

## MINUTES

*Regular Board Meeting*

*February 14, 2023*

*5:30 p.m.*

*Location: 631 9<sup>th</sup> Street, Arcata*

*Arcata Fire Station Classroom*

### **Board of Directors**

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

### **CALL TO ORDER**

The regular session of the Board of Directors for the Arcata Fire District was called to order by President Blaine Maynor at 5:30 pm.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by President Maynor.

### **ATTENDANCE AND DETERMINATION OF A QUORUM**

The meeting continued with a quorum and the following were present: President Blaine Maynor, Vice President Eric Loudenslager, Director Jason Akana, Director Nicole Johnson and Director Randy Mendosa.

Additional District administrative staff included Fire Chief Justin McDonald, and Board Secretary Becky Schuette. Assistant Chief Chris Emmons was present, was called away and returned to the meeting later.

### **APPROVAL OF AGENDA**

It was moved to approve the agenda.

**Motion:** Mendosa; Second: Johnson

**Roll Call: Ayes;** Akana, Johnson, Loudenslager, Mendosa and Maynor

Motion Carries

### **PUBLIC COMMENT**

President Maynor called for public comments and there were none.

Senior Management Group – Nothing to report.

Local 4981 – Local 4981 President, Marcus Lillard advised the Board of the Local's appreciation for the clear message being used regarding the Cal Poly build. They stand behind the Board with the need for staffing. He also added that they were putting together "Fire Ops 101," which is a day in the life of a firefighter. He let the Board know that they would be encouraging the Board members to volunteer and participate. Additionally, the Local will have a team in this year's Bowl for Kids' Sake on March 4<sup>th</sup>.

Arcata Volunteer Firefighters Association (AVFA) – President Roy Willis reviewed his submitted staff report.

## **CONSENT CALENDAR**

1. Minutes from January 10, 2023, Regular Meeting
2. January 2023 Financial Report
3. Adoption of Resolution 23-281 with Exhibit A, Approving Disposal of Surplus Equipment and Supplies 23-279

It was moved to approve the consent calendar.

**Motion:** Akana; Second: Johnson

**Roll Call: Ayes;** Akana, Johnson, Loudenslager, Mendosa, and Maynor.

Motion Carries

## **DISTRICT BUSINESS**

### **1. Consider Appeal for Adjustment of Special Tax and Benefit Assessment:**

District Counsel Ryan Plotz was present with a PowerPoint that will be added as an Attachment to the minutes. Prior to calling the petitions, he reviewed the process and documents for the appeals hearing included in the packet.

a. Petitioner Parcel #507-023-019-000: District Counsel reviewed the petition and his PowerPoint, reviewing the parcel boundaries, maps and photos in the PowerPoint, as well as those submitted by the petitioner. His final slide for this petition contained the staff recommendation and alternatives.

The Petitioner (Principal Party) was not present to comment.

There was one question by a Director and no further discussion by the Board.

It was moved to deny the petition concerning APN 507-023-019-000.

There was no public comment.

**Motion:** Johnson; Second: Loudenslager

**Roll Call: Ayes;** Akana, Johnson, Loudenslager, Mendosa, and Maynor.

Motion Carries

b. Petitioner Parcel #503-224-007-000: District Counsel reviewed the petition and his PowerPoint covering his discussion points. His final slide for this petition contained the staff recommendation and alternatives.

The Petitioner (Principal Party), George Green was present and spoke to the Board for his designated time. He did not provide any new materials to the Board. Several of the Directors asked him questions or made comments about the parcel and its use.

One public member, Roy Willis, made a comment.

The Board had no further discussion and President Maynor advised Mr. Green he had the opportunity for a rebuttal; however, Mr. Green did not respond to the offer.

Director Akana spoke that he wished to make the motion for the alternative recommendation by Attorney Plotz. He could not see the PowerPoint, therefore Attorney Plotz read the recommendation aloud. "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."



A second to the motion was not offered and a new motion was made.

It was moved to deny the petition.

**Motion:** Mendosa; Second: Johnson

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

**2. Consider Accepting the Fiscal Year 2021-22 Financial Audit Report:** Chief McDonald introduced JJACPA auditors Brett Jones and Fortune Andzouana who were present remotely via Zoom. Mr. Jones spoke to the Board briefly about the audit results and opinion. There were no reportable findings resulting from the audit. He then made himself available for questions by the Board.

