



CITY OF ARCATA

ADJOURNED PLANNING COMMISSION MEETING

Council Chamber
736 F Street, Arcata

December 05, 2017
Tuesday, 7:00 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. 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.

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1. Consider the Draft Environmental Impact Report and a Recommendation to the City Council for Approval of the Required Permits and Development Agreement Terms for the Village Student Housing Project at 2715-2920 St. Louis Rd.; File No. 156-179-GPA-ZA-PM-DR-PD-DA-GPC

On March 8, 2016, AMCAL Equities, LLC, submitted a complete application for the development of a 240 unit (800 bed) purpose-built student housing project to be located at the former Craftsman's Mall property on St. Louis Road. The project consists of four 4-story buildings of modern design with a variety of recreational and academic amenities for its student residents. The project requires a General Plan and Zoning Map amendment to change the current designations of Industrial Limited (IL) and Residential Low Density (RL) to Residential High Density (RH) and to add a Planned Development (:PD) combining zone. It also requires a Design Review Permit, merger of the seven underlying parcels, General Plan Conformance review for the

vacation/abandonment of a portion of St. Louis Road for parking and trail development purposes and a Development Agreement. The Planning Commission will consider all aspects of the project, including the environmental impact, the permit approvals, and the concessions and amenities needed to approve the project, and make a recommendation to the City Council.

RECOMMENDATION:

Staff recommends that the Planning Commission: 1) open the public hearing and receive as staff report and public testimony; 2) consider all aspects of the project as proposed including the terms of the Development Agreement and the draft Environmental Impact Report (EIR); 3) adopt Resolution PC-17-05 (Attachment A) with Draft Findings and Conditions of Approval recommending the Council certify the EIR, approve the permits, authorize the Development Agreement; and 4) find the disposition of St. Louis Rd. consistent with the General Plan.

III. ADJOURNMENT.