



CITY OF ARCATA

PLANNING COMMISSION MEETING

Council Chamber
736 F Street, Arcata

January 23, 2018
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 – January 09, 2018, 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. Approval of a General Plan Consistency Finding for the Acquisition of the 83 Acre R.H. Emmerson & Sons Properties Located Between two Segments of the Jacoby Creek Forest.

The proposed acquisition is a joint effort between the City of Arcata and Humboldt State University to acquire a total of 967 acres of timberland in the Jacoby Creek Forest area for the purposes of habitat protection, education, research and passive public use. The 83 acre portion that the City will acquire will become part of the Jacoby Creek Forest; the acreage is currently an island between two segments of the Forest. The resultant 893 acres will be acquired by HSU for the same purposes. The subject properties are known as Assessor Parcel Numbers 404-121-020 and 404-141-026.

RECOMMENDATION:

Staff recommends that the Planning Commission make the required General Plan Consistency Finding for the acquisition of approximately 83 acres of the R.H. Emmerson & Sons property located between two segments of the Jacoby Creek Forest.

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

At the December 19, 2017, hearing, the Planning Commission completed considerable deliberations on the following items as they relate to CEQA: 1) traffic and transportation impacts; 2) aesthetics and visual impacts; 3) greenhouse gas emissions; 4) land use planning; 5) population and growth inducing developments; and 6) the wastewater treatment plant. The Commission directed staff to return with additional discussion on several DEIR sections, including aesthetics, growth inducing impacts, mandatory findings, and land use and planning. In addition, the Commission asked for a response to the Remy, Moose, Manley letter of November 11, 2017, and the EPIC letter of 12-14-17, 2017. The objectives of this meeting are to: 1) complete deliberations on the Draft EIR, 2) consider each of the proposed permits; and 3) consider the terms of the Development Agreement for the Project.

RECOMMENDATION:

Staff recommends that the Planning Commission: 1) open the public hearing and

receive a staff report; 2) conclude deliberation on the draft Environmental Impact Report (EIR) and direct staff to return on a date certain with the Final EIR for recommendation to the City Council; 3) conclude deliberation on all other aspects of the project including the terms of the Development Agreement and all permit findings and direct staff to return on a date certain with a Resolution including draft Findings, Conditions of Approval, and a recommendation of approval to the City Council.

VI. BUSINESS ITEMS.

None.

VII. CORRESPONDENCE/COMMUNICATIONS.

VIII. ADJOURNMENT.