



CITY OF ARCATA

PLANNING COMMISSION MEETING

Council Chamber
736 F Street, Arcata

January 10, 2017
Tuesday, 6:00 p.m.

AGENDA

Special accommodations for the disabled who attend City meetings can be made in advance by contacting the City Clerk at 822-5953. Assistive listening devices are available.

Pursuant to Government Code section 54957.5, all writings or documents relating to any item on this agenda which have been provided to a majority of the Planning Commission, including those received less than 72 hours prior to the Planning Commission meeting, will be made available for public inspection in the agenda binder located on the counter in the lobby at Arcata City Hall, 736 F Street, during normal business hours, and on the City's website at www.cityofarcata.org.

PLEASE NOTE: Speakers wishing to distribute materials to the Planning Commission at the meeting are requested to provide 10 copies to the assigned project Planner.

I. CALL TO ORDER.

II. ORAL COMMUNICATIONS.

This time is provided for people to address the Commission or submit written communications on matters not on the agenda. At the conclusion of all oral and written communications, the Commission may respond to statements. Any request that requires Commission action will be set by the Commission for a future agenda or referred to staff.

III. CONSENT CALENDAR.

All matters on the Consent Calendar are considered to be routine by the Commission and are enacted in one motion. There is no separate discussion of any of these items. If discussion is required, that item is removed from the Consent Calendar and considered separately. At the end of the reading of the Consent Calendar, Commissioners or members of the public can request that an item be removed for separate discussion.

- A. Approve Planning Commission Minutes – Regular Meeting – December 13, 2016 6:00 p.m.**
- B. Approve a Design Review Permit for Howard Johnson, Making the Required Findings of Approval, and Adopting Conditions of Approval and a California Environmental Quality Categorical Exemption; 4700 Valley West Boulevard; APN 507-362-056; File No. 156-204-DR.**

- C. **Approve a Design Review Permit for Gaffney, Making the Required Findings of Approval, and Adopting Conditions of Approval and a Class 3, Section 15303 – New Construction or Conversion of Small Structures, CEQA Exemption; 1041 F Street; APN 021-051-003; File No. 167-032-DR.**
- D. **Approve a Design Review Sign Permit for Best Western Plus, Making the Required Findings of Approval, and Adopting Conditions of Approval and a California Environmental Quality Act Categorical Exemption; 4827 Valley West Boulevard; APN 507-361-023; File No. 167-028-DRS2.**

IV. ITEMS REMOVED FROM CONSENT CALENDAR.

Items removed from the Consent Calendar will be heard under this section.

Commissioners will disclose any *Ex Parte* communications prior to discussion of an item removed from the Consent Calendar.

V. PUBLIC HEARINGS.

Prior to opening each public hearing, Commissioners will provide *Ex Parte* disclosures. Disclosures include a summary of information and sources gathered outside of the public hearing.

A. Consider Planning Commission Resolution for the Hall Emergency Connection to City's Sanitary Sewer System and Annexation.

The property owner requests an emergency connection to the City's sanitary sewer system prior to a single parcel annexation. The property owner's existing Onsite Wastewater Treatment System (OWTS) failed and cannot be repaired due to the small lot size, poorly drained soils, and a seasonally high groundwater. The property is located in the Humboldt County's jurisdiction and is adjacent to the City of Arcata jurisdictional boundary. Planning Commission Resolution 17-01 recommends the City Council approve actions necessary to connect the existing residence to the City's sanitary sewer system as allowed by Land Use Code §9.94.100 (Attachment A, Exhibit 2).

RECOMMENDATION:

Staff recommends the Planning Commission adopt proposed Resolution PC-17-01 (Attachment A) recommending the City Council approve:

1. An Urban Services Boundary (USB) amendment to change the Hall property (1705 Buttermilk Lane) from "Water Only" to the full USB; and
2. Extend City sanitary sewer services to the Hall property; and
3. Designate and Prezone the Hall property Agriculture Residential;
4. Annex the Hall property; and
5. Adopt a California Environmental Quality Act Categorical Exemption, Class 19, §15319.

VI. BUSINESS ITEMS.

VII. CORRESPONDENCE/COMMUNICATIONS.

VIII. ADJOURNMENT.