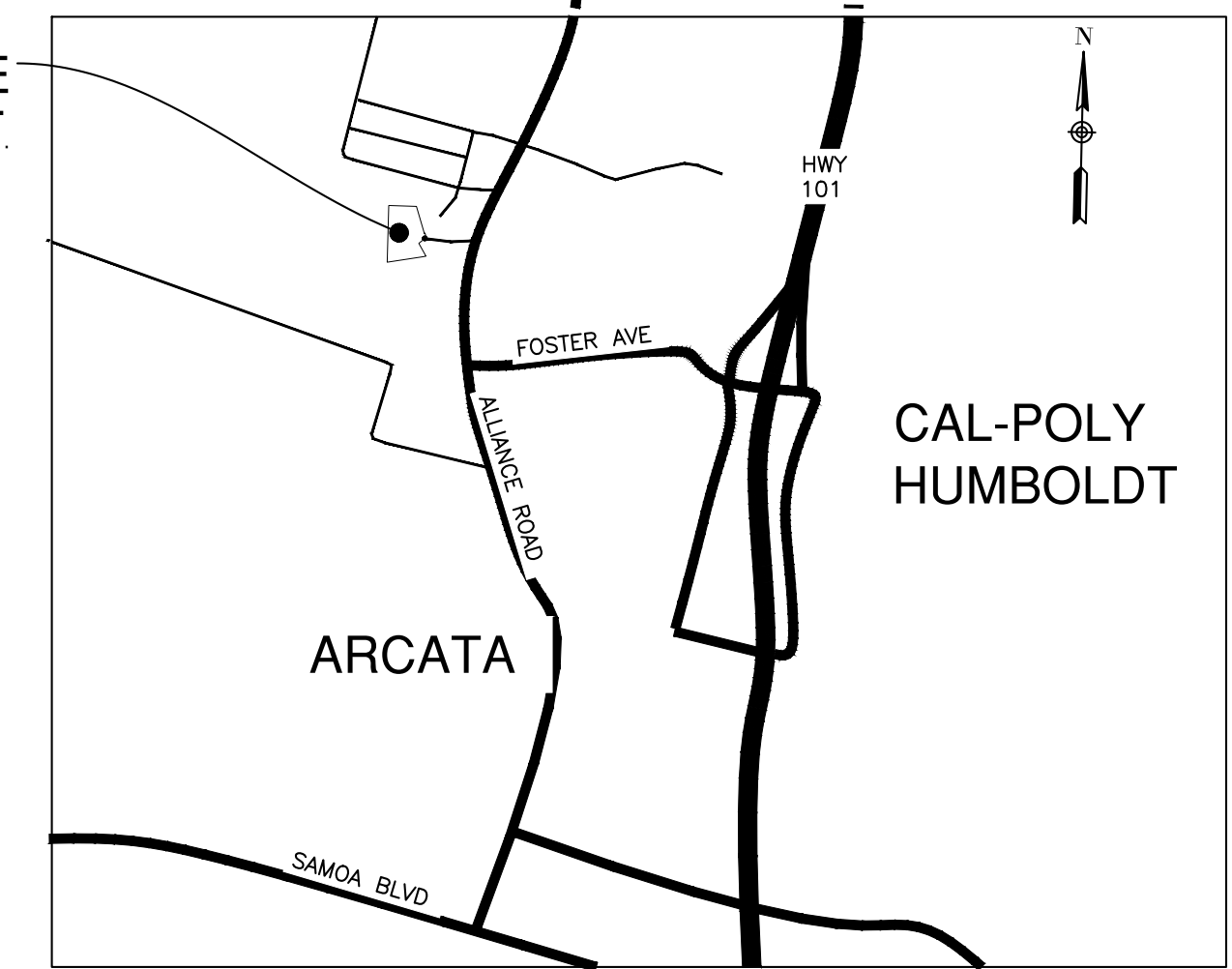
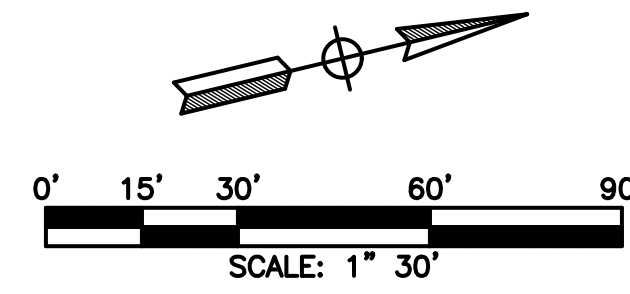
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APPROVED	
DATE	10/18/2022
JOB NO.	7010.27
SHEET	1

Date: Oct 10, 2022, 6:20pm User ID: felix
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 THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. Aerial Imagery Provided by Google/Earth Engine/Ordnance Survey, USA Farm Service Agency.

WESTWOOD GARDEN APARTMENTS PLANNED DEVELOPMENT

2351 WESTWOOD COURT
ARCATA, HUMBOLDT COUNTY, CA
APN: 505-161-028

PROJECT SITE
2351 WESTWOOD CT.



SHEET INDEX

Sheet Number	Sheet Title
1.0	SITE PLAN
2.0	TREE REMOVAL
3.0	GRADING PLAN
4.0	UTILITY PLAN

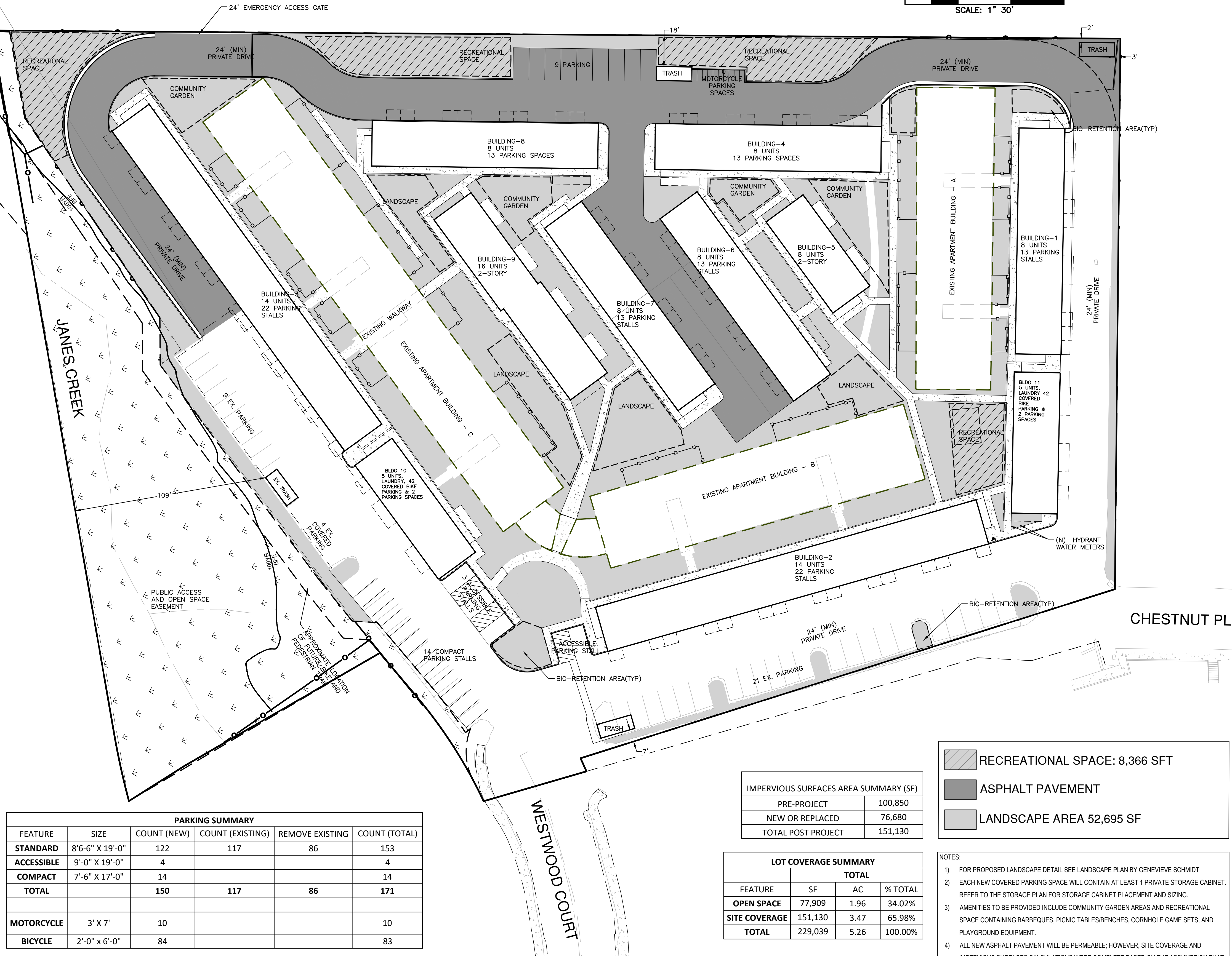
PROJECT DIRECTORY:

OWNER:	STROMBECK PROPERTIES, INC. STEVEN STROMBECK P.O. BOX 37 EUREKA, CA 95502 (707) 822-4557	AGENT:	LACO ASSOCIATES KEVIN DOBLE 21 WEST FOURTH STREET EUREKA, CA 95501 (707) 443-5054 doblek@lacoassociates.com
SURVEYOR/ ENGINEER:	LACO ASSOCIATES 21 WEST FOURTH STREET EUREKA, CA 95501 (707) 443-5054	DRAFTER:	HUMBOLDT DRAFTING SERVICES 3364 NEVADA STREET EUREKA, CA 95503 (707) 601-1558

SITE SUMMARY	
ADDRESS	2351 WESTWOOD COURT, ARCATA
APN	505-161-028
ACREAGE	5.26 ACRES
LAND USE	RESIDENTIAL - HIGH DENSITY PLANNED DEVELOPMENT (RH-PD)
ZONING	RESIDENTIAL - HIGH DENSITY PLANNED DEVELOPMENT (RH-PD)

NEW BUILDING SUMMARY			
BUILDING #	UNIT* COUNT	TOTAL OCCUPANTS	TOTAL SQUARE FEET
1	8	8	3,328
2	14	14	5,824
3	14	14	5,824
4	8	8	3,328
5	8	8	3,328
6	8	8	3,328
7	8	8	3,328
8	8	8	3,328
9	16	16	6,656
10	5	5	2,080
11	5	5	2,080
TOTAL (NEW)	102	102	42,432
Existing	60		
TOTAL	162		

*EACH NEW UNIT WILL BE A 416-SQUARE-FOOT 1-BEDROOM, WITH AN ESTIMATED 1 OCCUPANT/UNIT.



