

ATTACHMENT 3A - Letter from Applicant with Development Info.

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This letter is in response to your email dated November 8, 2022 requesting additional information.

There are three floor plans that are being proposed with the subdivision map that has been submitted to the Humboldt County Planning Department.

We are proposing to build the following three floor plans:

- **Single Family Home (SFR Attached)**- this is a single-family home with living on the ground floor, bedrooms on the second floor, and a single car garage with laundry hookups. These homes will have a shared wall with a neighboring home (lots 1 & 2 and lots 3 & 4 will share a wall)
- **Townhome**- this is a 4-unit apartment building that will be two stories with living on the ground floor and two bedrooms on the second floor.
- **One-Bed Apartment**- this is a 4-unit apartment building with two units on the ground floor and two units on the second floor. Lots 9 & 10, lots 11 & 12, lots 13 & 14, and lots 15 & 16 will share the stairwell to the second floor. We are also proposing laundry hookups on the first and second floor towards the back of the shared entry.

Below is a list of the lot numbers with the floor plan, dwelling units per parcel, bedrooms and bathroom counts per unit, and utility services per lot:

Lot Number	Floor Plan	Dwelling Units	Bedrooms / unit	Bathrooms / unit	Utility Service** /Lot
1	SFR Attached	1	3	1.5	1
2	SFR Attached	1	3	1.5	1
3	SFR Attached	1	3	1.5	1
4	SFR Attached	1	3	1.5	1
5	Townhome	4	2	1.5	4
6	Townhome	4	2	1.5	4
7	Townhome	4	2	1.5	4
8	Existing House w garage & laundry*	1	3	3	3
9	One-Bed Apartment	4	1	1	5
10	One-Bed Apartment	4	1	1	5
11	One-Bed Apartment	4	1	1	5
12	One-Bed Apartment	4	1	1	5
13	One-Bed Apartment	4	1	1	5
14	One-Bed Apartment	4	1	1	5
15	One-Bed Apartment	4	1	1	5
16	One-Bed Apartment	4	1	1	5
17	Townhome	4	2	1.5	4
18	Townhome	4	2	1.5	4
19	Townhome	4	2	1.5	4

* We are proposing to build a detached garage on lot 8 with a half bath. We are also proposing to build a 20' x 20' laundry facility to provide onsite laundry for the entire subdivision.

**Utility service includes electrical, gas, water, and sewer.

Below are the requested variations from the current R-3-D Zoning

- **31.1.1 Purpose:** The subject parcel is a narrow 2.5 acre parcel approximately ~165' x ~660'. It runs from Prickett Road through to Gwin Rd. There is an existing home located near the middle of the parcel that we are proposing to keep. This gives limited space to provide a 24' wide two-way driving lane, adequate parking, and fire truck access.
- **31.1.2 Applicability:** met
- **31.1.3 Minimum Lot Size:** met, its 2.5 acres
- **31.1.4 Permitted Uses:** met, zoning is currently R-3 which allows for apartment buildings
- **31.1.5 Modifications of Development Standards:**
 - **31.1.5.1 Residential Density Standards:** No change to the density is requested. The density for the subject parcel is 7-30 unit per acre or 18 to 75 units for this parcel. We are proposing 61 dwelling units.
 - **31.1.5.2 Lot Size Standards:** Current standard lot size is 5,000 sf. We are requesting the following reduction in minimum lot sizes:
 - Lots 1 & 4 reduced to 29.95' by 70'
 - Lots 2 & 3 reduced to 40' x 70'
 - Lots 5-7 and 17-19: 90' x 69.95'
 - Lot 8: no reduction requested.
 - Lots 9, 12 & 13 reduced to 50' x 69.95'
 - Lots 10 & 11 reduced to 67.39' x 69.95'
 - Lots 14 & 16 reduced to 50' x ~53' on one side and ~69 on the other (see map)
 - Lot 15 reduced to 50' x 52.76'
 - **31.1.5.3 Lot Coverage Standards:** The roof top coverage is estimated to be 28.33% for the entire development by the engineering firm, Trinity Valley Consulting Engineers.
 - **31.1.5.4 Setback Standards:**
 - We are requesting a 0' setback between lots 1 & 2 and lots 3 and 4. We are proposing a shared wall for these single-family homes. We are additionally requesting 5' side yard setbacks on lots 1 & 4. These lots follow the appropriate setbacks from Pickett Road and each lot will have a 1 car garage and a driveway to park 1 car.
 - Lots 5-7, 9-19: we are requesting less than 20' setback from the sidewalk and parking area.
 - Lot 8: We are requesting a 5' setback for the proposed garage from the property line and less than 10' setback from the existing home from the proposed laundry facility. Lastly, the setback from the existing home to the back of the ADA sidewalk will be less than 5'.
 - **31.1.6 Design Guidelines:** This is a very flat lot with only about 5' a drop from Gwin to Pickett. There are currently limited trees and shrubs on the site. Our landscape plan, when prepared, will show that we are proposing many new plants and trees to be planted.
 - **31.1.6.3 Parking Considerations:** We are proposing both pull-in parking spaces on the side of the private road as well as a separate parking lot.
 - **31.1.6.4 Architectural Considerations:** as you can see in our draft elevation plans, we are proposing various changes to the depth of the facade as well as multiple siding materials (including lap and board and Batton). Additionally, we designed lots 1-4 to be single family homes to help with the transition from a traditional SFR neighborhood to apartments.
 - **31.1.6.5 Other Considerations:**
 - **31.1.6.5.1:** We will have an approved landscape plan as a condition from Public Works. We always provide landscaping beyond the basic requirements. I would be happy to meet with a planner and show what we have done in the past.
 - **31.1.6.5.2:** We are proposing a 20' x 20' laundry facility on lot 8. The facility will be owned by the owner of lot 8 but will be for the benefit of the development. This will be written into the (maintenance) agreements for the development. Lots 1-4 will have their own laundry connections (either in the garage or in the home). Lot 8 already has its own

- laundry connections. We are also proposing shared laundry for lots 9 & 10, lots 11 & 12, and lots 13 & 14. You can see on the plans where we are proposing shared stairway access to the second floor of these lots and laundry on both the first and second floors.
- 31.1.6.5.3: There is a trash and recycling enclosure proposed in the parking area on lot 8.
 - 31.1.6.5.4: although its PG&E's final call, we are proposing underground utilities.
 - 31.1.6.5.5: per LID requirements, there will be surface and likely underground collection for stormwater runoff.
- **31.1.7 Roads and Driveways:**
 - 31.1.7.1: access is from both Pickett and Gwin. Due to the low traffic, a queuing lane on Gwin is not anticipated to be needed. Drivers will make a right hand turn from Pickett which will not effect traffic.
 - 31.1.7.2.2 Internal Circulation: the proposed private road will run from Pickett through to Gwin road. We will propose at least one speed hump to help slow down driving speeds.
 - 31.1.7.3 **Siting of Roadways and Parking Areas:** Siting of the roadway and parking are consistent with the site.
 - 31.1.7.4 **Parking Standards:** there are 90 total off street parking spaces
 - 31.1.7.4.2.2 **Recreational Vehicle Parking:** due to the limited space, we are not able to offer specific RV parking.
 - **31.1.8 Owners Association:** There will be a maintenance agreement that will define the road maintenance, the draining maintenance, the access easements for parking, use of the laundry facilities, and any other necessary uses of the subdivision.

Please do not hesitate to reach out to me with any questions.

Dane Valadao

dane@reprop.net

707-834-6282