



## CITY OF ARCATA

### PLANNING COMMISSION MEETING

Council Chamber  
736 F Street, Arcata

July 11, 2023  
Tuesday, 5:30 p.m.

### AGENDA

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Special accommodations for the disabled who attend City meetings can be made in advance by contacting the City Clerk at 822-5953. Assistive listening devices are available.

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Pursuant to Government Code section 54957.5, all writings or documents relating to any item on this agenda which have been provided to a majority of the Planning Commission, including those received less than 72 hours prior to the Planning Commission meeting, will be made available for public inspection in the agenda binder located on the counter in the lobby at Arcata City Hall, 736 F Street, during normal business hours, and on the City's website at [www.cityofarcata.org](http://www.cityofarcata.org).

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PLEASE NOTE: Speakers wishing to distribute materials to the Planning Commission at the meeting are requested to provide 10 copies to the assigned project Planner.

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#### **How to Observe and Participate in the Meeting:**

##### Observe:

Members of the public can attend the meeting in person or observe the meeting on Zoom (see below), on Access Humboldt Channel 10, online by visiting [www.cityofarcata.org](http://www.cityofarcata.org) and clicking on the See Live Meetings, Agendas, and Archives button on the home page, or on the City's YouTube channel at <https://www.youtube.com/c/CityofArcataCA>

##### Public Comment Participation in Person and on Zoom:

Members of the public may attend the meeting in person and give public comment. They may also access the meeting via Zoom to provide public comment.

1. Join from a PC, Mac, iPad, iPhone or Android device: Please use this URL:  
<https://us06web.zoom.us/j/91031704251>
2. If you want to comment during the public comment portion of any item, click on **raise your hand** on the right-hand side of your screen. When it is time for public comment on the item on which you wish to speak, the Clerk will unmute you. You will have 3 minutes to comment, subject to the Chair's discretion.

Or join by phone:

1. \*67 1-669-900-6833
2. Enter Webinar ID: 910 3170 4251
3. If you are accessing the meeting via telephone and want to comment during the public comment portion of any item, press **star (\*) 9** on your phone. This will raise your hand.

When it is time for public comment on the item on which you wish to speak, the Clerk will unmute your phone. You will hear a prompt that will indicate your phone is unmuted. You will have 3 minutes to comment, subject to the Chair's discretion.

**I. CALL TO ORDER.**

**A. Land Acknowledgment**

**B. Roll Call**

**II. ORAL COMMUNICATIONS.**

This time is provided for people to address the Commission or submit written communications on matters not on the agenda. At the conclusion of all oral and written communications, the Commission may respond to statements. Any request that requires Commission action will be set by the Commission for a future agenda or referred to staff.

**III. CONSENT CALENDAR.**

All matters on the Consent Calendar are considered to be routine by the Commission and are enacted in one motion. There is no separate discussion of any of these items. If discussion is required, that item is removed from the Consent Calendar and considered separately. At the end of the reading of the Consent Calendar, Commissioners or members of the public can request that an item be removed for separate discussion.

**A. Approve Planning Commission Minutes - Special Meeting - June 27, 2023, 5:30 p.m.**

**B. Approve Planning Commission Corrected Minutes -- Regular Meeting -- March 14, 2023, 6:00 p.m.**

**IV. ITEMS REMOVED FROM CONSENT CALENDAR.**

Items removed from the Consent Calendar will be heard under this section.

Commissioners will provide Ex Parte communications prior to discussion of any items removed from the Consent Calendar.

**V. PUBLIC HEARINGS.**

Prior to opening each public hearing, Commissioners will provide *Ex Parte* disclosures. Disclosures include a summary of information and sources gathered outside of the public hearing.

**VI. BUSINESS ITEMS.**

**A. Consider Administrative Actions Including Electing Chair, Vice-chair, and Considering Special Meeting Times**

The Commission annually appoints a Chair and Vice-Chair in July. At the March 14, 2023, meeting of the Planning Commission, the Commission voted to appoint

Commissioner Davies as Chair and Commissioner Tangney as Vice-Chair for the remainder of the term to serve after the resignation of Julie Vaissade-Elcock. To be consistent with City codes, the Commission is asked to re-affirm these appointments or select a new Chair and Vice Chair for the regular annual appointment.

The Commission will be participating in a series of joint study sessions with the City Council in upcoming months that will require cancellation of regular meetings.

**RECOMMENDATION:**

Staff recommends the Commission appoint one member as the Chair, and one member as the Vice-Chair of the Planning Commission by formal vote.

Staff further recommends the Commission consider upcoming meeting cancellations and scheduling of special study sessions with the City Council.

**B. Consider a Recommendation to the City Council on the General Plan Updates**

The Gateway Area Plan (Plan) will be a new Element in the General Plan that addresses policy specifically for the approximate 138 acres in the plan area. The Gateway zoning ordinance, or Gateway Code, uses a Form-Based Code approach to growth and development in the Plan area. Form-Based Codes emphasize the design and massing of buildings, their interaction with the streetscape and deemphasize land uses. The draft Gateway Code implements the vision of the Gateway Area Plan. The Commission will consider the Gateway Code and make a recommendation to the City Council regarding its amendment and adoption.