There were no questions from the Board.

It was moved to accept the Fiscal Year 2021-22 Financial Audit Report.

**Motion:** Mendosa; Second: Akana

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

**3. Consider Approval of the Fiscal Year 2022-23 Mid-Year Amended Budget:** Chief McDonald explained the reason for the mid-year adjustments and the teeter plan method for receipt of District funds. He went on to briefly review the updates and need for the expenditure or adjustments made in his recommendations.

There were several clarification questions asked by the Board members to the Chief, which were answered.

It was moved to approve the draft Fiscal Year 2022-23 Mid-Year Amended Budget.

**Motion:** Mendosa; Second: Johnson

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

**4. Review of 2022 Year End Statistics:** Chief McDonald reviewed his staff report aloud and went on to explain the graphs and charts also included in his report.

Upon a query by one of the Directors, Captain Lillard provided a verbal breakdown of suppression staff's required training.

Also, responding to a question from a Director, Chief McDonald indicated that training with our mutual aid partners and neighboring agencies is beginning to resume, following its discontinuation during the pandemic.

This item was for information only, no action was taken.

**5. Provide Direction to Staff Relating to Live Video Broadcast of District Board Meetings:** This item was placed on the agenda at the request of Director Mendosa. He spoke about his desire to reach more constituents, that he feels are not being reached now that we have returned to in-person meetings.

There was brief discussion among the Board and staff.

It was moved to direct Director Mendosa to contact his contacts to research and obtain actual numbers and possibilities for live broadcast and return the information obtained as a topic during a future meeting.

**Motion:** Mendosa; Second: Akana

**Roll Call: Ayes;** Akana, Johnson, Loudenslager, Mendosa, and Maynor.

Motion Carries

**6. Consider Nomination for the Fire Agencies Insurance Risk Authority (FAIRA) Joint Power Authority (JPA) Governing Board:** There was brief explanation to the Directors for this topic and an explanation of the ‘make-up’ of the Governing Board.

There was no action taken.

### **CORRESPONDENCE & COMMUNICATIONS**

1. Public Correspondence – President Maynor reviewed the correspondence.
2. Committee Reports:
  - a. Arcata Station Committee (*Mendosa, Maynor*) – Director Mendosa advised that Dave White contacted him to query a status. There has been no word from the AVFA according to the committee.
  - b. Arcata General Plan & Gateway Area Plan Committee (*Loudenslager, Mendosa*) – Chief McDonald advised that following the meeting with Senator McGuire, there was a newly created committee made up of two representatives each from the District, the City of Arcata, and Cal Poly. Their first committee meeting will be on February 24<sup>th</sup>. Several of the Directors had questions to the Chief about the committee, its members and their involvement in decision making as to the Standards of Coverage. The Chief advised that John Miller from Plan West would be present and involved in the meeting. A lengthy discussion followed.
3. Fire Chief’s Monthly Report – Chief McDonald briefly reviewed his staff report.
4. Director Matters – There were none.

### **CLOSED SESSIONS**

There was no closed session scheduled.

### **ADJOURNMENT**

Following a motion by Director Johnson and a second by Director Mendosa, President Maynor adjourned the meeting at 8:13 pm.

There is a Special Meeting scheduled for February 15, 2023, in the McKinleyville Station Conference Room, 2149 Central Avenue at 5:00 pm.

The next Regular Meeting is scheduled for **March 14, 2023, Arcata Downtown Station Classroom, 631 9<sup>th</sup> Street in Arcata at 5:30 pm.**

Respectfully submitted,



Becky Schuette,  
Clerk of the Board



PETITIONS FOR ADJUSTMENT  
OF BENEFIT ASSESSMENT  
AND/OR SPECIAL TAX

REGULAR MEETING

FEBRUARY 14, 2023



# 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.
  - PACKET PAGES 37-40
- 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.
  - PACKET PAGES 33-36
- PURPOSE OF HEARING: CONSIDER AND ADJUDICATE TWO (2) 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 (PACKET PAGES 41-45)

- RESOLUTION 21-233 GOVERNS PROCESS FOR REVIEW AND ADJUDICATION OF PETITIONS
- 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.



