



CITY OF ARCATA

PLANNING COMMISSION MEETING

Council Chamber
736 F Street, Arcata

August 08, 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 – July 11, 2017, 6:00 p.m.

IV. ITEMS REMOVED FROM CONSENT CALENDAR.

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

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. Approve a Design Review Permit, and adopt a California Environmental Quality Act Categorical Exemption for Pennisi; 1494 I Street; Assessor Parcel Number 021-094-003; File No. 167-067-DR.

The applicant seeks approval to construct to construct a 440 square foot addition above a detached garage to create a second floor accessory dwelling unit and garage parking on the subject residential property. The project would convert the garage from an unpermitted residential dwelling to parking. The project requires Design Review for new construction in the Arcata Heights Neighborhood Conservation Area, pursuant to Arcata Land Use Code Sections 9.72.040.B and C. The property is not a City designated Historic Landmark.

RECOMMENDATION:

Staff recommends that the Planning Commission approve a Design Review Permit at the subject property by adopting: 1) the Planning Commission Action including Findings of Approval, and Conditions of Approval (Attachment A); and 2) a California Environmental Quality Act Categorical Exemption pursuant to Section 15303 New Construction, Class 3.

B. Approve a Medical Commercial Cannabis Manufacturing Facility Use Permit and a Design Review Permit for Humboldt Harvest Wellness: 280 Aldergrove Road; File No. 167-038-UP2-DR.

The applicant, Humboldt Harvest Wellness, seeks a Use Permit to develop and operate a multi-tenanted, medical cannabis manufacturing facility at an existing, developed industrial property located in Area 2 of the Medical Marijuana Innovation Zone (MMIZ). The project proposes to remodel the existing 4,000 square foot building to provide kitchen and extraction space for the applicant's business and well as space for rent by other medical cannabis businesses. There will be no cannabis cultivation on-site. Design Review is required for minor site improvements such as mechanical equipment, bicycle parking, landscaping, and accessory structures.

RECOMMENDATION:

Staff recommends that the Planning Commission approve a Use Permit and Design Review Permit for the development and operation of a medical cannabis manufacturing business at the subject property by adopting: 1) the Planning Commission Action, including the Findings of Approval, and Conditions of Approval (Attachment A); and 2) a California Environmental Quality Act Categorical Exemption, per Section 15301 Existing Facilities, Class 1.

C. Approve a Medical Cannabis Cultivation and Manufacturing Use Permit and Design Review Permit for Talking Tree Farms at 4841 West End Road; File No. 167-026-UP2-DR.

Applicant seeks a Use Permit and Design Review to operate a commercial cannabis activity in the City of Arcata Medical Marijuana (Cannabis) Innovation Zone – Area 2. The commercial cannabis business is proposed within two, existing, detached buildings 2,500 square feet each. A second floor addition is proposed within each existing building. The proposed commercial (medical) cannabis use includes cultivating in “Building B” with less than 25% of the total building floor area (Attachment B). A non-volatile or volatile extraction process in “Building A” will refine the cultivated cannabis into a cannabis oil. Minor alterations to the site maybe required for mechanical equipment and other site improvements.

RECOMMENDATION:

Staff recommends the Planning Commission approve the proposed Use Permit and Design Review Permit for the development and operation of a medical cannabis business within an existing industrial structure by adopting: 1) the proposed Planning Commission Action including the Findings of Approval, Conditions of Approval (Attachment A); and 2) a California Environmental Quality Act Categorical Exemption Section 15303, Class 3 – Conversion of Small Structures.

VI. BUSINESS ITEMS.

A. Elect Planning Commission Chair and Vice Chair

VII. CORRESPONDENCE/COMMUNICATIONS.

VIII. ADJOURNMENT.