



CITY OF ARCATA

PLANNING COMMISSION MEETING

Council Chamber
736 F Street, Arcata

September 27, 2022
Tuesday, 6:00 p.m.

AGENDA

Special accommodations for the disabled who attend City meetings can be made in advance by contacting the City Clerk at 822-5953. Assistive listening devices are available.

Pursuant to Government Code section 54957.5, all writings or documents relating to any item on this agenda which have been provided to a majority of the Planning Commission, including those received less than 72 hours prior to the Planning Commission meeting, will be made available for public inspection in the agenda binder located on the counter in the lobby at Arcata City Hall, 736 F Street, during normal business hours, and on the City's website at www.cityofarcata.org.

PLEASE NOTE: Speakers wishing to distribute materials to the Planning Commission at the meeting are requested to provide 10 copies to the assigned project Planner.

**Public Advisory: The Council Chamber in City Hall
is now open to the public.**

COVID-19 Notice

The Planning Commission has returned to in-person hybrid meetings. The City Council asks that when attending City meetings, persons socially distance as best they can and be courteous to those who continue to choose to wear a mask.

How to Observe and Participate in the Meeting:

Observe:

Members of the public can attend the meeting in person or observe the meeting on Zoom (see below), on Access Humboldt Channel 10, online by visiting www.cityofarcata.org and clicking on the See Live Meetings, Agendas, and Archives button on the home page, or on the City's YouTube channel at <https://www.youtube.com/c/CityofArcataCA>

Public Comment Participation in Person and on Zoom:

Members of the public may attend the meeting in person and give public comment. Or, they may access the meeting via Zoom to provide public comment.

1. Join from a PC, Mac, iPad, iPhone or Android device: Please use this URL:
<https://us06web.zoom.us/j/96498107422>

2. If you want to comment during the public comment portion of any item, click on **raise your hand** on the right-hand side of your screen. When it is time for public comment on the item on which you wish to speak, the Clerk will unmute you. You will have 3 minutes to comment, subject to the Chair's discretion.

Or join by phone:

1. *67 1-669-900-6833
2. Enter Webinar ID: 964 9810 7422
3. If you are accessing the meeting via telephone and want to comment during the public comment portion of any item, press **star (*) 9** on your phone. This will raise your hand. When it is time for public comment on the item on which you wish to speak, the Clerk will unmute your phone. You will hear a prompt that will indicate your phone is unmuted. You will have 3 minutes to comment, subject to the Chair's discretion.

I. CALL TO ORDER.

1. Land Acknowledgment
2. Roll Call

II. ORAL COMMUNICATIONS.

This time is provided for people to address the Commission or submit written communications on matters not on the agenda. At the conclusion of all oral and written communications, the Commission may respond to statements. Any request that requires Commission action will be set by the Commission for a future agenda or referred to staff.

III. CONSENT CALENDAR.

All matters on the Consent Calendar are considered to be routine by the Commission and are enacted in one motion. There is no separate discussion of any of these items. If discussion is required, that item is removed from the Consent Calendar and considered separately. At the end of the reading of the Consent Calendar, Commissioners or members of the public can request that an item be removed for separate discussion.

- A. **Approve Planning Commission Minutes - Special Meeting - August 04, 2022, 4:00 p.m.**
- B. **Approve Planning Commission Minutes - Regular Meeting - August 09, 2022, 6:00 p.m.**
- C. **Approve Planning Commission Minutes - Regular Meeting - September 13, 2022, 6:00 p.m.**

IV. ITEMS REMOVED FROM CONSENT CALENDAR.

Items removed from the Consent Calendar will be heard under this section.

Commissioners will provide Ex Parte communications prior to discussion of any items removed from the Consent Calendar.

V. PUBLIC HEARINGS.

Prior to opening each public hearing, Commissioners will provide *Ex Parte* disclosures. Disclosures include a summary of information and sources gathered outside of the public hearing.

A. Approve Planned Development Permit Amendment, Tree Removal Permit, and Design Review Permit for Westwood Garden Apartments at 2351 Westwood Court; File No. 212-027-PDP-TRP-DR.

The applicant seeks entitlements to develop 102 one-bedroom dwelling units within the existing Westwood Garden apartment complex. A Planned Development Permit amendment is required as the subject property is associated with the Westwood Manor Planned Development combining zone adopted in 1976. A Tree Removal Permit is required for the removal of 26 tree greater than 16 inches in diameter. A Design Review Permit is required for eight or more new, multi-family residential dwelling units. The Planning Commission's approval would authorize the proposed residential, in-fill development project.

RECOMMENDATION:

Staff recommends the Planning Commission approve Westwood Garden Apartment Planned Development Permit Amendment, Tree Removal Permit, and Design Review Permit by adopting: 1) a California Environmental Quality Act §15332, Class 32 - In-Fill Development Projects Categorical Exemption; and then 2) the Action with Findings of Approval and Conditions of Approval.

VI. BUSINESS ITEMS.

1. Consider the Gateway Area Plan

At the City Council and Planning Commission joint study session on August 23, 2022, the Council asked the Commission to specifically address building height and resources the Commission needs to make recommendations on the Gateway Plan. The Commission will work through an exercise at this meeting to address those decision points.

RECOMMENDATION:

Staff recommends the Planning Commission consider the Gateway Area Plan, receive public comment, and provide recommendations on any chapter of the Plan as necessary.

VII. CORRESPONDENCE/COMMUNICATIONS.

VIII. ADJOURNMENT.



CITY OF ARCATA

PLANNING COMMISSION SPECIAL MEETING

Council Chamber
736 F Street, Arcata

August 04, 2022
Thursday, 4:00 p.m.

MINUTES

I. CALL TO ORDER

The meeting was called to order by Chair Vaissade-Elcock at 4:01 p.m.

PRESENT: Vaissade-Elcock (Vice-Chair), Davies (Vice-Chair), Barstow, Figueroa, Mayer, Tangney, White

ABSENT:

II. PUBLIC COMMENT.

Public comment received.

III. NEW BUSINESS.

1. Consider the Gateway Area Plan with Emphasis on the Design and Community Benefits Chapters

Director Loya provided a staff report. Public comment received. Commissioners deliberated.

Community Amenities to be discussed further at the next regular meeting on August 9, 2022.

IV. STAFF COMMUNICATIONS.

**Director Loya reported on the following:

- Form-Based Code Presentation is scheduled for August 16, 2022 at 6:00 p.m. on Zoom.
- SIRP Engagement webpage will be redesigned to make it easier to locate related videos.
- Photographs of the Town Hall Surveys will be updated on the City's website so the community members' notes are legible.
- Draft Engagement Report is available on the City's website:
<https://www.cityofarcata.org/DocumentCenter/View/11985/DRAFT-SIRP-Engagement-Report>.

V. ADJOURNMENT.

The meeting was adjourned at 6:50 p.m. by the order of the Chair.

David Loya
Director, Community Development

**By general consensus, the Commission corrected the minutes of the August 4, 2022, meeting by moving the Director's communications to a "Staff Communications" section and including the link to the Draft Engagement Report.



CITY OF ARCATA

PLANNING COMMISSION MEETING

Council Chamber
736 F Street, Arcata

August 09, 2022
Tuesday, 6:00 p.m.

MINUTES

I. CALL TO ORDER.

The meeting was called to order by Chair Julie Vaissade-Elcock at 6:00 PM.

PRESENT: Vaissade-Elcock (Chair), Davies (Vice-Chair), Barstow, Figueroa, Mayer, Tangney, White

ABSENT:

II. ORAL COMMUNICATIONS.

Public comment received.

III. CONSENT CALENDAR.

A. Approve Planning Commission Minutes - Regular Meeting - July 26, 2022, 6:00 p.m.

Commissioner White noted that she was incorrectly listed as Chair White under Business Item No. 1.

On a motion by Commissioner White and seconded by Commissioner Barstow, the Consent Calendar was approved with the correction by unanimous vote.

Ayes: Vaissade-Elcock (Chair), Davies (Vice-Chair), Barstow, Figueroa, Mayer, Tangney, White. Noes: None. Absent: None. Abstention: None.

IV. ITEMS REMOVED FROM CONSENT CALENDAR.

None.

V. PUBLIC HEARINGS.

A. Approve Use Permit and Coastal Development Permit for Finn, dba Pale Moon Brewing Company at 600 F Street, Suite 7; File No. 212-033-UP-CDP.

Chair Vaissade-Elcock recused herself from the discussion and vote on this item, and left the Council Chamber. She appointed Vice-Chair Davies to preside over the meeting.

Minutes Acceptance: Minutes of Aug 9, 2022 6:00 PM (CONSENT CALENDAR.)

Senior Planner Mateer provided a staff report. **Public comment received. Commissioner White noted a typo in the Findings of Approval.

On a motion by Commissioner Tangney and seconded by Commissioner Figueroa, the use permit and coastal development permit for Finn, dba Pale Moon Brewing Company, was approved by majority vote.

Ayes: Davies (Vice-Chair), Barstow, Figueroa, Mayer, Tangney, White. Noes: None. Absent: None. Abstention: None. Recused: Vaissade-Elcock (Chair).

Chair Vaissade-Elcock returned to the Council Chamber at 6:40 p.m. and resumed presiding over the meeting.

VI. BUSINESS ITEMS.

1. Review and consider the information presented from Responsible Growth Arcata

Scott McBain of Responsible Growth Arcata presented on the proposed Gateway Plan Advisory Committee. Public comment received. Commissioners deliberated.

2. Consider the Gateway Area Plan with Emphasis on the Design and Community Benefits Chapters

Senior Planner Freitas provided a staff report. Public comment received. Commissioners deliberated.

On a motion by Commissioner Tangney and seconded by Vice-Chair Davies, this agenda item was continued to the September 13 regular meeting.

Ayes: Vaissade-Elcock (Chair), Davies (Vice-Chair), Barstow, Figueroa, Mayer, Tangney, White. Noes: None. Absent: None. Abstention: None.

3. Review and consider the information presented regarding the Land Use Element Update

On a motion by Commissioner Tangney and seconded by Vice-Chair Davies, this agenda item was continued to the September 13 regular meeting.

Ayes: Vaissade-Elcock (Chair), Davies (Vice-Chair), Barstow, Figueroa, Mayer, Tangney, White. Noes: None. Absent: None. Abstention: None.

4. Consider Study Session Topics

This item was discussed throughout the meeting, including the need for direction on how to get through the process.

VII. CORRESPONDENCE/COMMUNICATIONS.

Commissioner Tangney inquired if the August 16 Form-Based Code Workshop is being held only be webinar, and recommended that all Commissioners attend it. Senior Planner Freitas noted that the workshop will be recorded and made available.

In response to Chair Vaissade-Elcock's inquiry, Senior Planner Freitas confirmed that these recordings are available on the City's webpage and SIRP Playlist on the City's YouTube channel.

VIII. ADJOURNMENT.

The meeting was adjourned at 9:40 p.m. by the order of the Chair.

David Loya
Director, Community Development

**By general consensus, the Commission corrected the minutes of the August 9, 2022, meeting by changing "No public comment received" to "Public comment received" under agenda item V.A.



CITY OF ARCATA

PLANNING COMMISSION MEETING

Council Chamber
736 F Street, Arcata

September 13, 2022
Tuesday, 6:00 p.m.

MINUTES

I. CALL TO ORDER.

The meeting was called to order by Chair Vaissade-Elcock at 6:00 p.m.

PRESENT: Vaissade-Elcock (Chair), Davies (Vice-Chair), Barstow, Figueroa (Remote), Mayer, Tangney, White

ABSENT:

II. ORAL COMMUNICATIONS.

Public comment received.

III. CONSENT CALENDAR.

Commissioner Mayer pulled items III.A. and III.B. for further discussion.

IV. ITEMS REMOVED FROM CONSENT CALENDAR.

1. Approve Planning Commission Minutes - Special Meeting - August 04, 2022, 4:00 p.m.

By general consensus, the Commission corrected the minutes of the August 4, 2022, meeting by moving the Director's communications to a "Staff Communications" section and including the link to the Draft Engagement Report.

2. Approve Planning Commission Minutes - Regular Meeting - August 09, 2022, 6:00 p.m.

By general consensus, the Commission corrected the minutes of the August 9, 2022, meeting by revising "No public comment received" to "Public comment received" under agenda item V.A.

V. PUBLIC HEARINGS.

A. Approve Planned Development Permit Amendment, Tree Removal Permit, and Design Review Permit for Westwood Garden Apartments at 2351 Westwood Court; File No. 212-027-PDP-TRP-DR.

Chair Vaissade-Elcock recused herself from the discussion and vote on this item, and left the Council Chamber. She appointed Vice-Chair Davies to preside over the meeting.

Minutes Acceptance: Minutes of Sep 13, 2022 6:00 PM (CONSENT CALENDAR.)

Senior Planner Mateer recommended continuing this item to September 27, 2022, to prepare the Findings and Conditions of Approval based on new developments. Public comment received.

On a motion by Commissioner Tangney and seconded by Commissioner Figueroa, the item was continued to September 27, 2022.

Ayes: Davies (Vice-Chair), Barstow, Figueroa, Mayer, Tangney, White. Noes: None. Absent: None. Abstention: None. Recused: Vaissade-Elcock (Chair).

Chair Vaissade-Elcock returned to the Council Chamber at 7:01 p.m. and resumed presiding over the meeting.

B. Nofsinger Design Review/Merger at 113 13th Street. File Number: 212-025-DR; Assessor's Parcel Numbers 021-067-003, 021-067-011

Senior Planner Freitas provided a staff report. The applicants provided comment.

On a motion by Vice-Chair Davies and seconded by Commissioner Tangney, the project was approved as presented.

Ayes: Vaissade-Elcock (Chair), Davies (Vice-Chair), Barstow, Figueroa, Mayer, Tangney, White. Noes: None. Absent: None. Abstention: None.

VI. BUSINESS ITEMS.

1. Consider the Gateway Area Plan with Emphasis on the Design and Community Benefits Chapters

The Commission considered the Gateway Area Plan. Public comment received. No action taken.

VII. CORRESPONDENCE/COMMUNICATIONS.

- Commissioner Tangney announced that there is a Trail Summit on September 24 in Eureka.
- Commissioner White announced that there is a circus at Carlson Park sponsored by Arcata Playhouse.
- Director Loya noted that Assembly Bill 2011 has moved on to the Governor.
- Director Loya announced that the Institute of Local Government is providing a Planning Commissioner training on October 14.

VIII. ADJOURNMENT.

The meeting was adjourned at 9:56 p.m. by the order of the Chair.

David Loya
Director, Community Development



STAFF REPORT

PLANNING COMMISSION MEETING

September 27, 2022

TO: Honorable Chair and Commissioners

FROM: David Loya, Director of Community Development

PREPARER: Joe Mateer, Senior Planner

DATE: September 07, 2022

TITLE: **Approve Planned Development Permit Amendment, Tree Removal Permit, and Design Review Permit for Westwood Garden Apartments at 2351 Westwood Court; File No. 212-027-PDP-TRP-DR.**

RECOMMENDATION:

Staff recommends the Planning Commission approve Westwood Garden Apartment Planned Development Permit Amendment, Tree Removal Permit, and Design Review Permit by adopting: 1) a California Environmental Quality Act §15332, Class 32 - In-Fill Development Projects Categorical Exemption; and then 2) the Action with Findings of Approval and Conditions of Approval.

INTRODUCTION:

The applicant seeks entitlements to develop 102 one-bedroom dwelling units within the existing Westwood Garden apartment complex. A Planned Development Permit amendment is required as the subject property is associated with the Westwood Manor Planned Development combining zone adopted in 1976. A Tree Removal Permit is required for the removal of 26 tree greater than 16 inches in diameter. A Design Review Permit is required for eight or more new, multi-family residential dwelling units. The Planning Commission's approval would authorize the proposed residential, in-fill development project.

DISCUSSION:

The proposed project would add 102 new, one-bedroom dwelling units about 416 square feet in size to the 4.5 acre project site, a portion of the 5.2 acre property (Attachment A, Exhibit 3). The site is currently developed with 60, 2-bedroom dwelling units within three structures. The multi-family, in-fill development includes new or revised access driveway, covered and uncovered off-street parking, internal walkways, utilities, outdoor lighting, stormwater, and landscaping improvements. Site development includes the removal of 49 trees: 26 trees greater than 16 inches in diameter and 23 trees less than 16 inches in diameter. The trees scheduled for removal are located in the new driveway extension area, building footprints, or utility or walkway areas. The Janes Creek riparian area is in the southern portion of the parcel. No development or tree removal is proposed within the Janes Creek riparian area about 0.7 acres in size.

The current zoning on the subject parcel is Residential High Density with a Planned Development combining zone. The Planned Development combining zone was added through City Council Ordinance No. 870, adopted in 1976. This ordinance included the subject property as well as lands east to Alliance Road and south to Foster Avenue. A review of City digital, aerial photographs clearly shows vacant land in 1965 and the apartment complex fully developed in 1970. The Assessor's office confirms the apartment complex was completed in 1967. Planned Development Permit, File Number PD-76-2 was issued for the single- and multi- family residential developments on Wisteria Way and Heather Lane. A review of City files did not identify any Planned Development Permit for the original Westwood Garden apartment complex. Nonetheless, based on the Planned Development combining zone, the attached Action (Attachment A, Exhibit 1) includes Planned Development Permit amendment findings of approval.

The project requests two exceptions to the Land Use Code standards – reduction in private recreation space from 150 sf to 48 sf; and a reduction of a side and rear yard setback. Each of the new dwelling units are designed with 48 sf of private recreation space in the form of patios on the ground floor and balconies on the second floor. The project includes common recreation space dispersed throughout the complex that is significantly above the minimum 2,000 sf required for the number of dwelling units. The common areas provide outdoor garden, playground, barbeque, and picnic features that off-set the reduced private recreation area. The setback modification request is for one of the solid waste/organic/recycling structures. Other than these two requests, the project meets the Land Use Code standards.

The project includes a request the removal of trees to allow the placement of the driveway extension and building locations. Typically, only the removal of trees 16 inches or greater in diameter are required to obtain Tree Removal Permit. Of the 49 trees scheduled for removal, 26 are 16 inches or greater in diameter. The project does not include the removal of any trees within the Janes Creek riparian area. The tree removal request is atypical because it does not involve a forested hillside of merchantable timber and does not require CalFire approval. In some respects, it is a modification of an existing landscape plan as many of the trees are landscape trees. The project includes a landscape plan that increases the sizes of trees and shrubs. The tree removal findings (Attachment A, Exhibit 1) recommend a condition of approval to ensure compliance with the Land Use Code tree removal standards.

The application proposes twelve separate buildings between five and twelve dwelling units each. The new multi-family structures are primarily located in an existing open space area surrounded by the three existing residential structures (Attachment A, Exhibit 3.b). No alterations are proposed to the existing multi-family structures. However, the existing carports will be demolished and replaced with new carports with dwelling units on top. The height of the proposed two-story structures are about 23 feet (Attachment A. 3.c). The multi-family structures are compatible with the existing development in terms of bulk and mass. Recommendations for additional minor architectural features are incorporated into the findings and conditions of approval to avoid long, unbroken wall planes.

The project was referred to several departments and agencies to obtain their project recommendations. The project referral comments are incorporated into the project's findings and conditions of approval. Staff recommends the Planning Commission approve Westwood Garden Apartment Planned Development Permit Amendment, Tree Removal Permit, and Design Review Permit by adopting the Action that includes the Findings of Approval, Conditions of Approval, and an environmental determination (Attachment A, Exhibits 1 and 2). The recommendation is based in part on the department's determination the proposed in-fill development as shown and

described in Attachment A, Exhibit 3, and with conditions of approval incorporated is in compliance with the Arcata General Plan and Land Use Code.

ENVIRONMENTAL REVIEW (CEQA):

The project qualifies for a California Environmental Quality Act (CEQA) §15332, Class 32 - In-Fill Development Projects Categorical Exemption as further described in the environmental review findings (Attachment A, Exhibit 1). This CEQA recommendation is based on the proposed application material, findings and conditions of approval for the residential, in-fill development.

ATTACHMENTS:

- A. Action; Exhibit 1. Findings; Exhibit 2. Conditions (PDF)
- A. Exhibit 3.a Applicant Project Description (PDF)
- A. Exhibit 3.b Site_Landscape Plans (PDF)
- A. Exhibit 3.c Building Elevatons_Floor Plans (PDF)

Proposed - ACTION OF THE PLANNING COMMISSION

ACTION: Following a public hearing conducted on _____ 2022, the Planning Commission adopted a Class 32 In-fill California Environmental Quality Act Categorical Exemption for an in-fill development project and adopted this action approving the Westwood Garden Apartment Planned Development Permit Amendment, Tree Removal Permit, and Design Review Permit, described further below, based on the Findings (Exhibit 1), Conditions of Approval (Exhibit 2) and application material (Exhibit 3).

Project: Planned Development Permit amendment to develop 102 new, one bedroom dwelling units about 416 square feet in size on a 4.5 acres project site known as the Westwood Garden Apartments. The site is currently developed with 60 dwelling units. The in-fill housing improvements include new or revised access, parking, walkways, utilities, lighting, stormwater, and landscaping. Site development includes the removal of 49 trees: 26 trees greater than 16 inches in diameter (DBH); and 23 trees less than 16 inches in DBH. Janes Creek is in the southern portion of the parcel. No development is proposed within the 100-year flood zone.

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

Location: 2351 Westwood Court, Arcata

Property Owner / Applicant: Eric and Steve Strombeck

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

Zoning/General Plan: Residential High-density

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

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

- a) Is consistent with the Residential High-density general plan designation and all applicable general plan policies as well as the Residential High-density zoning district.
- b) Occurs within city limits on a project site substantially surrounded by urban uses. The housing redevelopment and supporting improvements project site occur on about 4.5 acre portion of the 5.2 acre site.
- c) Project site has no value as habitat for endangered, rare, or threatened species. A portion of the 5.2 acre property does have about 0.7 acres of the Janes Creek riparian area along the southern property line. The riparian area is currently fenced and outside the proposed redevelopment area. Janes Creek is known to support Coho salmon, a threatened anadromous fish species. The white-tailed kite, a raptor is known to breed in the vicinity. The project will incorporate site-specific avoidance and minimization impact plan in consultation with the CA Department of Fish and Wildlife and a riparian enhancement plan.
- d) Would not result in any significant effects relating to traffic evidenced by the traffic study, noise, which would be no greater than baseline for allowable uses, air quality since the use will not produce air pollutants, or water quality as the project will comport with all stormwater requirements.
- e) The site can be adequately served by all required utilities and public services, which are at the street and readily available.

Permit Expiration and Activation. This permit shall expire within 24 months from the date of its approval unless said permit is activated. This permit may be extended only as permitted by Arcata Land Use Code (LUC) §9.79.070 Permit Time Limits, Extensions and Expiration, or its equivalent.

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

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

Date Approved:

ATTEST: _____
David Loya, Community Development Director

Exhibit 1

Findings for Approval

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

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

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

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

Land Use Element

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

The project meets the in-fill and housing goals of the Land Use Element, including LU-1f, promotion of in-fill development. The project is considered an in-fill development because the project is utilizing underdeveloped areas of the existing apartment complex with full city services. The project site does have a large amount of existing open space consisting of the Janes Creek area and a grassy lawn area with mature landscape trees. The new buildings are dispersed in areas already developed such as the carports, parking and driveway areas and within the large open lawn area. A new extension of the driveway along the west property line will provide circular access around the proposed and existing residential buildings. Three of the 12 new apartment buildings will replace the existing carports with parking spaces on the ground floor and dwelling units on the second floor.

Policy LU-2b, provides a land use plan map with various residential use categories to promote a diversity in housing types and choices for our community members. The project is consistent with the R-H designation by primarily providing rental dwelling units. All of the proposed units are one-bedroom, one bath developed in 12 different buildings. The applicant proposes to develop one bedroom dwelling units that respond to the City's Housing Element policies to provide student and senior housing units. The 2019-2027 Housing Element indicates the 2016 persons per household is 2.25, while the latest US Census estimates (7/21) indicate an increase to 2.36. Thus, it could be expected the 102 new units may provide housing for 241 community members.

Growth Management Element

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

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

Transportation Element

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

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

The project is located near the Class 2 bikeway along Alliance Road and other Class 3 bikeways serving the Cal Poly Humboldt, downtown and the Arcata Bottoms area. These bikeways link to other bicycle routes that serve McKinleyville, Blue Lake, and Eureka areas. The project includes two bicycle storage buildings that house between 30 - 40 bicycles each. In addition, the development includes 80 new outdoor bicycle parking spaces distributed throughout the development. The total number of bicycle spaces represents close to 100% the number of dwelling units and motor vehicle parking spaces. The proposed bicycle parking spaces is well above the minimum 50% of the motor vehicle parking spaces required with Land Use Code section 9.36.060 – Bicycle Parking.

Public sidewalks are located on both sides of Westwood Court leading to sidewalks on the west side of Alliance Road. A focused traffic study recommends the restriping of a crosswalk at the Alliance Road/Westwood Court intersection. Restriping the crosswalk is included as a recommended condition of approval. A cross walk on Alliance Road with a small pedestrian refuge area is a short distance south of Westwood Court. This crosswalk provides access to a trail through the Sunset neighborhood. This trail provides access to the Arcata Elementary School, Larson Park and Cal Poly Humboldt. Another crosswalk on Alliance Road is located north of Westwood Court near Stewart Avenue/Court. A pedestrian path is also located at the end of Stewart Court providing access to the Sunset Neighborhood and beyond. Pedestrian access from the project site is provided to the Westwood neighborhood commercial area along sidewalks on Chestnut Place, Stewart Avenue, and Alliance Avenue. The project does include accessible pedestrian access throughout the proposed development.

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

The General Plan parking objectives are intended to ensure new development provides adequate but not excessive supply of parking. The City's parking policies balance the basic inherent need for parking with the understanding that the former paradigm of development designed to support the single occupant vehicle is unsustainable. Our community's sustainability goals support providing housing rather than parking on our limited land resources. The project is consistent with parking policy T-6c by providing just over one parking space per dwelling unit. The project includes a mix of 165 covered and uncovered parking spaces for the 162 residential units.

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

Public Facilities and Infrastructure Element

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

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

As with all development in the City, the project will meet the City's Municipal Separate Storm Sewer System (MS4) Water with Low Impact Design features are incorporated in to the project to assist in the City's water quality program. Consistent with Policy PF-3, this project proposes an above ground storm water detention system to reduce post construction drainage flows to pre-construction volume. The storm water management includes pretreatment of runoff from the development and

natural filtration within the detention basin to reduce pollutant loading. The project also proposes the use of pervious pavement for the new off-street parking areas.

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

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

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

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

Housing Element

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

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

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

Recreation Element

The existing development has a large open space area with mature landscaping. This area is developed with a large grassy area with picnic areas and a playground. The current tenants utilize this area for on-site recreation. Much of the proposed in-fill project is located within this large open space area. The proposed project establishes pockets of outdoor recreation space throughout the complex. New picnic areas with tables, barbeque, and community garden areas, as well as new playground equipment are proposed.

The Land Use Code requires common and private recreation space for multi-family projects. Code Table 4-3 specifies projects with more than 31 dwelling units provide a minimum of 2,000 sf of common recreation space and 150 sf of private recreation space for each unit. The project includes about 8,100 sf of common recreation space. These are the pockets of outdoor recreation space that in some cases are also considered self-retaining or bio-swale areas for stormwater management and landscaping. An exception to the Code is related to the 150 sf minimum private recreation space for each dwelling unit. Typically, these are in the form of a fenced patio or deck that become more difficult to meet with multi-level buildings and compact development. The applicant proposes 48 sf of private recreation space in the form of fenced patio or balcony.

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

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

Open Space Element

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

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

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

The applicant has offered to dedicate the 0.7 acre riparian area to the City for trail connectivity and resource protection. The City's Environmental Services Department contemplated to community benefits of the offer and recommend not accepting it. The primary reason for not accepting the dedication in-fee is the liability and cost for maintenance. The site is heavily impacted with non-native plant species and would require extensive City financial and human resources to maintain. The

City does find trail connectivity as an important component to ensure neighborhood connectivity with Ennes park. The proposed increase in residents, loss of on-site open space and recreational uses, and the redevelopment of the Cal Poly Humboldt site increases the need for planned access. As a recommended condition of approval, the property owner shall identify proposed public access through the property.

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

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

Resource Conservation & Management Element

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

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

The Westwood Gardens land were a portion of the lumber mill described above. As noted in the Open Space discussion above, the portion of Janes Creek on the subject parcel is within a mostly fenced area about 0.7 acres in size. The riparian area has a mix of mature conifer trees, shrubs and ground cover with several non-native plants heavily impacting the resource. Within the vicinity, unauthorized access and camping are impacting the riparian area.

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

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

Referral comments from the California Department of Fish and Wildlife (CDFW) identify a white-tailed kite breeding territory in the vicinity of the project. The following CDFW recommended minimization measures are incorporated into the conditions of approval:

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

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

As noted in the open space section above, and consistent with Policy RC-2h the applicant shall prepare and implement a riparian enhancement plan to improve the riparian habitat of the Janes Creek. The enhancement plan will assist with the City's resource conservation goals and improve the environmentally sensitive habitat area from short- and long- term disruption of the residential in-fill project. The City recommends the applicant consider partnerships with adjacent landowners, especially Cal Poly Humboldt, with a coordinated, local riparian enhancement collaboration.

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

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

Air Quality Element

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

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

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

Design Element

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

The proposed project includes twelve new multi-family structures two-stories in height. Although the allowable building height is up to 35 ft, the proposed building heights are about 23 ft. The new buildings are smaller in bulk and mass than the existing three buildings. The new buildings range from five to twelve units each. The new development consists of the demolition of three carport structures and rebuilding new carports with between five and eight dwelling units on top. The other nine new buildings are dispersed in an open area surrounded on three sides by the existing structures.

The new structures will have exterior staircases, upper walkways and patio/balconies. Two laundry buildings, two indoor bicycle storage buildings, and several solid waste/recycling structures are dispersed throughout the complex. Parking is generally located on the outside perimeter of the dwelling units. Sidewalks and paths interconnect all the facilities. The project includes 102 individual storage lockers placed as close to the new dwelling units as possible. The new multi-family buildings all have horizontal fiber cement siding with the roof gable ends finished with a cement fiber shingle. The stairs and deck are wood. All new outdoor lights are dark-sky friendly.

Consistent with Policy D-5a Multi-family design, the structures: maintain the scale and character of the other structures in the immediate vicinity; avoid abrupt changes in height and bulk between structures; are grouped compactly to provide more usable open space. Although the two-story design meets several of the design policies, it does require more building footprint that compromises the amount of open space. Policy D-5a.3 states building elevations should be articulated, and long continuous wall and roof planes avoided. Architectural features such as bay windows, balconies, porches, and similar elements encouraged. The wall planes of the structures generally have private outdoor balconies/patios on one side; stairs on each end; and an exterior walkway for the front entrances. All the windows and doors are symmetric. The Planning Commission finds the proposed new structures do not include enough architectural design features to avoid long, continuous wall and roof planes. As a condition of approval the new carport structures shall break up the long, continuous horizontal siding with fiber cement panels, shake or vertical siding on the rear wall. All the proposed two-story gable sides shall include a belly band between the first and second stories. Based on the conditions of approval and the different structure sizes and placements within the complex, the project is consistent with Policy D-5a.3 – avoid continuous walls.

Currently all the existing buildings paint colors are a pale yellow body and brown trim color pattern. The proposed units are a muted green body and off-white trim. These are compatible colors however, some may find this does not provide tenants an individual and unique identity to their home. Painting the front doors a unique color or each building a different color pattern can assist with meeting design element Policy D-5a.7 that encourages individual units should be easily distinguishable from one another.

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

Much of the existing parking will remain. New carports with dwelling units above replace the existing single-story carports. Many of the new parking spaces are designed with pervious pavement or pavers to assist with stormwater management. The new landscaping, designed by a licensed designer softens the parking areas consistent with design policies D-5.8 & 9.

As noted previously, the project includes new landscaping for the in-fill areas. The landscaping meets the Landscape Design policies. The new landscaping uses oversized plants to encourage success and become more established. The design includes mostly native plants and an irrigation design for water conservation.

Historical Preservation Element

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

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

Public Safety Element

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

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

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

A Geotechnical Exploration and Geohazard Report (LACO 2022) was prepared for the proposed high-density residential project. The site is located in a mapped moderate and high liquefaction hazard area. The geohazard report includes recommended design controls to minimize impacts from seismic hazards as well as potential building settlement. As a recommended condition of approval the construction shall adhere to the recommendations of the LACO 2022 report prepared for the project.

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

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

Noise Element

The project is consistent with the noise policies. Residential developments are generally not associated excessive noise sources. Typically noise sources are from transportation – railroad, automobile, airplanes; and stationary sources such as commercial or industrial uses. According to Figure N-b – Projected Noise Contours, the existing and proposed dwelling units are located outside projected noise contours. Portions of the eastern property are mapped within the 55-decibel contour

for transportation generated noise from Alliance Road. No special noise attenuation is required for indoor or outdoor areas.

The project will generate temporary, short-term and intermittent noise during construction. However, policies and Code standards restrict the hours of construction in order to limit the noise impacts to nearby residences. Similar to the public safety plan, the applicant shall prepare and implement a construction noise and vibration plan to proactively address any concerns of the tenants, staff and visitors. The developer shall be responsible for addressing any noise conflicts between their tenants.

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

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

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

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

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

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

The general plan consistency findings above support finding the subject property size, shape, topography and existing conditions can accommodate the proposed high-density, residential in-fill development project.

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

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

Land Use Code section 9.42.130 – Multi-Family and Small Lot Single-family Projects specify unique design criteria. The design and building materials for the accessory structures, such as solid & organic waste/recycling are compatible with the existing and proposed structures. The waste/recycling

building located in the northwest corner requires an exception to the standard five foot side and rear yard setback.

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

The project requests an exception to reduce the 150 sf private recreation space to 48 sf. The private recreation space is in the form of patio or balconies for each dwelling unit. The applicant indicates the reduced private recreation space is compensated by an increase of the common recreation space from 2,000 sf to about 8,100 sf. The increase is a significant increase in square footage; however, the quality (size, shape, and location) does somewhat decrease the value. The application includes picnic tables, barbeque, and community garden areas dispersed throughout the common recreation spaces. This does provide useable recreation area for each multi-family structure. Based on the amenities and the increased common recreation space, the Planning Commission supports the reduced private recreation exception.

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

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

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

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

The general plan findings above provide greater details on the project's design and layout compliance. The Westwood Gardens project provides 102 one-bedroom dwelling units within an existing apartment complex. The 12 new apartment buildings range from five to twelve units each. These new units are dispersed throughout the complex to fit within the existing development. The project maximizes the number of dwelling units and meet most of the development standards while working with the existing development layout. The project uses standard wood construction with common building materials. Conditions of approval improve the standard architectural design.

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

The project includes two exceptions to the Land Use Code. The project requests an exception to reduce the private recreation space from 150 sf to 48 sf. The reduced private recreation space is compensated by a significant increase of the common recreation space from 2,000 sf to about 8,100 sf. The other exception is a modification of the five-foot rear and side yard setback for a solid/organic waste/recycling building. The existing waste/recycling building being replaced does not meet the five-foot side yard setback. It is being rebuilt and relocated to increase the turning radius for the new proposed driveway. The minor setback modification is desirable as it provides for emergency vehicle access and increases the common recreation space elsewhere. The Planning Commission supports the exception requests based on the recreation amenities, larger common recreation area space, and increased size of landscape plant material.

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

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

TREE REMOVAL FINDINGS – CODE §9.58.050:

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

The applicant requests the removal of 26 trees that are greater than 16 inches in diameter. Over 20 other trees less than 16 inches in diameter will also be removed. The tree removal permit only contemplates the removal of trees over 16 inches in diameter. The tree removal is requested to allow the development of the proposed dwelling units, the new driveway extension and the supporting utility infrastructure.

The trees scheduled for removal are a mix of fir, pine, willow and other unknown species. The request does not include the removal of any trees within the protected Janes Creek riparian corridor. Most of the trees are along the western property line are being removed for the new driveway

creating a circular loop around the apartment complex. The other trees are mature landscape trees planted as part on the original development.

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

The Planning Commission makes all the following findings:

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

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

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

1. Arborist recommendations from site assessment on tree preservation and hazard tree removal. Recommendations shall include tree removal strategies deemed necessary to maximize avoidance to structures, utility, other improvements and remaining trees.
2. All surface fuels (woody debris) created by tree removal operations shall be chipped on- or off- site within 30 days of start of operations.
3. No burning of surface fuels from tree removal operations shall occur on-site.
4. Tree removal operations shall occur within Monday – Friday 8:00 am to 7:00 pm. No operations on weekends or holidays.
5. Vehicles and large equipment shall not be staged or stored within the environmentally sensitive habitat areas or adjacent to storm drains that flow directly to the Janes Creek watercourse.
6. Treat disturbed ground areas with erosion and sediment control Best Management Practices.
7. Tree removal activities completed within two weeks.
8. No topping of any trees as it causes long term maintenance and safety issues unless approved as a minor modification by the Community Development Department.
9. The applicant shall prepare and implement a public safety plan for the proposed tree removal activity to ensure the tenants, staff and visitors are not impacted.

10. Provide notices to on- and off- site residents within 300 feet of the tree removal activities within ten calendar days of commencing operations.

11. Incorporate project referral comments from California Department of Fish and Wildlife (see general plan resource conservation findings above).

- b. *Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to replace the trees removed in compliance with this Chapter.*

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

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

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

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

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

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

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

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

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

III. DESIGN REVIEW FINDINGS – CODE §9.72.040.F

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

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

As noted in the Design Review general plan consistency findings in section I.a above, the project height, scale, and massing are similar to the existing on-site, multi-family structures. The proposed project includes twelve, two-story multi-family structures about 23 feet in height. The new apartment buildings are dispersed throughout the 4.5 acre project site. The project area is located at the end of Westwood cul-de-sac with single-family residences to the north and multi-family one- and two-story, multi-family buildings east and south. The vacant lands west of the site were annexed into the city few years ago. Cal Poly Humboldt purchased the lands earlier this year and have yet to disclose the proposed use. Conditions of approval require minor architectural features to the buildings to avoid large, unbroken wall planes.

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

The proposed site layout adapts to the current site conditions with large expanse of parking, carports and the three long multi-family structures arranged in a V shaped pattern. Most of the new dwelling units are located within an existing open grassy area surrounded by the existing buildings. The project includes an extension of the driveway along the western perimeter that creates a circular loop around the complex.

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

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

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

The project includes a new driveway extension to provide a circular loop around the existing and proposed dwelling units. There is a mix of covered and uncovered parking spaces that are just above the minimum range of one parking space per dwelling unit. A mix of indoor and outdoor bicycle parking areas are provided at nearly one space per dwelling unit. The bicycle parking areas are located throughout the property as a convenience to the building occupants.

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

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

The project includes dispersed open space and landscape areas that benefit the residents. The proposed residential in-fill project primarily focuses the proposed dwelling units in a large grassy area between the three existing dwelling units. As evidenced in the findings section above, the Planning Commission finds the project provides appropriate open space, and water efficient landscaping.

The project includes about 8,100 sf of landscape and common recreation area. The common recreation area exceeds the 2,000 sf minimum requirement for multi-family projects at this scale. The landscape plan is prepared by a licensed designer and incorporates mostly native plants, increased plant sizes and a water efficient irrigation plan.

The applicant requests an exception to reduce the private recreation space from 150 sf to 48 sf. The private recreation area consists of a screened, privately accessible patio/balcony.

