

ACTION OF THE CITY OF ARCATA ZONING ADMINISTRATOR

ACTION: On April 24, 2024, the Zoning Administrator approved, the American Hospital Management Design Review Permit 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: New construction of a total of seven dwelling units, four primary and three State accessory dwelling units. The two-story development is about 27 feet in height. Site improvements include new driveway, parking, outdoor lighting, and landscaping.

Application Type: Design Review Permit

Location: 3289 Janes Road, Arcata

Assessor Parcel Number: 507-291-034

Property Owner / Applicant: American Hospital Management **Agent:** Sarah Atkins

File Number: 234-015-DR

Zoning: Residential Medium Density (RM) **General Plan:** Residential-Medium Density (R-M)

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;
- 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) 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 §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 fifteen 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 May 15, 2024.

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

Date of Action: 4/25/24

ATTEST: 

David Loya, Community Development Director

EXHIBIT 1

FINDINGS OF APPROVAL

I. FINDINGS

Based on the findings in section 1-6 below, the Zoning Administrator finds the project does comply with Land Use Code (Code) Section 9.72.040.F - Standards for Design Review. The three State accessory dwelling units are not under discussion with the following subjective design standards. The findings below are considered subjective standards and have less authority over the Residential Medium Density zoning district and multifamily objective development standards.

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 Medium Density zoning district that is applied to areas for a variety of housing types including single family and multi-family housing (duplexes, townhouses and apartments). The zoning district allows a density range from 7.26 to 15 dwelling units per acre. Based on the parcel size, four base density dwelling units are allowed. The project is designed with three attached State accessory dwelling units. The project is located near United Indian Health Services, Mad River Community Hospital, Lazy J Ranch Mobile Home Park, Arcata Fire Department – Mad River Station, and Pacific Manor neighborhood. The property is one of four lots on Janes Court, a small cul-de-sac on the corner of Janes Road and Janes Court. The other three lots within the cul-de-sac have three to seven dwelling units on each lot. The subject parcel is vacant after a single-family residence was demolished a few years ago. Most of the residential structures in the vicinity are single-story developed after 1966.

The project is designed with seven dwelling units attached to one another. The floor plan has four primary dwelling units on the first floor and three accessory dwelling units on the second floor. Each building elevation includes multiple roof and wall planes, alternating exterior siding with well balanced and symmetric windows and doors. The proposed in-fill development has greater building height and massing than the surrounding residential structures. Nonetheless, the project is in conformance with the residential medium density development standards such as setbacks, building height and site coverage. These objective standards inherently ensure compatibility with the site and immediate neighborhood.

The project is also consistent with applicable design policies for multi-family residential projects and Land Use Code standards for “Multi-family” Developments per Land Use Code §9.42.130. The structures generally maintain a moderate-density neighborhood character. Abrupt changes in height and bulk are avoided by breaking the massing into smaller elements, as opposed to one large monolithic structure. Building elevations have been articulated to avoid long, continuous wall and roof planes. Storage areas, covered entries and/or balconies are provided for the dwelling units.

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 the parcel by providing southern exposure to each dwelling unit. The dwelling unit closest to Janes Road is a single-story design that provides a gradual increase to the main two-story portion of the building. The parking area, located on the east side of the property, is not visible from Janes Road. Each dwelling unit has

good solar access on the south building elevation. The project features multiple covered and uncovered outdoor patios. The project is designed with individual laundry in each of the dwelling units. The project design incorporates common and private recreation areas, bicycle parking and private storage areas.

The proposed (conceptual) landscape plan has a mix of trees, shrubs and ground cover to provide a balanced and consistent visual element for the multifamily development. The project includes dark-sky friendly lighting. No signs are proposed.

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

The site plan provides a small off-street parking area on the east portion of the property. The parking area includes van accessible and electric vehicle charging spaces. The site plan shows four parking spaces including a parallel parking space along the eastern property line. The parking standards for residential uses are a minimum of one independently accessible space per dwelling unit. Based on four primary dwelling units the minimum parking spaces are four. To encourage sustainable housing, State law does not require parking for the three ministerial State accessory dwelling units as there is a bus stop within one-half mile of the project site. Referral comments from the City Engineer determined the parallel space does meet typical design standards for this type of parking.

The project site is located near bus, bicycle and pedestrian routes to public and commercial land uses. The project would provide ideal employee housing for nearby United Indian Health Services and Mad River Hospital medical services. To promote alternative modes of transportation, a Condition of Approval is included to ensure that a minimum of seven bicycle parking spaces are provided. This ensures at least every dwelling unit has one dedicated bicycle parking space.

The site plan and building design provides for convenient pedestrian access from the public street into the project through walkways. Multiple walkways from the street provide access to the building entrances. 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.

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

The attached landscape plan provides about 25% of the lot area with lawn, tree, shrub and ground cover plantings. The amount of landscaping exceeds the City standard of 10% of landscaped site area. The project landscape plan includes a variety of shrubs and trees along Janes Road, Janes Court, and parking lot. 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 multi-family 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 Medium 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 residential zoning district with a well-designed multi-family housing project in an appropriate area of the city with easy access to jobs, activities, and transit.

The site is located in a mapped moderate liquefaction area, a condition of loose, wet soil that transforms from a solid to a liquid state often as a result of ground shaking during an earthquake. According to Code section 9.62-020 and Table 6-1, an R-1 engineering geologic and soils engineering report is required for multi-family structures of larger than four dwelling units. The Building Permit plan review process identified and satisfied this requirement to minimize the effects of moderate liquefaction hazards.

The property is located in a 55-decibel noise contour according to Arcata General Plan Figure N-b. Standard construction methods will attenuate noise by more than 15 decibels to an acceptable range. Lastly, the project is in a mapped Matthews Dam failure inundation area. A standard Condition of Approval requires the tenant lease agreement to provide notice and acknowledgement of this hazard so the tenants may prepare themselves. Otherwise, the site is not located in a special constraints area such as flood, landslide, seismic, or environmentally sensitive habitat areas.

