

## ACTION OF THE CITY OF ARCATA PLANNING COMMISSION

**ACTION:** On \_\_\_\_\_, 2022, the Planning Commission, *did/did not* adopt a Class 3, Section 15303 New Construction or Conversions of Small Structures environmental review categorical exemption; and then under the authority of Section 9.72.040.C of the Land Use Code, approved/denied the Pires Design Review Permit with the attached Findings of Approval and Conditions of Approval.

**Project Description:**

Project includes the development of a primary dwelling unit 1,244 square feet in size and a detached accessory structure 2,500 square feet in size. The accessory structure is greater in height, size and bulk than the primary structure. The accessory structure includes an indoor recreation vehicle parking area, indoor hot tub, bathroom, closet, laundry facilities and a greenhouse. The greenhouse area will have earthen floors with roof and wall glazing.

**Project Location:** 547 Bayside Road, Arcata                      **Assessor's Parcel Number:** 503-181-012

**Application Type:** Design Review and Hillside Development

**Property Owner/Applicant:** Pires, Bobbie and Kurt    **Agent:** Nick Downey

**File Number:** 223-016-DR                                              **Date of application:** September 29, 2022

**Zoning / General Plan:** Residential Very - Low Density (City wide); Coastal Rural Residential (Coastal)

**Coastal Zone:** In Coastal Zone. City Permit jurisdiction, within mapped categorical exclusion area – no coastal development permit required.

**Environmental:** Class 3, Section 15303 New Construction or Conversions of Small Structures categorical exemption *adopted* pursuant to the California Environmental Quality Act Guidelines. Planning Commission action to deny the Design Review Permit does not require environmental review pursuant to the California Environmental Quality Act Guidelines.

**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. No Design Review Permit expiration for Planning Commission action to deny the permit.

**Appeals.** The actions described herein may be appealed as outlined in Arcata's Land Use Code. Appeals shall be filed with the City Clerk within ten (10) working days following the date of this Action. Appeals shall be submitted on the prescribed form, state the reasons for the appeal, and include the filing fee set by the City Council. **Appeal period ends at 5:00 pm on \_\_\_\_\_, 2022.**

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

**Date of Action:** \_\_\_\_\_, 2022

**ATTEST:** \_\_\_\_\_

David Loya, Community Development Director

**Exhibit 1**  
**FINDINGS OF APPROVAL/DENIAL**

**I. FINDINGS.**

**Findings for Design Review.** The Planning Commission finds the project *does/does not* comply with Land Use Code Section 9.72.040.F - Standards for Design Review based on the following:

***A. 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 located along Bayside Road on a vacant 0.76 acre lot that slopes about 14% south. The Bayside Road area transitions from the downtown area to the Sunny Brae neighborhood with a mix of single family and multi-family structures that are one or two stories in height. Meeting facilities (Masonic Temple, Sunny Brae Church), professional business offices and a school are intermixed with the varied residential densities along the roadway. The inland side of Bayside Road primarily consists of large, forested hillside residential lots. The bay side portion has a greater mix of land uses and building types.

In the immediate area, the subject parcel is adjacent to the Sunny Brae Church site to the south, the Hidden Grove apartment complex off Bayside Court (west), a residential lot with three, small, detached dwellings (north), and a large, forested hillside lot with a single-family residence obscured from public view (east).

The applicants propose a 1,224 square foot, single story dwelling about 18 feet in height. This primary dwelling unit is a manufactured home with vertical, board and batten siding. The vertical siding is a cement fiber product. The front building elevation includes a covered portion entrance with railings. A roof dormer is on the southwest building elevation. The dwelling unit is placed with the side elevation parallel to Bayside Road. The windows are typically vertical (hung) sliders except two, bedroom windows are horizontal sliders. Staff recommends the applicant consider revising the window schedule to include all vertical (hung) sliders if allowed by the manufacturer.

The proposed accessory structure, a garage, shop and greenhouse is 2,500 square feet (50'x50') in size. The building ranges from 8 feet to 21 feet in height. The shed style roof includes clear, poly greenhouse type panels as well as asphalt composition shingles. The accessory structure is centered on the property about 32 feet behind the primary dwelling unit. Vertical siding in a board and batten style using wood materials are proposed for the accessory structure. There is a horizontal band about 5 ½ feet wide on the northeast building elevation that wraps around for a portion of the two sides. A roll up door about fourteen feet in height provides access to the recreation vehicle storage area. Multiple sized, shaped and types of windows are located primarily on the southwest and southeast building elevations to provide natural light to the greenhouse area. The northeast elevation includes a row of windows near the top to allow northern light.

The maximum allowable height is 35 feet in the Residential Very - Low density zoning district. The proposed building heights – 18 feet (dwelling) and 21 feet (accessory) are similar and compatible with the various building heights in the area. The site coverage allows up to 20% of

the lot to be covered by building footprints, parking and driveway areas. The proposed project has a total 19% site coverage (11% building footprints + 8% driveway/parking). The zoning district also allows a 20% Floor Area Ratio (FAR), the building floor area equal to 20% of the lot area. The proposed project has a FAR of 11%.

The proposed massing and scale of the primary dwelling unit and the accessory structure are the crux of the finding. The applicants have proposed a purpose-built structure. The accessory structure provides indoor parking for their recreational vehicle as well as shop space, closet and bathroom areas, hot tub, and a greenhouse with earthen floors. These combined accessory uses create a unique and intriguing design.

The Planning Commission finds the proposed development provides architectural design, building height and massing, and scale that *is / is not* compatible with other structures on the site and in the immediate neighborhood.