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

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

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

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

The project is consistent with the multi-family residential design policies and guidelines as described in the design review section I.a above. The project includes twelve new multi-family structures. The two-story structures vary between five to twelve dwelling units each. The new structures are dispersed throughout the existing 4.5 acre project site. The proposed units are compatible with the three existing multi-family structures on-site in terms of bulk and mass. The development is also compatible with the single-family residences located along the northern property regarding building height and materials. A condition of approval requires additional architectural features to avoid the long, unbroken wall planes.

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

The project is categorically exempt from environmental review based on the California Environmental Quality Act (CEQA) Class 32 In-fill exemption (CEQA Guidelines Section 15332). Specifically, pursuant to the Guidelines Section 15332, the project:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exhibit 2

CONDITIONS OF APPROVAL

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

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

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

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

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

B-1 COMMUNITY DEVELOPMENT FEES. If applicable, the applicant shall pay outstanding Community Development Department fees pursuant to City Council Fee Resolution.

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

The property owner / applicant shall include the following:

1. Evaluate and repair existing stormwater pipes located in the east side parking lot. Evaluate and repair the wastewater lateral connection located in the northeast corner of property. Install water shut off valve as the City’s point of responsibility to the satisfaction of Environmental Services and Engineering Department Directors.
2. Re-stripe crosswalk at the Westwood Court and Alliance Road intersection and other recommendations from the approved Focused Transportation Study.
3. The new carport structures shall break up the long, continuous horizontal siding with fiber cement panels, shake or vertical siding on the rear wall. All the proposed two-story gable sides shall include a belly band between the first and second stories.
4. Landscape top dressing (mulch) shall include materials and design to minimize bark/mulch from clogging storm drain inlets. This may include: 1) a locally available product called “walk-on”, that is known to not migrate out of the landscape beds as readily; 2) line landscape borders with cobble rock to assist with holding top dressing material in place. 3) other recommendations of landscape design professionals.

- B-3 ENCROACHMENT PERMITS. The applicant shall obtain Encroachment Permits from the Engineering Department for all work performed within the City rights-of-way.
- B-4 CONSTRUCTION AND TREE REMOVAL BUFFER. The property owner / applicant shall implement a construction and tree removal buffer a minimum of 300 feet from active white-tail kite, or other raptor nest locations in the vicinity.
- A raptor nest survey by a qualified biologist shall be required prior to construction or tree removal activities between February 1 and August 15 of each year. No construction or tree removal activities shall occur within the minimum 300-foot buffer of an active nest. Alternatively, the project may propose a site-specific avoidance and minimization impact plan for California Department of Fish and Wildlife (CDFW) review and approval.
- B-5 HOURS OF CONSTRUCTION. The applicant/property owner shall ensure the following hours of construction are follows:
- “Construction site tool and equipment noise shall be limited to the hours of 8:00 a.m. to 7:00 p.m. on weekdays, and 9:00 a.m. to 7:00 p.m. on Saturdays. No heavy equipment related activities shall be allowed on Sundays and Holidays.”
- The hours of construction statement shall appear as a notation on all Improvements Plans, Building Permits, and Grading Plans.
- B-6 INADVERTENT DISCOVERY OF ARCHAEOLOGICAL / CULTURAL RESOURCES PROTOCOL. The applicant/property owner shall ensure the following archaeological / cultural resources protocol are followed:
- “If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50 foot buffer of the discovery location. A qualified archaeologist, as well as the Tribal Historic Preservation Officers for the Bear River Band Rohnerville Rancheria, Blue Lake Rancheria, and Wiyot Tribe shall be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, CA Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to CA Public Resource Code (PRC) 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.”
- This archaeological / cultural resources protocol statement shall appear as a notation on all Improvements Plans, Building Permits, and Grading Plans.
- B-7 DUST CONTROL: The applicant/property owner shall ensure the following dust and air quality control measures are followed:
- “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.
 - Cover trucks hauling soil, sand, and other loose material. Limit truck and equipment idling by coordinating fill/spoils transport.

- c. Pave, water, or apply non-toxic soil stabilizers on unpaved access roads and parking areas.
- d. Sweep paved access roads and parking areas daily. Sweep streets daily if visible material is carried onto adjacent public streets.
- e. Reuse onsite construction materials as permitted to reduce offsite vehicle trips to landfills.
- f. Construction equipment powered by internal combustion engines will be kept tuned and will use biofuels where feasible to minimize emissions.”

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

- B-8 GRADING and DRAINAGE. All grading and drainage improvements shall be included with the Building Permit application. The applicant shall prepare and/or obtain a Stormwater Pollution Prevention Plan, a General Stormwater Construction Permit, and any additional federal, state or local permits, as applicable.
- B-9 GEOLOGIC / SOILS REPORT. All development shall adhere to the recommendations set forth in the project’s *Geotechnical Exploration and Geohazard Report* (LACO 2022), and any City approved amendments. NOTE. Amendments to said report may be required if development occurs in areas subject to tree removal activities.
- B-10 SEWER LATERAL CERTIFICATE. The property owner / applicant shall obtain a sewer lateral consistent with Arcata Municipal Code Title VII, Chapter 2, Article 5. To the satisfaction of the City Engineer.
- B-11 CATASTROPHIC FAILURE OF MATTHEWS DAM. The tenant agreements shall provide the following, or functional equivalent: The property is subject to potential floodwaters and debris from failure of the Matthews Dam (Ruth Lake). Tenants and visitors of buildings within the Westwood Gardens multi-family development are hereby noticed that the property is located in an area subject to inundation by flood waters and debris from Ruth Reservoir in the event of the failure of Matthews Dam on the Mad River. Tenants and visitors are advised to have an early – warning and evacuation plan in place in case of the catastrophic failure of Matthews Dam or other catastrophic event.
- B-12 FIRE CODE. The applicant/property owner shall provide improvements to the satisfaction of the Arcata Fire Protection District. Installation of a new fire hydrant and no parking/fire lane curb striping and or signs.
- B-13 GAS AND ELECTRIC UTILITIES. The applicant shall contact Pacific Gas and Electric for a pre-design consultation – Building and Renovation Center 1-877-743-7782 and PGE’s Planning department at www.pge.com/cco. Project referral comments indicate existing gas and electric services may need relocation based on Buildings 1, 2, and 3 locations.
- B-14 RECORD NOTICE. The applicant shall cause to record the following documents at the at the Humboldt County Recorder’s Office:
 - a. Declaration of Deed Restriction for Stream Protection Area

Prior to recordation, the applicant shall submit the documents for review and approval by the Community Development Director (forms available at the Community Development

Department). The applicant shall submit a check made to the order of Humboldt County's Recorder Office for the Notice of Development Plan recording fees. The City of Arcata shall be responsible for transmittal of the recording documents to the Humboldt County Recorder's Office unless otherwise delegated by the Community Development Director.

- B-15 OUTDOOR LIGHTING. The applicant shall ensure the proposed outdoor lighting are designed and installed in compliance with Land Use Code §9.30.070 Outdoor Lighting standards and dark-sky certified to minimize light pollution and off-site impacts.
- B-16 RECREATION FEE FOR NEW CONSTRUCTION. The recreation fee for new construction shall be paid with application for building permits pursuant to Land Use Code Section 9.70.050. The fee shall be based on the City's fee resolution in effect at the time of application for building permits.
- B-17 JANES CREEK RIPARIAN ENHANCEMENT PLAN. The property owner / applicant shall prepare and implement a riparian enhancement plan that is reviewed and approved by the City Directors of the Environmental Services, Engineering, and Community Department Directors. The plan shall be prepared by a qualified, professional with experience in riparian restoration. The enhancement plan will assist with the City's resource conservation goals and improve the environmentally sensitive habitat area from short- and long- term disruption of the residential in-fill project.

The riparian enhancement plan shall review and recommend feasible enhancements to the degraded stream resource. Enhancements may include exotic plant removal and or native riparian vegetation plantings. The resource professional shall review the degraded resource and propose reasonable enhancements based on 0.25 percent improvement value of the multi-family, in-fill development.

"Sensitive Habitat Area" signs shall be installed at regular intervals along perimeter of the 0.7 acre Janes Creek riparian area.

The City recommends the applicant consider partnerships with adjacent landowners, especially Cal Poly Humboldt, with a coordinated, local riparian enhancement collaboration and monitoring.

- B-18 OFFER TO DEDICATE PUBLIC ACCESS. The property owner / applicant shall offer to dedicate a public pedestrian, bicycle, and emergency access easement between Westwood Court and the western property line. Acceptance of the access easement requires City Council approval.
- B-19 TREE REMOVAL OPERATIONS PLAN. The property owner / applicant shall prepare a Tree Removal Operations Plan for review and approval by the City of Arcata Directors of Environmental Services, Engineering, and Community Development Departments. The plan shall include and not limited to the following:

The plan shall include and not limited to the following minimization measures:

1. Arborist recommendations from site assessment on tree preservation and hazard tree removal. Recommendations shall include tree removal strategies deemed necessary to maximize avoidance to structures, utility, other improvements and remaining trees.
2. All surface fuels (woody debris) created by tree removal operations shall be chipped on- or off- site within 30 days of start of operations.

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

B-20 WASTE DIVERSION PLAN. Prior to issuance of a Building Permit the applicant shall submit a construction waste disposal and diversion plan for the project for review and approval by the City's Environmental Services Department.

B-21 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.

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

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

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

- C-3 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).
- C-4 INSPECTIONS. The applicant and subject property owner are to permit the City of Arcata or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

APPEALS. The actions described herein may be appealed per the provisions of Arcata Land Use Code (Code) Chapter 9.76 Appeals. Appeals shall be filed with the Department or City Clerk, as applicable, within ten (10) business days following the date of the Commission action that is being appealed per Code §9.76.030. Appeals shall be submitted on the prescribed form and shall state the reasons for the appeal. The filing fee set by the City Council shall accompany appeals. The appeal period ends 5:00 pm on ____, 2022.

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

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



PROJECT DESCRIPTION
For
Westwood Garden Apartments Planned Development

2351 Westwood Ct., Arcata, California
Assessor's Parcel Number (APN): 505-161-028
LACO Project Number 7010.27
August 22, 2022

Project Overview

Strombeck Properties (Applicant) seeks to secure the entitlements necessary for the development of 102 new residential units in the existing 60-unit multi-family apartment complex (Westwood Garden Apartments) located at 2351 Westwood Ct., Arcata, California on the 5.26-acre parcel identified by Assessor's Parcel Number (APN) 505-161-028 (Site).

This project description has been written to support a request for a Planned Development Type "B" permit, Design Review, and a Tree Removal permit.

Project Proposal

The Site is currently developed with three (3) multi-family residential buildings (containing 60 units total). The Applicant proposes to construct 12 new buildings (containing 102 residential units), for a total of 162 residential units (existing plus new). Associated site improvements would include:

- Demolition of existing carports, where needed, for construction of new buildings with second story residential units and first story parking;
- Construction of a new westerly driveway accessed via new the northwestern and southwestern access points, to provide access to the new development in the central portion of the Site;
- Construction of parking spaces along the new westerly driveway and in the central portion of the Site, to serve the proposed new units;
- Construction of pedestrian sidewalks throughout the central portion of the Site;
- Removal of approximately 26 trees, 16 inches in diameter at breast height (DBH) or larger, along the western side of the Site to accommodate the new driveway and parking areas;
- Replanting of approximately 26 trees throughout the Site;
- Landscaping, including the planting of native plants and trees, in compliance with the California Model Water Efficiency Landscape Ordinance; and
- Construction of Low Impact Development (LID) features, as required.

All proposed improvements would be developed at one time. No phasing of the project is proposed. Additionally, the Applicant proposes to dedicate approximately 0.73 acre of the Site to the City of Arcata (City) to facilitate trail connectivity to the west of the project and to afford additional resource protection to Janes Creek. This would yield a resultant parcel size of approximately 4.5 acres, as shown on the Proposed Dedication Exhibit.

Structures

The proposed project consists of developing 12 new apartment buildings and accessory structures throughout the Site. The new buildings would contain a total of 102, 416-square-foot one (1) bedroom/one (1) bathroom residential units. The building sizes and anticipated occupant count per building are shown in Table 1, below. The existing residential buildings (containing 60 units) would

21 W. Fourth Street
Eureka, CA 95501
707 443-5054

1072 N. State Street
Ukiah, CA 95482
707 462-0222

1550 Airport Blvd., Suite 102
Santa Rosa, CA 95403
707 525-1222

1209 Esplanade, Suite 4
Chico, CA 95926
530 801-6170

Attachment: A. Exhibit 3.a Applicant Project Description (3993 : Westwood Garden Apartment Planned Development Amendment, Tree

remain under the project, with no changes proposed. With the existing and proposed units, the project would facilitate 162 residential units at the Site.

Table 1. Proposed Building Unit and Occupant Count*

Building #	Unit Count	Total Occupants	Total Square Feet
1	8	8	3,328
2	10	10	4,160
3	14	14	5,824
4	8	8	3,328
5	5	5	2,080
6	8	8	3,328
7	8	8	3,328
8	12	12	4,992
9	8	8	3,328
10	8	8	3,328
11	8	8	3,328
12	5	5	2,080
Total	102	102	42,432

* Only new development proposed under the project is included above.

The 12 proposed buildings would include 5 to 14 units each. Three (3) of the proposed buildings would be located above parking spaces: 8 units above the parking on the north side (building 1), 10 units above the parking on the east side (building 2), and 14 units above the parking on the south side of the existing buildings (building 3). Within the central portion of the Site, the remaining nine (9) proposed buildings would consist of: two (2) 5-unit buildings located above parking spaces (buildings 5 and 12), six (6) 8-unit buildings (buildings 4, 6, 7, 9, 10, and 11), and one (1) 12-unit building (building 8). The buildings would be two (2) stories in height with pitched roofs with gables over balconies and patios to add visual interest. Pursuant to §9.24.050, Table 2-9 of the LUC (2014), the maximum building height allowed at the Site is 35 feet. As shown on the building elevations (see Architectural plan set), the height of the proposed buildings would be a maximum of 23 feet at the peak of the roof lines. Buildings to be constructed above parking spaces would contain units only on the second story. All proposed units would be accessed via exterior stairs and would have an associated private fenced patio or balcony, approximately 48 square feet in size. Note that §9.42.130 of the LUC (2021) establishes a requirement of 150 square feet of private recreational space for each unit. The Applicant requests an exception to this requirement, as detailed in the Planned Development Type "B" Permit section below.

Accessory buildings include laundry facilities, a locked bike room, and trash enclosures, as follows. Three (3) laundry facilities with a total of 17 stackable washers and dryers and one (1) industrial washer and dryer set would be provided: one (1) in the southeast corner of the Site where the existing laundry facility is located and two (2) in the northeast corner of the Site. A locked bike room would be provided in the southeast corner of the Site (see Sheet C2.1). Four (4) 160-square-foot trash enclosures would be provided along the western side of the Site (see Sheet A9.2). The exterior color palette on the new structures is proposed to be muted green (Eucalyptus Tree) and off-white (Cielo Blanco). Refer to the paint color swatches included with the submittal. The existing buildings are pale

yellow with brown trim. The proposed neutral colors would be compatible with the existing buildings and nearby neighboring residences of various colors.

Landscaping and Open Space

Pursuant to §9.24.050, Table 2-9 of the LUC (2014), the maximum site coverage allowed at the Site is 70-percent. As defined in Chapter 9.100 of the LUC (2021), "Site Coverage" is the percentage of total site area occupied by structures (primary structure, all accessory structures, and any covered feature), parking, pavement, and driveways. The project would meet the required standard through irrigated landscape areas, recreational open space, and/or pervious pavement between buildings, adjacent to parking areas, and within the building setbacks, and undeveloped open space in the area proposed for dedication to the City. The overall site coverage is shown in Table 2, below.

Table 2. Site Coverage Summary (Total Site)

Feature	Square Footage	Acres	% Total
Open Space	76,862	1.76	33.56
Site Coverage	152,177	3.49	66.44
Total Site	229,039	5.26	100

Within the Open Space total, there would be approximately 45,000 square feet (1.03 acres) of landscaped area, including approximately 8,100 square feet (0.19 acre) of recreational open space. Recreational open space would include amenities for tenants such as barbeques, picnic tables, and cornhole game sets. Irrigated landscaped areas would contain native vegetation, as shown on the Landscaping Plan prepared by Genevieve Schmidt dated August 22, 2022, and would be irrigated with automatic drip and sprinkler systems, as shown on the Irrigation Plan (Sheet C2.01). Landscape maintenance would be the responsibility of the property owner and/or property manager. Additionally, as noted above, the Applicant proposes to dedicate approximately 0.73 acre of the Site to the City to facilitate trail connectivity to the west of the project and to afford additional resource protection to Janes Creek.

Parking, Access, and Circulation

The Site currently contains 117 parking spaces serving 60 residential units. The project proposes to remove 58 existing spaces and construct 106 new spaces (82 standard and 24 compact). The proposed standard parking spaces would include three (3) Americans with Disabilities Act (ADA) accessible spaces, including one (1) van accessible space. At full build-out, the Site would contain a total of 165 parking spaces. The proposed parking complies with the parking requirements of Chapter 9.36 of the LUC (2019) as follows:

Table 3. Vehicle Parking Summary

	Standard* Spaces	Compact Spaces	Total Spaces
<i>Min. Required (Total Site)</i>	<i>N/A</i>	<i>N/A</i>	<i>162</i>
<i>Max. Allowed (Total Site)</i>	<i>N/A</i>	<i>53</i>	<i>324</i>
New (Proposed Project)	82	24	106
Existing (Total)	117	N/A	117
<i>Existing (to be removed)</i>	<i>58</i>	<i>N/A</i>	<i>58</i>
Total (New + Existing to Remain)	141	24	165

**Standard space count includes 3 accessible parking spaces.*

All spaces would meet City standards for length and width pursuant to §9.24.050, Table 2-9 of the LUC (2014) and 42 of the new parking spaces would be constructed of permeable pavement. Pursuant to §9.36.060 of the LUC (2019), the project proposes to include space for 83 bicycle parking spaces, approximately 50-percent of vehicle parking spaces.

The proposed project would continue to take access from Alliance Road to the southeast via Westwood Court. The new driveway proposed along the western side of the Site, with access in the northwest and southwest corners of the Site, would allow for two (2) options for accessing the new structures. Additionally, pedestrian trails (sidewalks) would connect the existing parking areas and Site entrance to the proposed new units. The proposed travel lanes would comply with access and safety standards, including vehicular and emergency turning radius and backup distances requirements, of the City of Arcata and the Arcata Fire Protection District (FPD).

Utilities and Services

Sewer

Sewer service would continue to be provided by the City.

Water

Water service for both domestic and fire flow would continue to be provided by the City. The project does not propose any changes to the Site's existing land use and zoning designations and would be developed at the Site according to the applicable standards of the LUC, including unit density.

Storm Drainage

In addition, as the Site is located within the boundaries of the City's Municipal Separate Storm Sewer System (MS4) area, post-construction stormwater flows would be managed in accordance with the City's LID post-construction standards. Please refer to the Stormwater Information Sheet dated February 18, 2022 and the Preliminary Stormwater Control Plan dated February 19, 2022.

Solid Waste

The City would continue to provide solid waste disposal service to the Site. Solid waste would be disposed of in enclosures proposed to be located at the northwest corner of the Site and at the end of the drive aisles between buildings 5 and 12.

Energy

Pacific Gas & Electric Company (PG&E) would continue to provide electricity to the Site. Exterior lighting would comply with Dark Sky requirements

Telecommunications

AT&T, SuddenLink, or other available provider would provide telephone, cable television, and internet service to the Site.

Environmental Setting

The Site has a zoning designation of Residential High Density Planned Development (RH-PD) per the Arcata Land Use Code (LUC), and a land use designation of Residential – High Density Planned Development (RH-PD) per the Arcata General Plan (2000). The Site is located at the western end of Westwood Court, west of its intersection with Alliance Road and south of Stewart Avenue. Surrounding uses include agricultural land to the west, single-family residential units to the north and

southeast, and multi-family residential units to the south and east. Janes Creek, which transitions from McDaniel Slough southwest of the Site, borders the Site to the south. A gas station and mini-mart is located a short distance to the east and a commercial development and church nearby to the northeast; however, the surrounding area is largely residential in nature. The Site is accessed from Alliance Road to the southeast via Westwood Court.

The Site is flat with very low relief, with a high point of approximately 34 feet above mean sea level (amsl), and a low point of 28 feet amsl. The Site is currently partially developed with a 60-unit multi-family apartment complex constructed in the 1960's (Westwood Garden Apartments) and associated parking, driveways, outbuildings, and landscaping. The apartment complex is comprised of three (3) two (2)-story buildings with covered and uncovered parking around the perimeter of the buildings. The existing development covers the northern, eastern, and southern portions of the Site in a horseshoe-shaped configuration, with the western central portion of the Site largely undeveloped. The undeveloped central portion of the Site contains trees surrounding a grassy area. The Site contains a number of trees, including willows, firs, and redwoods of various sizes.

Mapped Resources

The southern edge of the Site is located in Zone AE - area subject to inundation by the 1-percent-annual-chance flood event, with a Base Flood Elevation (BFE) of approximately 28 feet – as shown on the Federal Emergency Management Agency's (FEMA) National Flood Hazard Layer FIRMette map number 06023C0689F, effective November 4, 2016; however, the majority of the Site is in Zone X – area of minimal flood hazard. No residential units are proposed to be located within Zone AE. According to the National Wetlands Inventory (NWI) of the U.S. Fish and Wildlife Service (USFWS), no aquatic resources are mapped at the Site; however, a freshwater emergent wetland located southwest of the Site and Janes Creek, bordering the Site to the south, is characterized as a riverine. Within the Site, Janes Creek is designated as a Resource Protection area, pursuant to Figure OS-a (Open Space Plan Map) of the Arcata General Plan 2020. Soils at the Site are mapped by the Web Soil Survey of the Natural Resources Conservation Service (NRCS) primarily as Dungan soils, a well-drained alluvium derived from mixed sources (NRCS, 1997).

Mapped Hazards

According to Figure PS-a (Hazards Map) of the Arcata General Plan 2020, the majority of the Site is located in an area of Moderate Liquefaction, with slopes near Janes Creek characterized as an area of High Liquefaction. Additionally, the Site is located outside mapped Fault Zones. The Site is located in the Local Responsibility Area (LRA) for fire protection and fire service would be provided by the Arcata Fire District (AFD). Pursuant to Figure N-b (Projected Noise Contours) of the Arcata General Plan 2020, the majority of the Site is located outside mapped noise contours projected from Highway 101 located east of the Site. The easternmost portion of the Site is located within the 55 decibels noise contour; however, no new development is proposed within that portion of the Site.

Project Mitigations

As stated, there are no major site development issues such as flooding and access that would be impacted by the proposed project. Therefore, no mitigation for these issues is required. It should be noted that the Geotechnical & Geologic Hazards Report (Report) prepared by LACO and dated February 3, 2022 finds that the proposed project is feasible from a geotechnical standpoint, provided the recommendations of the Report are incorporated into the project design and construction. The primary geologic and geotechnical considerations affecting the planned improvements are the

potential for strong seismic ground shaking at the Site; and the potential for liquefaction-induced settlement. These potential concerns can be addressed according to the recommendations provided in the Report.

Proposed Entitlements

Planned Development Type "B" Permit

The Applicant is requesting approval of a Type "B" Planned Development Permit. Pursuant to §9.72.070.B.1 of the LUC (2009), a Planned Development Permit is required for all residential development on parcels greater than one acre. Pursuant to Chapter 9.24 of the LUC (2014), as the Site has a zoning designation of RH-PD, multi-family residential is allowed at the Site at a density of up to 32 units per acre. On the approximately 5.26-acre site, this would allow for up to 168 units. As noted above, the project proposes 102 new residential units at the Site. Combined with the existing 60 units, the project would propose 162 units at the Site, for a density of 30.8 units. The estimated population of the new development would be 102 persons, or one (1) person per new unit.

The Applicant requests that the requirement for private recreation space (balcony or patio) be reduced from 150 square feet for each residential unit to 48 square feet. Additional detail, including responses pursuant to §9.72.070G. of the LUC, is provided on the RH Residential High Density Zoning Compliance Table, Site Plan, and Planned Development supplemental information document.

Design Review

Pursuant to §9.72.040B of the LUC and the City of Arcata Design Review Guide, as the proposed project includes new construction and is not exempt, Design Review is required. Proposed building elevations and floor plans are provided in the Architectural plan set. Additionally, this submittal includes representative paint samples for the proposed exterior building colors (Eucalyptus Tree and Cielo Blanco).

Tree Removal Permit

The project proposes the removal of 49 trees at the Site, including the removal of 26 trees 16 inches DBH and larger and 23 trees less than 16 inches DBH. Pursuant to §9.58.020 of the LUC, a Tree Removal Permit is required. The trees proposed for removal are generally located along the western side of the Site, as shown on Sheet 2.0 (Tree Removal & Mitigation plan) of the Planned Development plan set. The removal of trees is necessary in order to construct adequate access to the new buildings proposed in the interior of the developed Site. No trees directly adjacent to Janes Creek would be impacted and the trees proposed for removal are not within any hedgerows, windrows, or rows of trees identified for preservation in the General Plan 2000 or other plans approved by the City Council. This project does not involve the clearing of vegetation around a house to establish defensible space. Based on the May 17, 2022 Request for Comments response from CAL FIRE, CAL FIRE does not have jurisdiction over this project.

The trees would be removed using a crane, allowing for the vertical removal of the trees in manageable sections. The removed vegetation would be disposed of off-site by the tree removal company and/or reused elsewhere by the Applicant, if feasible. These activities would occur during daylight hours. The Applicant, Erik Strombeck will be available during hours of operation.

Best Management Practices (BMPs) including but not limited to timing construction activities during the non-rainy season, to the extent feasible, installing a stabilized construction entrance, and

Westwood Garden Apartments - Project Description
Assessor's Parcel Number 505-161-028
LACO Project No. 7010.27
August 23, 2022
Page 7

employing stockpile and waste management will be implemented throughout the construction process to prevent the discharge of construction waste, debris, or contaminants from construction materials, tools, and equipment from leaving the Site and entering the storm drainage system.

Additionally, to account for the proposed tree removal, 26 new trees would be planted throughout the Site, as shown on the Tree Removal & Mitigation plan.

Special Studies

The following special studies were prepared for the proposed project:

1. Geotechnical & Geologic Hazards Report, prepared by LACO, dated February 3, 2022; and
2. Preliminary Stormwater Control Plan, prepared by LACO, dated February 19, 2022.



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

Owner Name: *Westwood Garden Apartments Llc Co*
 Mailing Address: *Po Box 37, Eureka CA, 95502*
 Site Address/City/Zip: *2351 WESTWOOD CT ARCATA, 95521*
 Land Value: *\$1,010,360.00*
 Improvement Value: *\$4,526,412.00*
 Other Value: *\$52,270.00*
 Recorded Document: *2021R 17292*
 Use Code: *21*
 Tax Rate Area: *1037*
 Census Block: *203* Census Tract: *11.01*
 Assessor Parcel Map Link: <http://co.humboldt.ca.us/assessor/maps/505-16.pdf>
 Tax Bill/Details Link: <https://common2.mptsweb.com/MBC/humboldt/tax/main/505161028000/2018/>

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



Imagery: 7/24/2019

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

City of Arcata Property Details

Property Details

Latitude/Longitude: *40.882462 -124.092934*
 Section/Township/Range: *SECTION 29 T6N, R1E*
 Parcel Size in Sq Ft (GIS Computed): *224,870.3*
 Parcel Size in Acres (GIS Computed): *5.2*
 Google Map Link:
<http://maps.google.com/maps?f=q&hl=en&geocode=&q=40.8824623566,-124.0929344598ie=UTF8&l=h&z=16&wloc=addr>
 Sewer Lateral Certificate(as of 1/19/2022): *No*

Zoning

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

General Plan Land Use

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

Special Resources/Hazards/Constraints Areas

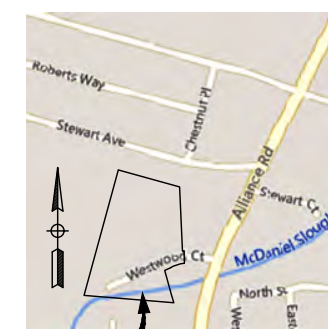
Creamery District (:CD) Combining Zone: Out
Historical Landmark (:HL) Combining Zone: None
Homeless for Housing (:HH) Combining Zone: Out
Cannabis Innovation Zone (:CIZ) Combining Zone: Out
Neighborhood Conservation Area (:NCA): Out
Planned Development (:PD) Combining Zone: Yes
Plaza Area (:PA) Combining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

Attachment: A. Exhibit 3.b Site_Landscape Plans (3993 : Westwood Garden Apartment Planned

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WESTWOOD GARDEN APARTMENTS

2351 WESTWOOD CT. ARCATA, CA



PROJECT AREA **VICINITY MAP**
NOT TO SCALE

NOTES:

1. IMAGE SHOWN HEREON IS FROM BING.
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING, 2019 CALIFORNIA BUILDING CODE, 2019 MECHANICAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA PLUMBING CODE, GREEN BUILDING STANDARDS CODE, CALIFORNIA ENERGY CODE AND THE 2019 CALIFORNIA FIRE CODE.
3. THIS PROJECT SHALL CONFORM TO DARK SKY LIGHTING STANDARDS AND THE CITY OF ARCATA'S OUTDOOR LIGHTING STANDARDS.
4. THE EXISTING TENANTS WILL REMAIN DURING CONSTRUCTION.

OWNER INFORMATION:

OWNER: STROMBECK PROPERTIES

SITE INFORMATION:

5.23ACRES
SPRINKLERS: YES
SOLAR: YES
ZONE: RH
MAX BUILDING HEIGHT: 35'
MAX LOT COVERAGE 70%
OCCUPANCY: R2
TYPE OF CONSTRUCTION: VB
STORIES: 2ZE
AVERAGE FLOOR AREA: 3,536 SF
WUI: NO
FEMA 100 YEAR FLOOD PLAIN: NO

SHEET LIST:
SEE G0.2

UNITS:

60 EXISTING UNITS (AVERAGE 460SF EA) 120 BEDROOMS
103 <N> 416 SF UNITS
PER CBC 1102 A.3, TWELVE NEW ADA UNITS WILL BE CONSTRUCTED FOR THE NEW 103 UNIT PROJECT, WHICH IS ONE OVER THE ELEVEN ADA UNITS REQUIRED.

PARKING:

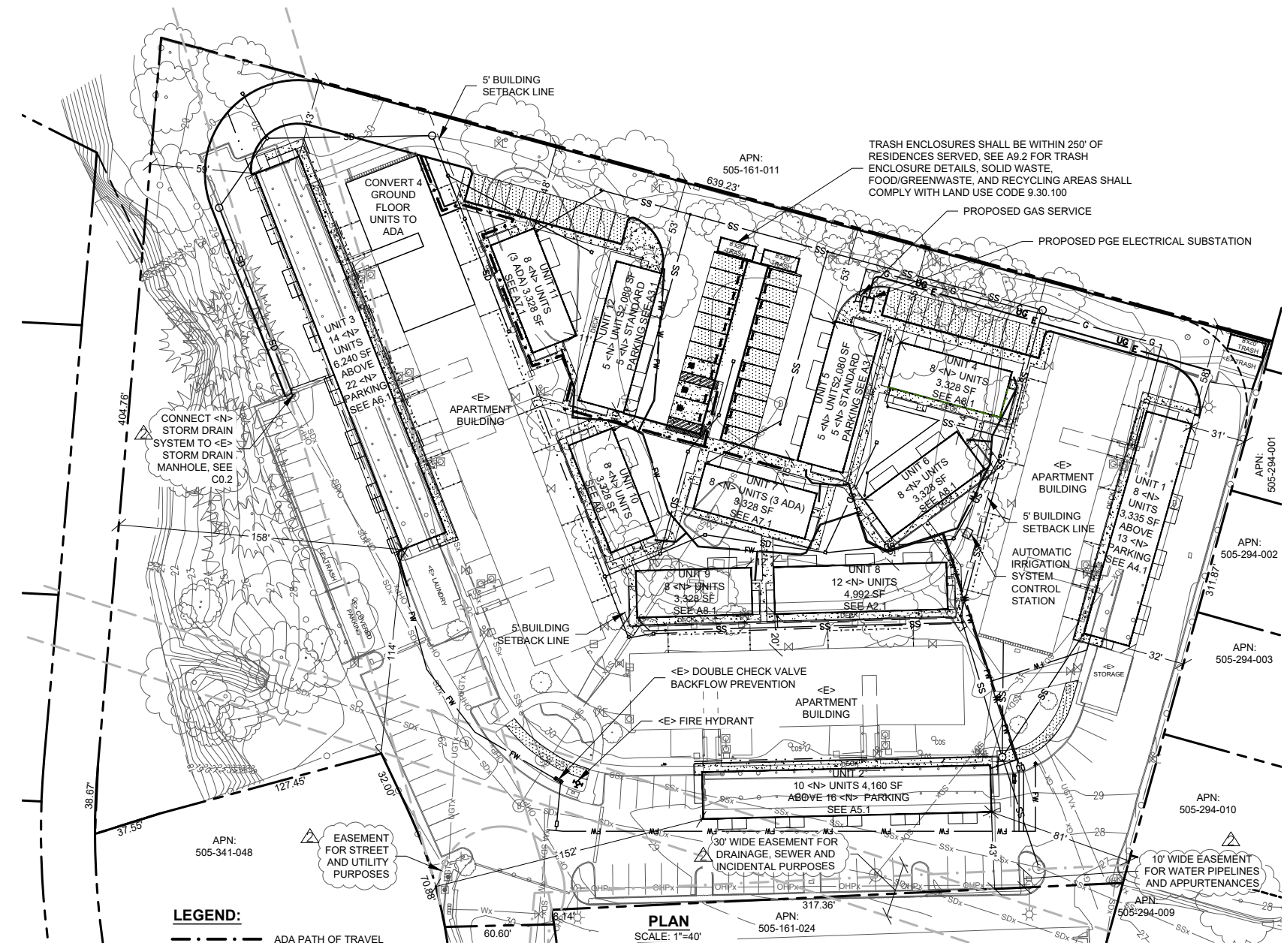
166 EXISTING (REMOVING 2)
32 NEW 8.5' x 19' STANDARD (3 ADA, ONE OF WHICH IS VAN ACCESSIBLE)
24 NEW 7.5' x 16' COMPACT

SCOPE OF WORK:

THIS IS A PRIVATELY FUNDED PROJECT GOVERNED BY CHAPTER 11A WITH TWO ADA GROUND FLOOR ADA UNITS SHOWN ON SHEET A7.0. GENERALLY THE PROJECT IS TO CONSTRUCT 12 WOOD FRAMED TWO STORY APARTMENTS (TWO 5 UNIT APARTMENTS OVER A PARKING GARAGES, ONE 8 UNIT APARTMENT OVER A PARKING GARAGE, ONE 14 UNIT APARTMENT OVER A PARKING GARAGE, EIGHT TWO STORY 8 UNITS, ONE TWO STORY 12 UNIT) AND TWO WOOD FRAMED TRASH ENCLOSURES.

ENGINEER CONTACT INFORMATION:

STAN ELCOCK
PHONE: 707-498-6315



LEGEND:
- - - ADA PATH OF TRAVEL

IMPERVIOUS AREAS:
CONCRETE WALKS = 8,066 SF
ROOF AREAS = 31,075 SF
ASPHALT = PERMEABLE

TOTAL NEW IMPERVIOUS = 39,141 SF

DESIGN DATA:
WIND:
WIND SPEED 85 MPH (ASD)
EXP B
WIND PRESSURE 16 PSF

SEISMIC:
RISK CATEGORY II

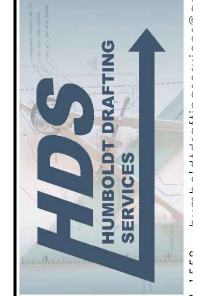
SEISMIC DESIGN CATEGORY 'E'
INTERIOR SEISMIC RESISTING SYSTEM

REINFORCED CONCRETE (WORKING STRENGTH)

DESIGN:
fc = 3000 PSI
fy = 60 KSI (ASTM A-615)
C. STRUCTURAL STEEL (WORKING STRESS DESIGN):
ROLLED SHAPES, fy = 36 KSI
HOLLOW STRUCTURAL SECTIONS, fy = 45 KSI
ANGLES AND PATES, fy = 36 KSI

D. REINFORCED CONCRETE MASONRY UNITS (ALLOWABLE STRESS DESIGN):
IM = 1.5 KSI
fy = 60 KSI
E. FOUNDATION: ALLOWABLE SOILS PRESSURE (DL + LL) = 1500 PSF

GRAPHIC SCALE MEASURES 1 INCH ON FULL-SIZE PLANS.