The project supports General Plan transportation policies that promote a balanced transportation system with choice of travel modes. The in-fill project located on a bus route supports policies to divert automobile trips to other modes.

The project location is ideal for work force housing associated with medical services of United Indian Health Services and Mad River Community Hospital. In addition, the project is located near locally high employment areas of Valley West, West End Road, Pacific Union Elementary School and Sun Vally Floral.

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

The project is not in a Neighborhood Conservation Area. 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 Zoning Administrator 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 balanced window and door placement. 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 on-site bicycle racks, private storage areas and pedestrian access to public sidewalks and bus stops (GP Policy (D-1g)). Based on the discussion (1-6) above, the Zoning Administrator finds the proposed project is compatible with the existing character of the neighborhood.

ENVIRONMENTAL REVIEW FINDINGS:

The Zoning Administrator 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. The property is zoned and planned for medium 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

CONDITIONS OF APPROVAL

A. AUTHORIZED DEVELOPMENT: Approval is granted for:

Construction of seven new multifamily units housed in one structure, with accessory facilities (landscaping, access, and three parking spaces). Four dwelling units are primary dwelling units and three are State ministerial accessory dwelling units.

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. **State Ministerial Accessory Dwelling Units.** Consistent with State accessory dwelling unit law, the applicant / property owner shall ensure a minimum of three dwelling units are not used as short stay vacation rentals.
 - b. **Tenant Lease Agreement.** The property owner shall provide notice and acknowledgement in all tenant lease agreements/contracts regarding the potential inundation resulting from the catastrophic failure of Matthews Dam. An early-warning and evacuation plan is recommended for all building occupants.
 - c. **Bicycle Parking.** The property owner shall provide a minimum of seven bicycle parking spaces that meet Code section 9.36.060.B. design standards. The City encourages an enclosed or weather protected bicycle parking area.

C. GENERAL PERMIT CONDITIONS:

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

1. **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. Applicant shall comply with permit requirements of the City of Arcata's Engineering Department, Environmental Services Department, and Arcata Fire Protection District, as applicable.

2. **California Environmental Quality Act Notice of Exemption.** The property owner shall submit a check made out to the Humboldt County Clerk – Recorder for \$50.00 to post the Notice of Exemption. The posting fee shall be received by the City Community Development Department before or within one business day of this Action.
3. **Community Development Fees.** If applicable, the applicant shall pay outstanding Community Development Department fees pursuant to City Council Fee Resolution.
4. **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.
5. **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.

6. **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.

7. **Dust Control:** 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 Improvement Plans, Building Permits, and Grading Plans.

8. **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.

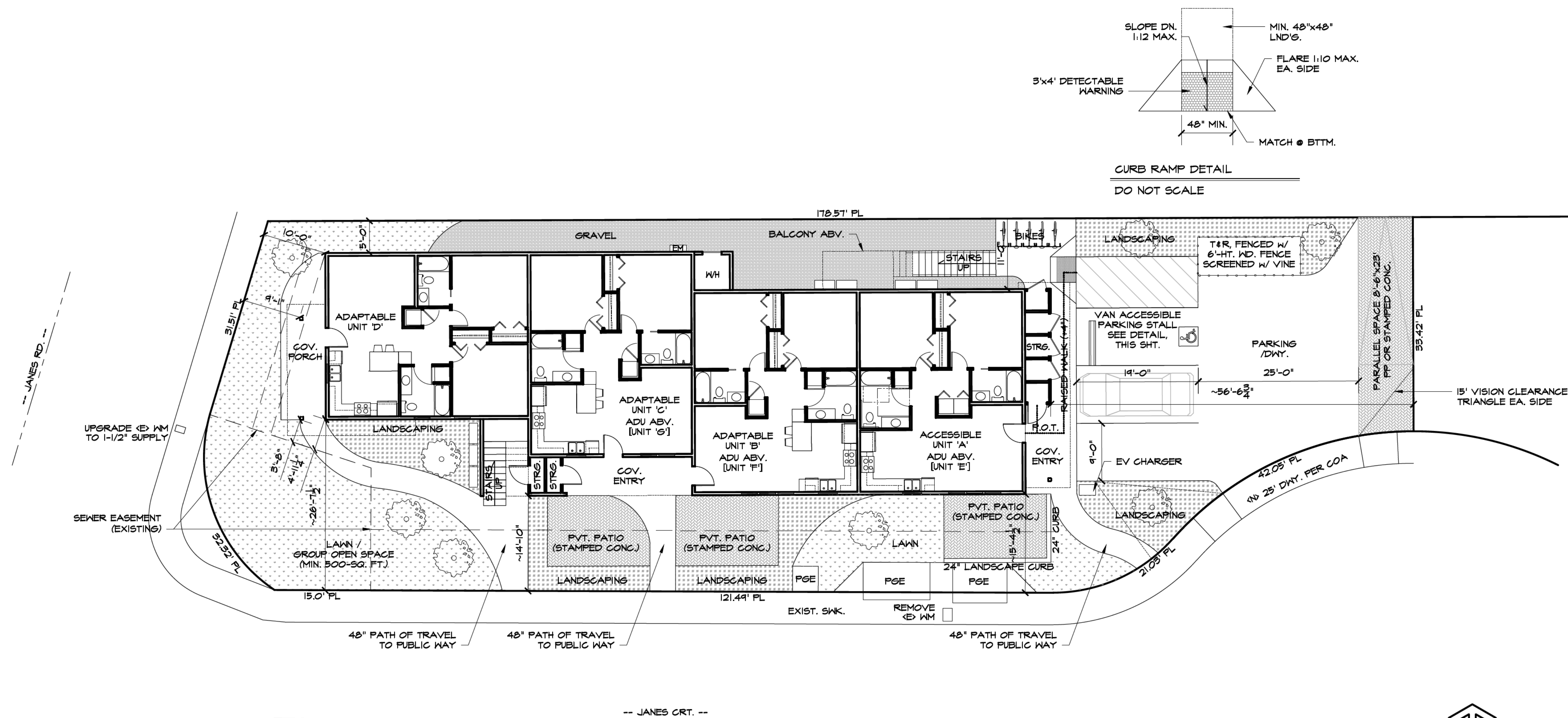
The discovery of prehistoric, historic or archaeological resources statement shall appear as a notation on all Improvement Plans, Building Permits, and Grading Plans.

