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615 11th Street
Arcata, CA 95521

\$570,000



707-476-0435

Property Information

Description:

Commercial building available on a high visibility corner just blocks from the Arcata Plaza! Two buildings are included as well as 10 dedicated parking spaces in large adjacent parking lot, and tenants are in place. Currently used as two units, larger unit has been used as three units in the past and can be converted back for more income potential. Seller is willing to include professionally drafted, unapproved plans for a cannabis dispensary ready to be submitted to the City of Arcata! Commercial - Central zoning.

APNs:

021-051-010

Zoning:

CC (Commercial - Central) - See attached page for details.

Parcel Location:

Parcel Center Latitude	40.8700
Parcel Center Longitude	-124.0845

AREA	SPECIFIC CONSIDERATIONS
Giuntoli Lane at Hwy 299	Residential development shall be designed to attenuate noise impacts from Hwy 299. Multifamily units shall be the predominant unit type. Special consideration should be given to internal and external access. This property has a Planned Development (PD) overlay. [Peugh-King property]

[Revised by Ordinance No. 1377, September 2008]

LU-2d Planned residential developments. On vacant sites of one acre and larger designated for residential use, the Planned Development combining zone shall be required. The purpose shall be to: incorporate a mix of residential types, unit sizes, and styles in a coordinated manner to allow clustering of units; to provide larger, more usable areas of common open space; and to protect natural resources or site features, such as creekside riparian areas, wetlands, and significant vegetation such as trees. Where planned residential developments are adjacent to non-residential uses, appropriate visual and noise buffers shall be provided between the uses. Other provisions in the General Plan would assure affordable housing.

POLICY LU-3 COMMERCIAL LAND USE

Objective. Provide sufficient land areas and locations for a variety of retail and commercial services, to serve the consumer needs of the community and visitors.

LU-3a Commercial use classifications. The following land-use plan categories are applicable to commercial lands. Table LU-4 defines permitted uses, densities, lot sizes, and coverages for each classification.



All proposed retail uses with either: (1) a floor area greater than 30,000 square feet; or (2) physical alteration of eight or more acres; or (3) generation of 1,000 or more vehicle trips per day, shall require a use permit. The use permit review shall include, at a minimum:

- Potential impact on existing and projected traffic conditions.
- Impact on municipal utilities and services.
- Impact on the physical and ecological characteristics of the site and surrounding area.
- Impact on the community.
- Fiscal impacts of the use.

Commercial – Central [C-C]. This designation covers most of the nineteen square blocks surrounding the Plaza and includes retail, professional office, civic, hotel, theater, residential, and similar uses. The Central-Commercial Area forms the center of the City and is designed to be a high density, pedestrian-oriented activity area, with shops and services, banks, offices, restaurants, and entertainment supporting a variety of day and night activities.

TABLE LU-4 COMMERCIAL LAND USE CLASSIFICATIONS

ALLOWABLE USES	C-C	C-G	C-VS	C-M
SALES OF GOODS & SERVICES				
General retail sales and services	X	X		X
Specialty retail sales and services	X	X	X	X
Personal service establishments	X	X		X
Shopping centers	X	X		X
High-impact retail commercial uses	X	X	X	
Wholesale trade and warehousing		X		
Transient lodging	X	X	X	X
Travel trailer [RV] park			X	
Animal sales and services		X		X
MOTOR VEHICLE RELATED SALES & SERVICE				
Motor vehicle sales and rentals		X	X	
Motor vehicles services		X	X	
Gas sales				
RESTAURANTS, BARS, TAVERNS AND PUBS	X	X	X	X
NIGHTCLUBS	X	X	X	
COMMERCIAL RECREATION / ENTERTAINMENT				
Indoor recreation services	X	X		X
Outdoor recreation uses and services		X	X	
Theaters	X	X	X	X
BUSINESS AND PROFESSIONAL OFFICES				
Offices designed to serve customer traffic	X	X		X
Offices designed to attract little customer traffic	X	X		X
Health services	X	X		X
EDUCATIONAL, CULTURAL & RELIGIOUS USES				
Libraries, museums, art galleries, and similar uses	X	X		X
Mortuaries and funeral homes		X		
PUBLIC & SEMI-PUBLIC USES				
Government administrative offices	X	X		X
Post offices	X	X		X
RESIDENTIAL				
Multi-family residential	X	X		X

[Revised by Ordinance No. 1377, September 2008]

Commercial – General [C-G]. This designation provides the full range of retail, entertainment, and service commercial uses in Uniontown, Valley West, Westwood/Sunset, Sunny Brae, Greenview, and Bayside neighborhood centers, and other areas, such as Northtown, Giuntoli Lane, and Samoa Boulevard. C-G

development must be compatible with the surrounding residential uses and provide convenient access for patrons arriving by bicycle, public transit, motor vehicle, or on foot. A primary difference between the C-G areas and the Plaza Area is parking. Businesses in the C-G area will be expected to provide sufficient on-site parking. C-G areas are intended to have convenient access from residential areas in order to provide for day-to-day shopping and service needs.

