

CITY OF ARCATA
PLANNING COMMISSION REGULAR MEETING MINUTES

Approved June 14, 2011 by Unanimous vote

COUNCIL CHAMBER
736 F Street, Arcata, CA 95521

May 24, 2011
Tuesday, 7:00 p.m.

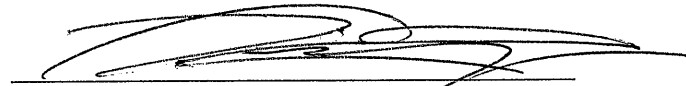
A complete record of this meeting can be viewed by visiting the City's Website (www.cityofarcata.org) and clicking on "Watch Live Meetings" to access the Planning Commission Archives to view the Granicus Telecast. Approved minutes are found on the Commission/Committee website.

- 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
- II. **ORAL COMMUNICATIONS.** NONE
- III. **CONSENT CALENDAR.** Approved unanimously on motion by Vaissade-Elcock and second by Mayer.
- IV. **PUBLIC HEARINGS.**
 - A. **Recommend amendments to the Land Use Code standards for Secondary Dwelling Units.** The Planning Commission opened the public hearing, accepted a staff report and public testimony, then deliberated primarily the merit of the owner occupancy requirement. The requirement for a Minor Use Permit (MUP) for site design standards was also considered. Public testimony was presented both for and against modifying the occupancy rule. Public testimony against focused on how second units shift family oriented neighborhoods towards divested, short-term renters and the ancillary problems associated with increasing density on properties designed for single families. Public testimony for eliminating the rule focused on providing affordable housing for either the owner or the renters, contesting the idea that renters negatively affect single family neighborhoods, and the idea that some non-occupant owners are members of the community that do care about the neighborhoods they invest in. Deliberations acknowledged that the site design standards may be better and more efficiently reviewed by the Historic & Design Review Commission and that the MUP process on these issues was duplicative and perhaps unnecessary. The Commission wanted staff to provide further detail on the occupancy requirement, considering whether the goal of moderating poor renter behavior could be achieved by a revocable permit and/or deed restriction, as well as whether loosening the rules on second units was a benefit to the community. On motion of Tangney and second by Vaissade-Elcock, the Commission unanimously voted to continue the item to its June 14, 2011 hearing.
- V. **BUSINESS ITEMS.** NONE
- VI. **CORRESPONDENCE.** NONE
- VII. **COMMISSION / STAFF COMMUNICATIONS.**
 - A. **PLANNING COMMISSION COMMUNICATIONS.** NONE
 - B. **STAFF COMMUNICATIONS.**
 1. Staff provided an update on the LCP submission to the Coastal Commission
 2. Staff provided information on the Thursday May 30 GIS workshop provided by Environmental Services Department.
- VIII. **ADJOURNMENT.** 9:06 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															
Chuck Giannini	X	X	X	X	X	X	*	X	X	X															
Paul Hagen	X	X	X	X	X	X	*	O	X	O															
Judith Mayer	X	X	X	X	X	X	*	X	X	X															
Daniel Tangney	X	X	X	X	X	X	*	X	X	X															
Julie Vaissade-Elcock	X	X	X	X	X	O	*	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