



CITY OF ARCATA

PLANNING COMMISSION MEETING

Council Chamber
736 F Street, Arcata

February 13, 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 23, 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. Approve the Boughton Design Review Permit, and Adopt a California Environmental Quality Act Categorical Exemption; 1899 and 1901 11th St; Assessor's Parcel Numbers (APN) 505-221-022 and -023; File No. 178-021-DR.

The applicant seeks a Design Review Permit to construct two, two-story, infill residences; one on each parcel of a two-lot subdivision in the Greenview neighborhood. New, two-story structures will be designated as the primary residence and existing, single-story residences will become accessory dwelling units. Design Review is required for proposed structures that exceed the height of the existing residences, per Arcata Land Use Code Section 9.42.030 Accessory Structure standards.

This item was continued from the January 9, 2018 meeting.

RECOMMENDATION:

Staff recommends that the Planning Commission approve a Design Review Permit for the subject properties by adopting: 1) the Planning Commission Action, including Findings of Approval and Conditions of Approval (Attachment A); and 2) a California Environmental Quality Act Categorical Exemption pursuant to Section 15303- New Construction, Class 3.

B. Approve a Use Permit and Design Review Permit for Royal Key Organics at 4701 West End Road; File No. 178-025-UP-DR

The applicant seeks a Use Permit and Types “B” and “C” Design Review to develop and operate a commercial cannabis activity in Area 2 of the Cannabis Innovation Zone. The 2.16 acre site is developed with six light industrial structures (Attachment B). One of the existing structures is being converted to three separate tenant spaces identified as buildings “C”, “F” and “G”. The project includes cannabis cultivation, processing, manufacturing, and distribution. Buildings “A”, “D”, and “E” have existing light industrial and commercial uses that are being maintained for the time being. Type “B” Design Review is required for minor exterior alterations to the existing structures that include new or expanded door awnings, new or relocated doors, and exterior mechanical and ventilation equipment. The Type “C” Design Review is recommended to modify the rear and side yard setbacks for two existing non-conforming structures. A portion of building “B” encroaches about two feet into the required ten foot rear yard setback. Existing building “D” encroaches about two feet into the required ten foot side yard setback.

RECOMMENDATION:

Staff recommends the Planning Commission approve the proposed Royal Key Organics Use Permit and Design Review Permit for the development and operation of a cannabis business in Area 2 of the Cannabis Innovation Zone 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.

C. Approve a Use Permit and Design Review Permit for Humboldt Sun Grower's Guild and Bosim at 55 Ericson Court; File No. 178-016-UP-DR.

The applicant seeks a Use Permit and Type “B” Design Review to develop and operate a commercial cannabis activity in Area 2 of the Cannabis Innovation Zone. The 0.8 acre site is developed with an existing 9,800 square foot light industrial structure. The project includes cannabis manufacturing, and distribution within the existing structure. Type “B” Design Review is required for minor exterior alterations related mechanical and ventilation equipment.

RECOMMENDATION:

Staff recommends the Planning Commission approve the proposed Humboldt Sun Grower’s Guild and Bosim Use Permit and Design Review Permit for the development and operation of a cannabis business in Area 2 of the Cannabis Innovation Zone 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.

D. 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 its January 23, 2018, meeting, the Planning Commission received a staff report, public testimony, and completed deliberations on several topics relating to environmental review under the California Environmental Quality Act (CEQA). A discussion concerning the project’s consistency with the Design Element of the General Plan as it relates to the Land Use & Planning section of the Draft EIR is where the Commission ended its last meeting. In an effort to inform this last DEIR topic discussion and at the request of the Vice Chair, the February 13th meeting will start off with an introduction to the Design Review findings, return to the final deliberation on the Land Use & Planning section of the DEIR, and wrap up with a recommendation on the remaining land use

actions and draft Development Agreement terms.

This hearing is a continuation of the Planning Commission deliberations from the January 23, 2018, hearing. The Commission may open public comment at the end of deliberations, time permitting.

RECOMMENDATION:

Staff recommends that the Planning Commission: 1) open the continued public hearing and receive a brief staff report and design review presentation by the applicant; 2) deliberate in preparation to make a recommendation to the City Council on the findings for the Design Review Permit and all other entitlements, including the terms of the draft Development Agreement; 3) 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; 4) 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; and open public comment, time permitting.

VI. BUSINESS ITEMS.

A. Annual Report of the Planning Commission.

1. Planning Commission Annual Report 2017

B. Priority Goals.

1. 2017 - 2018 City Council Priority Projects

VII. CORRESPONDENCE/COMMUNICATIONS.

VIII. ADJOURNMENT.