

Attachment B

Industrial Limited with Cannabis Innovation Zone (IL:CIZ) combining zone

Location: 5550 West End Road

File # 178-067-DR

APN: 507-251-020

Owner Applicant: Axel Properties

Section	Regulation	Standard	Project Conformance
Parcel and Density			
9.26.030	Allowable land use	See Table 2-10	Complies. IL:CIZ zone, Area 1, allows commercial, light industrial, and cannabis uses with a Zoning Clearance. Proposed Phase 4, 3 buildings total ± 40,931 sf: Building 4 = 19,521 sf; Building 5 = 12,123 sf; Building 6 = 9,287 sf.
9.26.040	Minimum lot area	6,000 sf	Complies. 4.6 acre (202,261 sf) property, one parcel.
9.26.040	Minimum lot width	60'	Complies. 522 - 600 ft
9.26.040	Maximum lot depth	None	Complies. 124 - 537 ft
9.26.040	Residential density	7.26 to 15 units per acre	N/A. No residential units proposed.
Setbacks			
Table 2-16			
9.26.050	Front - West	10'	Complies. Building 5, closest to property frontage, is setback over 60 ft from the west property frontage.
9.26.050	Side (Interior) - North	10' or 20' abutting residential zone	Complies. Building 4 setback will be at least 10' from the north PGE easement, as conditioned that no eave projection is allowed. No abutting residential zone.
9.26.050	Side (Interior) - South	10' or 20' abutting residential zone	Complies. Buildings 5 and 6 exceed minimum south setbacks.
9.26.050	Side (Street)	10 ft.	N/A. No side street.
9.26.050	Rear - East	10' or 20' abutting residential zone	Complies. Buildings 4 and 6 meet City IL zone setbacks. Project is conditioned to not allow the building or projections to encroach into the Water District's western extend of its 30' easement to the east (rear) property line. Alternative Plan shows an increased setback from the HBMWD easement. The District objections to building locations and access. No abutting residential zone. See staff report.
9.42.030	Accessory Structures	same as above or with exceptions below	Complies. Proposed accessory structures east of Building 1 and solid waste and recycling structures meet IL zone setbacks.
9.42.030.D.1	side and rear	3 ft.	N/A
9.42.030.D.1	if rear alley	5 ft. or 15 ft. from alley centerline whichever is greater	N/A. No alley.
9.59.050.A	Streamside	Developed = 25 ft (or FEMA) Undeveloped = 100 ft. (FEMA)	N/A. Property is not adjacent to a stream.
9.59.060.A	Wetland	Developed = 50 ft Undeveloped = 100 ft.	N/A. Property has no designated wetlands. Existing detention pond (south) is not a designated wetland. See staff report.
9.52.050.C	Community Forest	150 ft. (new lots)	N/A. Property is not adjacent to the Community Forest.
Misc Standards			
9.26.050	Floor Area Ratio	1.5	Complies. Total building area for all 4 phases = 85,923 sf/202,261 total site area = .42 FAR. Project is less than 1.5 FAR.
9.26.050	Height	45 ft	Complies. Maximum building height ranges from 30'-2" for Building 4 to 32'-6" for Building 5. Building 6 height is 30'-1".
9.34.020.A	Landscaping	10% (new subdivision) or per Review Authority	Recommended conditions relating to landscape locations, substitutions, frontage, plant sizes, and installation. Existing and proposed landscaping = 63,388 sf, which exceeds area requirements. Landscaping and plan meet 9.36 standards, locations: frontage, perimeter, buildings and entrances, parking lot, T&R enclosures. Common outdoor seating area is shown. LID locations shown on plans. Landscaping conditions relating to easements are included. See staff report.

