



CITY OF ARCATA

PLANNING COMMISSION MEETING

Council Chamber
736 F Street, Arcata

February 13, 2018
Tuesday, 6:00 p.m.

MINUTES

I. CALL TO ORDER.

The meeting was called to order by Vice Chairman Judith Mayer at 6:00 p.m.

PRESENT: Mayer, Tangney, Barstow, Baker (7:20 p.m. – 10:27 p.m., Orth (6:00 p.m. – 7:18 p.m.), McCavour

ABSENT: Flint

II. ORAL COMMUNICATIONS.

None.

III. CONSENT CALENDAR.

The Consent Calendar was unanimously approved based on a motion by Tangney and second by McCavour.

Ayes: Tangney, McCavour, Mayer, Orth, Barstow. Noes: None. Absent: Baker, Flint. Abstentions: None.

A. Approve Planning Commission Minutes – Regular Meeting – January 23, 2018, 6:00 p.m.

IV. ITEMS REMOVED FROM CONSENT CALENDAR.

None.

V. PUBLIC HEARINGS.

A. Approve the Boughton Design Review Permit, and Adopt a California Environmental Quality Act Categorical Exemption; 1899 and 1901 11th St; Assessor's Parcel Numbers (APN) 505-221-022 and -023; File No. 178-021-DR.

This project was continued from the January 9th Planning Commission meeting to allow the applicant to revise the plans as recommended. At the February 13th meeting, Planner Burnett provided a staff report to outline the changes that have been made by the applicant. After completing deliberations, the Commission agreed to approve the project with several amendments to the proposed Conditions of Approval. The amendments to Conditions of Approval B-1.b include: 1) removing the requirement of a gable end on the roof of the proposed residence on

Lot 1; 2) causing the addition of a belly band on both of the proposed residences be made optional; 3) the prohibition of vertical sliders be removed; and 4) the addition of paver blocks or other approved pervious paving materials for the driveway and turnaround areas should be added as an option for the applicant. The amended project, including the findings, Conditions of Approval and a §15303 CEQA exemption, was unanimously approved based on a motion by Tangney and second by Barstow.

Ayes: Tangney, McCavour, Mayer, Orth, Barstow. Noes: None. Absent: Baker, Flint. Abstentions: None.

B. Approve a Use Permit and Design Review Permit for Royal Key Organics at 4701 West End Road; File No. 178-025-UP-DR.

After a staff report provided by Planner Mateer, the Commission received public testimony and deliberated on the project. On a motion by McCavour and a second by Tangney, the project, including the findings, conditions of approval and a §15301 CEQA exemption, was unanimously approved as proposed.

Ayes: Tangney, McCavour, Mayer, Orth, Barstow. Noes: None. Absent: Baker, Flint. Abstentions: None.

C. Approve a Use Permit and Design Review Permit for Humboldt Sun Grower's Guild and Bosim at 55 Ericson Court; File No. 178-016-UP-DR.

After a staff report provided by Planner Mateer, the Commission received public testimony and deliberated on the project. On a motion by McCavour and a second by Barstow, the project, including the findings, conditions of approval and a §15301 CEQA exemption, was unanimously approved as proposed.

Ayes: Tangney, McCavour, Mayer, Orth, Barstow. Noes: None. Absent: Baker, Flint. Abstentions: None.

D. Consider a Recommendation to the City Council for Approval of the Required Permits and Development Agreement Terms and Certification of the Draft Environmental Impact Report for the Village Student Housing Project at 2715-2920 St. Louis Rd.; File No. 156-179-GPA-ZA-PM-DR-PD-DA-GPC.

Prior to the start of the public hearing for the Village project, Commissioner Orth recused herself due to a new conflict pertaining to her employment. Commissioner Baker joined the meeting at this time. Vice Chair Mayer opened the public hearing and asked for a staff report which was delivered by Director Loya. Mayer then requested a presentation by the applicant which was provided. The Commission asked several questions of the applicant and then brought the item back to the Commissioners for deliberation. With the goal of completing discussions on the Design Review permit, the Commission deliberated on the following items: the three architectural styles, landscaping, solar panels, and other items. A punch list of items for the applicant to return with was suggested and provided. The Commission then worked through the General Plan Policies in Section D-5a of the Design

Element (pgs 107- 109 of the hearing packet) and concluded that, other than policy #1 pertaining the scale and character of the buildings, the project as revised (3 stories on the west and 4 stories on the east), generally meets the design policies for multi-family development.

The Vice Chair then opened the floor for public testimony and several members of the public spoke on the project. Vice Chair Mayer asked for a motion to the item to the next meeting. On a motion by McCavour, a second by Baker, and Tangney declining, on a 4-1 vote, the Village project was continued to the February 27, 2018, meeting.

Ayes: McCavour, Mayer, Baker, Barstow. Noes: Tangney. Absent: Orth, Flint. Abstentions: None.

VI. BUSINESS ITEMS.

A. Annual Report of the Planning Commission

Given the late hour, Vice Chair Mayer asked to postpone review of the draft Annual Report until the next meeting. On a motion by Tangney and a second by Baker, this item was unanimously moved to the February 27th agenda.

Ayes: Tangney, McCavour, Mayer, Baker, Barstow. Noes: None. Absent: Orth, Flint. Abstentions: None.

B. Priority Goals

Director Loya went over the City Council Priority Goals with special consideration given to the Council-identified priorities of updating specific elements of the General Plan and the preparation of a Strategic Housing Plan.

VII. CORRESPONDENCE/COMMUNICATIONS.

Director Loya informed the Commission that the Council's Goal Setting sessions will be occurring Thursday and Friday, February 15th and 16th, between 9:00 a.m. and 12:00 p.m. in the Council Chambers. There were no communications shared by Commissioners.

VIII. ADJOURNMENT.

By order of the Vice Chair, the meeting was adjourned at 10:27 p.m.