PARKING SUMMARY					
FEATURE	SIZE	COUNT (NEW)	COUNT (EXISTING)	REMOVE EXISTING	COUNT (TOTAL)
STANDARD	8'6"-6" X 19'-0"	122	117	86	153
ACCESSIBLE	9'-0" X 19'-0"	4			4
COMPACT	7'-6" X 17'-0"	14			14
TOTAL		150	117	86	171
MOTORCYCLE	3' X 7'	10			10
BICYCLE	2'-0" X 6'-0"	84			83

IMPERVIOUS SURFACES AREA SUMMARY (SF)		
PRE-PROJECT		100,850
NEW OR REPLACED		76,680
TOTAL POST PROJECT		151,130

LOT COVERAGE SUMMARY			
TOTAL			
FEATURE	SF	AC	% TOTAL
OPEN SPACE	77,909	1.96	34.02%
SITE COVERAGE	151,130	3.47	65.98%
TOTAL	229,039	5.26	100.00%

- RECREATIONAL SPACE: 8,366 SF
- ASPHALT PAVEMENT
- LANDSCAPE AREA 52,695 SF

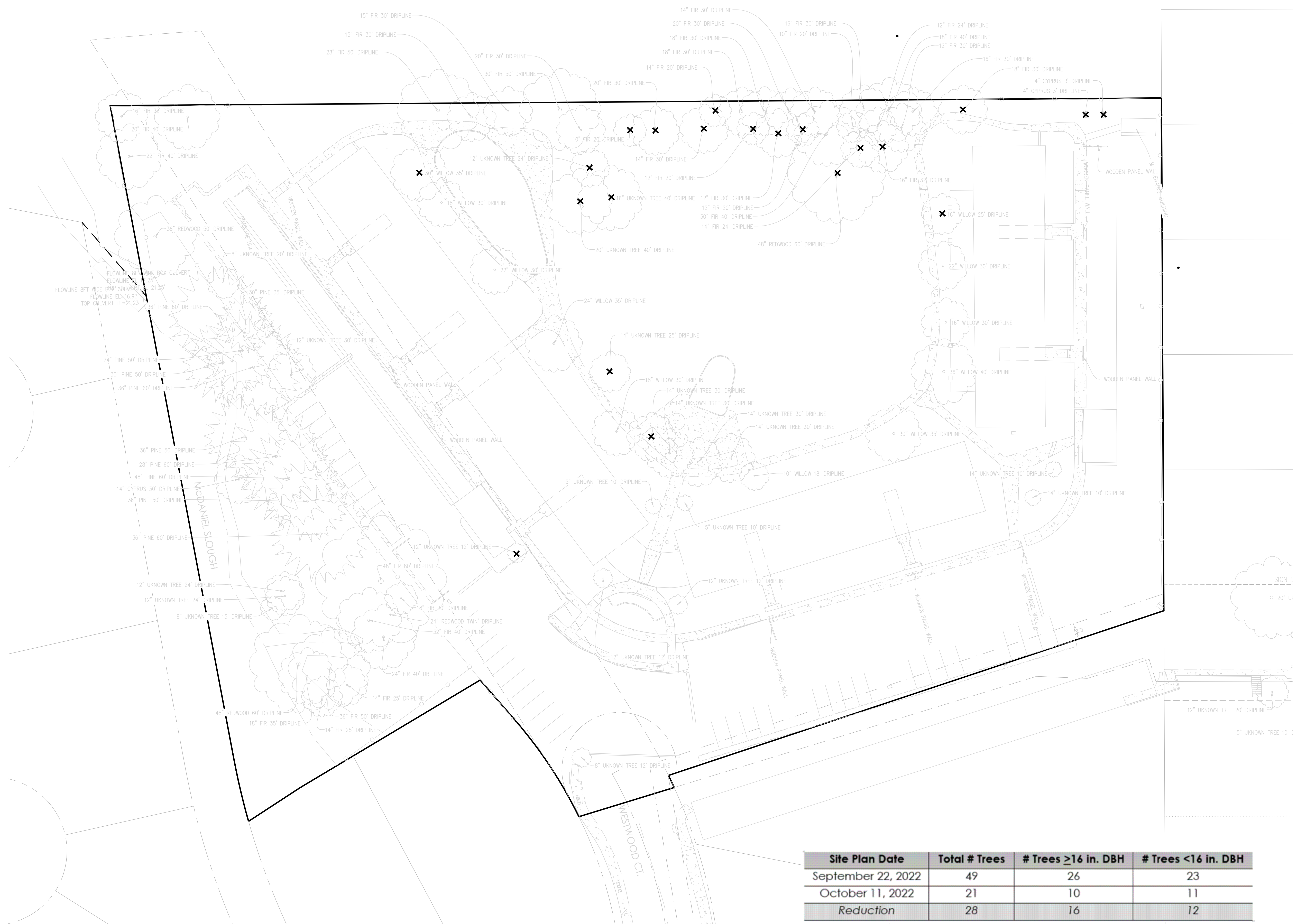
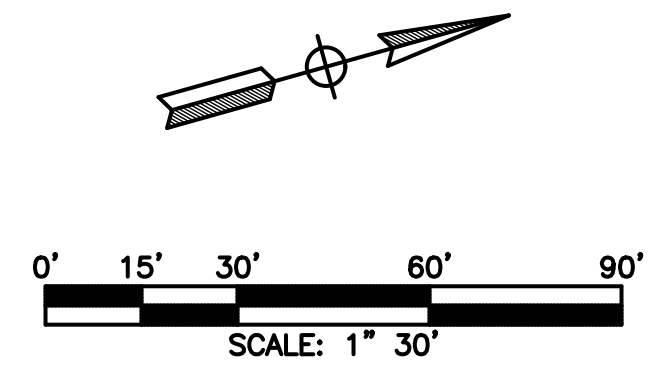
- NOTES:
- FOR PROPOSED LANDSCAPE DETAIL SEE LANDSCAPE PLAN BY GENEVIEVE SCHMIDT
 - EACH NEW COVERED PARKING SPACE WILL CONTAIN AT LEAST 1 PRIVATE STORAGE CABINET. REFER TO THE STORAGE PLAN FOR STORAGE CABINET PLACEMENT AND SIZING.
 - AMENITIES TO BE PROVIDED INCLUDE COMMUNITY GARDEN AREAS AND RECREATIONAL SPACE CONTAINING BARBECUES, PICNIC TABLES/BENCHES, CORNHOLE GAME SETS, AND PLAYGROUND EQUIPMENT.
 - ALL NEW ASPHALT PAVEMENT WILL BE PERMEABLE; HOWEVER, SITE COVERAGE AND IMPERVIOUS SURFACES CALCULATIONS WERE COMPLETE BASED ON THE ASSUMPTION THAT ALL NEW ASPHALT PAVEMENT WOULD BE IMPERVIOUS.

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NO.	HISTORY / REVISION	BY / CHK.	DATE
	REVISED SITE PLAN		10/17/22

WESTWOOD GARDEN APARTMENTS
PLANNED DEVELOPMENT
SITE PLAN
STROMBECK PROPERTIES
2351 WESTWOOD COURT, ARCATA, CA 95521

DRAWN	KAD
CHECK	RLW
APPROVED	
DATE	10/11/2022
JOB NUMBER	7010.27
SHEET	1.0



LEGEND & TREE DATA

- ✕ TREE REMOVAL
 - 20" DBH
- EXISTING TREES TO BE REMOVED: 21
 REMOVED TREES LESS THAN 16" DBH:
 2- 4" CYPRESS
 1-10" FIR
 1-12" UNKNOWN
 3-12" FIR
 3-14" FIR
 1-14" WILLOW
- REMOVED TREES 16" OR GREATER DBH: 10
- TREES TO BE REPLACED: 33
 SEE LANDSCAPE PLAN FOR TREE REPLACEMENT LOCATIONS

Site Plan Date	Total # Trees	# Trees ≥16 in. DBH	# Trees <16 in. DBH
September 22, 2022	49	26	23
October 11, 2022	21	10	11
<i>Reduction</i>	28	16	12

