

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

ACTION: On _____, the Planning Commission _____, the Rowan Design Review and Minor Use Permits by adopting: 1) a California Environmental Quality Act §15332, Class 32, – In-Fill Development Project categorical exemption; and then 2) the Action with Findings of Approval (Exhibit 1), Conditions of Approval (Exhibit 2), and project plans (Exhibit 3).

Project: Construction of eight new multifamily units housed in one structure, with accessory facilities (landscaping, storage shed, seven parking spaces). Six dwelling units are primary dwelling units and two are State ministerial accessory dwelling units. The applicant is requesting a minor use permit as a modification of building height and laundry facility standards. A portion of the 37-foot high building is two feet greater in height than allowed in the zoning district. No laundry facilities are provided on-site; therefore, an exception is requested. The proposed area of development spans two adjacent legal separate parcels which will be merged as a condition of approval prior to submittal of building permit.

Application Type: Design Review and Minor Use Permit (Modification to Site Standards)

Location: Vacant lands on the southeast corner of 12th and I Streets, Arcata

Assessor Parcel Numbers: 021-091-009, 021-091-010

Property Owner / Applicant: Rowan Trust - Jae Rowan **Agent:** Sarah Atkins

File Number: 234-003-DR-MUP

Zoning: Residential High Density (RH) **General Plan:** Residential-High Density (R-H)

Coastal Status: Outside of Coastal Zone

Environmental: The project qualifies for California Environmental Quality Act (CEQA) Class 32 – In-Fill Development Projects categorical exemption. Pursuant to the California Environmental Quality Act Statutes and Guidelines, and as further evidenced in the Findings of Approval (Exhibit 1), this exemption applies as the project:

- a) Is consistent with the applicable general plan designation and applicable general plan policies as well as zoning regulations with the adopted site modifications;
- b) Is located within city limits on a project site of no more than five acres in size (combined project site is roughly 0.2 acres), and is completely surrounded by other urban uses;
- c) Is located on a site with no value as habitat for endangered, rare, or threatened species;
- d) Is located on a site that can be adequately served by all required utilities and public services; and
- e) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

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 working days following the date of this Action. Appeals shall be submitted on the prescribed form, shall state the reasons for the appeal, and shall include the filing fee set by the City Council. The appeal period ends at 5:00 pm on _____, 2024.

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

Date of Action: _____

ATTEST: _____
David Loya, Community Development Director

EXHIBIT 1

Proposed FINDINGS OF APPROVAL

I. FINDINGS

Based on the findings in section 1-6 below, the Planning Commission finds the project does comply with Land Use Code (Code) Section 9.72.040.F - Standards for Design Review.

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

The project is in the Residential High Density zoning district and the Arcata Heights Conservation Area. This zoning district is appropriate for various types of multi-family housing styles. The project site is located a few blocks from the City's compact urban core that is centered around the Plaza. The project is within the allowable density range from 15.01 to 32 dwelling units per acre. The Arcata Heights Conservation Area includes Commercial General, Public Facility, and Residential Low-, Medium- and High-Density zoning districts. There are a wide range of architectural styles, sizes, and ages of structures within this neighborhood conservation area. Several multi-family developments in the vicinity have from three to eight dwelling units.

The proposed in-fill development is compatible in scale to most of the surrounding properties, which are a mix of detached single family and multifamily residences of relatively similar height and massing. The proposed in-fill project is compatible and appropriate for the anticipated uses on vacant lands zoned and planned for residential-high density.

The property slopes in a southwest direction about 10 percent. The project is designed to utilize the slope by creating four studio dwelling units on the ground floor and four dwelling units in a townhouse floor plan on the second and third floors. The north and east elevations have the appearance of a two-story structure. While the other building elevations appear as three stories. Although the development has portions of the structure that exceeds the maximum height by two feet, the increase is de minimis and massing is compatible with the surrounding properties. A 2003 staff report for a Parcel Map subdivision noted the existing structure (demolished) was nonconforming because it exceeded the height limit. Furthermore, the structure's design that includes traditional elements, multiple roof planes, alternating exterior siding and various window and door trims are well-suited to the site's architectural history and surrounding context.

The project is consistent with applicable design policies for multifamily residential projects and Land Use Code standards for "Multifamily" Developments per Land Use Code §9.42.130. The structures generally maintain a moderate-density neighborhood character. Abrupt changes in height and bulk of structures are avoided by breaking the massing along 12th Street into smaller elements, as opposed to one large monolithic structure. Building elevations have been articulated to avoid long, continuous wall and roof planes. Vertical two-over two windows, front porches, and steeply pitched rooflines mirror the historic style of the previously existent settlement-era structure onsite. The design is sufficiently differentiated and modern to not

create a “false sense of history” onsite. The steeper roof pitch is desirable as a compatible building element that supports the requested height modification.

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

The proposed multifamily structure’s site layout is complementary to other surrounding sites in that parking is provided to the side of the site. The site layout makes the parking area visually subordinate to the residential structure. The 12th Street building façade prominently features four main entrances while providing solar access to all the units on the south building elevation. The exterior appearance with traditional building elements is attractive and harmonious with the neighborhood. The project features multiple covered and uncovered outdoor patios. The proposed accessory structure is similar in design to the proposed multifamily structure and is inconspicuously tucked in the rear property corner. To provide consistency and symmetry, a Condition of Approval is included to provide a similar porch railing for the northeast unit on 12th Street as there are for the other units.

The building design and layout provides a mix of studio and two-bedroom dwelling units. The project is designed not to include common laundry facilities typical of multifamily dwelling units. Code §9.42.140.H.1 requires one common washer and dryer for every five dwelling units for multi-family rentals. The project does not include any on-site common or private laundry appliances. The agent notes commercial, self-serve laundry facilities are less than two blocks away. The Planning Commission supports the request as there are commercial laundry facilities within two blocks of the project. The project design incorporates common and private recreation areas, as well as enclosed bicycle parking and private storage areas. Often multifamily developments request modifications of one or more of these features. The Planning Commission finds the exception to the laundry facilities is balanced with providing a well-designed and articulated development to serve the tenants.

An existing five-foot wide utility easement is located on the southern property line. The accessory structure is located outside the five-foot side yard setback and the utility easement. A Condition of Approval is included to ensure the utility infrastructure is not negatively impacted by the proposed landscape and parking areas.

The proposed (conceptual) landscape plan has a mix of trees, shrubs and ground cover to provide a balanced and consistent visual element to soften the appearance of the structure and shield the proposed parking area. As currently conditioned, all proposed outdoor lighting shall follow Code 9.30.070, be dark-sky certified, and shown on the final Building Plans. Proposed modifications to laundry facilities and building height will not result in a project with an incompatible design.

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

The site plan provides a one-way entrance on I Street and a one-way exit on to 12th Street. The one-way traffic flow provides a safe external and internal circulation pattern. Sidewalks are provided on both 12th and I Streets connected to internal walkways. The project exceeds Code parking standards by providing seven on-site parking spaces for six of the primary dwelling

units. To encourage sustainable housing, State law does not require parking for the two ministerial State accessory dwelling units. The parking area includes one accessible and one compact parking space. The compact parking space is located near the detached accessory bike and storage building. The compact parking space provides adequate turning radius for larger vehicles. As a Condition of Approval, the compact space shall be labeled, maintained and managed to ensure oversized vehicles do not use the compact parking. The site plan and building design provides for convenient pedestrian access from the public street into the project through walkways. The access drive meets City safety requirements including access length and vision clearance provisions. Site design generally maintains visibility for cars and pedestrians entering and exiting the lot. Proposed modifications to laundry facilities and building height will not result in a project with unsafe or inefficient parking, circulation, or access.

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

The attached landscape plan is a conceptual and requires revisions for consistency with the current site. The project's proposed landscape plan exceeds the City standard of 10% of site area. The project landscape plan includes a variety of shrubs and trees along the property boundaries, which will screen the site and create privacy for both new and adjacent existing residents. The applicant's landscape design integrates a variety of native and/or drought tolerant species (including ceanothus, vine maple, huckleberry, and fescue). In compliance with the Code landscape standards, the plan includes soil amendments, mulch, special top dressing, irrigation and on-going routine maintenance to ensure the health of the landscape plantings. The site does not contain any designated open space areas typically associated with natural resource lands or natural hazards zones (tsunami, flood, soil or geologic, etc.). The project does include common and private recreation areas in compliance with the Code multifamily development standards.

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

The site is not located within the Coastal Zone or subject to the regulations of an applicable specific plan. The site is zoned Residential High Density and is intended to be applied to areas of the City appropriate for various types of multi-family housing, including duplexes, townhouses, and apartments.

The proposed development is consistent with the intent of the RH to encourage well-designed multifamily housing developments in appropriate areas of the city with easy access to jobs, activities, and transit. Proposed modifications to laundry facilities building height will not result in a project that is inconsistent with the General Plan's overarching policy guidance.

The site is located in the Alquist-Priolo Earthquake Fault Zone. The project site had a fault evaluation report (Orlandi A-P SSZ Fault Study 1990) completed that partially cleared the subject parcels from the presence of an active fault. Another fault evaluation report (File 001-072-ALQ-PRI) was prepared in 2001 as part of a Parcel Map subdivision that created the two

existing parcels. The 2001 report was limited to areas not cleared by the 1990 study. This 2001 report also determined the site was absence of an active fault. The peer reviewer of the 2001 report recommended the project engineer be aware that ground-tilting hazards exist at the site. Furthermore, it is not clear whether the trench and or former building site have consolidated engineered fill. Therefore, a Condition of Approval requires a project engineer to prepare recommendations on the design of the structures.