**RECOMMENDATION:**

Staff recommends the Planning Commission review the General Plan, Gateway Area Plan, and Gateway Code, and provide direction to staff and a recommendation to the City Council. As time allows, the Commission should consider the Gateway Code and General Plan topics held over from previous meetings in the “Bike Rack” and provide guidance to staff on what topics to agendaize for the next regular Planning Commission Meeting on July 25.

The Planning Commission may adopt the following motion or as amended:

- *The Planning Commission recommends the policy in the Draft General Plan 2045 dated June 27, 2023, including the Gateway Area Plan, and the Gateway Code dated July 11, 2023, as amended. This is the Commission’s working version for City Council review and consideration.*
- *The Commission has determined that these versions incorporate policy guidance and implementation that will thoughtfully guide the City’s development while balancing resource preservation, public safety, racial equity, and health.*
- *The Commission will continue to undertake more specific and detailed*

*review of the Gateway Code, and is able at this time to provide policy guidance on key focus areas as noted in the July 11 adopted Discussion Guide and “Other Considerations” table.*

- *The Commission will provide a formal recommendation on the final draft versions of the General Plan 2045 and the Gateway Code, along with the Program Environmental Impact Report, that incorporates all further revision and editorial and organizational refinement in early 2024.*

**VII. CORRESPONDENCE/COMMUNICATIONS.**

**VIII. ADJOURNMENT.**



## CITY OF ARCATA

### PLANNING COMMISSION SPECIAL MEETING

Council Chamber  
736 F Street, Arcata

June 27, 2023  
Tuesday, 5:30 p.m.

#### MINUTES

#### I. CALL TO ORDER.

The meeting was called to order by Chair Scott Davies at 5:30 p.m.

##### A. Land Acknowledgment

##### B. Roll Call

PRESENT: Simmons, Lehman, Yodowitz, Davies, Tangney

ABSENT: Mayer

#### II. PUBLIC COMMENT.

Eight members of the public spoke on items on the Agenda.

#### III. BUSINESS ITEMS.

##### A. Approve Planning Commission Minutes - Special Meeting - June 13, 2023, 5:30 p.m.

On a motion by Vice-Chair Tangney and second by Commissioner Yodowitz, the Minutes were unanimously approved.

##### B. Consider a Recommendation to the City Council on the General Plan Updates

After receiving a staff report and public comment on the item, the Commission reviewed the General Plan Elements. The Commission agreed to reintroduce the table and make a recommendation at the July 11 meeting.

The Commission agreed to stop its review at comment 29 and revisit the comments when Commissioner Mayer returns.

The Commission decided to have an economist look at the feasibility of development using the current Form-Based Code standards.

#### IV. CORRESPONDENCE / COMMUNICATIONS.

Community Development Director Loya reminded the Commission that the July 11 regular meeting will begin at 5:30 p.m. He stated that there will be one special meeting per month in August, September, and October and the second meeting for each of these months will be cancelled and scheduled as a joint study session with the City Council. He also noted that the meetings scheduled on holidays in November and December will be business items on the July 11 meeting to request their cancellation.

**V. ADJOURNMENT.**

The meeting was adjourned by order of the Chair at 8:15 p.m.



## CITY OF ARCATA

### PLANNING COMMISSION MEETING

Council Chamber  
736 F Street, Arcata

March 14, 2023  
Tuesday, 6:00 p.m.

### MINUTES

#### I. CALL TO ORDER.

The meeting was called to order by Vice Chair Scott Davies at 6:00 p.m.

##### A. Land Acknowledgment

##### B. Roll Call

PRESENT: Simmons, Davies, Mayer, Tangney

ABSENT: Lehman, Figueroa

#### II. ORAL COMMUNICATIONS.

None. \*\*

#### III. CONSENT CALENDAR.

Commissioner Tangney requested removal of Item B, Resolution PC-23-01, from the Consent Calendar.

On motion by Commissioner Tangney and second by Commissioner Mayer the remainder of the Consent Calendar was unanimously adopted by Commissioners present.

AYES: Davies, Mayer, Simmons, Tangney. NOES: None. ABSENT: Figueroa, \*\*\*Lehman. ABSTENTIONS: None.

##### A. Approve Planning Commission Minutes – Regular Meeting – February 28, 2023, 6:00 p.m.

#### IV. ITEMS REMOVED FROM CONSENT CALENDAR.

##### A. Adopt PC-23-01, A Resolution of the City of Arcata Planning Commission finding updates to the 2023-2024 Capital Improvements Program conform to the Arcata General Plan.

On request by Commissioner Tangney, staff provided clarification regarding the City's Capital Improvements Program list. The Commission held brief deliberations.

A motion by Commissioner Tangney and second by Simmons to adopt Resolution PC-23-01 was made.

AYES: Davies, Mayer, Simmons, Tangney. NOES: None. ABSENT: Figueroa, \*\*\*Lehman. ABSTENTIONS: None.

**V. PUBLIC HEARINGS.**

None.

**VI. BUSINESS ITEMS.**

**A. Consider Administrative Actions Including Electing Chair, Vice-chair, and Considering Special Meeting Times**

Item A. was considered in two parts.

1. Election of Chair and Vice Chair. Public comment was heard.

On a motion by Commissioner Mayer and second by Commissioner Simmons, Commissioners present unanimously elected Commissioner Davies as Chair and Commissioner Tangney as Vice Chair.

AYES: Davies, Mayer, Simmons, Tangney. NOES: None. ABSENT: Figueroa, \*\*\*Lehman. ABSTENTIONS: None.

