

MINUTES

Special Board Meeting

January 4, 2022

5:30 p.m.

Location: Remote Via Zoom

Board of Directors

*Randy Mendosa (Division 3) - President, Blaine Maynor (Division 1) - Vice-President,
Nicole Johnson (Division 2) - Director, Eric Loudenslager (Division 4) - Director
David Rosen (Division 5) - Director*

CALL TO ORDER

The regular session of the Board of Directors for the Arcata Fire District was called to order by President Randy Mendosa at 5:33 pm.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance has been suspended during Shelter in Place.

ATTENDANCE AND DETERMINATION OF A QUORUM

The meeting continued with a quorum and the following were present remotely via zoom: President Randy Mendosa, Vice President Blaine Maynor, Director Nicole Johnson, and Director Eric Loudenslager. Director David Rosen was absent.

Additional District administrative staff included Fire Chief Justin McDonald, and Board Secretary Becky Schuette.

PUBLIC COMMENT

There were no public comments.

DISTRICT BUSINESS

Prior to opening District Business, President Mendosa introduced Ryan Plotz, Counsel for the District. Attorney Plotz began by sharing his PowerPoint presentation and providing an overview and review of the process for this meeting. The PowerPoint presentation slides will be added to the end of these minutes as Attachment 1.

Chief McDonald requested Attorney Plotz clarify that any ex parte communications that had occurred with the Board members by petitioners should be brought up at this time. Following Attorney Plotz explanation, President Mendosa requested a poll of the Board to advised if any of the Directors had had such communications with any of the petitioners. The attending Board members, Directors Johnson, Maynor and Mendosa responded in the negative and Director Loudenslager advised he had been copied in an email from Sara Turner to the County. The referenced document had also been included in the Board packet.

President Mendosa then invited staff to review item 1 and Attorney Plotz advised he would be presenting the staff reports.

Chief McDonald, as the Duty Chief, left the meeting to attend a call for service at 5:54 pm.

1. Consider Appeal for Adjustment of Special Tax on the Property Located on the 1500 Block of J Street, Arcata, APN # 020-102-005: Attorney Plotz reviewed the agenda item utilizing the PowerPoint and provided the staff recommendation.

The Petitioner, Sara Turner, stated her position and there were no further comments received from the general public on the petition.

There were no comments or discussion from the Board and a motion was made.

It was moved to grant the Petition concerning APN 020-102-005 and assign the Single-Family Residential Parcel Use Category under Ordinance No. 20-20 and direct the Fire Chief to take such further action as may be required to implement the Board’s decision to grant the Petition.

Motion: Johnson; Second: Maynor

Roll Call: Ayes; Johnson, Loudenslager, Maynor, and Mendosa. **Absent;** Rosen
Motion Carries

2. Consider Appeal for Adjustment of Special Tax and Benefit Assessment on the Property Located on the 200 Block of G Street, Arcata, APN # 503-224-007:

Attorney Plotz reviewed the agenda item utilizing the PowerPoint and provided the staff recommendation.

The Petitioner, George Green, stated his position and there were no further comments received from the general public on the petition.

The Board discussed the petition, and the historical approval of a different land use code from the previous year. President Mendosa specifically requested a moment to review the minutes from last year’s meeting, which had been included on page 59 of the Board packet. There was further discussion and input from the Directors as well as Attorney Plotz.

With no further comments received a motion was made.

It was moved to deny the Petition concerning APN 503-224-007-000.

Motion: Maynor; Second: Johnson

Roll Call: Ayes; Johnson, Loudenslager, and Maynor. **Nays;** Mendosa. **Absent;** Rosen
Motion Carries

3. Consider Appeal for Adjustment of Special Tax on the Property Located on the 2100 Block Peninsula Drive, Manila, APN # 506-082-022:

Attorney Plotz began his review of the agenda item when the petitioner from the previous item, George Green, interrupted the process advising that he had not received his three-minute response/rebuttal time and he had been waiting to be called upon. Mr. Green was advised that President Mendosa had opened, and closed public comment and he had not spoken up. President Mendosa then deferred to Attorney Plotz who reviewed the meeting procedures aloud, adding that there was an option to revisit, through a motion

to reconsider, which is generally made by a Board member who voted in the affirmative on the original action. With no motion made, President Mendosa requested Attorney Plotz continue with his review of agenda item 3.

Attorney Plotz continued his review of the agenda item utilizing the PowerPoint and provided the staff recommendation.

The petitioner, David Reed, thanked the Board for granting his request and no public comments received on the petition.

There were a few clarifying questions from the Board and with no further discussion a motion was made.

It was moved to grant the Petition concerning APN 506-082-022-000 and assign the Commercial Parcel Use Category under Ordinance No. 20-20 and direct the Fire Chief to take such further action as may be required to implement the Board's decision to grant the Petition.

Motion: Johnson; Second: Maynor

Roll Call: Ayes; Johnson, Loudenslager, Maynor, and Mendosa. **Absent;** Rosen
Motion Carries

Chief McDonald returned to the meeting at 6:33 pm.

4. Consider Appeal for Adjustment of Special Tax and Benefit Assessment on the Property Located on the 600 16th Street, Arcata, APN # 020-096-002: Attorney Plotz reviewed the agenda item utilizing the PowerPoint and provided the staff recommendation.

The petitioner, William Sombric, stated his position and there were no further comments received from the general public on the petition.

One of the Directors confirmed that there was no operational business happening now and that information was confirmed.

With no further discussion a motion was made.

It was moved to grant the Petition concerning APN 020-096-002-000 and assign, for purposes of the Special Tax, the Single-Family Residential use category, and assign, for purposes of the Benefit Assessment, the Improved Single-Family Residential use code, and direct the Fire Chief to take such further action as may be required to implement the Board's decision to grant the Petition

Motion: Loudenslager; Second: Johnson

Roll Call: Ayes; Johnson, Loudenslager, Maynor, and Mendosa. **Absent;** Rosen
Motion Carries

5. Consider Appeal for Adjustment of Special Tax and Benefit Assessment on the Property Located on the 1300 Block of Sunset Avenue, Arcata, APN # 505-083-019: Attorney Plotz reviewed the agenda item utilizing the PowerPoint and provided the staff recommendation.

The petitioner, Audrey Archibald, stated her position and there were no further comments received from the general public on the petition.

There were no questions or comments from the Board and a motion was made.

It was moved to grant the Petition concerning APN 505-083-019-000 and assign, for purposes of the Special Tax, the Single-Family Residential use category, and assign, for purposes of the Benefit Assessment, the Improved Single-Family Residential use code, and direct the Fire Chief to take such further action as may be required to implement the Board's decision to grant the Petition."

Motion: Maynor; Second: Loudenslager

Roll Call: Ayes; Johnson, Loudenslager, Maynor, and Mendosa. **Absent;** Rosen
Motion Carries

6. Consider Appeal for Adjustment of Special Tax on the Property Located on the 3400 Block of Jacoby Creek Road, Bayside, APN # 501-131-007: Attorney Plotz reviewed the agenda item utilizing the PowerPoint and provided the staff recommendation.

The petitioner, Chris Freeman, stated his position and there were no further comments received from the general public on the petition.

There was discussion among the Board and questions posed to the petitioner regarding the use of the "cabin" in question, whether or not it is recognized as an ADU, its size, current use, and historical use. The Board continued deliberations about the actual evidence of "use" provided by the petitioner in the submission. There were concerns about lack of proof of a recognized ADU by the County, as well as setting a precedent for future petitioners by "bending the rules" to make a decision using the petitioners' statements, rather than having submitting proof as was required in the instructions for the petition.

With no further discussion, a motion was made.

It was moved to grant the Petition concerning APN 501-131-007-000 and assign, for purposes of the Special Tax, the Single-Family Residential use category and direct the Fire Chief to take such further action as may be required to implement the Board's decision to grant the Petition

Motion: Maynor; Second: Loudenslager

Roll Call: Ayes; Loudenslager, Maynor, and Mendosa. **Nays;** Johnson, **Absent;** Rosen
Motion Carries

7. Consider Appeal for Adjustment of Special Tax on the Property Located on the 1500 Block of Peninsula Drive, Manila, APN # 400-141-012: Attorney Plotz reviewed the agenda item utilizing the PowerPoint and provided the staff recommendation.

The petitioner, Michael Fennell, stated his position and there were no further comments received from the general public on the petition.

The members of the Board had a few questions for the property owner regarding the size of the unit and if it was rented and then a motion was made.

It was moved to deny the Petition concerning APN 400-141-012-000.