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

The project is within the Arcata Heights Conservation Area. There are no specific design guidelines for this area outlined in the Code, but the General Plan identifies Neighborhood Conservation Areas as historically noteworthy. The City included guiding design principles, goals, and policies within the General Plan because community appearance and livability are important to our community. Design review is conducted to assure that new construction, modifications or alterations of noteworthy structures, and significant changes to other structures are harmonious with the existing character of the neighborhood. The Planning Commission acknowledges that design is a highly subjective area.

The project complies with General Plan policy D-1a and D-5a to maintain small scale buildings by incorporating various wall and roof planes, building materials, covered and uncovered porches, and articulated window and door trim. These features break up the overall building mass. The building placement provides all the dwelling units with direct southern exposure (GP Policy D-1e). The project incorporates eight enclosed bicycle storage areas and pedestrian access to public sidewalks and bus stops (GP Policy (D-1g)). Based on the discussion (1-6) above, the Planning Commission finds the proposed project is compatible with the existing character of the Arcata Heights neighborhood.

ENVIRONMENTAL REVIEW FINDINGS:

The Planning Commission adopts the California Environmental Quality Act (CEQA) Class 32, Section 15332 In-Fill Development Project categorical exemption. The CEQA finding is based on the project in compliance with the City of Arcata General Plan and Land Use Code Standards with the adopted site modifications. The property is zoned and planned for high density residential land uses. Class 32 exemptions consist of development projects that can clearly be considered “infill” within an existing urban context, subject to the following findings. The project qualifies for this exemption as the proposed site:

- a) Is consistent with the applicable general plan designation and applicable general plan policies as well as zoning designations and regulations as evidenced in the Design Review findings above.
- b) Is located within city limits on a project site of no more than five acres in size and is completely surrounded by other urban uses.
- c) Is located on a site with no value as habitat for endangered, rare, or threatened species.
- d) Is located on a site that can be adequately served by all required utilities and public services; and

e) Furthermore, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

CEQA Section 15300.2 (Exceptions to Categorical Exemptions) are not applicable in the case of this project. Pursuant to the California Environmental Quality Act Statutes and Guidelines, and as further evidenced in the Findings of Approval and Conditions of Approval, the project:

- a) Will not impact environmental resources mapped by local, state, or federal agencies;
- b) Will not result in a cumulative impact or an impact resulting from unusual or special circumstances;
- c) Will not impact a designated scenic resource or historic structure; and
- d) Is not located on a site containing a hazardous waste site.

EXHIBIT 2

Proposed CONDITIONS OF APPROVAL

A. AUTHORIZED DEVELOPMENT: Approval is granted for:

Construction of eight new multifamily units housed in one structure, with accessory facilities (landscaping, storage shed, access, and seven parking spaces). Six dwelling units are primary dwelling units and two are State ministerial accessory dwelling units. The maximum building height for a porting of the structure is modified to 37 feet. No on-site laundry facilities are required as modified by this Action.

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

B. PROJECT SPECIFIC CONDITIONS:

COMMUNITY DEVELOPMENT

1. **Approved plans.** The approved project shall be constructed according to the Design Review plans attached as Exhibit 3, except as modified by the following Conditions of Approval:
 - a. **Parcel Merger.** The applicant / property owner shall cause the merger of the two separate legal parcels according to City of Arcata regulations and procedures prior to building permit submittal.
 - b. **Soils Report.** The applicant/property owners Civil/Structural engineer shall design the foundations for the buildings per the soil report prepared for the project site.
 - c. **Front Porch Railing.** To provide consistency and symmetry to the 12th Street building façade, the Building Permit shall include a similar porch railing for the northeast dwelling unit on 12th Street as there are for the other units.
 - d. **Compact Parking Space.** The property owner shall designate, label, maintain and manage the compact parking space to ensure oversized vehicles do not use the compact parking.
 - e. **State Ministerial Accessory Dwelling Units.** Consistent with State accessory dwelling unit law, the applicant / property owner shall ensure a minimum of two dwelling units are occupied for greater than 30 days.
 - f. **Utility Easement.** A five-foot wide utility easement is located along the southernmost property line. The applicant / property owner shall include building, parking hardscape and landscape design to ensure the utility infrastructure is not negatively impacted. It shall be the responsibility of the applicant / property owner to repair, replace and maintain the improvements if repairs to the utility infrastructure are needed.

C. GENERAL PERMIT CONDITIONS:

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

1. **Community Development Fees.** If applicable, the applicant shall pay outstanding Community Development Department fees pursuant to City Council Fee Resolution.
2. **Required Permits.** Applicant shall obtain any Building, Encroachment or other required permits prior to commencing construction activities. The Building Permit shall not be issued until the effective date of this notice and other conditions of approval (Notice of Parcel Merger). Applicant shall comply with permit requirements of the City of Arcata's Engineering Department, Environmental Services Department, and Arcata Fire Protection District, as applicable.
3. **Waste Diversion Plan.** The applicant shall submit the following documents to the City's Environmental Services Department for their review and approval:
 - a. Prior to issuance of a Building Permit the applicant shall submit a construction waste disposal and diversion plan; and
 - b. Prior to final building Certificate of Occupancy the applicant shall submit a final construction waste disposal and diversion audit.
4. **Outdoor Lighting.** Outdoor lighting shall be installed and maintained in compliance with 9.30.070 (Outdoor Lighting) and certified as dark sky friendly. All proposed outdoor lighting shall be shown on Building Permit submittal.
5. **Construction Noise.** The General Plan *Noise Element* Policy N-5d, limits the operation of tools or equipment used in construction, drilling, repair, alteration or demolition to the hours between 8 a.m. and 7 p.m. Monday through Friday, and between 9 a.m. and 7 p.m. on Saturdays. No heavy equipment related to construction activities shall be allowed on Sundays or holidays.

The construction noise statement shall appear as a notation on all Improvement Plans, Building Permits, and Grading Plans.

6. **Dust Control:** The applicant/property owner shall ensure the following dust and air quality control measures are followed:
 1. "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.
 2. Cover trucks hauling soil, sand, and other loose material. Limit truck and equipment idling by coordinating fill/spoils transport.
 3. Pave, water, or apply non-toxic soil stabilizers on unpaved access roads and parking areas.
 4. Sweep paved access roads and parking areas daily. Sweep streets daily if visible material is carried onto adjacent public streets.
 5. Reuse onsite construction materials as permitted to reduce offsite vehicle trips to landfills.

6. 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 Improvement Plans, Building Permits, and Grading Plans.

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

The discovery of prehistoric, historic or archaeological resources statement shall appear as a notation on all Improvement Plans, Building Permits, and Grading Plans.

8. **Recreation Fee for New Construction.** 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.
9. **Gas and Electric Utilities.** 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.
10. **Recycling, Solid and Organic Waste Storage Enclosure and Collection.** The storage and collection of recycling, solid and organic waste enclosure shall be designed to accommodate the requirements of the local service provider and Senate Bill 1383 to the satisfaction of the City’s Environmental Services Department. At a minimum the area shall be screened on all four sides with solid material similar and compatible with the proposed development, include a sliding gate (not swing). Covered enclosures are preferred.
11. **Maintenance of Construction Site.** 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. See C.3. above for construction waste plan and audit.

- 12. 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.
- 13. 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.
- 14. Revocation 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).
- 15. 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.
- 16. Appeals.** The actions described herein may be appealed per the provisions of Arcata Land Use Code (LUC) Chapter 9.76 Appeals. Appeals shall be filed with the Department or City Clerk, as applicable, within ten (10) business days following the date of the Zoning Administrator action that is being appealed per LUC §9.76.030. Appeals shall be submitted on the prescribed form and shall state the reasons for the appeal. The filing fee set by the City Council shall accompany appeals. The appeal period ends 5:00 pm on _____.

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 by the appropriate entity.