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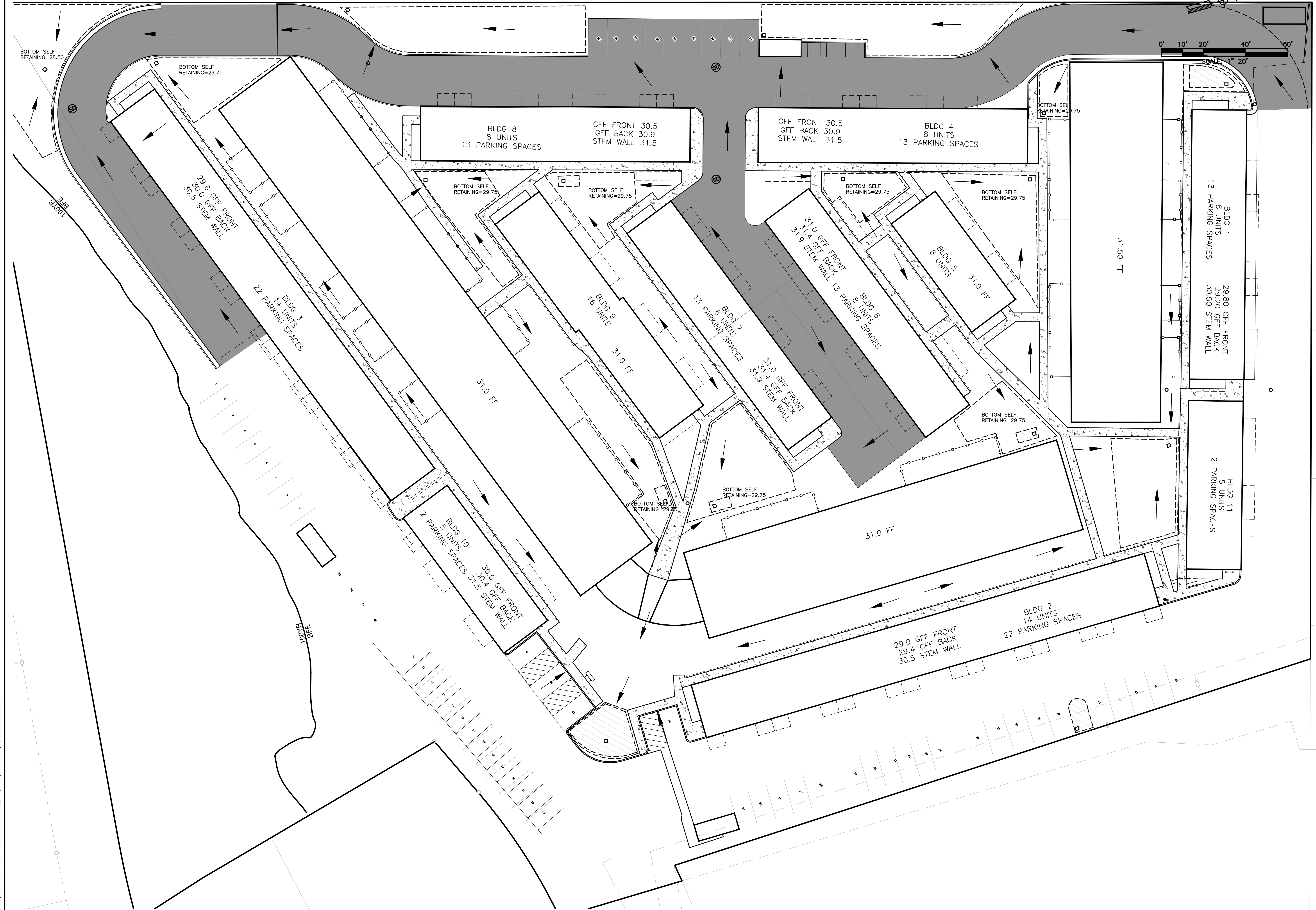
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NO.	HISTORY / REVISION	BY / CHK.	DATE
	REVISED TREE REMOVAL PLAN		10/17/22

WESTWOOD GARDEN APARTMENTS
 PLANNED DEVELOPMENT
 TREE REMOVAL

STROMBECK PROPERTIES
 2351 WESTWOOD COURT, ARCATA, CA 95521

DRAWN	KAD
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APPROVED	
DATE	7/25/2022
JOB NUMBER	7010.27
SHEET	2.0



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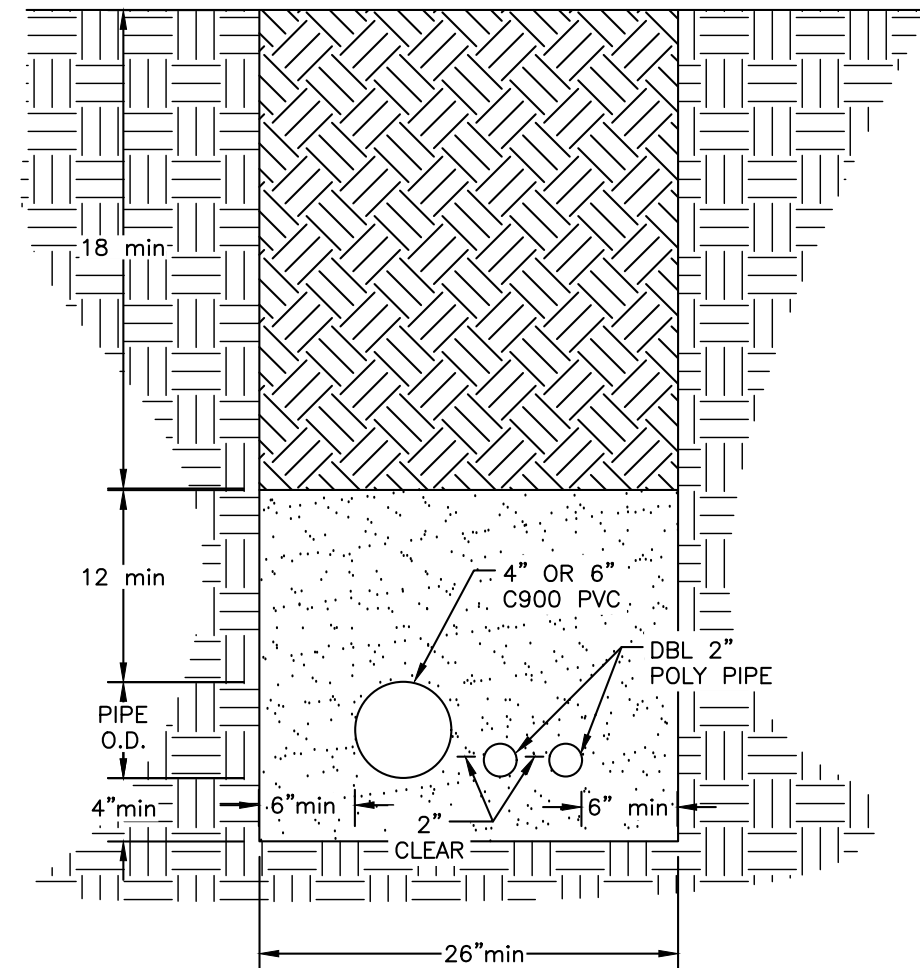
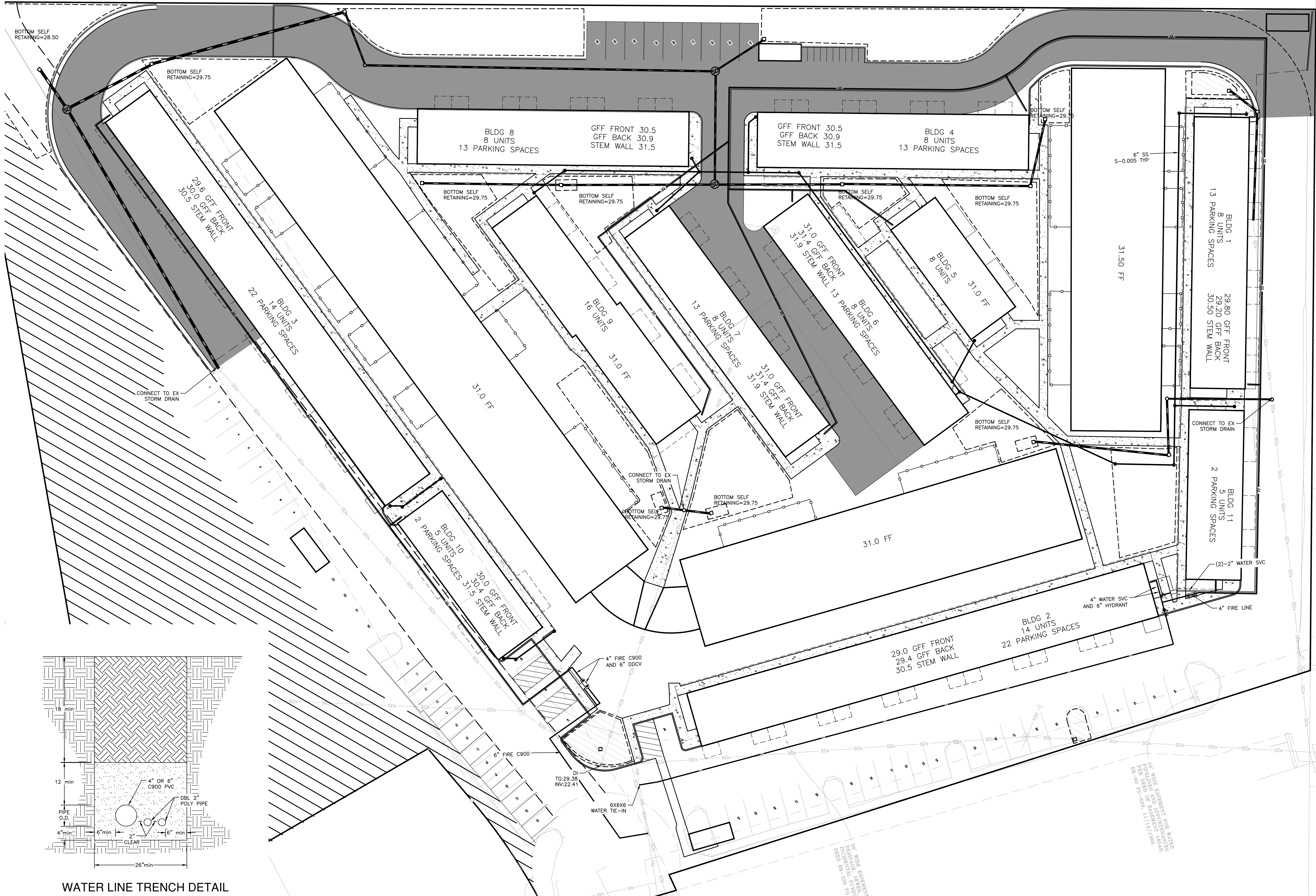
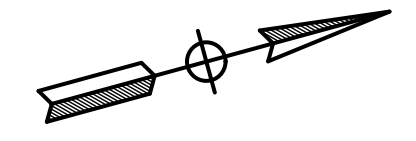
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NO.	HISTORY / REVISION	BY / CHK.	DATE
	REVISED GRADING PLAN		10/17/22

WESTWOOD GARDEN APARTMENTS
 PLANNED DEVELOPMENT
 GRADING PLAN

STROMBECK PROPERTIES
 2351 WESTWOOD COURT, ARCATA, CA 95521

DRAWN	KAD
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DATE	7/25/2022
JOB NUMBER	7010.27
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WATER LINE TRENCH DETAIL