2. Consideration of Special Meeting Times. Commissioners discussed preferences for and against moving the meeting to earlier in the evening.

A motion by Commissioner Mayer to keep the meeting time at 6:00 p.m. failed for lack of a second.

A motion by Commissioner Simmons and second by Commissioner Tangney to change the meeting time to 5:30 p.m. was approved.

AYES: Davies, Simmons, Tangney. NOES: Mayer. ABSENT: Figueroa, \*\*\*Lehman. ABSTENTIONS: None.

**B. Consider a Recommendation to the City Council on the General Plan Updates**

Commissioners considered a proposed framework for review of General Plan Updates, the Gateway Area Plan, and Form-Based Code. The framework ground rules, including purpose, objectives, outcome, process, and timeline were agreed to by straw poll. Commissioners developed consensus on most elements of the framework.

Public comment was received.

**VII. CORRESPONDENCE/COMMUNICATIONS.**

None.

**VIII. ADJOURNMENT.**

The meeting was adjourned at 9:09 p.m. by order of the Chair.

\*\* Corrected on motion by Commissioner Tangney, seconded by Commissioner Simmons, and by unanimous vote, to add the following under Oral Communications: Four members of the public spoke under Oral Communicatoins on matters not on the Agenda.





# STAFF REPORT

## PLANNING COMMISSION MEETING

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July 11, 2023

**TO:** Honorable Chair and Commissioners

**FROM:** David Loya, Director of Community Development

**PREPARER:** Delores Freitas, Senior Planner

**DATE:** July 05, 2023

**TITLE:** **Consider Administrative Actions Including Electing Chair, Vice-chair, and Considering Special Meeting Times**

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### RECOMMENDATION:

Staff recommends the Commission appoint one member as the Chair, and one member as the Vice-Chair of the Planning Commission by formal vote.

Staff further recommends the Commission consider upcoming meeting cancellations and scheduling of special study sessions with the City Council.

### INTRODUCTION:

The Commission annually appoints a Chair and Vice-Chair in July. At the March 14, 2023 meeting of the Planning Commission, the Commission voted to appoint Commissioner Davies as Chair and Commissioner Tangney as Vice-Chair for the remainder of the term to serve after the resignation of Julie Vaissade-Elcock. To be consistent with City codes, the Commission is asked to re-affirm these appointments or select a new Chair and Vice Chair for the regular annual appointment.

The Commission will be participating in a series of joint study sessions with the City Council in upcoming months that will require cancellation of regular meetings.

**DISCUSSION:** The Commission may choose to elect the positions in one motion or in separate motions.

The Commission will be participating in a series of joint study sessions with the City Council in upcoming months that will require cancellation of regular meetings. Joint study session dates are currently scheduled for August 22, September 26, and October 24, taking the place of the second regular Planning Commission meeting of each month. November and December regular meeting times may be impacted by holiday schedules as well. The Commission should discuss these items and may choose to set additional meeting dates by majority vote.



# STAFF REPORT

## PLANNING COMMISSION MEETING

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July 11, 2023

**TO:** Honorable Chair and Commissioners

**FROM:** David Loya, Director of Community Development

**PREPARER:** Delores Freitas, Senior Planner

**DATE:** July 05, 2023

**TITLE:** Consider a Recommendation to the City Council on the General Plan Updates

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### RECOMMENDATION:

Staff recommends the Planning Commission review the General Plan, Gateway Area Plan, and Gateway Code, and provide direction to staff and a recommendation to the City Council. As time allows, the Commission should consider the Gateway Code and General Plan topics held over from previous meetings in the “Bike Rack” and provide guidance to staff on what topics to agendaize for the next regular Planning Commission Meeting on July 25.

The Planning Commission may adopt the following motion or as amended:

- *The Planning Commission recommends the policy in the Draft General Plan 2045 dated June 27, 2023, including the Gateway Area Plan, and the Gateway Code dated July 11, 2023, as amended. This is the Commission’s working version for City Council review and consideration.*
- *The Commission has determined that these versions incorporate policy guidance and implementation that will thoughtfully guide the City’s development while balancing resource preservation, public safety, racial equity, and health.*
- *The Commission will continue to undertake more specific and detailed review of the Gateway Code, and is able at this time to provide policy guidance on key focus areas as noted in the July 11 adopted Discussion Guide and “Other Considerations” table.*
- *The Commission will provide a formal recommendation on the final draft versions of the General Plan 2045 and the Gateway Code, along with the Program Environmental Impact Report, that incorporates all further revision and editorial and organizational refinement in early 2024.*

### INTRODUCTION:

The Gateway Area Plan (Plan) will be a new Element in the General Plan that addresses policy specifically for the approximate 138 acres in the plan area. The Gateway zoning ordinance, or Gateway Code, uses a Form-Based Code approach to growth and development in the Plan area. Form-Based Codes emphasize the design and massing of buildings, their interaction with the streetscape and deemphasize land uses. The draft Gateway Code implements the vision of the

Gateway Area Plan. The Commission will consider the Gateway Code and make a recommendation to the City Council regarding its amendment and adoption.