Property Report - Assessor's Parcel Number: 021-091-009



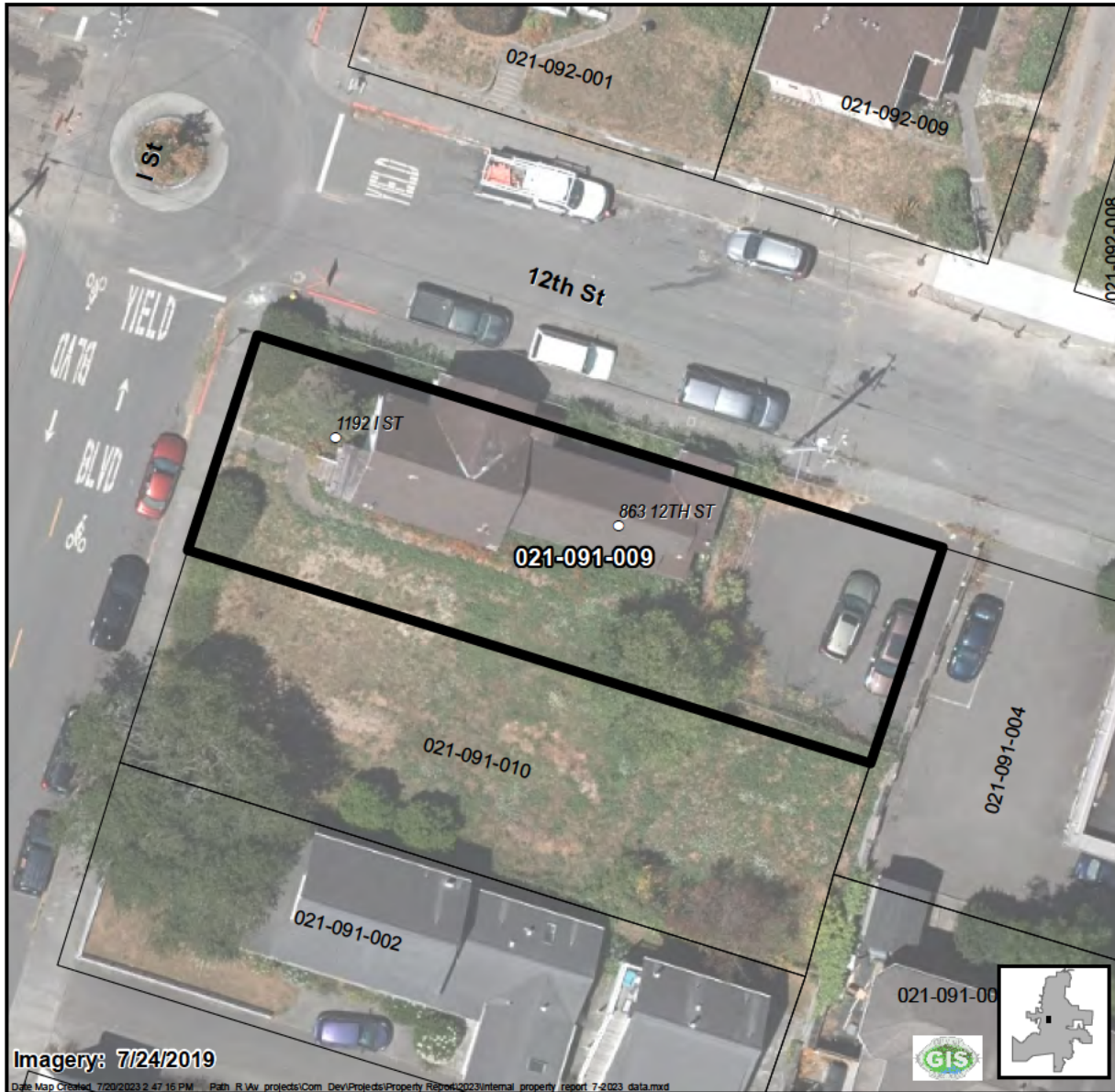
City of Arcata Community Development Department
 736 F Street, Arcata, Ca. 95521
 (707) 822-5955

Humboldt County Assessor Details

Parcel information date: 7/5/2023

Owner Name: Rowan Edward B & Elaine M Tr
 Mailing Address: [REDACTED]
 Site Address/City/Zip: 836 12TH ST ARCATA, 95521
 Land Value: \$67,978.00
 Improvement Value: \$0.00
 Other Value: \$0.00
 Recorded Document: 2012R 08602
 Use Code: 11
 Tax Rate Area: 1035
 Census Block: 104 Census Tract: 10
 Assessor Parcel Map Link: <http://co.humboldt.ca.us/assessor/maps/021-09.pdf>
 Tax Bill\\Details Link: <https://common2.mptsweb.com/MBC/humboldt/tax/main/021091009000/2023/0000>

For parcel owner information please call:
 Humboldt County Assessor
 825 5th Street, Eureka, Ca 95501
 (707) 445-7663



Imagery: 7/24/2019

Date Map Created: 7/20/2023 2:47:16 PM Path: R:\w\proj\GIS\Com Dev\Projects\Property Report\2023\Internal_property_report_7-2023_data.mxd

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



- ● Coastal Zone Boundary
- City Address
- ▭ APN 021-091-009
- ▭ Parcel
- Creek

City of Arcata Property Details

Property Details

Latitude/Longitude: 40.871466 -124.086714
 Section/Township/Range: SECTION 29 T6N, R1E
 Parcel Size in Sq Ft (GIS Computed): 4,981.5
 Parcel Size in Acres (GIS Computed): 0.1
 Google Map Link: <http://maps.google.com/maps?f=q&hl=en&geocode=&q=40.8714661822,-124.0867138318&ie=UTF8&t=h&z=16&iwloc=addr>
 Sewer Lateral Certificate(as of 2/9/2023): No

Zoning

Arcata Land Use Code (LUC): Residential High Density
 Arcata Coastal Land Use & Development Guide (CLUDG): N/A

General Plan Land Use

Inland - Arcata General Plan: Residential - High Density
 Coastal - Arcata General Plan: N/A

Special Resources/Hazards/Constraints Areas

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

Property Report - Assessor's Parcel Number: 021-091-010



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

Humboldt County Assessor Details

Parcel information date: 7/5/2023

Owner Name: Rowan Edward B & Elaine M Tr

Mailing Address: [REDACTED]

Site Address/City/Zip: I ST ARCAT, 95521

Land Value: \$67,978.00

Improvement Value: \$0.00

Other Value: \$0.00

Recorded Document: 2012R 08602

Use Code: 10

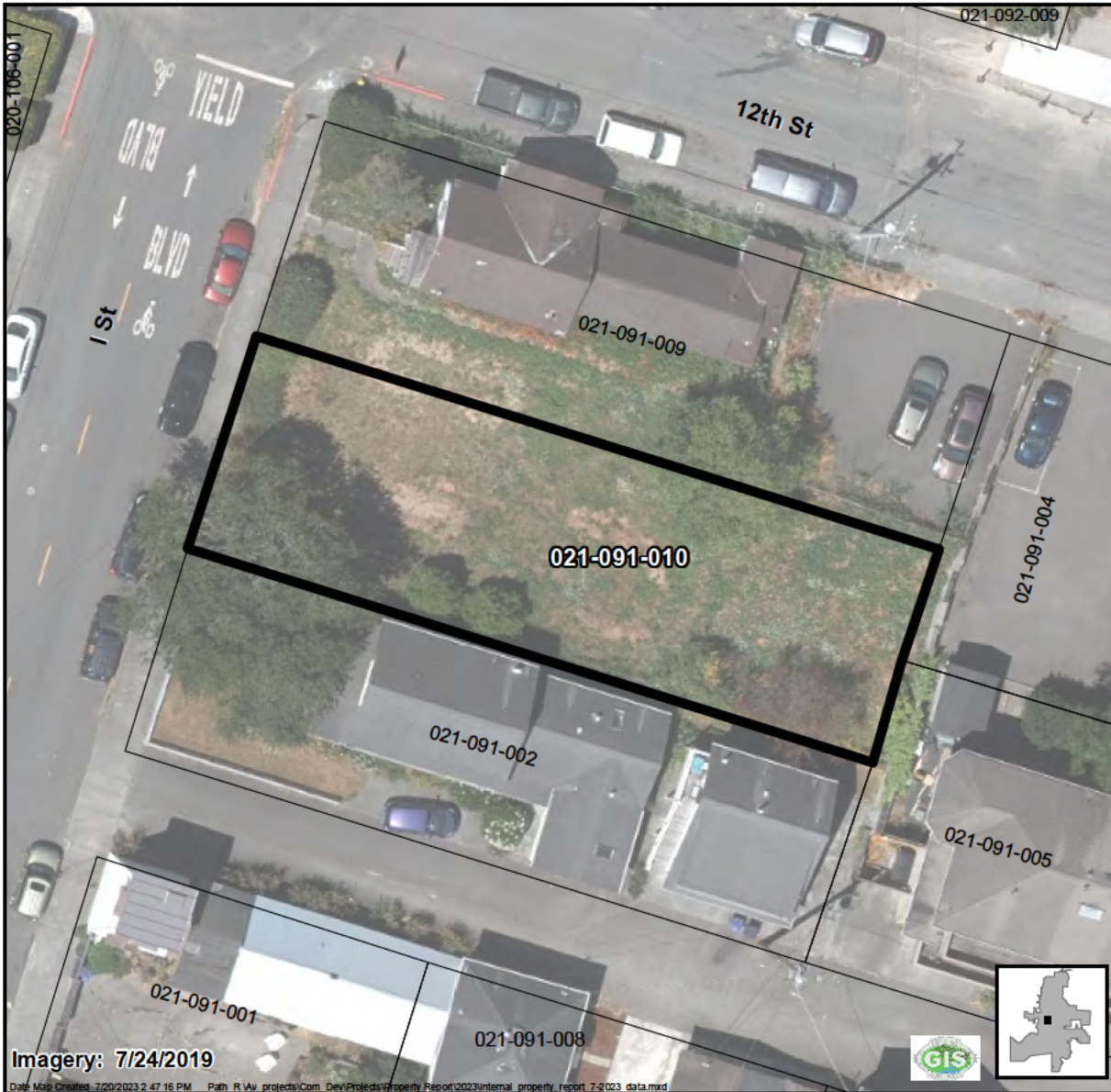
Tax Rate Area: 1035

Census Block: 104 Census Tract: 10

Assessor Parcel Map Link: <http://co.humboldt.ca.us/assessor/maps/021-09.pdf>

Tax Bill\Details Link: <https://common2.mptsweb.com/MBC/humboldt/tax/main/021091010000/2023/0000>

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825 5th Street, Eureka, Ca 95501
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Parcel attribute descriptions: https://gis01.cityofarcata.org/data/property_report/Property_report_metadata9-7-2017.pdf

City of Arcata Property Details

Property Details

Latitude/Longitude: 40.871363 -124.086755

Section/Township/Range: SECTION 29 T6N, R1E

Parcel Size in Sq Ft (GIS Computed): 4,883.6

Parcel Size in Acres (GIS Computed): 0.1

Google Map Link:

