



CITY OF ARCATA

PLANNING COMMISSION MEETING

Council Chamber
736 F Street, Arcata

February 27, 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, Barstow, Baker, McCavour

ABSENT: Flint (Excused), Tangney, Orth (Excused)

II. ORAL COMMUNICATIONS.

None.

III. CONSENT CALENDAR.

Commissioner Baker removed the minutes from the Consent Agenda to be heard separately.

IV. ITEMS REMOVED FROM CONSENT CALENDAR.

Commissioner Baker requested that the minutes be removed from the Consent Calendar to be heard separately in order to correct an error having to do with the recordation of attendance on Item VI.A. On a motion by Barstow and a second by Baker, the amended minutes of the February 13, 2018, meeting were unanimously approved.

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

A. Approve Planning Commission Minutes as Amended – Regular Meeting – February 13, 2018, 6:00 p.m.

V. PUBLIC HEARINGS.

A. 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.

Vice Chair Mayer called for a brief staff report, which the Director provided, and then invited the applicant to make a presentation on updated materials. After a discussion on landscaping and architectural details, Vice Chair Mayer opened the public comment period. After several members of the public provided comments,

the Vice Chair closed the public comment period and asked for Commission deliberation on the remaining topics. The Commission then conducted a "straw vote" on each of the topics in the following order: draft EIR, Design Review Permit and all other entitlements, including associated findings and conditions of approval, and the draft Development Agreement term sheet. The Commission's straw vote resulted in a 3-1 recommendation of approval of the project as revised and as reflected in the exhibits presented at the meeting. The Commission directed staff to return with a Resolution that indicates its' findings and includes updated exhibits for its consideration. On a motion by Baker and a second by Barstow, the item was unanimously continued to the March 27, 2018, meeting.

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

VI. BUSINESS ITEMS.

A. Annual Report of the Planning Commission.

Several modifications were made to the draft Annual Report which staff was directed to address. Vice Chair Mayer agreed to present the modified Annual Report to the City Council at its March 7th meeting.

VII. CORRESPONDENCE/COMMUNICATIONS.

Director Loya made two announcements:

1. An update on the Council's action regarding the McKinley statue and the Jacoby Storehouse plaque; and
2. A reminder about the March 2nd Association of Environmental Planners Advanced CEQA Workshop at the Wharfinger in Eureka.

There were no communications from the Commission.

VIII. ADJOURNMENT.

By order of the Vice Chair, the meeting was adjourned at 8:54 p.m.