## **DISCUSSION:**

### **Gateway Code**

The Commission received a staff report on the Gateway Code on June 13 and June 27, and Commissioners have provided suggested edits to the Gateway Code. This meeting will focus primarily on making preliminary recommendations on key code priorities to the City Council as outlined below. The meeting will include a brief 10-minute presentation from staff with Urban Field Studios, the architectural firm collaborating with Ben Noble on preparation and review of the draft Form-Based Code. Urban Field Studios comments have been provided in the staff report and the presentation will review the document and its conclusions and allow the Commission to ask questions. After the presentation, the Commission will have the opportunity to revisit topics raised at the June 27 hearing or prioritize moving through remaining items on the Discussion Guide (Attachment D).

The Gateway Code (Attachment A) provides the zoning standards and permitting requirements for development in the Gateway Area (see Figure 1, Gateway Area Plan at <https://www.cityofarcata.org/965/Arcata-Gateway-Area-Plan> ). Importantly, the Gateway Code provides a ministerial permit process for projects that: provide moderate to high density housing, comply with the Form-Based Code standards, and include community benefits commensurate with the scale and scope of the projects.

The Code specifies design of both building facades and the public space around them with an emphasis on human scale design. The draft Gateway Code incorporates recommendations of the Planning Commission and various Committees. Public comments received on the Code specifically since its June 5<sup>th</sup> release are included as Attachment C. All comments received are available for review at <https://www.cityofarcata.org/940/Engagement-Information> under the “Public Comments” tab for the June 10-16, 2023, June 17-23, 2023, June 24-30, 2023, and July 1-July 7, 2023, comments received.

The Commission may use the Framework to discuss changes to the Gateway Code (Attachment D).

### **Gateway Code Topics to Review and Prepare Preliminary Planning Commission Recommendation**

The following topics should be included in the Commission’s deliberations in addition to any other topics of interest to Commissioners. These topics should be explicitly discussed prior to making a recommendation to Council. Staff is requesting for the July 11 recommendation to the City Council, that the Planning Commission provide a recommendation to the City Council that incorporates the Commission’s direction on at least the following key subjects:

#### **Ministerial Permitting**

The Code provides for ministerial permitting for projects that meet the Form-Based Standards and minimum density requirements, and provide community benefits (Sec. 9.29.020). Per the Commission’s direction, the permits are either over-the-counter and administrative for small projects, issued at a zoning administrator hearing, or issued by the Planning Commission at a hearing. While all Gateway ministerial permits receive public notice, the hearings follow standard public hearing notice procedures, while the administrative permit only requires posting a notice on site and eNotification by the City in advance of the decision. An important decision is determining the thresholds for permit authority (Sec. 9.29.020, Table 2-19). At the June 27 meeting, the

Commission voted to limit hearings on ministerial projects three stories and under, indicating support of the concept that objective standards in the form-based code is intended to minimize need for a discretionary review process.

## Uses

The Gateway Plan envisions thriving, vibrant, walkable, high-density, mixed-use, mixed-income inclusive neighborhoods. The allowed uses section (Sec. 9.29.030) is written to allow maximum flexibility in uses that support this vision. Projects that propose allowed uses, and otherwise comport with the standards and eligibility requirements, are allowed by right. There are several uses that have been determined incompatible with this vision. These uses are prohibited from establishing in the Plan Area in the future but may continue as non-conforming uses. These uses may continue under new ownership.

## Building Height, Setbacks, and Step Backs

The standards address individual building standards including lot coverage, building height, setbacks, upper floor step backs, and massing/articulation, as well as neighborhood standards like streetscape, open space and mobility standards. The community and Commission expressed interest in limiting shading of existing neighborhoods and homes from taller buildings. At the June 27 meeting, the Commission voted to reduce street facing setback minimums by at least 10ft, and to uphold the current proposed setbacks from interior and rear property lines. These decisions were made in an attempt to balance both buildability and privacy buffers for surrounding neighbors.

At the June 27 Planning Commission meeting, the Planning Commission generally voiced continued support for step backs, and reiterated an interest in better understanding how step back requirements may affect a project's cost feasibility.

The Commission should provide direction on maximum building heights by zone as well as minimum heights by zone for both "base tier" and "Tier 1 Community Benefits" to reaffirm the discussions and decisions made over the course of the last several months; the Gateway Code and Gateway Plan will then be updated accordingly to ensure consistency.

## Active Street Frontages

The draft Code includes requirements for "active building frontages" (Sec. 9.29.050.A) to emphasize the pedestrian feel of the area. The active frontage provides design cues for a pedestrian oriented neighborhood, while allowing the flexibility of uses inside the building. The active façade can be used on a residential first floor to contribute to the neighborhood design. Currently, this requirement is concentrated on the core of the Creamery District.

## Parking

Table 2-32 shows the maximum parking standards for each district by use. This table shows that residential uses may only have up to 0.75 spaces per unit, and most uses do not have a minimum number of spaces required. At the June 27 Planning Commission meeting, the Commission voted to remove all remaining parking minimums in the Gateway Area, indicating support for de-emphasizing single occupancy vehicles in the Gateway Area.

## Community Benefits

The plan only allows ministerial permitting if the projects provide community benefits. These are similar to conditions of approval for discretionary projects but allows the developments to predict cost before designing and submitting application to the City. The community benefits program is designed to be flexible to modify, requiring only a City Council resolution to change the specific

benefits projects will provide. However, the points structure is included in the Code (Sec. 9.29.100). The specific benefits list is currently proposed to be the list the Commission recommended (Attachment B).

