



CITY OF ARCATA

PLANNING COMMISSION MEETING

Council Chamber
736 F Street, Arcata

March 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 – March 13, 2018, 6:00 p.m.**
- B. Approve the LaBanca Design Review Permit with the Required Findings, Conditions of Approval, and Class 1, Section 15301 CEQA Exemption; File No. 178-052-DR; Address - 908 17th Street, Arcata; Assessor Parcel No. 020-154-033.**

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 Design Review Permit for the Replacement of Existing Signage at the Patriot Gas Station Located at 1675 Giuntoli Lane, Through the Adoption of Findings, Conditions of Approval, and a Class 3, Section 15303 CEQA Exemption; File No. 178-046-DR; Assessor Parcel No. 507-301-039.

As part of a larger branding effort, Tetrault Properties, LLC, which owns the subject Patriot gas station, has requested to replace several existing signs either in-kind or with new internally illuminated signs, replace pump decals, and replace the existing fuel price sign on the southwest corner of Giuntoli Lane and Valley West Boulevard.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the Design Review Permit application for proposed sign replacement and upgrades through the adoption of Findings, Conditions of Approval and a Class 3, Section 15303 – *New Construction*, California Environmental Quality Act (CEQA) exemption (Attachment A).

B. Cannabis Retail Sale and Service Land Use Code Text Amendment.

The Planning Commission continued this item from their March 13, 2018, regular meeting. After a robust discussion, a few minor revisions were made to the draft Resolution and draft City Council Ordinance (Attachment A, Exhibit 1). The proposed resolution recommends the City Council adopt Land Use Code (Code) text amendments to allow cannabis retail uses consistent with state regulations.

RECOMMENDATION:

It is recommended that the Commission:

Adopt Resolution PC-18-01 (Attachment A) recommending the City Council adopt Land Use Code text amendments to regulate commercial cannabis retail

and service land use activities and adopt a California Environmental Quality Act exemption.

- C. 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.**

RECOMMENDATION:

THE MATERIALS REQUIRED TO ALLOW THE COMMISSION TO TAKE ACTION AT THIS HEARING WERE NOT SUBMITTED IN TIME FOR THIS PACKET. STAFF RECOMMENDS THAT THE COMMISSION: 1) OPEN THE CONTINUED PUBLIC HEARING; 2) RECEIVE PUBLIC TESTIMONY AS TIME PERMITS; AND 3) CONTINUE THE ITEM TO ITS APRIL 10, 2018, MEETING.

This item was continued from the February 27, 2018, Planning Commission Meeting.

VI. BUSINESS ITEMS.

- A. Consider One-for-One In-Kind Design Review Exception Guidance for Historical Resources.**

The Land Use Code (Code) provides an exemption from Design Review for historical resources, among other project types, if the project qualifies as one-for-one, in-kind (Section 9.72.040.B.7.b). The Design Review Commission considered this section on August 23, 2013, and provided guidance (Attachment A). Staff has consistently applied this guidance since its development. For historical resources, the recommendation follows the Secretary of Interiors Standards for preservation, rehabilitation, restoration, and reconstruction of historical resources (<https://www.nps.gov/tps/standards.htm>). Staff is seeking direction whether to keep the guidance as it stands or consider revisions.

RECOMMENDATION:

Staff recommends the Commission review current guidance for determining a proposed project qualifies for the one-for-one, in-kind exemption from design review and provide staff direction.

VII. CORRESPONDENCE/COMMUNICATIONS.

VIII. ADJOURNMENT.