

Caitlin Castellano

To: Cristin Kenyon
Subject: RE: Planning hearing request

From: Michael Jameson <mjamesonsrf@gmail.com>
Sent: Thursday, September 19, 2024 12:14 PM
To: Cristin Kenyon <ckenyon@eurekaca.gov>
Subject: Planning hearing request

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Hello. My name is Michael Jameson and I am a property owner affected by the proposed Groundswell minor subdivision at 965 Harris St. Eureka, CA. I would like to request a public hearing on my concerns about this project. Myself and my neighbors adjacent to this project have concerns on parking, access, alley paving, firefighter and public safety regarding defensible space, emergency response, and more. Any questions please contact me at M. Jameson. mjamesonsrf@gmail.com or 707 296-4758

Thank you for your time

Caitlin Castellano

From: Lisa Savage
Sent: Monday, September 23, 2024 1:47 PM
To: Caitlin Castellano
Subject: FW: 956 W Harris Street
Attachments: 965 W Harris St FS (2) 34141.pdf; 965 W Harris St FLS 34141.pdf

From: Bill Reynolds <wilreynolds@hbfire.org>
Sent: Friday, September 20, 2024 12:45 PM
To: Lisa Savage <lsavage@eureka.gov>
Subject: RE: 956 W Harris Street

Good afternoon Lisa,

Apologies for not seeing the other request.

Fire response would be as follows: Defensible space (the Cal-Fire term for distance between developed property and standing vegetation) is not an issue here. There is not standing vegetation of note affecting this property.

As far as distances of the proposed property to adjoining properties is the issue, these were evaluated as part of the formal plan review process (as is usual with any project within the city as the building department forwards them to us to check in regard to the 2022 California Fire Code). Part of that review process takes into account the city's set back distances, and any variance from that needs to weigh the building construction type in regard to fire walls. The plans, which were approved by a professional plan checker on 8-19-2024, show that approval is based upon 2-hour rated vertical walls extending through the attic to the roof separating each low-income house and ADU from another low-income house and ADU.

As these buildings would be new construction, they will be subject to having full residential fire sprinklers installed. Plans are under review for a NFPA 13D residential fire sprinkler system. The most recent set of plans were sent back for corrections as we are awaiting revision and re-submittal.

I have attached the plan review letters from our professional plan checker that we have received so far including the letters that show what corrections to the plans needed to be made.

The water supply in this location, provided by the city of Eureka, is more than adequate to supply the fire department with water should it be needed. This is only enhanced by the presence of a fire sprinkler system.

The main roadway access is off of the 15 foot wide "alley" from Harris St. The 15 foot width is adequate for passage by our Type 1 fire engines. Provided appropriate signage is posted designating this as a fire line and prohibits parking in the alley, the access is adequate.

Let me know any other questions you may have.

Bill Reynolds
Deputy Fire Chief
Humboldt Bay Fire

From: Lisa Savage <lsavage@eurekaca.gov>
Sent: Friday, September 20, 2024 10:30 AM
To: Bill Reynolds <wreynolds@hbfire.org>
Subject: FW: 956 W Harris Street

Hi Bill,

We have a request for a Public Hearing for 965 W Harris Subdivision. I sent the attached referral on July 1st, and did not receive a response from Fire (or can't locate it?). The highlighted portion of the email below expresses concerns. Did you have comments on this project for the subdivision or for the Building Project (B-24-520)?

Regards,

Lisa Savage

From: Michael Jameson <mjamesonsrf@gmail.com>
Sent: Thursday, September 19, 2024 2:10 PM
To: Lisa Savage <lsavage@eurekaca.gov>
Subject: Re: 956 W Harris Street

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Ok, I see the introduction. I have requested a hearing and received a response, but I will need the requested information before the meeting, re: Humboldt Bay Fire's evaluation and statement of the subdivision as to defensible space, water supplies during emergencies at that location, etc.

Thanks, M. Jameson

On Thu, Sep 19, 2024, 1:05 PM Lisa Savage <lsavage@eurekaca.gov> wrote:

The email is below my introduction- not an attachment.