### **Minimum allowed density**

At the June 27 hearing, the Planning Commission discussed minimum residential density for mixed use projects per section 9.29.020, and whether or not to limit to 25 dwelling units per acre. The Commission ultimately voted to increase minimum density to 32 du/ac to be eligible for a Gateway Ministerial Permit. The Planning Commission may choose to further refine their current recommendation.

### **Inclusionary Zoning**

At the June 27 meeting, the Planning Commission discussed the pros and cons of requiring a 10-20% inclusionary requirement vs. a smaller requirement, vs. requiring in-lieu fees. The Planning Commission ultimately supported increasing the inclusionary requirement to higher than proposed but still under the Density Bonus law trigger, to update the requirements to 4% units affordable to very low income households and 9% units affordable to low income rental households or moderate income households for ownership-only opportunities.

### *Staff Information Regarding Planning Commission requests for additional information.*

At the July 27 Planning Commission meeting, the Planning Commission discussed a variety of topics using the discussion guide, including minimum densities and inclusionary zoning; setbacks and step backs; parking; and processes related to project decision-making, including number of hearings of discretionary projects, and processes of appeals.

Much of the Commission's discussion was rooted in balancing buildability and project quality, and how to both encourage rapid development of new, affordable housing and adhere to community commitment to providing well-designed projects achieved through clear and well-designed community benefits tiers that accurately reflect community priorities. The Commission also discussed the importance of encouraging both mixed-income projects and neighborhoods using available regulatory tools.

The following items were discussed, and staff committed to bringing back additional information and guidance to the Commission at the July 11 hearing.

**9.29.070.B.4. Tree Spacing.** The Commission expressed interest in hearing ideas for standardized tree spacings and/or width maximums, voicing concern that the tree spacing as drafted is more focused on distance than resulting in an appropriate number for the width of a given distance, noting that with no maximum spacing, a developer could conceivably meet the requirement with a single tree.

Ben Noble agreed and indicated the drafted language was confusing and min/max may have been switched. The intent is to ensure spacing at least every 30 feet.

**9.29.060.D. Façade articulation.** The Commission wanted to explore why only two, instead of for example four, articulation types are not required.

Ben Noble noted that a standard of two is relatively common, citing a Palo Alto form-based code example, also stating that "Three seemed like too much and one not enough," recommending avoiding facades that are busy/cluttered/forced. Urban Field Studio architect Jane Lin concurred,

noting the standard is not a maximum, just a minimum, and falls within industry standard, allowing for flexibility.

**9.29.060.G.2.a. Façade Openings.** The Commission wanted to explore why 30' openings are required as opposed to 20-25 foot requirements.

Urban Field Studios architect Jane Lin notes, “30 feet by 30 feet is a typical structural grid. Sometimes the structural grid can be more. There is variation on this, but it makes it less flexible to go to 20-25 feet. We just did one entrance every 50 feet in Union City for flexibility. If there is a very narrow building, we are meeting the objective of this standard to provide a change for visual interest along the horizontal plane.”

**9.29.060.H.2.c. Highly reflective glass.** The Commission discussed prohibiting mirrored/highly reflective glass on all building stories.

Neither Ben or Jane considered this a concern. Jane did note, “Reflectivity will also vary as light levels change on either side of the glass. A mirror effect can take place when there is a strong imbalance in light levels – like many of us observe while sitting inside with the lights on while it is dark outside.”

**Garage Doors.** The Commission discussed prohibiting new garage doors for all development types including shared garages and parking structures. opening onto public streets, requiring alley access.

In reviewing with Ben, staff would like to note that the Code provides significant restrictions on new driveway access already (9.29.080.F.1. covers this for all lots served by alleys; 9.29.060.I also covers this for anything serving an individual unit). Ben indicated a blanket statement prohibiting all new garage doors would be too limiting, and in certain cases could significantly eat into the buildability of the lot. Offering options such as “unless determined infeasible by the City Engineer” would allow too much subjectivity, rendering the code unable to meet state definitions of objective standards.

One option could be to further refine the standard in the following way, to create more restrictions in newly developed areas: “For lots served by an existing or planned alley, access to parking must be from the alley”.

**Base Height and Density.** The Commission discussed a couple of scenarios which may increase the barrier to development, instead favoring creation of larger-scale buildings, with the intent of creating additional unit counts and encouraging more open space.

Tables 2-22, 2-24, 2-26, 2-28: What if base tier/tier 1 minimums are changed to 3 stories from 2?

Ben Noble indicated if this meets the Planning Commission’s desired objectives, it could be acceptable for Gateway districts with the exception of Gateway Neighborhood. In G-N it would be wise to allow for two story townhomes. For other districts, a three-story minimum could be fine and not a significant barrier to development potential.

Jane noted it may result in three-story townhomes, not additional units.

Ben suggests starting “Tier 1” benefits at three stories but continuing to allow a two-story base tier where applicant chooses to not participate in the benefits program, to allow maximum flexibility for developers and their varied financial calculations.

Ben suggested considering if this should apply to building at its tallest point-what if some is two story and some is three stories-should all of (100% of) building footprint have to be three stories?

**9.29.020.B.3.a.** The Commission discussed, what if mixed use projects had to have 2/3 residential occupancy AND be built to 25 unit/ac density?

The standard as originally proposed by Ben was only 2/3 floor area being residential. Staff asked for additional options to provide flexibility as the 2/3 by itself was considered a potentially barrier to development of small lots.