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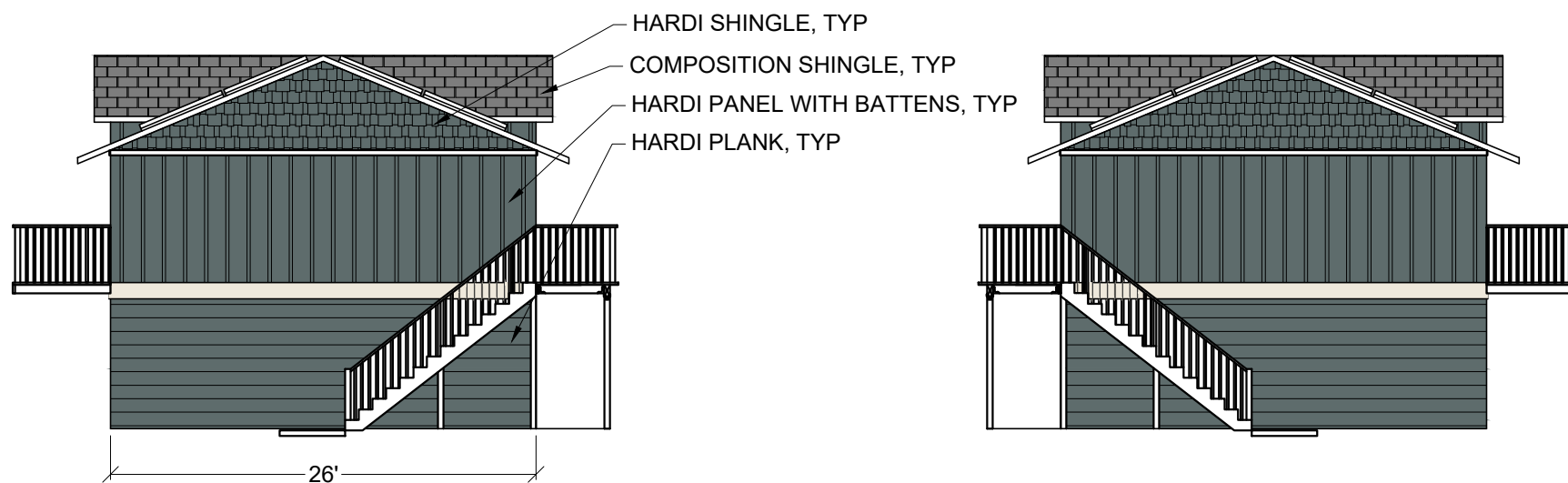
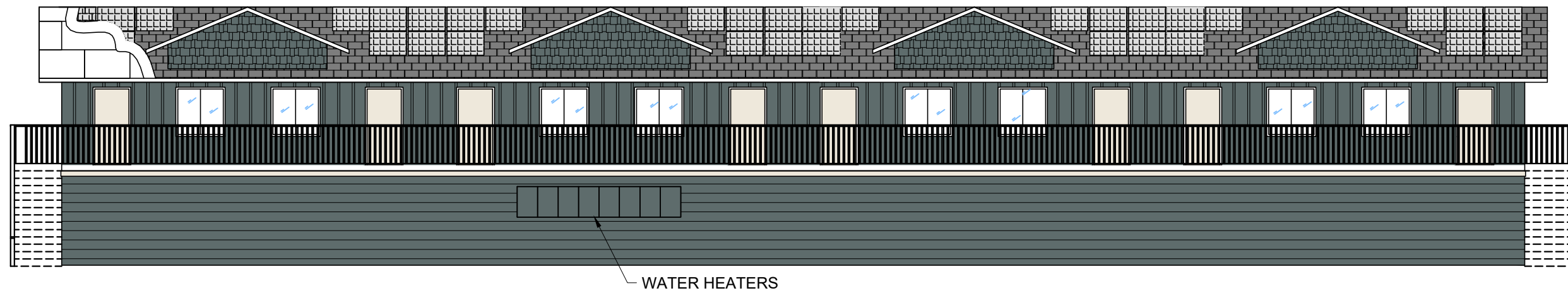
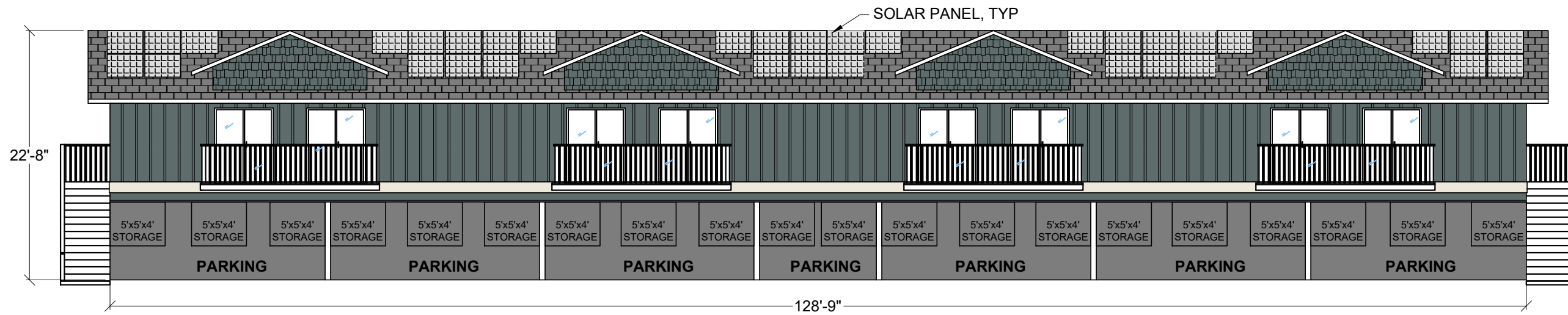
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NO.	DATE	BY / CHK.	HISTORY / REVISION
	10/17/22		REVISED UTILITY PLAN

WESTWOOD GARDEN APARTMENTS
PLANNED DEVELOPMENT
UTILITY PLAN

STROMBECK PROPERTIES
2351 WESTWOOD COURT, ARCATA, CA 95521

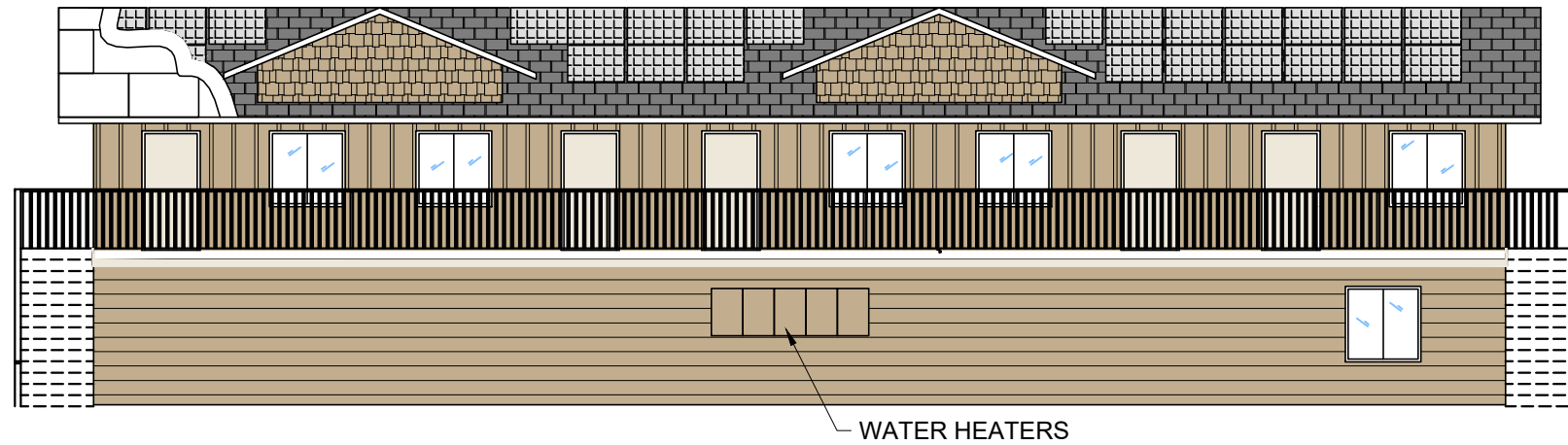
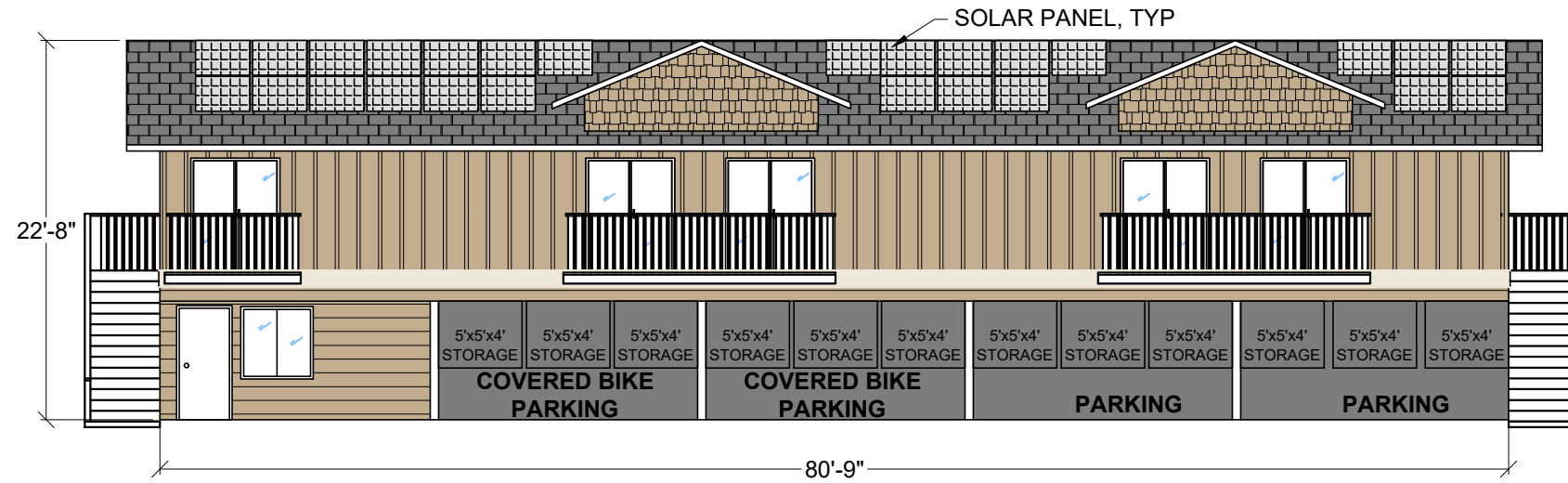
DRAWN	KAD
CHECK	RLW
APPROVED	
DATE	7/25/2022
JOB NUMBER	7010.27
SHEET	4.0