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

WESTWOOD GARDEN APARTMENTS
103 NEW UNITS
PLOT PLAN

APN: 505-161-028

DRAWN	JDF
CHECK	ES
APPROVED	ES
DATE	9-6-202
JOB NUMBER	9.6.202
SHEET	

G0.1
Packet Pg. 50

Attachment: A. Exhibit 3.b Site_Landscape Plans (3993 : Westwood Garden Apartment Planned Development Amendment, Tree Removal

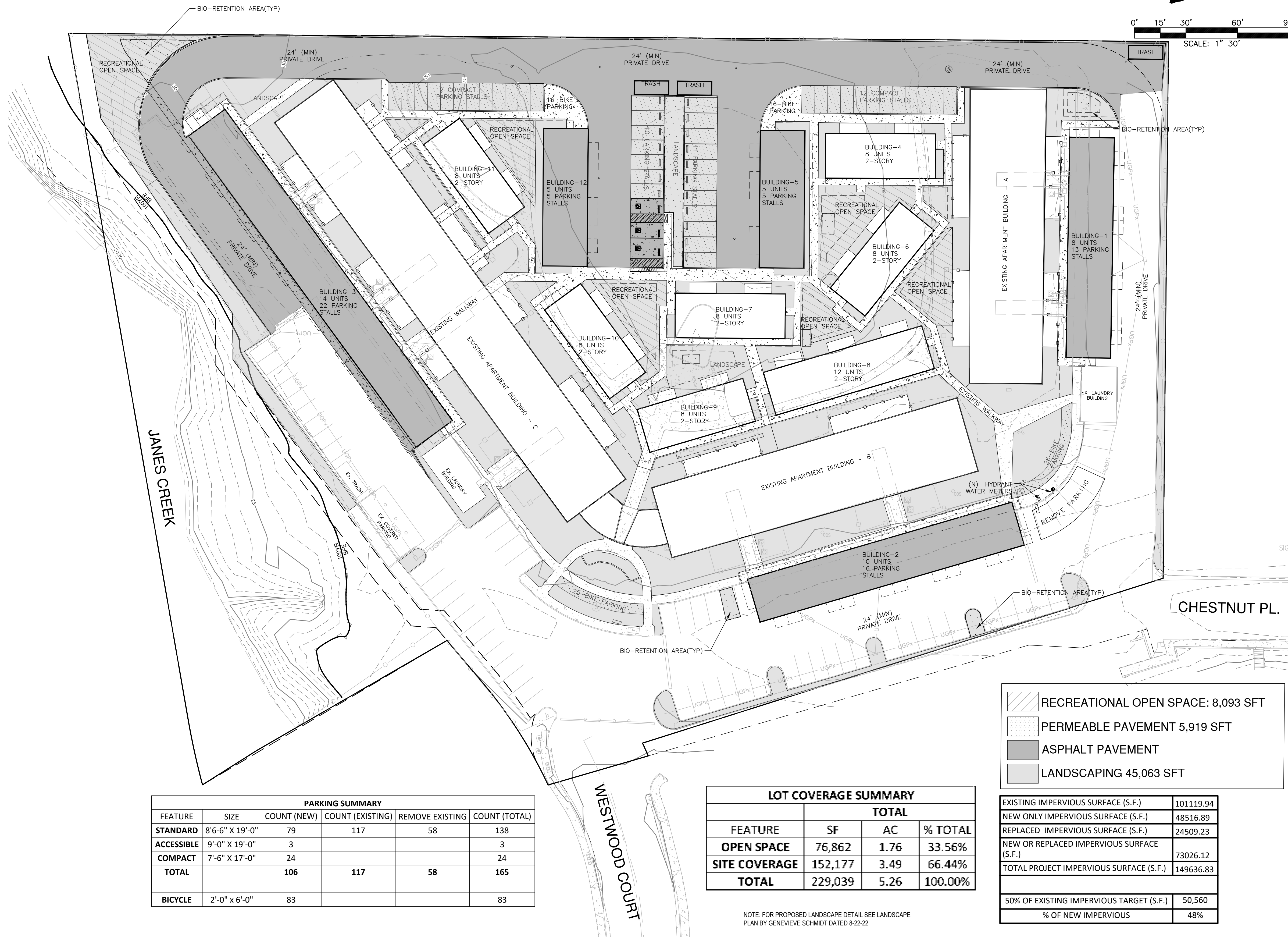
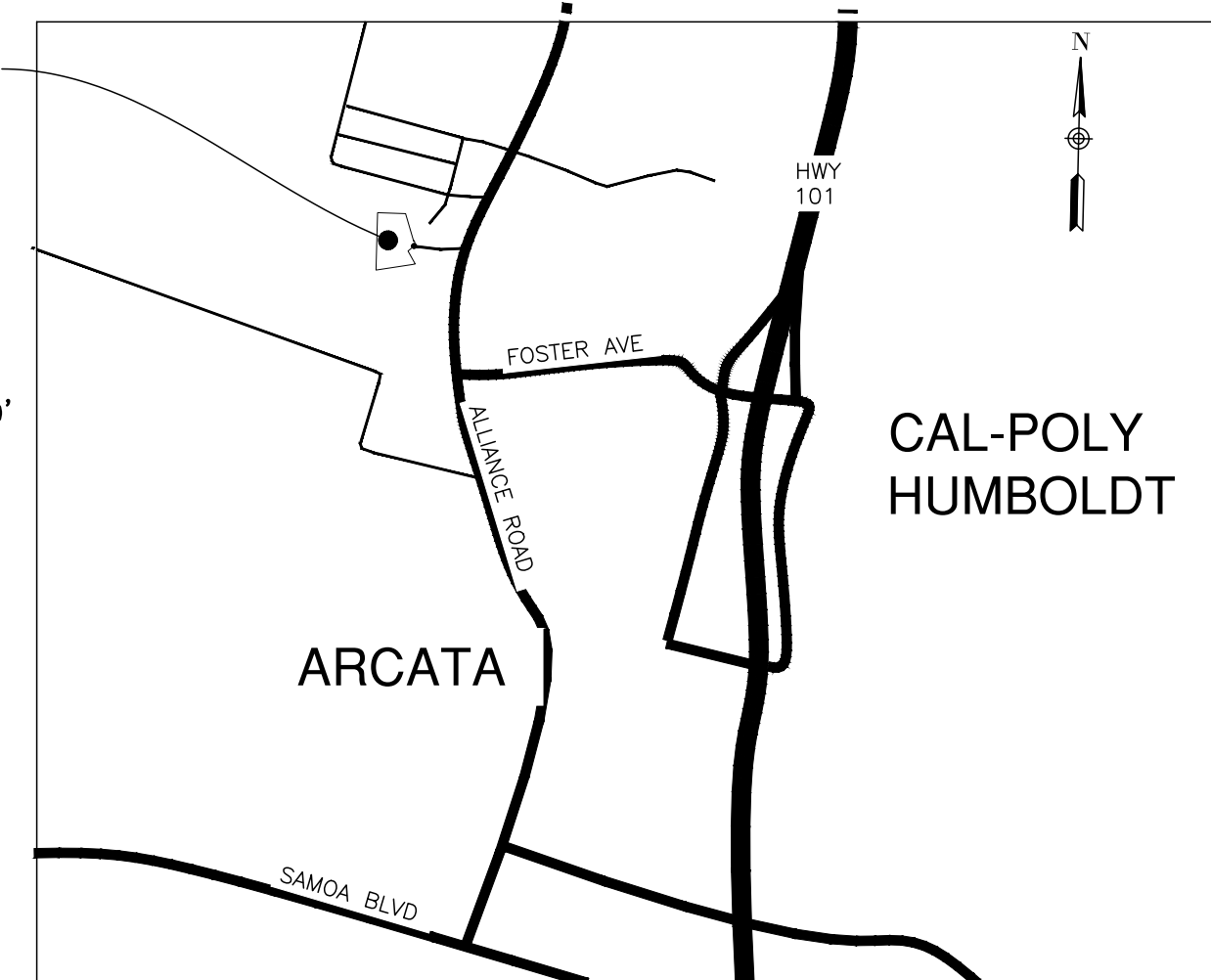
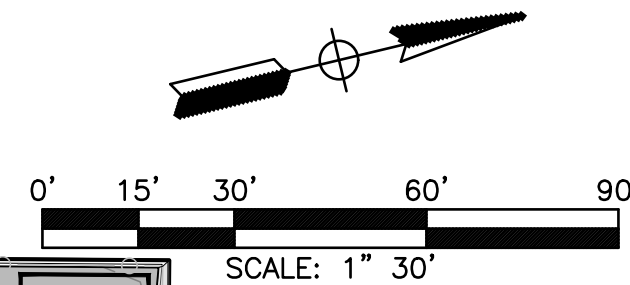
JUL 27 2022 8:38am F:\ACAD\CAD FILES\STROMBECK AND ENR\STROMBECK WESTWOOD GARDEN APARTMENTS DWG\G0.1 PLOT PLAN.dwg

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WESTWOOD GARDEN APARTMENTS PLANNED DEVELOPMENT

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

PROJECT SITE
2351 WESTWOOD CT.



SHEET INDEX

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

PROJECT DIRECTORY:

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

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

NEW BUILDING SUMMARY			
BUILDING #	UNIT* COUNT	TOTAL OCCUPANTS	TOTAL SQUARE FEET
1	8	8	3,328
2	10	10	4,160
3	14	14	5,824
4	8	8	3,328
5	5	5	2,080
6	8	8	3,328
7	8	8	3,328
8	12	12	4,992
9	8	8	3,328
10	8	8	3,328
11	8	8	3,328
12	5	5	2,080
TOTAL (NEW)	102	102	42,432
Existing	60		
TOTAL	162		

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

PARKING SUMMARY					
FEATURE	SIZE	COUNT (NEW)	COUNT (EXISTING)	REMOVE EXISTING	COUNT (TOTAL)
STANDARD	8'6"-6" X 19'-0"	79	117	58	138
ACCESSIBLE	9'-0" X 19'-0"	3			3
COMPACT	7'-6" X 17'-0"	24			24
TOTAL		106	117	58	165
BICYCLE	2'-0" x 6'-0"	83			83

LOT COVERAGE SUMMARY			
TOTAL			
FEATURE	SF	AC	% TOTAL
OPEN SPACE	76,862	1.76	33.56%
SITE COVERAGE	152,177	3.49	66.44%
TOTAL	229,039	5.26	100.00%

NOTE: FOR PROPOSED LANDSCAPE DETAIL SEE LANDSCAPE PLAN BY GENEVIEVE SCHMIDT DATED 8-22-22

RECREATIONAL OPEN SPACE	8,093 SFT
PERMEABLE PAVEMENT	5,919 SFT
ASPHALT PAVEMENT	
LANDSCAPING	45,063 SFT

EXISTING IMPERVIOUS SURFACE (S.F.)	101119.94
NEW ONLY IMPERVIOUS SURFACE (S.F.)	48516.89
REPLACED IMPERVIOUS SURFACE (S.F.)	24509.23
NEW OR REPLACED IMPERVIOUS SURFACE (S.F.)	73026.12
TOTAL PROJECT IMPERVIOUS SURFACE (S.F.)	149636.83
50% OF EXISTING IMPERVIOUS TARGET (S.F.)	50,560
% OF NEW IMPERVIOUS	48%

NO.	HISTORY / REVISION	BY	CHK.	DATE

WESTWOOD GARDEN APARTMENTS
PLANNED DEVELOPMENT
SITE PLAN

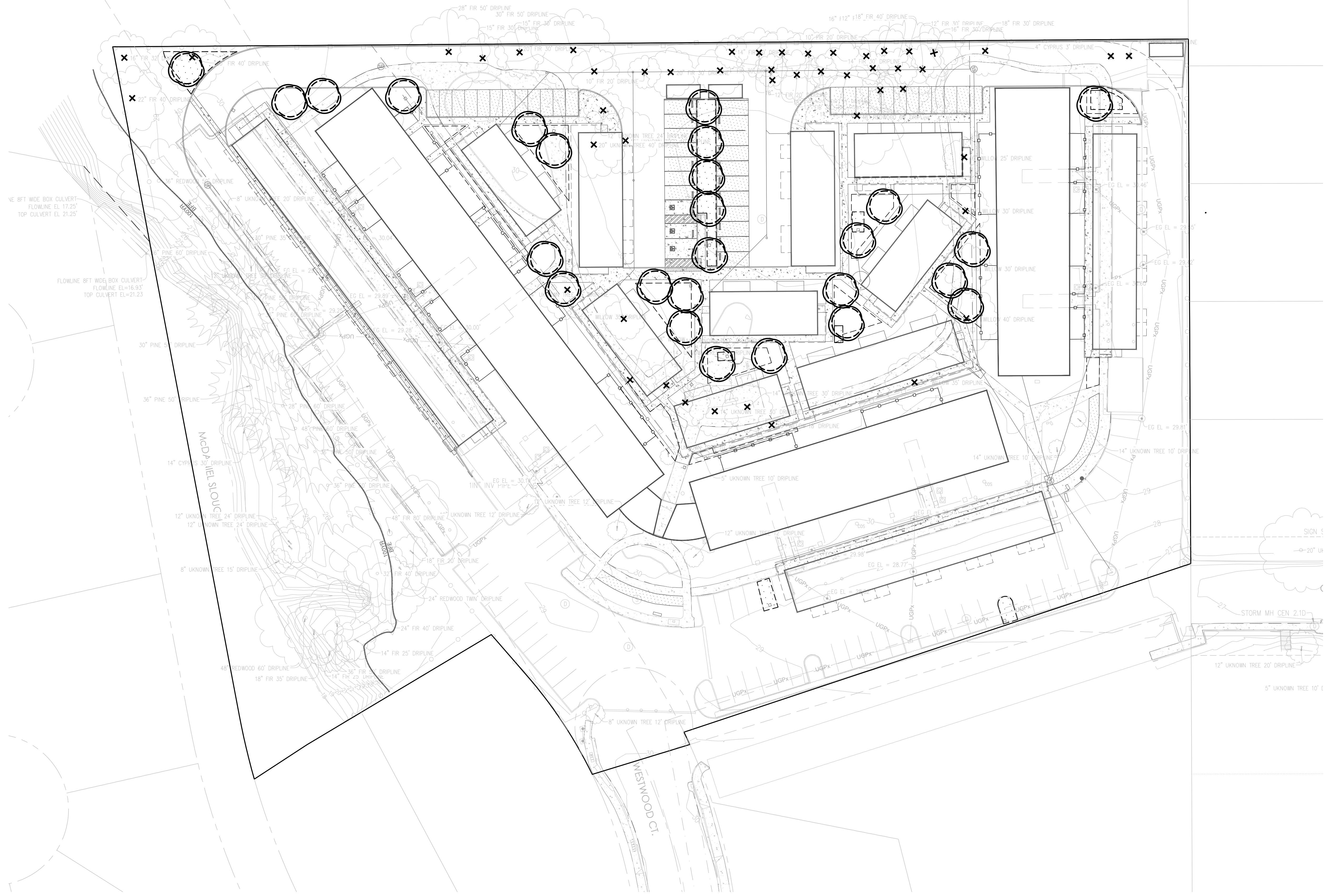
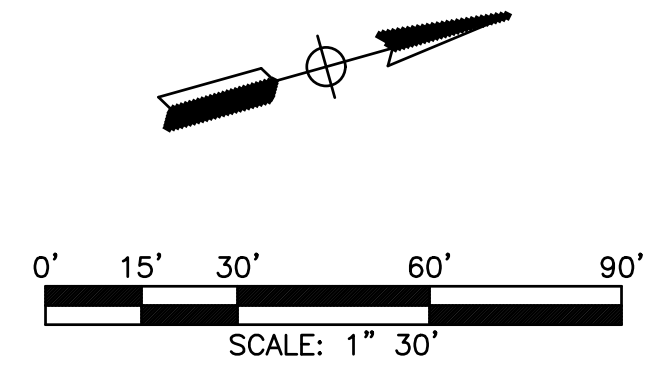
STROMBECK PROPERTIES
2351 WESTWOOD COURT, ARCATA, CA 95521

DRAWN	KAD
CHECK	RLW
APPROVED	
DATE	7/25/2022
JOB NUMBER	7010.27
SHEET	1.0



A:\05_2022\05_2022 WESTWOOD GARDEN APARTS\CAD\DWG\7010.27 overall site plan.dwg

Attachment: A - Exhibit 3.b Site Landscape Plans (3993 : Westwood Garden Apartment Planned Development Amendment, Tree Removal Permit, and Design Review)

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LEGEND & TREE DATA

-  TREE REMOVAL
 -  NEW REPLACEMENT TREE
- EXISTING TREES TO BE REMOVED: 49**
- 2-15" FIR
 - 2-10" FIR
 - 3-12" UNKNOWN
 - 3-14" FIR
 - 4-12" FIR
 - 2-4" CYPRESS
 - 2-10" WILLOW
 - 5-14" UNKNOWN
- REMOVED TREES 16" OR GREATER: 26**
- TREES TO BE REPLACED: 26**

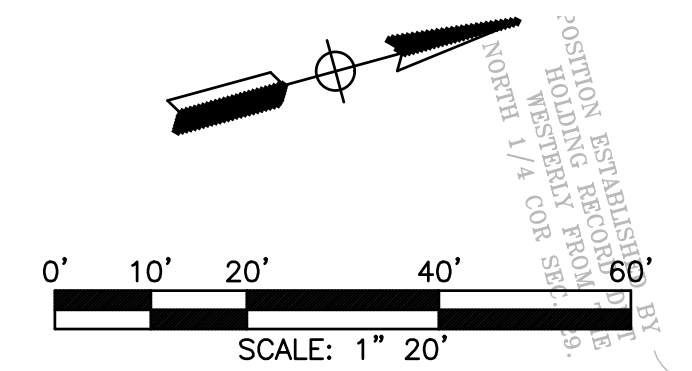
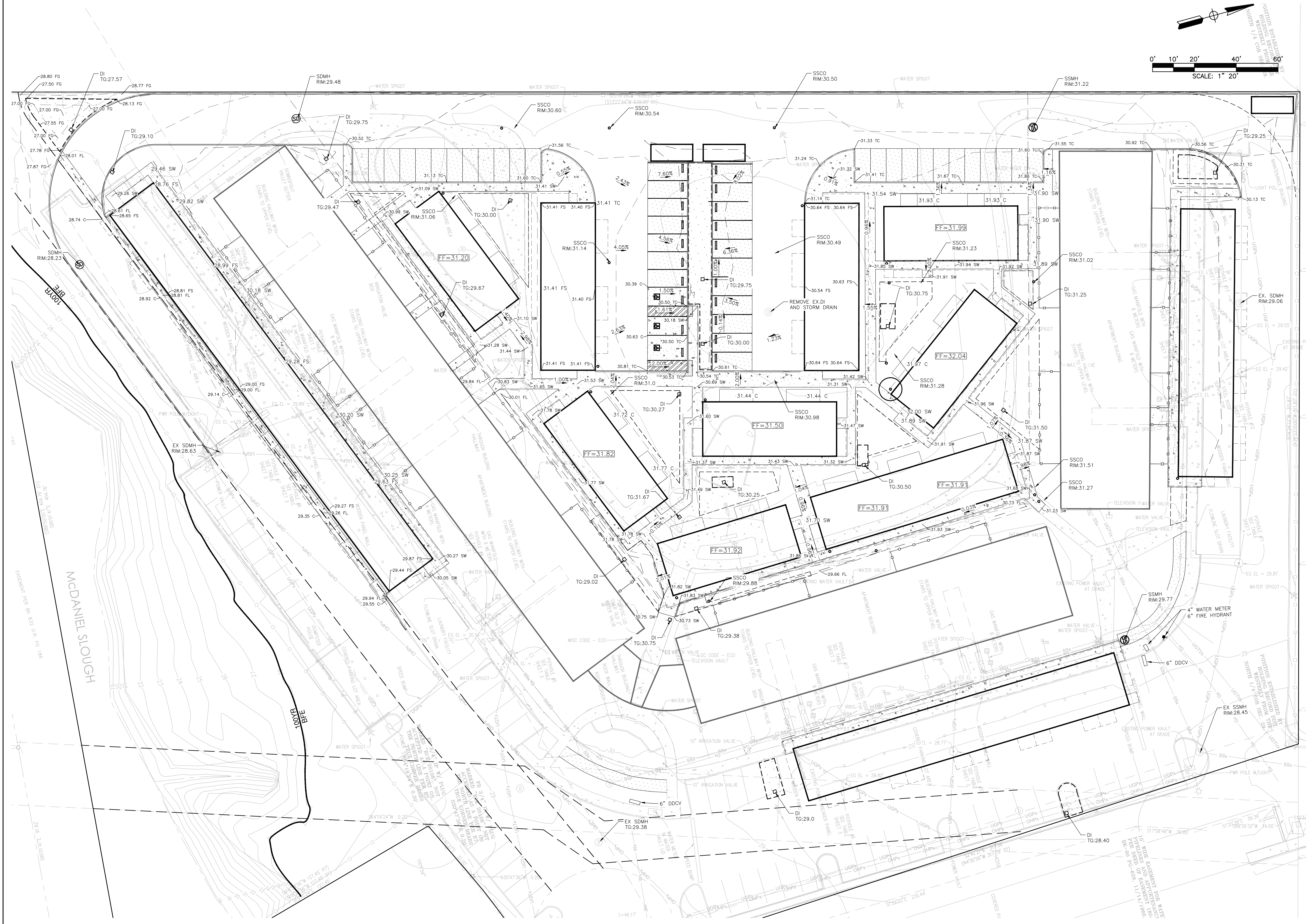
NO.	HISTORY / REVISION	BY	CHK.	DATE

WESTWOOD GARDEN APARTMENTS
 PLANNED DEVELOPMENT
 TREE REMOVAL & MITIGATION

STROMBECK PROPERTIES
 2351 WESTWOOD COURT, ARCAT, CA 95521

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

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LACO
EUREKA • UKIAH • SANTA ROSA
1-800-515-5054 www.lacoassociates.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

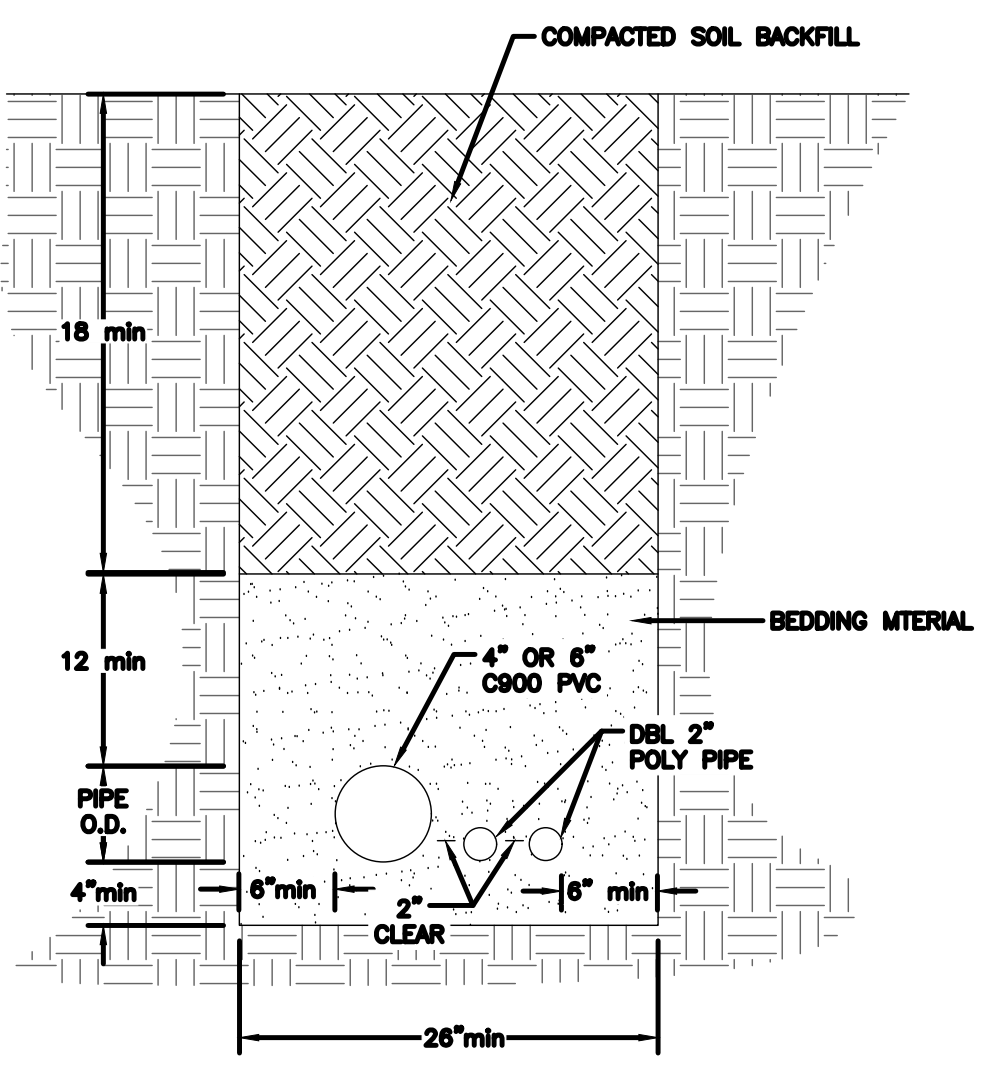
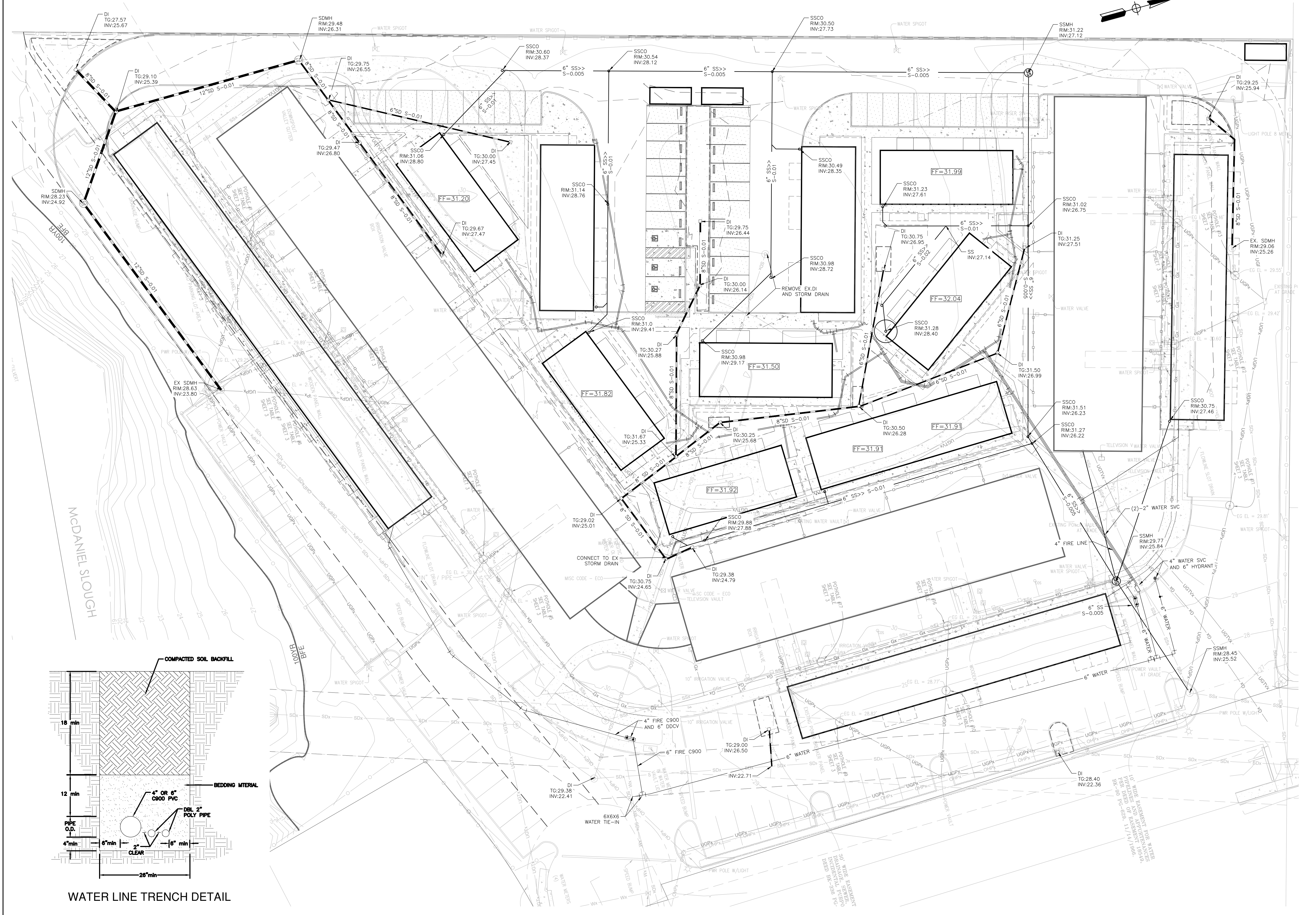
WESTWOOD GARDEN APARTMENTS
PLANNED DEVELOPMENT
GRADING PLAN

STROMBECK PROPERTIES
2351 WESTWOOD COURT, ARCATA, CA 95521

DRAWN	KAD
CHECK	RLW
APPROVED	
DATE	7/25/2022
JOB NUMBER	7010.27
SHEET	3.0

Attachment: A - Exhibit 3.b Site_Landscape Plans (3993 - Westwood Garden Apartments Planned Development Amendment, Tree Removal Permit, and Design Review)

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NO.	HISTORY / REVISION	BY	CHK	DATE


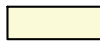

WESTWOOD GARDEN APARTMENTS
 PLANNED DEVELOPMENT
 UTILITY PLAN

STROMBECK PROPERTIES
 2351 WESTWOOD COURT, ARCATA, CA 95521

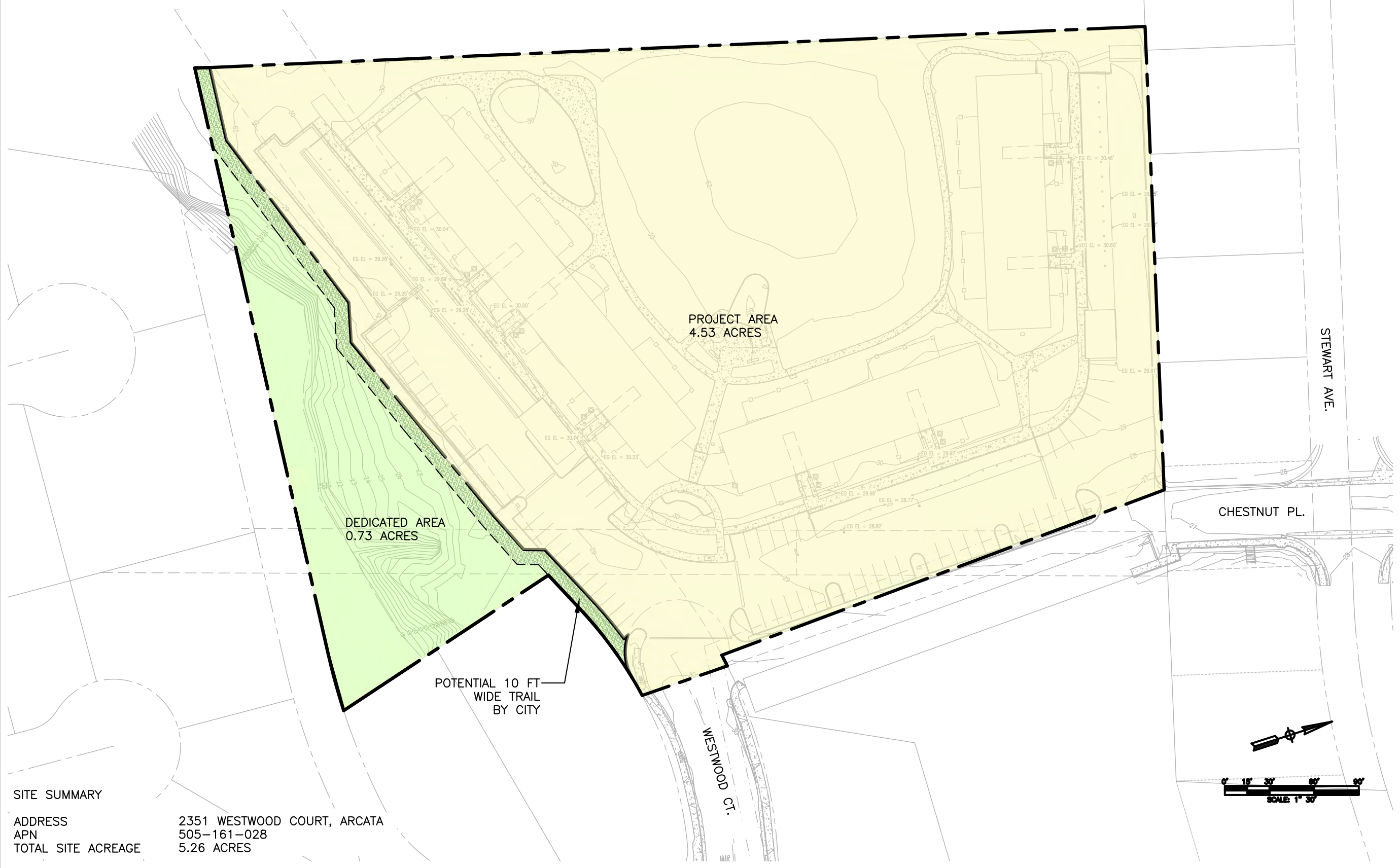
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APPROVED	
DATE	7/25/2022
JOB NUMBER	7010.27
SHEET	4.0

Attachment: A. Exhibit 3.b Site Landscape Plans (3993 - Westwood Garden Apartment Planned Development Amendment, Tree Removal Permit, and Design Review)

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- LEGEND**
-  EXISTING BOUNDARY LINE
 -  PROPOSED AREA TO BE DEDICATED
 -  PROPOSED AREA FOR PROJECT DEVELOPMENT

PROPOSED DEDICATION EXHIBIT



SITE SUMMARY

ADDRESS 2351 WESTWOOD COURT, ARCATA
 APN 505-161-028
 TOTAL SITE ACREAGE 5.26 ACRES

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 1-800-515-5054 www.lacoassociates.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

WESTWOOD GARDEN APARTMENTS
 PLANNED DEVELOPMENT
 DEDICATED LAND





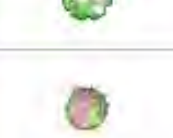
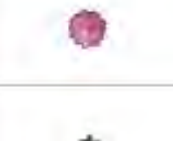







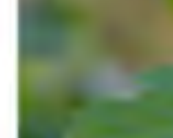

STROMBECK PROPERTIES
 2351 WESTWOOD COURT, ARCATA, CA 95521

DRAWN	JMG
CHECK	PAP
APPROVED	
DATE	8/18/2022
JOB NUMBER	7010.27
SHEET	

Aug 18, 2022, 4:01 PM
 T:\CAD\Draws\2020\7010.27 WESTWOOD GARDEN APARTMENTS\CAD\DWG\7010.27 GRADING.dwg

WESTWOOD GARDEN APARTMENTS
 2351 WESTWOOD CT, ARCATA CA 95521
 APN: 505-161-028

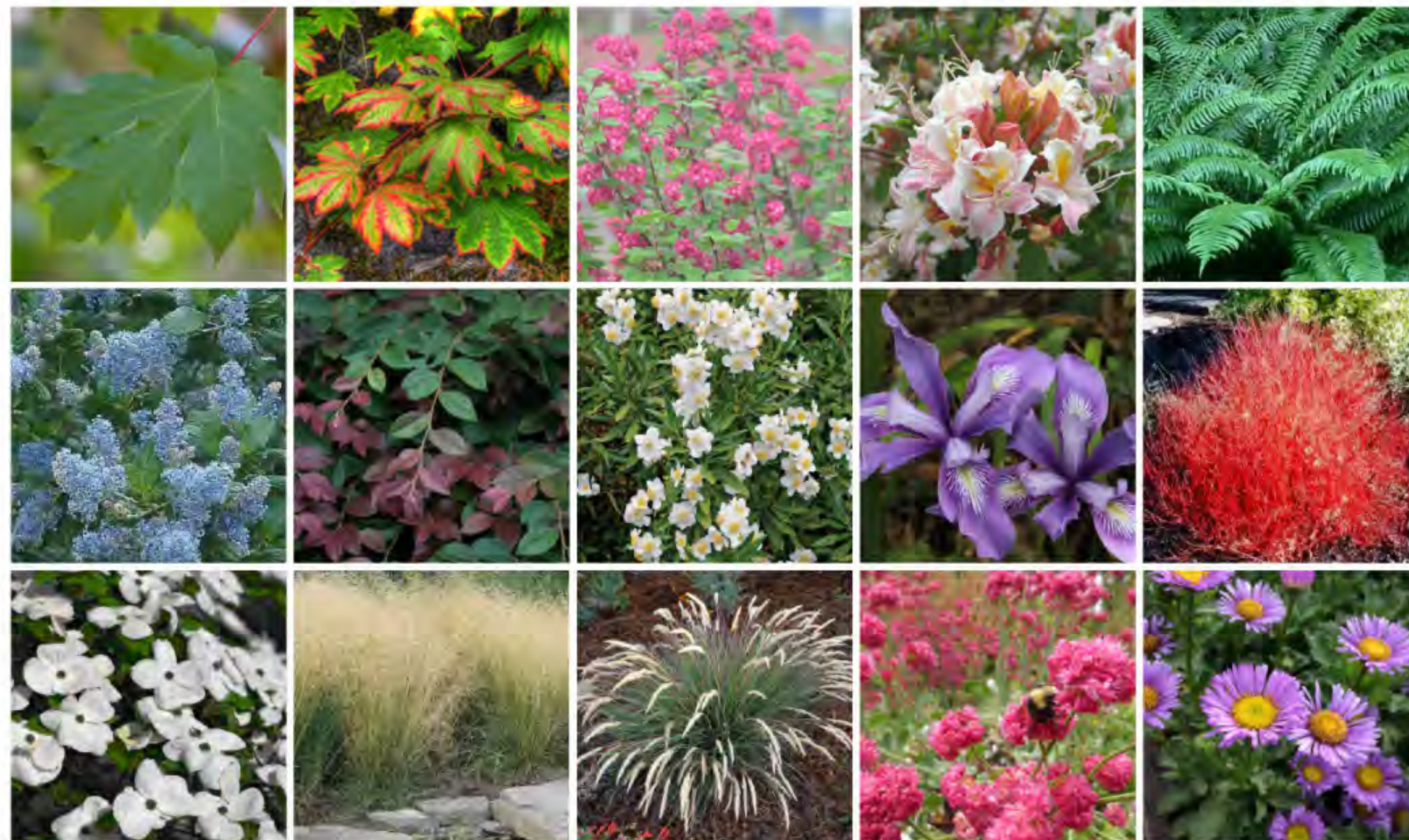
PLANTING KEY:

SYMBOL	NAME AND SIZE AT PLANTING	NATIVE?	MAINTENANCE PLAN
	5 NATIVE BIGLEAF MAPLE <i>Acer macrophyllum</i> 25-GAL	YES	LIFT CANOPY AS NEEDED FOR PASSAGE OF PEOPLE AND VEHICLES.
	4 NATIVE RAY HARTMAN CEANOTHUS (STANDARD) <i>Ceanothus x 'Roy Hartman'</i> 25-GAL	YES	LIFT CANOPY AS NEEDED FOR PASSAGE OF PEOPLE AND VEHICLES.
	3 NATIVE EDDIE'S WHITE WONDER DOGWOOD <i>Cornus 'Eddie's White Wonder'</i> 25-GAL	YES	LIFT CANOPY AS NEEDED FOR PASSAGE OF PEOPLE AND VEHICLES.
	11 NATIVE VINE MAPLE <i>Acer circinatum</i> 25-GAL	YES	LIFT CANOPY AS NEEDED FOR PASSAGE OF PEOPLE AND VEHICLES.
	2 NATIVE BUSH ANEMONE <i>Carpenteria californica</i> 5-GAL	YES	TRIM AS NEEDED FOR SIZE AND SHAPE.
	4 NATIVE WESTERN AZALEA <i>Rhododendron occidentale</i> 5-GAL	YES	TRIM AS NEEDED FOR SIZE AND SHAPE.
	4 NATIVE FLOWERING CURRANT <i>Ribes sanguineum</i> 5-GAL	YES	TRIM AS NEEDED FOR SIZE AND SHAPE.
	6 RAZZLEBERRY FRINGE FLOWER <i>Loropetalum chinense 'Razzleberry'</i> 5-GAL	NO	TRIM AS NEEDED FOR SIZE AND SHAPE.
	12 NATIVE SWORD FERN <i>Polystichum munitum</i> 1-GAL	YES	TRIM OUT BROWN FRONDS AS DESIRED.
	15 NATIVE BUCKWHEAT <i>Eriogonum grande var. rubescens</i> 1-GAL	YES	NONE NEEDED.
	7 NATIVE DWARF RED-TWIG DOGWOOD <i>Cornus sericea 'Kelsey'</i> 5-GAL	YES	NONE NEEDED.
	12 NATIVE CAPE SEBASTIAN SEASIDE DAISY <i>Erigeron glaucus 'Cape Sebastian'</i> 1-GAL	YES	NONE NEEDED.
	6 NATIVE TUFTED HAIR GRASS <i>Deschampsia caespitosa</i> 1-GAL	YES	MAY CUT BACK IN FEBRUARY IF NEEDED TO REFRESH.
	16 NATIVE DOUGLAS IRIS <i>Iris douglasiana</i> 1-GAL	YES	NONE NEEDED.
	11 NATIVE REED GRASS <i>Calamagrostis foliosa</i> 1-GAL	YES	MAY CUT BACK IN FEBRUARY IF NEEDED TO REFRESH.

RECREATION ELEMENTS:

	PICNIC TABLE
	CORNHOLE GAME
	BARBECUE

PLANT PHOTOS:



LEFT TO RIGHT:
 BIGLEAF MAPLE, VINE MAPLE,
 FLOWERING CURRANT, WESTERN AZALEA, SWORD FERN

LEFT TO RIGHT:
 RAY HARTMAN CEANOTHUS, RAZZLEBERRY FRINGE FLOWER,
 BUSH ANEMONE, DOUGLAS IRIS, DWARF RED-TWIG DOGWOOD

LEFT TO RIGHT:
 EDDIE'S WHITE WONDER DOGWOOD, TUFTED HAIR GRASS,
 REED GRASS, BUCKWHEAT, CAPE SEBASTIAN SEASIDE DAISY



LANDSCAPE NOTES:
 NUMBER OF NATIVE TREES USED IN LANDSCAPE: 23
 NEW IRRIGATED LANDSCAPING: 3897 SQUARE FEET
 NEW RECREATIONAL OPEN SPACE: 7259 SQUARE FEET
 LANDSCAPE PLANTINGS ARE COMPRISED ALMOST ENTIRELY OF NATIVE PLANTS TO HELP SUPPORT THE ECOLOGY AND WILDLIFE ON SITE.