A commissioner comment stated “minimum lot coverage” which is not referenced, as the Code uses floor area; Staff does not recommend changing text to minimum lot coverage.

Please note the section discussed places a higher density standard for specifically for mixed-use projects.

**Table 7- Community Benefits:** A Commissioner asked where the eligibility requirements are for projects that qualify for the community benefits program. Currently the Gateway Form-Based Code section 9.29.100.B.2. – *Eligibility* refers to Table 7 of the Gateway Area Plan for the minimum density requirement. Staff recommends amending the Gateway Code to insert the minimum density requirements instead of referencing the Table 7 of the Gateway Area Plan. Similarly, staff recommends inserting the Gateway Code/Gateway Area Plan inclusionary housing requirement into section 9.29.100B.2.b.

### **Acceptance of Inclusionary Zoning Requirements via Resolution process**

The Commission discussed suggested taking the inclusionary zoning percentages out of the Form-Based Code and instead have City Council pass a resolution with the percentages, which would give more flexibility to amend them if needed. Staff requested time to explore this with legal counsel in case required project standard necessitated codifying via ordinance. Legal counsel agreed with staff’s concern, indicating required zoning standards, as opposed to development options, must be adopted by ordinance per Gov Code sections 65850 et seq. and a required inclusionary zoning standard proposed in 9.29.050.G would not be an exception.

### **Appeal process**

City’s legal team considered the proposal and indicated that there are several reasons why not to create further variation for the Gateway Area. The first is a matter of simple practicality in managing different appeal standards for different sections of the Code. In addition, it benefits the City to allow all aggrieved persons an avenue to seek an administrative appeal before going to court and suing the City, as the time and resources spent in processing an administrative appeal are a fraction of the cost of defending a lawsuit. Third, denying non-residents the same right of appeal as residents may likely violate several provisions of the US Constitution.

### **General Plan**

At the June 27 meeting, the Commission voted to move forward with a recommendation on the General Plan Elements without using the Commission’s remaining discussion time prior to July 11. The Commission recognized it may continue to review and provide additional recommendations to the Council after July 11. The General Plan Elements proposed for updating were included in the June 27 meeting packet and can be referenced from <http://arcataca.iqm2.com/Citizens/calendar.aspx>.

Table 1. General Plan Element Review Dates.

<b>Element</b>	<b>Date</b>
<b>Growth Management</b>	5/24/22
<b>Open Space</b>	6/14/22

<b>Resource Conservation</b>	7/26/22
<b>Parks and Recreation</b>	12/13/22
<b>Growth Management</b>	2/14/23
<b>Land Use, Vision, Circulation (Mobility)</b>	3/14/23
<b>Land Use, Vision</b>	3/22/23
<b>Circulation (Mobility), Public Facilities and Infrastructure</b>	4/11/23
<b>Land Use</b>	4/22/23
<b>Public Facilities and Infrastructure, Public Safety</b>	4/25/23
<b>Land Use, Circulation (Mobility)</b>	4/27/23
<b>Historic Preservation, Circulation (Mobility), Land Use</b>	5/9/23
<b>Design, Health, Land Use</b>	5/23/23

### General Plan “Other Considerations” table

Almost all recommendations made by Committees and the Commission have been integrated into the draft General Plan documents. The changes have been integrated in line in the documents. The Gateway Area Plan was color coded to indicate the source of the recommended change. The revised drafts are located on the City’s website at <https://www.cityofarcata.org/974/General-Plan-Updates>. Changes that were not integrated into the Gateway Area Plan were tracked separately (Attachment E).

This table tracks comments received from the public and recommendations from Committees on the Gateway Plan that were not incorporated into the current draft because they conflicted with the policy direction of the draft and required further discussion prior to a recommendation by the Commission. It also contains recommendations from Committees that were not incorporated into the other General Plan Elements for the same reason. These items were tracked separately for clarity and transparency to ensure that the Planning Commission and City Council were able to decide whether to include them and reverse or modify other policies that are in the current drafts.

The Commission has not specifically weighed in on this table. However, the Commission has made several decisions through straw polling over the past several months that indicate how the PC would vote on these recommendations. Staff has indicated these items by inputting “concur with staff”. Commissioners have been asked to enter a ‘vote’ into the “PC Recommendation” column for each topic with either “concur” or “disagree”. This table will be discussed at the July 11 meeting and included as part of the recommendation to the City Council, along with the draft General Plan Elements (including the Gateway Area Plan), and Gateway Code.

This process will provide the Commission the opportunity to daylight topics the Commission believes are outstanding or need additional review. It will also provide the best opportunity to complete review of those Elements on July 11. As previously discussed, any outstanding bike rack items may be discussed and recommendations made after the 11. The recommendation to Council will include the list of outstanding items that the Commission still wishes to review, if any.

### **Bike Rack**

As time permits, the Commission may decide to return to the bike rack items (Attachment D). The Commission should also use the Framework to add to the Discussion Guide/Bike Rack as necessary for any General Plan Elements that were reviewed prior to the Framework adoption in March of 2023. In particular, Commissioners provided comments on some of the early release Elements that



did not receive in depth discussion. If the Commission wishes to return to those Elements, they should do so using the Framework.

