

CITY OF ARCATA
PLANNING COMMISSION REGULAR MEETING MINUTES

Approved June 28, 2011 by unanimous vote

COUNCIL CHAMBER
736 F Street, Arcata, CA 95521

June 14, 2011
Tuesday, 7:00 p.m.

A complete record of this meeting can be viewed by visiting the City's Website (www.cityofarcata.org) and clicking on "Watch Live Meetings" to access the Planning Commission Archives to view the Granicus Telecast. Approved minutes are found on the Commission/Committee website.

- I. **ROLL CALL.** Commissioners Present: Robert Flint (Chair), Julie Vaissade-Elcock (Vice Chair), Chuck Giannini, Judith Mayer, and Daniel Tangney. Commissioners Absent: Paul Hagen. There is one vacancy on the Planning Commission. Staff Present: Larry Oetker, Community Development Director; David Loya, Community Development Deputy Director; Mike Mullen, Senior Planner
- II. **ORAL COMMUNICATIONS.** NONE
- III. **CONSENT CALENDAR.** Approved unanimously on motion by Vaissade-Elcock and second by Tangney.
- IV. **PUBLIC HEARINGS.**
 - A. **Recommend amendments to the Land Use Code standards for Secondary Dwelling Units.** The Commission considered a brief staff report focused on owner occupancy and the enforcement options and asked staff to clarify several of the arguments in the staff report. Two public members spoke, one in support of the proposed amendment, one against. The supporter suggested the City take additional action to encourage second units. The detractor suggested that the arguments presented by staff were poorly constructed and not well-founded. The Commission deliberated briefly and took a straw poll to focus the discussion. One Commissioner was in favor of establishing an owner occupancy requirement with permanent effect, two favored owner occupancy for initial occupancy, two did not vote on these questions. On the question of keeping a Minor Use Permit (MUP) process for the occupancy rule, all seemed convinced that it would be necessary.

Deliberation continued briefly, and the Commission continued the item to its June 28, 2011 hearing on motion by Giannini, second by Vaissade-Elcock, and unanimous vote.
 - B. **Arcata Congregation of Jehovah's Witnesses GC §37361 Determination.** The Commission accepted the determination of substantial hardship and exemption from local historic and aesthetic regulation for proposed demolition of existing building pursuant to Government Code § 37361.
- V. **BUSINESS ITEMS.**
 - A. **Mad River Properties General Plan Consistency Determination.** The Commission received a staff report, considered the applicant's presentation, accepted public testimony, deliberated the requirement imposed by the special consideration in GP:2020 LU-8, and adopted Resolution No. PC-11-06 confirming the master site plan is substantially consistent with the General Plan Table LU-8 on motion by Giannini, second by Tangney, and unanimous vote.
- VI. **CORRESPONDENCE.**
- VII. **COMMISSION / STAFF COMMUNICATIONS.**
 - A. **PLANNING COMMISSION COMMUNICATIONS.** Planning Commissioners asked for updates on several projects. Staff provided updates.

B. STAFF COMMUNICATIONS. Staff informed the commission of its intent to compel action on the existing Medical Marijuana use permits currently under review. The grace period for these businesses coming into compliance is long expired, and little action appears to be occurring. As such, staff will inform the applicants of hard deadlines by which they must submit completed applications with a Commission hearing pending. Staff also reminded the Commission of the upcoming joint study session with the Council and Historic and Design Review Commission.

VIII. ADJOURNMENT. 9:45 p.m.

Arcata Municipal Code Section 2204.B Commissions: If any member of a commission is absent for four regularly scheduled meetings in a calendar year, the secretary to the commission shall certify that fact to the Council and the Council shall thereafter declare the position on the commission to be vacant.

2011 Meetings	Jan 11	Jan 25	Feb 8	Feb 22	Mar 8	Mar 22	Apr 12	Apr 26	May 10	May 24	Jun 14	Jun 28	Jul 12	Jul 26	Aug 9	Aug 23	Sep 13	Sep 27	Oct 11	Oct 25	Nov 8	Nov 22	Dec 13	Dec 27
Vacant																								
Robert Flint	X	X	X	X	X	X	*	X	X	X	X													
Chuck Giannini	X	X	X	X	X	X	*	X	X	X	X													
Paul Hagen	X	X	X	X	X	X	*	O	X	O	O													
Judith Mayer	X	X	X	X	X	X	*	X	X	X	X													
Daniel Tangney	X	X	X	X	X	X	*	X	X	X	X													
Julie Vaissade-Elcock	X	X	X	X	X	O	*	X	X	X	X													

Note: Chair Flint; Vice Chair Vaissade-Elcock. Staff Liaisons: David Loya/Joe Mateer
 X = present; O = absent; *= no meeting; S= special meeting (not considered regular attendance).

Attest: 
 David Loya, Deputy Director