- 9. 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.
- 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.4. 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 (Code) Chapter 9.76 Appeals. Appeals shall be filed with the Department or City Clerk, as applicable, within fifteen business days following the date of the Zoning Administrator 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 May 15, 2024.

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.



BUILDING CODE COMPLIANCE

BUILDING SHALL COMPLY WITH 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE, 2022 GREEN BUILDING STANDARDS CODES, 2022 CALIFORNIA FIRE CODE (CFC) AND ALL APPLICABLE CODES.

SCOPE OF WORK

CONSTRUCT A TOT. OF (7) UNITS - 4 PRIMARIES + 3 ADU'S.
FIRST FLOOR TOT. 3,304-SQ. FT., ALLOWING FOR (4) ~26'x32' 2 BD /2 BATH PRIMARY RESIDENCES
SECOND FLOOR TOT. 2,172-SQ. FT., ALLOWING FOR (3) ADUS (1 ~26'x32' 2 BD /2 BATH & 2 ~26'x26' 1 BD /1 BATH) ~21' BUILDING HT.

BUILDING DATA

TYPE OF CONSTRUCTION	VB
OCCUPANCY FIRST FLOOR	R-2'
SECOND FLOOR	R-2'
FIRST FLOOR AREA	3,304-SQ. FT.
SECOND FLOOR AREA	2,172-SQ. FT.
STORIES	(2)-TOT.
SPRINKLED	YES

PARKING CALCS

(4)-PRIMARY RESIDENCE 1-PARKING STALL PER UNIT	(4)-SPACES
(NO PARKING REQ'D. FOR ADU'S)	

DEFERRED SUBMITTALS

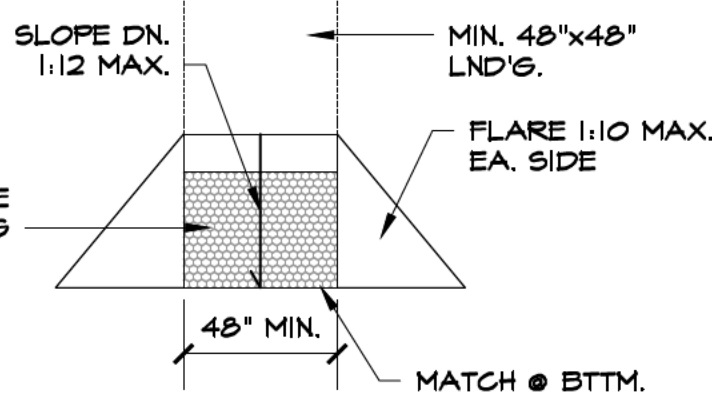
SOLAR DESIGN, CONSISTENT WITH TITLE 24, TO BE A DEFERRED SUBMITTAL.

SITE GRADING

The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building. Exception: Where climatic or soil conditions warrant, the slope of the ground away from the building foundation shall be permitted to be reduced to not less than one unit vertical in 48 units horizontal (2-percent slope). The procedure used to establish the final ground level adjacent to the foundation shall account for additional settlement of the backfill.

SHEET INDEX

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SHT. F1	FIRST FLOOR WATER PIPING
SHT. F2	SECOND FLOOR WATER PIPING
SHT. F3	WASTE & VENT PIPING
CALGREEN CHECKLISTS	RESIDENTIAL CBCS



CURB RAMP DETAIL
DO NOT SCALE

SITE PLAN

1"=10'-0"



TITLE 24 COMPLIANCE

- WATER TANK SHOULD BE INSULATED, AS WELL AS HOT WATER PIPES.
- PROJECT REQUIRES QII HERS VERIFICATION (PRIOR TO AND AFTER INSULATION INSTALLATION).

BMP MEASURES

CONSTRUCTION ACTIVITIES SHALL BE PLANNED AND SCHEDULED TO REDUCE THE AMOUNT AND DURATION OF SOIL EXPOSED TO EROSION BY WIND, RAIN, RUNOFF, AND VEHICLE TRACKING.

MULCH TO PROTECT BARE SOIL FROM RAINFALL IMPACT, INCREASE INFILTRATION AND REDUCE RUNOFF.

MAINTAIN STABILIZED CONSTRUCTION ENTRANCES AND EXITS TO REDUCE TRACKING OF SEDIMENT AND DEBRIS FROM THE PROJECT SITE TO ROADWAYS.

IMPLEMENT STOCKPILE MANAGEMENT AND STORAGE PROCEDURES AND PRACTICES, SUCH AS SUITABLE COVER AND PERIMETER CONTROL, TO REDUCE OR ELIMINATE AIR AND STORMWATER POLLUTION FROM MATERIAL STOCKPILES.

SITE PLAN NOTES

- PROJECT SITE LESS THAN 10% SLOPE.
- PUBLIC WATER AND SEWER.
- NO TREES TO BE REMOVED.
- NO PROPOSED GRADING OR FILL IN EXCESS OF 50-GU. YDS.; FOUNDATION PREP EXEMPT.
- NO PROPANE OR KEROSENE STORAGE TANKS.