**ATTACHMENTS:**

- A. Gateway FBC 6.5.23 (PDF)
- B. Site Testing(DOCX)
- C. Public Comment on Draft Gateway Code (PDF)
- D. 2023-07-11 Discussion Guide (DOCX)
- E. Other Considerations Gateway and GP Draft 6-22-23 (PDF)

## Chapter 9.29 – Gateway Area Districts

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### Sections:

- 9.29.010 – Introduction
- 9.29.020 – Permits and Approvals
- 9.29.030 – Allowed Uses
- 9.29.040 – District Standards
- 9.29.050 – Supplemental to Districts
- 9.29.060 – Building Design Standards
- 9.29.070 – Streetscape
- 9.29.080 – Mobility
- 9.29.090 – Open Space
- 9.29.100 – Community Benefits

### 9.29.010 – Introduction

- A. Purpose.** This chapter establishes standards and requirements to implement the Gateway Area Plan.
- B. Gateway Districts.**
  - 1. The Gateway Area is divided into four form and design districts: Gateway Barrel District (G-B), Gateway Hub (G-H), Gateway Corridor (G-C), and Gateway Neighborhood (G-N). These four districts are collectively referred to in this chapter as the Gateway districts.
  - 2. The boundaries of the Gateway districts are shown in the City’s Zoning Map established by Sec. 9.12.020.
- C. Land Use Code Compliance.** Development in the Gateway districts must comply with all applicable provisions of this Land Use Code unless otherwise specified in this chapter. In case of conflict between this chapter and other provisions in this Land Use Code, this chapter governs.
- D. Relationship to Gateway Area Plan.** This chapter and the Gateway districts implement the Gateway Area Plan, an Element of the City’s General Plan. In case of conflict between this chapter and the Gateway Area Plan, the Gateway Area Plan governs.
- E. Applicability of Standards.**
  - 1. This chapter applies to all properties in the Gateway districts.
  - 2. Development must conform with the standards in this chapter unless deviation is

approved in accordance with Sections 9.29.020.C (Design Review) and 9.29.020.D (Gateway Use Permit).

- 3. This chapter is intended to allow for continued use and improvement of residential uses existing in the Gateway districts at the time of code adoption. Such uses are exempt from the requirements of Chapter 9.60 (Nonconforming Uses, Structures, and Parcels).

**9.29.020 – Permits and Approvals**

**A. Purpose.** This section establishes permit and approval requirements for proposed projects in the Gateway districts.

**B. Gateway Ministerial Permit.**

- 1. **Purpose.** The Gateway Ministerial Permit allows by-right approval of proposed projects consistent with this chapter. The Gateway Ministerial Permit is intended to facilitate the production of housing that provides public benefits consistent with the Gateway Area Plan.
- 2. **By-Right Approval Defined.** As used in this chapter, by-right approval means a City decision on a proposed development project where project conformance with objective standards is the sole basis to approve or deny the application. The review authority may not consider project conformance with subjective policies or requirements when acting on the application.
- 3. **Eligibility.** To be eligible for a Gateway Ministerial Permit, a proposed project must satisfy all of the following requirements:
  - a. The project must provide housing, either as a standalone residential or mixed-use project. For mixed-use projects, residential uses must either:
    - 1. Occupy at least two-thirds of the total floor area of the project; or
    - 2. Be built to a density of at least 25 units per acre.
  - b. The project must provide community benefits in compliance with Section 9.29.100 (Community Benefits).
  - c. The project must comply with all standards and requirements in this chapter. A project requesting a deviation from one or more standard in this chapter is not eligible for a Gateway Ministerial Permit.
  - d. The project must comply with all applicable local, state, and federal natural resource protection standards. See Section 9.29.020.B.4.c (Environmental Review).
- 4. **Application Process.**
  - a. **General.** A Gateway Ministerial Permit application shall be submitted and

Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

reviewed in conformance with Chapter 9.70 (Permit Application Filing and Processing).

- b. **Review Authority.** Table 2-19 shows review authority for projects eligible for Gateway Ministerial Approval, based on project size.

**Table 2-19: Gateway Ministerial Permit Requirements**

Project Size	Review Authority	Public Notice	Administrative Hearing
New floor area less than 30,000 sq. ft and/or building height less than 37 ft.	Zoning Administrator	Notice of Administrative Decision	No
New floor area 30,000 to 40,000 sq. ft and/or building height 37 to 47 ft.	Zoning Administrator	Notice of Administrative Hearing	Yes
New floor area over 40,000 sq. ft and/or building height over 40 ft.	Planning Commission	Notice of Administrative Hearing	Yes

- c. **Environmental Review.**

1. City staff shall review the proposed project to determine compliance with all applicable local, state, and federal natural resource protection standards, including standards in:
  - (a) Chapter 9.53 (Historic Resource Preservation);
  - (b) Chapter 9.54 (Resource Conservation);
  - (c) Chapter 9.56 (Solar Siting and Solar Access): and
  - (d) Chapter 9.59 (Environmentally Sensitive Habitat Areas Protection and Preservation).
2. If the project does not comply with any applicable natural resource protection standard, it is not eligible for a Gateway Ministerial Permit.

- d. **Public Notice.**

1. Public notice shall be given for projects as shown in Table 2-19.
2. Notice of administrative decision, when required, shall contain the following information:
  - (a) The date of filing of the application and the name of the applicant.
  - (b) The City’s file number assigned to the application.
  - (c) A general description of the proposed project, including the project location.
  - (d) The date the Zoning Administrator will render a decision on the application, which shall be not less than 10 days from the date of

Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

notice.