INSTALLATION SPECIFICATIONS:

PLANTING BEDS SHALL BE AMENDED WITH NO FEWER THAN THREE INCHES OF MIXED COMPOST AND MANURE
 CURVED BORDERS SHALL BE CREATED WITH TWO-INCH THICK RECYCLED PLASTIC BENDER BOARD, OR PAVERS, OR CONCRETE MOW STRIPS.
 ALL PLANTING BEDS SHALL BE TOPDRESSED WITH EITHER WOOD MULCH OR DECORATIVE ROCK.
 LANDSCAPED AREAS TO BE INSTALLED PER LUC 934.

IRRIGATION SPECIFICATIONS: (SEE IRRIGATION PLAN FOR MORE DETAILS)

ALL PLANTS SHALL BE IRRIGATED WITH A DRIP SYSTEM ON AN AUTOMATED TIMER.
 ALL ONE-GALLON PLANTS TO BE IRRIGATED WITH ONE 1-GPH DRIP IRRIGATION EMITTER.
 ALL FIVE-GALLON PLANTS TO BE IRRIGATED WITH TWO 1-GPH DRIP IRRIGATION EMITTERS. TREES TO BE IRRIGATED WITH 3 EMITTERS, IF NOT REACHED EFFECTIVELY WITH LAWN SPRINKLERS.
 THE TIMER SHALL BE SET TO PROVIDE A MINIMUM OF 225 GALLONS OF WATER PER PLANT PER WEEK (6.75 GALLONS PER TREE) DURING THE FIRST THREE YEARS' DRY SEASONS.

MAINTENANCE PLAN:

LANDSCAPED BEDS SHALL BE BROUGHT TO A WEED FREE CONDITION NO FEWER THAN FOUR TIMES PER YEAR.
 TREES THAT ARE EXPOSED TO WINDY CONDITIONS SHALL BE STAKED APPROPRIATELY TO DEVELOP AN UPRIGHT HABIT.
 TREE STAKES SHALL BE CHECKED NO FEWER THAN ONCE PER YEAR AND TIES SHALL BE ADJUSTED AS NEEDED TO PREVENT GIRDLING THE BARK.
 TREES SHALL BE PRUNED AS NEEDED TO LIFT CANOPY FOR VISIBILITY AND EASY PASSAGE OF VEHICLES AND PEOPLE.
 LANDSCAPED AREAS TO BE MAINTAINED IN A HEALTHY AND THRIVING CONDITION PER LUC 934.070.

DATE OF DRAWING:
 8-22-22 - GENEVIEVE SCHMIDT

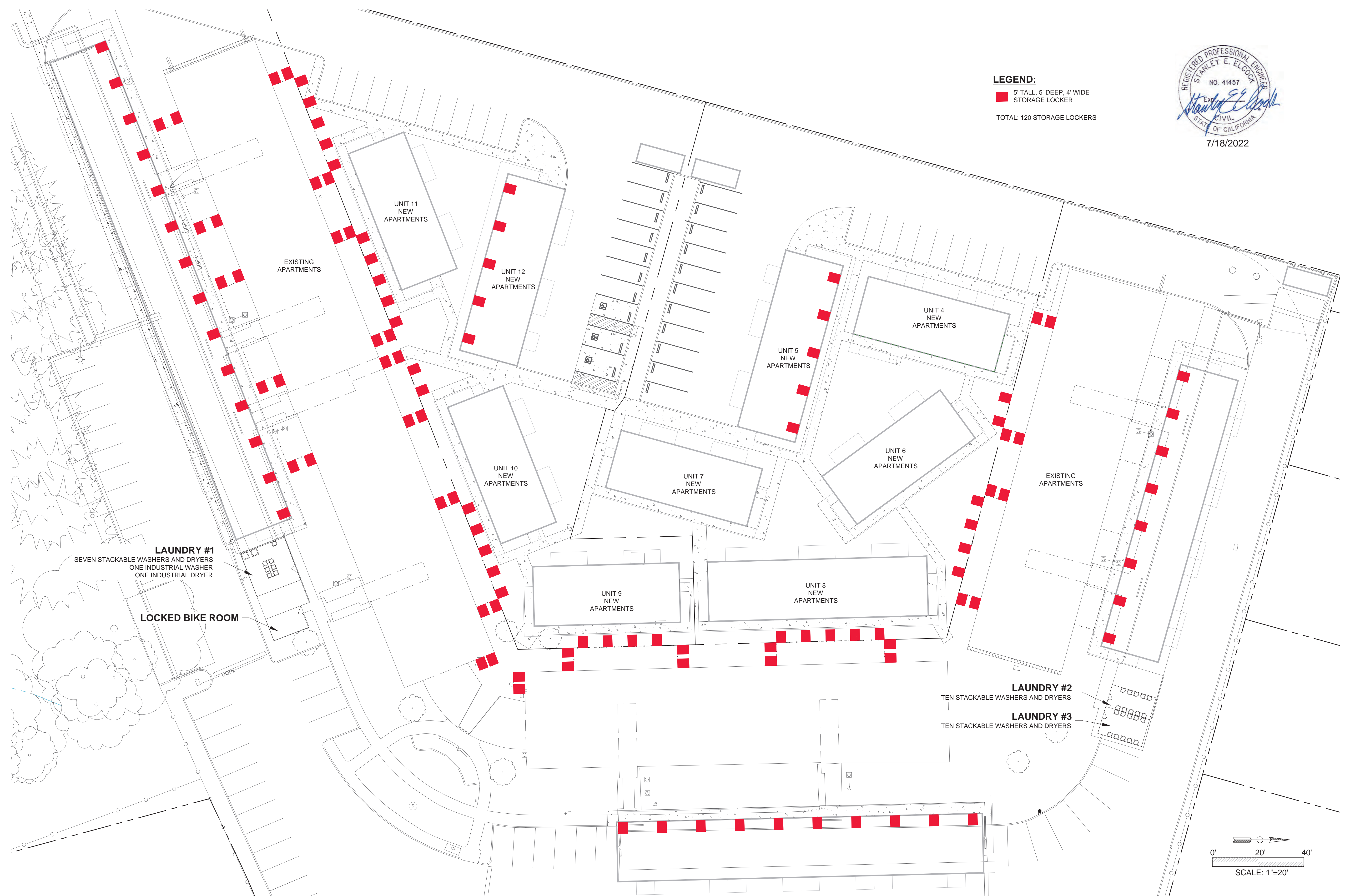
LANDSCAPING PLAN FOR:
 ERIK STROMBECK
 (707)499-4422

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

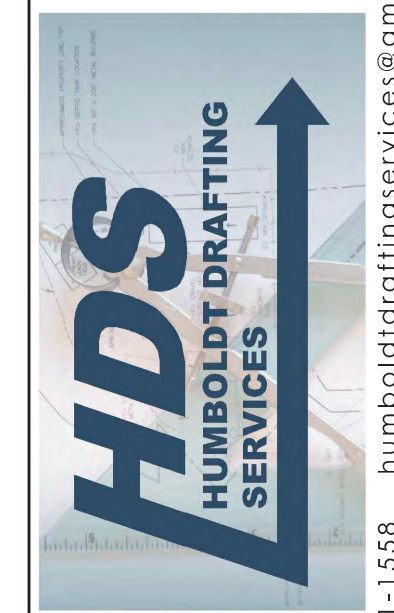
PLAN SCALE 1" = 30'

NOTE: THIS PLAN SHOWS PROPOSED NEW LANDSCAPE AREAS ONLY. FOR TOTAL LANDSCAPED AREA DETAIL SEE SITE PLAN PREPARED BY LACO ASSOCIATES DATED 7-25-22.

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LEGEND:
 ■ 5' TALL, 5' DEEP, 4' WIDE STORAGE LOCKER
 TOTAL: 120 STORAGE LOCKERS



(707) 601-1558 humboldtdraftingservices@gmail.com

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

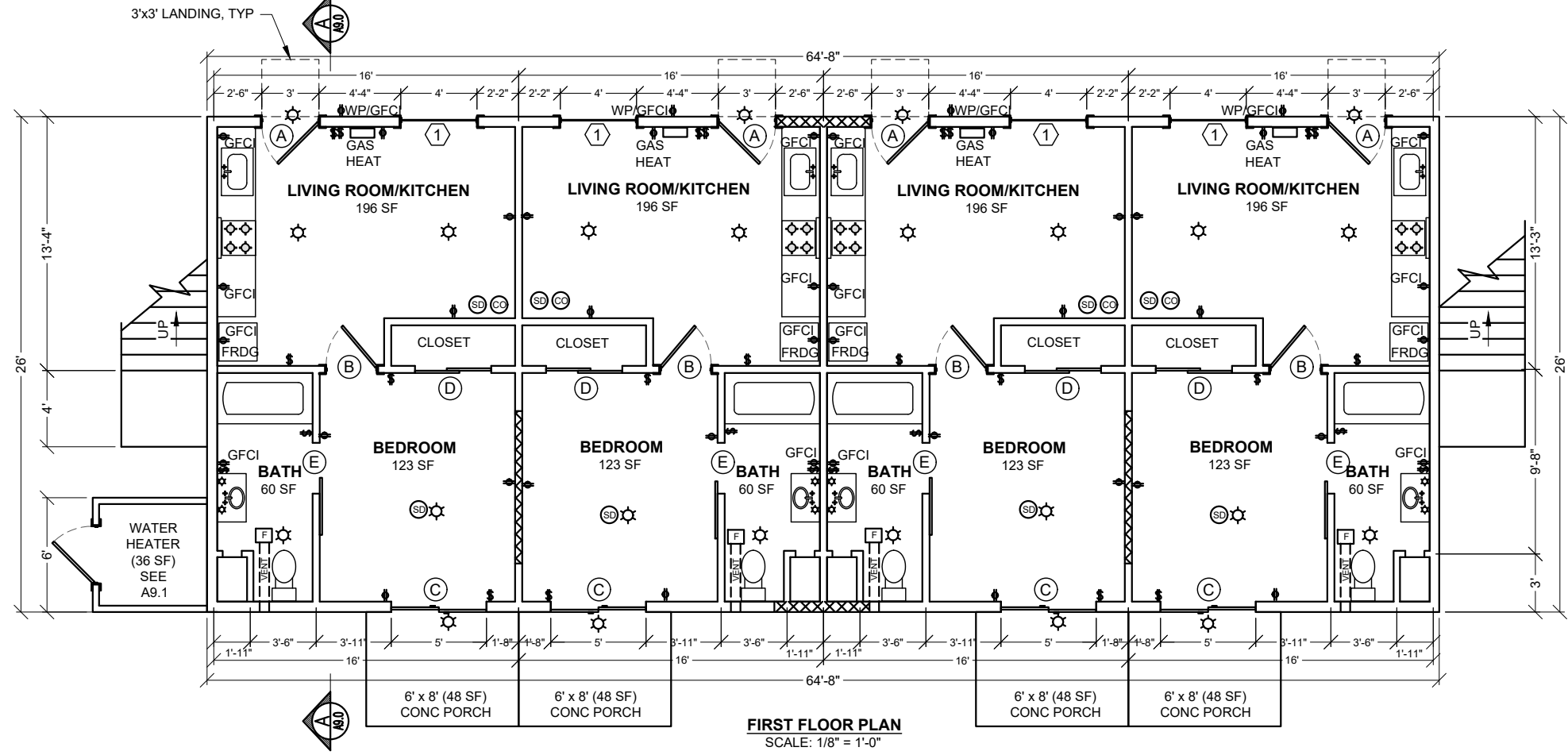
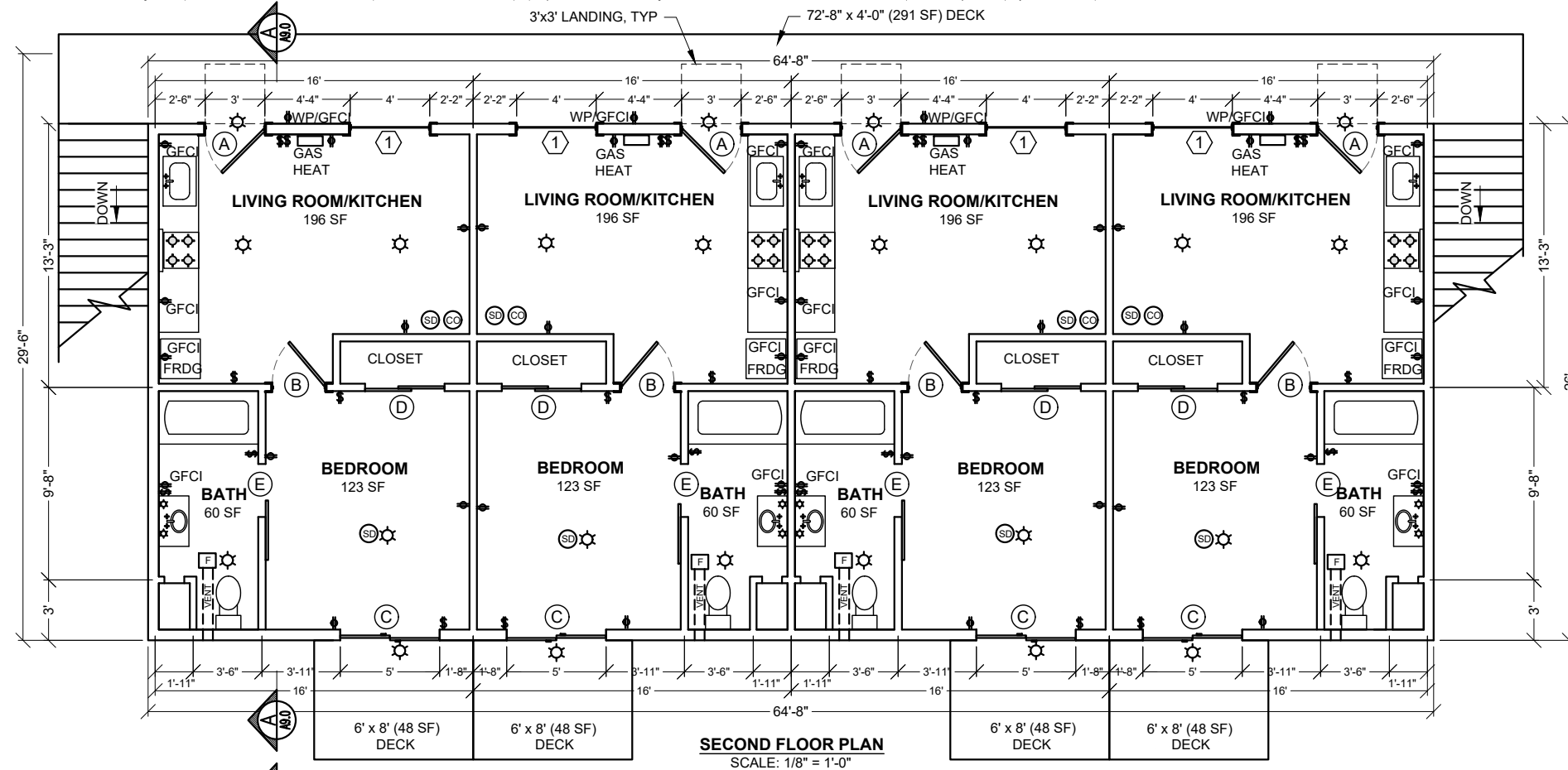
WESTWOOD GARDEN APARTMENTS
 103 NEW UNITS
 LAUNDRY FACILITIES AND STORAGE LOCKER LOCATIONS PLAN
 APN: 505-161-028

DRAWN	JDB
CHECK	ES
APPROVED	ES
DATE	9-6-2021
JOB NUMBER	9.6.2021
SHEET	C2.1

JU:22:2022:2:45pm
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Attachment: A - Exhibit 3.b Site Landscape Plans (3993 - Westwood Garden Apartment Planned Development Amendment, Tree Removal Permit, and Design Review)

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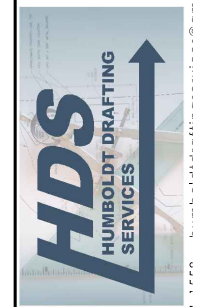
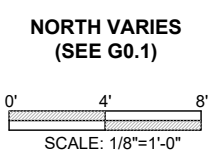


DOOR SCHEDULE			
SYM	QTY	SIZE WIDTH, HEIGHT	DESCRIPTION
(A)	8	3'-0" x 6'-8"	EXTERIOR DOOR 4x6 HEADER
(B)	8	2'-8" x 6'-8"	INTERIOR DOOR 4x6 HEADER
(C)	8	5'-0" x 6'-8"	SLIDING GLASS DOOR 4x8 HEADER
(D)	8	4'-0" x 6'-8"	CLOSET DOOR 4x6 HEADER
(E)	8	2'-8" x 6'-8"	BARN DOOR 4x6 HEADER

WINDOW SCHEDULE			
SYM	QTY	SIZE WIDTH, HEIGHT	DESCRIPTION
(1)	8	4'-0" x 4'-0"	WHITE VINYL SLIDER 4x6 HEADER

NOTE:
MECHANICAL EXHAUST FOR BATHROOM WILL EXIT A MINIMUM OF 3' FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING

LEGEND:
 XXXXXXXXXXXX 2x4 DIAGONAL COMPRESSION
 BLOCKING INTERIOR, 2x6 AT EXTERIOR



NO.	HISTORY / REVISION	BY / CHK.	DATE

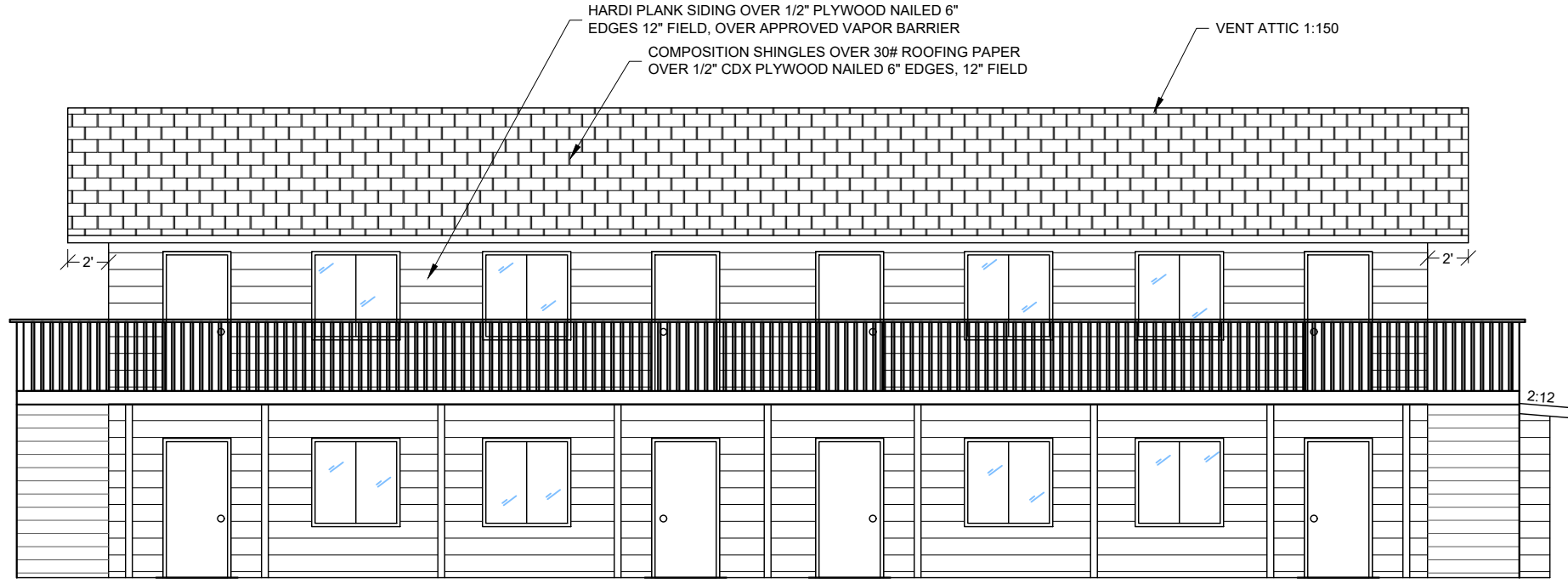
WESTWOOD GARDEN APARTMENTS
 103 NEW UNITS
 8 UNIT FLOOR PLAN
 APN: 505-161-028

DRAWN	JDF
CHECK	ET
APPROVED	ET
DATE	9-6-202
JOB NUMBER	9.6.202
SHEET	A1.1

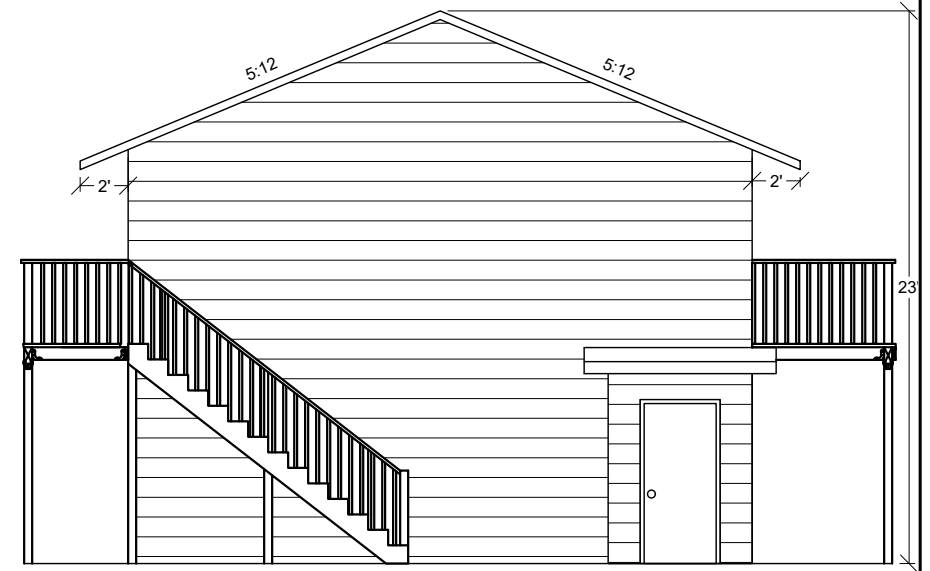
Attachment: A. Exhibit 3.c Building Elevators_Floor Plans (3993 : Westwood Garden Apartment Planned Development Amendment, Tree

Feb 10, 2022 12:10pm F:\ACAD\CAD FILES\STEVIE AND ENK STROMBECK\WESTWOOD GARDEN APARTMENTS DWG\A1.1 8 UNIT FLOOR PLAN.dwg

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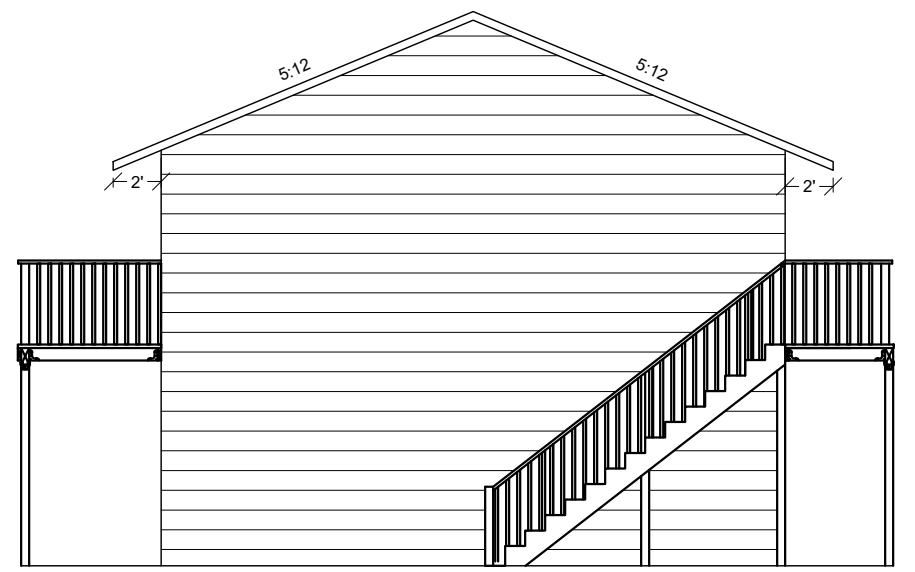
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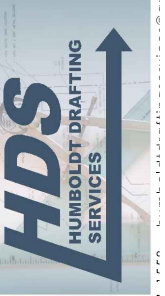
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BACK ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



NO.	HISTORY / REVISION	BY	CHK.	DATE

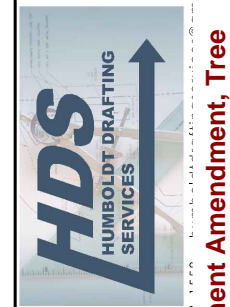
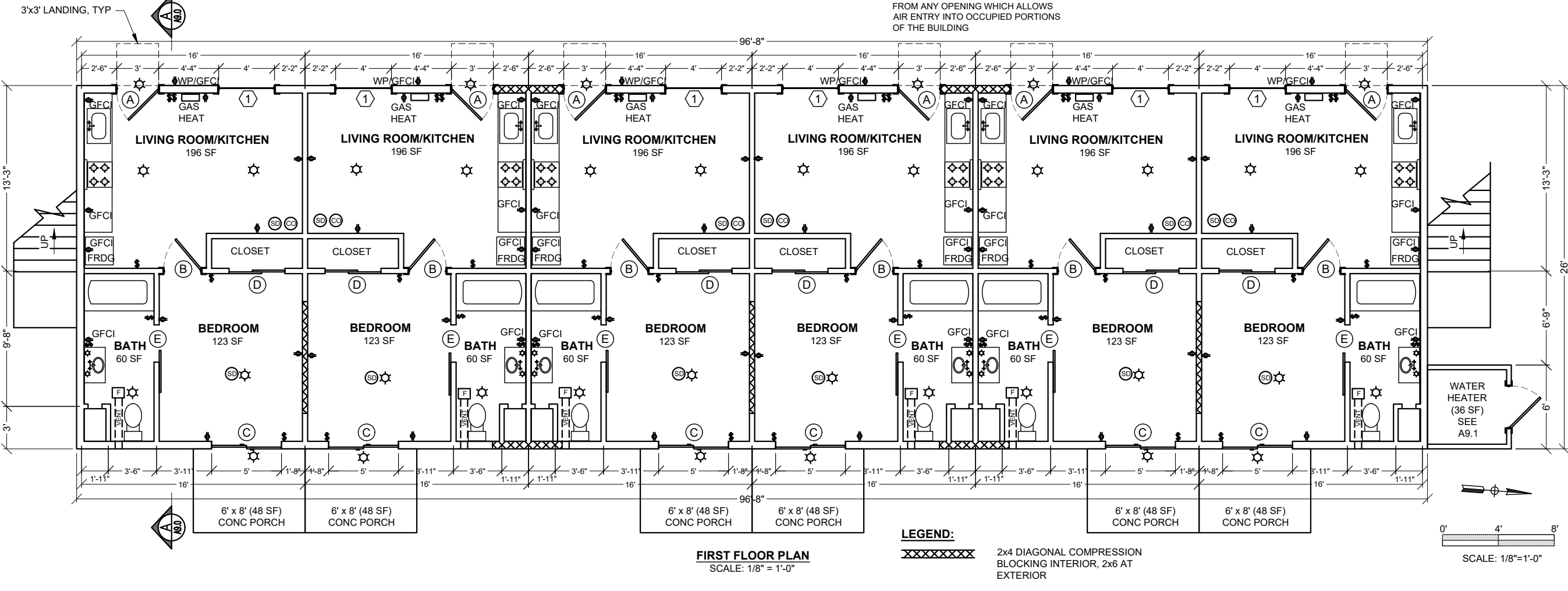
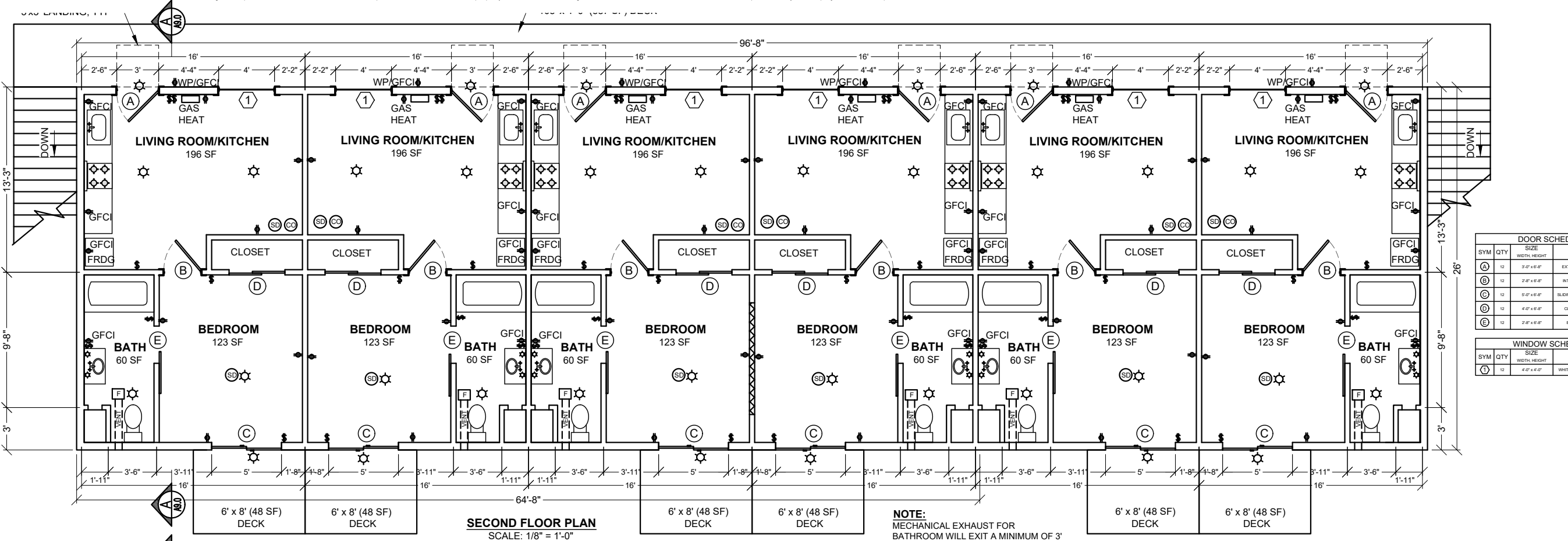
WESTWOOD GARDEN APARTMENTS
103 NEW UNITS
8 UNIT ELEVATIONS
APN: 505-161-028

DRAWN	JDF
CHECK	ET
APPROVED	ET
DATE	9-6-202
JOB NUMBER	9.6.202
SHEET	

Attachment: A. Exhibit 3.c Building Elevations_Floor Plans (3993 : Westwood Garden Apartment Planned Development Amendment, Tree

Feb 10, 2022 12:10pm
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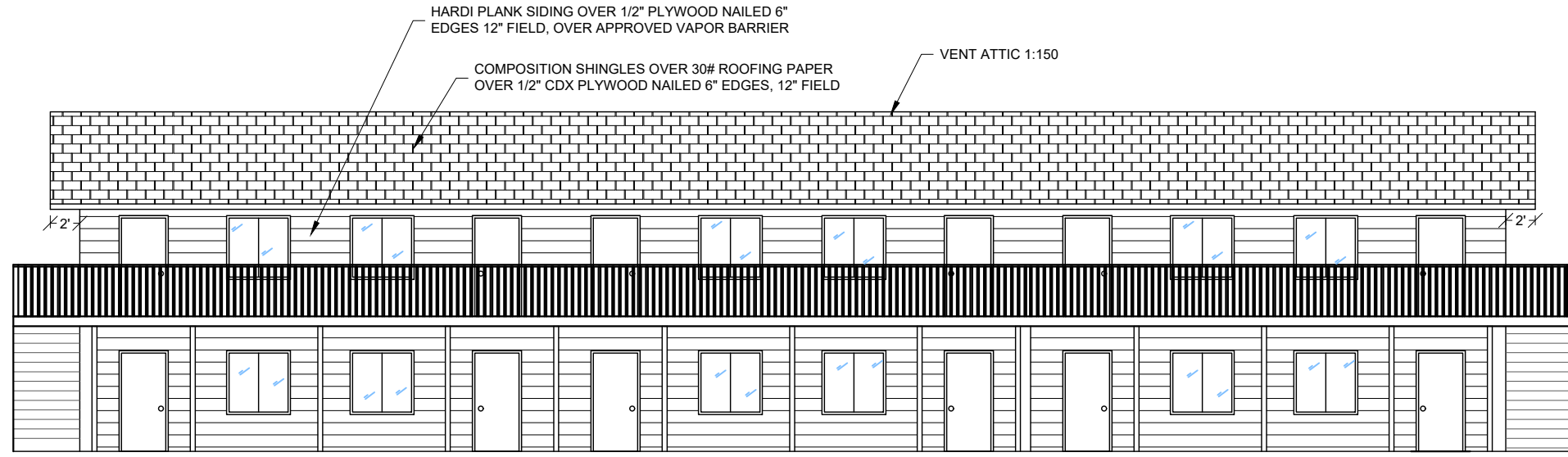
NO.	HISTORY / REVISION	BY	CHK.	DATE

WESTWOOD GARDEN APARTMENTS
 103 NEW UNITS
 12 UNIT FLOOR PLAN
 APN: 505-161-028

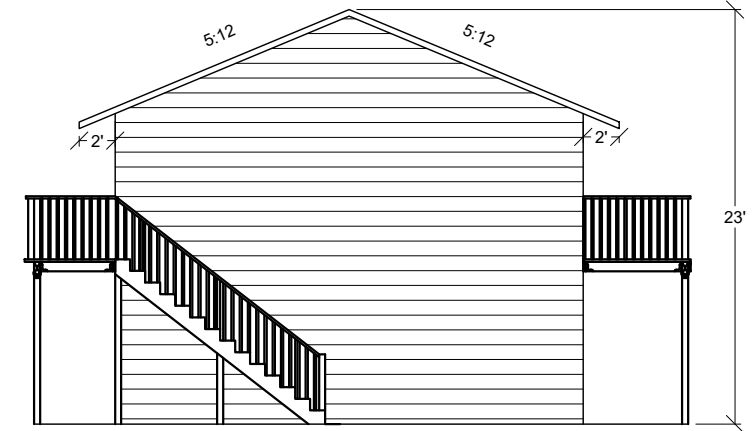
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CHECK	ET
APPROVED	ET
DATE	9-6-202
JOB NUMBER	9.6.202
SHEET	A2.1

Attachment: A. Exhibit 3.c Building Elevators Floor Plans (3993 : Westwood Garden Apartment Planned Development Amendment, Tree

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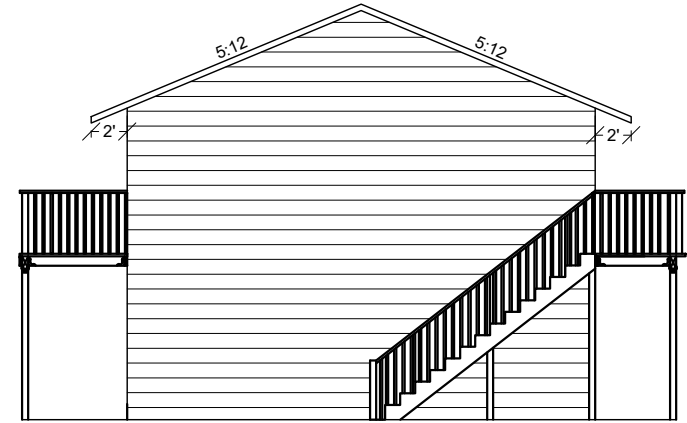
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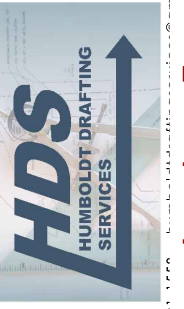
RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0"



BACK ELEVATION
SCALE: 3/32" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 3/32" = 1'-0"



NO.	HISTORY / REVISION	BY	CHK.	DATE

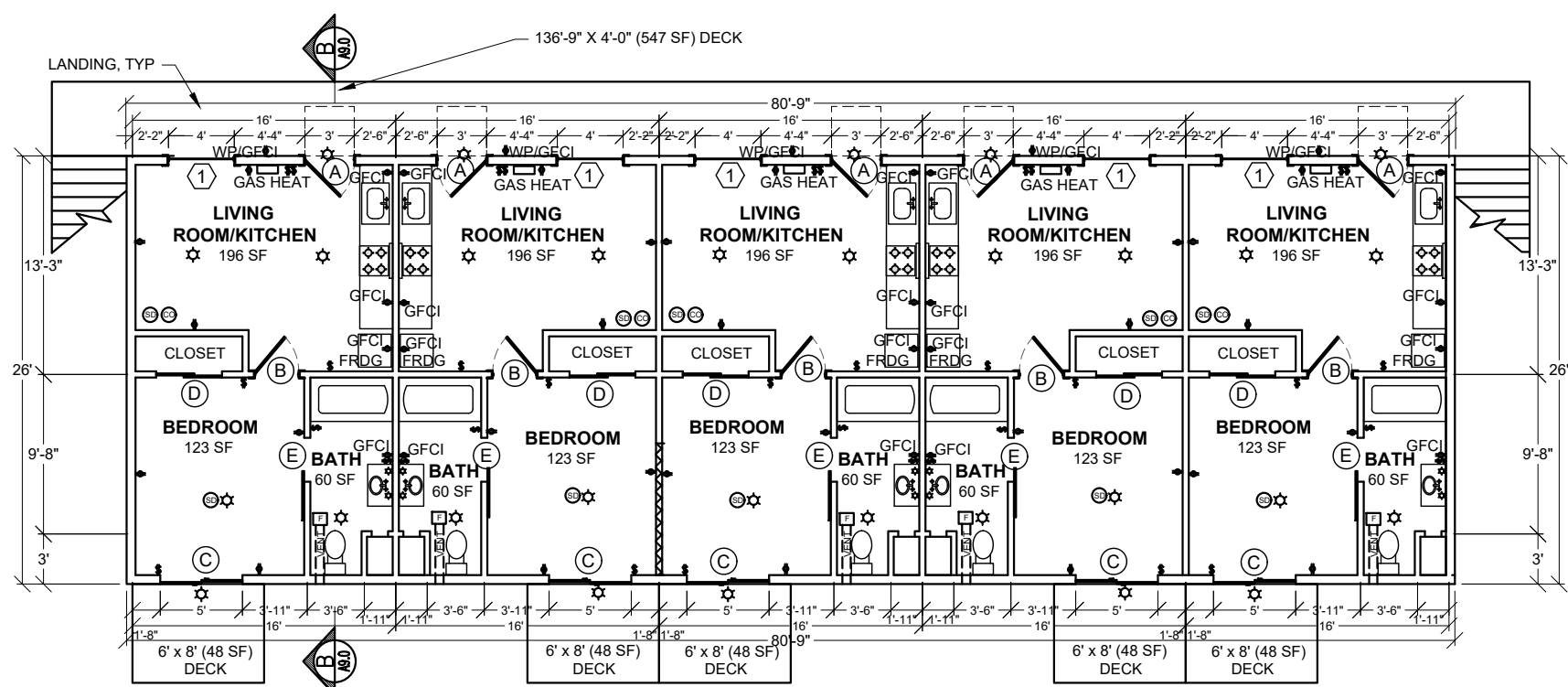
WESTWOOD GARDEN APARTMENTS
103 NEW UNITS
 12 UNIT ELEVATIONS
 APN: 505-161-028

DRAWN	JDF
CHECK	EL
APPROVED	EL
DATE	9-6-202
JOB NUMBER	9.6.202
SHEET	

Attachment: A. Exhibit 3-c Building Elevations_Floor Plans (3993 : Westwood Garden Apartment Planned Development Amendment, Tree

