

NOTICE OF PUBLIC HEARING OF THE CITY OF ARCATA'S PLANNING COMMISSION

Tuesday, November 28, 2017, at 6:00 p.m., in the Arcata City Council Chambers, at 736 F Street, Arcata.

SUBJECT: THE VILLAGE STUDENT HOUSING GENERAL PLAN & ZONING AMENDMENT/PARCEL MERGER/DESIGN REVIEW/PLANNED DEVELOPMENT PERMIT/GENERAL PLAN CONSISTENCY, 2715-2905 ST. LOUIS ROAD, ARCATA

Project Description: The project consists of the development of four 4-story (50' tall) buildings to accommodate up to 240 units (800 beds) for student housing. The project requires: 1) Design Review for the demolition of all existing structures and the development of the new buildings, low-impact development landscaping, and parking facilities; 2) amendments to the City's General Plan and Zoning maps to change the properties' zoning and land use designations from Industrial Limited (IL) to Residential High-Density (RH) and to add a Planned Development (:PD) overlay to exceed the 35' height limit of the RH zoning; and 3) merger of the seven underlying parcels to allow uniform development of the entire site. The project also includes the development of a portion of the Rail-with-Trail along the east side, the vacation of a portion of St. Louis Rd. to accommodate this trail development, a pedestrian path along the northern property line to Maple Ln., and a new bus stop near the intersection of St. Louis Rd. and the St. Louis Rd. overpass. All vehicular access will be from St. Louis Rd. The project will be served by community water and sewer.

Application Type: General Plan & Zoning Amendment/Parcel Merger/Design

Review/Planned Development Permit/General Plan Consistency

Location: 2715-2905 St Louis Rd.

Assessor Parcel Numbers: 505-022-011, -012, -503-372-002, -003, -004, -005, -006

Applicant: AMCAL Equities LLC

Property Owner: Nancy Yagi-Kirkpatrick

File Number: 156-179-GPA-ZPM-DR-PD

Zoning and General Plan: Industrial Limited (IL)

Coastal Status: Project is not located in the Coastal Zone.

Environmental: The project is subject to environmental review under the California Environmental Quality Act (CEQA). A Draft Environmental Impact Report (EIR) has been prepared and circulated in accordance to the CEQA Guidelines.

Date of Application: March 8, 2016

NOTICE IS FURTHER GIVEN that the information regarding the proposed project and environmental determination may be reviewed on the City's website:

<http://www.cityofarcata.org/704/Current-Development-Projects>, at the Community Development Department at Arcata City Hall, 736 F Street, Arcata on weekdays between the hours of 9:00 a.m. and 5:00 p.m., or by phone: 707-822-5955. Contact person: Alyson Hunter, Senior Planner (707-822-5955).

NOTICE IS FURTHER GIVEN that this action is appealable. In compliance with §9.76.030 of the City's Land Use Code, any aggrieved person who, in person, in writing, or by representative, informed the City of their concerns at or before the hearing or decision may appeal a final action by the review authority. Appeals must be filed within 10 working days following the date of the action by filing an appeal, along with the applicable fee.

NOTICE IS FURTHER GIVEN that, pursuant to §1094.5 of the California Code of Civil Procedure, "If you challenge City action on a proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the hearing body at, or prior to, the public hearing(s)."

Posted by: October 27, 2017

