

CITY OF ARCATA
PLANNING COMMISSION REGULAR MEETING MINUTES

Approved December 13, 2011 by unanimous vote

COUNCIL CHAMBER
736 F Street, Arcata, CA 95521

November 8, 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: Robert Flint (Chair), Julie Vaissade-Elcock (Vice Chair), Larry Blake, Chuck Giannini, Judith Mayer, and Daniel Tangney. Absent: Paul Hagen. Staff: Oetker, Loya.
- II. **ORAL COMMUNICATIONS.** Lisa Brown inquired whether there would be public testimony accepted on the LDS Demolition item. Chair Flint acknowledged the Commission would allow the public to speak.
- III. **APPROVAL OF MINUTES.**
 - A. Approve Minutes of October 11, 2011 – Commissioner Mayer expressed concern that the minutes suggested the Commission reviewed the police report submitted by Redding Police Chief Hansen and requested an amendment to clarify that the Commission had not reviewed the report. Minutes were approved by unanimous vote as amended on motion by Giannini and second by Tangney.
- IV. **PUBLIC HEARINGS.** NONE
- V. **BUSINESS ITEMS.**
 - A. **City of Arcata Local Coastal Program (LCP) Status Report.** Deputy Loya provided a brief status report on the LCP update. The Coastal Commission has not yet transmitted a final action along with final approved Land Use Plan. As such, there is nothing for the City to review.
 - B. **Cancel November 22 and December 27, 2011 Regular Meetings.** By unanimous vote, on motion by Mayer, and second by Tangney, the November 22 and December 27 regular meetings were cancelled.
- VI. **CORRESPONDENCE.** NONE
- VII. **COMMUNICATIONS.**
 - A. **PLANNING COMMISSION COMMUNICATIONS.** NONE
 - B. **STAFF COMMUNICATIONS.**
 1. **LDS Demolition Permit Update.** Staff provided a synopsis of the LDS demolition request. The LDS have withdrawn their planning permit and have applied for a building permit to demolish the A Street meeting house. Director Oetker revised the department's anticipated issuance date for a building permit for demolition to a date after November 17, 2011. Director Oetker explained that an appeal could be filed with the department before the 17th. Several public members and the applicant's agent spoke about the project.

This item was not a public hearing for city action. Rather, it was a status update intended to inform the Commission and the public of the project's status. Notwithstanding, Lisa Brow stated this would be precedent setting for all demolitions, that CEQA was about public disclosure and the project had not changed in that it was still a demolition, requested staff delay the issuance until the Office of Historic

Preservation completes the listing application review of the building, and suggested the Commission appeal the Director's decision. Kathleen Stanton stated that the project is still a discretionary project, all demolition permits in city are discretionary, that building permits are not issued for demolition, there are unmitigated impacts associated with the project, the City needs to protect the neighbors, the Government Code 37361 doesn't mean the church is exempt from demolition permit discretionary review, that the building was designated a significant historic resource by the Historic Landmarks Committee and Historic and Design Review Commission, and eligibility for listing is protected under CEQA. Dr. William Bruske asked that if the building is demolished that it be done in accordance with strict environmental standards, requested the City not issue a permit, and suggested that the parking lot would be an attractive nuisance. Dave Mouton suggested the building was beautiful but if it was demolished the site should be kept as open space. Russ Gans described the decade long process the project has undergone, reiterated the GC 37361 exemption, explained how the project had been revised, limiting the impact and scope, expressed that the church objects to state listing, suggested that the Director lacks the discretion to delay issuance of a building permit, explained that the demolition will be done in strict accordance with all health and safety regulations, including air quality controls.

2. **SaiCenter Appeal.** Staff reported that the City Council upheld the Planning Commission disapproval of the project at its appeal hearing of November 19, 2011.

VIII. UPCOMING AGENDA ITEMS.

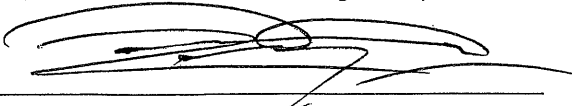
- A. General Plan / Land Use Code citywide applicability. Director Oetker provided an update on the City's efforts to adopt the General Plan: 2020 and Land Use Code in the Coastal Zone for non-Coastal Development Permits. Staff will be bringing forward a formal business item in January.
- B. Planning project updates – Deputy Loya informed the Commission the HSU Corporation Yard project (File No. 090-045) would likely be coming for review in December.

IX. ADJOURNMENT. 8:10 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
Larry Blake																			X	*	X			
Robert Flint	X	X	X	X	X	X	*	X	X	X	X	X	S	X	X	X	*	*	X	*	X			
Chuck Giannini	X	X	X	X	X	X	*	X	X	X	X	X	S	X	X	X	*	*	X	*	X			
Paul Hagen																			X	*	O			
Judith Mayer	X	X	X	X	X	X	*	X	X	X	X	O	S	O	X	X	*	*	X	*	X			
Daniel Tangney	X	X	X	X	X	X	*	X	X	X	X	X	S	O	X	X	*	*	X	*	X			
Julie Vaissade-Elcock	X	X	X	X	X	O	*	X	X	X	X	X	S	X	X	X	*	*	O	*	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