



CITY OF ARCATA

PLANNING COMMISSION MEETING

Council Chamber
736 F Street, Arcata

November 14, 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 Meeting – Regular Meeting – October 24, 2017, 6:00 p.m.

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 Medical Cannabis Cultivation and Manufacturing Use Permit and Type "C" Design Review Permit for the Lindgren Property; 3851 West End Road; File No. 167-066-UP2-DR.**

The applicant seeks a Use Permit and Type “C” Design Review to develop and operate a commercial cannabis activity in the Medical Marijuana (Cannabis) Innovation Zone – Area 2. Phase 1 is proposed to be developed within the existing lumber mill building which is 9,572 sq ft in size. Phase 2 consists of a new 2-story 15,700 sq ft building. The existing commercial coach is proposed to remain. The Type “C” Design Review is requested to modify a site development standard by reducing the exterior side setback for the new building from the required 25’ to the proposed 11’ per §9.72.040(C)(3) of the Land Use Code. Attachment B contains the site plan, landscape plan and architectural elevations. The production and processing of medical cannabis may include non-volatile or volatile extraction methods. The project includes the use of a variable width setback to Janes Creek.

RECOMMENDATION:

Staff recommends the Planning Commission approve the proposed Use Permit and Type “C” Design Review Permit for the phased development and operation of a medical cannabis business by adopting: 1) the proposed Planning Commission Action including the Findings of Approval and Conditions of Approval (Attachment A); and 2) California Environmental Quality Act Categorical Exemptions per §15301 – Existing Facilities, and §15332 – In-Fill Development, respectively.

B. **Approve a Use Permit and Coastal Development Permit Modification and Design Review Permit for The Humboldt California Association at 601 I Street; File No. 178-005-UPA-CDPA-DR**

The Humboldt California Association (THCA), in operation since 2003, is requesting a Use Permit and Coastal Development Permit modification to relocate their medical marijuana dispensary to a larger tenant space on the same property (Attachment B). The new location is the former Isaacsons automobile showroom and was last occupied by Zamora’s Furniture store. The Planning Commission approved the original use (File 090-030-UP2-CDP) on September 23, 2014, to allow a medical marijuana dispensary and accessory on-site medical cultivation. A Design Review Permit is required for proposed exterior alterations to their buildings. The project, as conditioned will meet the zoning regulations of both the Arcata Land Use Code and Arcata Coastal Land Use and

Development Guide.

RECOMMENDATION:

Staff recommends the Planning Commission approve the proposed Use Permit and Coastal Development Permit modification and Design Review Permit for the relocation of an existing medical cannabis dispensary by adopting: 1) the proposed Planning Commission Action including the Findings of Approval, and Conditions of Approval (Attachment A); and 2) California Environmental Quality Act exemption Class 1, Section 15301 Existing Facilities.

VI. BUSINESS ITEMS.

A. Cancel Regularly Scheduled Meeting on December 26, 2017.

VII. CORRESPONDENCE/COMMUNICATIONS.

VIII. ADJOURNMENT.