



CITY OF ARCATA

PLANNING COMMISSION MEETING

Council Chamber
736 F Street, Arcata

February 27, 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 – February 13, 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. 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 February 13, 2018, Planning Commission meeting the Commission received a presentation on the project by the applicant and deliberated on the project's conformity to the multi-family design guidelines in the General Plan. The Commission had several requests of the applicant which will be presented at this meeting. The discussion centered primarily on specific Design Review topics including, but not limited to, landscaping, parking lot lighting, screening, solar panels, building height and massing, and architectural design. An outline of actions for this meeting has been included as Attachment A. Once deliberations on the Design Review permit have concluded, staff recommends that the Commission return to the final deliberation on the Land Use and Planning section of the Draft Environmental Impact Report (DEIR), and finalize a recommendation on the remaining land use actions and draft Development Agreement terms.

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) conclude deliberation 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 and a Resolution recommending approval of the project with draft Findings and Conditions of Approval; and 4) open public comment, time permitting.

This item was continued from the February 13, 2018, Planning Commission Meeting.

VI. BUSINESS ITEMS.

A. Annual Report of the Planning Commission.

1. Planning Commission Annual Report 2017

VII. CORRESPONDENCE/COMMUNICATIONS.

VIII. ADJOURNMENT.