<http://maps.google.com/maps?f=q&hl=en&geocode=&q=40.8713626225,-124.0867546868&ie=UTF8&t=h&z=16&iwloc=addr>

Sewer Lateral Certificate(as of 2/9/2023): No

Zoning

Arcata Land Use Code (LUC):

Residential High Density

Arcata Coastal Land Use & Development Guide (CLUDG):

N/A

General Plan Land Use

Inland - Arcata General Plan: Residential - High Density

Coastal - Arcata General Plan: N/A

Special Resources/Hazards/Constraints Areas

Creamery District (:CD) Combining Zone: Out

Historical Landmark (:HL) Combining Zone: None

Homeless for Housing (:HH) Combining Zone: Out

Cannabis Innovation Zone (:CIZ) Combining Zone: Out

Neighborhood Conservation Area (:NCA): Arcata Heights Conservation Area

Planned Development (:PD) Combining Zone: No

Plaza Area (:PA) Combining Zone: No

Special Consideration (:SC) Combining Zone: No

Wetland/Stream (:WP/:SP) Combining Zone: None

Alquist/Priolo Fault Zone: In

Coastal Zone Boundary: Out

Categorical Exclusion Area: Out

Creek Zone(Within 25' of creek): No

Coastal Jurisdiction: Out

FEMA Flood Zone (2017): Out

Hillside Development: None

Liquefaction: None

Matthews Dam Failure: Out

Noise Contour: Yes

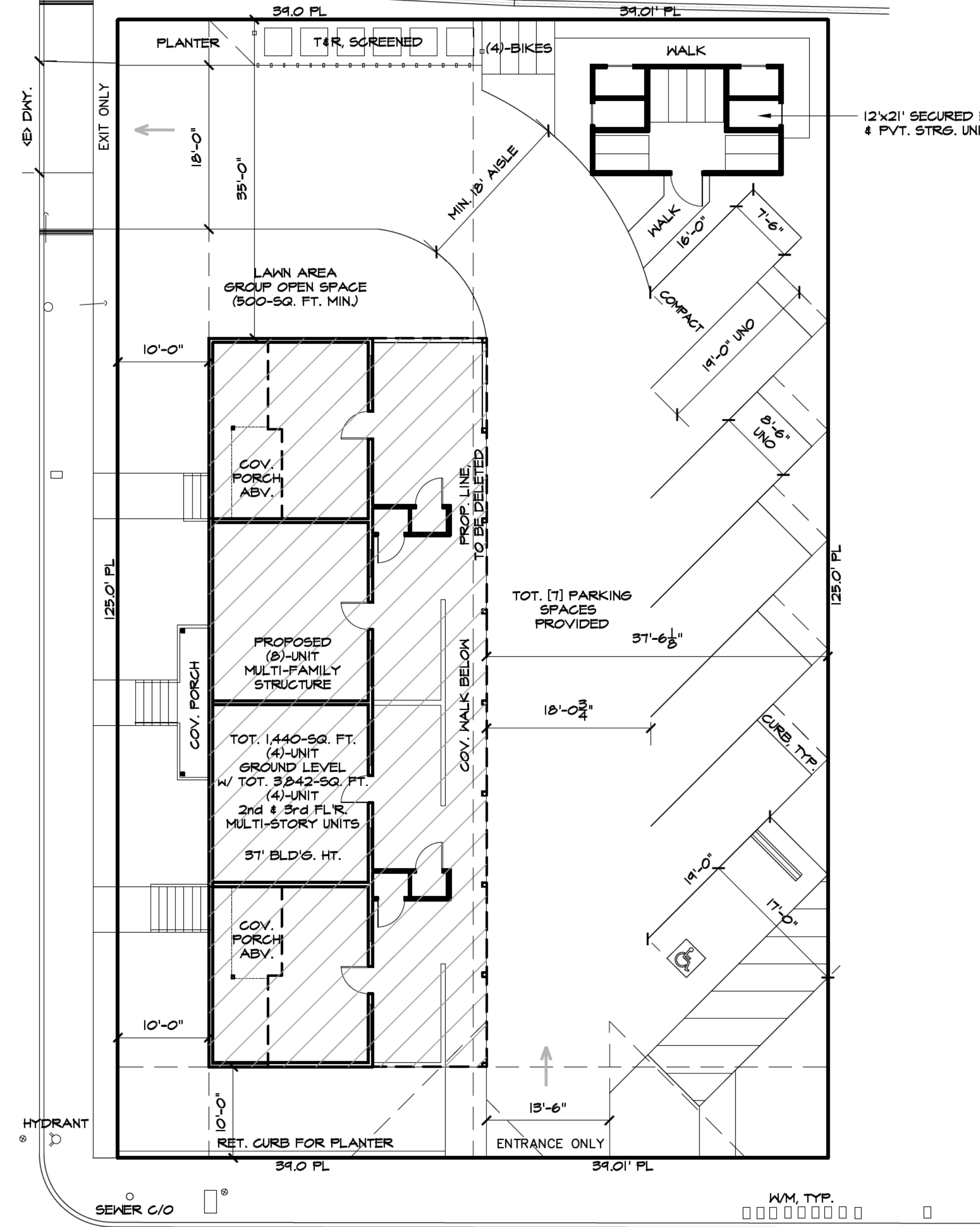
Redevelopment Area: In

Urban Services Boundary: In

USFWS Wetlands: No

Within 50' of Fault Zone: Out

-- 12th STREET --

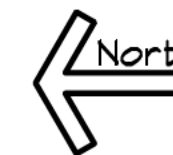


-- 'I' STREET --

SCOPE OF PROJECT

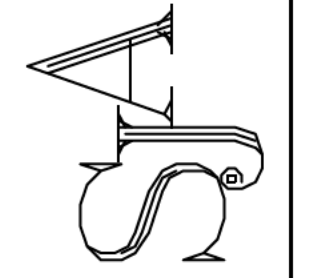
SCOPE OF PROJECT TO INCLUDE CONSTRUCTION OF AN (8)-UNIT MULTI-FAMILY RESIDENTIAL STRUCTURE, TOT. 5282-SQ. FT., (3)-STORIES IN HT., AND DETACHED STORAGE STRUCTURE TOT. 252-SQ. FT., (1)-STORY IN HT.

SITE PLAN
1"=10'-0"



REVISIONS	BY
08/23/23	SJA
10/09/23	SJA
01/23/24	SJA

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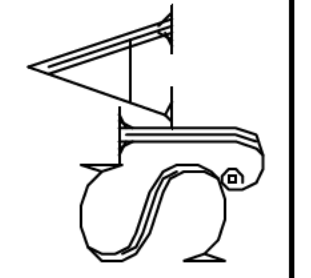


MULTI-FAMILY DEVELOPMENT
 1192 'I' STREET ARCATTA, CA APN 021-081-008 --010
PROPOSED SITE PLAN
 FOR: ROWAN FAMILY TRUST, C/O JAE ROWAN PH. (541) 973-8793

Date	APR. 26, '23
Scale	AS NOTED
Design	SJA
Drawn	SJA
Job	
Sheet	1

REVISIONS	BY
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MULTI-FAMILY DEVELOPMENT
 ARCATO, CA APN 021-081-008 -010
NORTH & EAST ELEVATIONS
 FOR: ROWAN FAMILY TRUST, C/O JAE ROWAN PH. (541) 973-8793

Date	APR. 26, '23
Scale	AS NOTED
Design	SJA
Drawn	SJA
Job	
Sheet	2



INTERIOR SIDE
 EAST ELEVATION
 1/4"=1'-0"



12th STREET -
 No ELEVATION
 1/4"=1'-0"



1' STREET -
WEST ELEVATION

1/4"=1'-0"

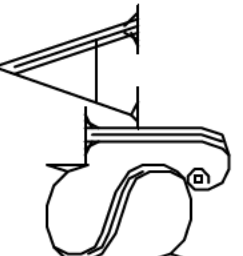


INTERIOR SIDE
S0 ELEVATION

1/4"=1'-0"