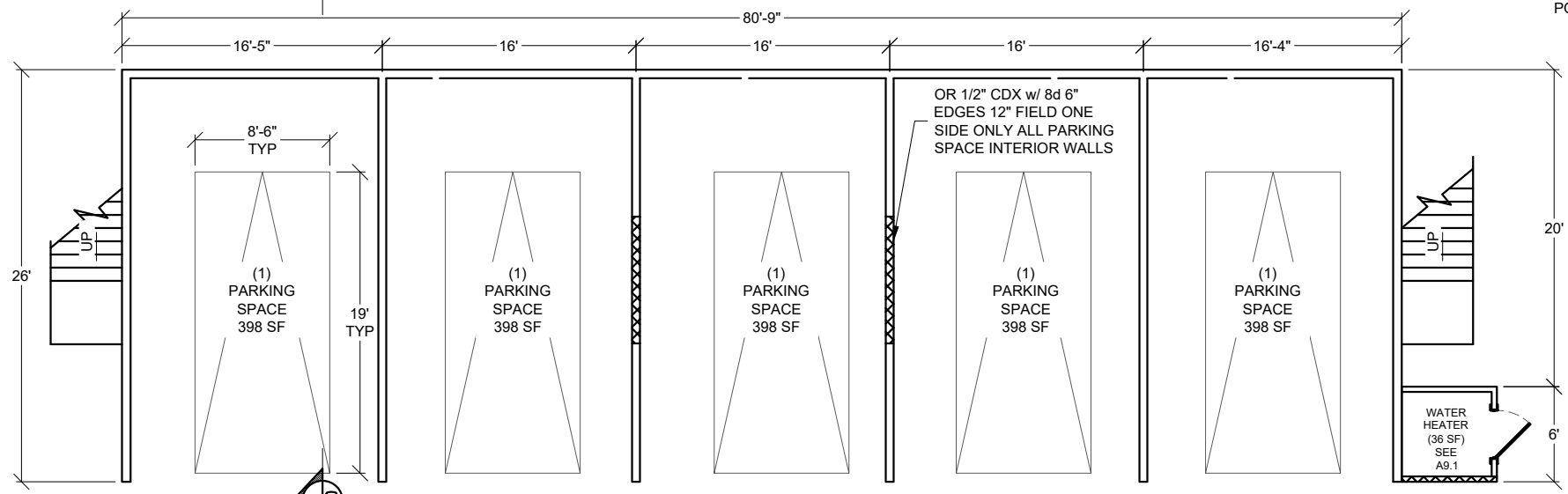
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 F:\ACAD\CAD FILES\STEVE AND ENK STROMBECK\WESTWOOD GARDEN APARTMENTS DWG\A2.4 12 UNIT ELEVATIONS.dwg

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SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

NOTE:
MECHANICAL EXHAUST FOR BATHROOM WILL EXIT A MINIMUM OF 3' FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING



FIRST FLOOR PARKING PLAN
SCALE: 3/32" = 1'-0"

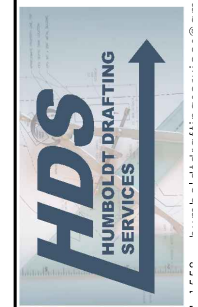
DOOR SCHEDULE			
SYM	QTY	SIZE WIDTH, HEIGHT	DESCRIPTION
(A)	5	3'-0" x 6'-8"	EXTERIOR DOOR 4x6 HEADER
(B)	5	2'-8" x 6'-8"	INTERIOR DOOR 4x6 HEADER
(C)	5	5'-0" x 6'-8"	SLIDING GLASS DOOR 4x8 HEADER
(D)	5	4'-0" x 6'-8"	CLOSET DOOR 4x6 HEADER
(E)	5	2'-8" x 6'-8"	BARN DOOR 4x6 HEADER

WINDOW SCHEDULE			
SYM	QTY	SIZE WIDTH, HEIGHT	DESCRIPTION
(1)	5	4'-0" x 4'-0"	WHITE VINYL SLIDER 4x6 HEADER

LEGEND:
 2x4 DIAGONAL COMPRESSION BLOCKING INTERIOR, 2x6 AT EXTERIOR

NORTH VARIES (SEE G0.1)

 SCALE: 3/32" = 1'-0"



NO.	HISTORY / REVISION	BY / CHK.	DATE

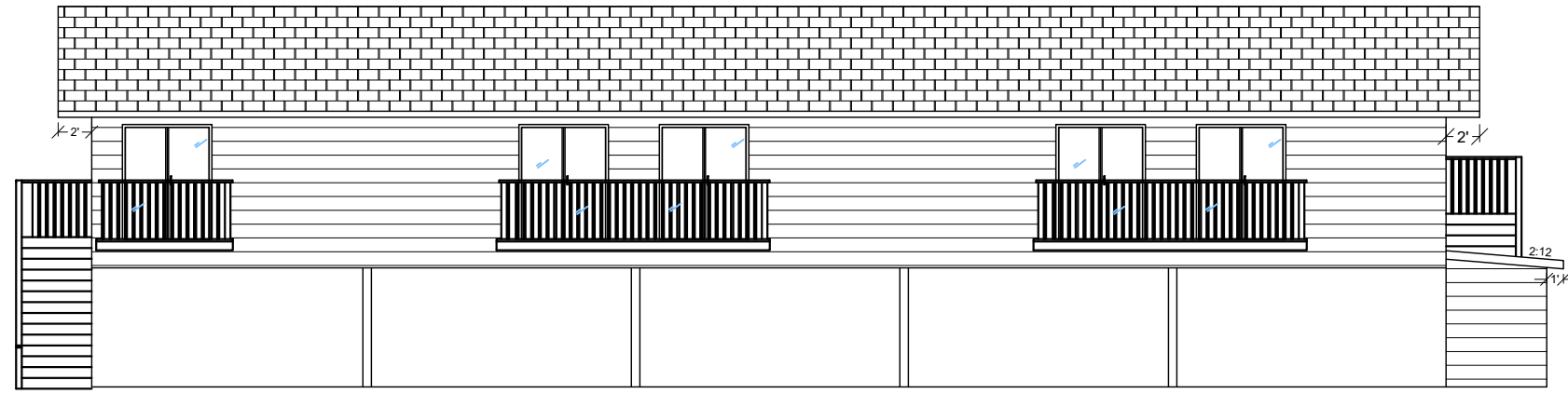
WESTWOOD GARDEN APARTMENTS
 103 NEW UNITS
 5 UNIT WITH PARKING FLOOR PLAN
 APN: 505-161-028

DRAWN	JDF
CHECK	ET
APPROVED	ET
DATE	9-6-202
JOB NUMBER	9.6.202
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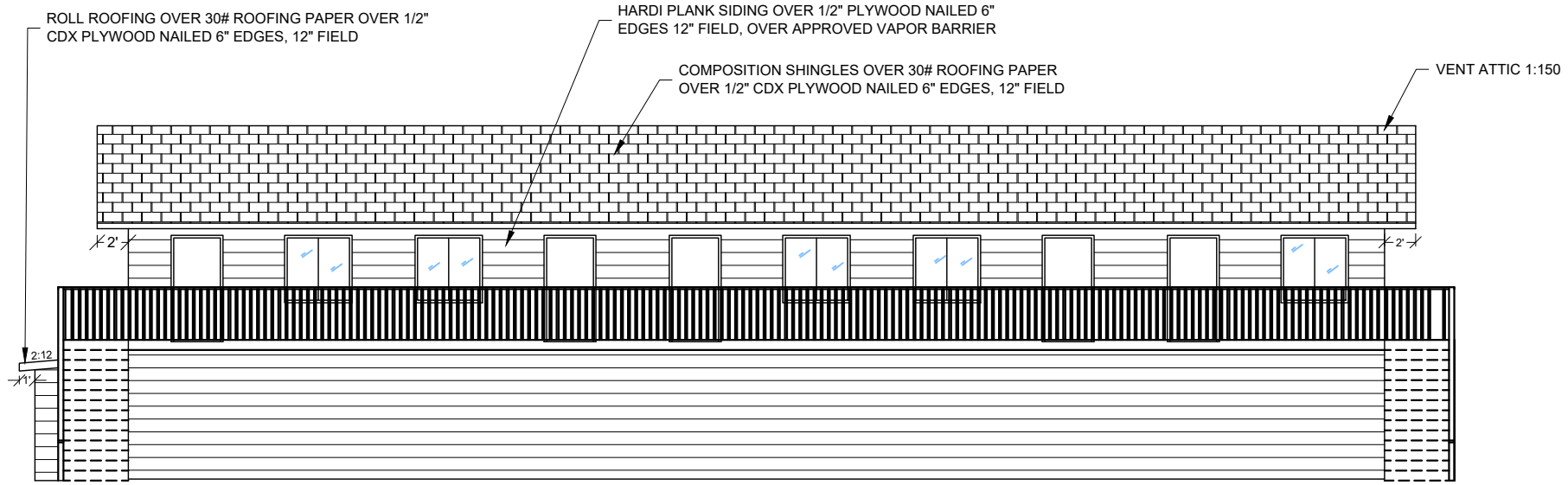
Attachment: A. Exhibit 3-c Building Elevators_Floor Plans (3993 : Westwood Garden Apartment Planned Development Amendment, Tree

Feb 10 2022 12:11 pm F:\ACAD\CAD FILES\VIEW AND ENK STROMBECK\WESTWOOD GARDEN APARTMENTS\DWG\A2.1.5 UNIT WITH PARKING FLOOR PLAN.dwg

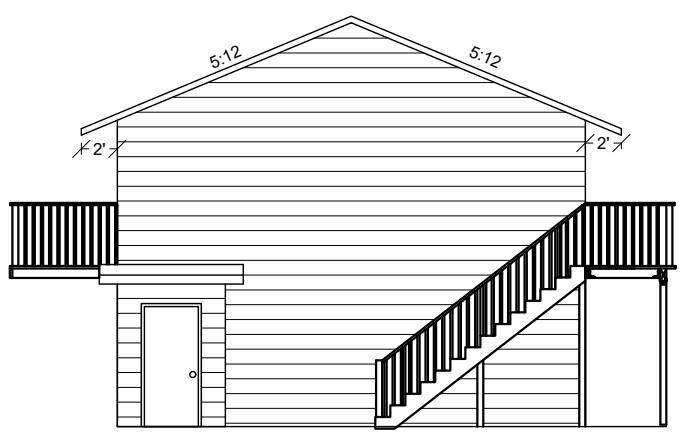
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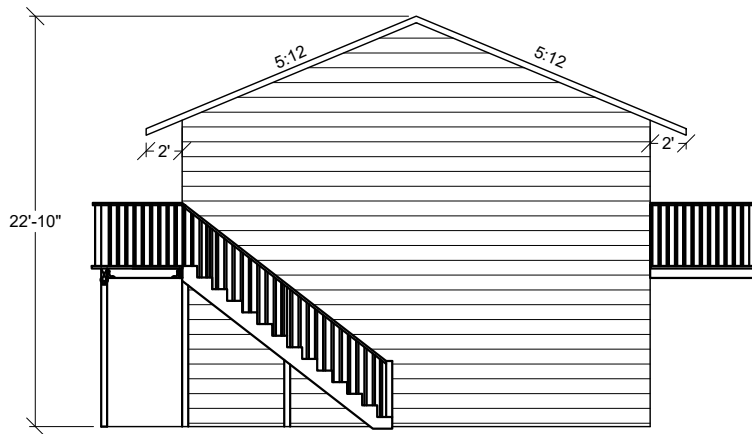
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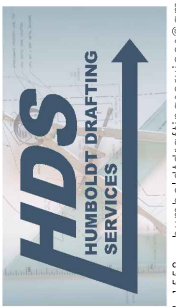
BACK ELEVATION
SCALE: 3/32" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 3/32" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0"



NO.	HISTORY / REVISION	BY / CHK.	DATE

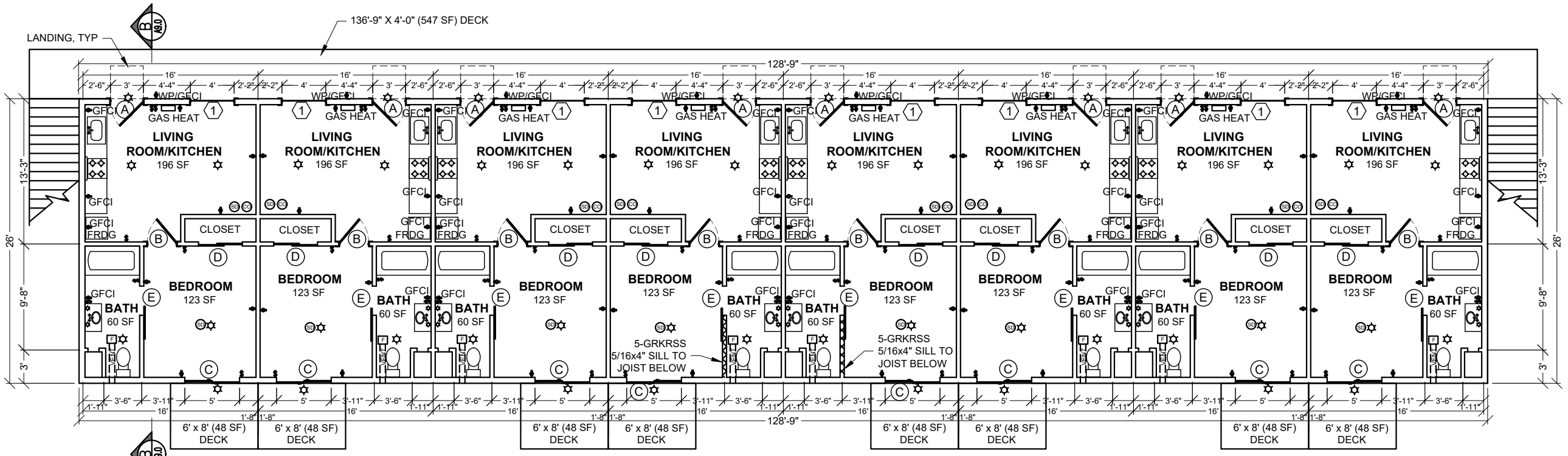
WESTWOOD GARDEN APARTMENTS
103 NEW UNITS
5 UNIT WITH PARKING ELEVATIONS
APN: 505-161-028

DRAWN	JDE
CHECK	EI
APPROVED	EI
DATE	9-6-202
JOB NUMBER	9.6.202
SHEET	

Attachment: A. Exhibit 3-c Building Elevations_Floor Plans (3993 : Westwood Garden Apartment Planned Development Amendment, Tree

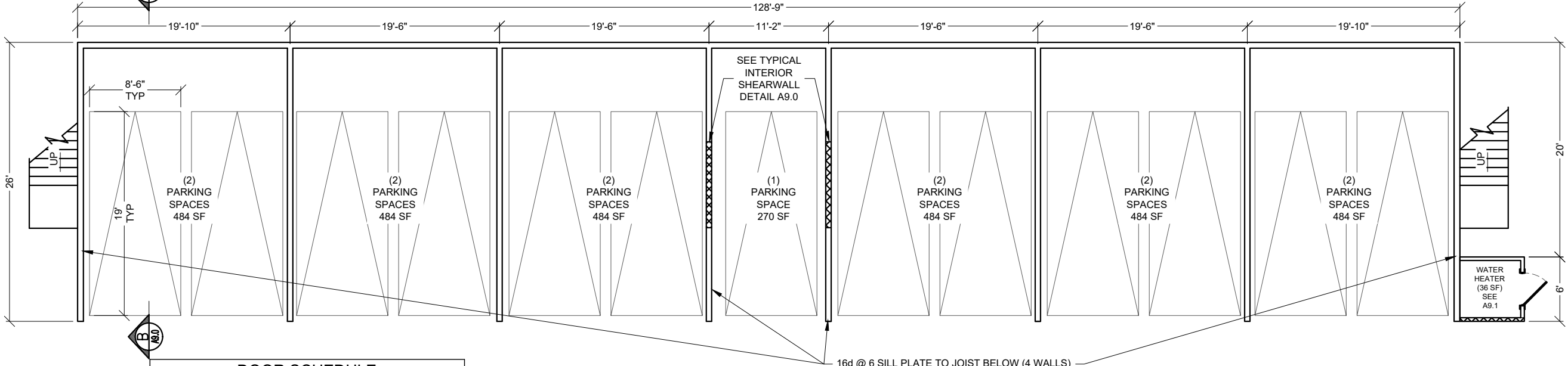
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SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

NOTE:
MECHANICAL EXHAUST FOR BATHROOM WILL EXIT A MINIMUM OF 3' FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING



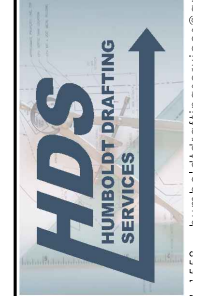
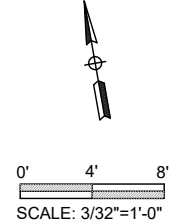
FIRST FLOOR PARKING PLAN
SCALE: 3/32" = 1'-0"

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

WINDOW SCHEDULE			
SYM	QTY	SIZE WIDTH, HEIGHT	DESCRIPTION
(1)	8	4'-0" x 4'-0"	WHITE VINYL SLIDER 4x6 HEADER

LEGEND:

 2x4 DIAGONAL COMPRESSION BLOCKING INTERIOR, 2x6 AT EXTERIOR



NO.	HISTORY / REVISION	BY	CHK.	DATE

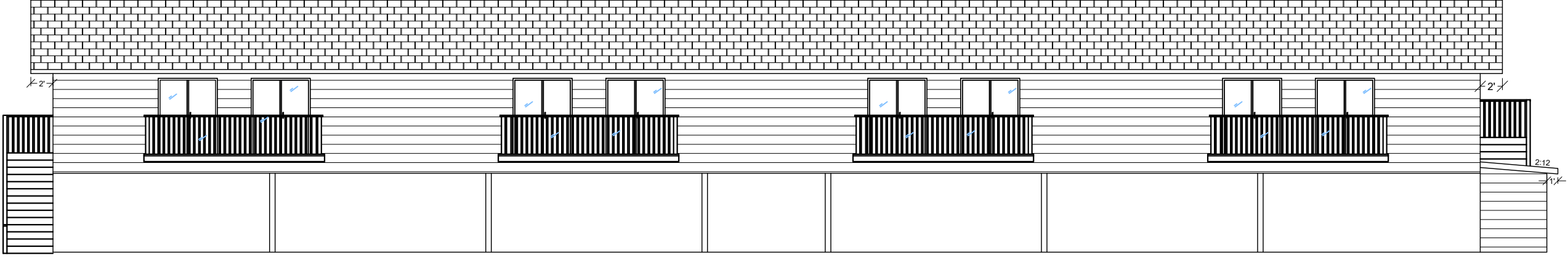
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103 NEW UNITS
8 UNIT WITH PARKING FLOOR PLAN
APN: 505-161-028

DRAWN: JDF
CHECK: E1
APPROVED: E1
DATE: 9-6-202
JOB NUMBER: 9.6.202
SHEET

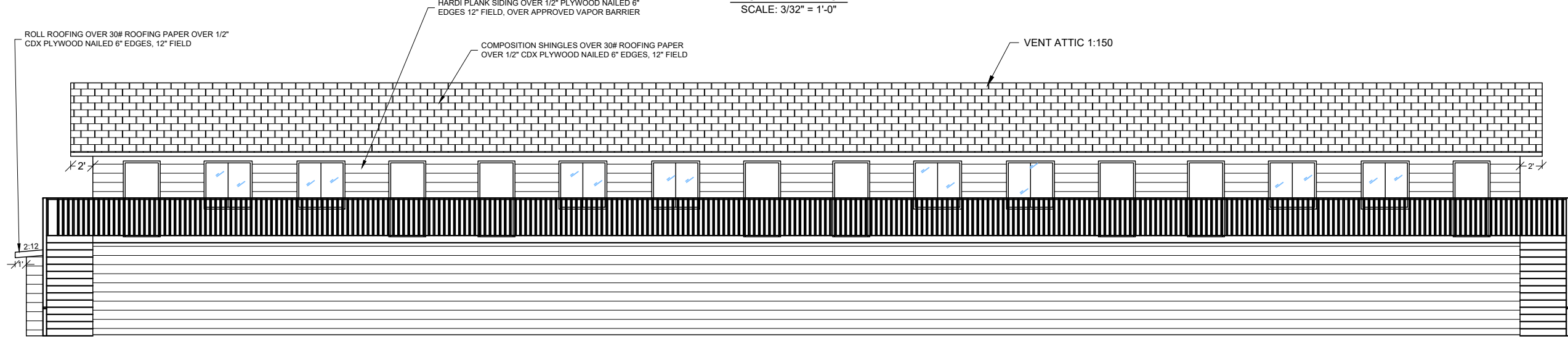
Attachment: A. Exhibit 3.c Building Elevations_Floor Plans (3993 : Westwood Garden Apartment Planned Development Amendment, Tree

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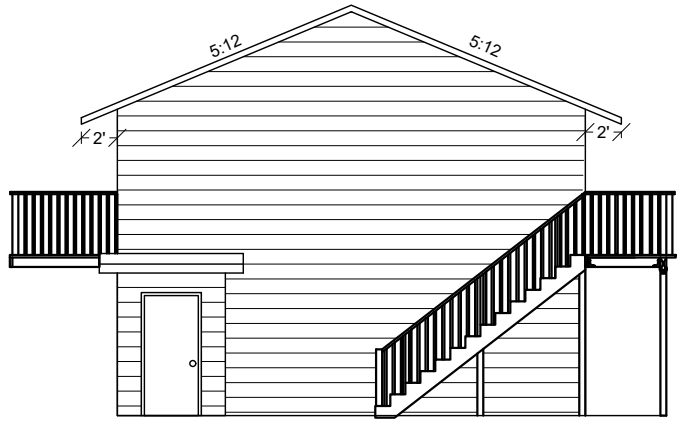
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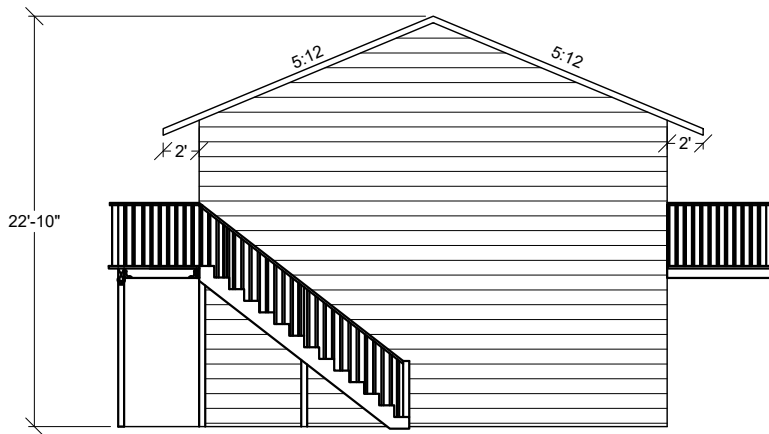
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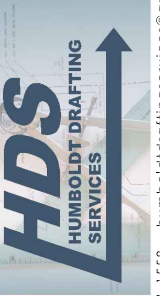
BACK ELEVATION
SCALE: 3/32" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 3/32" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0"



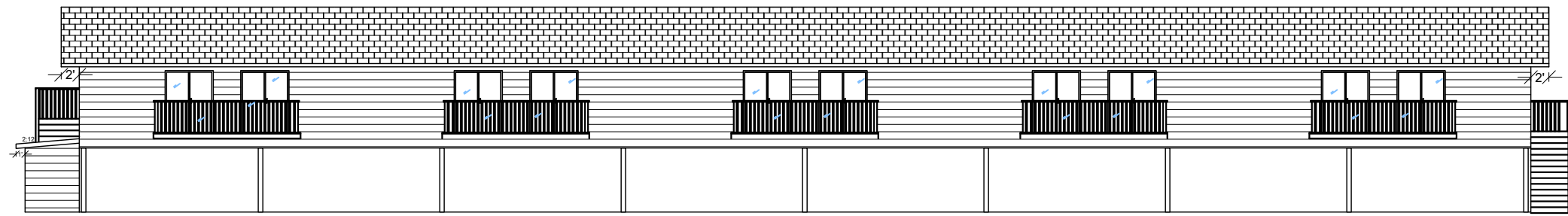
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WESTWOOD GARDEN APARTMENTS
103 NEW UNITS
8 UNIT WITH PARKING ELEVATORS
APN: 505-161-028

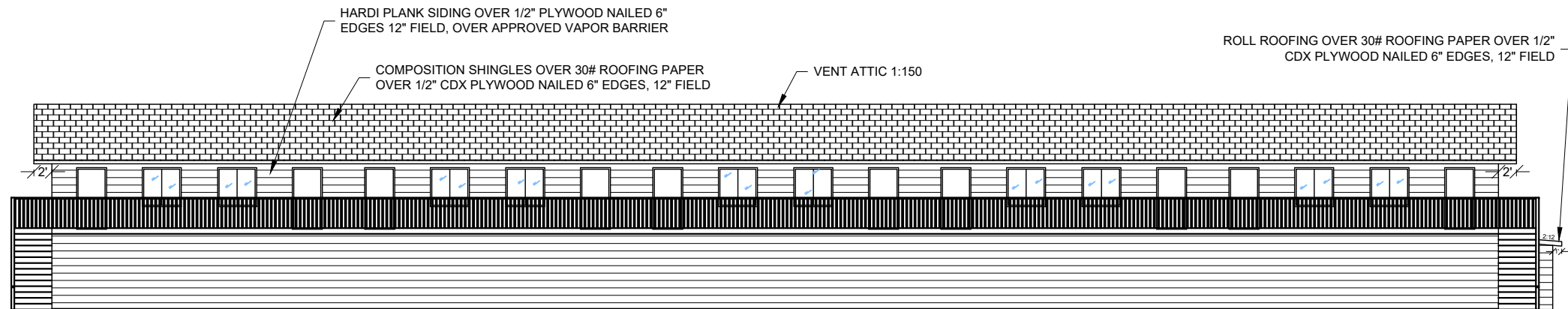
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CHECK	ET
APPROVED	ET
DATE	9-6-202
JOB NUMBER	9.6.202
SHEET	

Attachment: A. Exhibit 3-c Building Elevations_Floor Plans (3993 : Westwood Garden Apartment Planned Development Amendment, Tree

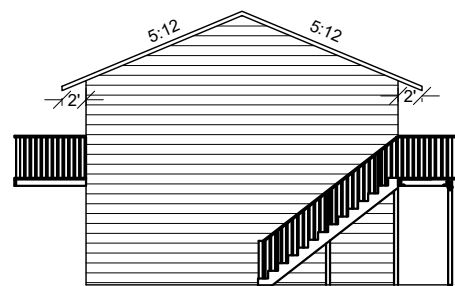
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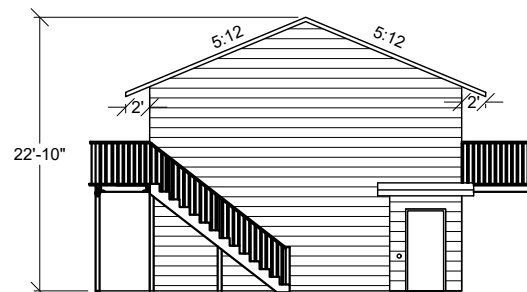
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SCALE: 1/16" = 1'-0"



BACK ELEVATION
SCALE: 1/16" = 1'-0"

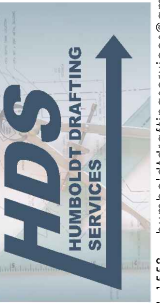


LEFT SIDE ELEVATION
SCALE: 1/16" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/16" = 1'-0"

Feb 10, 2022 12:11 pm
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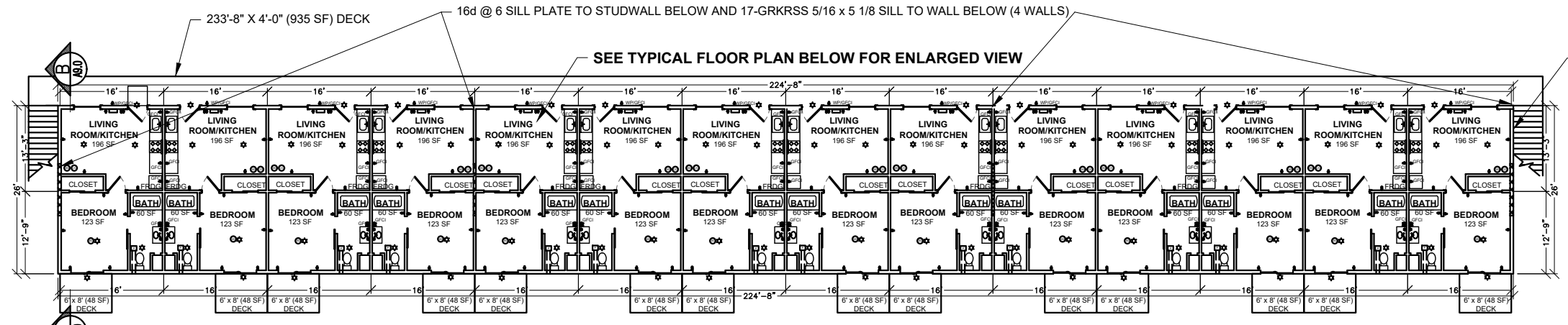
Attachment: A. Exhibit 3.c Building Elevations_Floor Plans (3993 : Westwood Garden Apartment Planned Development Amendment, Tree

NO.	HISTORY / REVISION	BY / CHK.	DATE

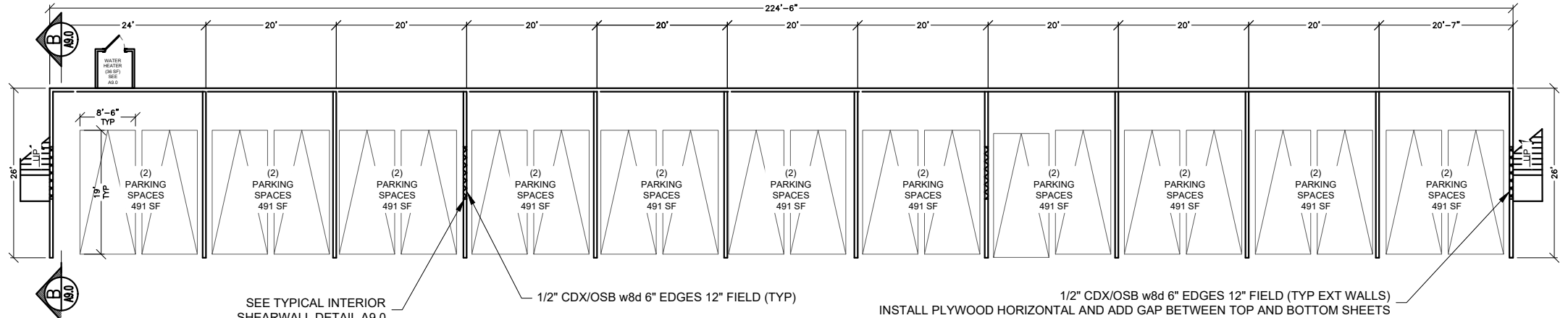
WESTWOOD GARDEN APARTMENTS
103 NEW UNITS
10 UNIT WITH PARKING ELEVATIONS
APN: 505-161-028

DRAWN	JDF
CHECK	ET
APPROVED	ET
DATE	9-6-202
JOB NUMBER	9.6.202

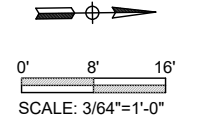
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SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



FIRST FLOOR PARKING PLAN
SCALE: 3/64" = 1'-0"

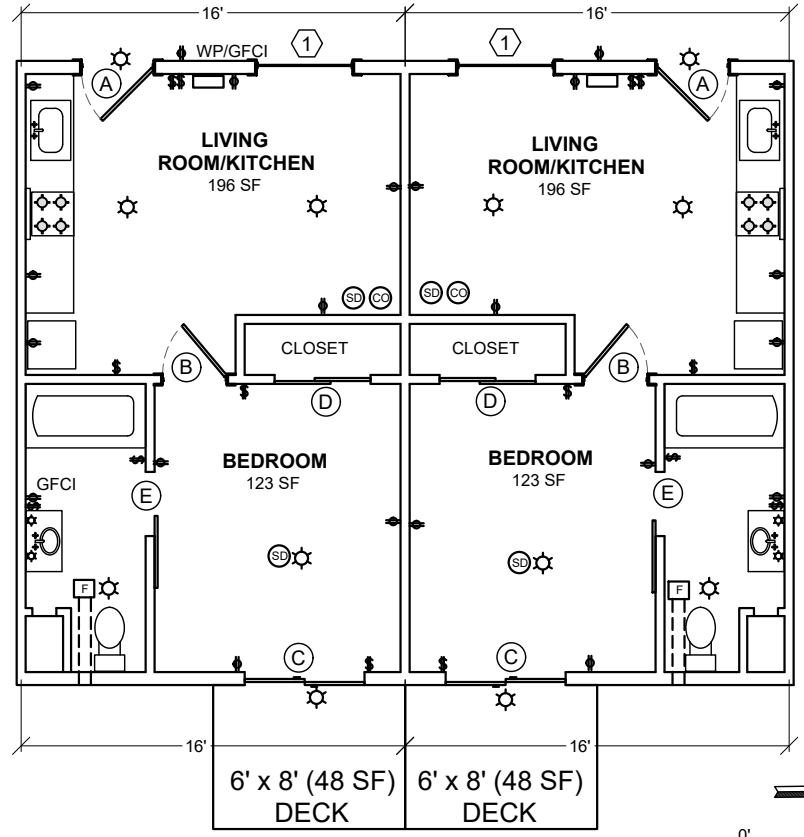


NOTE:
MECHANICAL EXHAUST FOR BATHROOM WILL EXIT A MINIMUM OF 3' FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING

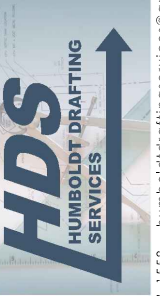
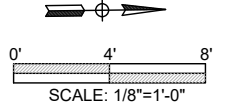
LEGEND:
 2x4 DIAGONAL COMPRESSION BLOCKING INTERIOR, 2x6 AT EXTERIOR

DOOR SCHEDULE			
SYM	QTY	SIZE WIDTH, HEIGHT	DESCRIPTION
(A)	15	3'-0" x 6'-8"	EXTERIOR DOOR 4x6 HEADER
(B)	15	2'-8" x 6'-8"	INTERIOR DOOR 4x6 HEADER
(C)	15	5'-0" x 6'-8"	SLIDING GLASS DOOR 4x8 HEADER
(D)	15	4'-0" x 6'-8"	CLOSET DOOR 4x6 HEADER
(E)	15	2'-8" x 6'-8"	BARN DOOR 4x6 HEADER

WINDOW SCHEDULE			
SYM	QTY	SIZE WIDTH, HEIGHT	DESCRIPTION
(1)	15	4'-0" x 4'-0"	WHITE VINYL SLIDER 4x6 HEADER



TYPICAL MIRRORED FLOOR PLAN
SCALE: 1/8" = 1'-0"



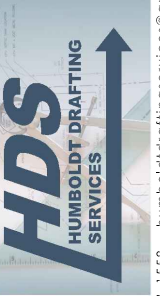
NO.	HISTORY / REVISION	BY / CHK.	DATE

WESTWOOD GARDEN APARTMENTS
103 NEW UNITS
14 UNIT WITH PARKING FLOOR PLAN
APN: 505-161-028

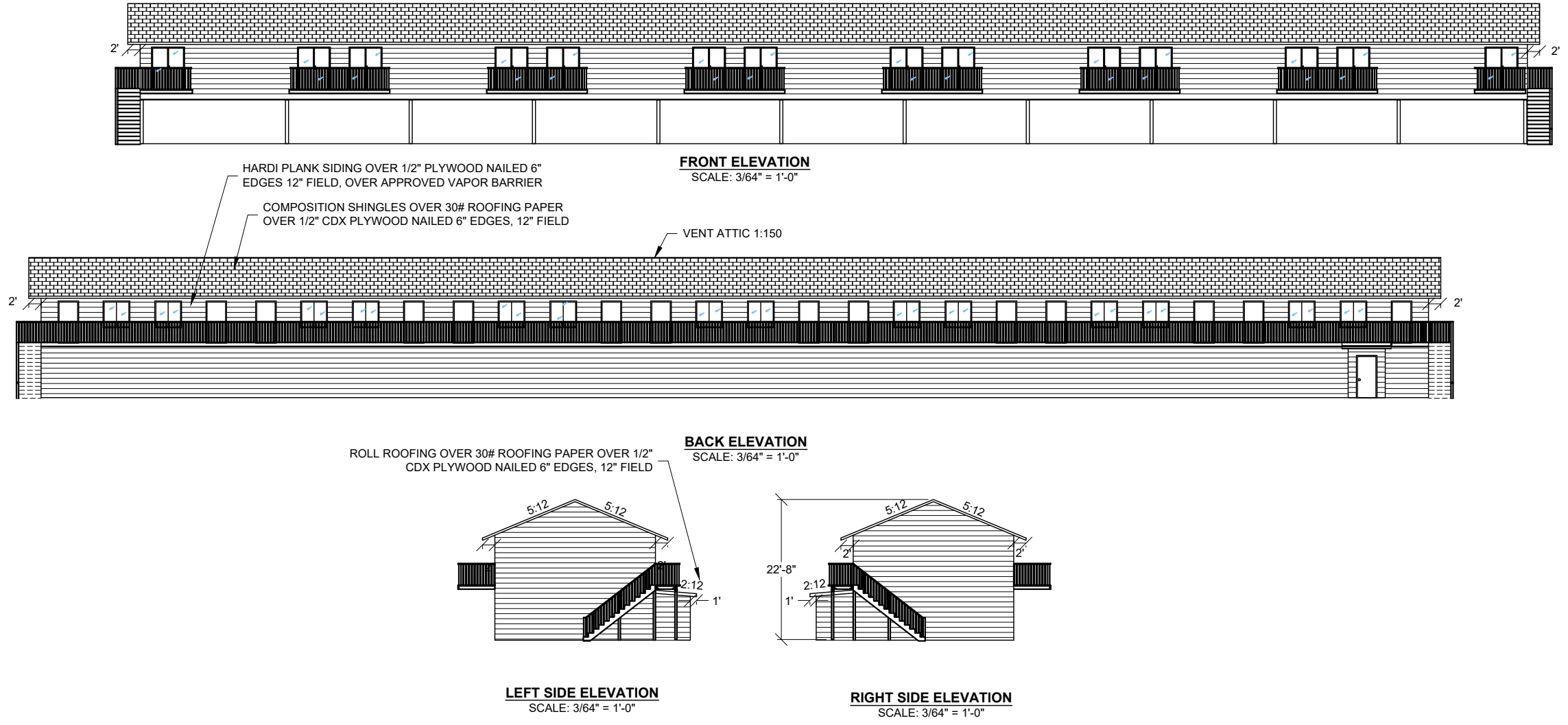
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CHECK	EJ
APPROVED	EJ
DATE	9-6-202
JOB NUMBER	9.6.202
SHEET	

Attachment: A. Exhibit 3.c Building Elevators_Floor Plans (3993 : Westwood Garden Apartment Planned Development Amendment, Tree

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Attachment: A. Exhibit 3.c Building Elevations_Floor Plans (3993 : Westwood Garden Apartment Planned Development Amendment, Tree