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

The proposed project meets or exceeds the Residential Very - Low Density development standards (yard setbacks, building height, site coverage, floor area ratio). Siting the dwelling unit in front of the accessory structure is a desirable site layout. The accessory structure is sited to provide recreational vehicle access as well as maximizing the solar gain for the greenhouse portion of the structure. The proposed dwelling unit and accessory structure both use a board and batten style of siding (cement fiber or wood material). The board and batten siding is similar and compatible with other building siding in the neighborhood. Although the roof shape of the two structures are not similar to one another, they are both common roof styles in the neighborhood.

The combined uses create a larger accessory structure than typically seen in the neighborhood. The property slopes down and away from Bayside Road at about 14%. The primary dwelling unit is sited slightly higher in elevation than the accessory structure. The large lot size, slope of the property away from the public view areas (Bayside Road) and being located behind the primary dwelling unit assist in minimizing visual impacts associated with the large accessory structure.

The property is in an area of protected eucalyptus trees identified in both the Arcata General Plan and Local Coastal Program. No eucalyptus trees are proposed for removal. Although no formal landscape plan was provided, a landscape area is shown near the dwelling unit and an apple tree is proposed. The vacant property was overgrown in the past, however, recent vegetation management has cleared overgrown plants. It is expected the residential development will maintain the 0.76 acre site in a quasi-natural and landscaped state similar to other residential properties in the neighborhood.

No outdoor lighting plan was included in the application material, therefore a condition of approval is included to require outdoor lighting be night sky friendly that meets Land Use Code §9.30.070. Based on the height of the accessory structure, the maximum height of outdoor light shall not exceed 14 feet.

The Planning Commission finds the project *does / does not* provide attractive and desirable site layout and design, building arrangement, exterior appearance, and setbacks, and accessory structure, and outdoor lighting.

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

The proposed development includes a single access drive from Bayside Road. The City's Engineering Division will review and approve an "encroachment permit" for the new driveway. The 16-foot driveway width is within the minimum and maximum driveway widths. The project includes two paved parking spaces adjacent to the dwelling units. These parking spaces have adequate maneuvering area to ensure no vehicle backing movements onto Bayside Road.

The current design does not show adequate on-site maneuvering area for the recreational vehicle. Therefore, a recommended condition of approval requires the Building Permit for the accessory structure include on-site maneuvering area to ensure the recreation vehicle does not back from or onto Bayside Road. The condition also specifies the revised site plan shall consider pervious pavers to ensure compliance with site coverage standards.

Based on the above, the Planning Commission finds the proposed project does provide safe access, circulation and parking.

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

The project meets the Residential Very - Low Density zoning district development standards (site coverage, floor area ratio, building height, and yard setbacks). The site coverage is at 19%, one percent lower than the allowed 20%. Thus, the open space is 81%. As noted in section 1.C. above, the current design does not show adequate on-site maneuvering area for the recreational vehicle. Therefore, staff has included findings and conditions of approval to require the Building Permit application show on-site recreational vehicle maneuvering area to the satisfaction of the City Engineer and not exceed the 20% allowable site coverage. The amount of site coverage can be reduced by using pervious pavers for the driveway, parking or maneuvering areas.

See landscaping discussion in section 1.C. above.

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

The project is located in the Coastal Zone. The property is in a mapped categorical exclusion area that exempts principally permitted development from a Coastal Development Permit. The project does not include the removal of any eucalyptus trees. Therefore, there are no impacts to the grove of protected, scenic trees in the area. The project is not located in a specific plan area.

The project's consistency with the General Plan are related to land use (residential), housing, and design. The staff report and findings above discuss the land use and design relationship with the primary residential unit and the accessory structure. Further design discussion follows

in section 6. below. The project is consistent with the Housing Element by providing a new dwelling unit on a vacant site.

General Plan Policy D-3i encourages the preservation of scenic trees associated with windrows, hedgerows, or groves of trees. The policies identify the groves of eucalyptus and other trees which line Bayside Road between Union Street and Crescent Way as scenic trees. The proposed project does include the removal of two small trees that are 4" and 6" in diameter. The sizes of the trees proposed for removal do not require a tree removal permit as they are less than 16 inches in diameter. The site plan outlines several trees along the Bayside Road frontage. However, these are primarily small shrubs and the project will not affect any scenic trees identified for preservation.

The property is mapped as being in the Hillside Development Area. As further discussed in section 2 below, the site does not have any slopes greater than 15%.

The Planning Commission does find the project consistent with the General Plan residential land use policies based on the A-D findings above.

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

The Arcata General Plan includes design policies related to the overall community-built environment as well as specific residential design. Policy D-1a sets policies to maintain the community character with small-scale structures that are harmonious with their neighborhood context. The project is not located in a neighborhood conservation area. No known historic or cultural resources are associated with the vacant parcel. Referral comments from Wiyot Tribal Historic Preservation Officers recommend standard inadvertent discovery conditions of approval.

The neighborhood consists of a mix of building uses and styles including commercial, quasi-public, single- and multi-family residential structures. Defining a particular architectural building style is difficult to define in this area. The size of the adjacent Sunny Brae church is estimated at 2,900 square feet and has a taller roof pitch than the proposed accessory structure. The numerous multi-family structures in the surrounding area are also larger in size and bulk.

The proposed single-family residence is a modest three-bedroom home with standard architectural features. The proposed accessory structure is located near the center of the 0.76 acre site about 32 feet from the primary dwelling unit. The accessory structure includes a wide horizontal band on the largest wall plane to break up the wall expanse. The unique, purpose-built accessory structure includes many windows in various sizes and styles to maximize the glazing for a greenhouse. In part, the accessory structures height, size and bulk is driven by the indoor recreational vehicle parking area. It appears the accessory structure could be converted to accommodate a dwelling unit in the future. The large residential lot does help to minimize visual impacts of the accessory structures' height, size and bulk.