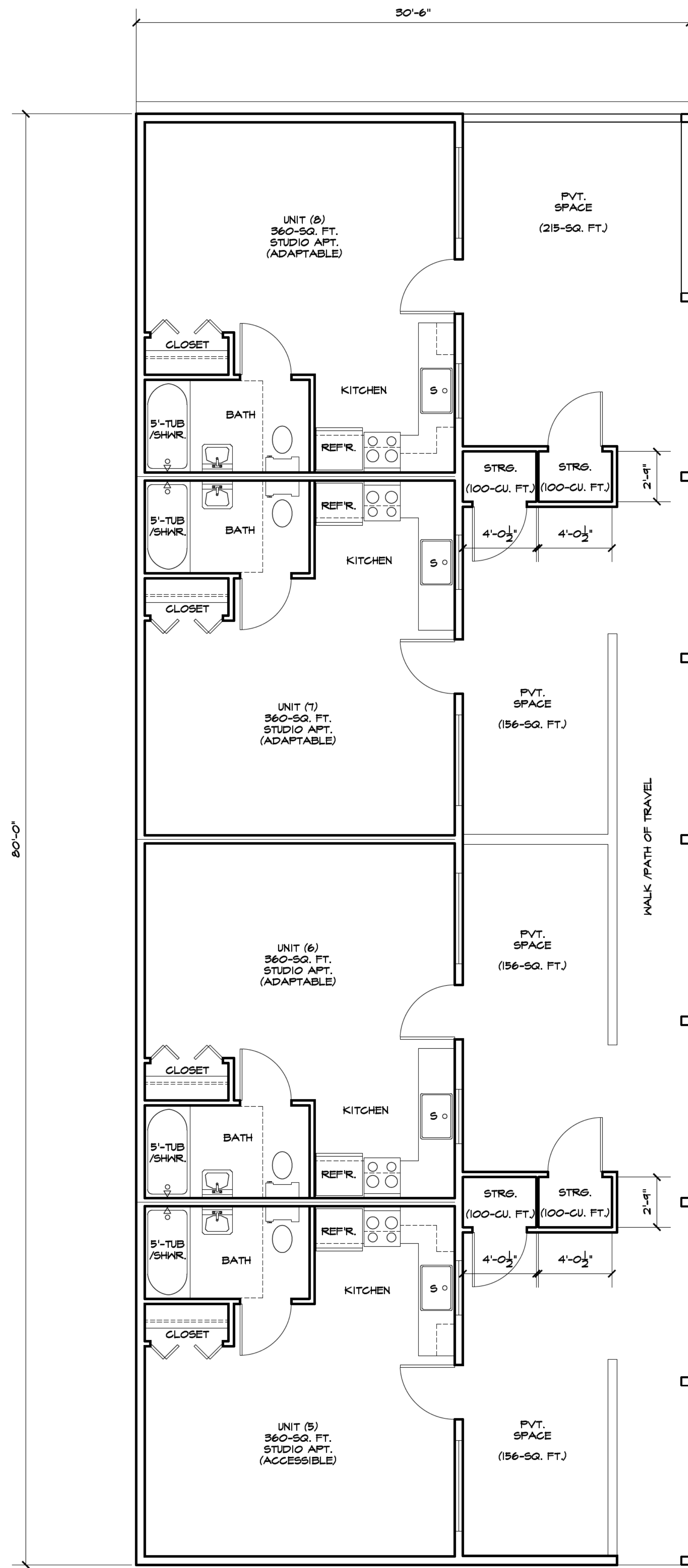
REVISIONS	BY
08/23/23	SJA

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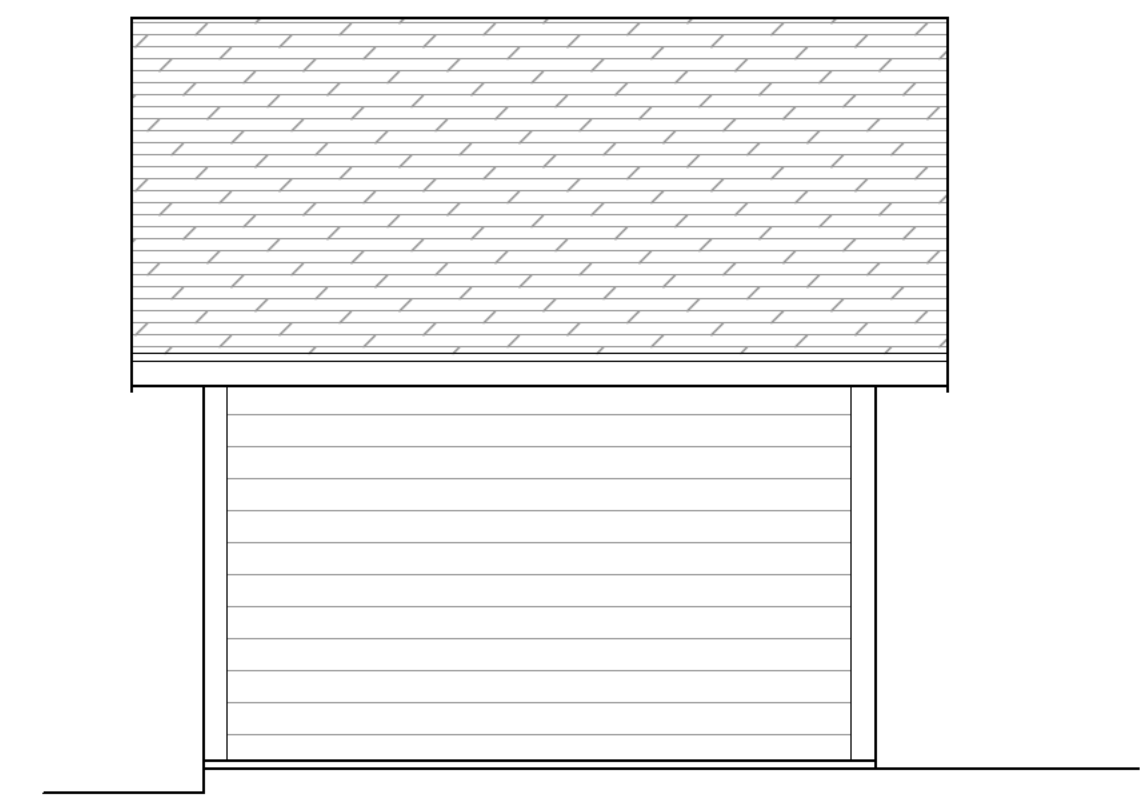


MULTI-FAMILY DEVELOPMENT
 1182 1' STREET ARCATO, CA APN 021-081-008 --010
SOUTH & WEST ELEVATIONS
 FOR: ROWAN FAMILY TRUST, C/O JAE ROWAN PH. (541) 973-8793

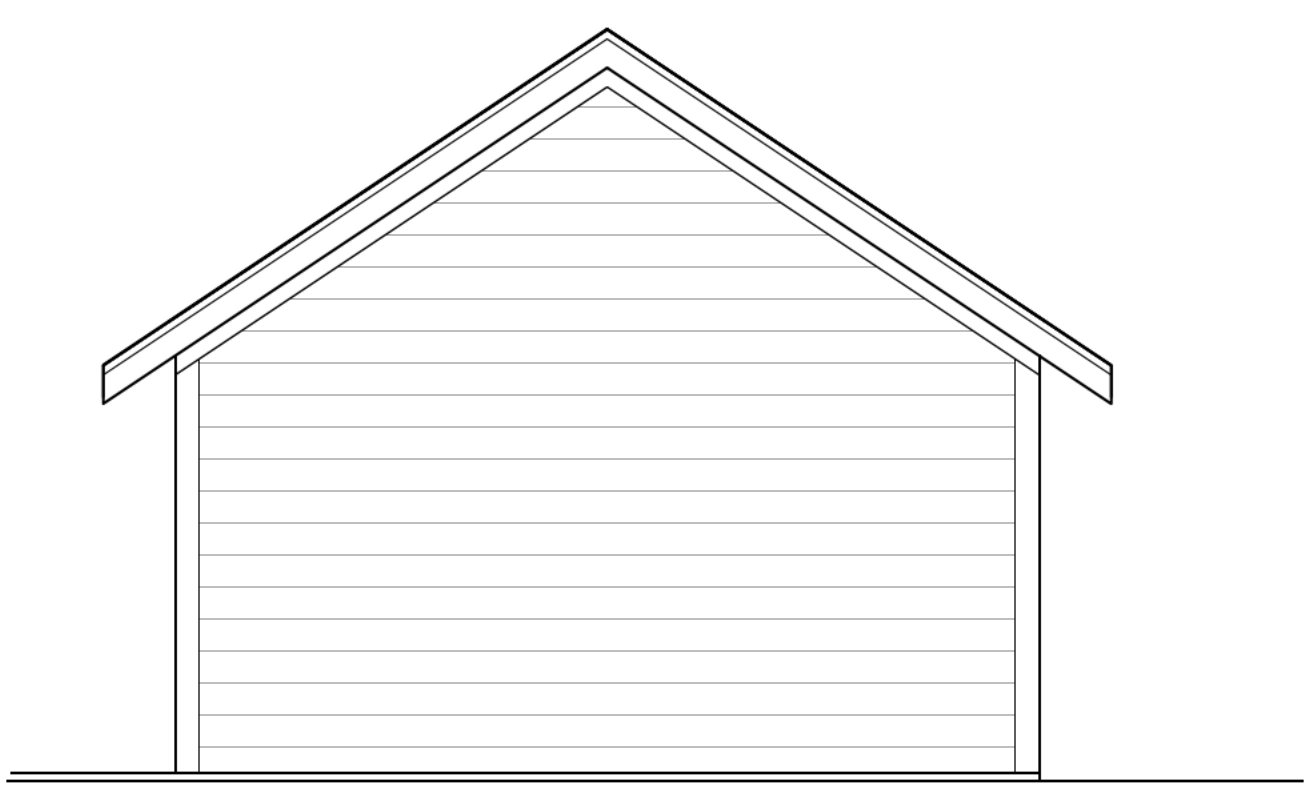
Date	APR. 26, '23
Scale	AS NOTED
Design	SJA
Drawn	SJA
Job	
Sheet	3