Motion: Maynor; Second: Loudenslager

Roll Call: Ayes; Loudenslager, Maynor, and Mendosa. **Nays;** Johnson, **Absent;** Rosen

Motion Carries

8. Consider Appeal for Adjustment of Special Tax and Benefit Assessment on the Property Located on the 1100 Block of A Street, Arcata, APN # 021-073-006:

Attorney Plotz reviewed the agenda item utilizing the PowerPoint and provided the staff recommendation.

The petitioner, Larry Burdick, stated his position and there were no further comments received from the general public on the petition.

Following the answer to a question from Director Johnson regarding the meaning of "Garden of the Heart" as it related to the address, and with no further comments or discussion, a motion was made.

It was moved to grant the Petition concerning APN 021-073-006-000 and assign, for purposes of the Special Tax, the Single-Family Residential use category, and assign, for purposes of the Benefit Assessment, the Improved Single-Family Residential use code, and direct the Fire Chief to take such further action as may be required to implement the Board's decision to grant the Petition

Motion: Loudenslager; Second: Maynor

Roll Call: Ayes; Johnson, Loudenslager, Maynor, and Mendosa. **Absent;** Rosen
Motion Carries

9. Consider Appeal for Adjustment of Special Tax and Benefit Assessment on the Property Located on the 2700 Block of McDowell Court, Arcata, APN # 503-481-007:

Attorney Plotz reviewed the agenda item utilizing the PowerPoint and provided the staff recommendation.

The petitioner, John Nicklas, was not present at the meeting. However, Will Sombric, an earlier petitioner, spoke up. He advised that he was currently with his wife, Signe Nicklas, who is also the daughter of Mr. Nicklas and they had been given permission to speak on his behalf and answer questions if the Board chose to do so. Mr. Sombric then reiterated some of the points that had been provided in the written submission.

Receiving no public comments, President Mendosa then queried if this petition has been presented to the Board before as it seemed familiar. Mr. Sombric answered in the affirmative advising it had been submitted for an appeal during the last fiscal year tax cycle and had been denied.

President Mendosa opened the item for deliberation by the Board and Director Maynor requested clarification on the splitting of the two tax types. Attorney Plotz advised that the Benefit Assessment does not make exception to the ADU's, therefore staff recommended denying the petition in part, as it related to the Benefit Assessment.

There were no further Board comments and President Mendosa requested the two items be handled separately based on staff recommendation. A motion was made.

It was moved to deny, in part, the Petition concerning APN 503-481-007-000 as it relates to reclassifying the parcel for purposes of the Benefit Assessment

Motion: Maynor; Second: Loudenslager

Roll Call: Ayes; Johnson, Loudenslager, Maynor, and Mendosa. **Absent;** Rosen
Motion Carries

Attorney Plotz returned to his PowerPoint to remind the Board of the policy in the Resolution and that it comes into play because of the zoning and recognizing ADU's. He reviewed the factors to be considered, which were listed in slide nine of the PowerPoint, (Attachment 1). During the review of these factors, Mr. Sombric spoke up occasionally to offer answers to the questions being posed.

Signe Nicklas also spoke briefly about her father and the purpose of the dual mailboxes shown in the photos.

President Mendosa closed public comment and asked the Board for deliberations.

There were a few more clarifying questions before a motion was made.

It was moved to grant, in part, the Petition concerning APN 503-481-007-000 as it relates to the Special Tax, and assign, for purposes of the Special Tax, the Single-Family Residential use category, and direct the Fire Chief to take such further action as may be required to implement the Board's decision to grant the Petition.

Motion: Maynor; Second: Johnson

Roll Call: Ayes; Johnson, Loudenslager, Maynor, and Mendosa. **Absent;** Rosen
Motion Carries

10. Consider Appeal for Adjustment of Special Tax and Benefit Assessment on the Property Located on the 300 Block of Beverly Drive, Arcata, APN # 503-041-

001: Attorney Plotz reviewed the agenda item utilizing the PowerPoint and provided the staff recommendation.

The petitioner, Dana Nielsen, was not present and there were no public comments.

Prior to the motion, Attorney Plotz advised that the petitioner had included a request for refunds back to 2006. He reminder the Board that the policy did not allow for such requests and that any refunds will be for the current year petition only.

It was moved to grant the Petition concerning APN 503-041-001-000 and assign, for purposes of the Special Tax, the Single-Family Residential use category, and assign, for purposes of the Benefit Assessment, the Improved Single-Family Residential use code, and direct the Fire Chief to take such further action as may be required to implement the Board's decision to grant the Petition.

Motion: Loudenslager; Second: Maynor

Roll Call: Ayes; Johnson, Loudenslager, Maynor, and Mendosa. **Absent;** Rosen
Motion Carries

ADJOURNMENT

Following a motion, President Mendosa adjourned the meeting at 7:55 pm.

Motion: Johnson; Second: Maynor

The next Regular Meeting is scheduled for **January 11, 2022, at 5:30 pm.**

Respectfully submitted,


Becky Schuette,
Clerk of the Board

PETITIONS FOR ADJUSTMENT
OF BENEFIT ASSESSMENT
AND/OR SPECIAL TAX

SPECIAL MEETING

JANUARY 4, 2022

OVERVIEW

- **IN 2006, THE DISTRICT ESTABLISHED A BENEFIT ASSESSMENT. THE BENEFIT ASSESSMENT IS LEVIED AGAINST TAXABLE PARCELS WITHIN THE DISTRICT ON A "UNIT OF BENEFIT" BASIS AT A RATE OF \$22.00 PER UNIT OF BENEFIT. EACH PARCEL IS ASSIGNED A LAND USE DESIGNATION WITH A CORRESPONDING NUMBER OF UNIT(S) OF BENEFIT.**
 - THE DISTRICT'S SCHEDULE OF LAND USE DESIGNATIONS AND CORRESPONDING UNIT(S) OF BENEFIT IS INCLUDED IN YOUR PACKETS ON PAGE 18.
- **IN 2020, THE VOTERS APPROVED MEASURE F, A SPECIAL TAX MEASURE. THE AMOUNT OF THE SPECIAL TAX LEVIED AGAINST EACH TAXABLE PARCEL IS BASED ON THE PARCEL USE CATEGORY ASSIGNED BY THE DISTRICT.**
 - THE PARCEL USE CATEGORIES AND CORRESPONDING SPECIAL TAX AMOUNTS ARE INCLUDED IN YOUR PACKETS ON PAGES 11-12
- **PURPOSE OF HEARING: CONSIDER AND ADJUDICATE TEN (10) PETITIONS FOR ADJUSTMENT OF BENEFIT ASSESSMENT AND/OR SPECIAL TAX. EACH PETITIONER ASSERTS THE DISTRICT ASSIGNED AN ERRONEOUS LAND USE DESIGNATION TO THE TAXABLE PARCEL, RESULTING IN A HIGHER SPECIAL TAX AND/OR BENEFIT ASSESSMENT.**

RESOLUTION 21-233

- RESOLUTION 21-233 GOVERNS PROCESS FOR REVIEW AND ADJUDICATION OF PETITIONS (PACKET PAGES 19-23)
- APPEAL LIMITED TO CURRENT FISCAL YEAR ONLY.
- PETITIONS MUST HAVE BEEN RECEIVED BY THE DISTRICT ON OR BEFORE DECEMBER 1 TO BE CONSIDERED TIMELY. UNTIMELY PETITIONS ARE SCREENED OUT BY THE CHIEF WITH WRITTEN NOTICE TO THE PROPERTY OWNER.
- COMPLETE AND TIMELY PETITIONS ARE SET FOR A HEARING BEFORE THE BOARD. EACH PETITIONER IS PROVIDED WRITTEN NOTICE OF THE DATE AND TIME OF THE HEARING AT LEAST TEN (10) DAYS PRIOR TO THE HEARING.

RESOLUTION 21-233

- AT THE HEARING ON THE PETITIONS, THE BOARD WILL CONSIDER THE WRITTEN APPEAL SUBMITTED BY THE PROPERTY OWNER, THE FIRE CHIEF'S REPORT AND POSITION, AND ANY ORAL COMMENTS BY THE PROPERTY OWNER OR REPRESENTATIVE.
- THE BOARD SHOULD CONSIDER ALL RELEVANT EVIDENCE AND IS NOT BOUND BY ANY TECHNICAL RULES OF EVIDENCE.
- IN THE EVENT THE PROPERTY OWNER IS NOT PRESENT FOR THE HEARING, THE BOARD SHALL CONSIDER THE APPEAL ON THE BASIS OF THE PROPERTY OWNER'S WRITTEN SUBMISSION.