### 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 507-023-019-000**

- **PROPERTY ADDRESS: 402 TANGLEWOOD ROAD, ARCATA; APN 507-023-019-000**
- **APPEALING SPECIAL TAX AND BENEFIT ASSESSMENT**
  - SPECIAL TAX
  - AS ASSIGNED: SINGLE FAMILY RESIDENTIAL; TAX AMOUNT: \$118
  - OWNER'S REQUEST: NO CHARGE
  - BENEFIT ASSESSMENT
  - AS ASSIGNED: SINGLE FAMILY RESIDENTIAL; ASSESSMENT AMOUNT: \$88
  - OWNER'S REQUEST: NO CHARGE
- **OWNER'S POSITION:**
  - THE SUBJECT PARCEL IS UNIMPROVED EXCEPT FOR A GRAVEL DRIVEWAY AND SOME LANDSCAPING.
- **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 507-023-019-000

- The subject parcel and the adjacent parcel are under same ownership, but assigned two separate APNs
- The two APNs have the same physical address and appear to have a comingled use, including shared driveway and deck
- The District assesses each APN the same, i.e., each APN is assessed \$118 for the special tax and \$88 for the benefit assessment
- The owner does not provide information describing the use made of the structure on the subject parcel





# APPEAL FOR ADJUSTMENT RE: APN 507-023-019-000



4011 Langleyswood Rd

Exit Street View

© 2012 Google

Google Earth

Imagery Date: 4/2012 40°53'26.91"N 124°04'34.62"W elev 0 ft eye alt 8 ft







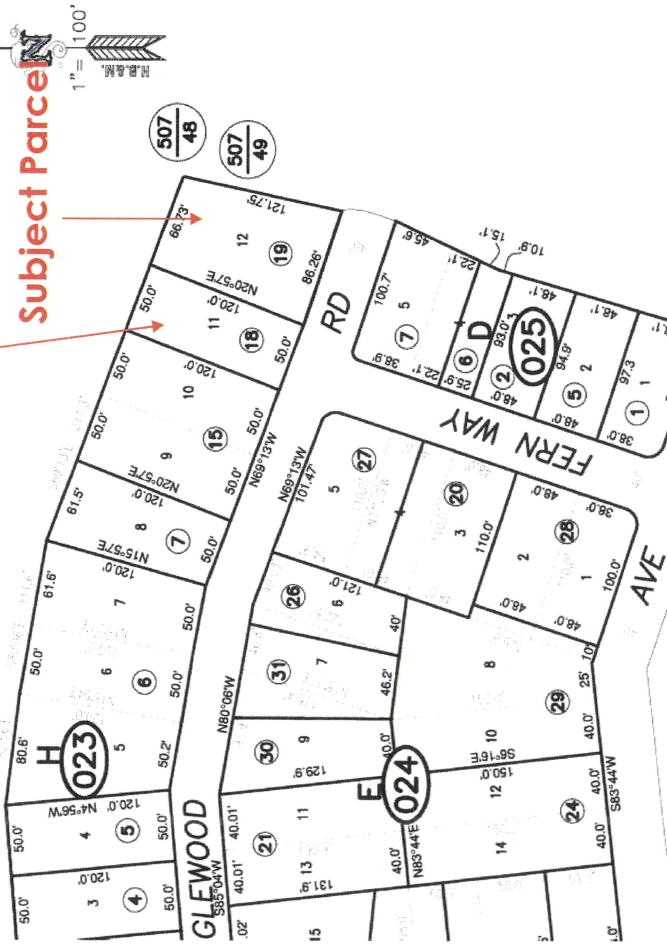
# APPEAL FOR ADJUSTMENT RE: APN 507-023-019-000

RTE, HB&M

Block Numbers Shown in Ellipses.  
Parcel Numbers Shown in Small Circles.