POSTED ADDRESS

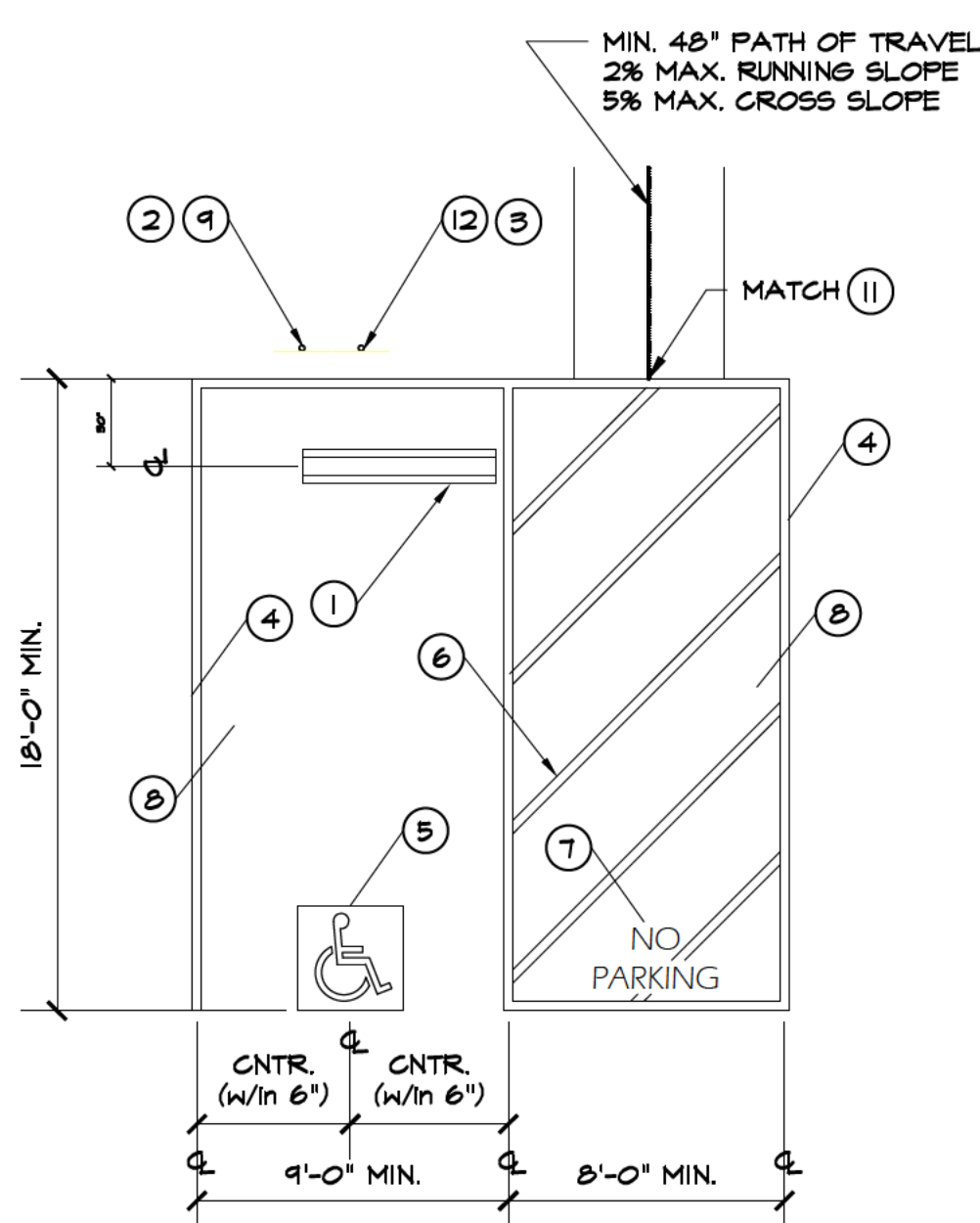
ADDRESS NUMBERS SHALL BE POSTED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4-INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2-INCH. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

11B-502.6 Identification
Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a blue background. Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible". Signs shall be 60 inches (1524 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.
Exception: Signs located within a circulation path shall be a minimum of 80 inches (2032 mm) above the finish floor or ground surface measured to the bottom of the sign.

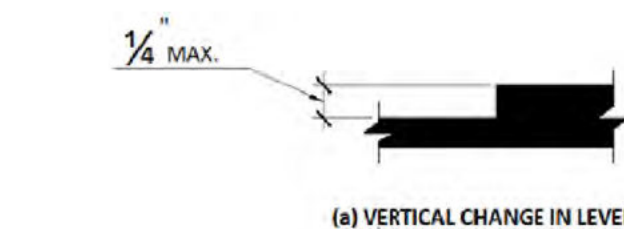
11B-502.6.1 Finish and Size
Parking identification signs shall be reflectorized with a minimum area of 70 square inches (4516 mm²).

11B-502.6.2 Minimum Fine
Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250".

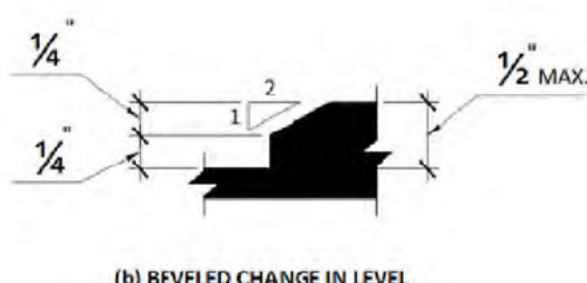
11B-502.6.3 Location
A parking space identification sign shall be visible from each parking space. Signs shall be permanently posted either immediately adjacent to the parking space or within the projected parking space width at the head end of the parking space. Signs may also be permanently posted on a wall at the interior end of the parking space.



- CONCRETE BUMPER.
- DISABLED PARKING SPACE IDENTIFICATION SIGNAGE TO ~SQUARE INCHES (MIN) & 80"-INCH MIN. HEIGHT
- SIGN STATING THE "MINIMUM FINE OF \$250.00"
- 4" WIDE BLUE PARKING STALL DESIGNATION STRIPE. SEE SITE PLAN FOR ADDITIONAL STRIPING.
- INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED WHITE, MIN. 36" x 36"
- 4" WIDE BLUE STRIPING DESIGNATING NON-PARKING ACCESS AISLE, 36" O/C
- "NO PARKING" PAINTED IN WHITE, 12" HIGH LETTERS
- CONC. SURFACE, 2% MAX. SLOPE IN ANY DIRECTION
- "VAN ACCESSIBLE" SIGNAGE
- 8'-0" MIN. FOR VAN ACCESSIBLE SPACE.
- MATCH WALK
- 17" x 22" WITH 1" MIN. HIGH LETTERS STATING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING _____."