- DAVENPORT TAN, RGB 138 118 101
- LENOX TAN, RGB 194 174 142
- MANCHESTER TAN, RGB 219 207 187
- KNOXVILLE GRAY, RGB 94 108 108

- PAINT:**
 BODY COLOR= KNOXVILLE GRAY, RGB 94 108 108 &
 BODY COLOR= MANCHESTER TAN, RGB 219 207 187
 TRIM COLOR & DOOR COLOR = CIELO BLANCO,
 RGB 238 232 219
- SHINGLES:**
 SHINGLES WILL BE COLOR CHARCOAL.
- DECK:**
 RAILS AND STAIRS WILL BE NATURAL CEDAR
 POSTS WILL BE PRESSURE TREATED UNPAINTED
- SOLAR PANELS:**
 64.88a MAX
 1 X 9k INV
 70 PANEL

8 UNIT ELEVATION
BUILDINGS 1, 4, 6, 7, & 8
13 PARKING SPACES BELOW



PAINT:

BODY COLOR= LENOX TAN, RGB 194 174 142
 TRIM COLOR & DOOR COLOR = CIELO BLANCO, RGB 238 232 219

SHINGLES:

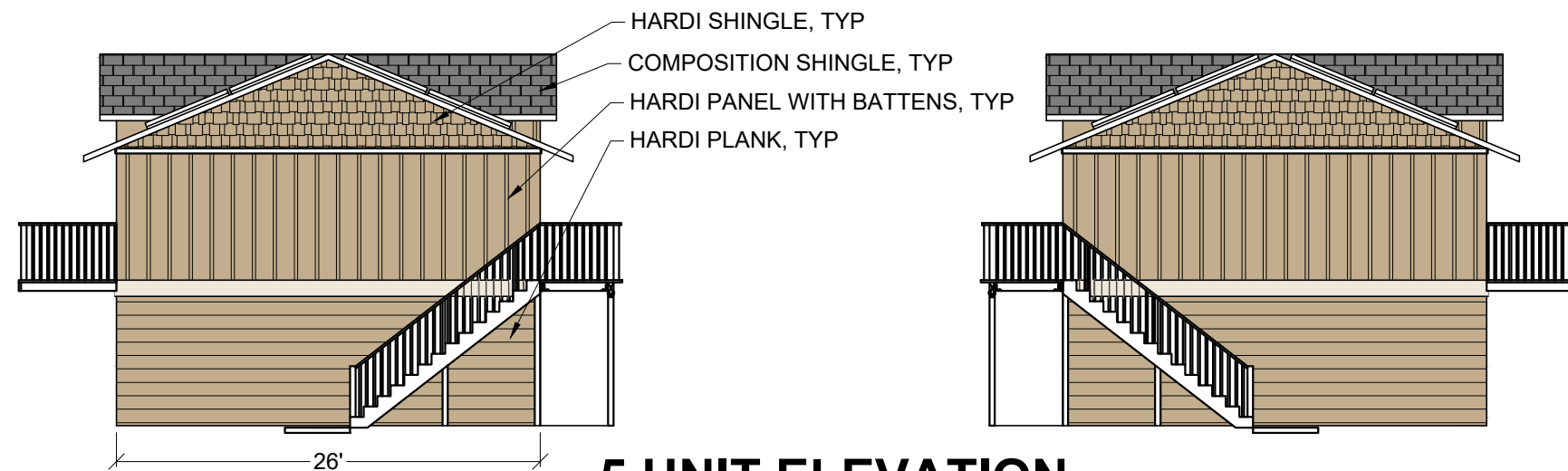
SHINGLES WILL BE COLOR CHARCOAL.

DECK:

RAILS AND STAIRS WILL BE NATURAL CEDAR
 POSTS WILL BE PRESSURE TREATED UNPAINTED

SOLAR PANELS:

39.92a MAX
 14.4k INV
 42 PANEL

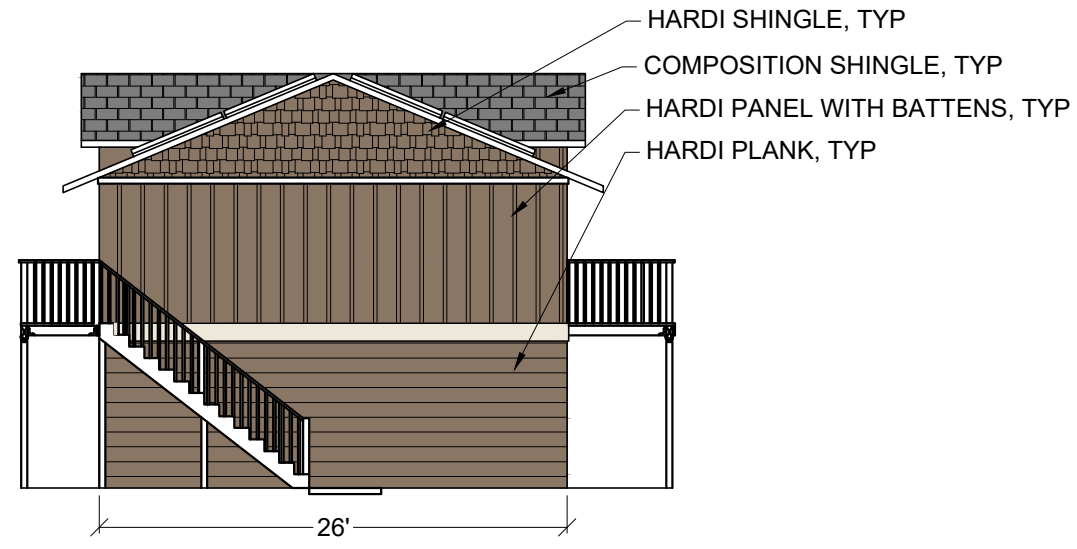
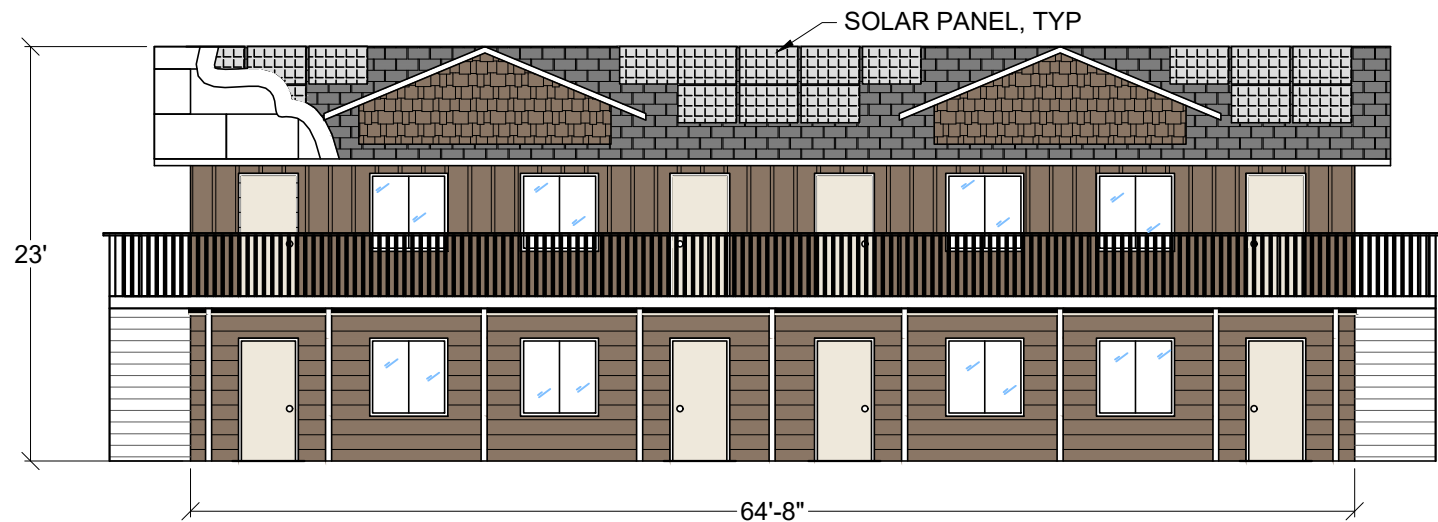


- DAVENPORT TAN, RGB 138 118 101
- LENOX TAN, RGB 194 174 142
- MANCHESTER TAN, RGB 219 207 187
- KNOXVILLE GRAY, RGB 94 108 108