RESOLUTION 21-233

- THE PROPERTY OWNER CARRIES THE BURDEN OF PROOF TO DEMONSTRATE THAT THE PARCEL USE CATEGORY ASSIGNED BY THE DISTRICT IS ERRONEOUS AND SHOULD BE CHANGED.
- THE BOARD SHALL, AMONG OTHER THINGS IT DEEMS RELEVANT, CONSIDER EACH OF THE FOLLOWING WHEN CONSIDERING EACH PETITION:
 - THE PARCEL USE CATEGORY PREVIOUSLY ASSIGNED TO THE PROPERTY.
 - THE ZONING USE DESIGNATION ASSIGNED TO THE PROPERTY, GIVING SUBSTANTIAL WEIGHT TO THE ZONING CLASSIFICATION AND MAXIMUM ALLOWABLE USE THEREUNDER.
 - THE ACTUAL USE MADE OF THE PROPERTY.
- TO THE EXTENT THE PROPERTY OWNER CONTENTS THAT THE ACTUAL USE OF THE PROPERTY IS DIFFERENT THAN THE USE ALLOWED UNDER THE APPLICABLE ZONING REGULATIONS, THE PROPERTY OWNER SHALL PRODUCE CLEAR AND CONVINCING EVIDENCE OF THE ACTUAL USE. CLEAR AND CONVINCING EVIDENCE INCLUDES CORROBORATING EVIDENCE BEYOND THE MERE STATEMENT OF THE PROPERTY OWNER.

RESOLUTION 21-233

- THE BOARD SHALL DECIDE EACH PETITION THROUGH NORMAL MOTION PROTOCOL AT THE COMPLETION OF THE HEARING ON EACH PETITION.
- THE BOARD IS NOT REQUIRED TO PREPARE A WRITTEN DECISION ON EACH PETITION; AN ORAL MOTION IS SUFFICIENT.
- IN THE EVENT A PROPERTY OWNER IS NOT PRESENT AT THE HEARING, THE FIRE CHIEF WILL PROVIDE WRITTEN NOTICE OF THE BOARD'S DECISION BY MAIL.
- IN THE EVENT THE APPEAL IS SUCCESSFUL, THE DISTRICT SHALL REFUND ANY OVERAGE PAID AND PROVIDE WRITTEN NOTICE TO THE COUNTY REGARDING THE RECLASSIFICATION.
- A SUCCESSFUL APPEAL SHALL NOT RESTRICT OR OTHERWISE BIND THE DISTRICT TO ANY PARCEL USE CLASSIFICATION FOR ANY SUBSEQUENT FISCAL YEAR.

DISTRICT POLICY RE: ACCESSORY DWELLING UNITS (SECTION 5 OF RESOLUTION 21-233)

- IN MAKING DETERMINATIONS WHETHER A PROPERTY SHOULD BE ASSIGNED SINGLE FAMILY RESIDENTIAL OR MULTI-FAMILY RESIDENTIAL, THE FOLLOWING RULES SHALL APPLY:
 - ZONING DESIGNATION. THE DISTRICT SHALL ASSIGN A RESIDENTIAL PARCEL USE CATEGORY BASED ON THE LARGEST ALLOWABLE USE PERMITTED UNDER THE APPLICABLE ZONING REGULATIONS, PROVIDED, HOWEVER, THAT THE DISTRICT MAY DOWNGRADE THE PARCEL USE CATEGORY IF A VISUAL OBSERVATION FROM THE NEAREST PUBLIC ROAD DEMONSTRATES CLEARLY THAT A LESSER USE IS BEING MADE OF THE PROPERTY. THE DISTRICT SHALL NOT BE OBLIGATED TO MAKE ANY SUCH VISUAL INSPECTION.
 - ADUS AND SINGLE-FAMILY ZONED PARCEL. IN THE CASE OF A PROPERTY ZONED TO PERMIT NO MORE THAN ONE SINGLE FAMILY RESIDENCE, THE DISTRICT SHALL ASSUME THAT AN ADDITIONAL ACCESSORY STRUCTURE USED AS A DWELLING IS AN ACCESSORY DWELLING UNIT ("ADU"), AS DESCRIBED IN SECTION 3 OF ORDINANCE No. 20-20, PROVIDED THE PARTICULAR ZONING REGULATIONS OR STATE LAW ALLOW FOR AN ACCESSORY DWELLING UNIT ON THAT PROPERTY.

- ADUs AND MULTI-FAMILY ZONED PARCEL. IN THE CASE OF A PROPERTY ZONED TO ALLOW FOR MULTI-FAMILY USE (I.E., MORE THAN ONE PRIMARY DWELLING UNIT), THE DISTRICT SHALL ASSIGN A PARCEL USE CATEGORY BASED ON THE ALLOWABLE UNITS PERMITTED UNDER THE APPLICABLE ZONING REGULATIONS OR, IN THE EVENT THE ZONING REGULATIONS DO NOT SPECIFY THE MAXIMUM ALLOWABLE UNITS, THE NUMBER OF UNITS LOCATED ON THE PROPERTY BASED ON A VISUAL INSPECTION. IN THE EVENT A PROPERTY OWNER SUBMITS AN APPEAL TO RECLASSIFY A MULTI-FAMILY ZONED PARCEL TO A SINGLE-FAMILY PARCEL WITH AN ACCESSORY DWELLING UNIT, THE FOLLOWING SHALL BE CONSIDERED BY THE BOARD OF DIRECTORS:

- THERE SHALL BE A STRONG PRESUMPTION THAT ANY PROPERTY ZONED TO PERMIT MORE THAN ONE SINGLE FAMILY RESIDENCE SHALL BE ASSIGNED A MULTI-FAMILY RESIDENTIAL PARCEL USE CATEGORY.
- IN NO CASE SHALL THE DISTRICT REASSIGN A MULTI-FAMILY PARCEL WITH THREE OR MORE SEPARATE DWELLING UNITS TO A SINGLE-FAMILY PARCEL USE CATEGORY.

- IN CONSIDERING WHETHER A MULTI-FAMILY ASSIGNED PARCEL WITH TWO SEPARATE DWELLING UNITS SHALL BE RECLASSIFIED AS SINGLE-FAMILY WITH AN ADU, THE FOLLOWING FACTORS SHALL BE CONSIDERED:
 - THE SIZE (IN SQUARE FOOT) OF THE PRIMARY STRUCTURE TO THE CLAIMED ACCESSORY STRUCTURE, IT BEING UNDERSTOOD THAT A MULTI-FAMILY DESIGNATION IS MORE APPROPRIATE IF THE CLAIMED ADU IS EQUAL OR SIMILAR IN SIZE TO THE PRIMARY STRUCTURE.
 - THE APPEARANCE OF THE TWO STRUCTURES, IT BEING UNDERSTOOD THAT AN ADU IS TYPICALLY A SECONDARY UNIT TO THE PRIMARY STRUCTURE IN USE AND APPEARANCE.
 - WHETHER THE PARTICULAR ZONING REGULATIONS ALLOW FOR THE CONSTRUCTION OF AN ADU ON THE MULTI-FAMILY ZONED PARCEL.
 - WHETHER THE CLAIMED ADU HAS A SEPARATE MAILING ADDRESS.
 - WHETHER THE CLAIMED ADU HAS A SEPARATE AND DISTINCT ENTRANCE THAT IS VISIBLE FROM THE ROAD FRONTAGE.
 - WHETHER THE CLAIMED ADU IS SEPARATELY METERED AND BILLED BY THE PUBLIC UTILITIES SERVICING THE PROPERTY.
 - WHETHER THE CLAIMED ADU IS RECOGNIZED AS AN ADU BY THE GOVERNMENT ENTITY HAVING LAND USE AUTHORITY OVER THE PROPERTY.
 - WHETHER THE CLAIMED ADU IS OCCUPIED BY RELATIVES OF THE PROPERTY OWNER OR IS RENTED TO THIRD PARTY, NON-RELATIVES.