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9.36.040, 9.36.060, -070, -100	Required parking: vehicle, bike, loading, motorcycle. 9.36.040, Table 3-6 vehicle; 9.36.060, Table 3-7, bicycle; 9.36.070 motorcycle; 9.36.100, Table 3-9 loading.	Min 1:800 - max 1:500. Building 4: 25-40 vehicle spaces. Blg 5: 15-24 spaces. Blg 6: 12-21 spaces. <u>Phase 4: min 27 spaces reqd.</u> Motorcycle: 1 per 20 veh spaces. Phase 4 = <u>2 reqd.</u> Loading: 1 space per 5-40,000 sf = <u>1 loading space reqd.</u>	All 4 phases require minimum 108 parking spaces; staff counted 109 spaces. Parking is in a shared parking lot layout for multiple buildings. Building 4 requires 25 vehicle spaces; 6 are adjacent, with remaining spaces shared with ±43 parking spaces approved for Buildings 1,2 3 and 4. Buildings 5 & 6 require 27 spaces; 28 spaces are identified. One (1) loading is provided to meet standards. Two (2) motorcycle areas are shown. Parking shows a combination of asphalt and gravel surfacing, allowed by the City Engineer as an alternative surface and per previous phases. ADA and electric vehicle (EV) parking is provided.
9.36.040.B	Multi-tenant site parking reduction	75% of required vehicle parking. Phase 4 reduction to 21 spaces.	Complies. Project is conditioned to allow a 25% reduction in required parking to meet required parking per Table 3-6. LUC 9.36.040.B 75% standard would allow a reduction from 108 to 81 spaces if the applicant chooses.
9.36.060	Table 3-7, Bicycle Parking	50% bicycle parking reqd. Phase 4: Blgs 5 & 6 =14 bike; Blg 4 = 13 bike spaces	Complies. Plans show 27 bike spaces would be provided for Buildings 4, 5 and 6 to meet standards.
9.38.030.D, 9.38.080	9.38.030.D: Master Sign Plan, 9.38.080 Table 3-10 sign area, type, design standards	20 sf per business not exceed 100 sf per parcel. MSP allows exemptions sign area	Project proposes total of 311 sf signage for all phases, with Master Sign Plan approval. 235 sf signage was approved for Phases 1-3. Phase 4 proposes 76 sf additional sign area, see Sheet A-17. The Commission approved a Master Sign Plan to allow signage over 100 sf per LUC 9.38.030.D. Phase 4 signage continues the approved sign design theme.
Historic Resource - "Yes" may require Design Review Permit			
9.72.040.B	Neighborhood Conservation Area	Yes / No	No
9.72.040.B	Designated Historic Landmark	Yes / No	No
9.72.040.B	Designated Noteworthy Structure	Yes / No	No
9.72.040.B	Deter Historically Significant	Yes / No	No
Hillside Development			
9.52.020	Located on General Plan figure PS-a	Yes / No	No
Flooding			
9.60.060	100-year floodplain (Zones AH or AO)	Yes / No	No
9.60.070.G	Coastal High Hazard (V zone)	Yes / No	No
Geologic			
9.62.020	Alquist Priolo Special Study Area	Yes / No	No
9.62.020	Potentially Active Fault	Yes / No	No
9.62.020	Liquefaction	Zone I or II	Zone II Moderate liquefaction. R1 Report per Building Official.

General Plan Compliance

Section	Regulation	Standard	Project Conformance
Table LU-6	Allowable Land Use	Permit Type	Allowed uses for the project will be consistent with IL:CIZ zone will be determined at occupancy.
Project Notes: This is Phase 4 of a multi-stage project. The property is a large multi-tenant site with area drainage issues relating to the West End Road area. The project is conditioned to comply with the submitted Stormwater Management Assessment and control plan (SHN Report), a drainage plan and LID measures, local and state requirements. The stormwater detention structure in the south of the property is a designed stormwater facility, and not a designated wetland. Landscaping phased prior to Certificate of Occupancy.			



Property Report

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

Property Report for
Assessor's Parcel Number: 507-251-020 **Attachment B**



Property Details

Owner Name: Axel Properties Llc Co
Mailing Address: 1171 Tilley Ct, Arcata CA, 95521
Site Address/City/Zip: 5550 West End Rd ARCATA, 95521
Latitude/Longitude: 40.905851 -124.071417
Section/Township/Range: SECTION 16 T6N, R1E
Parcel Size in Sq Ft (GIS Computed): 197,114.2
Parcel Size in Acres (GIS Computed): 4.53
Recorded Document: 2015R 13100

Google Map Link:
<http://maps.google.com/maps?f=q&hl=en&geocode=&q=40.9058507223,-124.071416786&ie=UTF8&t=h&z=16&iwloc=addr>
Assessor Parcel Map Link: <http://co.humboldt.ca.us/assessor/maps/507-25.pdf>

Assessment

Land Value: \$77,431.00
Improvement Value: \$388,377.00
Other Value: \$96,780.00
Use Code: 41
Tax Rate Area: 1039
Census Block: 211 Census Tract: 12

Zoning

Inland - Arcata Land Use Code (LUC):
Industrial - Limited
Coastal - Arcata Coastal Land Use & Development Guide (CLUDG):
N/A

General Plan Land Use

Inland - Arcata General Plan: **Industrial - Limited**
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
MMIZ (:MMIZ) Combining Zone: Out
Neighborhood Conservation Area (:NCA): Out
Planned Development (:PD) Combining Zone: No
Plaza Area (:PD) Combining Zone: No
Special Consideration (:SC) Combining Zone: :SCI
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): No
Coastal Jurisdiction: Out
FEMA 100YR Floodplain: None
Hillside Development: None
Liquefaction: Moderate Liquefaction
Matthews Dam Failure: In
Noise Contour: Yes
Redevelopment Area: In
Urban Services Boundary: In
USFWS Wetlands: No
Within 50' of Fault Zone: Out

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Parcel information date: Humboldt County Advance Planning Division - GIS, 5/12/2016
Parcel attribute descriptions: http://gis.cityofarcata.org/flexviewers/Property_Report_metadatabk5-20-2015.pdf