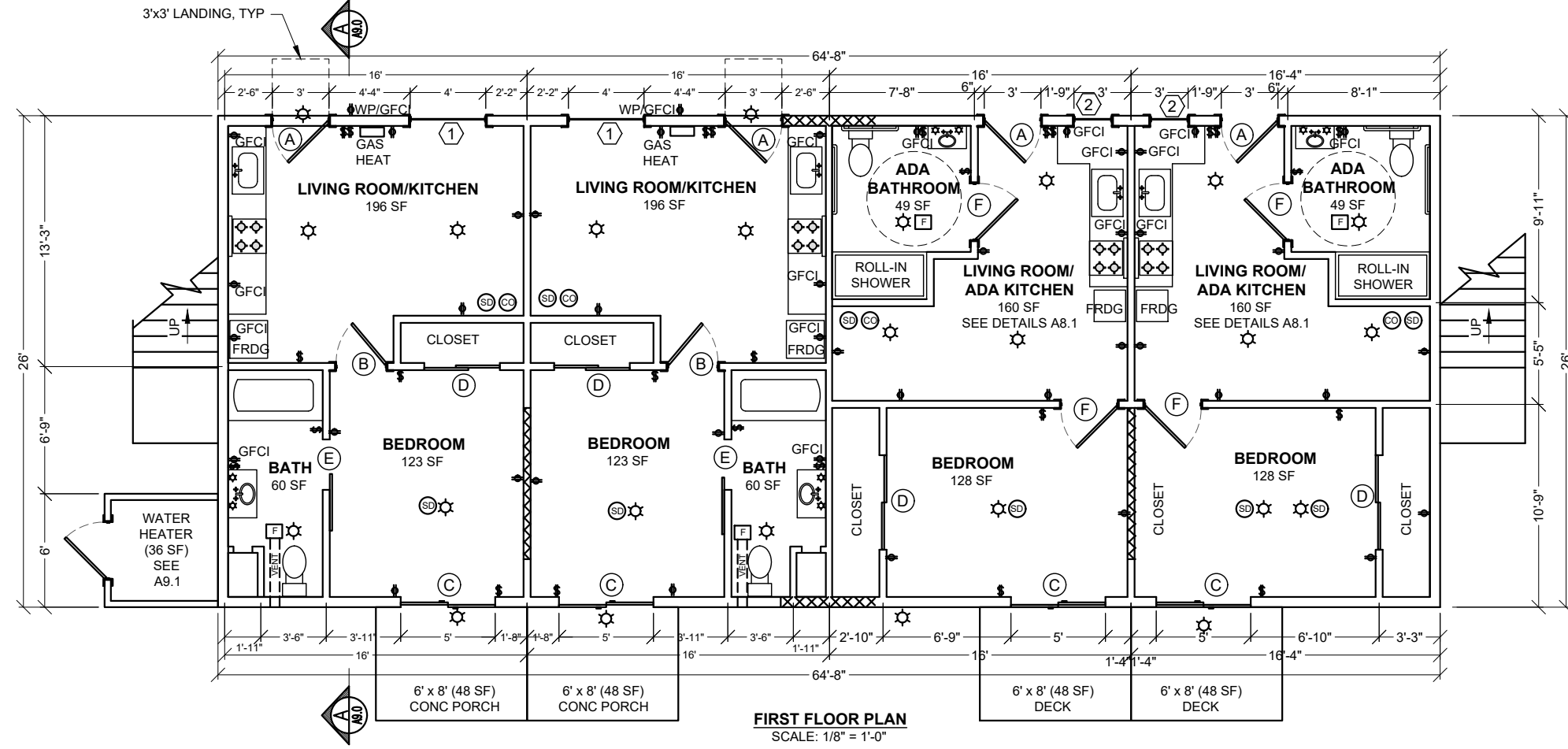
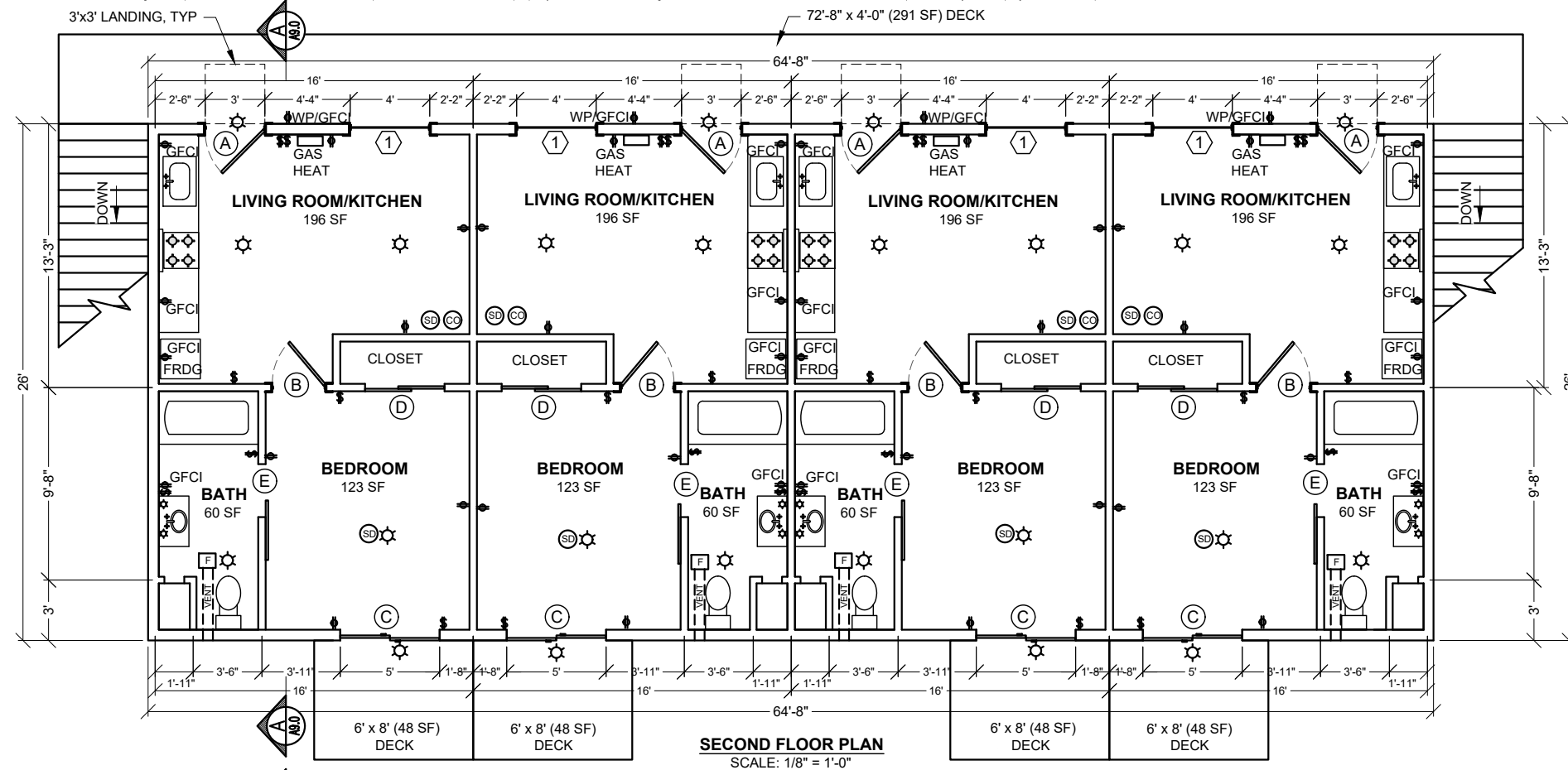
NO.	HISTORY / REVISION	BY / CHK.	DATE

WESTWOOD GARDEN APARTMENTS
103 NEW UNITS
14 UNIT WITH PARKING ELEVATIONS

APN: 505-161-028

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APPROVED	EL
DATE	9-6-202
JOB NUMBER	9.6.202
SHEET	

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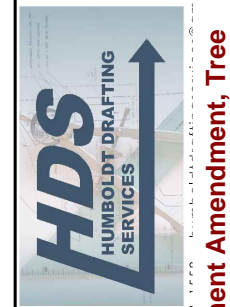
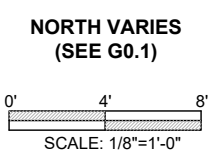


DOOR SCHEDULE			
SYM	QTY	SIZE WIDTH, HEIGHT	DESCRIPTION
(A)	8	3'-0" x 6'-8"	EXTERIOR DOOR 4x6 HEADER
(B)	6	2'-8" x 6'-8"	INTERIOR DOOR 4x6 HEADER
(C)	8	5'-0" x 6'-8"	SLIDING GLASS DOOR 4x8 HEADER
(D)	8	4'-0" x 6'-8"	CLOSET DOOR 4x6 HEADER
(E)	6	3'-0" x 6'-8"	BARN DOOR 4x6 HEADER
(F)	4	3'-0" x 6'-8"	INTERIOR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

WINDOW SCHEDULE			
SYM	QTY	SIZE WIDTH, HEIGHT	DESCRIPTION
(1)	6	4'-0" x 4'-0"	WHITE VINYL SLIDER 4x6 HEADER
(2)	2	2'-0" x 3'-0"	WHITE VINYL SLIDER 4x6 HEADER

NOTE:
MECHANICAL EXHAUST FOR BATHROOM WILL EXIT A MINIMUM OF 3' FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING

LEGEND:
 XXXXXXXX 2x4 DIAGONAL COMPRESSION
 BLOCKING INTERIOR, 2x6 AT EXTERIOR



NO.	HISTORY / REVISION	BY / CHK.	DATE

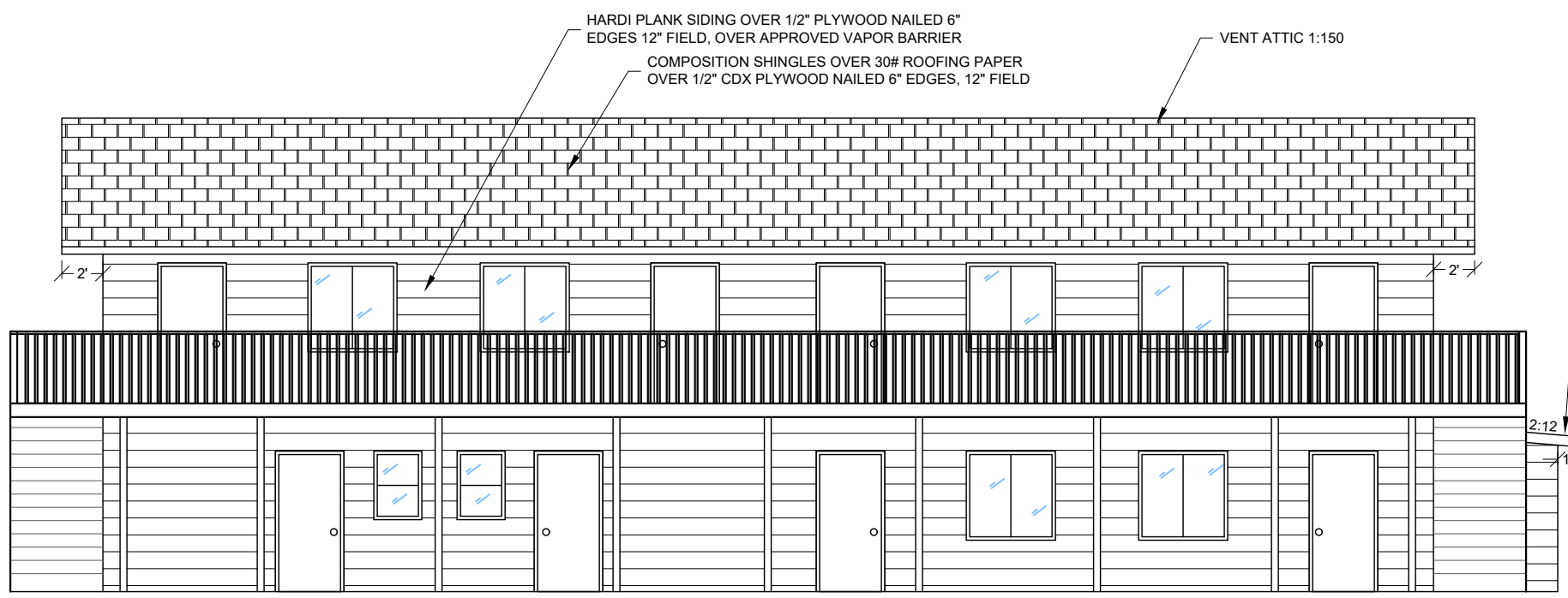
WESTWOOD GARDEN APARTMENTS
 103 NEW UNITS
 ADA 8 UNIT FLOOR PLAN
 APN: 505-161-028

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CHECK	ET
APPROVED	ET
DATE	9-6-202
JOB NUMBER	9.6.202
SHEET	

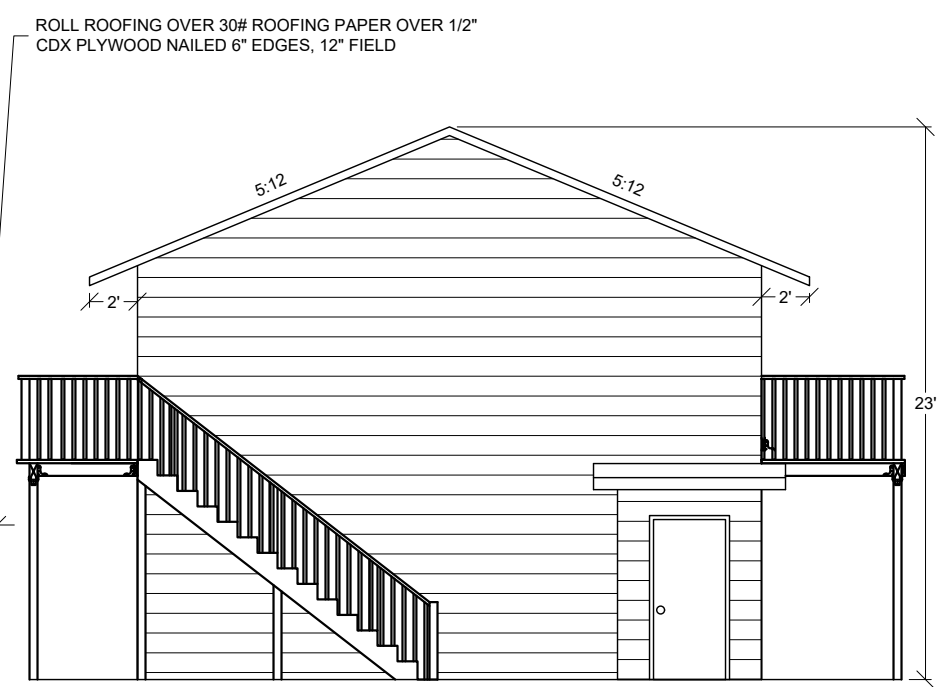
Attachment: A. Exhibit 3.c Building Elevators_Floor Plans (3993 : Westwood Garden Apartment Planned Development Amendment, Tree

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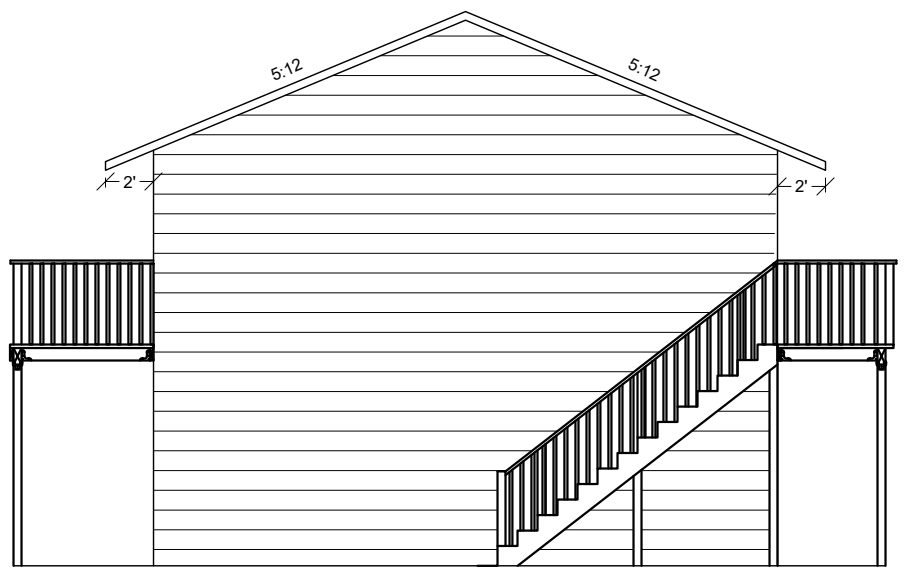
FRONT ELEVATION
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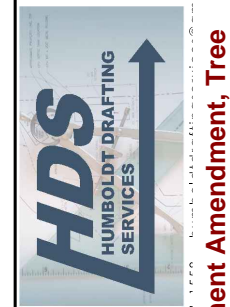
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BACK ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



NO.	HISTORY / REVISION	BY	CHK.	DATE

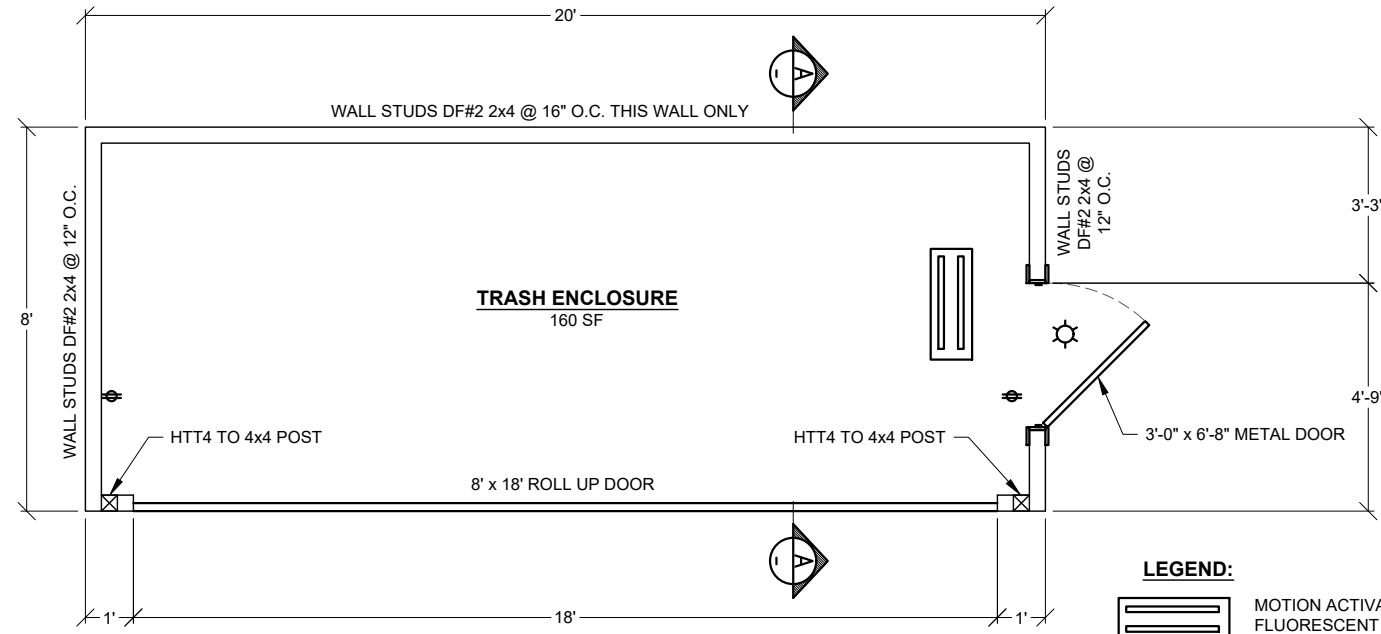
WESTWOOD GARDEN APARTMENTS
103 NEW UNITS
ADA 8 UNIT ELEVATIONS
APN: 505-161-028

DRAWN	JDF
CHECK	ET
APPROVED	ET
DATE	9-6-202
JOB NUMBER	9.6.202

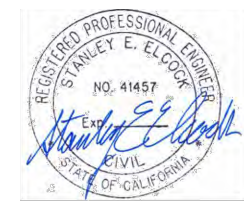
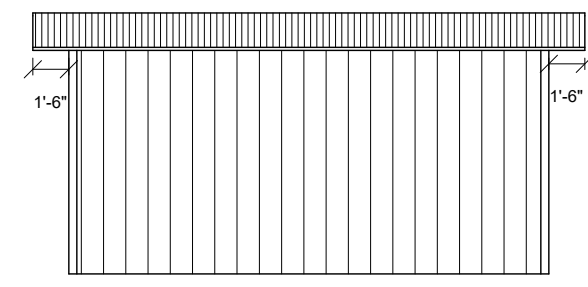
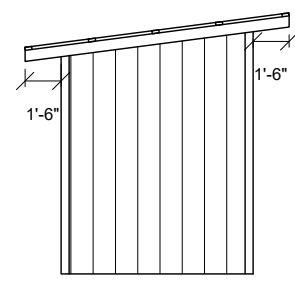
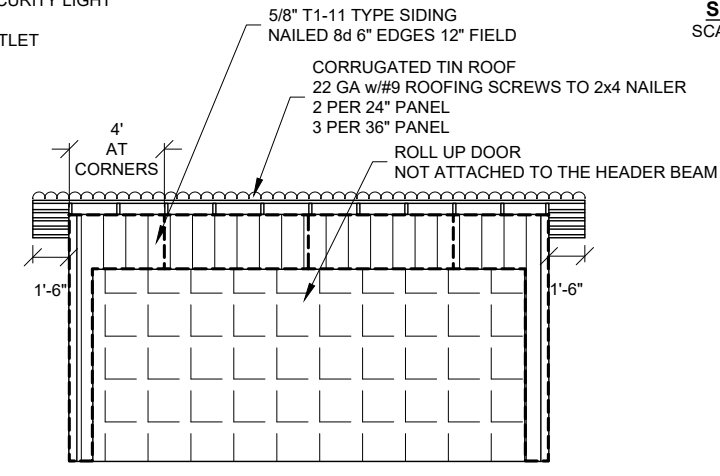
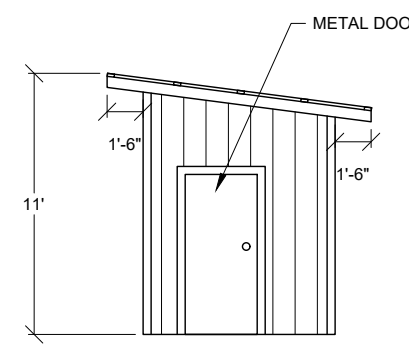
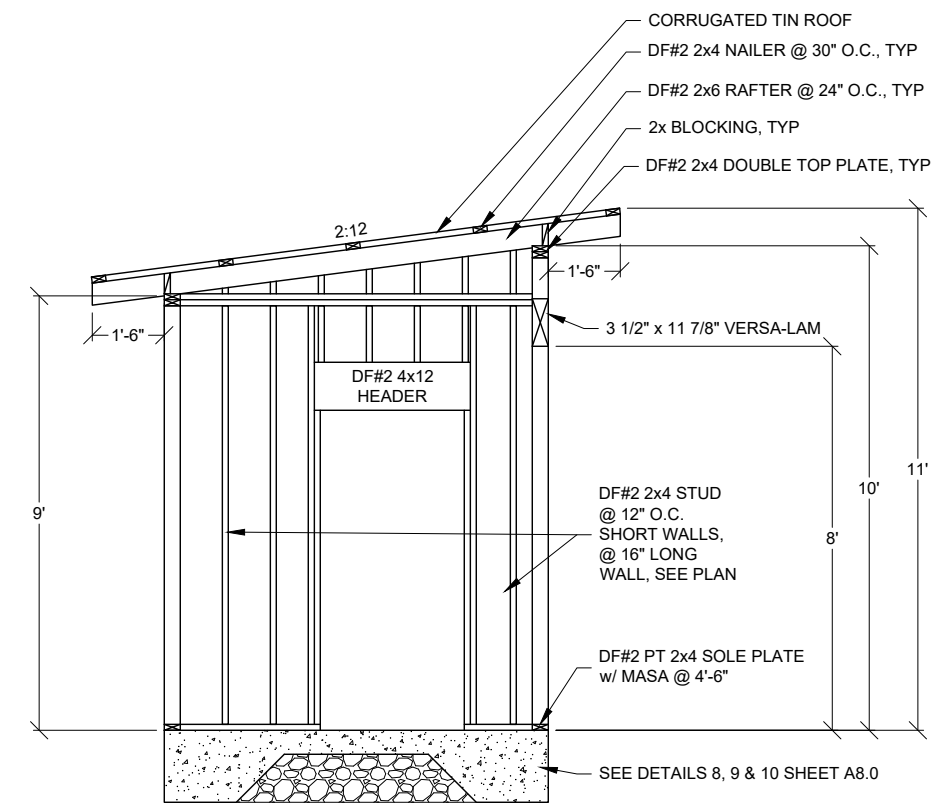
Attachment: A. Exhibit 3.c Building Elevations_Floor Plans (3993 : Westwood Garden Apartment Planned Development Amendment, Tree

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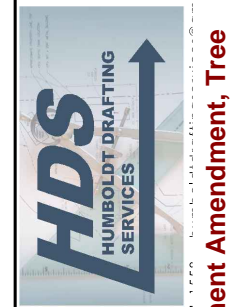
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- LEGEND:**
- MOTION ACTIVATED FLUORESCENT LIGHT
 - MOTION ACTIVATED SECURITY LIGHT
 - OUTLET



7/18/2022



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

WESTWOOD GARDEN APARTMENTS
103 NEW UNITS
TRASH ENCLOSURE PLANS

APN: 505-161-028

DRAWN	JDB
CHECK	ES
APPROVED	ES
DATE	9-6-202
JOB NUMBER	9.6.202
SHEET	

A9.2

Attachment: A. Exhibit 3.c Building Elevations_Floor Plans (3993 : Westwood Garden Apartment Planned Development Amendment, Tree

JUL 27 2022 8:38am F:\ACAD\CAD FILES\STEVIE AND ENK STROMBECK\WESTWOOD GARDEN APARTMENTS DWG\A9.2 TRASH ENCLOSURE PLANS.dwg



STAFF REPORT

PLANNING COMMISSION MEETING

September 27, 2022

TO: Honorable Chair and Commissioners

FROM: David Loya, Director of Community Development

PREPARER: David Loya, Director of Community Development

DATE: September 22, 2022

TITLE: Consider the Gateway Area Plan

RECOMMENDATION:

Staff recommends the Planning Commission consider the Gateway Area Plan, receive public comment, and provide recommendations on any chapter of the Plan as necessary.

INTRODUCTION:

At the City Council and Planning Commission joint study session on August 23, 2022, the Council asked the Commission to specifically address building height and resources the Commission needs to make recommendations on the Gateway Plan. The Commission will work through an exercise at this meeting to address those decision points.

BACKGROUND:

The Commission has been considering the Design chapter of the Gateway Area Plan over the last several meetings. The Planning Commission and City Council had a study session on the Plan on August 23, 2022. During that meeting, the Council requested the Planning Commission provide a recommendation on building height by district and identify any resources the Commission determines necessary to complete their review and make a recommendation on the full Gateway Area Plan.

DISCUSSION:

The Commission and Council discussion was informed by recent work on the Form-Based Code (Code). Specifically, on August 5, staff provided a video presentation on the relationship between Form-Based Code and potential future development (https://www.youtube.com/watch?v=TmhPG_fIPmw&list=PL7tMq3MmkA5qJHW0ypCUBOfCJCtLuxZjD&index=32). This video emphasized how regulations in the Code could limit the impact of large-scale buildings through setbacks, step backs, and design requirements for building bulk and massing. Importantly, the Code can also set limits on maximum building height by parcel. Using form limitations on the largest buildings allowed in the Code (minimum distance between large-scale buildings, for example), the Form-Based Code can mitigate impacts of potential future development.

During follow up discussions on building height at the regular Commission meeting of September 13, 2022, the Commissioners discussed the linkage between Form-based Code standards, community benefits, and building height. To address these connections, the Commission will map out the impacts and concerns for a given draft plan scenario. Given that set of concerns, the Commission will identify the existing solution set addressing those concerns and evaluate whether the current set of solutions adequately addresses the concerns or not. Where there are gaps the solutions, the Commission may identify additional resources that need to be brought into the decision-making process.

Staff will facilitate an exercise to identify the concerns. The public will be invited to participate through a Slido poll to identify concerns and solutions. The Slido poll will only be used to identify concerns and solutions to ensure all of the concerns that are raised have the opportunity for Commission consideration. The polling results are not intended to show how important any particular issue is, and the results will not be used in this way. Instead, the poll will provide the public efficient access to the process to ensure all ideas are on the table among those participating. There will also be a paper option in the meeting to allow those without devices to be heard. Additionally, since users can add as many responses as they wish, the public may share devices in the meeting.

The Planning Commission will be asked to deliberate on the adequacy of the solutions, whether there are additional resources that are needed to finalize the discussion, and formally make a recommendation to the City Council for additional appropriations to obtain those resources as necessary.

The public discourse on the Plan has generated a list of concerns. Staff has prepared responses in the FAQs (<https://www.cityofarcata.org/964/Frequently-Asked-Questions>). But the Commission has not had the opportunity to evaluate and prioritize the information it feels is needed to make decisions. Many of the impacts are related to the intensity of development. Concerns over shading, for example, depend on the maximum building height that is allowed. This exercise will provide clarity on the outstanding issues of concern for the Commission.

The expected outcomes of the exercise include the building height and maximum number of stories that the Draft Plan will be revised to include. In addition, the exercise will identify additional resources the Commission needs to continue its review. Resources may include additional studies, committee input, taskforce or subcommittee formation, additional funding for engagement on the Form-based Code, additional funding for the Form-based Code work product, requests for expert panel discussions, or other ideas for resources the Commission needs to make a recommendation on the Plan.

The outcomes will also include a list of concerns that the Commission believes are adequately addressed in the current proposed work plan or resources already available to the Commission. For example, several people have raised concerns about the City's ability to treat wastewater for a population of up to 27,000 people over the 20-year planning period. In response to this concern, the City has identified several sources of information. First, the City's wastewater treatment facilities improvements project has generated a lot of data evaluating the current and proposed facility's ability to address current and future treatment (<https://www.cityofarcata.org/856/Wastewater-Treatment-Facilities-Improvement>). In addition to the facilities plan, the CEQA environmental document, and the project description the Phase I project just received a Coastal Development Permit, which addressed sea level rise and the suitability of the site for the next 30 years at that location. In addition, the Environmental Impact Report (EIR) for the General Plan 2045 update will assess public services, including wastewater. The EIR will establish mitigations necessary to address future demand on wastewater services, which may include adding capacity at the current plant

location, relocation of some or all of the treatment facilities to other locations, requiring pretreatment for projects that produce high volume or high strength wastewater, or a range of other alternatives to address future need, as necessary.

Through the exercise, the Commission will consider the information available and planned to be provided prior to making a final recommendation and decide whether to request additional information or not. If the Commissioners feel the information in the record and planned to be included in the EIR is sufficient to address the concern, the decision to request no follow-up action will be recorded as part of the recommendation to the Council. If the Commissioners believe they need additional information, the type of information, its potential sources, and whether additional budget is necessary will be identified.

This exercise is not intended to resolve every concern that has been or will be raised. The purpose of this exercise is to resolve concerns related to maximum building heights with enough clarity that the planning process can progress based on these decisions. The Current proposal allows for a maximum of eight stories and 90' in the Barrel District, for example. If the Commission finds that eight stories is the correct planning target, there are going to be several factors of concern that will need to be addressed. Some of the factors are going to have Form-based Code solutions and some will have community benefits program solutions. The Commission will not be able to resolve all the design criteria that will be necessary to adopt eight stories as the maximum building height in this forum. The Commission will, however, be able to identify that there are code requirements that the believe will address the concerns. To this end, the Commission may decide that they need additional Form-based Code engagement and drafts of the design solutions that will address their concerns.

Building Height and Design

The Form-based Code is a multi-step community design process. The City has been working with its consulting team to workshop the design process. The first two Form-based Code workshops are available on the City's YouTube channel, and the second workshop is available as an ongoing opportunity for engagement.

There are three more engagements included in scope for the community design process (Attachment A). The draft Form-based Code will be developed after these workshops, and the Commission and community will be able to review and amend the Draft Code. The Code is fully funded by the limited budget based on various grants and local development fee sources (Attachment B). However, the scope of work could be expanded to provide additional engagement and detail in the Code (Attachment C). The Commission should consider whether to request additional Form-based Code support.

Responsible Growth Arcata Proposal

The Commission specifically requested that RGA or other groups provide recommendations for how a taskforce or new committee could assist the work of the Planning Commission at its September 27, 2022, meeting. RGA provided a revised proposal (Attachment D). The Commission should consider whether they wish to accept the RGA proposal as one of the additional resources to develop the Gateway Plan.

Public Comment

It is important to distinguish the RGA submittal, which the Planning Commission specifically requested, from general communications received on the Gateway Plan, the Form-based Code, and other General Plan Elements. The Department is now providing all public comment and correspondence on the planning effort directly on the City's website (<https://www.cityofarcata.org/940/Ongoing-Community-Outreach>). Public comment is no longer

being added to the staff reports. This change in the way public comment is posted was in response to community feedback calling for better organization and transparency. In addition, all correspondence is provided directly to the Commission via their City emails.

Community Benefits Program

The Commission wished to discuss the community benefits program in conjunction with the building height/massing discussion. The exercise outlined above will allow the connection between concerns with the proposed plan as modified through Commission deliberations and community benefits, as well as design considerations.

In 2020 and 2021, the City worked with a diverse set of stakeholders to consider community amenities. The starting point included amenities related to every General Plan policy. The list was reviewed through the City Committees. And in July of 2021, formal recommendations from all of the Committees were complete (Attachment E). While the Commission will need to have additional conversations about Community amenities, this list may be useful as a starting point for the Commission's deliberations. Commissioner Mayer also submitted ideas for the community benefits program (Attachment F).

ATTACHMENTS:

- A. FBC Outreach topics (DOCX)
- B. Form-Based Code Scope (PDF)
- C. FBC Outreach Proposal_v1 (PDF)
- D. RGA Committee Proposal (PDF)
- E. Amenties Comittee Review (PDF)
- F. Community benefits Mayer (DOCX)

Topic	Materials	Requested Input
Meeting Series 1: Building Design and Open Space		
District form and character standards	Photographs illustrating aspects of building façade and roof design	Which aspects of building façade and roof design should be regulated in the form-based code? For aspects that should be regulated, what should be required, allowed, prohibited?
Open Space	Revised open space concept plan from Gateway Plan; Photographs of different types of publicly accessible open space	What types of publicly accessible open spaces do you want to see in the Gateway area? Where should they be located? What design features and amenities are most important?
Meeting Series 2: Parking, Streetscape, Historic Resources		
Parking	Draft vehicle access and parking design standards; Draft minimum and maximum on-site parking requirements; Draft parking demand management standards (e.g., unbundled parking, bicycle parking)	Do you have any feedback on draft parking provisions?
Streetscape	Streetscape standards and diagrams Photographs illustrating standards	Do you have any feedback on streetscape standards
Historic Resources	Background information on historic resources in Plan area; Draft historic resource provisions	Do you have any feedback on historic resource provisions?
Meeting Series 3: Allowed Uses, Community Benefits, Permits		
Allowed uses	Allowed use table; supplemental use regulations	Do you have any feedback on allowed use regulations?
Community Benefits	Complete draft community benefits section	Do you have any feedback on community feedback provisions?
Permits	Options for ministerial approvals	Which option do you prefer?

Attachment: A. FBC Outreach topics (4005 : Gateway #10)

TASK 4 GATEWAY AREA PLAN AND FORM BASED CODE

An early objective that must be determined early in the project timeline is the structure of the document(s) that form the basis of this task. The Gateway Area Plan and associated Gateway Code could be prepared as a single stand-alone document, mirroring the standard of Specific Plans. The single document approach has the obvious advantages of having a single document, with a single location containing the content of both the Gateway Area Plan and the Form-based Code. This would avoid unintentional inconsistencies that could occur over time as amendments occur. The single document approach also has the advantage of allowing the City to utilize a single easy-to-understand document when communicating with developers and property owners. This single document could also be useful for marketing purposes in the recruitment of interest developers. On the other hand, a single document is likely to cause problems with ultimate adoption and implementation since half of the Plan area is in the Coastal Zone. This could mean that the entire single document would require Coastal Commission certification. Because of these LCP-related complications, the Planwest team recommends against the single document approach (though we are prepared to explore this concept with City staff).

As an alternative to the single document approach, the Gateway Plan could be divided into two separate components, each of which is entirely folded into existing documents, with the Gateway Area Plan incorporated into the General Plan as an Element and the Form Based Code incorporated into the City's land use code. This approach has several advantages and may be what the Planwest team recommends. However, a third approach would be for the Gateway Plan to be incorporated in the General Plan as an Element, while the Gateway Form Based Code stands alone outside of the City's Land Use Code. From reading the RFP, it appears that the City is seeking this third approach: Gateway Plan as an Element of the General Plan with the Gateway Code as a stand-alone document that is separate from City's Land Use Code.

In preparing this proposal, we had a productive conversation about these potential approaches that was informed by our collective experiences and expertise. Rob Holmlund brought the perspective of a former Community Development Director (City of Eureka) and considered the complications associated with this work into the City's LCP. Brian Heaton brought the perspective of a former City Planner (City of Eureka) that was responsible for the day-to-day management of such regulations. Ben Noble brought the perspective of current best practices being implemented throughout the State. Misha Schwarz and George Williamson brought the perspectives of decades of experience assisting developers to navigate their envisioned projects through such regulations. While we came to the realization that each of the three approaches have strategic advantages and disadvantages, the ultimate LCP integration has to be a top consideration. The Planwest team recommends that a primary decision-making factor in selecting the preferred approach is easing the ultimate integration of the document(s) with the LCP and the ultimate adoption by the Coastal Commission. This priority must be folded into considerations regarding the structure, appearance, marketability, and ease-of-use of the document. The Planwest team is willing to proceed with a different approach, but the arrangement and organization of the documents must be determined early in the project timeline, preferably at the Preliminary Scoping Meeting with City Staff under Task 1. For the purposes of this proposal and budget, the Planwest team is presenting the third approach: Gateway Plan as an Element of the General Plan with the Gateway Code as a stand alone document that is separate from City's Land Use Code.

Subtask 4.1: Public Review Draft of the Arcata Gateway Area Plan

The Planwest team understands that a primary objective of this overall project is the establishment of efficient principally-permitted pathways for development that ease the permitting process while meeting pre-vetted community objectives. This task is critical to achieving that objective and forms the framework for making that goal a reality. Everything presented below is framed in that context.

The community's vision should be well established in Task 2 and in the public engagement components of Task 3. Building on the findings of Tasks 2 and 3 and the direction of City staff, the Planwest team will prepare a Community Plan (a.k.a. Area Plan) as an Element of the General Plan. This Element will refine the policies of the general plan as they apply to the Gateway Area and will be internally consistent with the remainder of the general plan. In general, this Plan (or Element) identifies the high-level goals, objectives, and policies for the Area and provide the broad parameters for what will become the Form Based Code presented in the next task. Accordingly, this Element should not be overly complicated and must focus on the community's vision for what the community wants this area to become over time. In other words (said in a more technical way), this Plan will provide the policy foundation for the form-based code and other implementation measures.