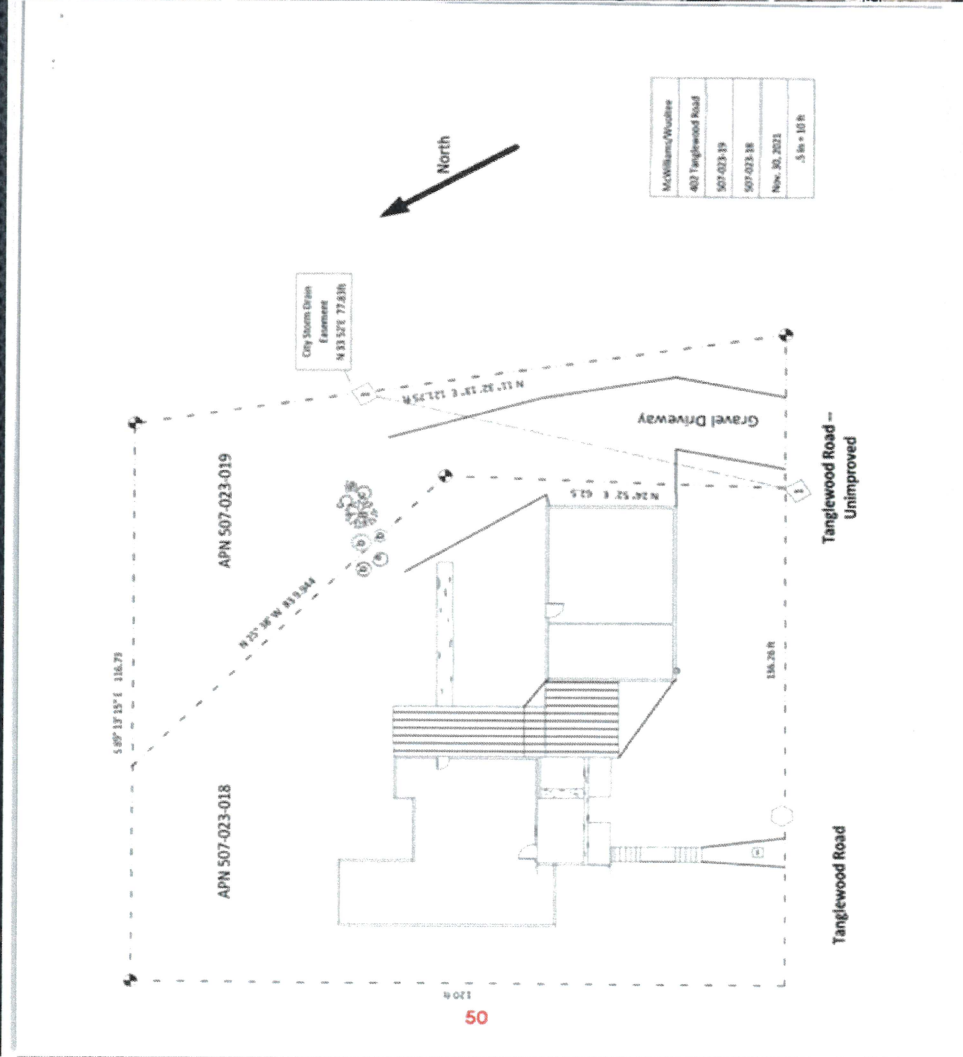
**507-02**  
**Adjacent Parcel under same ownership**