(a) VERTICAL CHANGE IN LEVEL



(b) BEVELED CHANGE IN LEVEL

ACCESSIBLE PATH OF TRAVEL

1104A.1 General
All ground-floor dwelling units in nonelevator buildings shall be adaptable, and on an accessible route, unless an accessible route is not required as determined by site impracticability provisions in Section 1150A.

1115A.1.1 Width
Walks and sidewalks shall be a minimum of 48 inches (1219 mm) in width, except that walks serving an individual dwelling unit in covered multifamily buildings may be reduced to 36 inches (914 mm) in clear width except at doors.

1115A.1.2 Surface Cross Slopes
Surface cross slopes shall not exceed 1 unit vertical in 48 units horizontal (2.083-percent slope).

1115A.3 Five Percent Gradient
When the slope in the direction of travel of any walk on an accessible route exceeds 1 unit vertical in 20 units horizontal (5-percent slope), it shall comply with the ramp provisions of Section 1114A.

1115A.4 Level Areas
Walks on an accessible route shall be provided with a level area at each side of a door or gate. Level areas shall comply with the applicable requirements for maneuvering clearances in Section 1126A.3.

1114A.6 Ramp Handrails

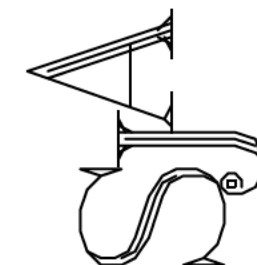
Ramps at exterior door landings with less than 6 inches (152 mm) rise or less than 72 inches (1829 mm) in length do not require handrails.

DISABLED ACCESSIBLE PARKING STALL LAYOUT

NTS

REVISIONS	BY
12/07/23	SJA

Atkins Drafting ~ Sarah J. Atkins
9050X 6572 EUREKA, CA 95502
PH. (707) 655-8372 RJSatkins@skdcal.net



PROPOSED MULTI-FAMILY DEVELOPMENT

APN 507-291-034

ARCATA, CA

3288 JAMES RD.

SITE PLAN

Date	MAR. 25, '23
Scale	AS NOTED
Design	SJA
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Sheet	1

ACCESSIBILITY REQUIREMENTS

ADAPTABLE UNIT SHALL INCLUDE:

- GRAB BAR REINFORCEMENT PER SEC. 1134A
- 32"-CLEAR DOOR INTERIOR OPENING WIDTH
- LEVER HARDWARE
- DOOR SIGNAL DEVICES
- CLEAR SPACE BY DOORS, PER CHPTS. 10 AND 11A
- MIN. 15" WATER CLOSET SEAT HT.
- ELECTRICAL RECEPTACLE HT.
- LIGHTING AND ENVIRONMENT CONTROL HT.
- FAUCET CONTROLS
- WATER CLOSET, TUB AND LAV. MINIMUM SPACE REQUIREMENTS PER SEC. 1134A
- REMOVABLE CABINETS UNDER THE KITCHEN SINK COUNTER AREA

GA FILE NO. WP 3380

GENERIC

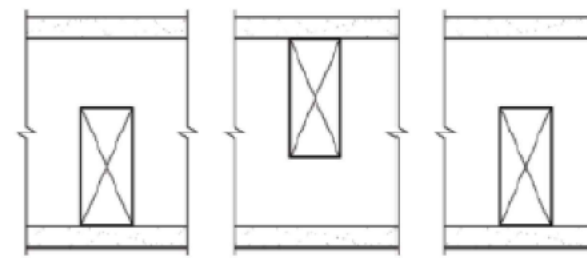
1 HOUR FIRE

40 to 44 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. staggered 8" o.c. on 2 x 6 wood plates with 6d coated nails, 17/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 24" on opposite sides. Horizontal bracing required at mid-height. (LOAD-BEARING)