Policy D-1c discusses site and building design compatible with neighborhood context. Policy D-5b is the specific policy for residential design with objectives to allow design flexibility while maintaining architectural style consistency and structures that are proportional to the site and

surroundings. This project is before the Planning Commission due to the accessory structure being larger than the primary dwelling unit. If it were not for this disparity the project would be reviewed administratively.

Based on the findings in section 1. above, the Planning Commission finds the project does / does not with the applicable design policies.

**II. Findings for Hillside Development.** The Planning Commission finds the project complies with Land Use Code Section 9.52.070.E. – Hillside Development Findings based on the following:

**A. *The proposed project complies with the requirements of this Chapter and all other applicable provisions of this Land Use Code.***

The Pires Hillside Development Permit has met the standards of LUC §9.52.050 – Site Planning and Development Standards; LUC §9.52.060 – Building Design Standards; and the submission requirements as outlined in LUC §9.52.070.

§9.52.020. Applicability – The 0.76 acre parcel is Parcel 1 of Parcel Map 2270, Book 20, Page 27 a legally created lot. The slope of the 0.76 acre site is 14%. There are no areas greater than 15% slope. A Hillside Development Permit is being processed because the parcel is located in a mapped Hillside Development Area.

§9.52.040. Hillside Subdivision Standards – As a condition of approval the applicant shall map 50% of the lot area as a natural area. There are no areas greater than 25% within the existing lot.

§9.52.050. Site Planning & Development Standards – Site Access. The proposed driveway is in an area about 8% slope. The City Engineering Department will review and approve an Encroachment Permit for the new driveway. The driveway adjacent to the Bayside Road and the proposed accessory structure will have a minimum of 10 feet with slopes less than 5%.

Site Coverage – The proposed site coverage is 19% and is within the allowable amount of site coverage (20%) for the Residential - Very Low Density (RVL) zoning district. A condition of approval requires recreational vehicle maneuvering area on-site to avoid backing movements on to Bayside Road. Therefore it is likely pervious pavement is required to avoid exceeding the allowable site coverage.

Setbacks – The proposed residential development meets the required yard setbacks for the RVL zoning district. The subject parcel is not within the vicinity of the Arcata Community Forest, therefore additional setbacks are not required.

Structure Placement – The Pires property is currently screened by existing vegetation and development as viewed from Old Arcata Road. The residence is located 23 feet from Bayside Road and is sited slightly below the road surface. The accessory structure is setback about 80 feet from Bayside Road and is about ten feet below the road surface. The accessory structure foundation is stepped down to minimize grading.

View Protection – The property is not considered a forested hillside. The development maintains the existing trees on the rear portion of the 0.76 acre property. Some existing

vegetation and screening is along the north portion of the parcel. The south property line adjacent to the Sunny Brae church lacks existing vegetation. No extensive landscape plan is planned to screen the views to or from the adjacent property to the south. The proposed structures will not block the views of the primary living areas on neighboring parcels as the adjacent use is non-residential or existing vegetation remains for the residential use. The proposed development is sited a manner to avoid view shed impacts from adjacent properties.

Exterior Lighting – Community Development Department staff has included a recommended Condition of Approval requiring the Building Permit include exterior lighting that is properly shielded to avoid glare and spill of light to surrounding areas.

Building Design Standards - Floor Area Ratio. The proposed development has a 19% floor area ratio meeting the RVL 20% floor area ratio standard. The Design Review Findings in section 1 above describe the building designs.

Hillside Development Permit – The application site plan includes mapped topography material that shows a 14% slope. A preliminary geotechnical report was not submitted. Project referrals to the City Building Official and City Engineer did not request a geotechnical report. Referral comments from Environmental Services Department did not identify any environmentally sensitive habitat area. The site is located in a scenic tree area as identified in the Arcata General Plan. The project does not include the removal of any eucalyptus trees resource department. Standard inadvertent discovery condition of approval are include as requested by the Wiyot Tribal Historic Preservation Officers.

Based on the discussion above, the Pires Hillside Development is in compliance with the Hillside Development chapter and other provisions of the Land Use Code.

***B. The proposed project is consistent with the General Plan and any applicable specific plan.***

The proposed Pires residential development is consistent with the General Plan in that it promotes an infill project within the City limits on an existing, legally created parcel. It furthermore complies with General Plan Policy PS-3c – Hillside Development standards. The project is also not in conflict with any other provisions of General Plan as discussed in section 1. E & F above.

***C. The establishment, maintenance, or operation of the use will not be detrimental to the public health, safety, or general welfare.***

The development and use of the existing residential property for residential use will not be detrimental to the public health, safety, or general welfare due to hillside conditions.

***D. The design, location, and size of proposed structures will be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale, and view protection.***

As discussed in section 1. above, the proposed development takes into consideration the existing topography to minimize hillside and neighborhood impacts associated with siting and grading. The Design Review section discusses the size, scale and bulk discrepancy between the primary dwelling unit and the accessory structure.

**E. *The placement of proposed structures on the site avoids slopes over 15 percent to the maximum extent feasible.***

The proposed Pires residential property has no slopes greater than 15%.

**ENVIRONMENTAL REVIEW:**

The Planning Commission does / does not adopt the California Environmental Quality Act (CEQA) Class 3, Section 15303 New Construction or Conversions of Small Structures for the development of a dwelling unit with detached accessory structure at 547 Bayside Road. The CEQA finding is based on the dwelling unit and garage/shop as being in compliance with the City of Arcata General Plan and Land Use Code Standards. The property is zoned and planned for residential uses. The proposed development is located on a site not effected by any of the following CEQA §15300.2 exceptions: location, cumulative impact, significant effect, scenic highway, hazardous waste site, or historical resources as discussed in the Design Review Permit findings above.

Or

The Planning Commission makes no environmental review determination pursuant to California Environmental Quality Act §15270(a) as the project is denied.