The Element will include the following sections (chapters):

- Introduction, Purpose, and Relationship to General Plan to other General Plan Elements
- Summary of Existing Conditions
- Community Vision
- Land Use and Community Design Priorities, Goals, and Policies
- Proposed Plan Alterations to the Land Use Designations and Mapping, including sub-areas
- Infrastructure Priorities, Goals, and Policies
- Circulation Priorities, Goals, and Policies
- Equity, Health, and Environmental Justice Priorities, Goals, and Policies
- Gateway Area Plan Implementation Priorities, including strategies for financing and antidisplacement
- Appendices as needed (public outreach summary, subarea visioning concepts, etc.)

The Planwest team also assumes that the City will want a concept plan diagram that graphically illustrates the basic circulation and land use framework, including block pattern/configuration of new streets if needed. This will be helpful to communicate the plan vision to the public and decision makers. This work will then translate into the Regulating Plan in the form-based code.

The intended outcome of the plan will be both qualitative and quantitative. From a qualitative perspective, the plan must express community interests and priorities, such as the generation of more housing at all income levels while simultaneously enhancing the walkability of neighborhoods. From a quantitative perspective, the plan must quantify goals for the number and types of housing units that can be allowed. These qualitative and quantitative considerations will require an evaluation and adjustment of the following within the Gateway Area:

- Allowed uses (e.g. residential, industrial, commercial, mixed used, etc.)
- Development intensity standards (e.g. building height and setbacks)
- Building form and character
- Housing density standards (i.e. the maximum number of housing units allowed per unit of land area)
- A synopsis of the amendments to housing element law
- Required amenities for new development (e.g. installation of non-motorized transportation infrastructure, park fees, incorporation of green building standards, privately owned public spaces, etc.)
- Streets and public spaces

- Considerations for block patterns/new street networks
- Projections of population and economic growth using infill principals

While this Element does not need to be overly long or complication, adjusting the uses, intensity standards, density standards, and requirements will have cascading impacts on the remainder of the General Plan Elements, the EIR, and the accompanying special studies. For instance, increasing the density standards would substantially influence the outcome of the traffic model and GHG model, as well as strongly influence the outcome of the infrastructure assessment. In fact, nearly all of the General Plan Elements will likely be altered by these adjustments. Accordingly, from a chronological perspective, this Element must be among the first tasks initiated and completed.

During this task, the Planwest team will help the City explore some bold concepts, such as:

- Inclusionary zoning requirements
- Enhanced affordable housing bonuses
- Affordability-by-design provisions
- Requirements for Privately-owned Public Spaces (POPS) (i.e. public parks that are owned and maintained by private property owners)
- Elimination of residential density standards and a focus exclusively on use and intensity (this is approaching the foundations of a “form based” code)
- Elimination of use standards and a focus exclusively on intensity and design (this is even more “form based”)
- Minimum residential density standards (as opposed to maximum density standards; this would ensure that new development meets the community’s expectations/ambitions for the quantity of new housing envisioned)
- Elimination of parking standards (the City can have no parking requirements at all for new development)
- Parking maximums (the City can establish a maximum amount of parking as opposed to the traditional minimal amount of parking; this may be necessary in order to reach an ambitiously high number of new housing units)
- Establishing a minimum number of floors (for example, it could be prohibited to build a one-story building in some areas; a two-story building could be the least number of floors permitted)
- A tiered threshold that triggers certain amenities for development (such as the concept presented in the image by Director Loya in several past meetings)
- Other approaches that can ensure the creation of efficient principally-permitted pathways for development that ease the permitting process while meeting pre-vetted community objectives

Policy Areas			
	Energy	All Trans	Building
A	Passive Solar	Add/Improve Bike Lanes Indoor Bike Parking Mixed use building	Recycled building material
B	Solar PV Green Roof Reach Code	Parking Share Add new bus infrastructure e-car charging stations Bike share	Community garden Public space amenity On-site composting
C	Net Zero LEED Gold +	Bus pass program Car share program Shuttle service	Graywater reuse system Renewable building materials Ground source heat pump

The Planwest team assumes the following:

- Between one and three new land use designations (or districts) will be created as part of this plan, though Planwest has budgeted to create up to five new land use designations.
- The Area Plan will have a limited “Community Background” section and will not include extensive narratives of neighborhood history.
- General Plan elements will be modified by Planwest under Task 3 to ensure consistency with this new Element/Plan.

- The Area Plan will not include implementation procedures, zoning regulations, or development standards (as these will appear in the Code developed under the next section).

Based on everything above, the Planwest team will prepare an Administrative Draft of the Gateway Area Plan for review first by City staff. The team will then revise the Administrative Draft based on the Director's instructions and prepare a draft plan for circulation to the community, the Planning Commission, and the City Council. The Director's review will ensure the draft plan meets the expectations of the Planning Commission and City Council prior to CEQA analysis.

The Planwest team also understands that the City is seeking some level of Implementation/Financing Plan as a supplement to this Element. The latter is to include strategies to improve investment climate, and affordable housing and anti-displacement programs and strategies to ensure Gateway Area remains viable for existing residents and businesses. The City foresees the possibility that the extent of development activity could exceed current infrastructure capacity, so some fiscal analysis will be needed. ADE has already performed an infill study for the City, which will help inform the Implementation/Financing Plan. Considerations for this component of the plan include:

1. Strategies to improve investment climate: This will include developing strategies to align the City's General Plan/code updates and Gateway Area Plan Implementation Measures with what could feasibly attract private-sector developer investment. This will involve research on "lessons learned" by similar communities pursuing similar plans, and interviews with the regional economic development community, likely inclusive of active developers in the area.
2. Affordable housing and anti-displacement programs and strategies: This will include developing strategies to ensure that the Area remains affordable for existing residents and businesses. This will include approaches to ensure an orderly pace of development that does not bid up real estate prices "too fast." For example, while the rapid legalizations of cannabis business generated substantial economic development in the region, this "Green Rush" also bid up lease/buy prices for warehouse space and put pressure on non-cannabis light industrial/commercial tenants. With strategic forethought, such impacts can be predicted, prevented, and/or mitigated.
3. Infrastructure related fiscal analysis: This will include an understanding of how growth in businesses, resident population, and visitation will affect a range of infrastructure demands. In addition, this includes analyzing when and how demand will exceed current capacity, as well as strategies for funding appropriately timed expansion of water/sewer/roadways/parks and other similar infrastructure.

For the budget presented, the Planwest team has recruited the assistance of Economist Steve Hackett, who will work with the engineering and urban planning specialist on our team to complete basic analysis and summaries of each of the three items above. If the City is seeking more through economic analysis, we have recruited the assistance of BAE Economics to complete a more through study.

OPTIONAL SUB-TASK (for additional fee; see Task 6): Financing Plan

For an additional fee, the Planwest team has an agreement with partner BAE Economics to provide an enhanced financing and economic analysis and recommendations.

Task 4.1 Deliverables

- *Public Review Draft of the Gateway Area Plan*
- *Memo providing analysis and recommendations regarding an implementation and financing plan*

Subtask 4.2: Public Review Draft of the Form-Based Code

This code will implement the goals, policies, and objectives developed under the former task, and thus should be developed in conjunction with the above task. While it is possible to tackle this task entirely after the completion of task 4.1, the Planwest team recommends substantial chronological overlap between the two tasks.



Form-based codes can assume many different configurations and may include widely different range of sections and components in different communities. In general, a form-based code is a set of land development regulations that prioritize the form (or appearance) of new development rather than focus on uses. The Planwest team highly supports this approach. In fact, many of the project team members were directly involved in the development of Eureka's recently-adopted zoning code, which has many form-based components. For instance, Eureka's code greatly de-emphasizes the primacy of uses, focuses on the importance of building facades, and does not include any parking standards in the downtown, among many other examples. The Eureka code also includes several provisions that provide pathways to ministerial approval, with triggers that generate the need for discretionary approval. In addition, that code has provisions that covert discretionary processes into ministerial processes for development projects that can provide community benefits. That Eureka code was developed primarily by Ben Noble, Brian Heaton, and Kash Boodjeh, with oversight by Rob Holmlund, just as is proposed for the Arcata code.

Team member Ben Noble has prepared a range of types of form-based codes tailored to specific communities. We will not use a "cookie cutter approach" to this task (or any tasks in the project) and will work with the City to produce a truly customized code that specifically addresses the objectives of the community. In that context, we recommend that Arcata's Gateway Code is kept as simple as possible; complexity is not necessary. Some form-based codes are extraordinarily overly complex, to the great detriment of developers, City staff, and the general public. Accordingly, the Planwest team's approach is to focus on the core objectives of the City and to produce a code that is easy-to-read, easy-to-use, visually-based, socially-equitable, environmentally-responsible, and founded in the priorities of the community. Other priorities built into our approach include developing a code that balances predictability with flexibility, allows for creative design solutions, addresses the unique needs of targeted infill, considers incremental improvements to existing development, balances public desire for participation in entitlement process with desire for streamlined approvals, and sets a clear path towards integration with the LUC.

Utilizing our team of urban planners, architects, engineers, and environmental scientists, we will work with City staff to draft a new Form-Based Code for the Gateway Area. We recommend that the Code focuses on the building blocks of successful infill design: circulation and streetscape; parking placement and design; building placement, orientation, entries; building massing; facade and roof design; other site features. We recommendation avoiding the identification of allowed "building types" and "frontage types" as is common in many form-based codes. This creates problems for creative design approaches that do not neatly fit into these defined types. Also, it will be important for the Code to identify permits required for different types of development, for which the Planwest team will develop "streamlining provisions" and pathways for by-right approvals for priority categories of projects and/or projects that satisfy community objectives.

At the onset of this task, the Planwest team will provide an outline memorandum that articulates the team's understanding of the code objectives (based on the findings of the above tasks), shows a recommended approach to organization and general contents, and provides best practice examples from other communities. The memo will also consider the relationship to the Land Use Code and the Coastal Zoning Ordinance (CZO) to identify provisions that we recommend do not apply in the Gateway Area. We will then work with City staff (and decision-makers if needed) to refine the approach.

An early requirement of this task is to establish sub-areas (or zoning districts or overlay zones) in which different standards may exist. We will then draft form-based development standards in those sub-areas. The Planwest team assumes that between three and five new zoning designations will be created as part of this Code, though Planwest has budgeted to create up to seven new land use designations (including overlay zones). Depending on the findings of Task 2 and the direction from City staff, the development standards for these sub-areas may include building heights, setbacks, parking requirements, residential density, build-to lines, number of floors, percentage of built site frontage, frequency of openings, surface articulation, signage standards, architectural standards, landscaping standards, street standards, storm water drainage requirements, and others. We will also establish considerations for block patterns/new street networks if necessary. This big picture mobility mapping will primarily be addressed in Area Plan but will need to be further refined in form-based code. This establishes the broad-stroke development pattern that then gets filled with site and building standards.



The Planwest team will then test the standards developed above with mock concepts along specific frontages and on individual opportunity sites to evaluate their effectiveness at accomplishing the objectives of the City and general community. Through this testing process, it may be possible to simplify or reduce the number of sub-areas as patterns may begin to reveal that some sub-areas have very few differences. There will also likely be provisions that apply in all sub-areas. We will also need to evaluate the Land Use Code and the Coastal Zoning Ordinance (CZO) to identify provisions that will not apply in the Gateway Area or that need modification. The Planwest team will provide a detailed memorandum presenting these considerations and recommendations.

The team will also generate a range of recommendations for clear rules for deviating from standards. This may include standards that incentivize desired development (such as allowing additional intensity in exchange for the creation of desired features). The team has experience developing a tiered approach for such incentivization provisions, in which greater intensity is allowed with through the provisions of amenities/community benefit (see the City of Santa Monica).

Below is an example of the types of sections of the Code that Planwest envisions will be developed for this Code, though the exact table of contents will need to be determined following the findings of Tasks 2 and 4.1:

- Purpose
- Relationship to the General Plan
- Relationship to the Land Use Code
- Applicability and Jurisdiction
- Relationship to the Local Coastal Program
- Zoning Map and Regulating Plan illustrating the location of streets, blocks, public spaces and public space/street standards
- Development Standards and Exceptions
- Design Requirements and Alternatives (such as materials, building entries, architectural features, etc.)
- Parking, Landscaping, and Open Space
- Mobility, roadways, and non-motorized Transportation

Other sections may include the following, though each of these may also be woven into other sections):

- Required Community Amenities
- Development Incentives
- Performance Standards
- Supplemental Use Regulations
- Custom Accessory Dwelling Unit Standards
- Fences and Walls
- Residential Subdivision Alternatives
- Temporary Uses and Structures
- Signage
- Custom Density Bonuses

Task 4.2 Deliverables

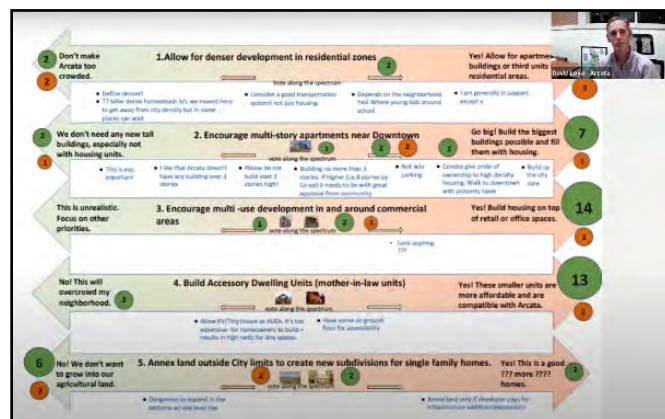
- Memorandum with understanding of code objectives, recommendations for organization and general contents, and best practice examples from other communities.
- Memo that explores relationship to the Land Use Code and the Coastal Zoning Ordinance (CZO) to identify provisions do not apply in the Gateway Area
- Public Review Draft of the Form-Based Code

Subtask 4.3: Community Open House: Draft Gateway Area Plan

This task is closely related to the work conducted under Task 2.2. The public outreach strategies and public engagement toolkit described in that section apply here. The Planwest team will assist City staff in preparing for and facilitating a Community Open House regarding key aspects of the Plan. The Planwest team is prepared to assist with the Open House under either a fully virtual scenario or a full in-person scenario. The Planwest team understands that the Community Open House will consist of informational stations that educate participants on key aspects of the Plan. The open house will be a “drop-in” format, allowing participants to spend however much time they would like to visit the stations.

Task 4.3 Deliverables

- Development of station exercises and coordination of open house; Revised Engagement Report.



Subtask 4.4: Planning Commission and City Council Joint Study Session

The Planwest team will assist City staff with the facilitation of a work session with the Planning Commission and Council to review and confirm the Public Review Draft Arcata Gateway Area Plan. Note that the Planwest team envisions this study session as being the same as the study session in Task 2.4, but can separate these two tasks if the City prefers to hold two different sessions at two different times.

Task 4.4 Deliverables

- *Revised Engagement Report*

Subtask 4.5: City Council Study Session

The Planwest team will assist City staff in the preparation and facilitation of a study session with the City Council to review and confirm the final Plan. The City Council will provide direction on revisions or adjustments to the Draft Gateway Area Plan in the project description for the General Plan Update EIR and evaluate its potential environmental effects as part of the document. The City Council will adopt the final Gateway Area Plan concurrently with the General Plan.

Task 4.5 Deliverables

- *Participation in Study Session with the City Council; Gateway Area Plan incorporating Council directed revisions; preparation and integration of the Gateway Area Plan project description into the General Plan Draft EIR*

BEN NOBLE
 City and Regional Planning
 510.559.6901 | bnoble@bnplanning.com

June 10, 2022

Vanessa Blodgett
 Principal Planner - Owner
 Planwest Partners Inc.
 1125 16th Street, Suite 200
 Arcata, CA 95521

Re: Gateway Area Form-Based Code Outreach Scope and Budget

Dear Vanessa,

Below is a scope and budget for the Arcata Gateway Area Form-based Code outreach. The budget includes my hours as well as costs for Urban Field Study to provide urban design and graphic support. I expect we will use this proposal as a starting point to further refine the scope of work and budget. Attached to this letter is the proposal I received from Urban Field Studio and their staff that would work on this project.

SCOPE

PART 1 TASKS

Part 1 of the form-based code outreach will focus on providing information to the public about the proposed form-based code, recommended building height and massing standards, and recommended permit requirements.

1. Part 1 Presentation

Ben Noble will prepare a PowerPoint presentation (including notes) with the following:

- **Form-based Code Primer:** How a form-based code works, its benefits, and how it supports community desires for housing creation.
- **Code Examples:** Examples of form-based codes that allow development by-right.
- **Development Examples:** Photographs of development produced using example codes.
- **Application Process Summary:** Information on the application review process for ministerial projects, including information on pre-application meetings with staff, requesting bonus tiers, selecting community benefits, special studies needed, and building permit submittal requirements.
- **Guiding Principles:** Guiding principles for the Gateway form-based code based on staff's suggested language
- **Permitting Process:** Recommended process for by-right project approval (e.g., pre-application meeting, standards checklist, amenities/bonuses, special studies, building permit)

- **Opportunity Site Massing Diagrams:** Graphics from Task 2 below.
- **Plan Area New Development Graphics and Summary Table:** Graphics from Task 3 below.

2. Opportunity Site Massing Diagrams

Urban Field Studio will prepare graphics and summary tables presenting recommended building height and massing standards for the form-based code.

3. Plan Area Massing Diagram

Urban Field Studio will prepare a graphic that illustrates anticipated new development in the Plan area, accompanied by a summary table of development illustrated in the diagram (e.g., dwelling units, floor area, residents, jobs).

4. Public Outreach Assistance

Ben Noble will draft public notices and assist City staff with other Part 1 public outreach and notification efforts.

5. Coordination Meetings

Ben Noble and Urban Field Studio will participate in coordination meetings with City staff and other members of the consultant team, including the local Arcata architect.

6. On-Line Survey

Ben Noble and Urban Field Studio will prepare an on-line survey to receive community feedback on the guiding principles, recommended building height and massing standards, and recommended permit requirements.

7. Town Hall

Ben Noble and Urban Field Studio will prepare materials to use at an in-person Town Hall event to receive public input on the guiding principles, building height and massing options, and permit requirement options. Materials will utilize contents previously prepared for the form-base code presentation described in Task 1.

8. Public Input Summary Memorandum

Ben Noble and Urban Field Studio will prepare a memorandum summarizing Part 1 public input received through the on-line survey, Town Hall, and other outreach activities.

9. Joint Study Session Preparation

Ben Noble will assist City staff to prepare materials for the City Council/Planning Commission joint study session

10. Joint Study Session Attendance

Ben Noble will attend (via Zoom) the City Council/Planning Commission joint study session.

PART 2 TASKS

In Part 2 of the form-based code outreach we will receive public feedback on building and site design features to regulate in the form-based code.

1. Images Illustrating Building and Site Design Options

Ben Noble and Urban Field Studio will assemble photographs illustrating the different aspects of good building and site design that may be regulated through the form-based code. Photographs will address circulation and streetscape; parking and vehicle access; building placement, orientation, and entries; building massing and open space; facade and roof design; and other site features. Ben Noble will work with City staff to identify design features to illustrate. Example design features include the following:

Circulation and Streetscape

- New street connectivity (e.g., alignment with adjacent streets)
- Block Length (e.g., 600 ft. max)
- Minimum sidewalk width
- Street trees (e.g., one tree every ft.)
- Bike racks (e.g., one rack every 50 ft)

Parking and Vehicle Access

- Parking placement (e.g., behind or to the side of building)
- Placement of loading docks and service areas (e.g., not on primary building frontage)
- Parking access (e.g., from side street on corner lots)
- Parking screening (e.g., 3-foot fence, wall, or hedge if adjacent to public street)
- Driveway width
- Driveway separation
- Garage width and placement (e.g., 25% maximum of building width)

Building Placement, Orientation, and Entries

- Build-to lines (e.g., building must be within 15 ft. of front property line)
- Entry orientation (e.g., main entry must face the primary street)
- Required individual entrances for ground floor units

Building Massing and Open Space

- Upper floor step back (e.g., third story must be stepped back 15 feet from lower level floors)
- Transition to adjacent uses (e.g., lower height for portion of building next to single-family home)
- Maximum building length (e.g., 200 ft. max)
- Special corner building treatment (e.g., required tower element)
- Allowed building type (e.g., fourplex, townhouse)
- Required open space (e.g., min. 40 sq. ft. per unit)
- Open space design (e.g., unit windows facing open space)

Facade and Roof Design

- Base/middle/top (e.g., distinctive base material/treatment for building 3 stories or more)
- Required facade articulation (e.g., break in wall plane every 30 ft.)
- Roofline articulation (vertical articulation every 30 ft.)
- Building entry design (e.g., porch or roofed projection of main entry)
- Minimum ground floor height for mixed-use development
- Blank walls (e.g., max 10 ft. blank wall)

- Ground floor building transparency (e.g., min 65 percent ground floor)
- Residential entry design (e.g., min. porch dimensions)
- Window details (required window recess, trim)
- Exterior materials (e.g., prohibited vinyl siding; minimum two materials on building frontage)
- Roof design and materials (prohibited styles and materials)
- Colors
- Architectural styles (e.g., required details for Victorian style home)

Other Site Features

- Refuse Containers (screened by 6 ft. enclosure)
- Required equipment screening
- Fence design (e.g., prohibit chain link in front)
- Landscaping (e.g., landscaping required in setbacks)
- Outdoor lighting (e.g., shielded and downward facing)

2. Coordination Meetings

Ben Noble and Urban Field Studio will participate in Zoom meetings with City staff and other members of the Consultant team to discuss building and site design options and images.

3. Community Workshop

Ben Noble and Urban Field Studio will prepare workshop materials to solicit public input on the following questions:

- Given building height parameters established in Part 1, what are your building and site design preferences for the Gateway Area?
- Which building and site design features should be regulated by the form-based code?
- For features that should be regulated, what should the rules be (generally speaking)?
- What amenities should be required for all projects and which should be optional for projects participating in the community benefits program?

Ben Noble will work with City staff to develop a preferred approach to the workshop. One option is to divide participants into small groups, provide each group with a poster-sized Plan area map and a print-out of photographs illustrating building and site design options, and ask groups to mark up map with their thoughts on what they would like to see and where.

4. Public Outreach Assistance

Ben Noble will assist City staff with Part 2 public outreach and notification efforts.

5. On-line Survey

Ben Noble and Urban Field Studio will prepare an on-line survey to solicit additional input on the questions discussed at the community workshop

6. Public Input Summary Memorandum

Ben Noble and Urban Field Studio will prepare a memorandum summarizing Part 2 public input received through the on-line survey, Community, and other outreach activities.

7. Joint Study Session Preparation

Ben Noble and Urban Field Studio will assist City staff to prepare materials for a City Council/Planning Commission joint study session to present Part 2 input and receive additional feedback.

8. Joint Study Session Attendance

Ben Noble will attend (via Zoom) the City Council/Planning Commission joint study session.

BUDGET

Below is a cost estimate to complete the scope of work described above. The cost estimate includes my hours and costs for Urban Field Studio to provide urban design and graphic support. Additional information about Urban Field Studio tasks are provided in the attached proposal to me. As stated above, I expect we will use this cost estimate as a starting point to further refine the scope of work and budget.

Task	Noble	UFS	Total
Part 1 Tasks			
1. Part 1 Presentation	\$3,840	\$0	\$3,840
2. Opportunity Site Massing Diagrams	\$640	\$8,000	\$8,640
3. Plan Area Massing Diagrams	\$640	\$6,000	\$6,640
4. Public Outreach Assistance	\$1,280	\$0	\$4,280
5. Coordination Meetings	\$1,280	\$3,000	\$4,280
6. On-Line Survey	\$3,840	\$3,000	\$6,840
7. Town Hall	\$3,840	\$6,000	\$9,840
8. Public Input Summary Memorandum	\$1,280	\$3,000	\$4,280
9. Joint Study Session Preparation	\$1,280	\$0	\$1,280
10. Joint Study Session Attendance	\$960	\$0	\$960
Part 2 Tasks			
1. Images Illustrating Building and Site Design Options	\$1,920	\$8,000	\$9,920
2. Coordination Meetings	\$1,920	\$3,000	\$4,920
3. Community Workshop	\$5,120	\$6,000	\$11,120
4. Public Outreach Assistance	\$1,280	\$0	\$1,280
5. On-line Survey	\$3,840	\$3,000	\$6,840
6. Public Input Summary Memorandum	\$1,280	\$3,000	\$4,280
7. Joint Study Session Preparation	\$1,600	\$3,000	\$4,600
8. Joint Study Session Attendance	\$960	\$0	\$960
TOTAL			\$94,800

Attachment: C. FBC Outreach Proposal_v1 (4005 : Gateway #10)

In addition to the cost estimate above, Urban Field Study is available to prepare a comprehensive test of the proposed development standards on individual opportunity sites. The cost of this site testing would be \$3,000 per site.

Please do not hesitate to contact me with any questions. I look forward to continuing to work with you on this project.

Sincerely,



Ben Noble
City and Regional Planning

Attachment:
Urban Field Study Proposal

URBAN FIELD

To: Ben Noble

From: Jane Lin

Date: June 9, 2022

Subject: Proposal for Form Based Code Outreach for the City of Arcata's Gateway Plan

Dear Mr. Noble,

Thank you for asking us to propose a scope of work and fees for public outreach support for the City of Arcata's Gateway Plan. The Urban Field Studio team includes **Jane Lin** as the point of contact and **Courtney Ferris** and **Ryan Call** for this proposal.

Purpose of the Project

We understand that the purpose of this project is to support you, Ben Noble, in preparation of Part 1 and Part 2 of the Form Based Code Outreach.

Urban Field Scope of Work

Part 1 includes:

- Coordination Meetings (including with the local architect): \$3,000
- Graphic support for Part 1 Presentation to joint study session anticipated for July or August 2022 (digital images) \$8,000
- Preparing a massing diagram of the plan area, showing both existing and proposed zoning and development (in Rhino) \$6,000
- Preparing content for a Town Hall (graphics) \$6,000
- Preparing content for an online survey \$3,000
- Contribute to the public input summary memorandum \$3,000

Proposed Fee: \$29,000

Timing: Summer 2022

Part 2 includes:

- Coordination Meetings (including with the local architect): \$3,000
- Identifying and providing digital images illustrating building and site design: \$8,000
- Graphic support for Part 2 Presentation to joint session anticipated for later in Fall 2022: \$3,000
- Preparing content for a Community Workshop \$6000
- Preparing content for an online survey \$3,000
- Contribute to the public input summary memorandum \$3,000

URBAN FIELD

Proposed Fee: \$26,000

Timing: Fall 2022

Optional: Testing opportunity sites: \$18,000 for 6 sites, \$3000 per site.

Proposed Fee

We estimate that the fees to cover tasks proposed for Parts I and 2 will be less than \$55,000. The project will be billed on a time and materials basis, and may vary depending on the requests of the team. An additional fee of \$2,000 will be charged per in-person meetings in Arcata to cover travel time and expenses. Urban Field Studio rates are attached; Jane Lin will serve as Principal-in-Charge, Ryan Call as a Consulting Principal, and Courtney Ferris as an Urban Designer I.

We are excited for this opportunity and are eager to start! Please let us know if you have any questions. We would be happy to review this with your client.

Thank you,



Jane Lin, AIA
Founding Partner
Urban Field Studio

Attachments:

- *Resumes*
- *2022 UFS Billing Rates*



JANE LIN / **FOUNDING PARTNER, AIA** URBAN FIELD STUDIO

Jane is a licensed architect and urban designer with twenty years of experience working with municipalities and agencies in the San Francisco Bay Area and beyond. Her work includes urban design for development strategy, streetscape improvements, transit area planning, revitalizing mixed-use districts, and supporting housing policy. Jane is a lecturer at UC Berkeley in the Department of City and Regional Planning, the Masters of Urban Design, and the Masters in Real Estate Development + Design program.

SELECT PROJECTS

COMPREHENSIVE PLANNING

Milpitas Metro Specific Plan, City of Milpitas*
 San Jose State Campus Master Plan*
 Downtown Dublin Vision, City of Dublin*
 Dublin SCS Properties, City of Dublin*
 North Hollywood Station Guide for Development, Metro Joint Development*

LAND USE STRATEGY

Coliseum Development Study, City of Oakland CA
 Downtown Fremont Site Feasibility Study, City of Fremont
 Santa Clara Downtown Strategy, Santa Clara, CA

DESIGN/ DEVELOPMENT STANDARDS AND GUIDELINES FOR MULTI-FAMILY HOUSING

Emeryville Objective Design Standards, City of Emeryville
 San Leandro Multi-Family Design Standards, City of San Leandro*
 San Pablo Avenue Specific Plan, City of Albany*
 Irvington BART Station Area Plan, City of Fremont and BART*

TEACHING | Lecturer, UC Berkeley

ED 201 Master of Urban Design Studio
 CP140 Urban Design and Placemaking
 CP 208 Masters of City Planning Urban Design Studio

COMMUNITY ACTIVITIES

ULI Urban Plan Juror, Facilitator, Curriculum Contributor, and Piedmont High School Champion
 ULI Technical Assistance Panelist for the City of Dublin
 Panel Discussion Organizer for the San Francisco Urban Film Fest
 Piedmont Unified School District Facilities Steering Committee
 Piedmont Arts Fund Chair and Piedmont Makers Board Member
 Piedmont Racial Equity Campaign, Committee Member
 Piedmont Housing Committee, Appointed Member

* Projects with extensive engagement and outreach

EDUCATION

University of California, Berkeley
 Master of City Planning with
 Concentration in Land Use, 2005

University of California, Berkeley
 Master of Science in Architecture
 with Concentration in Building
 Science, 2005

University of California, Berkeley
 Bachelor of Arts in Architecture,
 1999

CERTIFICATIONS

Licensed Architect in California

LEED AP - ND Leadership in
 Energy and Environmental Design
 Accredited Professional with a
 Specialty in Neighborhood Design

ASSOCIATIONS

National League of Cities and ULI,
 Rose Center for Public Leadership,
 Faculty Advisor to the City of Tucson

ULI Member of the PPP Council
 AIA East Bay Member
 SPUR Member
 SCUP Member

PROFESSIONAL AWARDS

Artist-In-Residence Educator with
 LEAP Arts in Education
 Eisner Prize in City Planning, UC
 Berkeley



RYAN L. CALL / PARTNER, AIA URBAN FIELD STUDIO

With over 20 years of experience in planning and architectural design, Ryan has developed a particular expertise in master planning mixed-use urban communities with a focus on vibrant retail districts and public spaces. His primary interest lies in the strategic aspects of the design and development process where he has worked on a variety of projects from neighborhood shopping centers to regional shopping centers, to mixed-use multi-block districts. His presentation expertise has proven key to the success of many projects, especially during the critical public process and approvals phases.

SELECT PROJECTS*:

EDUCATION

Washington State University, 2001
Bachelor of Architecture

Syracuse University Firenze, 2000
Study Abroad - Urban Design

CERTIFICATIONS

Licensed Architect in California and
Indiana
Accreditation by NCARB

ASSOCIATIONS

American Institute of Architects
ICSC
Urban Land Institute Full Member

**Projects completed while Ryan was
the Director of Urban Design at ELS
Architecture and Urban Design in
Berkeley, CA.*

MIXED-USE MASTER PLANS

Downtown Dublin Vision, City of Dublin, CA
Dublin SCS Properties, City of Dublin, CA
Mueller Aldrich Street District, Austin, TX
University of Chicago 53rd Street District Mixed-Use Master Plan
Project Elevate, Elk Grove, CA
University Town Center East, Sarasota, Florida
Village of Merrick Park, Coral Gables, Florida
NewPark Mall Mixed-Use Specific Plan, Newark, CA

REGIONAL RETAIL CENTERS

Hillsdale Shopping Center North Block, San Mateo, CA
Stonestown Galleria Anchor Redevelopment, San Francisco, CA
HSC Mervyns Department Store Reconfiguration, San Mateo, CA
HSC South Block Facade Improvements + ATT Shell Design
Tucson Mall Anchor Redevelopment, Tucson, CA
Eastridge Shopping Center, San Jose, CA

PUBLIC OUTREACH AND EDUCATION

Downtown Dublin Vision, Dublin, CA
SCS Property Public Outreach, Dublin, CA
Latimer Square Public Workshop and Charette, Bloomington, IN
Telegraph Avenue Public Workshop and Charette, Berkeley, CA
Harold Way Workshop and Charette, Berkeley, CA

DESIGN GUIDELINES

Green Tree Mixed-Use Retail and Residential Guidelines, Vacaville, CA
Latimer Square PUD Design Guidelines, Bloomington Indiana

PROFESSIONAL AWARDS

AIA California Urban Design Award for Downtown Dublin
ICSC Gold Award for Hillsdale Shopping Center - San Mateo
ULI Apgar Award for 2015

COMMUNITY ACTIVITIES

Berkeley Design Advocates
Downtown Berkeley Association Volunteer - Former Board Member
Richmond Yacht Club Junior Program Volunteer



COURTNEY FERRIS / URBAN DESIGNER

URBAN FIELD STUDIO

Courtney Ferris is a designer working within the disciplines of urban design, journalism, participatory process, and active transportation planning. Her work often challenges how we engage with, understand or question the processes that design our lives and has resulted in community process driven urban scale projects, design exhibitions, installations, and publications. A champion of public institutions, Courtney has spent much of her career in local government and is a proud product of an entirely west coast public school education with degrees from the University of Oregon and the University of California Berkeley.

EDUCATION

University of California, Berkeley
Master of Urban Design, 2018

University of Oregon
Bachelor of Architecture, 2013

Architectural Association Visiting
School, 2011-2012

AWARDS & EXHIBITIONS

YBCA Fellow, "Where is our Public Imagination"
LoopPDX International Design Competition - 1st Place
Assembling a Mosaic Exhibition
AIA Seattle Emerging Professionals Award - Finalist
AIA San Francisco - Metropolis re-Imagined Exhibition
AIA Portland Stitch Design Competition

* prior to working at Urban Field Studio

SELECT PROJECTS

COMPREHENSIVE PLANNING

Milpitas Metro Specific Plan, City of Milpitas
Stanford Research Park, Stanford, CA*
2035 Comprehensive Plan, Portland, OR*
Central City 2035, Portland, OR*
South Downtown Design & Activation Plan, San Francisco, CA*
The Green Loop, Portland, OR*

TRANSPORTATION PLANNING

Accessible Mt. Baker Multimodal Design, Seattle, WA*
Division Midway Neighborhood Street Plan, Portland, OR*
LA Protected Bike Lane Design Guidance, Los Angeles, CA*
Connect SF, San Francisco, CA*
Mesa Main Street Design, Mesa, AZ*
Center City Bike Network Project, Seattle, WA*
Boston Vision Zero Action Plan, Boston, MA*
Bike Network Mapping Guide, Federal Highway Administration*

DESIGN/ DEVELOPMENT STANDARDS AND GUIDELINES FOR MULTI-FAMILY HOUSING

Emeryville Objective Design Standards, City of Emeryville
San Leandro Multi-Family Design Standards, City of San Leandro
San Pablo Avenue Specific Plan, City of Albany
Mixed Use Zones Project, Portland, OR*

COMMUNITY ACTIVITIES

Partner at VibeMap.com
Oakland 2100, Co-Organizer
Seamless Bay Area, Engagement (Founding Team)
GRAY Magazine, Contributing Editor for architecture & urban design
Portland for Everyone, Engagement
BMW Next Mobility Charrette, Shenzhen, China
Design Week Portland
Connect the Park Blocks, Better Block Portland
Bellevue Grand Visioning Charrette
Ground Up Journal - Editorial Lead 2018

www.urbanfieldstudio.com

URBAN FIELD

RATE SCHEDULE

(Rates effective through 12/31/2023)

Charges for Services:

Charges for basic and additional services shall be based on the following rates and are subject to revision annually:

Principal-In-Charge:	\$245.00 per hour
Consulting Principal:	\$210.00 per hour
Urban Design Principal:	\$185.00 per hour
Urban Designer I:	\$150.00 per hour
Urban Designer II:	\$125.00 per hour
Consultant’s Time:	1.15 times consultant’s charges
Automobile Travel:	Prevailing IRS allowance
Reimbursable Expenses/ Reproduction Costs:	1.15 times charge
All other costs:	Direct reimbursement

Reimbursable Expenses:

Reimbursable Expenses are in addition to the compensation for basic and additional services and include actual expenditures made by Urban Field Studio or its professional consultants in the interest of the Project for the expenses listed in the following subparagraphs:

1. Expense of transportation, including rental car insurance (loss damage waiver/ collision damage waiver and liability coverage), and living when traveling in connection with the Project; conference call services, and fees paid for securing approval of authorities having jurisdiction over the project.
2. Expense of reproductions including computer plotting, postage, overnight priority mail and handling of Drawings and Specifications.
3. If authorized in advance by the Owner, expense of overtime work requiring higher than regular rates and expense of renderings or models for the Owner's use.

Attachment: C. FBC Outreach Proposal_v1 (4005 : Gateway #10)

David Loya

From: Scott McBain <scott@mcbainassociates.com>
Sent: Wednesday, September 21, 2022 4:17 PM
To: David Loya
Cc: Karen Diemer; Sarah Schaefer; cjrichardsauto@sbcglobal.net; Info
Subject: Updated PowerPoint summary of potential improvements in Gateway Plan Public Engagement Process
Attachments: Gateway Plan Advisory Committee-Planning Commission Sept 27 DRAFT.pdf; Potential Priority Issues Table V3.docx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi David,

Could you include this DRAFT in the Planning Commission agenda packet for next week? It is our understanding that there likely won't be a lot of discussion about this during the next meeting, but just in case, we wanted to give you the latest draft, as well as a potential table of Priority Issues. Below is the message we'd like to include in the packet. Let us know when you think this will be up for discussion next. Thanks!

Scott

Scott McBain
 (707)845-0101 (cell)

To Planning Commissioners, David Loya and Karen Diemer:

Attached is a revision of the PowerPoint presentation of proposed public engagement strategies for an improved Gateway Plan that we presented at your August 9 meeting. We've revised it to reflect the discussion you had at your September 13 meeting, as well as our group discussion on September 7. We realize you may not have the opportunity to discuss this revised presentation at your September 27 meeting due to an otherwise full agenda, but we wanted to give you the opportunity to review this in advance and be able, using the issues table attached in this email, to indicate which issues are a high priority. At the bottom of the chart are a few empty lines where you can place other Priority Issues you think merit review, and below that is a potential ranking process for the Planning Commission to prioritize the issues.

If you do this prioritizing work prior to the Planning Commission meeting, the results can be summarized and made available for discussion at that meeting. You can then make plans to obtain the technical assistance you determine as a group to be useful as you proceed with review of the Draft Gateway Area Plan. This process should not slow down your work, but will hopefully accelerate it by providing you the information you need to make well-informed decisions. Hopefully, staff will be able to print out 11" X 17" versions of this table for you, or we can pass out hard copies at your September 27 meeting.