5 UNIT ELEVATION

BUILDINGS 10 & 11

LAUNDRY, 2 PARKING SPACES & 42 COVERED BIKE PARKING SPACES BELOW



PAINT:
 BODY COLOR = DAVENPORT TAN, RGB 138 118 101
 TRIM COLOR & DOOR COLOR = CIELO BLANCO,
 RGB 238 232 219

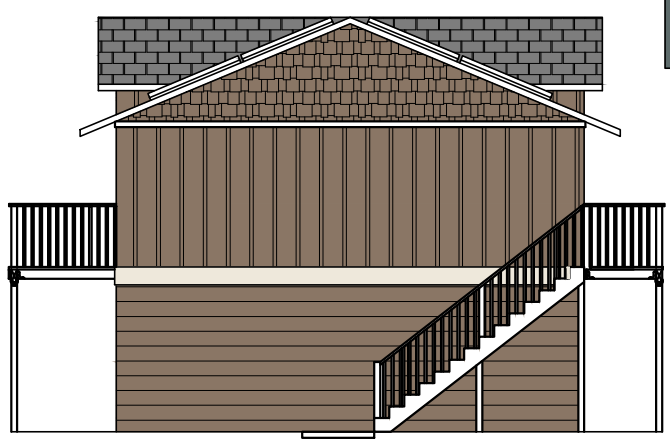
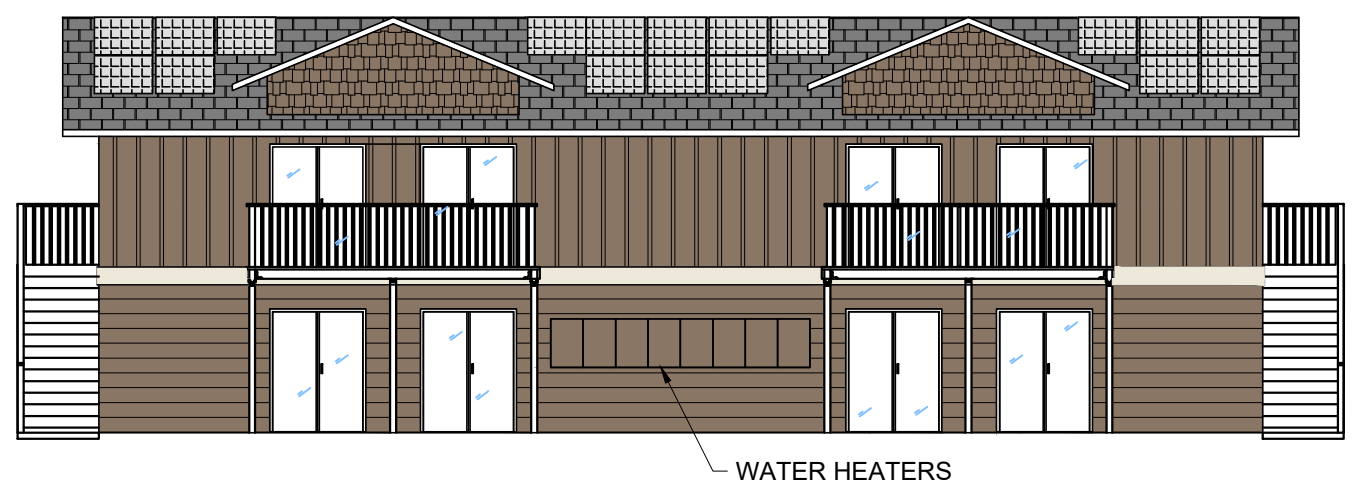
SHINGLES:
 SHINGLES WILL BE COLOR CHARCOAL.

DECK:
 RAILS AND STAIRS WILL BE NATURAL CEDAR
 POSTS WILL BE PRESSURE TREATED UNPAINTED

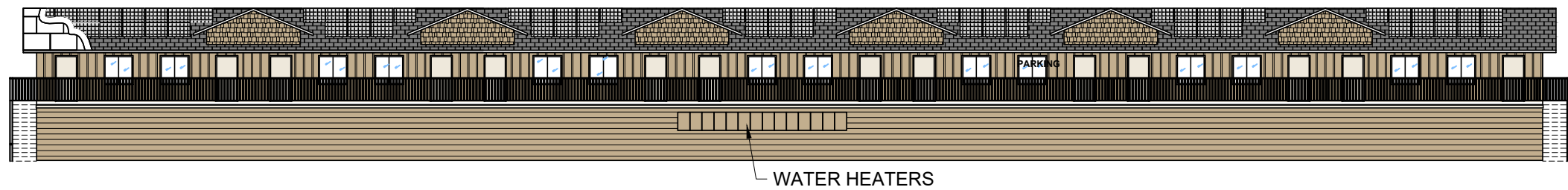
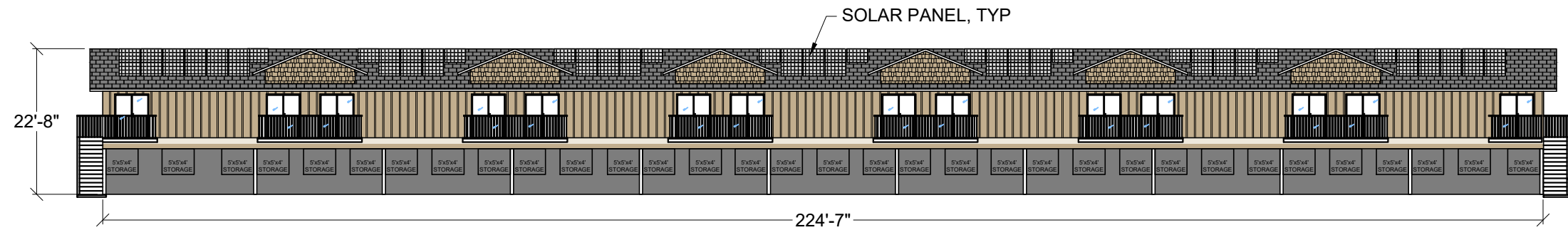
FENCE:
 ALL UNITS GROUND FLOOR UNITS WITH SLIDING GLASS
 DOORS WILL HAVE YARDS ENCLOSED BY NATURAL
 COLOR REDWOOD 1x6 FENCES.

SOLAR PANELS:
 24.95a MAX
 9k INV
 32 PANEL

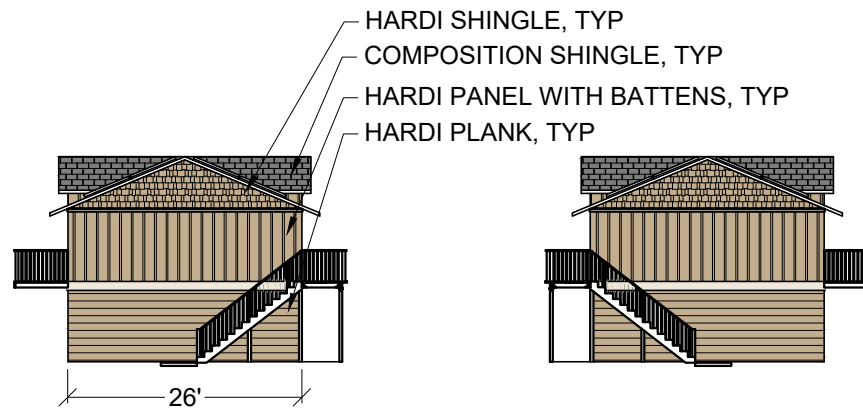
- DAVENPORT TAN,
RGB 138 118 101
- LENOX TAN,
RGB 194 174 142
- MANCHESTER TAN,
RGB 219 207 187
- KNOXVILLE GRAY,
RGB 94 108 108



**8 UNIT ELEVATION
 (16 UNIT SIMILAR)
 BUILDINGS 5 & 9
 2 STORY**



-  DAVENPORT TAN,
RGB 138 118 101
-  LENOX TAN,
RGB 194 174 142
-  MANCHESTER TAN,
RGB 219 207 187
-  KNOXVILLE GRAY,
RGB 94 108 108



PAIN:

BODY COLOR = LENOX TAN, RGB 194 174 142
TRIM COLOR & DOOR COLOR = CIELO BLANCO,
RGB 238 232 219

SHINGLES:

SHINGLES WILL BE COLOR CHARCOAL.

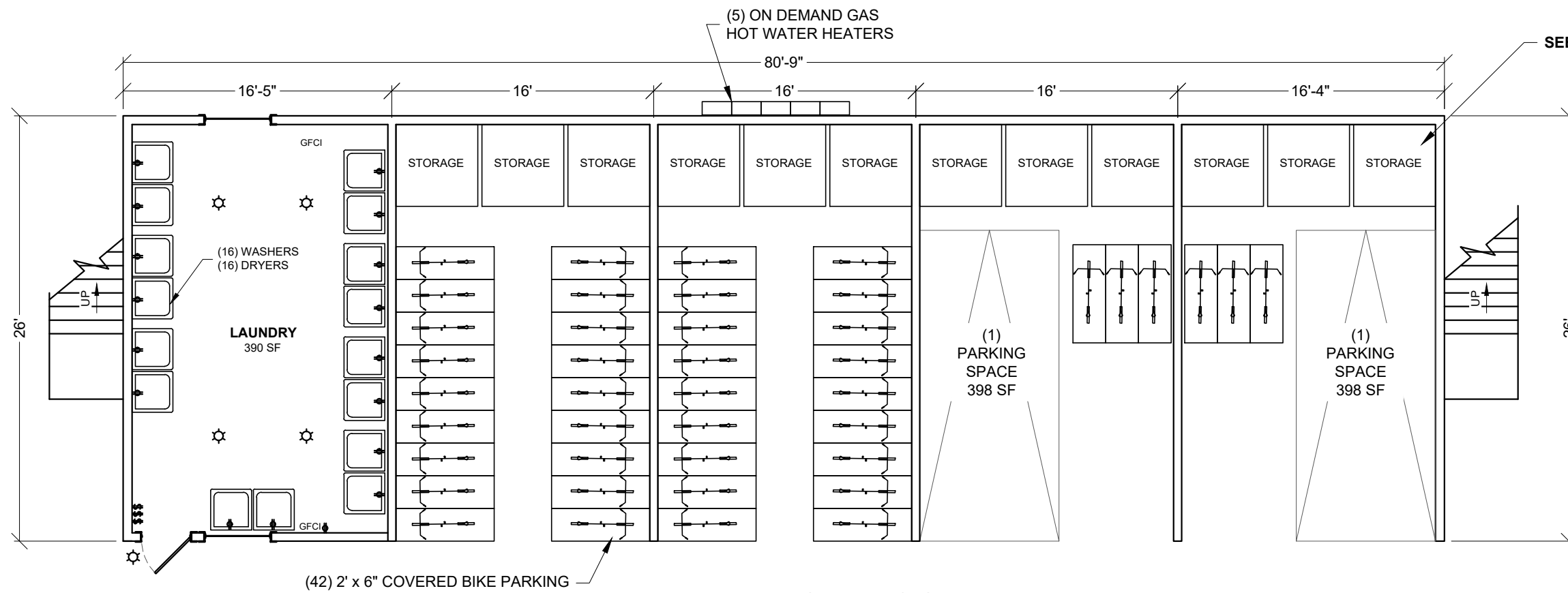
DECK:

RAILS AND STAIRS WILL BE NATURAL CEDAR
POSTS WILL BE PRESSURE TREATED UNPAINTED

SOLAR PANELS:

119.77a MAX
3 X 14k INV
120 PANEL

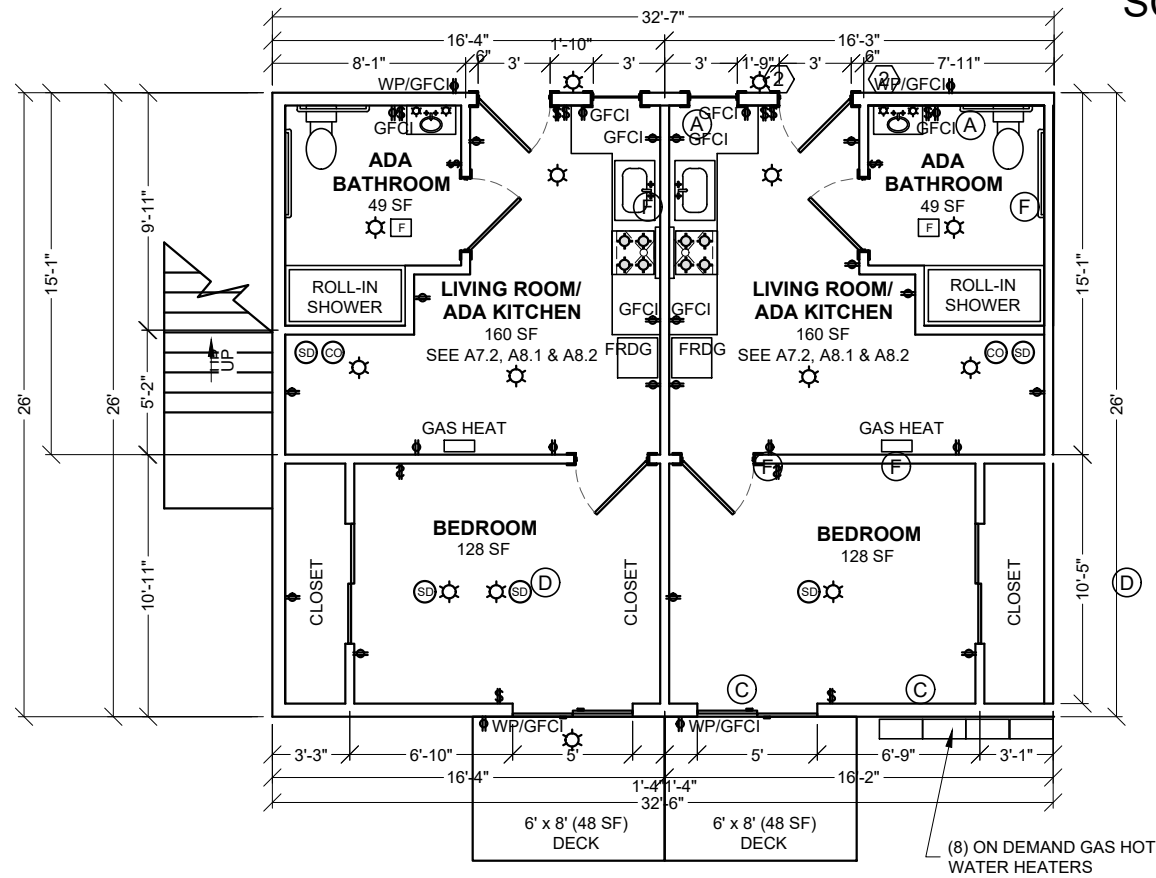
14 UNIT ELEVATION
BUILDINGS 2 & 3
22 PARKING SPACES BELOW



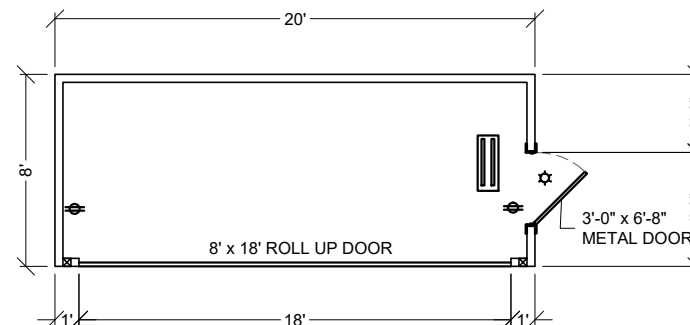
DOOR SCHEDULE		
SYM	SIZE WIDTH, HEIGHT	DESCRIPTION
(A)	3'-0" x 6'-8"	EXTERIOR DOOR 4x6 HEADER
(B)	2'-8" x 6'-8"	INTERIOR DOOR 4x6 HEADER
(C)	5'-0" x 6'-8"	SLIDING GLASS DOOR 4x8 HEADER
(D)	4'-0" x 6'-8"	CLOSET DOOR 4x6 HEADER
(E)	2'-8" x 6'-8"	BARN DOOR 4x6 HEADER
(F)	3'-0" x 6'-8"	INTERIOR DOOR 4x6 HEADER

WINDOW SCHEDULE		
SYM	SIZE WIDTH, HEIGHT	DESCRIPTION
(1)	4'-0" x 4'-0"	WHITE VINYL SLIDER 4x6 HEADER
(2)	2'-0" x 4'-0"	WHITE VINYL SLIDER 4x6 HEADER

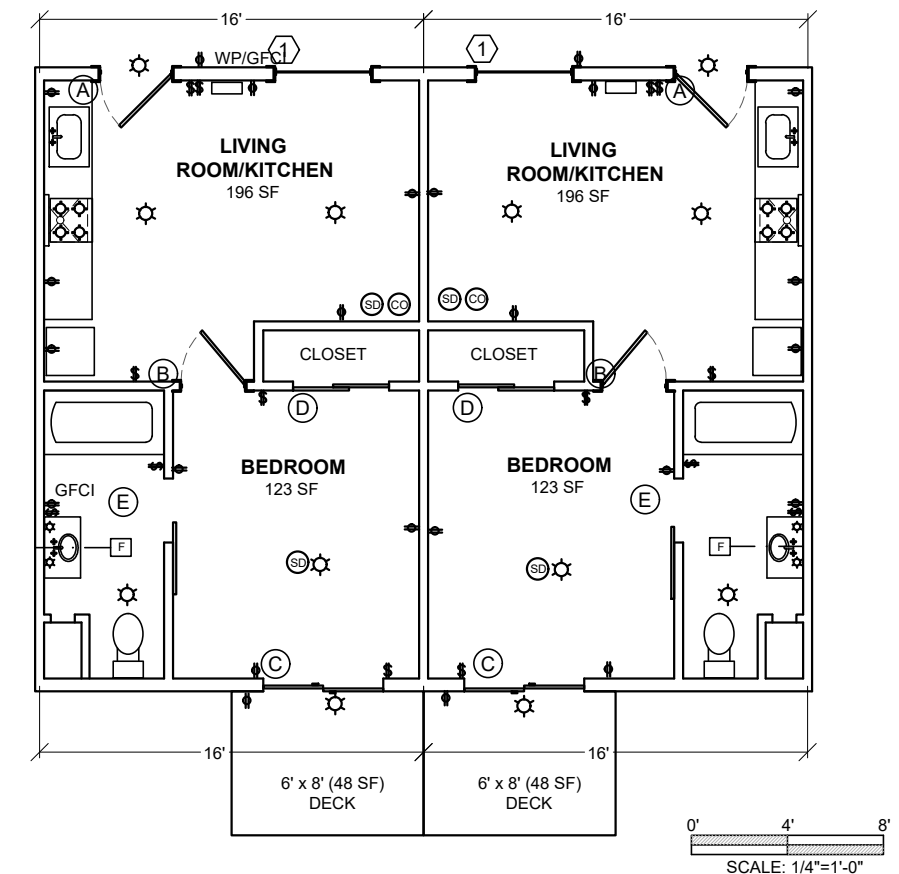
5 UNIT FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



- LEGEND:
- ⌚ LIGHT SWITCH
 - ⊕ 110 OUTLET
 - ☀ LIGHT
 - ⌚ EXHAUST FAN
 - ⊙ SMOKE DETECTOR

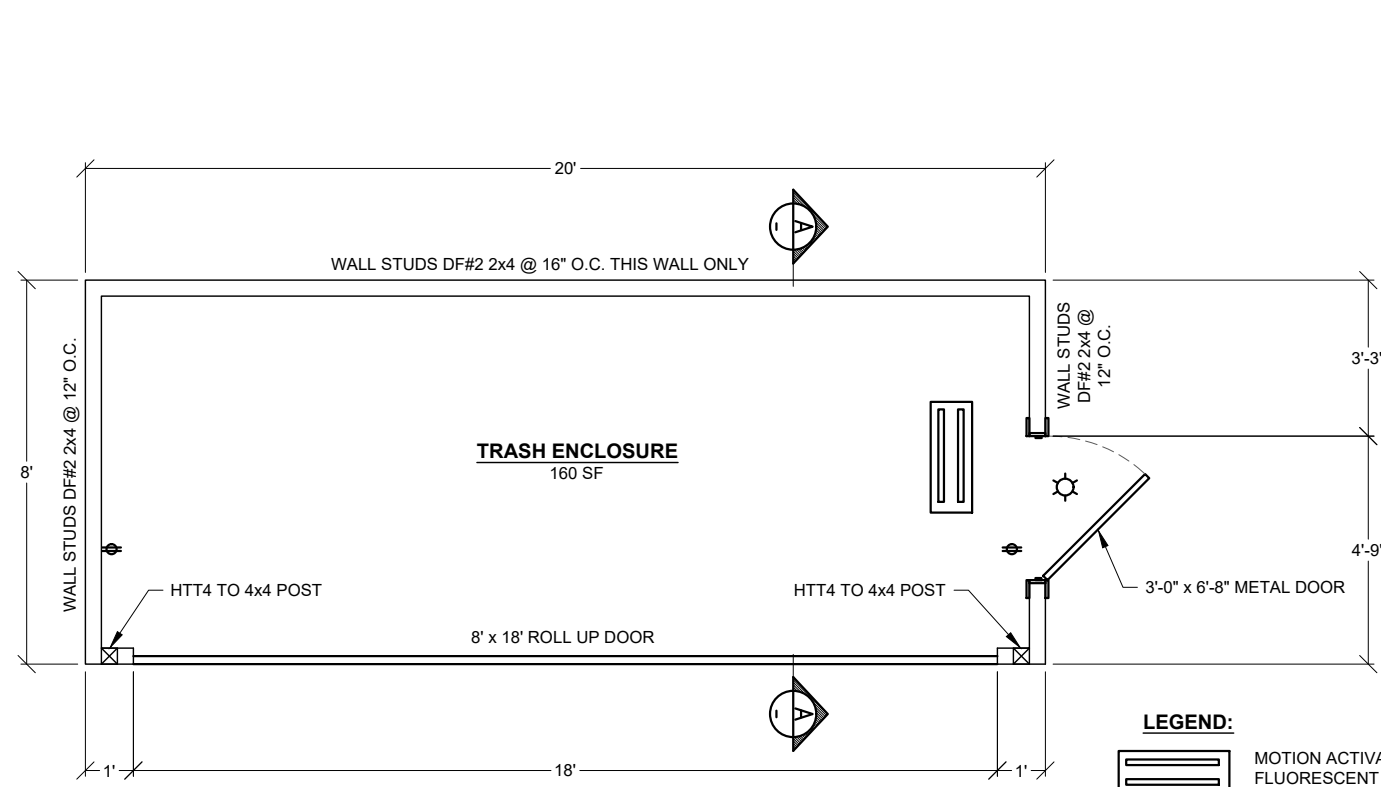


TRASH ENCLOSURE FLOOR PLAN
SCALE: 1/4" = 1'-0"