## Exhibit 2

### CONDITIONS OF APPROVAL (No Conditions of Approval for Denial Action)

#### A. AUTHORIZED DEVELOPMENT: Approval is granted for:

A Design Review Permit and Hillside Development Permit for the development of a single family residence and an detached accessory structure. This authorized development is conditioned as follows.

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

**Approved plans.** The approved project shall be constructed according to the revised plans dated December 6, 2022, except as modified by the following Conditions of Approval:

- a. On-site maneuvering area for the recreational vehicle shall be reviewed and approved by the City Engineer. The approved maneuvering area and site plan shall not exceed the 20% site coverage.
- b. As determined by Planning Commission.....

#### C. GENERAL PERMIT CONDITIONS:

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

1. **Waste Diversion Plan.** Prior to issuance of a Building Permit the applicant shall submit a construction waste disposal and diversion plan for the project for review and approval by the City's Environmental Services Department.
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, shown below. 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. **Outdoor Lighting.** The applicant shall ensure the proposed outdoor lighting are designed and installed as dark sky friendly to minimize light pollution and off-site impacts. The dark sky friendly lighting shall be in compliance with Land Use Code §9.30.070 Outdoor Lighting standards except the lighting shall not exceed 14 feet in height.
4. **Community Development Fees.** The applicant shall pay outstanding Community Development Department fees. Full payment shall be required prior to issuance of any Building Permit associated with the Design Review Application.

5. **Final Inspection.** The Community Development Department must determine that your project has been constructed according to the approved plans prior to the Final Building Inspection.
6. **Hold Harmless.** Submitting building plans to the Building Division for plan check **prior to the effective date of the Design Review approval**, will require that the applicant sign a Hold Harmless Agreement in order to hold the City harmless for any fees incurred during plan check should the project be appealed to the City Council and be denied or altered.
7. **Minor Modifications.** Minor deviations from approved plans may be approved by the Director of the Community Development Department.
8. **Construction Hours.** 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 construction activities shall be allowed on Sundays or holidays.
9. **Dust Control during Construction:**
  - 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.
  - 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.
  - e. Sweep streets daily if visible material is carried onto adjacent public streets.
10. **Discovery of Prehistoric or Archaeological Resources.** If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50 foot buffer of the discovery location. A qualified archaeologist, as well as the Tribal Historic Preservation Officers for the Bear River Band Rohnerville Rancheria, Blue Lake Rancheria, and Wiyot Tribe 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.
11. **Expiration and Activation of Permit.** This permit shall expire within 24 months from the date of its approval unless said permit is activated. "Activated" shall mean when

grading/soil disturbing or construction activities authorized by this permit have commenced. This permit may not be extended except as permitted by Arcata Land Use Code (LUC) §9.79.070 Permit Time Limits, Extensions and Expiration, or its equivalent.

12. **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 Planning Commission 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 \_\_\_\_\_, 2022.

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



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

Owner Name: PIRES KURT J & BOBBIE A HWCPRS  
Mailing Address: 35052 Oak Springs Rd, Tollhouse CA, 93667  
Site Address/City/Zip: 537 BAYSIDE RD ARCATA, 95521  
Land Value: \$197,887.00  
Improvement Value: \$0.00  
Other Value: \$0.00

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

Recorded Document: 2021R 25912  
Use Code: 10  
Tax Rate Area: 1001  
Census Block: 400 Census Tract: 10  
Assessor Parcel Map Link: <http://co.humboldt.ca.us/assessor/maps/503-18.pdf>  
Tax Bill\Details Link: <https://common2.mptsweb.com/MBC/humboldt/tax/main/503181012000/2022/0000>

City of Arcata Property Details

Property Details

Latitude/Longitude: 40.861958 -124.073194  
Section/Township/Range: SECTION 33 T6N, R1E  
Parcel Size in Sq Ft (GIS Computed): 35,749.4  
Parcel Size in Acres (GIS Computed): 0.8  
Google Map Link:  
<http://maps.google.com/maps?f=q&hl=en&geocode=&q=40.8619578885,-124.0731939928&ie=UTF8&t=h&z=16&iwloc=addr>  
Sewer Lateral Certificate(as of 9/22/2022): No

Zoning

Arcata Land Use Code (LUC):  
Residential Very Low Density  
Arcata Coastal Land Use & Development Guide (CLUDG):  
RR

General Plan Land Use

Inland - Arcata General Plan: Residential - Very Low Density  
Coastal - Arcata General Plan: Residential - Very Low Density

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): Out  
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: Out  
Coastal Zone Boundary: In  
Categorical Exclusion Area: In  
Creek Zone(Within 25' of creek): No  
Coastal Jurisdiction: City Permit Jurisdiction  
FEMA Flood Zone (2017): Out  
Hillside Development: Hillside development-15 percent slope  
Liquefaction: Moderate Liquefaction  
Matthews Dam Failure: Out  
Noise Contour: No  
Redevelopment Area: Out  
Urban Services Boundary: In  
USFWS Wetlands: No  
Within 50' of Fault Zone: In



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.

Parcel attribute descriptions: [https://gis01.cityofarcata.org/data/property\\_report/Property\\_report\\_metadata9-7-2017.pdf](https://gis01.cityofarcata.org/data/property_report/Property_report_metadata9-7-2017.pdf)

REUSE OF DOCUMENTS: This document and the ideas and design incorporated herein, as an instrument of professional service, is the property of Humboldt Drafting Services and shall not be reused in whole or part for any other project without express written authorization.

