



CITY OF ARCATA

PLANNING COMMISSION MEETING

Council Chamber
736 F Street, Arcata

October 24, 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 – October 10, 2017 6:00 p.m.**
- B. Approve the Marlowe Baune Design Review Permit, and Adopt a Class 3, Section 15303 California Environmental Quality Act Categorical Exemption; 965 Union Street; Assessor's Parcel Number 503-142-020; File No. 167-060-DR.**

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. Consider an Affirmative Recommendation to the City Council of a Design Review Permit and Historic Landmark Ordinance Amendment Based on Findings, Conditions of Approval, and Classes 31 and 32 CEQA Exemptions for Peter Daggett at 1619 H Street; File No. 178-011-DR.

The project includes the restoration and rehabilitation of the existing Landmark-designated 2-story residence, garages and shop structures on the subject property (Attachment B). The project also includes the conversion of the existing residence from one residential unit to two units, the conversion of the center portion of the rear shop to a residential unit and the development of a new 2-story residence that will consist of two residential units for a total of five (5) units. The 13,833 sq. ft. property is planned and zoned Residential Low Density (RL). In order to maximize density, preserve the historic resource and provide for an adaptive reuse of the shop buildings, the applicant seeks to utilize the following incentives for historic preservation allowed by §9.53.070.C.2 of the Land Use Code: 1) multi-family housing (§9.53.070.C.2b.(2)); 2) permit fee waivers (§9.53.070.C.2.c); and 3) the Mills Act property Tax Abatement Program (§9.53.070.C.2.d). The project will amend the original Landmark Ordinance (Ordinance No. 1041) to address changes to the historic resource. An action of the City Council will be required to adopt the proposed incentives as well as the amended Ordinance.

RECOMMENDATION:

Staff recommends that the Planning Commission review the Design Review Permit, including the proposed incentives, new construction, and Landmark Historic Property (:LHP) Ordinance amendment, and recommend that the City Council approve the project based on findings, conditions of approval and Categorical Exemptions pursuant to §15331, Class 31-Historical Resource Restoration/ Rehabilitation and §15332, Class 32-Infill Projects, of the California Environmental Quality Act (CEQA) (Attachment A).

VI. BUSINESS ITEMS.

VII. CORRESPONDENCE/COMMUNICATIONS.

VIII. ADJOURNMENT.