



CITY OF ARCATA

PLANNING COMMISSION MEETING

Council Chamber
736 F Street, Arcata

September 12, 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 – Regular Meeting – August 22, 2017 6:00 p.m.**
- B. Approve the Appleton Design Review Permit Through the Adoption of Findings, Conditions of Approval and a Class 1, §15301 California Environmental Quality Act Exemption for Existing Facilities (File No: 178-012-DR; Address: 820 N Street, Arcata).**

IV. ITEMS REMOVED FROM CONSENT CALENDAR.

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

Commissioners will provide *Ex Parte* communications prior to discussion of any 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. Approve a Design Review Permit, and Adopt a California Environmental Quality Act Categorical Exemption; 791 G Street; Assessor Parcel Number 021-108-005; File No. 187-013-DR.

The applicant seeks a Design Review Permit for alterations to Café Brio that include a building addition, remodel, and site modifications as part of a business expansion. The project proposes a 347 sf, single-story addition to the building's north elevation to increase indoor dining area, and 573 sf of redesigned patio space, with trellis structures and planter boxes, to provide a total of 792 sf outdoor dining area. Design Review is required for exterior alterations and new construction in the Arcata Plaza Historic District, pursuant to Arcata Land Use Code Sections 9.53.030 and 9.72.040.B.

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 and Conditions of Approval (Attachment A); and 2) a California Environmental Quality Act Categorical Exemption pursuant to Section 15301- Existing Facilities, Class 1.

B. Approve a Tentative Parcel Map Subdivision, Minor Use Permit and a Design Review Permit for Roberts/DeVault at 1183 Union Street; File No. 167-052-SUB-DR.

Applicant seeks a subdivision of an existing 15,616 square foot (sf) parcel to create two separate parcels: Parcel 1: 5,897 sf; and Parcel 2: 9,719 sf (Attachment C). Previous owners developed up to six dwelling units and several accessory structures without permit approvals. The proposed subdivision will bring the existing development into greater compliance with the Residential Low Density land use designation and zoning standards. Design Review and a Minor Use Permit are required for the removal or relocation of several unpermitted structures; exceptions to the yard setbacks, parking and subdivision standards.

RECOMMENDATION:

Staff recommends the Planning Commission approve the proposed Tentative Parcel Map subdivision, Minor Use Permit and Design Review Permit for the developed residential parcel by adopting: 1) the proposed Planning Commission Action including the Findings of Approval, Conditions of Approval (Attachment A); and 2) a Negative Declaration pursuant to the California Environmental Quality Act (Attachment B).

VI. BUSINESS ITEMS.

A. Consider Appointing Planning Commission Members to a Subcommittee Which Will Judge the Sea Level Rise Awareness Art Contest at the End of September.

VII. CORRESPONDENCE/COMMUNICATIONS.

VIII. ADJOURNMENT.