

General Plan Topic	Recommendation	PC Recommendation	Simmons	Lehman	Yodowitz	Tangney	Davies	Mayer
<b>Circulation</b>								
K/L Street	(Adopted and Added to conflicts table: Gateway Plan Improvements: Removal of couplet in favor of a linear park through the L St corridor. Remove parking on K, add class IV bike lanes and consider additional stop control. Eliminate all references to the K & L couplet )	2	I personally disagree, but the PC already voted on this and I don't see a need to rehash the issue.	Concur w/staff (in favor of K/L couplet)	I support couplet provided a demonstrated need to forego linear park. I would like to see traffic study results after safety improvements to K Street as PC previously recommended, with such study taking into account probable build-out scenarios over time in Gateway Area.	Concur with staff	Concur with staff	We should address this WITH the City Council, but I think the PC did have clear consensus on the urgent need for safety updates on K Street NOW.
Retention of railroad right of way (T-5i)	(Adopted and Added to conflicts table: Railroad right of way should be used exclusively for multi-use trails, bus, or light rail transit. <u>Deletion:</u> Railroad right-of way may potentially be used for creation of multi-use trails. Long range potential uses of railroad right of way include an exclusive bus transitway or passenger rail service. )	3	Concur with staff	Unsure how to vote. I want the Gateway Plan written so that the K/L couplet is retained.	Same as above	Concur with staff	Concur with staff	Appropriate legal wording to facilitate ped/bikeway, greenway, & other non-rail uses; link also to regional trail planning
<b>Gateway Vision</b>								
Opportunity Sites	Opportunity Site "A" is too large and should be broken into smaller sections to be more realistic		Concur with staff	Concur with staff	Support staff	Concur with staff	Concur with staff	Concur with staff
<b>Gateway Chapter 1: Land Use</b>								
GA-1b	Require all high density residential buildings, particularly those with very small units, to have storage space available to occupants within the building particularly if mini-storage is going to be eliminated from Gateway Area, as well as bike storage	2	Concur with EDC except for Bike storage	Concur w/staff	Support staff	Concur with staff	Concur with staff	YES, the Gateway Code SHOULD include this, along with secure indoor bike storage, especially for larger projects or those with small units.

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GA-1f	"Strengthen GA-1h" ("Relocate Existing Uses Incompatible with Plan Vision")		Concur with staff	Concur w/staff	Support staff	Concur with staff	Concur with staff	Concur with staff
GA-1h	Make explicit those existing uses that are deemed incompatible, and where they can possibly be relocated so as to not eliminate existing businesses from Arcata		Concur with Staff	Concur w/staff	Support staff	Concur with staff	Concur with staff	Concur with staff
Non-conforming uses	Make anything auto oriented( gas stations, car washes) non-conforming	1	Concur with staff	Concur w/staff	Draft code prohibits many vehicle-related uses, including service stations, sales, rentals and "new vehicle services," so this may be unnecessary. See sec. 9.29.030.C. I would allow new and used electric (or other non-gas) vehicle sales if conducted from an office-type environment and not a dealership.	Concur with staff	Concur with staff	Concur with staff
Single family homes	Amend plan to include section defining what owners of single family homes on typical lots can do under the plan	1	Concur with staff	Concur w/staff	Support staff	Concur with staff	Concur with staff	The proposed Code didn't actually address this well. Amend to clarify.
Land Use Mix	Set percentage of buildings over 2 stories that are required to have commercial space on first floor/be mixed use		Concur with staff	Concur w/staff	Support staff	concur with staff	Concur with staff	Concur with staff

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Notification	Make it part of the plan document that notice is required to be given to developers and future occupants about what may happen in their neighborhood	1	Concur with staff	Concur w/staff	Support staff	Concur with staff	Concur with staff	See my specific comments re. public notification of any APPLICATION that seeks Ministerial permitting in the GAP
Zone boundaries	Create new zone type surrounding Creamery District		Concur with staff	Concur w/staff	Support staff	Concur with staff	Concur with staff	Concur with staff
<b>Gateway Chapter 2: Community Benefits and Development Standards</b>								
	Limit to 3-stories		Concur with staff	Concur w/staff	Concur with staff	Concur with staff	Concur with staff	Concur with staff
Building Height	Limit to 4-stories		Concur with staff	Concur w/staff	Concur with staff	Concur with staff	Concur with staff	Concur with staff
Building Height	Limit to 6-stories		Concur with staff	Concur w/staff	Concur with staff	Concur with staff	Concur with staff	Concur with staff