Commercial – Visitor Serving [C-VS]. This land use designation permits hotels, motels, recreation vehicle parks, theaters, restaurants, auto sales centers, gas stations, mini-marts, and similar uses which attract or serve the needs of travelers, tourists, and local patrons.

The C-VS designation is not intended for general retail sales. C-VS uses are appropriate at highway interchanges where they are visible from the road and easily accessible by travelers and tourists. Similarly, C-VS uses are appropriate at locations near natural amenities or other attractions for visitors. The area designated for C-VS is at the State Route 101 and Giuntoli Lane interchange, west of Valley West Boulevard, and along Janes Road/Heindon Road.

LU-3b Revitalization of existing commercial areas. Reinvestment to upgrade and/or expand existing commercial centers at Sunny Brae, Westwood, Valley West, Greenview, and Uniontown shall be encouraged. Upgrades should include improvement of parking and landscaping areas; provision of facilities to accommodate bicycles, pedestrians, and transit and to reduce vehicle trips; and residential units on upper floors or in new structures.

LU-3c Northtown Commercial Area. The Northtown Commercial Area includes the area along “G” and “H” Streets from 11th Street to Sunset Avenue. If existing residential structures located along north “G” Street are converted to commercial use, some residential use should be required to be maintained on each site. Any conversions to commercial use should be required to provide on-site parking where feasible, in accordance with the parking standards of the Arcata Land Use Code. The design of parking areas shall maintain, or not detract from, the historical character of the existing structure.



LU-3d Inclusion of residential uses. Commercial developments should include residential units where feasible. Residential units should be located on upper floors or at the rear, to maintain uninterrupted commercial uses at the street level. This shall not apply to the C-VS land use category. Any residential development in new structures shall comply with the development standards of the R-M land use category.

LU-3e Primary residential uses in Commercial – Central [C-C]. To maximize housing opportunities, residential uses are allowed as the primary use on vacant sites designated C-C, at densities consistent with the R-H designation, with a use permit.

TABLE LU-5 SPECIFIC CONSIDERATIONS FOR CERTAIN COMMERCIAL AREAS

AREA	SPECIFIC CONSIDERATION
Giuntoli Lane at State Route 101	Commercial development should include consolidated access points, parking that is screened, and setbacks from the Mad River. This property is within the urban services boundary, must be annexed, and has a Planned Development (PD) overlay [Graham Property].

POLICY LU-4 INDUSTRIAL LAND USE

Objective. Provide for uses which will retain and generate jobs, including labor-intensive manufacturing, processing, assembly, warehousing, services, and complementary non-industrial uses, in appropriate locations.

LU-4a Industrial uses. The following land use designations are applicable to industrial lands. Table LU-6 defines permitted uses, densities, lot sizes, and coverages for each classification.

Industrial – Limited [I-L]. This land use designation is intended to provide attractive industrial areas suitable for light manufacturing and limited commercial uses. High impact industrial uses more prone to produce noise, odors, heavy truck