Appeal Meeting Process

1. Staff report presentation and legal counsel review
2. Board questions to Staff regarding the presentation
3. Public comment period is opened
 - a. The Principal Party or designated representative may address the Board
 - *This Principal Party will have 10-minute time limit to speak*
 - *Any new material or documents received during the Public Comments must be made available to all Board members, staff, and the public. Said materials will be recorded into the Minutes and included as attachments to the Minutes.*
 - b. General Public comments regarding this item
 - *One person speaking at any given time*
 - *All speakers have a three-minute time limit*
 - *The testimony should be relevant to the topic*
 - c. Questioning speakers
 - *The Board will reserve questioning of individual speakers until after the completion of the speakers' testimony. Questions still need to be factual, and without bias.*
 - d. Principal Party rebuttal
 - *The principal party or representative will be limited to a three-minute rebuttal if requested after all other interested persons have spoken. The Presiding Officer may grant additional time, to the principal party or their representative, at their discretion.*
4. Public comment period is closed
 - *When the Presiding Officer has determined there is no more public testimony, the time for public comment will be ordered closed and the Board will then deliberate on the matter.*
5. Board Deliberations
 - *During deliberations, each Board Member to speak once prior to allowing another Board Member to speak again. Board members should strive to avoid repetition, however, are permitted to ask questions of each other or debate relevant issues as part of their deliberations.*
 - a. *At the discretion of the Presiding Officer, staff and/or Board members may answer questions posed by the speakers during their testimony*
 - b. *Board members may ask staff to address questions raised by testimony or to clarify matters*
 - c. *The Board will debate or make motion on the matter*
6. Board Action
 - a. *Vote on the item;*
 - b. *Offer amendments or substitute motions to decide the matter;*
 - c. *Continue the matter to a later date for a decision.*

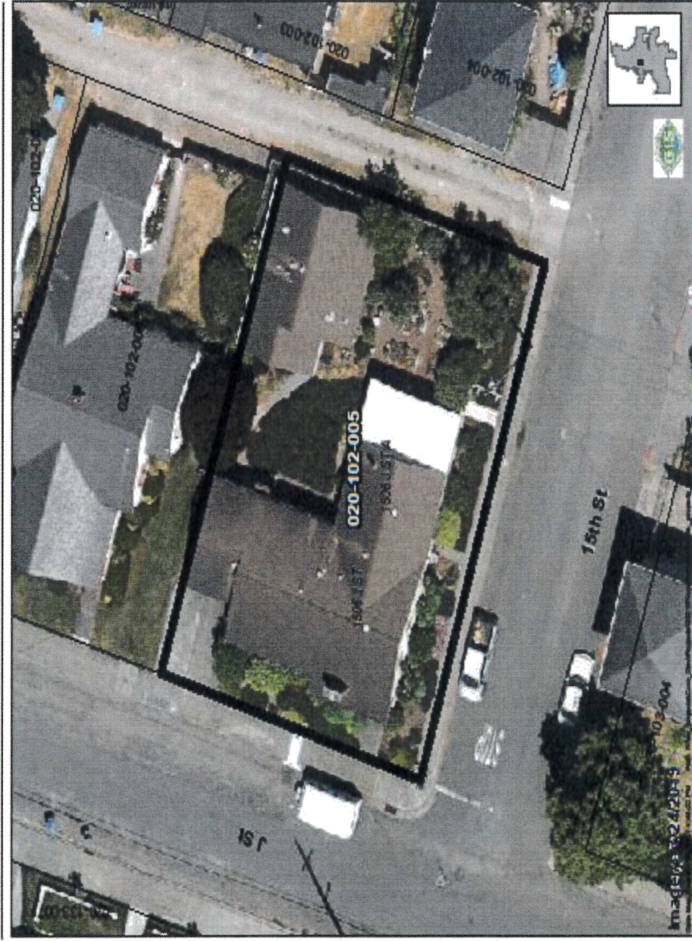
APPEAL FOR ADJUSTMENT RE: APN 020-102-005-000

- **PROPERTY ADDRESS: 1506 J STREET, ARCATA, APN 020-102-005-000**
- **APPEALING SPECIAL TAX ONLY**
 - DISTRICT ASSIGNED MULTI-FAMILY RESIDENTIAL (2-4 UNITS); TAX AMOUNT: \$309
 - OWNERS REQUEST RE-CLASSIFICATION TO SINGLE-FAMILY RESIDENTIAL; TAX AMOUNT: \$118
- **OWNER'S POSITION:**
 - THE PARCEL CONTAINS A DETACHED COTTAGE THAT IS "INTENDED FOR USE BY FAMILY, FRIENDS, AND POSSIBLE CAREGIVERS." OWNER CLAIMS THE DETACHED COTTAGE IS AN ADU AND SHOULD, THEREFORE, BE TAXED AT THE SINGLE-FAMILY RESIDENTIAL RATE.
 - SUBSEQUENT TO THE AGENDA BEING PUBLISHED, THE OWNER PROVIDED DOCUMENTATION FROM THE CITY OF ARCATA TENDING TO SHOW THE DETACHED COTTAGE IS A PERMITTED ADU.
- **CITY OF ARCATA ZONING:**
 - RESIDENTIAL LOW DENSITY, WHICH ALLOWS TWO TO 7.25 DWELLINGS PER ACRE, PLUS 1 SECONDARY UNIT PER PARCEL.

APPEAL FOR ADJUSTMENT RE: APN 020-102-005-000

Property Report - Assessor's Parcel Number: 020-102-005

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



City of Arcata
City Address: 1508 J St, Arcata, CA 95521
Parcel: 020-102-005
Creek: [None]

City of Arcata
City Address: 1508 J St, Arcata, CA 95521
Parcel: 020-102-005
Creek: [None]

Humboldt County Assessor Details

Parcel information date: 8/1/2021
Site Address/City/Zip: 1506 J ST
Land Value: \$13,010.00
Improvement Value: \$151,790.00
Other Value: \$0.00
Recorded Documents: 2012R 22314
Assessor Parcel Map Link: <https://s3.amazonaws.com/arcata-assessor/assessor/apmap/020-10.pdf>

City of Arcata Property Details

Parcel attribute descriptions:
<https://s3.amazonaws.com/arcata-assessor/assessor/apmap/020-10.pdf>

Property Details

Latitude/Longitude: -124.086765
Section/Township/Range: SECTION 29 T6N, R1E
Parcel Size in Sq Ft (GIS Computed): 8,798.7
Parcel Size in Acres (GIS Computed): 0.2
Google Map Link: <https://maps.google.com/maps/@41.881944,-124.086765,15t/data=!3m1!1e3!1s1506+J+St,+Arcata,+CA+95521>

Census Block: 101 Census Tract: 10
Sewer Lateral Certificate(as of 9/1/2021): No

Zoning

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

General Plan Land Use

Inland - Arcata General Plan: Residential - Low Density
Coastal - Arcata General Plan: N/A

Special Resources/Hazards/Constraints Areas

Cremery District (CID) Combining Zone: Out
Historical Landmark (HL) Combining Zone: None
Homeless for Housing (HHR) Combining Zone: Out
Cannable Innovation Zone (CIZ) Combining Zone: Out
Neighborhood Conservation Area (NCA): Arcata Heights Conservation Area
Planned Development (PD) Combining Zone: No
Piazza Area (PA) Combining Zone: No
Special Consideration (SC) Combining Zone: No
Wetland/Stream (WP/SP) Combining Zone: None
Aquatic/Fishable Fault Zone: In
Coastal Zone Boundary: Out
Categorical Exclusion Area: Out
Coastal Jurisdiction (With/Without Creek): No
FEMA Flood Zone (30327): Out
Hillside Development: None
Liquefaction: None
Mathews Dam Failure: Out
Noise Contour: Yes
Redevelopment Area: Out
Urban Services Boundary: In
USFWS Wetlands: No
Within 50' of Fault Zone: Out

APPEAL FOR ADJUSTMENT RE: APN 020-102-005-000

- STAFF RECOMMENDATION:
- STAFF RECOMMENDS THAT THE BOARD GRANT THE PETITION AS FOLLOWS:
"I MOVE TO GRANT THE PETITION CONCERNING APN 020-102-005 AND ASSIGN THE SINGLE-FAMILY RESIDENTIAL PARCEL USE CATEGORY UNDER ORDINANCE No. 20-20 AND DIRECT THE FIRE CHIEF TO TAKE SUCH FURTHER ACTION AS MAY BE REQUIRED TO IMPLEMENT THE BOARD'S DECISION TO GRANT THE PETITION."