From: Michael Jameson <mjamesonsrf@gmail.com>
Sent: Thursday, September 19, 2024 12:06 PM
To: Lisa Savage <lsavage@eurekaca.gov>
Subject: Re: 956 W Harris Street

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Hello. There is no copy of an email attached. Only a jpg picture of a house. Please send the email along with the fire department comments on the proposed subdivision as I asked so that I may prepare for the hearing we are requesting. Thanks, M. Jameson

On Thu, Sep 19, 2024, 11:24 AM Lisa Savage <lsavage@eurekaca.gov> wrote:

Hi Michael,

Below is a copy of the email from the Director of Development Services to one of the neighboring property owners. If you decide to request a hearing, please provide your address and return your request to the planning email above.

The property owner has one large lot now zoned for medium-density residential, so they are allowed to build what they are building now just with a building permit, which they have secured. A building permit is a ministerial permit: City staff is required to approve the permit if what is proposed is consistent with the City building and zoning codes. There is no notice or hearings involved with building permits.

They do want to build additional units which requires this subdivision. A subdivision is a permit where the City has more discretion. The subdivision process is set up where the Director acts, but then we mail notice of action to surrounding properties, and anyone can request a hearing with the Planning Commission within 15 days, free of charge. Would you like to request a hearing with the Planning Commission?

My goal is for us to be as transparent as possible and I apologize that it appears differently. I will review our noticing to see if we can make the language clearer. Feel free to call me directly if you want to discuss this further.

Best,

Cristin

Cristin Kenyon, AICP (She/Her)
Development Services Director
(707) 441-4165 (Office) | (707) 672-4244 (Cell)
City Hall, [531 K Street, Eureka CA 95501](#)

Help Name Your Neighborhood!

Please use the interactive map tool linked below:

<https://talk.eurekaca.gov/name-your-neighborhood>

Lisa Savage
(She/Her)

Senior Planner

Development Services

Planning Department

707-441-4186
Help Name Your Neighborhood!

Please use the interactive map tool linked below:

<https://talk.eurekaca.gov/name-your-neighborhood>

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August 19, 2024

William M. Reynolds
Deputy Fire Chief
Humboldt Bay Fire Prevention Bureau
533 C Street, Eureka, CA 95501
wreynolds@hbfire.org

Re: Plan Review – 2nd Submittal
West Harris Street - New Residential Units
965 W. Harris Street
Eureka, CA 95503
Permit# B-24-520

Deputy Chief Reynolds:

I have completed a review of the permit plans for the new subdivision of R-3 occupancy and Type VB sprinklered construction. My review includes revised Delta 3 plans dated 7/23/24. My review is to ensure compliance with the minimum code requirements related to fire and life safety.

The plans are approved subject to the following requirements:

1. Fire sprinkler system plans and calculations are unchanged from the last submittal that were previously approved.
2. Approval is based upon 2-hour rated vertical walls extending through the attic to the roof separating each low-income house and ADU from another low-income house and ADU.

The plans APPROVED AS NOTED.

Sincerely,

Daniel Thacker
Plans Examiners
(530) 274-9400 x206
planreview@efs1.com
ref. 34141-1.0



July 16, 2024

William M. Reynolds
Deputy Fire Chief
Humboldt Bay Fire Prevention Bureau
533 C Street, Eureka, CA 95501
wreynolds@hbfire.org

Re: 2nd Fire Sprinkler Plan Review
West Harris Street- New Residential Units
965 W. Harris St.
Eureka, CA 95503
Permit# B-24-520

Deputy Chief Reynolds:

I have reviewed the plans, dated 3/25/24, in digital form above referenced project. This 2nd review supersedes our original review of 6/10/24. I have the following comments:

1. We have received a letter from SEE Engineering stating that 2x6 2-hour rated walls will be installed between adjacent units. The walls shall extend through the attic to the roof. These walls will allow the units to qualify for sprinkler systems being installed in conformance with NFPA 13D.
2. Clearly show on the Building Section the 2-hour rated wall extending to the roof.
3. There are 4 separate buildings serviced by a single 1" water meter. In the hydraulic calculations, add 5 gpm domestic allowance at the point of connection for each building, 20 gpm total. This will increase the system demand to 46.14 gpm. The pressure loss through the 1" meter shall be increased to 8 psi (NFPA 13D Table 10.4.4(a)).

REVISE AND RESUBMIT the plans and calculations.

In addition to the revised drawings, a letter is required from the contractor indicating the corrective action taken on each review comment.

Sincerely,

Daniel Thacker
Plans Examiners
(530) 274-9400 x206
planreview@efs1.com
ref. 34141-1.0

cc. Patrick Hawkins, First Service Plumbing & Heating