# NEW GARAGE/SHOP/GREENHOUSE & MANUFACTURED HOME

547 BAYSIDE RD. ARCATA  
APN: 503-181-012



VICINITY MAP  
NOT TO SCALE

**NOTES:**

- ALL LOCATIONS ARE APPROXIMATE. NO SURVEY WAS CONDUCTED FOR THIS PROJECT.
- CONTOURS SHOWN HEREON ARE FROM NOAA 2019 EUREKA SHAPE FILES.
- PROPERTY LINES ARE APPROXIMATE.
- IMAGE SHOWN HEREON IS FROM BING.
- TWO TREES TO BE REMOVED LESS THAN 16".
- NEW MANUFACTURED HOME AND GARAGE/GREENHOUSE SHALL HAVE GUTTERS WITH DOWNSPOUTS DIRECTED AWAY FROM BUILDINGS TO GRASSY AREAS.
- 24" EVE OVERHANG ON NEW GARAGE.
- 12" EVE OVERHANG ON NEW MANUFACTURED BUILDING.
- ALL EXTERIOR LIGHTING TO BE DARK SKY FRIENDLY.

**IMPERVIOUS AREA:**

THE LOT IS MOSTLY NATIVE LANDSCAPE WITH THE EXCEPTION OF THE AC DRIVEWAY, GRAVEL DRIVEWAY AND TWO BUILDINGS.

LOT AREA = 32,950 SF  
AC = 1,512 SF  
GRAVEL DRIVEWAY = 1,155 SF  
BUILDING 1 = 2,500 SF  
BUILDING 2 = 1,244 SF

32,950 - 6,411 = 26,539

6,411 SF IMPERVIOUS  
26,539 SF PERVIOUS

**LOT COVERAGE:**

LOT AREA = 32,950 SF  
BUILDING 1 = 2,500 SF  
BUILDING 2 = 1,244 SF

3,744 / 32,950 = 0.1136

11.4% LOT COVERAGE

**OWNER INFORMATION:**

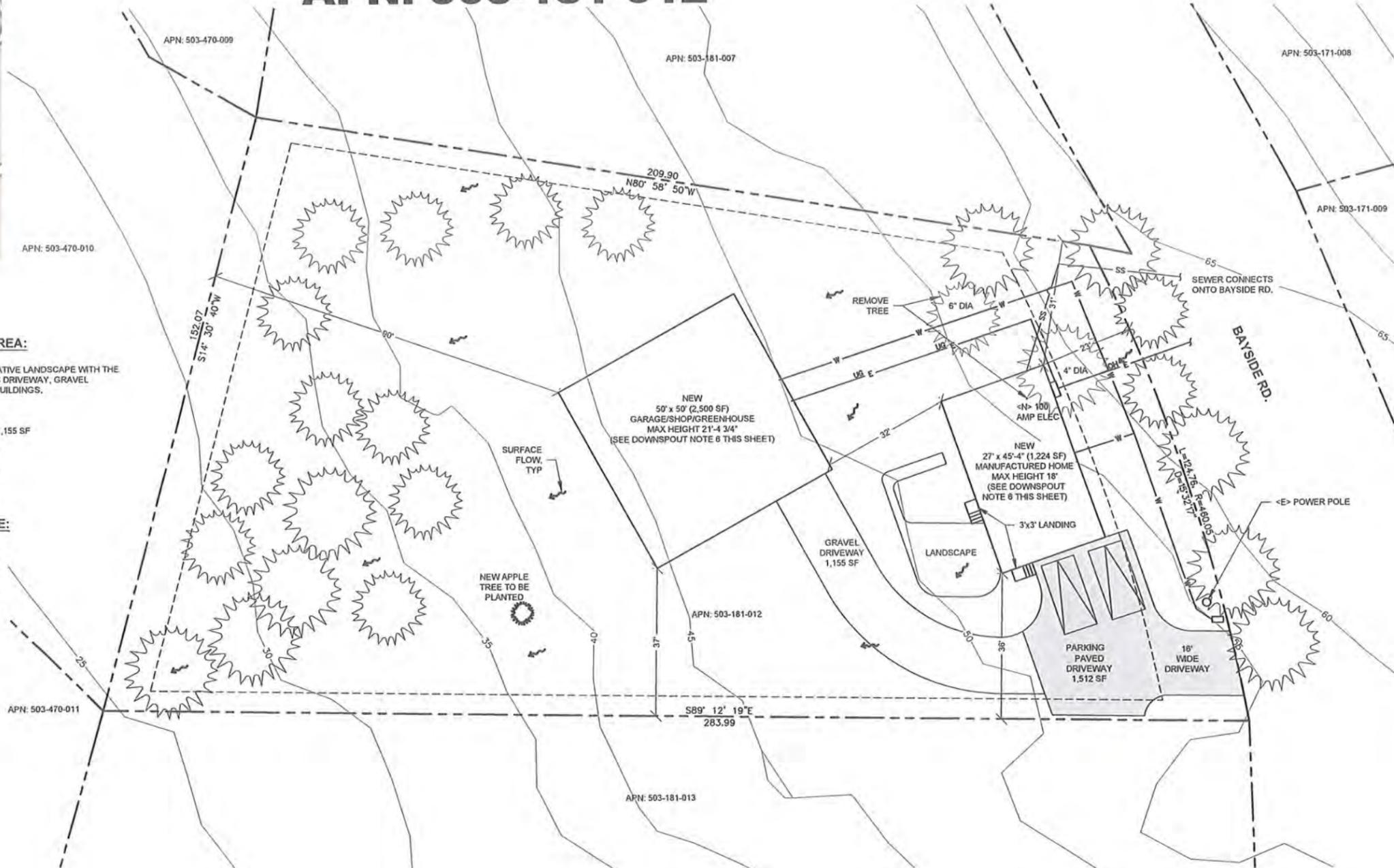
KURT AND BOBBIE PIRES  
547 BAYSIDE RD. ARCATA, CA 95521  
PHONE #: 510-343-5038  
EMAIL: kjpires@gmail.com

**SITE INFORMATION:**

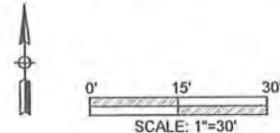
1.44 ACRES  
ZONE: RESIDENTIAL VERY LOW DENSITY  
FIRE ZONE: LRA  
COASTAL ZONE: YES