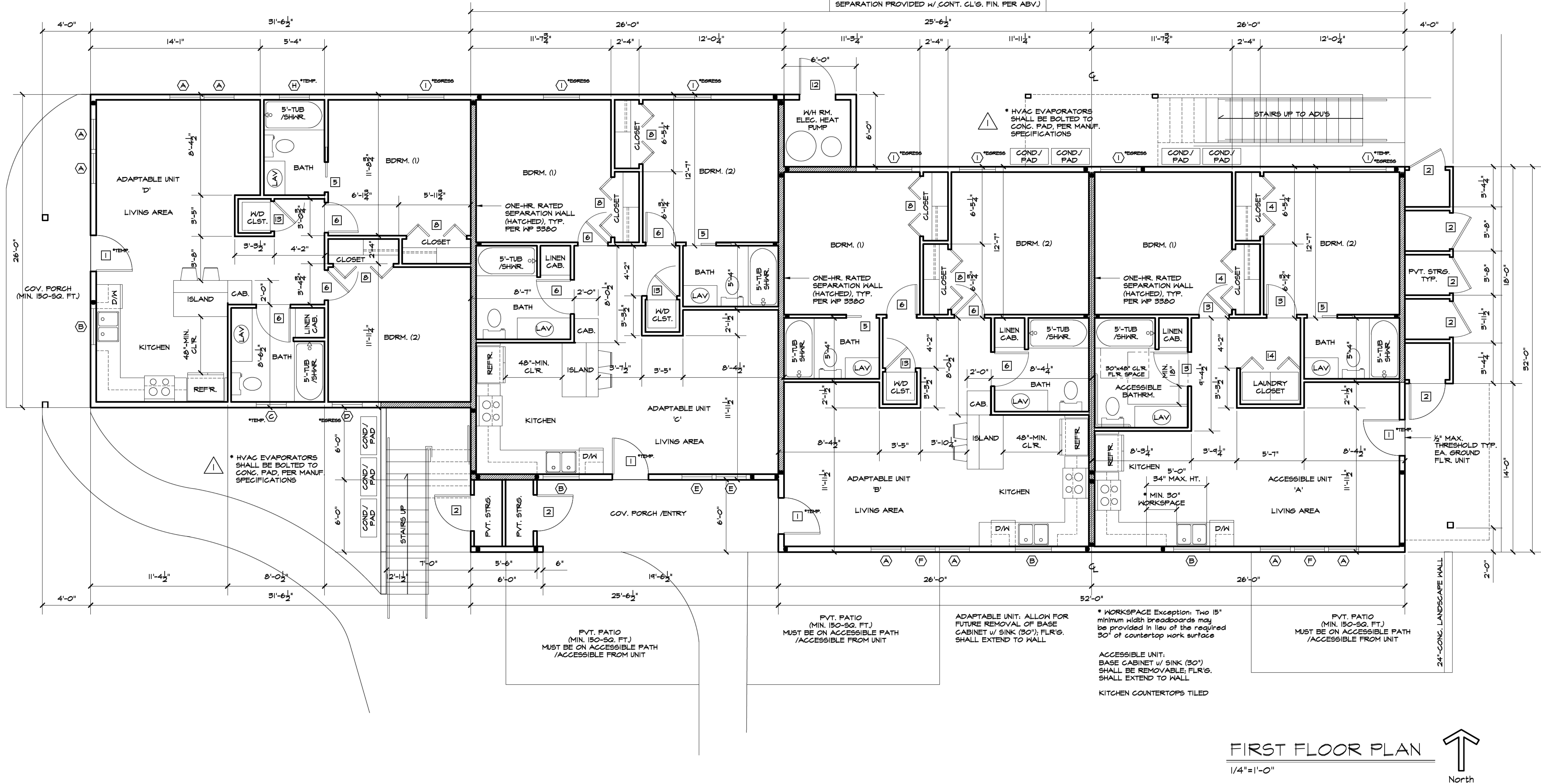
1-Hour STC 53 Staggered Stud Wall

1-hour interior staggered stud partition wall assembly with STC 53. Fire rating per GA WP 3380. STC rating per California Office of Noise Control Assembly 1.2.3.5.4.3. Option for wood structural panel sheathing.

MIN. 3.5" BATT INSULATION FOR SOUND

SHEAR FLY., IF REQ'D. PER SHEARWALL LAYOUT, SHALL BE INSTALLED w/ GYP. BRD.

(1)-HR. RATED FL'R. /CL'G. ASSEMBLY TWO-STORY PORTION OF STRUCTURE PER ESR-1153 (ATTACHED DOC.); 3/4" T&G CD FLY. SHEATHING, GLUED & NAILED TO TJI LVL. ST. @ 16" O/C w/ MIN. 5-1/2" BATT INSUL. (INSUL. R-VALUE PER TITLE 24, MAX. R-30) w/ (2) LAYERS GYP. BD. (SEE ASSEMBLY FOR OPT.) O/ RC-CHANNEL @ 24" O/C (ATTACH PER ASSEMB.); (BALCONIES SIM., PER CBC 122.6.2, MIN. (1)-HR. SEPARATION PROVIDED w/ CONT. CL'G. FIN. PER ABV.)

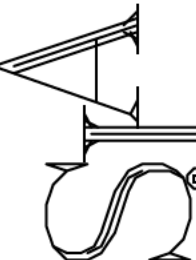


FIRST FLOOR PLAN

1/4"=1'-0"

REVISIONS	BY
01/03/24	SJA
PC	

Atkins Drafting ~ Sarah J. Atkins
 9050X 6572 EUREKA, CA 95502
 PH. (707) 655-8372 RJSatkins@skdcal.net