**Subject Parcel**





# APPEAL FOR ADJUSTMENT RE: APN 507-023-019-000









APPEAL FOR ADJUSTMENT RE: APN 507-023-019-000





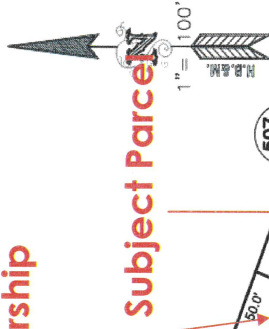
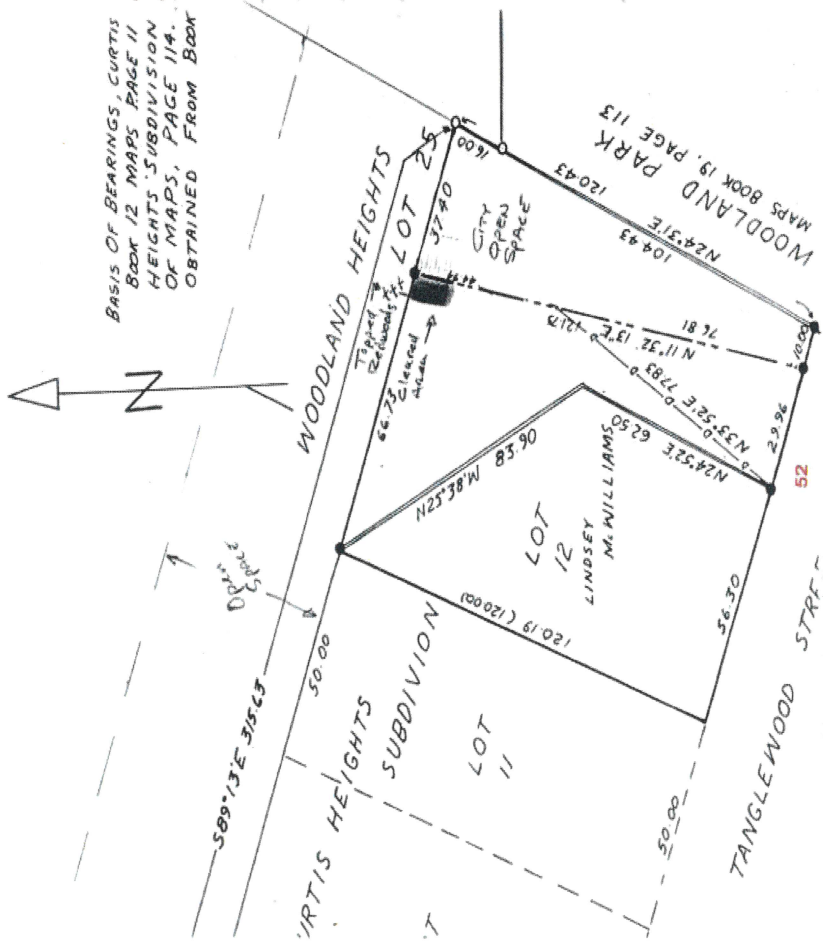
**APPEAL FOR ADJUSTMENT RE: APN 507-023-019-000**

**RTE, HB&M**

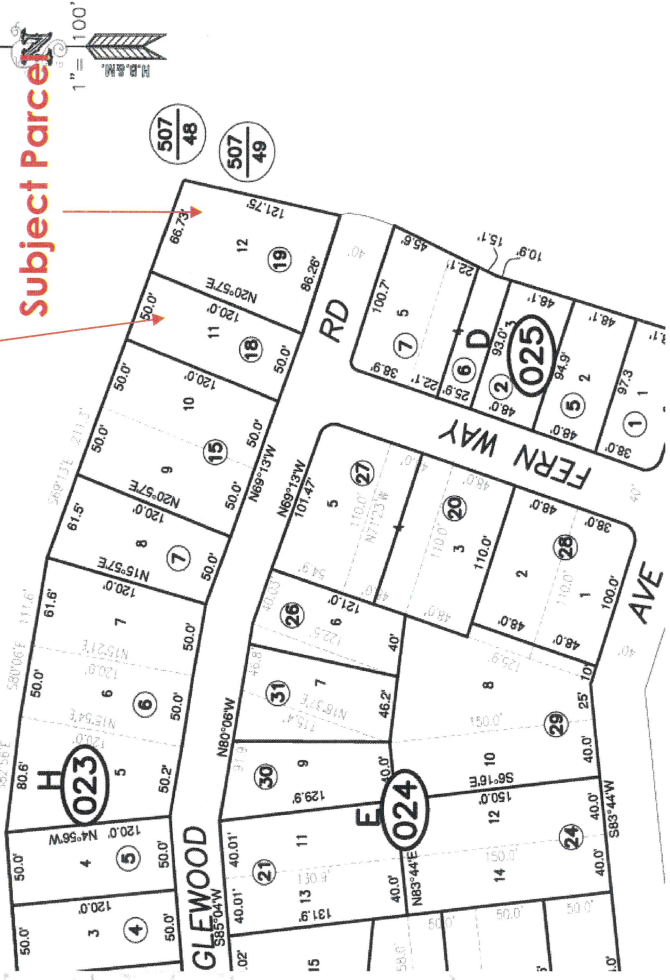
**507-02**  
**Adjacent Parcel under**  
**same ownership**

Block Numbers Shown in Ellipses.  
 Parcel Numbers Shown in Small Circles.