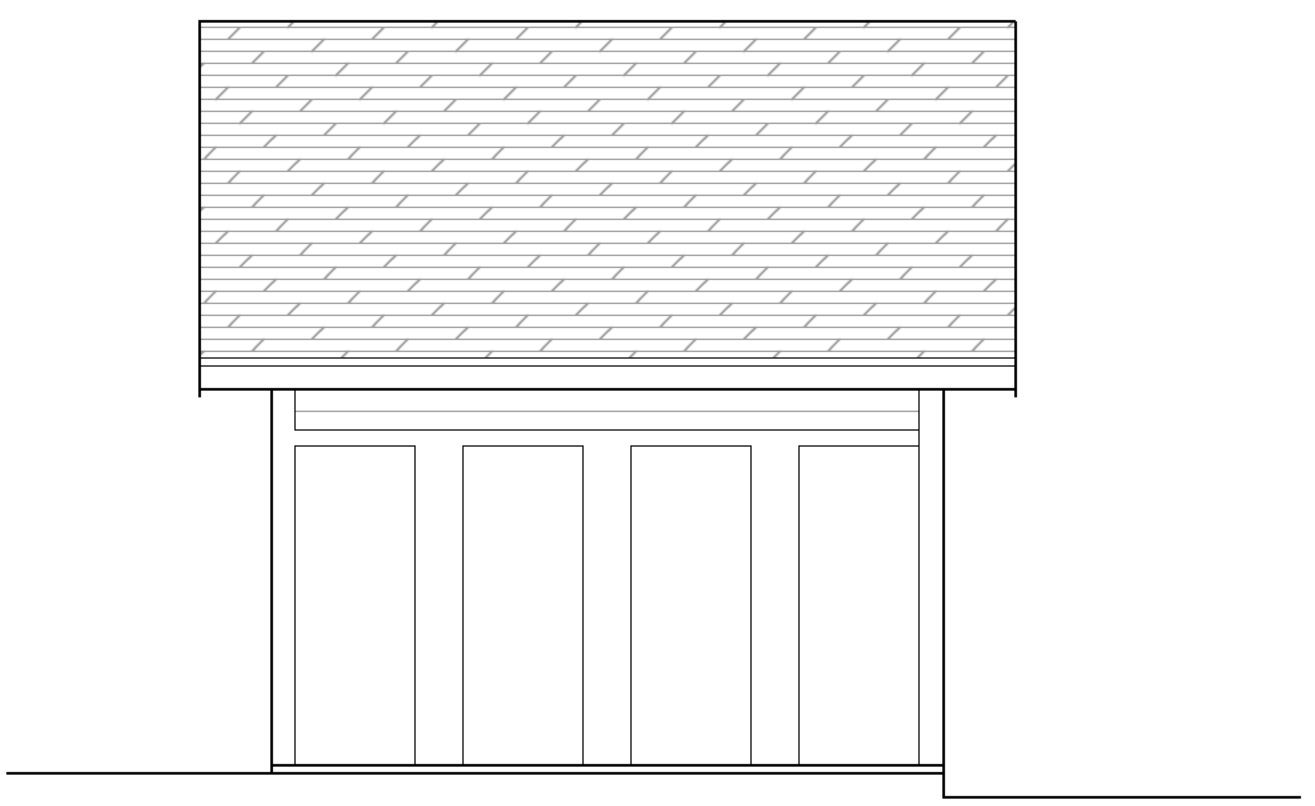
GROUND LEVEL FLOOR PLAN
1/4"=1'-0"



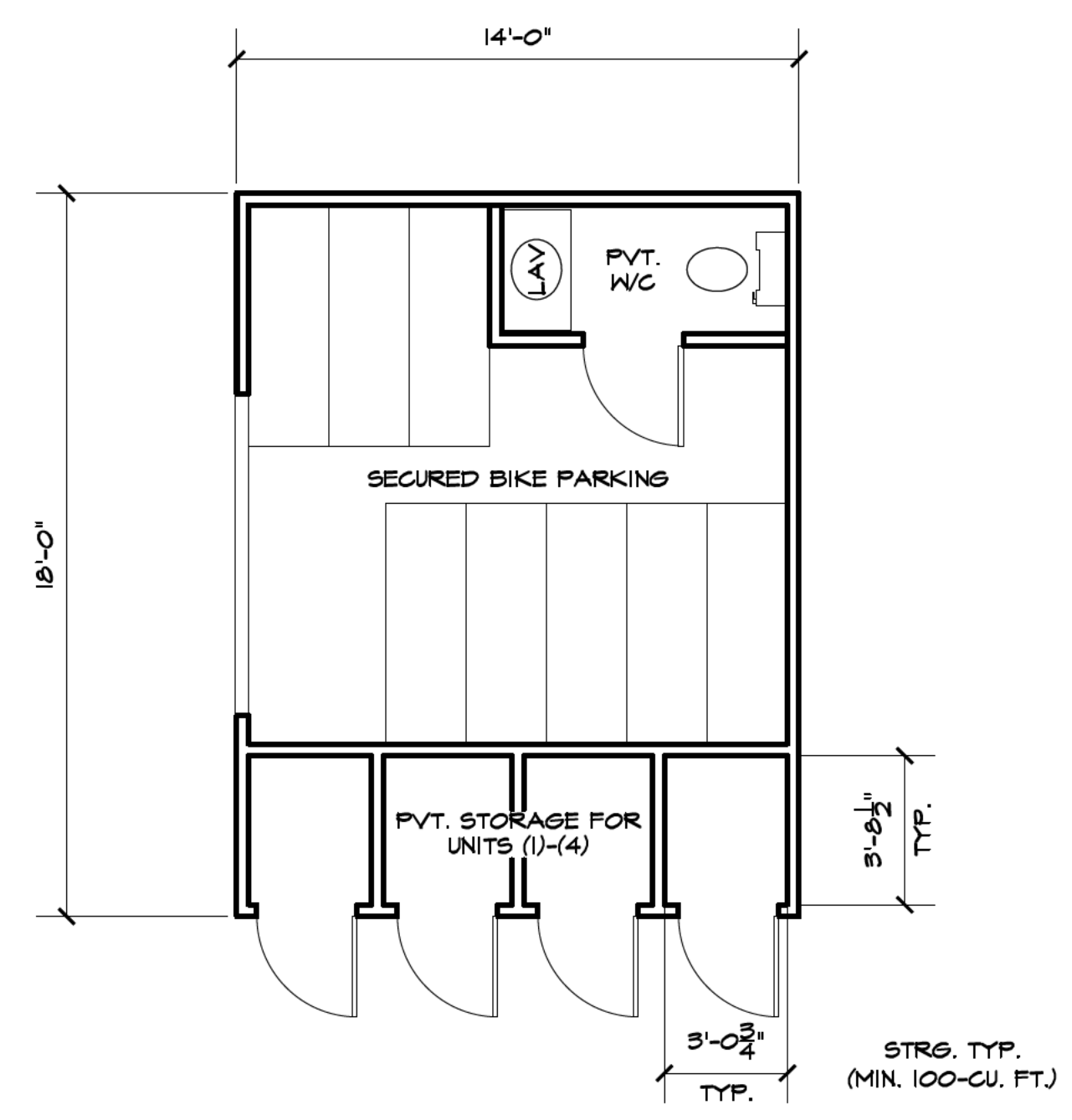
INTERIOR SIDE EAST ELEVATION
1/4"=1'-0"



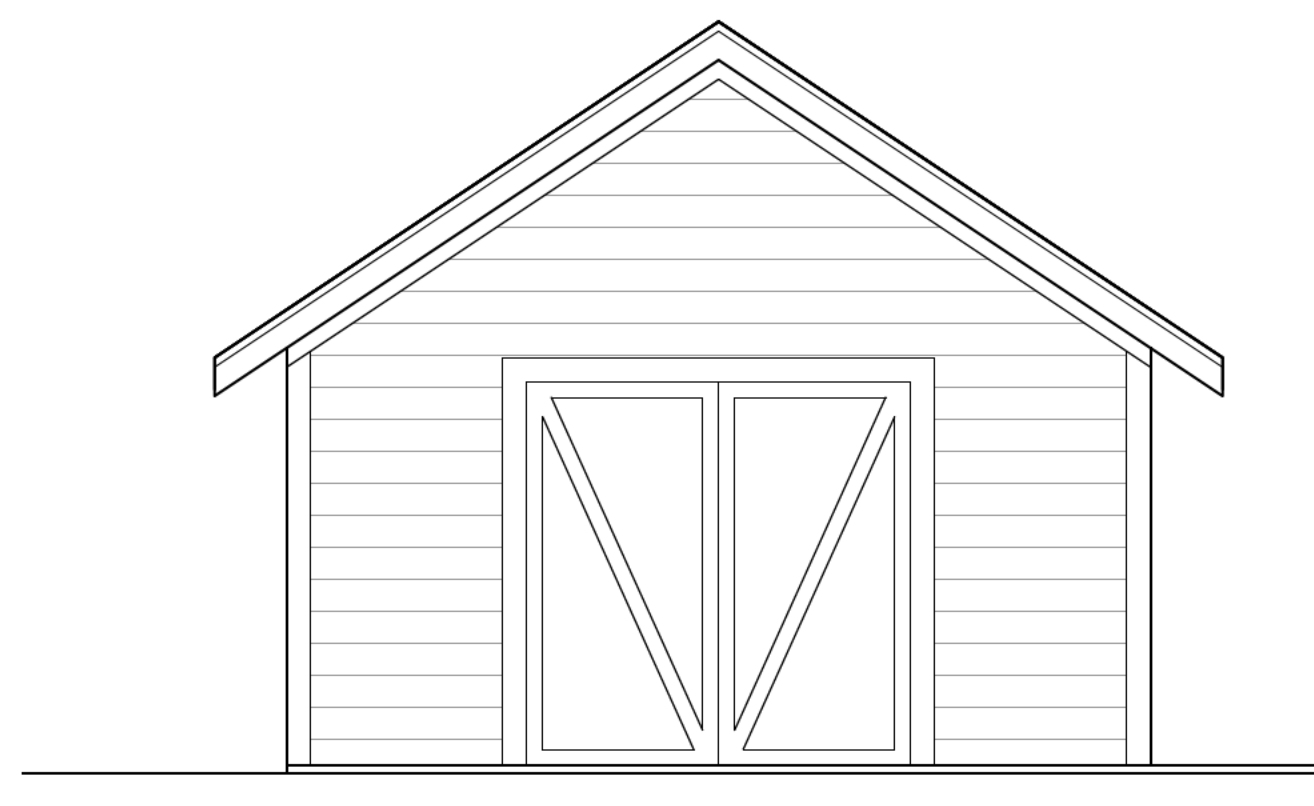
INTERIOR SIDE SOUTH ELEVATION
1/4"=1'-0"