PROPOSED MULTI-FAMILY DEVELOPMENT

APR 507-291-034

ARCATA, CA

3289 JAMES RD.

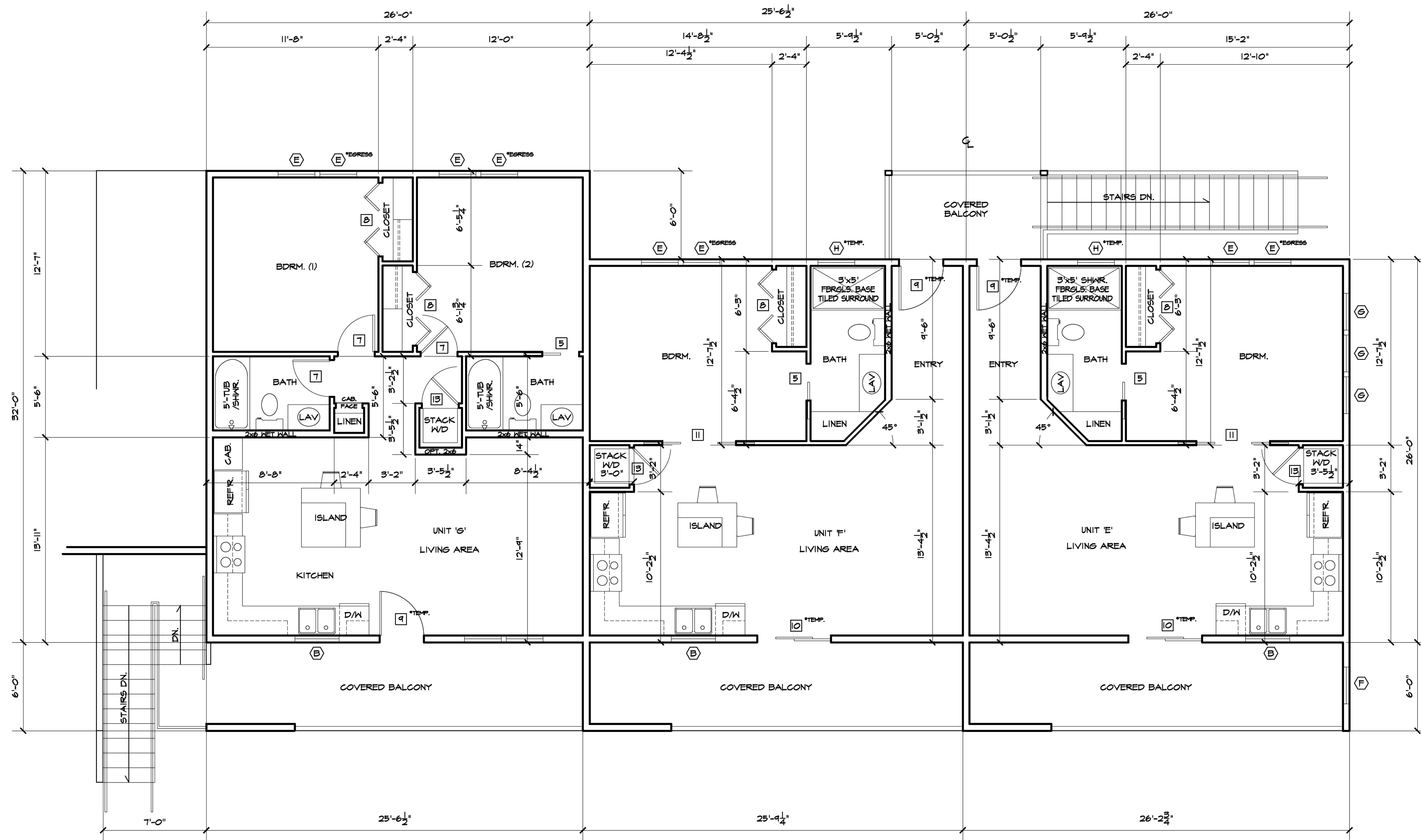
FIRST FLOOR PLAN

PH. (707) 496-0431

C/O KYLE BOUGHTON, NORTH STAR DEVELOPMENT, LLC

Date	MAR. 25, '23
Scale	AS NOTED
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SECOND FLOOR PLAN

1/4"=1'-0"



* Appliances designed to be fixed in position shall be securely fastened in place in accordance with the manufacturer's installation instructions. Supports for appliances shall be designed and constructed to sustain vertical and horizontal loads within the stress limitations specified in the building code. Please provide all applicable detail drawings, specific to this project.

** DISHWASHER **

- DOMESTIC DISHWASHERS SHALL NOT BE DIRECTLY CONNECTED TO DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIRGAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHER MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FLOOR-LEVEL (FL) MARKING AT OR ABOVE THE FLOOR LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER (GPC) BOT.4

WINDOW SCHEDULE		
(A)	2'-6"x4'-6"	FIXED w/ 1'-6" SLIDER @ BTM.
(B)	3'-0"x3'-0"	SINGLE HUNG
(C)	2'-6"x4'-0"	CASEMENT TEMPERED, OBSCURED
(D)	2'-6"x4'-0"	CASEMENT EGRESS AS NOTED
(E)	2'-6"x4'-6"	CASEMENT EGRESS AS NOTED
(F)	2'-6"x4'-6"	FIXED
(G)	2'-6"x2'-6"	FIXED
(H)	2'-6"x1'-4"	OPERABLE TRANSOM TEMPERED, OBSCURED
(I)	3'-0"x5'-0"	SINGLE HUNG EGRESS AS NOTED

ALL WINDOWS SHALL BE DUAL GLAZED AND VINYL FRAMED

* FULLY TEMPERED GLAZING, WHERE NOTED ON FLOOR PLAN

SEE ENERGY COMPLIANCE DOCS FOR U-FACTOR, SHGC

NFRC LABELS MUST REMAIN ATTACHED TO GLAZING UNTIL AFTER INSULATION INSPECTION IS COMPLETED

WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12" ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOWS SHALL BE A MINIMUM OF 24" INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

THE BTM. OF THE CLR. OPENING OF AN EGRESS WINDOW SHALL NOT BE GREATER THAN 44" ABOVE THE FLOOR.

DOOR SCHEDULE

SYM	SIZE	DESCRIPTION	HARDWARE	NOTES
1	3'-0"x6'-8"	INSUL. FIBERGLASS w/ 3/4" GLZ'G. (TEMP.)	RESIDENTIAL ENTRY & LOCKSET	FIRST FLOOR ENTRY DOOR ADA COMPLIANT
2	3'-0"x6'-8"	INSUL. FIBERGLASS	EXTERIOR LEVER KEYED LOCKSET	FIRST FLOOR STORAGE CLST. ADA COMPLIANT
3	2'-10"x6'-8"	INTERIOR	PRIVACY OR PASSAGE (SEE FLOOR PLAN)	FIRST FLOOR INTERIOR ADA COMPLIANT
4	2'-6"x6'-8" PAIR	INTERIOR BIFOLD	FULL HARDWARE	RESIDENTIAL CLOSET DOOR ADA COMPLIANT
5	2'-6"x6'-8"	INTERIOR POCKET DOOR & ASSEMBLY	POCKET DR. HARDWARE PRIVACY LOCKSET	RESIDENTIAL INTERIOR
6	2'-10"x6'-8"	INTERIOR	PRIVACY OR PASSAGE (SEE FLOOR PLAN)	RESIDENTIAL INTERIOR
7	2'-6"x6'-8"	INTERIOR	PRIVACY OR PASSAGE (SEE FLOOR PLAN)	RESIDENTIAL INTERIOR
8	2'-6"x6'-8" PAIR	INTERIOR BIFOLD	FULL HARDWARE	RESIDENTIAL INTERIOR
9	3'-0"x6'-8"	INSUL. FIBERGLASS w/ 3/4" GLZ'G. (TEMP.)	RESIDENTIAL ENTRY & LOCKSET	RESIDENTIAL STANDARD
10	5'-0"x6'-8"	PATIO SLIDER FULL, TEMP. GLZ'G.	PATIO DOOR HARDWARE & LOCKSET	RESIDENTIAL PATIO
11	2'-6"x6'-8" PAIR	INTERIOR POCKET DOOR & ASSEMBLY	POCKET DR. HARDWARE PRIVACY LOCKSET	RESIDENTIAL INTERIOR
12	3'-0"x6'-8"	INSUL. FIBERGLASS	EXTERIOR LEVER KEYED LOCKSET	FIRST FLOOR WH CLST.
13	2'-6"x6'-8"	INTERIOR FULLY LOUVERED	PASSAGE HARDWARE	LAUNDRY CLOSET
14	2'-6"x6'-8" PAIR	INTERIOR BIFOLD FULLY LOUVERED	FULL HARDWARE	LAUNDRY CLOSET ADA COMPLIANT