APPEAL FOR ADJUSTMENT RE: APN 503-224-007-000

- **PROPERTY ADDRESS: 211 G STREET, ARCATA, APN 503-224-007-000**
- **APPEALING SPECIAL TAX AND BENEFIT ASSESSMENT**
 - SPECIAL TAX
 - AS ASSIGNED: COMMERCIAL; TAX AMOUNT: \$546
 - OWNER'S REQUEST: SINGLE-FAMILY RESIDENTIAL; TAX AMOUNT: \$118
 - BENEFIT ASSESSMENT
 - AS ASSIGNED: COMMERCIAL OFFICE; ASSESSMENT AMOUNT: \$220
 - OWNER'S REQUEST: IMPROVED SINGLE FAMILY RESIDENTIAL; ASSESSMENT AMOUNT: \$88
- **OWNER'S POSITION:** THE PROPERTY IS PRIMARILY USED AS A SINGLE-FAMILY RESIDENCE, EXCEPT THAT OWNER LEASES A 300-SQUARE FOOT ACCESSORY UNIT FOR USE AS A SALON RENTED TO A THIRD-PARTY. OWNER ASSERTS THE BOARD PREVIOUSLY APPROVED RE-CLASSIFYING THIS PROPERTY AS SINGLE FAMILY RESIDENTIAL FOR THE PRIOR FISCAL YEAR.
- **CITY OF ARCATA ZONING:**
 - RESIDENTIAL MEDIUM DENSITY, WHICH ALLOWS 7.26 TO 15 DWELLINGS UNITS PER ACRE, PLUS 1 SECONDARY UNIT PER PARCEL.

APPEAL FOR ADJUSTMENT RE: APN 503-224-007-000

Property Report - Assessor's Parcel Number: 503-224-007
 City of Arcata Community Development Department
 736 F Street, Arcata, Ca. 95521
 (707) 822-5955



Humboldt County Assessor Details

Parcel Information date: 04/20/2021
 Site Address/City/Zip: 211 G ST
 Land Value: \$142,173.00
 Improvement Value: \$142,173.00
 Other Value: \$0.00
 Recorded Document: 201SR 20624
 Assessor Parcel Map Link: <http://co.humboldt.ca.us/assessor/maps/503-22.pdf>

City of Arcata Property Details

Parcel attribute descriptions:
https://gis01.sagebrush.com/arcata/property_report/Property_report_CreatedFeb-7-2017.pdf

Property Details

Latitude/Longitude: 40.863476 -124.088123
 Section/Township/Range: SECTION 32 T6N, R1E
 Parcel Size In Sq Ft (GIS Computed): 6,060.6
 Parcel Size In Acres (GIS Computed): 0.14
 Google Map Link: <http://www.google.com/maps/@40.863476,-124.088123,14.08z>

Census Block: 506 Census Tract: 10
 Sewer Lateral Certificate(as of 9/1/2021): No

Zoning

Arcata Land Use Code (LUCC): Residential Medium Density
 Arcata Coastal Land Use & Development Guide (CLUDG): Residential - Medium Density

General Plan Land Use

Inland - Arcata General Plans: Residential - Medium Density
 Coastal - Arcata General Plans: Residential - Medium Density

Special Resources/Hazards/Constraints Areas

Creamery District (-CD) Combining Zone: Out
 Historical Landmarks (-HL) Combining Zone: None
 Homeless for Housing (-HH) Combining Zone: Out
 Cannells Innovation Zone (-CIZ) Combining Zone: Out
 Neighborhood Conservation Area (-NCA): South of Samoa Specific: Plan District
 Planned Development (-PD) Combining Zone: No
 Plaza Area (-PA) Combining Zone: No
 Special Consideration (-SC) Combining Zone: No
 Wetland/Streams (-WFS) Combining Zone: None
 Riparian Buffer Zone (-R) Combining Zone: Out
 Coastal Zone Boundary (-CZB) In
 Geographical Exclusion Area (-GEA) In
 Creek Zone (Within 25' of creek): No
 Coastal Jurisdiction: City Permit Jurisdiction
 FEMA Flood Zone (2017): Out
 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

APPEAL FOR ADJUSTMENT RE: APN 503-224-007-000

- OWNER ACKNOWLEDGES THAT THE PROPERTY IS USED FOR A COMMERCIAL PURPOSE, I.E., A SALON. A COMMERCIAL USE IS CONSIDERED A HIGHER RISK USE AND SHOULD BE ASSESSED ACCORDINGLY.
- STAFF RECOMMENDS THE BOARD **DENY** THE PETITION AS TO BOTH THE SPECIAL TAX AND BENEFIT ASSESSMENT, AS FOLLOWS:
 - "I MOVE TO DENY THE PETITION CONCERNING APN 503-224-007-000."
- ALTERNATIVELY, THE BOARD COULD MOVE TO GRANT THE PETITION AS FOLLOWS:
 - "I MOVE TO GRANT THE PETITION CONCERNING APN 503-224-007-000 AND ASSIGN FOR PURPOSES OF THE SPECIAL TAX THE SINGLE-FAMILY RESIDENTIAL USE CATEGORY, AND ASSIGN FOR PURPOSES OF THE BENEFIT ASSESSMENT THE IMPROVED SINGLE FAMILY RESIDENTIAL USE CODE, AND DIRECT THE FIRE CHIEF TO TAKE SUCH FURTHER ACTION AS MAY BE REQUIRED TO IMPLEMENT THE BOARD'S DECISION TO GRANT THE PETITION."

APPEAL FOR ADJUSTMENT RE: APN 506-082-022-000

- **PROPERTY ADDRESS: 2165 PENINSULA DRIVE, MANILA, APN 506-082-022-000**
- **APPEALING SPECIAL TAX ONLY**
 - SPECIAL TAX
 - AS ASSIGNED: INDUSTRIAL; TAX AMOUNT: \$910
 - OWNER'S REQUEST: COMMERCIAL; TAX AMOUNT: \$546
- **OWNER'S POSITION:** THE PROPERTY IS USED BY THE OWNER FOR SMALL SCALE EXTRACTION OF HONEY AND STORAGE OF BEE BOXES AND BEEKEEPING SUPPLIES. THE OWNER DOES NOT SELL HONEY OR OTHER PRODUCTS FROM THE PROPERTY LOCATION.
- **HUMBOLDT COUNTY ZONING:**
 - RESIDENTIAL SINGLE FAMILY

APPEAL FOR ADJUSTMENT RE: APN 506-082-022-000



APPEAL FOR ADJUSTMENT RE: APN 506-082-022-000

- BASED ON STAFF'S VISUAL INSPECTION OF THE PROPERTY AND THE CONFIRMED USE OF THE PROPERTY FOR STORAGE OF BEEKEEPING EQUIPMENT AND SMALL-SCALE EXTRACTION OF HONEY FOR SALE AT FARMER'S MARKETS, STAFF RECOMMENDS THAT THE BOARD GRANT THE PETITION AS FOLLOWS:

"I MOVE TO GRANT THE PETITION CONCERNING APN 506-082-022-000 AND ASSIGN THE COMMERCIAL PARCEL USE CATEGORY UNDER ORDINANCE NO. 20-20 AND DIRECT THE FIRE CHIEF TO TAKE SUCH FURTHER ACTION AS MAY BE REQUIRED TO IMPLEMENT THE BOARD'S DECISION TO GRANT THE PETITION."

APPEAL FOR ADJUSTMENT RE: APN 020-096-002-000

- **PROPERTY ADDRESS: 627 16TH STREET, ARCATA, APN 020-096-002-000**
- **APPEALING SPECIAL TAX AND BENEFIT ASSESSMENT**
 - SPECIAL TAX
 - AS ASSIGNED: COMMERCIAL; TAX AMOUNT: \$546
 - OWNER'S REQUEST: SINGLE-FAMILY RESIDENTIAL; TAX AMOUNT: \$118
 - BENEFIT ASSESSMENT
 - AS ASSIGNED: COMMERCIAL MISCELLANEOUS; ASSESSMENT AMOUNT: \$264
 - OWNER'S REQUEST: IMPROVED SINGLE FAMILY RESIDENTIAL; ASSESSMENT AMOUNT: \$88
- **OWNER'S POSITION:** THE PROPERTY IS SOLELY USED AS A SINGLE-FAMILY RESIDENCE. THE PREVIOUS OWNERS OPERATED A BUSINESS ON THE PROPERTY, BUT THAT CEASED WHEN THE CURRENT OWNERS PURCHASED THE PROPERTY IN MARCH 2021.
- **CITY OF ARCATA ZONING:**
 - RESIDENTIAL LOW DENSITY, WHICH ALLOWS 2 TO 7.25 DWELLINGS UNITS PER ACRE, PLUS 1 SECONDARY UNIT PER PARCEL.