SIDE - WEST ELEVATION
1/4"=1'-0"



STORAGE FLOOR PLAN
1/4"=1'-0"



FRONT - NORTH ELEVATION
1/4"=1'-0"

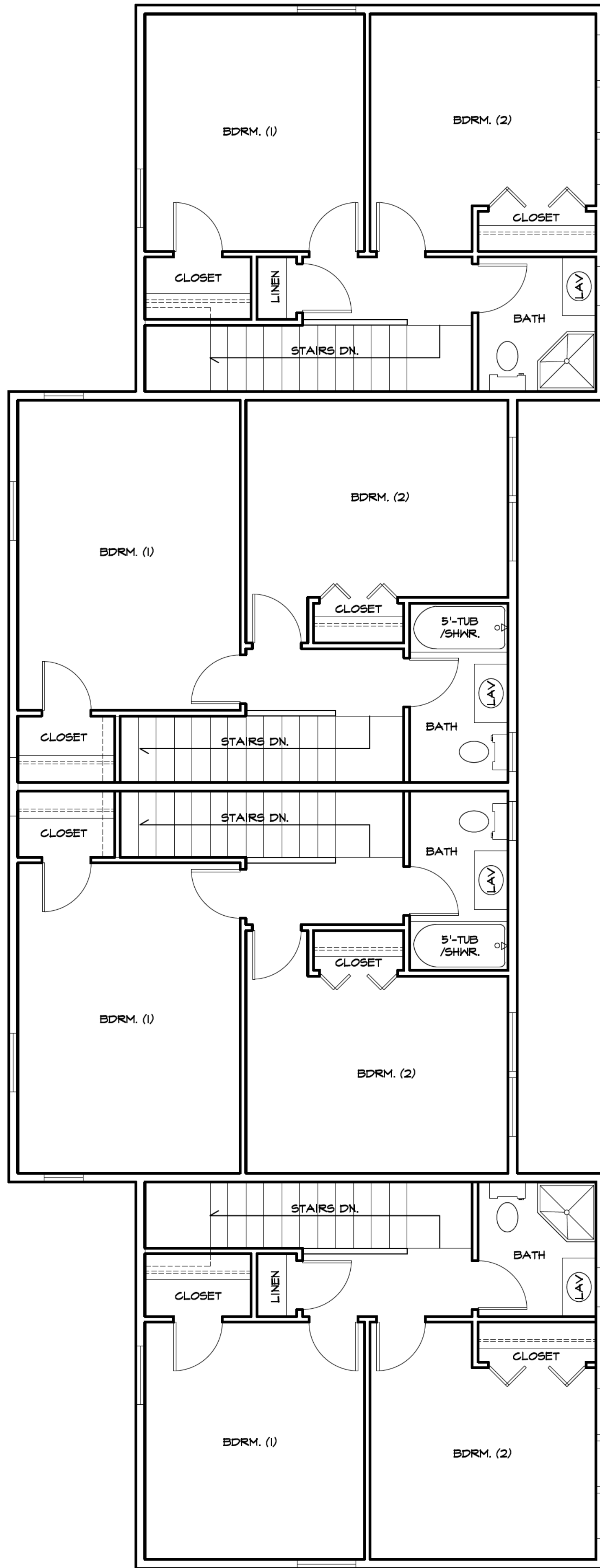
REVISIONS	BY
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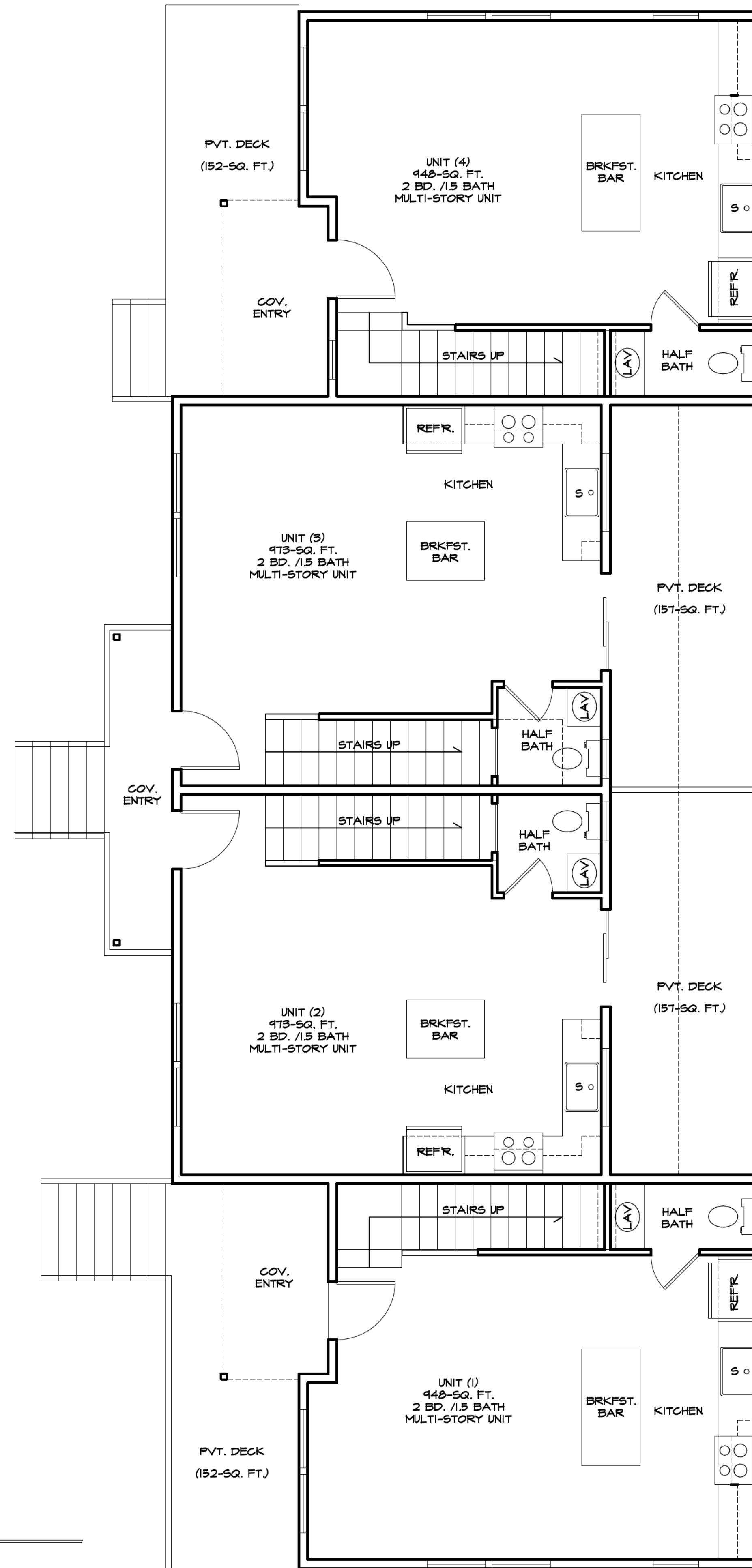
MULTI-FAMILY DEVELOPMENT
 1192 'I' STREET ARCATO, CA APN 021-081-008 --010
 GROUND LEVEL FLOOR PLAN
 FOR: ROWAN FAMILY TRUST, C/O JAE ROWAN PH. (541) 973-8793

Date	APR. 26, '23
Scale	AS NOTED
Design	SJA
Drawn	SJA
Job	
Sheet	4



THIRD STORY FLOOR PLAN

1/4"=1'-0"



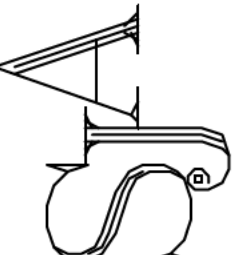
SECOND STORY FLOOR PLAN

1/4"=1'-0"



REVISIONS	BY
08/23/23	SJA

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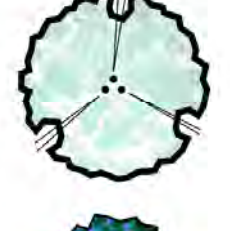

MULTI-FAMILY DEVELOPMENT
 1192 'I' STREET ARCATO, CA APN 021-091-008 -010
SECOND AND THIRD FLOOR PLANS
 FOR: ROWAN FAMILY TRUST, C/O JAE ROWAN PH. (541) 973-8793