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<b>Building Height</b>	Focus 8-story buildings in Gateway Hub	1	I believe we should allow 8 stories in the hub as well as the barrel.	Concur w/staff	Concur with staff	Concur with staff	Concur with staff	Concur with staff
<b>Building Height</b>	Limit to 45 feet		Concur with staff	Concur w/staff	Concur with staff	Concur with staff	Concur with staff	Concur with staff
<b>Density</b>	Make Gateway Hub the densest district, minimum size 3 stories	1	I believe we should allow 8 stories in the hub as well as the barrel.	Concur w/staff	Concur with staff	Concur with staff	Concur with staff	Concur with staff
<b>GA-2b</b>	Consider whether all developments over 3 stories should require Planning Commission review to determine whether they meet Arcata's objective standards vs. by-right approval or Zoning Administrator approval.	1		Concur w/staff	Concur with staff	Concur with staff	Concur with staff	I suggest raising this with City Council at study session. Concur with staff
<b>GA-2d, IMP-GA-2.2</b>	Determine priorities among and relative value of community benefits and determine if some of amenities should be development requirements.	2		Concur with staff	Concur w/staff	Concur with staff	Concur with public member	This should be reviewed and considered WITH City Council. Concur with staff
<b>Gateway Chapter 3: Housing</b>								
<b>GA-3i Mixed Tenure</b>	Set specific targets for the mix of owner-occupied vs. rental housing for all residential buildings	1		Concur with Staff	Concur w/staff	Support staff	Concur with public member	Concur with staff
<b>GA-3j</b>	Define "simplified development procedures" and at what point it kicks in			Concur with Staff	Concur w/staff	Support staff	Concur with staff	Concur with staff

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GA-3k	The implication that increased density results in increased affordability is questionable. What are the minimum densities and how are they determined?		Concur with Staff	Concur w/staff	Support staff	Concur with staff	Concur with staff	Concur with staff
Maintenance of Multifamily structures	Formation of a community maintenance district supported by landowner fees should be considered		Concur with Staff	Concur w/staff	Support staff	Concur with staff	Concur with staff	Concur with staff
Rental cost estimates	Include estimates of pricing of new housing		Concur with Staff	Concur w/staff	Support staff	Concur with staff	Concur with staff	Concur with staff
Housing Affordability	Develop an affordability Plan for the range of income levels anticipated for the future of Arcata	1	Concur with Staff	Concur w/staff	Support staff	Concur with staff	Concur with staff	The Commission proposals for making Inclusionary policies more significant are good. Discuss clearly with City Council, and consider adopting similar policies for new development City-wide.
Owner Occupancy	Add a 10% minimum requirement of owner occupied units	1	Concur with Staff	Concur w/staff	Support staff	Concur with goal of hon--(cut off)	Concur with staff	Concur with staff
<b>Gateway Chapter 4: Employment</b>								
Business Development	Allow new businesses in Gateway to expand without adding residential units		Concur with staff	Concur w/staff	Concur with staff	Concur with staff	Concur with staff	Concur with staff
Business Development	Require developers to notify prospective tenants of existing business use to avoid noise/traffic complaints or legal action		Concur with staff	Concur w/staff	Municipal Code already covers noise; no further notice is needed.	Concur with staff	Concur with staff	Concur with staff

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Office/business development	Existing businesses should be able to expand without attaching housing units to their properties and be able to go through normal review process		Concur with staff	Concur w/staff	Concur with staff	Concur with staff	Concur with staff	Concur with staff
Office/business development	Purpose-built office/business buildings should not require a UP		Concur with staff	Concur w/staff	Support staff	Concur with staff	Concur with staff	Concur with staff
<b>Gateway Chapter 6: Open Space and Conservation</b>								
POPs	Require developers to convey POPs to City ownership but agree to perform ongoing maintenance		Concur with Staff	Concur w/staff	Support staff	Concur with staff	Concur with staff	Concur with staff
Play areas for children	Create strict language for play areas for children		Concur with Staff	Concur w/staff	Support staff	Concur with staff	Concur with staff	Concur with staff
Parks map	Update existing parks and recreational facilities map to make walk times more realistic, separate out wildlife/riparian habitat from open space	1	Concur with Staff	Concur w/staff	Support staff	Concur with public member	Concur with staff	Concur with staff
GA-6e	Delete this policy and let free market decide what is redeveloped and when		Concur with Staff	Concur w/staff	Support staff	Concur with staff	Concur with staff	Concur with staff
<b>Gateway Chapter 7: Mobility</b>								
GA-7a.	Create/ or require potential for parking revenue, and/or ticketing revenue to be used to help support transit, pedestrian, and biking infrastructure [in Barrell District/ or in full Gateway Area.	2	We could leave parking/ticket revenue in the general fund but also increase general fund spending on transit and pedestrian and bike infrastructure	Concur w/staff	Further conversation is warranted	Concur with staff	Concur with staff	Concur with staff