APPEAL FOR ADJUSTMENT RE: APN 020-096-002-000

- BASED ON STAFF'S VISUAL INSPECTION OF THE PROPERTY AND CONFIRMATION THAT THE PROPERTY IS NO LONGER USED FOR A COMMERCIAL PURPOSE, STAFF RECOMMENDS THAT THE BOARD GRANT THE PETITION AS FOLLOWS:
"I MOVE TO GRANT THE PETITION CONCERNING APN 020-096-002-000 AND ASSIGN, FOR PURPOSES OF THE SPECIAL TAX, THE SINGLE-FAMILY RESIDENTIAL USE CATEGORY, AND ASSIGN, FOR PURPOSES OF THE BENEFIT ASSESSMENT, THE IMPROVED SINGLE-FAMILY RESIDENTIAL USE CODE, AND DIRECT THE FIRE CHIEF TO TAKE SUCH FURTHER ACTION AS MAY BE REQUIRED TO IMPLEMENT THE BOARD'S DECISION TO GRANT THE PETITION."

APPEAL FOR ADJUSTMENT RE: APN 505-083-019-000

- **PROPERTY ADDRESS: 1360 SUNSET AVENUE, ARCATA, APN 505-083-019-000**
- **APPEALING SPECIAL TAX AND BENEFIT ASSESSMENT**
 - SPECIAL TAX
 - AS ASSIGNED: MULTI-FAMILY RESIDENTIAL (2-4 UNITS); TAX AMOUNT: \$309
 - OWNER'S REQUEST: SINGLE-FAMILY RESIDENTIAL; TAX AMOUNT: \$118
 - BENEFIT ASSESSMENT
 - AS ASSIGNED: IMPROVED, 2-4 UNITS; ASSESSMENT AMOUNT: \$176
 - OWNER'S REQUEST: IMPROVED SINGLE FAMILY RESIDENTIAL; ASSESSMENT AMOUNT: \$88
- **OWNER'S POSITION:** THE PROPERTY IS SOLELY USED AS A SINGLE-FAMILY RESIDENCE. THE PROPERTY WAS PREVIOUSLY RECOGNIZED BY THE CITY AS A DUPLEX, BUT THE OWNER HAS SINCE REMODED THE PROPERTY AND THE CITY DID NOT ALLOW THE OWNER TO INSTALL A STOVE OR OVEN IN THE ATTACHED SECONDARY UNIT. AS A RESULT, THE ATTACHED SECONDARY UNIT IS USED AS PART OF THE PRIMARY DWELLING UNIT.
- **CITY OF ARCATA ZONING:**
 - RESIDENTIAL LOW DENSITY, WHICH ALLOWS 2 TO 7.25 DWELLINGS UNITS PER ACRE, PLUS 1 SECONDARY UNIT PER PARCEL.

APPEAL FOR ADJUSTMENT RE: APN 505-083-019-000

Property Report - Assessor's Parcel Number: 505-083-019
 City of Arcata Community Development Department
 736 F Street, Arcata, Ca. 95521
 (707) 822-5955



City of Arcata
 Assessor's Parcel Number: 505-083-019
 City Boundary
 Assessor's Parcel Number: 505-083-019
 City Address
 Assessor's Parcel Number: 505-083-019

Humboldt County Assessor Details

Parcel Information Date: 8/17/2021
 Site Address/City/Zip: 1360 SUNSET AV
 Land Value: \$65,333.00
 Improvement Value: \$91,979.00
 Other Value: \$0.00
 Recorded Document: 2018R 01197
 Assessor Parcel Map Link: <https://sca.humboldt.ca.us/assessor/maps/505-08.pdf>

City of Arcata Property Details

Parcel attribute descriptions: <https://sca.humboldt.ca.us/assessor/maps/505-08.pdf>

Property Details

Latitude/Longitude: 40.88081 -124.089285
 Section/Township/Range: SECTION 29 T6N, R1E
 Parcel Size in Sq Ft (GIS Computed): 4,604.4
 Parcel Size in Acres (GIS Computed): 0.11
 Google Map Link: <https://www.google.com/maps/@40.88081,-124.089285,15z>
 Census Block: 402 Census Tract: 11.01
 Sewer Lateral Certificate(s) of 9/1/2021: No

Zoning

Arcata Land Use Code (LUCC):
 Residential Low Density
 Arcata Coastal Land Use & Development Guide (CLUDG):
 N/A

General Plan Land Use

Island - Arcata General Plan: Residential - Low Density
 Coastal - Arcata General Plan: N/A

Special Resources/Hazards/Constraints Areas

Oceanary District (1CD) Combining Zone: Out
 Historical Landmark (HL) Combining Zone: None
 Homeless for Housing (HH) Combining Zone: Out
 Cannetti Innovation Zone (CIZ) Combining Zone: Out
 Neighborhood Conservation Area (NCA) Combining Zone: Out
 Planned Development (PD) Combining Zone: No
 Plaza Area (PA) Combining Zone: No
 Special Consideration (SC) Combining Zone: No
 Wetland/Stream (WSP/SSP) Combining Zone: None
 Aquatic/Fishery Zone: Out
 Coastal Zone Boundary: Out
 Geographical (With/Without) of creek: No
 Coastal Jurisdiction: Out
 FEMA Flood Zone (2012): Out
 Hillside Development: None
 Liquefaction: None
 Matthews Dam Failure: Out
 Noise Contour: Yes
 Redevelopment Area: In
 Urban Services Boundary: In
 USFWS Wetlands: No
 Within 50' of Fault Zone: Out

APPEAL FOR ADJUSTMENT RE: APN 505-083-019-000

- BASED ON STAFF'S VISUAL INSPECTION OF THE PROPERTY AND CONFIRMATION FROM THE CITY BUILDING DEPARTMENT OF THE OWNER'S STATEMENTS, STAFF RECOMMENDS THAT THE BOARD GRANT THE PETITION AS FOLLOWS:
"I MOVE TO GRANT THE PETITION CONCERNING APN 505-083-019-000 AND ASSIGN, FOR PURPOSES OF THE SPECIAL TAX, THE SINGLE-FAMILY RESIDENTIAL USE CATEGORY, AND ASSIGN, FOR PURPOSES OF THE BENEFIT ASSESSMENT, THE IMPROVED SINGLE-FAMILY RESIDENTIAL USE CODE, AND DIRECT THE FIRE CHIEF TO TAKE SUCH FURTHER ACTION AS MAY BE REQUIRED TO IMPLEMENT THE BOARD'S DECISION TO GRANT THE PETITION."

APPEAL FOR ADJUSTMENT RE: APN 501-131-007-000

• **PROPERTY ADDRESS: 3428 JACOBY CREEK ROAD, BAYSIDE, APN 501-131-007-000**

• **APPEALING SPECIAL TAX ONLY**

• AS ASSIGNED: MULTI-FAMILY RESIDENTIAL (2-4 UNITS); TAX AMOUNT: \$309

• OWNER'S REQUEST:

• RURAL RESIDENTIAL/IMPROVED; TAX AMOUNT \$192

OR

• SINGLE-FAMILY RESIDENTIAL; TAX AMOUNT: \$118

• **OWNER'S POSITION:** THE PROPERTY OWNER CONTENTS THAT THE PROPERTY SHOULD BE ASSIGNED EITHER A SINGLE FAMILY OR RURAL RESIDENTIAL, BUT PROVIDES NO FURTHER INFORMATION AS TO THE PARTICULAR USE MADE OF THE REAL PROPERTY OR THAT ANY ADDITIONAL DWELLING UNITS SHOULD BE CLASSIFIED AS ADUS.

• **HUMBOLDT COUNTY ZONING:**

• RESIDENTIAL SINGLE FAMILY WITH ACCESSORY DWELLING UNIT

APPEAL FOR ADJUSTMENT RE: APN 501-131-007-000

The screenshot displays the Humboldt County Web GIS interface. At the top, the title bar reads "Humboldt County Web GIS" with navigation links for "Planning & Building Department", "WebGIS Portal", "Comments", "Help", and "Legend Key". A search bar on the left contains the text "501-131-007-000" and a "Show search results for 501-" button. The main area is an aerial map with a blue outline highlighting a specific parcel. A popup window is open over this parcel, displaying the following information:

Parcel#	501-131-007-000
Assessor's Parcel Number	501-131-007-000
Old APN	
Site Address	3428 JACOBY CREEK RD
Site City	BAYSIDE
Site Zip	95524
Assessor's Parcel Map	Book:301-11 8/06
Assessed Lot Size	16.63
GIS Acres	16.64
Tax Rate Area	102008
Current Zoning	RES-2C

At the bottom of the interface, there are navigation controls including a scale bar showing "40.8369 -124.0504 Degrees" and a "Microsoft | Humboldt County GIS | Ent..." footer.