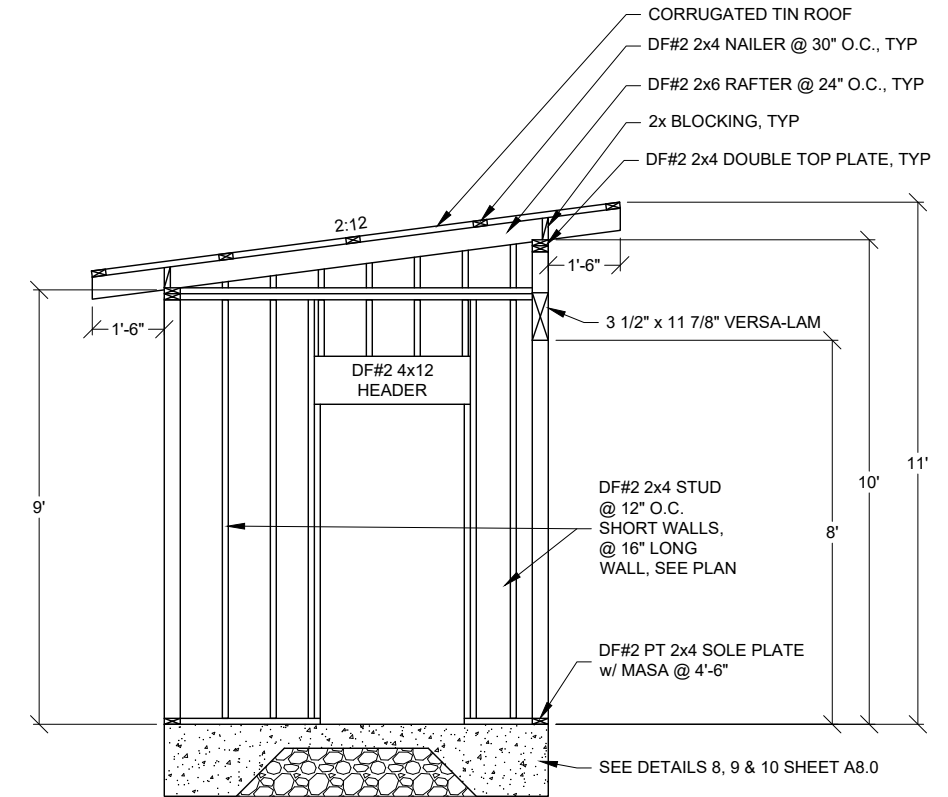
TYPICAL MIRRORED FLOOR PLAN
SCALE: 1/4" = 1'-0"

TYPICAL MIRRORED ADA FLOOR PLAN
SCALE: 1/4" = 1'-0"

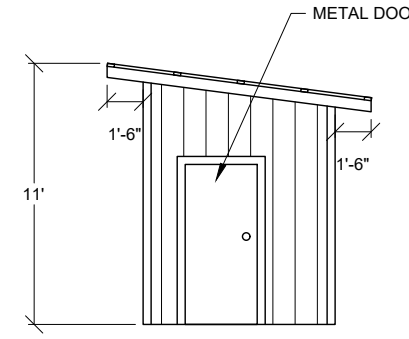


FLOOR PLAN
SCALE: 1/2" = 1'-0"

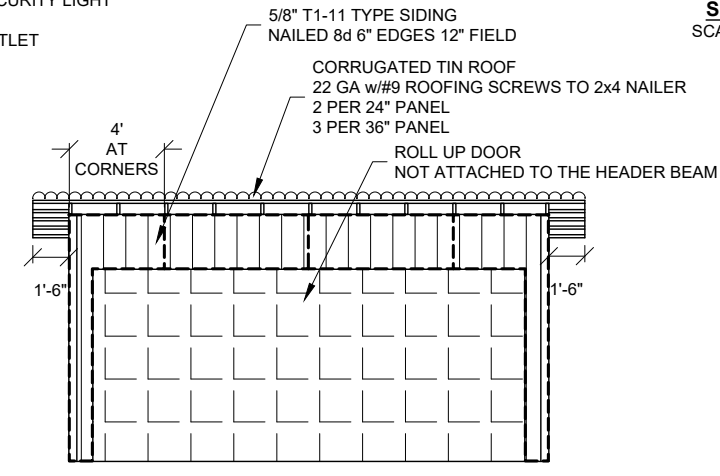
- LEGEND:**
- MOTION ACTIVATED FLUORESCENT LIGHT
 - MOTION ACTIVATED SECURITY LIGHT
 - OUTLET



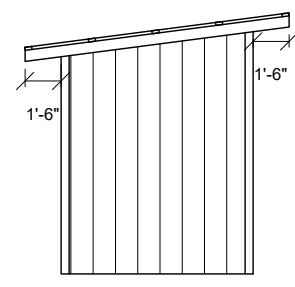
SECTION 'A'
SCALE: 1/2" = 1'-0"



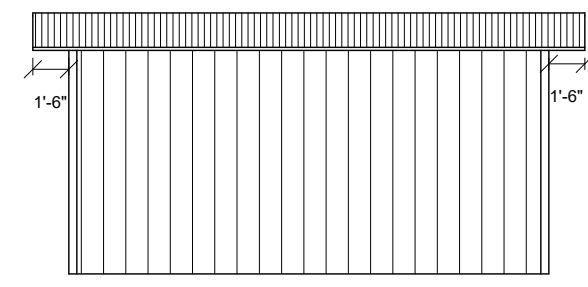
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



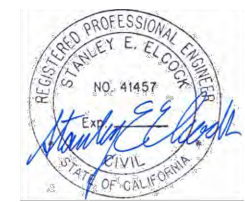
EAST ELEVATION
SCALE: 1/4" = 1'-0"



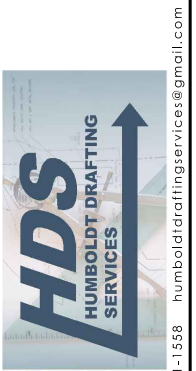
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



7/18/2022



(707) 601-1558 humboldtdraftingservices@gmail.com

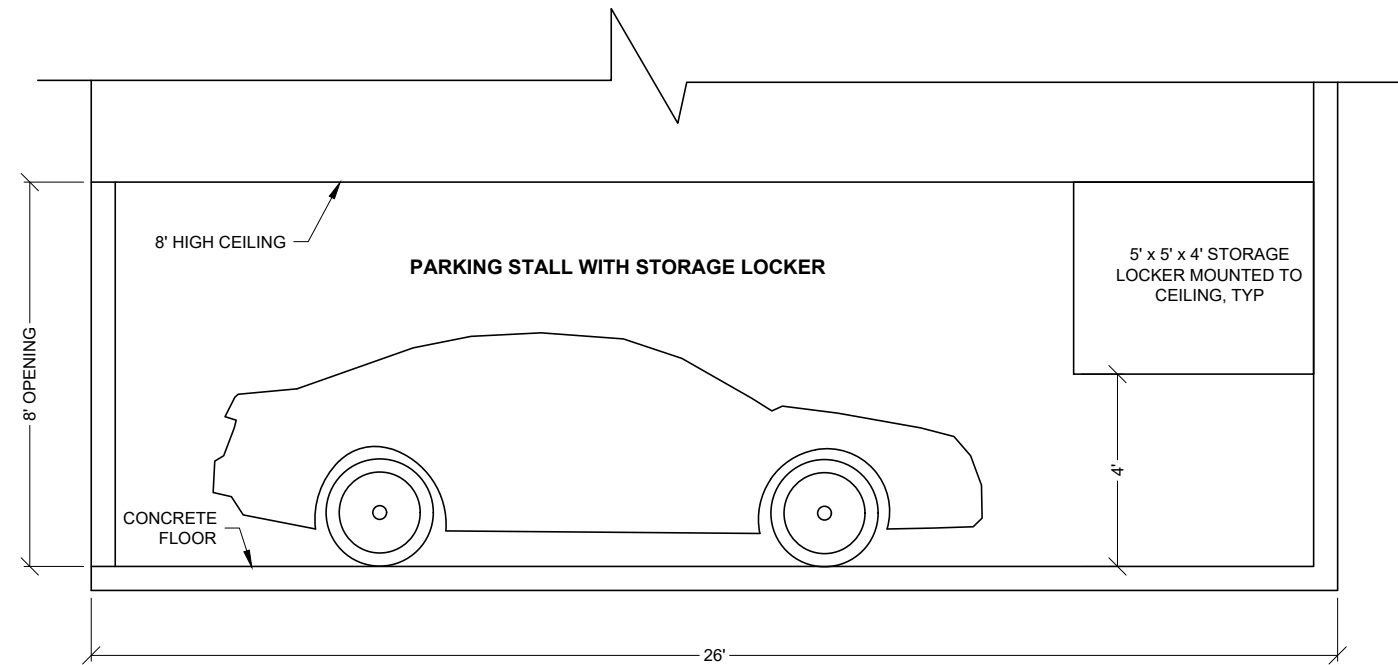
NO.	HISTORY / REVISION	BY	CHK.	DATE
1	4LEAF COMMENTS 3-30-2022	JDB	ES	3-10-2022
2	COA COMMENTS 3-30-2022	JDB	ES	5-24-2022
3	4LEAF COMMENTS 6-24-2022	JDB	ES	7-18-2022

WESTWOOD GARDEN APARTMENTS
103 NEW UNITS
TRASH ENCLOSURE PLANS

APN: 505-161-028

DRAWN	JDB
CHECK	ES
APPROVED	ES
DATE	9-6-2021
JOB NUMBER	9.6.2021
SHEET	

A9.2



STORAGE LOCKER DETAIL

SCALE: 1/2" = 1'-0"