



## CITY OF ARCATA

### PLANNING COMMISSION MEETING

Council Chamber  
736 F Street, Arcata

January 23, 2018  
Tuesday, 6:00 p.m.

#### MINUTES

#### **I. CALL TO ORDER.**

The meeting was called to order by Vice Chairman Judith Mayer at 6:00 p.m.

PRESENT: Mayer, Tangney, Barstow, Baker, Orth, McCavour

ABSENT: Flint (Excused)

#### **II. ORAL COMMUNICATIONS.**

None.

#### **III. CONSENT CALENDAR.**

On a motion by Tangney and a second by Barstow, the minutes of the December 19, 2017, meeting were unanimously adopted.

Ayes: Tangney, McCavour, Mayer, Orth, Baker, Barstow. Noes: None. Absent: Flint (Excused). Abstentions: None.

#### **A. Approve Planning Commission Minutes – Regular Meeting – January 09, 2018, 6:00 p.m.**

#### **IV. ITEMS REMOVED FROM CONSENT CALENDAR.**

None.

#### **V. PUBLIC HEARINGS.**

#### **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.**

Staff delivered a brief presentation and answered questions of the Commission. On a motion by Barstow and a second by Baker, the acquisition of the subject property and its associated Classes 16 and 25 CEQA exemptions were unanimously found to be in compliance with the General Plan.

Ayes: Tangney, McCavour, Mayer, Orth, Baker, Barstow. Noes: None. Absent: Flint (Excused). Abstentions: None.

**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**

Vice Chair Mayer opened the public hearing, requested an oral staff report and the Commission received public testimony. After public testimony was received, Vice Chair Mayer asked the Commission to deliberate on the items identified in the outline included as Attachment I of the staff report. The Commission's deliberations on the DEIR resulted in reaching a majority finding of less than significant impact in terms of the project's potential Aesthetic impacts and a majority finding of less than significant in terms of Population/Housing with suggested edits to the Growth Inducing section that removes the term "substantial" to be replaced only with the percentage growth resulting from the project.

The Commission will continue with deliberations on the Land Use/Planning section of the DEIR, specifically compliance with the General Plan, and the planning permits, including Design Review, and the draft terms of the Development Agreement at its next meeting. Given the late hour, the Vice Chair asked for a motion to continue the meeting. On a motion by McCavour and a second by Orth, the item was unanimously continued to the February 13, 2018, meeting.

Ayes: Tangney, McCavour, Mayer, Orth, Baker, Barstow. Noes: None. Absent: Flint (Excused). Abstentions: None.

**VI. BUSINESS ITEMS.**

None.

**VII. CORRESPONDENCE/COMMUNICATIONS.**

There was no correspondence or communications from the Commission. Staff informed the Commission that its draft Annual Report would be on its next agenda and the Director reminded Commissioners of the upcoming CEQA webinar this Friday as well as the City of Eureka's cannabis tours coming up in early February.

**VIII. ADJOURNMENT.**

By order of the Vice Chair, the meeting was adjourned at 10:07 p.m.