REVISIONS	BY
01/03/24	SJA
PC	

Atkins Drafting ~ Sarah J. Atkins
 20150X6572 EUREKA, CA 95502
 PH. (707) 655-8372 RJSatkins@skdcal.net

PROPOSED MULTI-FAMILY DEVELOPMENT

3288 JAMES RD. ARCAT, CA

APR 507-291-034

SECOND FLOOR PLAN

C/O KYLE BOUGHTON, NORTH STAR DEVELOPMENT, LLC

PH. (707) 496-0431

Date	MAR. 25, '23
Scale	AS NOTED
Design	SJA
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SA
Atkins Drafting ~ Sarah J. Atkins
PO BOX 6572 EUREKA, CA 95502
PH. (707) 633-8372 Rjsatkins@stccolldental.net

Date	MAR. 25, '23
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Sheet	2





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



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

REVISIONS	BY

SJA

Atkins Drafting ~ Sarah J. Atkins
PO BOX 6572 EUREKA, CA 95502
PH. (707) 655-8372 RJSatkins@sbcdetail.net

PROPOSED MULTI-FAMILY DEVELOPMENT
3289 JAMES RD. ARCATTA, CA APN 507-291-034

NORTH & EAST ELEVATIONS
C/O KYLE BOUGHTON, NORTH STAR DEVELOPMENT, LLC PH. (707) 496-0431

Date	MAR. 25, '23
Scale	AS NOTED
Design	SJA
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Sheet	3

LANDSCAPING PLAN



PLANT KEY:

SYMBOL	PLANT QTY, NAME, SIZE	MAINTENANCE PLAN	1-GPH IRRIGATION EMITTER QUANTITY
	4 WHITE BIRCH Betula utilis 'Jacquemontii' 15-GAL	CHECK TREES AND STAKES TWICE YEARLY. PRUNE OFF ANY LOW BRANCHES EXTENDING INTO WALKWAYS OR PARKING AREAS.	3 EMITTERS OR MAY BE WATERED BY LAWN SPRINKLERS
	2 NATIVE RAY HARTMAN CEANOTHUS Ceanothus x 'Ray Hartman' 15-GAL STANDARD	CHECK TREES AND STAKES TWICE YEARLY. PRUNE OFF ANY LOW BRANCHES EXTENDING INTO WALKWAYS OR PARKING AREAS.	3 EMITTERS
	3 NATIVE VINE MAPLE Acer circinatum 15-GAL	CHECK TREES AND STAKES TWICE YEARLY. PRUNE OFF ANY LOW BRANCHES EXTENDING INTO WALKWAYS OR PARKING AREAS.	3 EMITTERS
	4 NATIVE KINKINNICK MASSACHUSETTS Arctostaphylos uva-ursi 'Massachusetts' 1-GAL	PRUNE AS NEEDED FOR SHAPE AND SIZE.	1 EMITTER
	2 NATIVE IRENE KOSTER DECIDUOUS AZALEA Rhododendron occidentale 'Irene Koster' 5-GAL	PRUNE AS NEEDED FOR SHAPE AND SIZE.	2 EMITTERS
	2 FRAGRANT EVERGREEN CLEMATIS Clematis armandii 5-GAL	PRUNE AS NEEDED FOR SHAPE AND SIZE.	2 EMITTERS
	5 NATIVE SCARLET OVATION HUCKLEBERRY Vaccinium ovatum 'Scarlet Ovation' 5-GAL	PRUNE AS NEEDED FOR SHAPE AND SIZE.	2 EMITTERS
	4 WHITE DWARF RHODODENDRON Rhododendron 'Dora Amateis' 5-GAL	PRUNE AS NEEDED FOR SHAPE AND SIZE.	2 EMITTERS
	5 NATIVE DWARF RED-TWIG DOGWOOD Cornus sericea 'Kelsey' 5-GAL	PRUNE AS NEEDED FOR SHAPE AND SIZE.	2 EMITTERS
	9 NATIVE CALIFORNIA FESCUE Festuca californica 1-GAL	NO MAINTENANCE NEEDED.	1 EMITTER
	6 NATIVE DOUGLAS IRIS Iris douglasiana 1-GAL	NO MAINTENANCE NEEDED. OPTIONALLY, MAY REMOVE FINISHED FLOWERING STEMS IN WINTER.	1 EMITTER

PLANT PHOTOS:



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 35 INCHES WALK ON BARK OR SIMILAR GROUND COVERING MATERIAL. ALL PLANTS SHALL BE IRRIGATED WITH A DRP SYSTEM ON AN AUTOMATED TIMER WITH A SEASONAL ADJUSTING FEATURE TO CONSERVE WATER. THE TIMER SHALL BE SET TO PROVIDE A MINIMUM OF 25 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. ALL LANDSCAPED BEDS SHALL BE GRADED TO ACT AS SELF-RETAINING AREAS TO PREVENT RUNOFF, SEE DASHED LINES.

MAINTENANCE PLAN:

TREE STAKES SHALL BE CHECKED NO FEWER THAN TWICE PER YEAR AND TIES SHALL BE ADJUSTED AS NEEDED TO PREVENT GIRDING 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



REVISIONS

BY

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

PROPOSED MULTIFAMILY DEVELOPMENT

3288 JAMES RD. ARCATA, CA

C/O KYLE BOUGHTON NORTH STAR DEVELOPMENT, LLC

APR 1 5:07:28 PM '24

PL 17071495-043

DATE 12/6/23

SCALE AS NOTED

DESIGN GS

DRAWN GS

JOB

SHEET

L1

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