APPEAL FOR ADJUSTMENT RE: APN 501-131-007-000

- STAFF RECOMMENDS THAT THE BOARD DENY FOR LACK OF AN EVIDENTIARY BASIS TO GRANT THE PETITION. THE DISTRICT ASSIGNED A MULTI-FAMILY DESIGNATION BASED ON KNOWLEDGE OF A SECOND DWELLING UNIT ON THE PROPERTY, A VISUAL INSPECTION SHOWING MULTIPLE UNITS, AND THE FACT THE PROPERTY IS ASSIGNED A MULTI-FAMILY DESIGNATION UNDER THE BENEFIT ASSESSMENT.
- STAFF RECOMMENDS THE FOLLOWING MOTION:
 - "I MOVE TO DENY THE PETITION CONCERNING APN 501-131-007-000."
- ALTERNATIVELY, THE BOARD COULD MOVE TO GRANT THE PETITION AS FOLLOWS:
 - "I MOVE TO GRANT THE PETITION CONCERNING APN 501-131-007-000 AND ASSIGN, FOR PURPOSES OF THE SPECIAL TAX, THE SINGLE-FAMILY RESIDENTIAL USE CATEGORY AND DIRECT THE FIRE CHIEF TO TAKE SUCH FURTHER ACTION AS MAY BE REQUIRED TO IMPLEMENT THE BOARD'S DECISION TO GRANT THE PETITION."

APPEAL FOR ADJUSTMENT RE: APN 400-141-012-000

- **PROPERTY ADDRESS: 1500 PENINSULA DRIVE, MANILA, APN 400-141-012-000**
- **APPEALING SPECIAL TAX ONLY**
 - AS ASSIGNED: MULTI-FAMILY RESIDENTIAL (2-4 UNITS); TAX AMOUNT: \$309
 - OWNER'S REQUEST:
 - SINGLE-FAMILY RESIDENTIAL; TAX AMOUNT: \$118
- **OWNER'S POSITION:** THE PROPERTY CONTAINS TWO DWELLING UNITS— A MAIN HOUSE CONSISTING OF 1,400 SQUARE FEET AND A "MOTHER-IN-LAW" UNIT CONSISTING OF 860 SQUARE FEET. OWNER BELIEVES IT IS INEQUITABLE TO CONSIDER THIS PROPERTY MULTI-FAMILY
- **HUMBOLDT COUNTY ZONING:**
 - RESIDENTIAL SINGLE FAMILY

APPEAL FOR ADJUSTMENT RE: APN 400-141-012-000

The screenshot displays the Humboldt County Web GIS interface. At the top, the navigation bar includes 'Planning & Building Department', 'WebGIS Portal', 'Comments', 'Help', and 'Legend Key'. A search bar on the left contains the text '400-141-012-000' and a search icon. Below the search bar, it says 'Show search results for 400-...'. The main area is an aerial map with a blue-outlined parcel. A pop-up window is open over the parcel, displaying the following information:

Parcel:	400-141-012-000
Assessor:	400-141-012-000
Parcel Number:	400-141-012-000
Old APN:	
Site Address:	1500 PENINSULA DR
Site City:	ARCATA
Site Zip:	95521
Assessor:	Book-400-14 Page
Parcel Map:	
Assessed Lot Size:	0.46
GIS Acres:	0.46
Tax Rate Area:	30002
Current:	EL
General Plan:	
Zoom:	100

At the bottom of the map, there are navigation controls including a scale bar showing '40.8419 = 124.1691 Degrees' and a 'DR' label.

APPEAL FOR ADJUSTMENT RE: APN 400-141-012-000

- STAFF RECOMMENDS THAT THE BOARD DENY THE PETITION FOR LACK OF AN EVIDENTIARY BASIS TO GRANT THE PETITION, AS FOLLOWS:
 - "I MOVE TO DENY THE PETITION CONCERNING APN 400-141-012-000."
- ALTERNATIVELY, THE BOARD COULD MOVE TO GRANT THE PETITION AS FOLLOWS:
 - "I MOVE TO GRANT THE PETITION CONCERNING APN 400-141-012-000 AND ASSIGN, FOR PURPOSES OF THE SPECIAL TAX, THE SINGLE-FAMILY RESIDENTIAL USE CATEGORY AND DIRECT THE FIRE CHIEF TO TAKE SUCH FURTHER ACTION AS MAY BE REQUIRED TO IMPLEMENT THE BOARD'S DECISION TO GRANT THE PETITION."

APPEAL FOR ADJUSTMENT RE: APN 021-073-006-000

- **PROPERTY ADDRESS: 1124 A STREET, ARCATA, APN 021-073-006-000**
- **APPEALING SPECIAL TAX AND BENEFIT ASSESSMENT**
 - SPECIAL TAX
 - AS ASSIGNED: MULTI-FAMILY RESIDENTIAL (2-4 UNITS); TAX AMOUNT: \$309
 - OWNER'S REQUEST: SINGLE-FAMILY RESIDENTIAL; TAX AMOUNT: \$118
 - BENEFIT ASSESSMENT
 - AS ASSIGNED: IMPROVED, 2-4 UNITS; ASSESSMENT AMOUNT: \$176
 - OWNER'S REQUEST: IMPROVED SINGLE FAMILY RESIDENTIAL; ASSESSMENT AMOUNT: \$88
- **OWNER'S POSITION:** THE PROPERTY IS SOLELY USED AS A SINGLE-FAMILY RESIDENCE. THE SECONDARY STRUCTURE ON THE PROPERTY IS NEITHER INTENDED TO BE USED NOR USED AS A DWELLING BUT USED AS A SHOP/GARAGE.
- **CITY OF ARCATA ZONING:**
 - RESIDENTIAL LOW DENSITY, WHICH ALLOWS 2 TO 7.25 DWELLINGS UNITS PER ACRE, PLUS 1 SECONDARY UNIT PER PARCEL.

APPEAL FOR ADJUSTMENT RE: APN 021-073-006-000

- BASED ON STAFF'S VISUAL INSPECTION OF THE PROPERTY, THE OWNERS' STATEMENTS, AND DOCUMENTATION FROM THE CITY BUILDING DEPARTMENT CORROBORATING THE OWNERS' STATEMENTS, STAFF RECOMMENDS THAT THE BOARD GRANT THE PETITION AS FOLLOWS:

"I MOVE TO GRANT THE PETITION CONCERNING APN 021-073-006-000 AND ASSIGN, FOR PURPOSES OF THE SPECIAL TAX, THE SINGLE-FAMILY RESIDENTIAL USE CATEGORY, AND ASSIGN, FOR PURPOSES OF THE BENEFIT ASSESSMENT, THE IMPROVED SINGLE-FAMILY RESIDENTIAL USE CODE, AND DIRECT THE FIRE CHIEF TO TAKE SUCH FURTHER ACTION AS MAY BE REQUIRED TO IMPLEMENT THE BOARD'S DECISION TO GRANT THE PETITION."

APPEAL FOR ADJUSTMENT RE: APN 503-481-007-000

- **PROPERTY ADDRESS: 2700 MCDOWELL COURT, ARCATA, APN 503-481-007-000**
- **APPEALING SPECIAL TAX AND BENEFIT ASSESSMENT**
 - SPECIAL TAX
 - AS ASSIGNED: MULTI-FAMILY RESIDENTIAL (2-4 UNITS); TAX AMOUNT: \$309
 - OWNER'S REQUEST: SINGLE-FAMILY RESIDENTIAL; TAX AMOUNT: \$118
 - BENEFIT ASSESSMENT
 - AS ASSIGNED: IMPROVED, 2-4 UNITS; ASSESSMENT AMOUNT: \$176
 - OWNER'S REQUEST: IMPROVED SINGLE FAMILY RESIDENTIAL; ASSESSMENT AMOUNT: \$88
- **OWNER'S POSITION:**
 - THE OWNER CONTENDS HIS PROPERTY CONTAINS AN ADU THAT IS MAINTAINED IN CONFORMANCE WITH THE CITY'S LAND USE REGULATIONS.
 - SUBSEQUENT TO PUBLISHING THE AGENDA, OWNER PROVIDED DOCUMENTATION FROM THE CITY THAT INDICATES THE SECOND DWELLING UNIT IS NOT PERMITTED, BUT COULD BE FOLLOWING INSPECTION.
- **CITY OF ARCATA ZONING:**
 - RESIDENTIAL VERY LOW DENSITY, WHICH ALLOWS 2 OR FEWER DWELLINGS UNITS PER ACRE, PLUS 1 SECONDARY UNIT PER PARCEL.