Date	APR. 26, '23
Scale	AS NOTED
Design	SJA
Drawn	SJA
Job	
Sheet	5

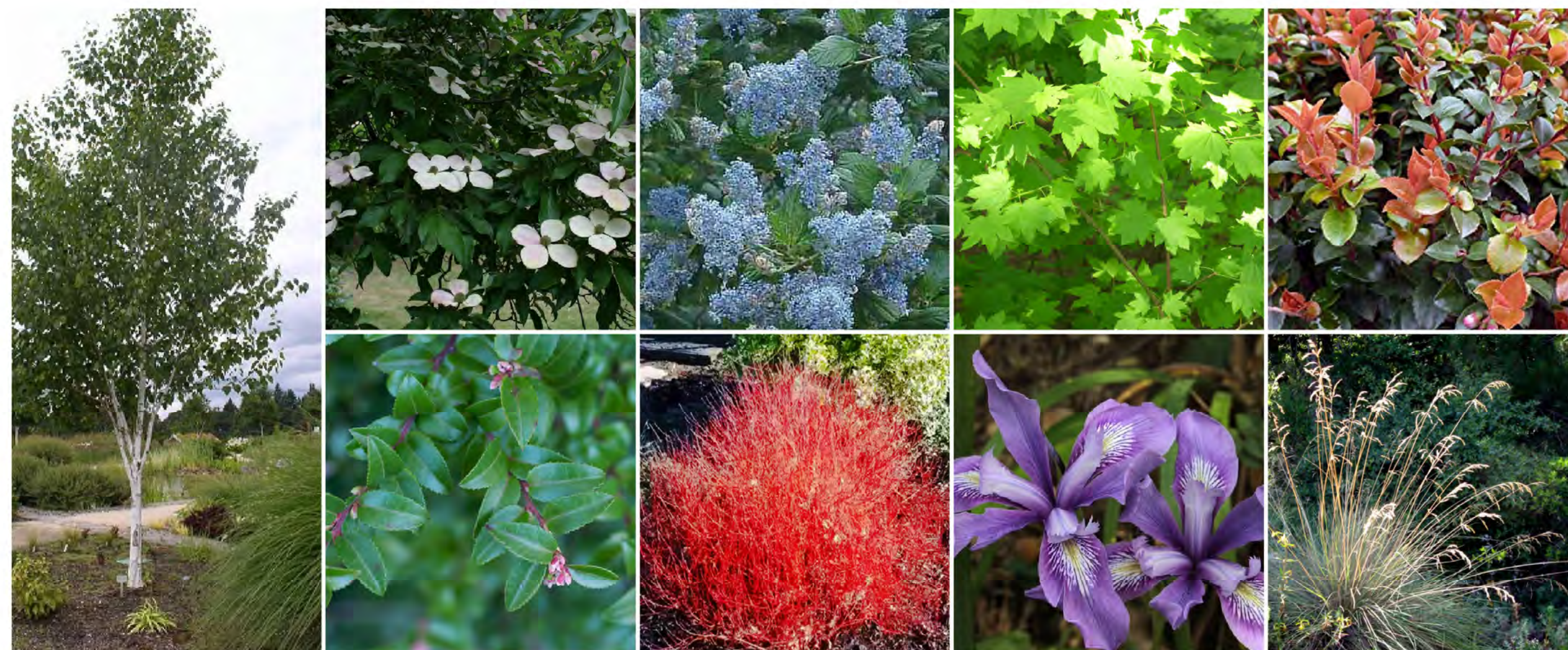
LANDSCAPING PLAN

Conceptual Landscape Plan requires revision to meet current site plan

PLANT KEY:

SYMBOL	PLANT QTY, NAME, SIZE	MAINTENANCE PLAN	LGPH IRRIGATION EMITTER QUANTITY
	2 WHITE BIRCH <i>Betula utilis 'Jacquemontii'</i> 24" BOX DECIDUOUS TREE	CHECK TREES AND STAKES TWICE YEARLY. PRUNE OFF ANY LOW BRANCHES EXTENDING INTO WALKWAYS OR PARKING AREAS. KEEP CANOPY PRUNED OUT OF VISION CLEARANCE AREA.	3 EMITTERS
	2 EVERGREEN TREE DOGWOOD <i>Cornus capitata 'Mountain Moon'</i> 15-GAL EVERGREEN TREE	CHECK TREES AND STAKES TWICE YEARLY. PRUNE OFF ANY LOW BRANCHES EXTENDING INTO WALKWAYS OR PARKING AREAS.	3 EMITTERS
	5 NATIVE RAY HARTMAN CEANOTHUS (STANDARD) <i>Ceanothus x 'Ray Hartman'</i> 15-GAL STANDARD EVERGREEN TREE	CHECK TREES AND STAKES TWICE YEARLY. PRUNE OFF ANY LOW BRANCHES EXTENDING INTO WALKWAYS OR PARKING AREAS.	3 EMITTERS
	8 NATIVE GROUNDCOVER CEANOTHUS <i>Ceanothus hearstiorum</i> 1-GAL	KEEP THIS LOW GROUNDCOVER NICELY GROOMED AND SHAPED.	1 EMITTER
	1 NATIVE VINE MAPLE <i>Acer circinatum</i> 15-GAL DECIDUOUS TREE	PRUNE AS NEEDED FOR SHAPE AND SIZE.	3 EMITTERS
	3 NATIVE EVERGREEN HUCKLEBERRY <i>Vaccinium ovatum</i> 5-GAL	PRUNE AS NEEDED FOR SHAPE AND SIZE.	2 EMITTERS
	2 NATIVE SWORD FERN <i>Polystichum munitum</i> 1-GAL	REMOVE BROWN FRONDS YEARLY OR CUT BACK EVERY 3 YEARS.	1 EMITTER
	3 NATIVE SCARLET OVATION HUCKLEBERRY <i>Vaccinium ovatum 'Scarlet Ovation'</i> 5-GAL	KEEP CLIPPED INTO LOW HEDGE.	2 EMITTERS
	18 NATIVE CALIFORNIA FESCUE <i>Festuca californica</i> 1-GAL	NO MAINTENANCE NEEDED.	1 EMITTER
	10 NATIVE DOUGLAS IRIS <i>Iris douglasiana</i> 1-GAL	NO MAINTENANCE NEEDED.	1 EMITTER
	9 NATIVE DWARF RED-TWIG DOGWOOD <i>Cornus sericea 'Kelsey'</i> 5-GAL	NO MAINTENANCE NEEDED. CAN CUT TO BASE TO FRESHEN.	2 EMITTERS

PLANT PHOTOS:



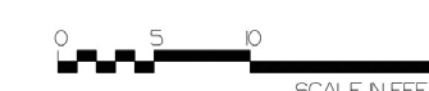
Conceptual Landscape Plan requires revision to meet current site plan

INSTALLATION AND IRRIGATION SPECIFICATIONS:

PLANTING BEDS SHALL BE AMENDED WITH NO FEWER THAN TWO INCHES OF MIXED COMPOST AND MANURE PRIOR TO PLANTING. PLANTS SHALL BE TREATED WITH AN ORGANIC ALL PURPOSE FERTILIZER UPON PLANTING, SUCH AS GARDNER AND BLOOME OR E.B. STONE. PLANTS SHALL BE TREATED WITH MYKOS OR SIMILAR MYCORRHIZAL FUNGI TREATMENT UPON PLANTING. ALL PLANTING BEDS SHALL BE MULCHED WITH A MINIMUM OF 3.5 INCHES WALK ON BARK OR SIMILAR GROUND COVERING MATERIAL. ALL PLANTS SHALL BE IRRIGATED WITH A DRIP SYSTEM ON AN AUTOMATED TIMER WITH A SEASONAL ADJUSTING FEATURE TO CONSERVE WATER. THE TIMER SHALL BE SET TO PROVIDE A MINIMUM OF 2.5 GALLONS OF WATER PER PLANT PER WEEK DURING THE FIRST 3 YEARS' DRY SEASONS. TREES SHALL BE STAKED APPROPRIATELY USING THE TRIPLE STAKE METHOD TO DEVELOP AN UPRIGHT HABIT.

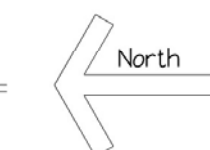
MAINTENANCE SPECIFICATIONS:

PRUNE/ TRAIN TREES IN VISION CLEARANCE AREA TO HAVE CANOPIES ABOVE 10'. KEEP OTHER PLANTS LOWER THAN 3'. TREE STAKES SHALL BE CHECKED NO FEWER THAN TWICE PER YEAR AND TIES SHALL BE ADJUSTED AS NEEDED TO PREVENT GIRDLING THE BARK. TREES SHALL BE PRUNED AS NEEDED TO LIFT CANOPY FOR VISIBILITY AND EASY PASSAGE OF VEHICLES AND PEOPLE. LANDSCAPED BEDS SHALL BE BROUGHT TO A WEED FREE CONDITION NO FEWER THAN FOUR TIMES PER YEAR. THE IRRIGATION SYSTEM SHOULD BE CHECKED FOR LEAKS IN SPRING AND MIDSUMMER TO AVOID WATER WASTE AND PLANT FAILURE. THE LANDSCAPE SHALL BE CHECKED TWICE YEARLY FOR ANY DEAD OR SEVERELY DAMAGED PLANTS, WHICH SHALL BE REPLACED.



SITE PLAN

1"=10'-0"



REVISIONS	BY

LANDSCAPE DESIGN BY:
GENEVEVE SCHMIDT ~ LANDSCAPE DESIGN
WWW.GENEVEVESCHMIDTDESIGN.COM LIC# 986304
(707)822-2075 GEN@NORTHCOASTGARDENING.COM

APR 09-09-001-000
MULTI-FAMILY DEVELOPMENT
1871 STREET, ARCATA, CA
FOR ROMAN FAMILY TRUST, C/O JAKE ROMAN
PROPOSED SITE PLAN
PH (707) 875-8788

Date	6-8-23
Scale	AS NOTED
Design	G5
Drawn	G5
Job	
Sheet	LI