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GA-7a.	Invest proceeds of metered parking in Gateway Area as feasible.	3	We could leave parking/ticket revenue in the general fund but also increase general fund spending on transit and pedestrian and bike infrastructure	Concur w/staff	Further conversation is warranted	comment was on metered parking, not tickets?	Concur with staff	Concur with staff
L Street	Maintain current configuration; remove concept of L as an arterial couplet with K from figures	2	Concur with staff	Concur w/staff	See my comments above under Circulation, K/L Street	Concur with staff	Concur with staff	This should be addressed with City Coucil. I don't believe PC entirely concurs with staff.
L Street	Maintian current configuration of L Street, retain/expand as a linear park	2	Concur with staff	Concur w/staff	See my comments above under Circulation, K/L Street	Concur with staff	Concur with staff	Discuss with PC AND with CC
L Street	Retain L Street, make K Street one way and I Street one way with stop lights at Samoa and I	1	Concur with staff	Concur w/staff	See my comments above under Circulation, K/L Street	Concur with staff	Concur with staff	Concur with staff
Parking	Ensure adequate parking for local businesses and employees. Consider paid parking and parking structures.	1	Concur with staff	Concur w/staff	Further discussion warranted re metered parking and parking structure with charging stations	Concur with staff	Concur with staff	Concur with staff
Parking	Require at least one parking space per unit and adeqwate parking for business access		Concur with staff	Concur w/staff	Support staff; PC already weighed in	Concur with staff	Concur with staff	Concur with staff
Parking	Require sufficient parking spaces to accommodate at least 50% of units proposed as well as parking for new and existng businesses. Provide regulations to protect nearby neighborhoods from pakring overreach.		Concur with staff	Concur w/staff	Support staff; PC already weighed in	Concur with staff	Concur with staff	Concur with staff
Parking	Concerns about the lack of on-street parking resulting from high-density development, parking ratios less than 1 space per unit		Concur with staff	Concur w/staff	Support staff; PC already weighed in	Concur with staff	Concur with staff	Concur with staff
Bike Lanes	Make 11th Street a Class 4, not Class 3, boulevard. Make K, L, 8th, 9th Class 4 from the outset	2	I agree with CRTP. I also believe we have already added language to the plan prioritizing Class 4 Bikeway	Disagree w/staff. K,L, 8th, and 9th should have Class 4 bike lanes.	Support staff	Concur with staff	Concur with staff	Concur with staff

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<b>Multi Use Trail conversion</b>	Remove option to convert trail to road in Policy GA-7b(i)		Agree with CRTP	Concur w/staff	Support staff	Concur with staff	Concur with staff	Concur with staff
<b>Lane width</b>	Reduce lane widths in cross-sections from 12 feet to 10 feet to slow traffic and reduce ped crossing distance	3	Strongly agree with CRTP. See <a href="https://www.bloomber.com/news/articles/2014-10-06/why-12-foot-traffic-lanes-are-disastrous-for-safety-and-must-be-replaced-now">https://www.bloomber.com/news/articles/2014-10-06/why-12-foot-traffic-lanes-are-disastrous-for-safety-and-must-be-replaced-now</a>	Disagree w/staff. I agree w/CRTP that 10 ft lane widths are desirable.	Generally support staff; open to further discussion	Concur with staff	Concur with staff	Concur with staff
<b>Lane width</b>	Limit width of car lanes to 9-11 feet	2	Agree that they should be limited to 10 feet <a href="https://www.bloomber.com/news/articles/2014-10-06/why-12-foot-traffic-lanes-are-disastrous-for-safety-and-must-be-replaced-now">https://www.bloomber.com/news/articles/2014-10-06/why-12-foot-traffic-lanes-are-disastrous-for-safety-and-must-be-replaced-now</a>	Disagree w/staff. I agree w/CRTP that 10 ft lane widths are desirable.	Same as above	Concur with staff	Concur with staff	Concur with staff
<b>Circulation</b>	Decrease driving speed on K and 11th	1	Speed limit should be 20 MPH in the plan area. See <a href="https://www.bloomber.com/news/articles/2019-08-08/lower-speed-limits-could-save-your-city-and-life">https://www.bloomber.com/news/articles/2019-08-08/lower-speed-limits-could-save-your-city-and-life</a>	Concur w/staff	Support staff	Concur with staff	Concur with staff	Concur with staff
<b>Chapter 11: Infrastrucutre and Services</b>								
<b>GA-11k</b>	Require energy efficiency and electricificaiton as objective standards	1		Concur w/staff. That said, energy efficiency and electrification should be called out explicitly as options to exceed requirements.	Support staff	concur with public member	Concur with staff	Concur with staff