



STAFF REPORT – CITY COUNCIL MEETING

January 03, 2024

TO: Honorable Mayor and City Council Members

FROM: David Loya, Director of Community Development

PREPARER: David Loya, Director of Community Development

DATE: December 21, 2023

TITLE: **Review the December 2023 Revised Gateway Area Plan.**

RECOMMENDATION:

Staff recommends the Council receive and review the revised Gateway Area Plan.

INTRODUCTION:

The Planning Commission spent most of its meetings during 2022 and 2023 reviewing various elements of the General Plan and Gateway Area Plan. On December 12, 2023, the Commission made recommendations to move several policies from the Gateway Plan to the General Plan. This work added to earlier recommendations and reviews of the Gateway Area Plan. The current revised draft version dated December 12, 2023, is the version the Environmental Impact Report will be based on. The Council should review the December 2023 draft Gateway Area Plan and provide feedback as necessary.

BACKGROUND:

The Commission has been refining its recommendation to Council based on input from the Council at Joint Study Sessions held August 22, September 26, October 24, and November 28, 2023. Specifically, the Council requested additional input on the Community Benefits program and which Gateway Area Plan policies should be moved into other Elements of the General Plan so they would be effective Citywide.

DISCUSSION:

The Commission reviewed the proposed amendments to the Gateway Area Plan and made recommendations on December 12, 2023. The Commission used a variety of polling methods to arrive at majority consensus on each of the policies in the Gateway Plan. In their recommendation, some policies were retained in the Plan, some were moved to various elements of the General Plan, and others were deleted.

In addition, the Commission considered how to operationalize the policies in the Gateway Area once they were moved into other sections of the General Plan. The Commission recommended the moving several of the policies related to development in the zone to the Land Use Element. Many of

the Land Use policies were incorporated in the Commercial-Mixed Use section of the Land Use Element. To make the direct linkage with the Gateway Area, the underlying land use designation of the Gateway Area was changed to Commercial-Mixed Use.

The Gateway specific land use designations (Gateway Barrel, Gateway Corridor, Gateway Hub, and Gateway Neighborhood) combine with the base Commercial-Mixed Use land use designation to effectuate the standards in the Gateway Code. In this way, all the Commercial-Mixed Use policies apply in the Gateway Area unless Gateway Plan has more specific policy language. And, the Gateway Code that has been developed will apply in each of the sub-areas through the Gateway specific land use designations.

The Planning Commission's recommendation can be seen in the December 12, 2023, revised Elements of the General Plan and Gateway Area Plan. The complete draft General Plan, including the Gateway Area Plan is located at <https://www.cityofarcata.org/974/General-Plan-Updates>. The individual December 12, 2023, General Plan Elements can also be viewed on their respective webpages that are linked in the sidebar to the main General Plan page. The policy recommendations are shown in the policy matrix table (Attachment A).

POLICY IMPLICATIONS:

The change in location of the policies will allow other areas of the City to benefit from the long-range planning work the City has been engaged in to develop the Gateway Area Plan.

COMMITTEE/COMMISSION REVIEW:

The Planning Commission recommended the changes on December 12, 2023.

ENVIRONMENTAL REVIEW (CEQA):

The December 12, 2023, version of the Gateway Area Plan and the Gateway Code will be the basis for Environmental Impact Report, which will be released on, or around, January 31, 2024.

If the Council directs any changes to the Gateway Area Plan before its adoption, staff will evaluate whether the changes will require a new EIR process or if the changes can be identified and addressed in the Final EIR without having to start a new EIR process.

BUDGET/FISCAL IMPACT:

This is part of an ongoing budgeted goal of the City.

ATTACHMENTS:

A. Policy Matrix Mapping v 2_PC adopted v(PDF)