Scott McBain
 Chris Richards
 Jane Woodward

#	Potential Priority Issue to Address	Priority Category	Topic Workgroup or Individual Specialists	Types of expertise	Notes
1	Fire services for taller buildings (equipment, staffing, street widths, Arcata versus CPH needs, etc.)			Fire Chief	To address fire support feasibility and one-time and on-going costs for services, including CPH
2	Form-Based Code and Objective Standards			Planning Commission	This is too big of an issue for a Topic Work Group to SOLVE and City has a consultant who is developing the Form-Based Code. The Topic Work Group could help compile and frame information (including surveys and professional input) as a report to assist in the development of Objective Standards and Form-Based Code. Research examples of communities similar to Arcata that have implemented form-based codes and look at 3-D models of possible building types (e.g., with setbacks, solar, rooftop gardens, balconies, etc.) that could be considered by Arcata for inclusion in Arcata's proposed Form-Based Code. Could also review and rank-order value of amenities associated with Form-Based Code that would justify increasing building height or density.
3	Effect of new state development laws (AB 2011, SB 6) on Gateway Plan			Planner, attorney	Assess likely changes to the Gateway Plan, particularly some of the zoning change needs
4	Affordability of housing for a range of incomes (rental)			Housing and developer experts	Could be grouped together with #5 (ability to get equity of new housing)
5	Ability to get equity of new housing (ownership opportunities)			Housing and financing experts	Could be grouped together with #4 (affordability of housing for a range of incomes)
6	Engineering feasibility of various building heights			Geotechnical engineer, architect, builder	Based on well-known general soil characteristics, water levels, and building technologies, address costs and engineering tradeoffs of different building heights at locations within the Gateway area
7	Develop Arcata population expectations and associated housing needs, including CPH needs and housing projects and timeline for Arcata			City staff, CPH staff	Finish up work done to date and summarize in short report, with uncertainties noted
8	Arcata Wastewater Treatment Facility capacity and long-term planning			City staff, wastewater engineers	Reiterate timeline for upgrades and future increase in capacity. Address possible need for future AWTF relocation and alternative discharge location. Evaluate potential land needs in Gateway area
9	Sea Level Rise and shallow groundwater planning and adaptation			Sea Level Rise expert, planner, infrastructure engineer	Summarize expected Sea Level Rise forecasts and uncertainties, develop planning/design criteria and timeline, may need to refine Sea Level Rise Adaptation Strategy in the Local Coastal Element
10	Business development plan for Gateway area			EDC member, developer, Chamber of Commerce member	Consider plans for business incubator zone(s), new STEM businesses that build from CPH, develop a business plan that has better balance with housing and higher-paying jobs
11	L Street Pathway			Parks and open space and mobility experts	Consideration of a linear park. Linked to parks, recreation, mobility, etc.
12	Parking and traffic plan			Traffic and parking experts	Could be grouped together with #13
13	Biking and pedestrian plan			Non-vehicle transportation experts	Could be grouped together with #12
14	Fiscal impacts to City			City Finance Director	Could just be done by City Finance Director rather than a Topic Work Groups, but learn from other communities. Will be done in EIR, but need initial evaluation for feasibility now
15					
16					
17					

Attachment: D. RGA Committee Proposal (4005 : Gateway #10)

SUGGESTED DIRECTIONS FOR USING PRIORITY ISSUES TABLE

- 1) For each issue, in the first blank column under Priority Category, place a “1” for each issue (preferably no more than 5 of them with a “1” ranking) that you consider to be a high-priority for review by either a Topic Work Group (Option 2), or by 2 or more of individual Topic Specialists (Option 4).
- 2) In the second blank column, under Topic Work Group or Individual Specialist, indicate either Technical Work Group (TWG) or Topic Specialist (TS) to indicate which option you prefer to address the Priority Issue.
- 3) If you think no additional expert opinion is required, mark the Priority Issue with an “X.”
- 4) There are blank lines at the bottom allowing you to add Priority Issues you think should be addressed by the Planning Commission.

We are sending this to you both as a PDF and as an editable file so you can make desired changes or insert the types of specialists that you’d prefer.

DRAFT

Proposed Public Engagement Strategies for an Improved Gateway Plan

Refinements after August 23 Joint Study Session and
September 13 Planning Commission Meeting

September 27, 2022

DRAFT

Potential Solutions (all overseen by Planning Commission)

OPTION 1:
Current Proposal

**Advisory Committee
(7-9 members) with
Topic Work Groups**

Preferred by RGA

OPTION 2:
No Advisory Committee

**Topic Work Groups
(3-5 members,
~10 topics)**

Preferred by RGA

OPTION 3:
No Advisory Committee,
No Topic Work Groups

**Individual
Specialists
only**

Less preferred by RGA

OPTION 4: Hybrid of Option 2
and Option 3

**Some Topic Work Groups,
Some Individual Specialists**

Could be supported by RGA

Attachment: D. RGA Committee Proposal (4005 : Gateway #10)

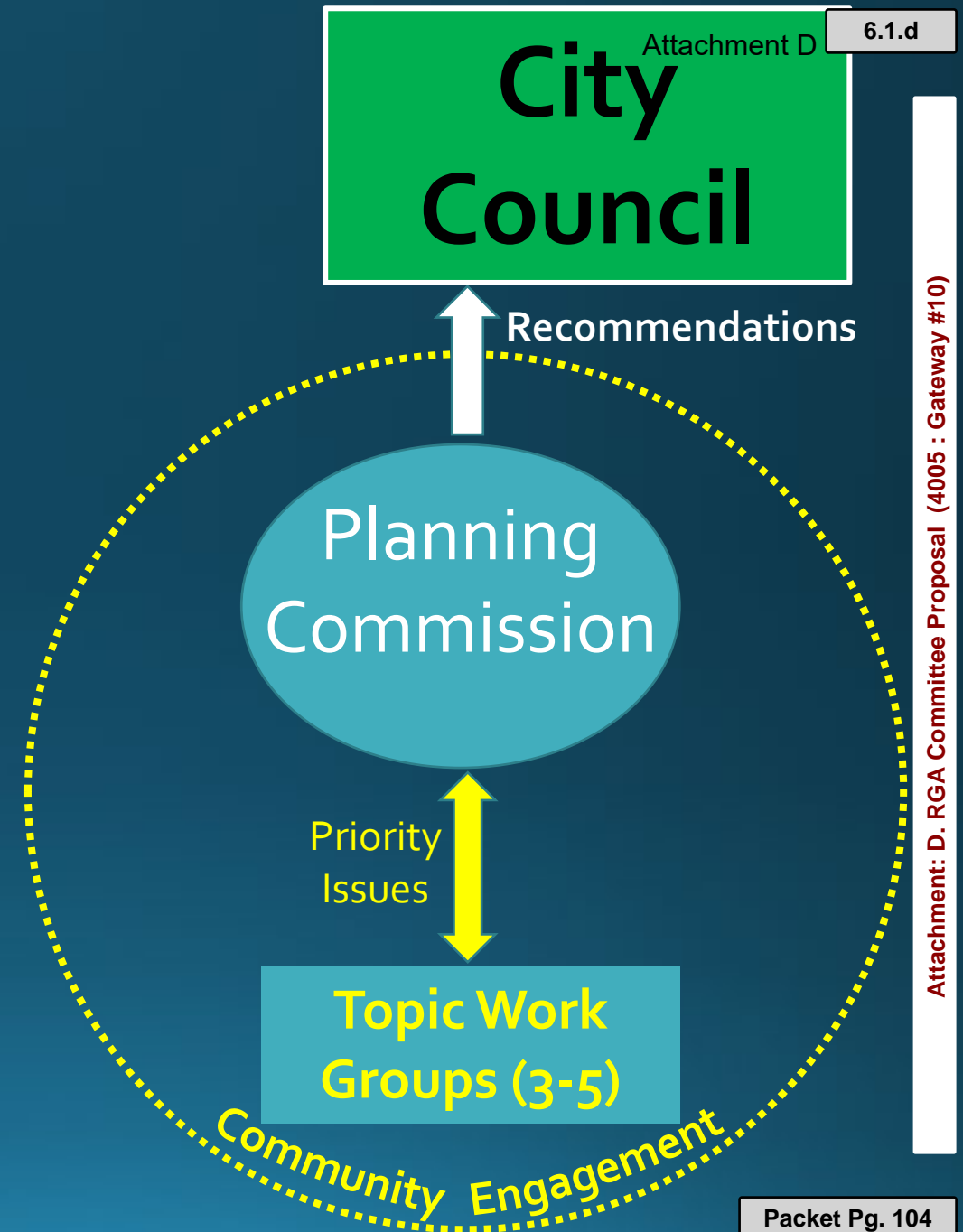
Option 1: PC-led Gateway Plan Advisory Committee



White = EXISTING process
Yellow = NEW Advisory Committee process

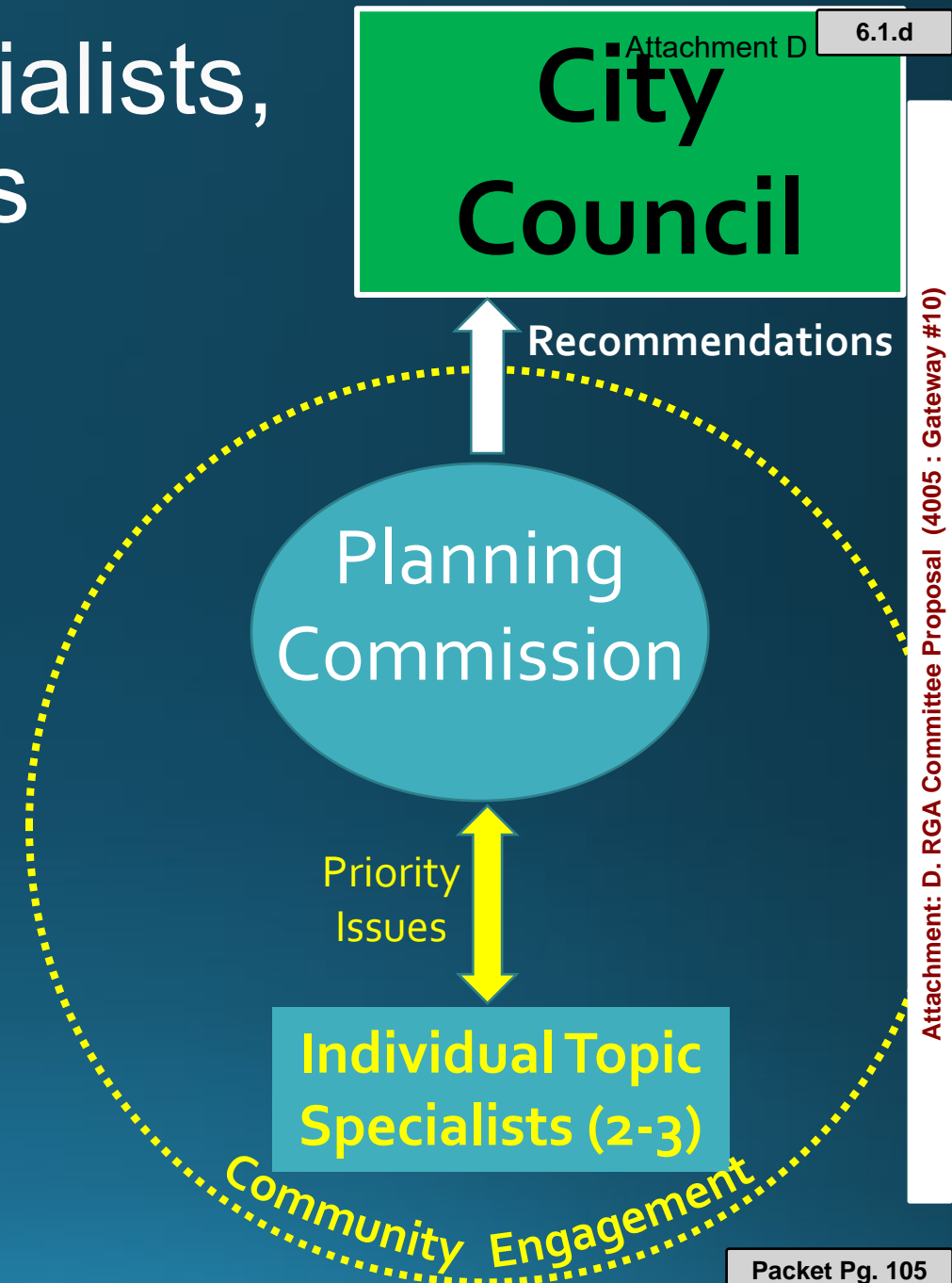
Attachment: D. RGA Committee Proposal (4005 : Gateway #10)

Option 2: No GPAC, Utilize Topic Work Groups



White = EXISTING process
Yellow = NEW Topic Work Group process

Option 3: Individual Topic Specialists, no GPAC or Topic Work Groups



City Council

Recommendations

Planning Commission

Priority Issues

Individual Topic Specialists (2-3)

Community Engagement

Attachment: D. RGA Committee Proposal (4005 : Gateway #10)

White = EXISTING process
Yellow = NEW Topic Work Group process

City Council

Recommendations

Planning Commission

Higher Priority Issues

Less Complex Issues

Topic Work Groups

Individual Specialists

Community Engagement

Option 4: Hybrid of Topic Work Groups and Individual Specialists

White = EXISTING process
Yellow = NEW Topic Work Group process

Attachment: D. RGA Committee Proposal (4005 : Gateway #10)

How might Options 2 and 4 work?

- Planning Commission identifies and ranks Priority Issues
 - For Topic Work Groups
 - For Community Gateway Survey
- Based on Priority Issues, contract and oversee conduct of quantitative Community Gateway Survey, update Engagement Report
- Planning Commission, with input from the public and staff, selects 3-5 local technical specialists to comprise Topic Work Groups
- 1-2 Planning Commissioners manage Topic Work Group process for standardization
- Staff to assist in Topic Work Groups (as needed and requested by Planning Commission)
- City-contracted facilitator assists as needed
- Each Topic Work Group prepares short report summarizing recommendations and findings, representative(s) presents to Planning Commission
- Consider scheduling a monthly Planning Commission Study Session for Gateway Plan to receive and discuss Topic Work Group reports with ability for public discussion

How might Option 3 work?

- Same as Option 2 and 4, except:
- 1-2 Commissioners as subcommittee manage process for standardization and staff assists as requested by Planning Commission to solicit specialists
- Planning Commission, with input from the public and staff, selects 2-3 local technical specialists for each topic and select time for presentation and discussion
- Specialists' opinions are presented to Planning Commission as presentations with written commentary to support positions on issues
- City-contracted facilitator assists as needed
- Individual Specialists presentations agendaized during regular Planning Commission meetings or as part of a scheduled Study Session. Ensure ability for Planning Commission and public discussion. All discussions would be video recorded and accessible to the public.

Attachment: D. RGA Committee Proposal (4005 : Gateway #10)

Criteria for Topic Work Group Members

- Subject matter experts with familiarity with the Priority Issue
- Objective and efficient problem-solvers
- Strategic thinkers, both short and long-term
- Results-oriented
- Have capacity and interest to meaningfully participate
- Should have someone that works or lives within the Gateway area if possible, can help on community outreach/education
- Can include outside experts via Zoom

Attachment: D. RGA Committee Proposal (4005 : Gateway #10)

Outline of Potential Report for Each Priority Issue (4 - 8 pages)

- 1. Background (1-2 pages)
 - a. List of Topic Work Group members and credentials
 - b. Description of Priority Issue identified by the Planning Commission
 - c. Background of Priority Issue and application for Gateway Plan
- 2. Body of Report (2-4 pages)
 - a. Summary of information to address Priority Issue
 - b. Remaining uncertainties
- 3. Recommendations to Planning Commission (~1 page)
 - a. Recommendations for inclusion in Gateway Plan
 - b. Recommendations for future study (“plan for a plan”)
 - c. Minority Opinion (if any)

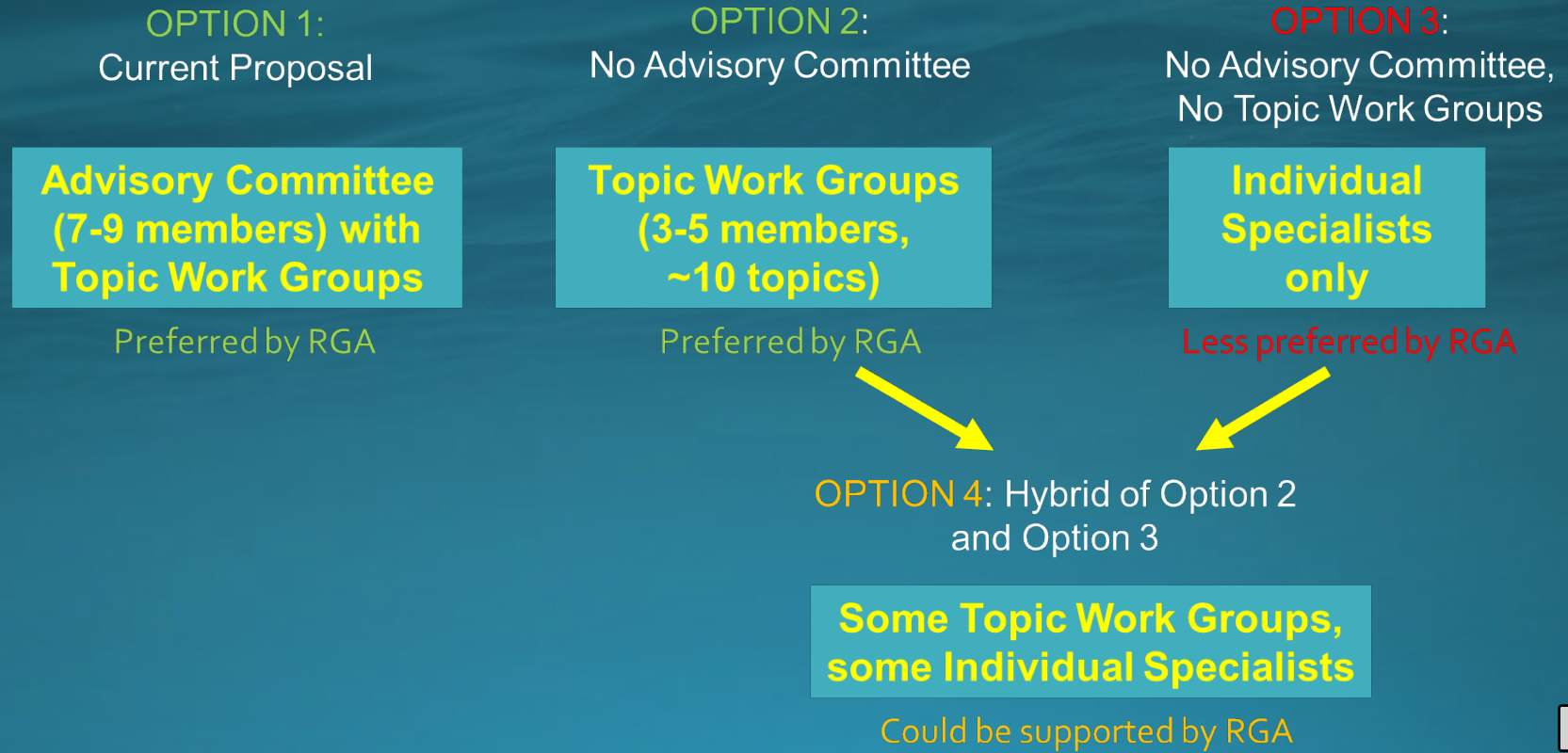
Benefits of Topic Work Group Process

Brings in additional technical specialists (with local emphasis) to help:

- Brainstorm potential solutions to feasibility issues, including those issues that cannot be solved now
- Provide additional technical specialist support to staff
- Document results in a transparent way, building Community trust in the results
- Provides a common understanding of knowns and unknowns to reduce repetitive discussion of old issues and allow focus on new issues
- Better inform the Planning Commission in their recommendations to City Council and their decision-making deliberations
- Provide useful information for the Draft and Final EIR
- Develop a higher-quality Gateway Plan and Form-Based Code that have greater chance of implementation

Potential Next Steps: Decide Preferred Process

Planning Commission discuss Option 1 versus Option 2 versus Option 3 versus Option 4 (or other option), decide on a preferred path



Attachment: D. RGA Committee Proposal (4005 : Gateway #10)

Potential Next Steps: Potential Priority Issues to Address

#	Potential Priority Issue to Address	Priority Category	Topic Workgroup or Individual Specialist	Types of expertise	Notes
1	Fire services for taller buildings (equipment, staffing, street widths, Arcata versus CPH needs, etc.)			Fire Chief	To address fire support feasibility and one-time and on-going costs for services, including CPH
2	Form-Based Code and Objective Standards			Planning Commission	This is too big of an issue for a Topic Work Group to SOLVE and City has a consultant who is developing the Form-Based Code. The Topic Work Group could help compile and frame information (including surveys and professional input) as a report to assist in the development of Objective Standards and Form-Based Code. Research examples of communities similar to Arcata that have implemented form-based codes and look at 3-D models of possible building types (e.g., with set solar, rooftop gardens, balconies, etc.) that could be considered by Arcata for inclusion in Arcata proposed Form-Based Code. Could also review and rank-order value of amenities associated with Form-Based Code that would justify increasing building height or density.
3	Effect of new state development laws (AB 2011, SB 6) on Gateway Plan			Planner, attorney	Assess likely changes to the Gateway Plan, particularly some of the zoning change needs
4	Affordability of housing for a range of incomes (rental)			Housing and developer experts	Could be grouped together with #5 (ability to get equity of new housing)
5	Ability to get equity of new housing (ownership opportunities)			Housing and financing experts	Could be grouped together with #4 (affordability of housing for a range of incomes)
6	Engineering feasibility of various building heights			Geotechnical engineer, architect, builder	Based on well-known general soil characteristics, water levels, and building technologies, address costs and engineering tradeoffs of different building heights at locations within the Gateway area
7	Develop Arcata population expectations and associated housing needs, including CPH needs and housing projects and timeline for Arcata			City staff, CPH staff	Finish up work done to date and summarize in short report, with uncertainties noted
8	Arcata Wastewater Treatment Facility capacity and long-term planning			City staff, wastewater engineers	Reiterate timeline for upgrades and future increase in capacity. Address possible need for future AWTF relocation and alternative discharge location. Evaluate potential land needs in the Gateway area
9	Sea Level Rise and shallow groundwater planning and adaptation			Sea Level Rise expert, planner, infrastructure engineer	Summarize expected Sea Level Rise forecasts and uncertainties, develop planning/design criteria; timeline, may need to refine Sea Level Rise Adaptation Strategy in the Local Coastal Element
10	Business development plan for Gateway area			EDC member, developer, Chamber of Commerce member	Consider plans for business incubator zone(s), new STEM businesses that build from CPH, develop business plan that has better balance with housing and higher-paying jobs
11	L Street Pathway			Parks and open space and mobility experts	Consideration of a linear park. Linked to parks, recreation, mobility, etc.
12	Parking and traffic plan			Traffic and parking experts	Could be grouped together with #13
13	Biking and pedestrian plan			Non-vehicle transportation experts	Could be grouped together with #12
14	Fiscal impacts to City			City Finance Director	Could just be done by City Finance Director rather than a Topic Work Group. Will be done in EIR, but need initial evaluation for feasibility now.

Attachment: D. RGA Committee Proposal (4005 : Gateway #10)

Potential Next Steps: Topic Work Groups and/or Individual Specialists

1. Priority Issues list

- a. Identify set of Priority Issues needing additional investigation and expertise
- b. Sequence Priority Issues in terms of importance and timing when they need to be addressed

2. Tasks for Planning Commission

- a. Determine which Planning Commissioner(s) want to be involved in addressing each Priority Issue, and whether they wish to operate as a subcommittee
- b. Determine precise question(s) to be answered by Priority Issue (this is critical direction for tasking the topic specialists)
- c. Identify sources of technical expertise (obtain recommendations from public and staff)
- d. Select specialists by topic based on public and staff recommendations/justification
- e. Invite specialists identified and determine conditions of work, timing, compensation, etc.

Potential Next Steps: Topic Workgroups and/or Individual Specialists

3. Designate method for addressing the Priority Issues

- Topic Work Group agreed upon by Planning Commission meets separately, overseen by Planning Commission member(s), then reports findings and recommendations to full Planning Commission during a regular Planning Commission meeting or a Study Session (more than one topic per meeting may be possible) (**Option 2**), or...
- Individual Specialists present directly to Planning Commission (**Option 3**), or...
- Hybrid of Topic Working Group and Individual Specialists reports findings to Planning Commission (**Option 4**)

4. Planning Commission deliberation

- After presentation and discussion, Planning Commission receives public input, formulates recommendations, or alternatively, determines need for additional input

Optional Next Step: Topic Work “Test Drive”

- Choose one of the Priority Issues to “test drive” the process and evaluate effort & value
- Planning Commission and staff assemble Topic Work Group members
- City contracted-facilitator assists in the “test drive”
- Convene Topic Work group meeting
- Topic Work Group member(s) prepares draft 2-8 page report and present to Planning Commission
- Planning Commission evaluates effort and value, and discusses and decides whether to proceed with other Priority Issues in a similar or improved manner

Attachment: D. RGA Committee Proposal (4005 : Gateway #10)

Six out of the City's nine committees were engaged in this work between July and September 2021, prior to release of the draft Gateway Plan in December 2021.

Each City Committee:

- Received a PowerPoint presentation by Community Development staff on the conceptual draft Gateway Area Plan (which was still in development at that time);
- Received a list of implementation measures tailored to its expertise and purview;
- Participated in an exercise to prioritize and customize its top choices to be incorporated into the draft Plan and/or the proposed Form-Based Code, as appropriate.

2021 Dates & Committees:

- 7/6: Economic Development Committee
- 7/14: Parks and Recreation Committee
- 7/15: Historic Landmarks Committee
- 7/19 & 9/20: Energy Committee
- 7/20 & 8/17: Transportation Safety Committee
- 7/20: Wetlands & Creeks Committee

City Committee Prioritized Implementation Measures

Economic Development Committee

- Alternative Transportation/Connectivity/Trails.
- Low-Income/Mixed-Income Housing.
- Mixed-Use Development.
- Beautification.
- Job Creation "(50+ Jobs, etc.)"--per screenshot/Minutes discussion
- Community Support Services.

Energy Committee

- "Enhancements" bus stop amenities, secure bike parking, park and ride lots, textured sidewalks, trail lighting, contribution to an all electric bus, etc.
- Encourage design features which reinforce linkage to nature and use of alternative transportation for properties being developed adjacent to trails and greenbelts (adopt a trail, windows facing greenbelt, creek daylighting, native plant landscaping, retail/dining access facing trail, edible and/or native landscaping, etc.).
- Development that provides needed services such as low-cost health/dental providers, substance abuse treatment, mental health counseling, childcare services, teen or youth centers, emergency shelter, job training support, senior care/services, support services for the disabled, foster youth support, etc. "(SOCIAL AND SUPPORT SERVICES NEEDS Broaden this.)"--per screenshot

- Prioritizing all electric development.

Historic Landmarks Committee

- Blight reduction and adaptive reuse of existing structures (emphasis on residential? Commercial?).
- Development of potentially significant historic structures mapped as in need of
- repair/rehabilitation (perhaps measured by code enforcement records and/or APD calls for service?).
- Rehabilitation of existing housing.
- Conserve the many examples of early residential building styles found in the city's older neighborhoods, from Bayside to Arcata Heights.
- Assure that new construction and additions to existing historically designated buildings maintain the character and livability of the historic neighborhoods.

Parks and Recreation Committee

- Improved access to alternative transportation (including bike route enhancements, bus stop amenities, secure bike parking, park-and-ride lots, textured sidewalks, trail maintenance and lighting, etc.
- Concentrate particularly on trail enhancement and associated public space.
- Contribution of an area-wide beautification fund which would be used for public art, landscaping streets and buffers, sidewalk or entry mosaics, information kiosks, street trees, furniture in public places, park amenities, parklets, etc.
- Easements provided to the city for links to parks, open space, or natural areas.
- Additional park in-lieu fees (community wide?).
- Contributing to community ("activity" per screenshot) programming in tandem with Arcata Main Street or with developments (e.g., Plaza Point) closer to downtown.

Transportation Safety Committee

- Increase secure and weather-proof bike storage.
- Offer bike parking and/or bus passes as well as vehicle parking for residents.
- Trail connectivity.
- New bike lanes and trails.
- Encourage mixed-use construction with businesses and residences.

Wetlands & Creeks Committee

- Habitat "stepping stones" (patches of plants/trees; chains of small wetlands across property).

- Develop a stormwater management bank for Jolly Giant Creek water quality improvements to be applied within the stormwater watershed area.
- Improving passage and habitat conditions for migrating anadromous salmonids (e.g. invasive vegetation management).
- Maximize geomorphic restoration (alteration and/or daylighting of disturbed streams so their form and behavior emulate those of undisturbed streams).
- Easement for drainage and other public uses of floodplains, where desirable to maintain stream courses in a natural state or daylight new sections of Jolly Giant Creek.
- Easement or payment towards “wetland banking” to restore habitat in southern portion of Area (directly north of Samoa Blvd).
- Low-impact development including site-design strategies to reduce runoff generation and bioretention and infiltration practices (e.g. rain gardens, bioswales and artificial wetlands, catchment systems pervious pavement)-part of Low Impact Development.

Committee Review Themes

Throughout Committee engagement, there were themes that spanned multiple decision-making bodies. These themes are generally related to the development of safe and attractive alternative modes of transportation; investment in blight reduction and neighborhood beautification; and providing access to housing and services for community members in need of assistance.

Alternative transportation Connectivity/trails

- Alternative transportation Connectivity/trails (*Economic Development Committee*)
- Improved access for alternative transportation (including: bike route enhancements, bus-stop amenities, secure bike parking, park-and-ride lots, textured sidewalks, trail maintenance and lighting etc.) (*Parks and Recreation Committee*)
- Concentrate particularly on trail enhancement and associated public space (*Parks and Recreation Committee*)
- Enhancements, bus-stop amenities, secure bike parking, park-and-ride lots, textured sidewalks, trail lighting, contribution to an all-electric bus, etc.) (*Energy Committee*)
- Offer bike parking and/or bus passes as well as vehicle parking for residents. (*Transportation Safety Committee*)
- Trail connectivity. (*Transportation Safety Committee*)
- New bike lanes and trails. (*Transportation Safety Committee*)

Beautification/Investment

- Contribution to an Area-wide Beautification Fund which could be used for: public art, landscaping streets and buffers, sidewalk or entry mosaics, information kiosks, street trees, furniture in public places, park amenities, park-lets, etc. (*Parks and Recreation Committee*)
- Blight Reduction and Adaptive reuse of existing structures (*Historic Landmarks Committee*)
- Beautification (*Economic Development Committee*)

Housing and Community Services

- Development that provides needed services such as; low-cost health/dental providers, substance abuse treatment, mental health counseling, childcare services, teen or youth centers, emergency shelter, job training support, senior care/services, support services for the disabled, foster youth support, etc. (*Energy Committee*)
- Housing development that includes a percentage of units set-aside for low-income households (rental or purchase) (*Energy Committee*)
- Community support services (*Economic Development Committee*)

Public Engagement Review Themes (August 16 Form-Based Code Workshop)

Top three priority community benefits from options offered:

1. Affordable Housing
2. Alternative Transportation
3. Open Space

Top five additional priorities from public attendees:

1. Expanded public transit
2. Home ownership opportunities
3. Senior Housing
4. Cooperative Housing

From Judith Mayer for the City of Arcata Planning Commission, September 27, 2022
 Considerations for the Gateway Area Plan's proposed "Community Benefits" program

General considerations:

1. The Planning Commission should discuss and decide on an appropriate process with which to address development of a Community Benefits program as a measure to implement the Gateway Area Plan, and its associated Form Based Code proposals. This should be a deliberative process, not just a series of yes-or-no votes.
2. ONLY features that benefit the community at large, or particular underserved groups or environments within it, should be promoted through "community benefits" incentives.
3. The Planning Commission should determine whether development proposals involving use of the "community benefits" program fulfill the requirements of objective program standards. City Staff should monitor continuing compliance with those standards as projects are built and managed over time. Staff should bring proposed changes that might reduce or jeopardize the project's compliance with those standards before the Planning Commission to assess whether the project still qualifies for "benefits" credit or approval streamlining. Staff should monitor compliance, and periodically report on benefits program use to the Planning Commission. Staff should identify aspects of the program that should be updated as local goals, and local, state, and federal standards change.
4. Only features not otherwise required or paid for under local, state, or federal law or programs qualify for "community benefits" incentives or streamlined approval.
5. Qualifying "community benefits" should not pose significant risks to safety or to environmental features or processes. (Example: No "benefits" points for sports facilities such as ropes courses; or for buildings requiring extraordinary construction techniques in hazard zones.)
6. Remember that the GAP process may become a precedent for other Community Benefits development incentive programs implemented under future General Plan amendments.

My own concerns:

1. Benefits credit should be "weighted" according to their value to the public, rather than their costs to the developer. Not all amenities that appear in the Draft GAP should be included. Some "amenities" proposed as "community benefits" in the Draft GAP should actually be required.
2. Buildings over 4 stories equivalent height including roof-mounted equipment should provide designated community benefits. I hope Arcata will approve a maximum building height equivalent to 6 stories, including roof-mounted equipment. Since this would eliminate the Draft's proposed Tier 3 and Tier 4 incentive levels, those levels should be "geared down" to provide leverage for designated benefits in lower buildings (5 & 6 story equivalent height).
3. Cal Poly could conceivably acquire land and build above 6 stories, and not subject to the Gateway's form based code, or other land use permission from the City. The GAP should include policies explaining the City's expectations for the university's voluntary provision of community-wide benefits linked to university developments in the Gateway.
4. Things that should NOT be counted as "community benefits" for GAP incentives:
 - o Density is not a community benefit in-and-of-itself, so features that are mainly density-increasing must demonstrate other community benefits.

- Any feature that is a City-wide, Gateway-wide, or other government requirement for new development. (*Periodic Staff review the GAP’s Community Benefits program should propose updates to the Planning Commission regarding benefit program changes.*)
- Features fully paid for by other subsidies (avoid “double-dipping”). But GAP “community benefits” credit may be used for features above-and-beyond other subsidies’ payments
- Relocation costs for projects that displace existing residents
- Features or activities that will likely “pay for themselves” through business profits (e.g., no “community benefits” credits for private dining businesses in private buildings, or which encroach on public rights-of-way). *If the City does opt to consider these for “community benefit” credit, they should be relatively lower-value / lower-priority subsidies, beyond their job-creation potential.*

Community Amenities to be considered for “Community Benefits” incentives:

Housing Creation:

- *Residential density in-and-of-itself is NOT a community amenity.* (Delete Policy GA-3j from the draft plan.) Gateway high densities should provide significant community benefits. For the purpose of calculating density-related housing amenities, a single-resident efficiency apartment, “group quarters” dorm room, or SRO is not equivalent to a 3-bedroom family dwelling, regardless of how the state RHNA counts it.
- **Affordability:** Benefits credit at varied levels should provide incentives for projects with a high portion or large number of dwelling units affordable to very low, low, and moderate income residents, including below-market-rate rental & owner-occupied dwellings. (Benefit credit levels should be adjusted as Citywide or Statewide requirements change.)
- **Diverse housing & tenure types:** Projects that mix housing types and dwelling sizes, designed to house people of varying income levels and household structures, and with mixed tenure types (owners & renters)
- **Purpose-built special needs housing:** Projects that include housing with size, cost, and facilities appropriate for students, seniors, mobility-impaired residents, or artists/ craft workers / small businesses using live-work opportunities
- Projects that enable cooperatives, co-housing, live/work businesses, and other innovative tenure models that support affordability
- Rent-stabilized housing (specify minimum period, occupancy conditions, & continuity if ownership changes)
- Low-income-qualified deed restricted housing for purchase, possible community land trust holdings
- On-site management for large projects (this is should eventually be built into City-wide standards – Once it’s City-wide, it will no longer count as a “benefit” incentive in GAP)

Arts and Culture:

- “Benefits” credit designation should be guided by Arcata’s Strategic Arts Plan.
- Incentives should reward only features in publicly accessible areas, or visible from them.
- Input from cultural organizations should advise a City-designated committee subject to the City Council, and Brown Act openness and transparency rules and processes

Open Space: (Consider this also Open Space, Conservation, and Restoration)

The City should act now to identify resources to acquire open space for public use, conservation, and future public facilities in specific locations. (GAP Draft Fig. 7 map is a good start.) Do not depend on the upper “Tiers” of Community Benefits incentives to provide the most significant public open spaces.

The GAP process should address retaining and further developing L Street linear park features, regardless of whether L Street becomes part of a K/L one-way couplet.

Community benefits credit should provide incentives for:

- Permanent *transfer* of land to City ownership for use as public open space in priority locations
- Significant public open space *easements* dedicated to the City in priority locations, & linked to ped & cycle networks
- On-site *publicly accessible* recreation facilities, including playground equipment; sports courts; benches, picnic tables & shelters; drinking fountains; public toilet facilities
- “Daylighting” waterways within private holdings, contributing funds for stream or wetland restoration and maintenance above and beyond resources provided through grants, or required by City-wide parkland dedication or in-lieu fees etc.
- Landscaping or maintenance by project management adjacent to wetlands or creeks, under City-designated standards

“Green” Building, Sustainability, & Resilience:

Expect upgrading of city-wide & state standards – “benefits” points should be significantly better than those, with periodic review & updating of standards.

- Graduated benefits credit for highest levels of “sustainable” design certification (LEED or other)
- Energy-efficient “net zero” design, construction & operation for an entire project
- “Carbon negative” design, construction & operation may receive greater credit (projects that produce more electricity or other power than they use)
- On-site stormwater management significantly beyond City-wide requirements (Low Impact Development); water retention & recharge features, “rain gardens,” rooftop gardens, etc
- Purpose-built waste collection & recycling areas (beyond City-wide requirements)
- Technology & design to stringently limit wastewater discharges to City sewers – incentives to adopt new technologies (zero-discharge toilets; onsite greywater recycling; etc)
- Beyond-minimum dark-night lighting & window treatments; bird-safe & bird-friendly construction
- Specified types of publicly accessible landscape features (see form based code), including additional street trees beyond FBC, greenscaped building frontages or “devil strips,” community garden spaces (not just for residents).
- Remediation of toxic contamination and land degradation caused by previous uses, above costs compensated by government programs, under gov’t supervision and standards
- Project provision of emergency off-grid electricity access open to the public during emergency events (priority for medical equipment charging or plug-in); commercial kitchens available for emergency food distribution, spaces for emergency medical triage, & public assembly points (Red Cross & CA standards)

Transportation & mobility: Active movement & other features to minimize car impacts:

- Bus stop & rider shelter facilities beyond those required City-wide or by the Gateway code
- Project-provided bus passes to residents (specify min # years)
- Cycle facilities beyond City-wide or FBC requirements (indoor or covered safe cycle storage; public access bike racks not in City right-of-way)
- Electric vehicle charging stations beyond basic city or state requirements & not encroaching on public right-of-way
- Streetside benches / tables accessible to public, but not blocking public right-of-way
- Dedicated ped/ cycle easements or land transfers linked to City/ Regional networks
- Underground parking in low-risk locations

Enhanced Architectural Features and Exterior Design:

The GAP-linked form based code will specify minimum design requirements. “Community benefits” would designate types of design features beyond those. “Benefits” criteria are likely to change over a 20+ year plan horizon.

- Underground utilities not paid for by others or required throughout Gateway or Citywide
- Interesting & attractive articulated rooflines; articulated facades, balconies, streetside porches
- Pedestrian sheltering (awnings; 2nd-story overhangs or cantilevers with public access beneath)
- Universal design & access features, above & beyond ADA or upgraded City-wide requirements
- Public access features adjoining project “interior” spaces (open courtyards, unfenced apartment yards, U-shaped frontages, etc.)
- Culturally or regionally significant design features (TBD)
- Design features that serve both aesthetic and sustainability/ resilience purposes

Retail and Job Creation: (& provision of essential services):

“Community Benefits” credit should be given for benefits that neighborhood residents will use and afford, not just to attract businesses that create jobs or pay property owners. Attracting business and employment not dependent on abundant parking is problematic. Benefit “points” should not go to luxury-serving businesses largely unaffordable for neighborhood residents or workers. (I do not believe that creating spaces for profitable rooftop or outdoor dining should receive benefits credits as community amenities.)

- Purpose-built spaces for children’s day-care, services for Seniors
- Health-care facilities & social services that generate relatively little parking demand
- Non-chain, street level retail that will generate relatively little parking demand
- Commercial uses that accommodate delivery vehicles off-street
- Cultural & event spaces with appropriate means to limit parking demand