APPEAL FOR ADJUSTMENT RE: APN 503-481-007-000

- STAFF RECOMMENDS THAT THE BOARD **DENY** THE PETITION AS TO THE BENEFIT ASSESSMENT, AS THE BENEFIT ASSESSMENT DOES NOT MAKE EXCEPTIONS FOR ADUS, AS FOLLOWS:
 - "I MOVE TO DENY, IN PART, THE PETITION CONCERNING APN 503-481-007-000 AS IT RELATES TO RECLASSIFYING THE PARCEL FOR PURPOSES OF THE BENEFIT ASSESSMENT."
- STAFF RECOMMENDS THAT THE BOARD CONSIDER THE PETITION AS IT CONCERNS THE SPECIAL TAX AFTER REVIEW OF THE DISTRICT'S POLICY CONCERNING ADUS IN RESOLUTION 21-233.
 - TO GRANT: "I MOVE TO GRANT, IN PART, THE PETITION CONCERNING APN 503-481-007-000 AS IT RELATES TO THE SPECIAL TAX, AND ASSIGN, FOR PURPOSES OF THE SPECIAL TAX, THE SINGLE-FAMILY RESIDENTIAL USE CATEGORY, AND DIRECT THE FIRE CHIEF TO TAKE SUCH FURTHER ACTION AS MAY BE REQUIRED TO IMPLEMENT THE BOARD'S DECISION TO GRANT THE PETITION."
 - TO DENY: "I MOVE TO DENY, IN PART, THE PETITION CONCERNING APN 503-481-007-000 AS IT RELATES TO RECLASSIFYING THE PARCEL FOR PURPOSES OF THE SPECIAL TAX."

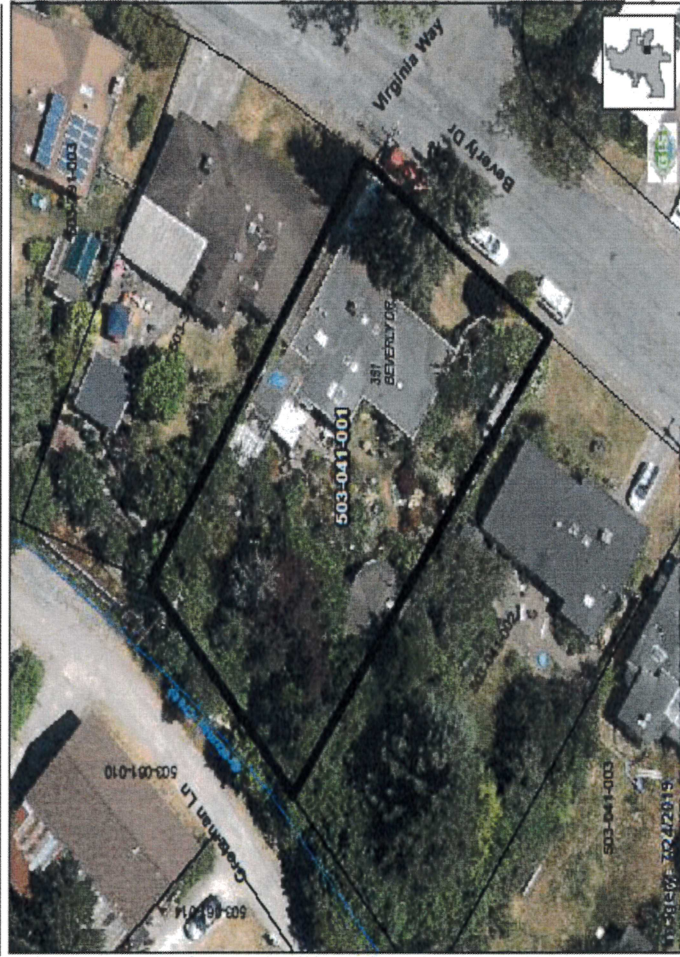
APPEAL FOR ADJUSTMENT RE: APN 503-041-001-000

- **PROPERTY ADDRESS: 351 BEVERLY DRIVE, APN 503-041-001-000**
- **APPEALING SPECIAL TAX AND BENEFIT ASSESSMENT**
 - SPECIAL TAX
 - AS ASSIGNED: MULTI-FAMILY RESIDENTIAL (2-4 UNITS); TAX AMOUNT: \$309
 - OWNER'S REQUEST: SINGLE-FAMILY RESIDENTIAL; TAX AMOUNT: \$118
 - BENEFIT ASSESSMENT
 - AS ASSIGNED: IMPROVED, 2-4 UNITS; ASSESSMENT AMOUNT: \$176
 - OWNER'S REQUEST: IMPROVED SINGLE FAMILY RESIDENTIAL; ASSESSMENT AMOUNT: \$88
- **OWNER'S POSITION:** THE PROPERTY IS SOLELY USED AS A SINGLE-FAMILY RESIDENCE. THE SECONDARY STRUCTURE ON THE PROPERTY IS NEITHER INTENDED TO BE USED NOR USED AS A DWELLING BUT USED AS AN ART STUDIO.
- **CITY OF ARCATA ZONING:**
 - RESIDENTIAL LOW DENSITY, WHICH ALLOWS 2 TO 7.25 DWELLINGS UNITS PER ACRE, PLUS 1 SECONDARY UNIT PER PARCEL.

APPEAL FOR ADJUSTMENT RE: APN 503-041-001-000

Property Report - Assessor's Parcel Number: 503-041-001

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



City Address: 387 BEVERLY DR
Parcel: 503-041-001
Creek: None

Scale: 0 12.5 25 50 Feet

Legend:
 City Address: Red circle
 Parcel: Blue outline
 Creek: Blue line

Web Site: <http://www.cityofarcata.org/DocumentCenter/View/38>
 Land Use Code: <http://www.codepublishing.com/CA/Arcata/Arcata/LandUseCode.html>

Humboldt County Assessor Details

Parcel Information Date: 10/1/2021
 Site Address/City/Zip: 351 BEVERLY DR
 Land Value: \$35,441.00
 Improvement Value: \$108,338.00
 Other Value: \$0.00
 Recorded Document: 2015R 09699
 Assessor Parcel Map Link: <http://s01.humboldt.ca.us/assessor/maps/2003-04.pdf>

City of Arcata Property Details

Parcel attribute descriptions:
<https://s01.sds.kaweahumboldt.ca.us/assessor/maps/2003-04.pdf>

Property Details

Latitude/Longitude: 40.860161 -124.068157
 Section/Township/Range: SECTION 33 T6N R1E
 Parcel Size In Sq Ft (GIS Computed): 11,162
 Parcel Size In Acres (GIS Computed): 0.26
 Google Map Link: <http://www.google.com/maps/@40.860161,-124.068157,15z>
 Census Block: 100 Census Tract: 9
 Sewer Lateral Certificate(as of 9/1/2021): No

Zoning

Arcata Land Use Code (LUO): Residential Low Density
 Arcata Coastal Land Use & Development Guide (CLUDG): N/A

General Plan Land Use

Ireland - Arcata General Plan: Residential - Low Density
 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) Combining Zone: No
 Planned Development (:PD) Combining Zone: No
 Special Consideration (:SC) Combining Zone: No
 Wetland/Stream (:WP/:SP) Combining Zone: NIELSEN/RAOTKE WCPZ
 Aquatic/Phykie Fault Zone: Out
 Coastal zone boundary: Out
 Geographical Exclusion Area: Out
 Creek Zone (Within 25' of creek): Yes
 County Jurisdiction: Out
 FEMA Flood Zone (:FZ): Out
 Hillside Development: None
 Liquefaction: None
 Madhewo Dam Failure: Out
 Noise Contour: No
 Redevelopment Area: Out
 Urban Services Boundary: In
 USFWS Wetlands: Yes
 Within 50' of Fault Zone: In

APPEAL FOR ADJUSTMENT RE: APN 503-041-001-000

- BASED ON STAFF'S VISUAL INSPECTION OF THE PROPERTY, THE OWNERS' STATEMENTS, AND CONFIRMATION FROM THE CITY BUILDING DEPARTMENT CORROBORATING THE OWNERS' STATEMENTS, STAFF RECOMMENDS THAT THE BOARD GRANT THE PETITION AS FOLLOWS:

"I MOVE TO GRANT THE PETITION CONCERNING APN 503-041-001-000 AND ASSIGN, FOR PURPOSES OF THE SPECIAL TAX, THE SINGLE-FAMILY RESIDENTIAL USE CATEGORY, AND ASSIGN, FOR PURPOSES OF THE BENEFIT ASSESSMENT, THE IMPROVED SINGLE-FAMILY RESIDENTIAL USE CODE, AND DIRECT THE FIRE CHIEF TO TAKE SUCH FURTHER ACTION AS MAY BE REQUIRED TO IMPLEMENT THE BOARD'S DECISION TO GRANT THE PETITION."