**CONTRACTOR INFORMATION:**

FRIESEN DESIGN BUILD  
PO BOX 813  
FORTUNA, CA 95540  
707-725-1999



PLAN  
SCALE: 1"=30'



Sheet List Table	
Sheet Title	Sheet Number
PLOT PLAN	G0.1
EROSION AND SEDIMENT CONTROL PLAN	C1.0

NO.	HISTORY / REVISION	BY	CHK.	DATE

NEW GARAGE/SHOP/GREENHOUSE  
547 BAYSIDE RD. ARCATA, CA  
PLOT PLAN

APN: 503-181-012

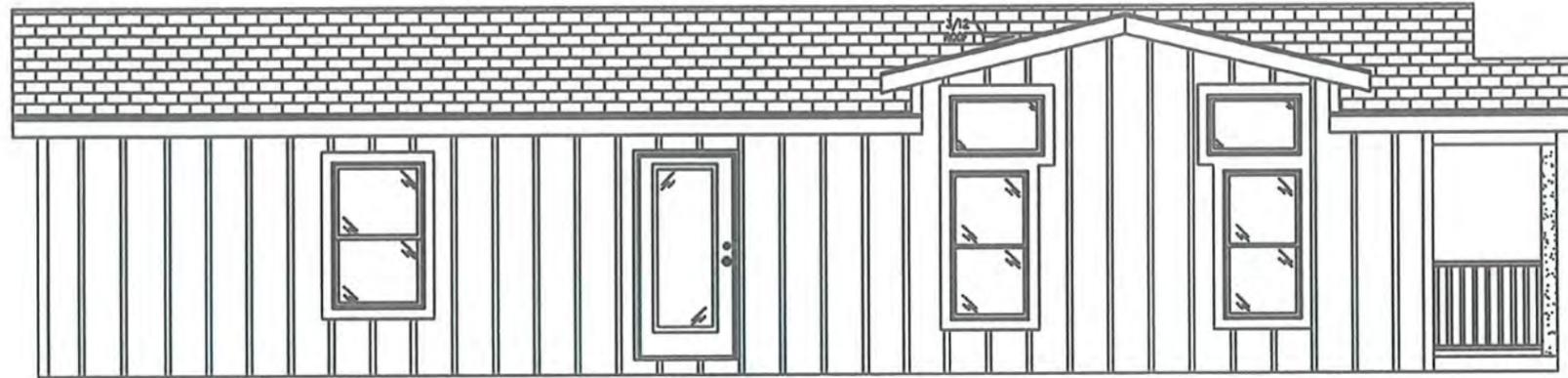
DRAWN	JDB
CHECK	ND
APPROVED	ND
DATE	5-25-2022
JOB NUMBER	5.25.2022
SHEET	G0.1

G0.1

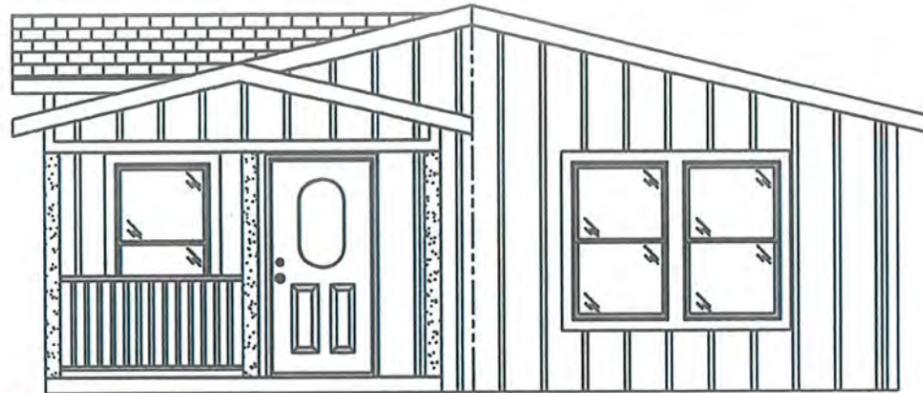


17071 601-1558 humboldtdraftingservices@gmail.com

SEP 15 2022 9:00am P:\A\CAD FILES\FRIESEN DESIGN BUILD\5-25-2022 547 BAYSIDE RD. ARCATA\DWG\1.001.PLOT PLAN.dwg

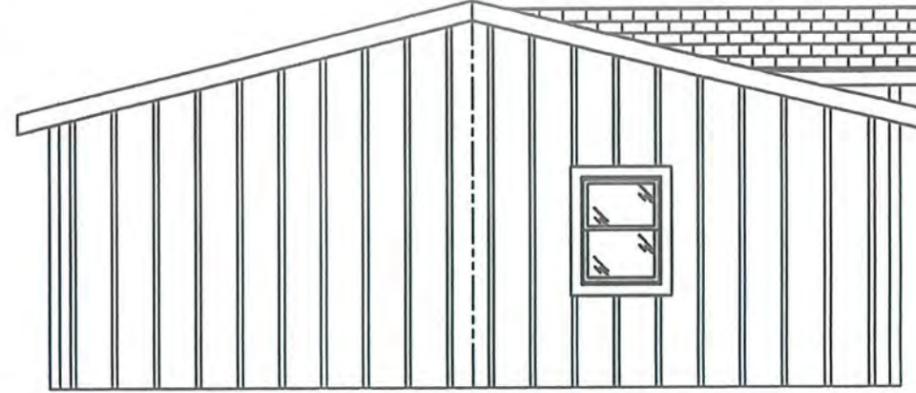


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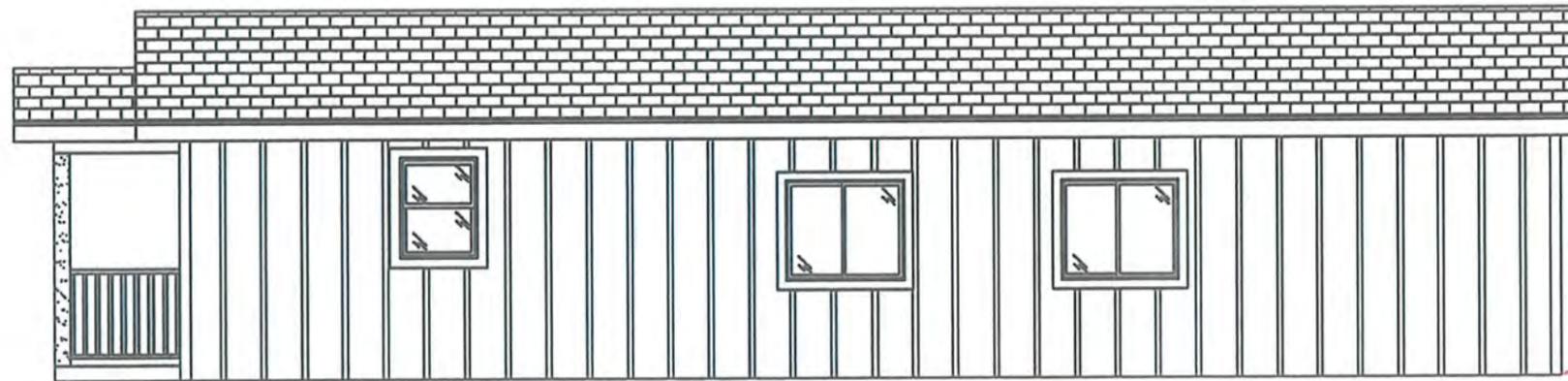