*BASIS OF BEARINGS, CURTIS  
 BOOK 12 MAPS PAGE 11  
 HEIGHTS SUBDIVISION  
 OF MAPS, PAGE 114.  
 OBTAINED FROM BOOK*



**Subject Parcel**









## APPEAL FOR ADJUSTMENT RE: APN 507-023-019-000

- STAFF RECOMMENDS THAT THE BOARD DENY THE PETITION.
  - THE DISTRICT ASSESSES EACH ASSESSMENT PARCEL (I.E., EACH APN)
  - THE SUBJECT APN IS ZONED SINGLE FAMILY AND THERE IS A TWO-STORY STRUCTURE ON THE APN THAT IS PRESUMED TO A USE CONSISTENT WITH THE ZONING.
  - THE OWNER DOES NOT PROVIDE ANY INFORMATION AS TO THE USE OF THE STRUCTURE ON THE SUBJECT APN
- 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 507-023-019-000."
- ALTERNATIVELY, THE BOARD COULD MOVE TO GRANT THE PETITION AS FOLLOWS:
  - "I MOVE TO GRANT THE PETITION CONCERNING APN 507-023-019-000 AND ASSIGN FOR PURPOSES OF THE SPECIAL TAX THE VACANT/UNIMPROVED CATEGORY, AND ASSIGN FOR PURPOSES OF THE BENEFIT ASSESSMENT THE SINGLE FAMILY RESIDENTIAL - VACANT 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 503-224-007-000**

- **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 TO A THIRD PARTY TO OPERATE A SALON. OWNER CLAIMS THE BUSINESS IS CONSIDERED A NON-CONFORMING USE BY THE CITY AND PROVIDED A LETTER TO THAT EFFECT
- **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



City of Arcata, CA  
736 F Street, Arcata, CA 95521  
(707) 822-5955  
www.cityofarcata.org

Web Links:  
General Plan Land Use Element: <http://www.cityofarcata.org/DocumentCenter/View/38>  
Land Use Code: <http://www.codepublishing.com/CA/Arcata/7/ArcataLIC092/ArcataLIC092.html>

## Humboldt County Assessor Details

Parcel Information as of: 9/1/2021  
Site Address/City/Zip: 211 G ST  
Land Value: \$142,173.00  
Improvement Value: \$142,173.00  
Other Value: \$0.00  
Recorded Document: 2015R 20824  
Assessor Parcel Map Link: <http://ca.humboldt.ca.us/assessor/maps/503-22.pdf>

## City of Arcata Property Details

Parcel attribute descriptions:  
[http://gis01.cityofarcata.org/arcata/property\\_report/property\\_report\\_unclassified-7-2017.pdf](http://gis01.cityofarcata.org/arcata/property_report/property_report_unclassified-7-2017.pdf)

### Property Details

Latitude/Longitude: 40.863476 -124.089123  
Section/Township/Range: SECTION 32 T8N R12E  
Parcel Size In Sq Ft (GIS Computed): 51,666.6  
Parcel Size In Acres (GIS Computed): 0.14  
Google Map Link: <http://maps.google.com/maps?q=40.863476,-124.089123&hl=en&gl=us&mapdata=133326060>  
Census Block: 506 Census Tract: 10  
Sewer Lateral Certificate(as of 9/1/2021): No

### Zoning

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

### General Plan Land Use

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

### Special Resources/Hazards/Constraints Areas

Cremery District (:CD) Combining Zone: Out  
Historical Landmark (:HL) Combining Zone: None  
Homesite for Housing (:HH) Combining Zone: Out  
Cinnabris Innovation Zone (:CIZ) Combining Zone: Out  
Neighborhood Conservation Area (:NCA) Combining Zone: South of Samoa Specific Plan District  
Piazza Area (:PA) Combining Zone: No  
Special Consideration (:SC) Combining Zone: No  
Wetland/Stream (:WY):SP Combining Zone: None  
Regulated/Flooded Fault zones: Out  
Coastal Zone Boundary: In  
Creek Zone (Within 25' of creek): No  
Coastal Jurisdiction: City Permit Jurisdiction  
FEMA Flood Zone (2017): Out  
Hillslope Development: None  
Liquefaction: Moderate Liquefaction  
Mudflows/Dam Failure: In  
Noise Contour: Yes  
Redevelopment Areas: 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.
- THE BOARD DENIED A SIMILAR PETITION FOR THIS PROPERTY LAST YEAR.
- 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."