

**CITY OF ARCATA  
DESIGN REVIEW COMMISSION  
MEETING AGENDA**

**Arcata City Council Chambers  
736 F Street, Arcata**

September 26, 2007  
Wednesday, 4:00 P.M.

Persons with disabilities may request special accommodations by contacting the City Clerk at 822-5953 three working days in advance of the meeting.

**I. ROLL CALL.**

**II. APPROVAL OF MINUTES.** None.

**III. ORAL COMMUNICATIONS.** This item is provided for people to address the Commission on matters not on the agenda. Any requests that require action will be set by the Commission to a future agenda or will be referred to Staff.

**IV. PUBLIC HEARINGS.**

**Continued Items.**

1. **Project:** Review and take action on proposed remodel of apartment rentals; project would give each unit its own individual bathroom and kitchen. The proposed remodel also includes 50 fenced patios (6' x10') on the first floor. BBQs and picnic tables would be located in the interior lawn areas.

**Location:** 455 Union Street                                      **Assessor's Parcel Number:** 503-202-002

**Applicant-Property Owner:** Steve Strombeck                                      **Agent:** Conor Lemmon

**File Number:** 067-071-DR

**Zoning:** Coastal Residential – Medium High Density Planned Development (RM-H:PD)

**General Plan:** Residential – High Density (R-H)

**Coastal Zone:** Project is located in the Coastal Zone – City's jurisdiction. Project is located in the mapped Categorical Exclusion Area (E-88-3). Therefore, a Coastal Development Permit is not required because the proposed project is principally permitted.

**Environmental:** A Section 15301, Existing Facilities; Class 1, California Environmental Quality Act [CEQA] exemption may be considered for this project.

**New Items.**

1. **Project: Minor Theater.** Review and take action on proposed construction of an electronic gate on Isaac Minor Alley for the Minor Theatre apartments. The project would enclose the parking and courtyard area at the rear of the Minor Theater, for security purposes. The 25 foot wide gate would be 6 feet high at the side fence posts. Gate materials would be black painted metal pickets with standard finial tops, to matching existing fencing on the property.

**Location:** 1315 4<sup>th</sup> Street

**Applicant/Owner:** Minor Theater Corp., Theater Properties Inc.

**File Number:** 078-015-DR

**Zoning:** Central Business District (CBD)

**General Plan:** Commercial Central (C-C)

**Environmental:** Proposed §15301, Existing Facilities; Class 1, California Environmental Quality Act (CEQA) exemptions proposed. Note: CEQA §15300.2(f) - a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

**2. Project: Preliminary Review.** Review and comment on a proposed three-story, 80-room Hampton Inn and Suites hotel. The project site is vacant land about 4.4-acres in size consisting of two parcels (APNs 507-362-41 and 507-362-42). A lot line adjustment is proposed to create one parcel (about 1.9 acres) able to accommodate the size of the project. The hotel proposes a floor area of approximately 51,100 square feet and height of about 41 feet. Other infrastructure improvements include: off-street parking, a 12 foot high monument sign and other hotel signage; outdoor lighting; walkways; stormwater facilities; outdoor patio; and landscaping. A lot line adjustment is required for the project. Exceptions to Land Use and Development Guide (LUDG) development standards include maximum building height (maximum 35 feet), and provision of bicycle facilities.

**Location:** 4800 Valley West Boulevard

**Applicant/Owner:** Luzmila Garcia/Shailsh Patel **Agent:** Pacific Builders/Pat McDonald

**File Number:** 078-017-DR

**Zoning:** General Commercial with a Planned Development Combining Zone (C-G:PD)

**General:** Commercial-General (C-G)

**Environmental:** No environmental review required for Preliminary Design Review. An Initial Study is required to determine the type of environmental document necessary.

**V. BUSINESS ITEMS.**

**VI. CORRESPONDENCE.**

**VII. COMMISSION/STAFF COMMUNICATIONS.**

**VIII. ADJOURNMENT**