Front View

26"



Back View



Right View

26"



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Plant Location: 20-Millersburg

CUSTOMER: K. PIRES

Drawn By: -

Date: 9-16-2022

Series: 400

Model Number: 4G28463A

Page Number:

Designation:

ELEVATION

Rev. By: --  
Revised: --

Approvals

P.E.

Not Part

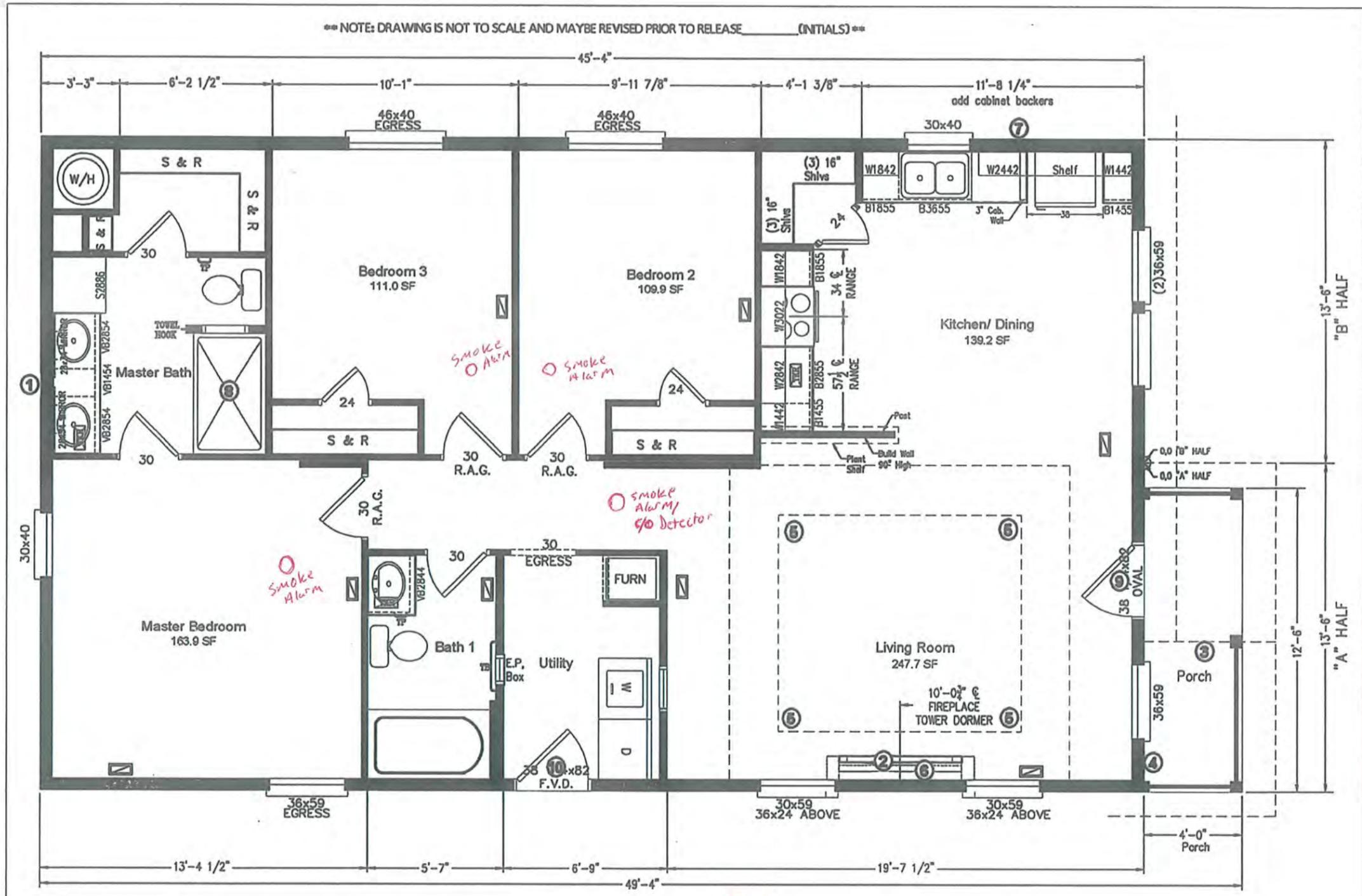


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RF



\*\*\* NOTE: DRAWING IS NOT TO SCALE AND MAYBE REVISED PRIOR TO RELEASE (INITIALS) \*\*\*



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RF



**Palm Harbor Homes**  
 COPYRIGHT © 2020 Palm Harbor Homes, Inc. All Rights Reserved  
 Plant Location: 20-Millersburg  
 CUSTOMER: K. PIRES  
 Drawn By: -  
 Date: 9-16-2022  
 Series: 400  
 Model Number: 4G28463A  
 Page Number:  
 Designation:

**FLOOR PLAN**

Rev. By: -  
 Revision: -

**Approvals**

P.E.

3rd Party:

State:





**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

PROJECT DESIGNER:

**PIRES FLORADOCK**  
Kurt and Bobbie Pires  
510-709-0408  
537 Bayville Road  
Alameda, CA 94601  
APN: 503-181-0172

DRAWN BY:

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Fortuna, CA 95540

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- 4a Elevations
- 4b Elevations
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- 6a Floor framing plan
- 7a Shear Plan
- 8a Roof Plan
- 9a Roof Framing Plan
- 11a Electrical/Mechanical Plan
- 12a Door/Window Schedules
- 13a Sprinklers
- 13b Sprinklers
- 14a T24.1
- 14b T24.2

DATE PRINTED:

**10/25/2022**

**4a**



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

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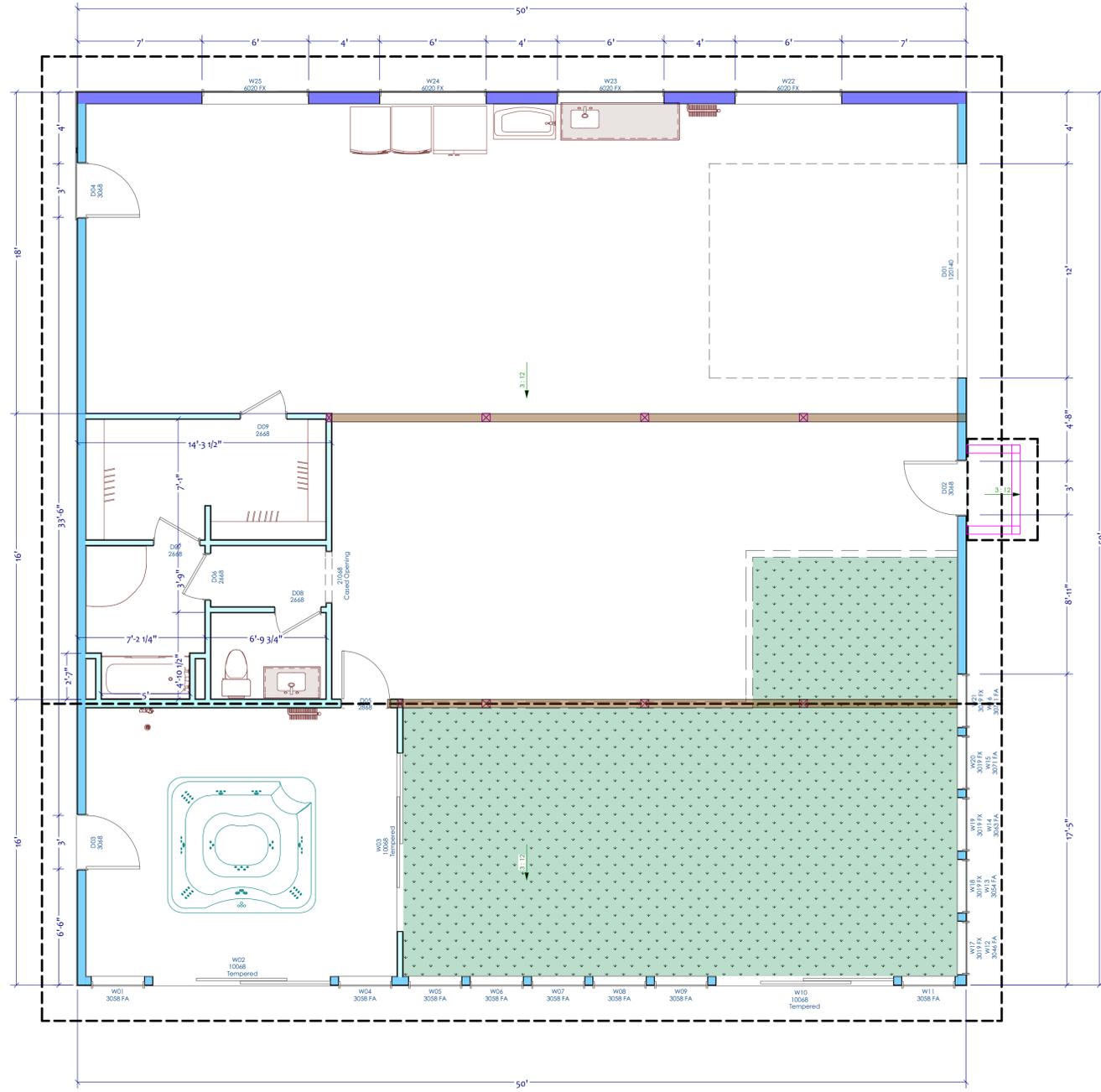
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13a	Sprinklers
13b	Sprinklers
14a	T24.1
14b	T24.2

DATE PRINTED:

**10/25/2022**

**4b**



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

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DATE PRINTED:

**10/25/2022**

**3a**

First Floor