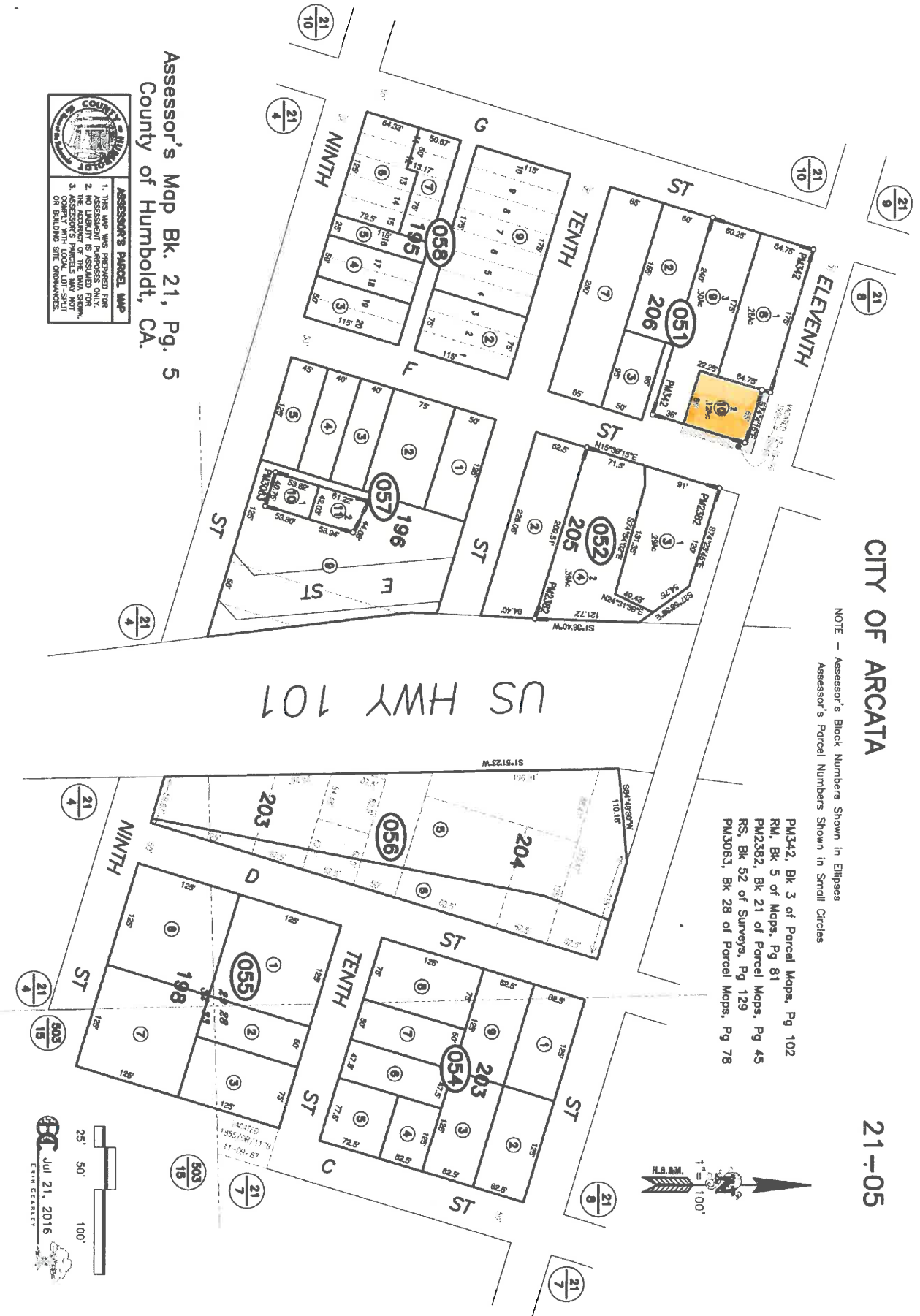
traffic, or dust are not permitted in limited industrial areas. The I-L land use designation includes auto sales; service and repairs; sales of mobile homes, trucks and tractors; warehousing and wholesaling establishments; outdoor sales and storage lots; light industrial activities (when conducted within a building); and similar uses. Some retail sales uses and services, particularly those involving sales of products made on the premises, will be allowed as an accessory use. Residential uses may also be permitted where they are compatible with the nature of the production process, or the related sales of products made on the premises (such as artists' live/work space). The major I-L areas are the West Samoa Boulevard Employment Center, a portion of the West End Employment Center (near the State Route 299/Giuntoli Lane interchange and the Aldergrove Industrial Park), the area west of "K" Street, South "G" Street, and South "I" Street.

CITY OF ARCATATA

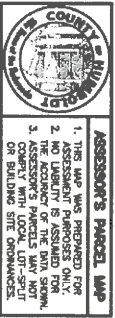
21-05

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Small Circles

PM342, Bk 3 of Parcel Maps, Pg 102
 RM, Bk 5 of Maps, Pg 81
 PM2382, Bk 21 of Parcel Maps, Pg 45
 RS, Bk 52 of Surveys, Pg 129
 PM3063, Bk 28 of Parcel Maps, Pg 78



Assessor's Map Bk. 21, Pg. 5
 County of Humboldt, CA.



ASSASSOR'S PARCEL MAP
 1. THIS MAP WAS PREPARED FOR
 ASSESSMENT PURPOSES ONLY.
 2. NO LIABILITY IS ASSUMED FOR
 ERRORS OR OMISSIONS.
 3. ASSASSOR'S PARCELS MAY NOT
 COMPLY WITH LOCAL LOT-SPLIT
 OR BUILDING SITE ORDINANCES.

