



## CITY OF ARCATA

### PLANNING COMMISSION MEETING

Council Chamber  
736 F Street, Arcata

November 12, 2019  
Tuesday, 6:00 p.m.

#### AGENDA

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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.

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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](http://www.cityofarcata.org).

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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.

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**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 - October 22, 2019, 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 items 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. Reconsider a Recommendation to the City Council on the Creek Side Mixed Occupancy Residential Annexation Project**

The Commission considered this item at their October 22, 2019, hearing, and adopted Resolution PC-19-07, contingent upon staff verifying the project received adequate public notice. It has been determined the scope of noticing pursuant to Government Code Section 65091 and Land Use Code Section 9.74.020 was not broad enough to take this action. The hearing has been re-noticed to correct the scope of noticing. This action will make a recommendation to the City Council on the project.

**RECOMMENDATION:**

Staff recommends the Planning Commission:

1. open the public hearing;
2. adopt Resolution PC-19-07 affirming their action of October 22 recommending approval of the Creek Side project and draft Development Agreement; certification of the Environmental Impact Report; and adoption of the Findings of Fact and Statement of Overriding Considerations; and
3. recommend the Council consider whether to incorporate a Foster direct ingress/egress without connection to Foster west.

**B. Review and comment on a Planned Development Permit and Design Review Permit for the Arcata Community Health Center project on the 1.8 vacant site west of the Sunset and Foster Avenues roundabout.**

The applicant seeks a Planned Development Permit and Design Review Permit for the development of a split level, two story health clinic totally about 31,000 sq ft and an unoccupied basement for utilities about 3,000 sq ft in area. The project includes all new utilities, access, parking, landscaping, signs and outdoor lighting. The project will impact two separate areas totally 1,163 sq ft that exhibit 3 parameter wetland characteristics. The on-site wetlands will be eliminated and mitigated off-site at nearby Shay Park. Due to potential transportation impacts, the project will contribute to future off-site improvements at the following locations: Arcata Skate Park (bus stop), Foster and Alliance street intersection, and LK Wood/Sunset/Hwy 101 North on ramp (east of Hwy 101) intersection.

**RECOMMENDATION:**

Staff recommends the Planning Commission review and provide comments to staff and the applicant on the proposed development and operation of a two-story medical facility (Attachments A & B). Based on potential biological and transportation impacts, a draft Environmental Impact Report (DEIR) will be circulated for 45 days when it is available. The Planning Commission will make final project recommendations to the Arcata City Council after the 45 day review of the DEIR. The Initial Study (Attachment C) and Notice of Preparation (Attachment D) of an Environmental Impact Report are included to assist the Commission in their review and comment. In addition, to assist in project review, draft Findings and Conditions of Approval are included (Attachment E).

**C. Review the Draft 2018-2027 Housing Element Update and Consider a Recommendation to the City Council**

The Housing Element is the policy and implementation document addressing the City's share of the region's housing need. The Planning Commission received a presentation from staff on the Housing Element public engagement efforts at the September 24, 2019, meeting. At the October 8, 2019, meeting, the Planning Commission received a report on the draft vacant sites inventory and revisions to the policies and implementation measures. At tonight's hearing, staff recommends the Planning Commission review the draft Housing Element (Attachment A, Exhibit 1) and continue the hearing to its December 10, 2019, hearing for recommend that City Council.

**RECOMMENDATION:**

Staff recommends the Planning Commission:

1. Open the public hearing and receive a staff report and public comment;
2. Review the Draft Housing Element and provide comments;
3. Consider Resolution PC-19-08 recommending the City Council adopt the draft Housing Element pending State Department of Housing and Community Development (HCD) certification (Attachment A), and continue the hearing to a date certain.

**VI. BUSINESS ITEMS.**

1. **Cancellation of November 26, 2019, and December 24, 2019, Planning Commission meetings**

**VII. CORRESPONDENCE/COMMUNICATIONS.**

**VIII. ADJOURNMENT.**