(e) The location and times in which the application may be reviewed by the public.

(f) The procedure and time period in which the decision may be appealed.

3. Notice of administrative decision shall be distributed in the same manner as provided in Section 9.74.020.B.2.a and through electronic listserv notification.

4. Notice of administrative hearing, when required, shall be given consistent with Section 9.74.020 (Notice of Hearing).

**e. Administrative Hearing.**

1. When required by Table 2-19, an administrative hearing shall be held at the date, time, and place for which notice was given.

2. After receiving comment and considering the proposed project, the review authority must either approve the application, deny the application, or continue the hearing to a future date.

3. The hearing may be continued only if additional information is needed to determine project conformance with objective standards. A hearing may only be continued a maximum of three times after which the review authority must render a decision.

**f. Decision.** The review authority shall approve a Gateway Ministerial Permit if the project:

1. Satisfies all Gateway Ministerial Permit eligibility criteria in Section 9.29.020.B.3 (Eligibility);

2. Complies with all applicable objective standards in the Gateway Area Plan, General Plan, and Municipal Code. See Section 9.29.010 (Introduction) for instructions to resolve conflicting standards; and

3. Complies with all applicable local, state, and federal natural resource protection standards, including standards in

(a) Chapter 9.53 (Historic Resource Preservation);

(b) Chapter 9.54 (Resource Conservation);

(c) Chapter 9.56 (Solar Siting and Solar Access); and

4. Chapter 9.59 (Environmentally Sensitive Habitat Areas Protection and Preservation).

**5. Appeals.**

a. A decision to approve or deny a Gateway Ministerial Permit may be appealed.

Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

- b. Zoning Administrator decisions may be appealed to the Planning Commission and Planning Commissions decisions may be appealed to the City Council.
- c. Appeals shall be filed and processed consistent with Section 9.76.030 (Filing and Processing of Appeals) except as follows:
  - 1. Any person may file an appeal.
  - 2. The subject of appeal is limited to the determination of project conformance with the approval criteria in Paragraph 9.29.020.B.4.f (Decision).
  - 3. The review authority may affirm or reverse the decision based solely on project conformance with the approval criteria in Paragraph 9.29.020.B.4.f (Decision). The review authority may not consider project conformance with subjective policies or requirements when acting on the appeal.

**C. Design Review.**

- 1. Design review is required in the Gateway districts if both of the following apply:
  - a. The proposed project does not meet the Gateway Ministerial Permit eligibility requirements in Section 9.29.020.B.3 (Eligibility); and
  - b. The project requires Design Review pursuant to Section 9.72.040 (Design Review).
- 2. Design review shall be conducted in accordance with Section 9.72.040 (Design Review).
- 3. To approve Design Review for a project that deviates from one or more standard in Section 9.29.060 (Building Design Standards), the review authority must find that either:
  - a. The standard is not applicable due to the nature of the project (e.g., modification to an existing structure); or
  - b. The project incorporates an alternative method to achieve the intent statement the proceeds the standard.

**D. Gateway Use Permit.**

- 1. A Gateway Use Permit is required in the Gateway districts for uses listed in Section 9.29.030.B (Gateway Use Permit Required) or if both of the following apply:
  - a. The proposed project does not meet the Gateway Ministerial Permit eligibility requirements in Section 9.29.020.B.3 (Eligibility).
  - b. The proposed project is listed in Table 2-20.

**Table 2-20: Gateway Use Permit Requirements**

Project Size	Review Authority
<b>Existing Uses</b>	
Expanding an existing commercial or industrial use	
2,500 square feet or less of new floor area	Zoning Administrator
More than 2,500 square feet of new floor area	Planning Commission
<b>New Uses</b>	
New residential uses less than 25 units per acre	
New commercial or industrial use	
2,500 square feet or less of new floor area	Zoning Administrator
More than 2,500 square feet of new floor area	Planning Commission

2. The review authority for Gateway Use Permits is shown in Table 2-20.
3. Procedures for a Gateway Use Permit are the same as in 9.72.080 (Use Permit and Minor Use Permit) except as specified in Paragraph (d) below.
4. The review authority may approve a Gateway Use Permit only after finding all of the following:
  - a. The design, location, size, and operating characteristics of the proposed activity will not impede or interfere with redevelopment of surrounding properties as envisioned in the Gateway Area Plan.
  - b. The proposed project is either minor in nature or incorporates features that contribute to the vibrancy of the Gateway Area. For the purpose of this finding, “contribute to the vibrancy of the Gateway Area” means the project will accommodate an estimated 100 new jobs or more, provide at least 25,000 square feet of resident-serving commercial uses, or include a hotel and other visitor-serving uses that promote local tourism.
  - c. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
  - d. Granting the permit will not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.
5. A Gateway Use Permit required to expand a non-conforming use may be approved only if:
  - a. The expansion occurs on the same parcel of the existing non-conforming use;
  - b. The use is not heavy or moderate-impact manufacturing/processing; and

Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

- c. The review authority finds that sufficient measures are incorporated into the design to reduce off-site impacts associated with aesthetics, odor, and noise.

### 9.29.030 – Allowed Uses

- A. Permitted Uses.** Except as provided in Subsections B and C below, the following land uses are Permitted Uses:
1. Residential uses, including multi-family housing, rooming or boarding houses, residential care facilities, and existing single-family dwellings.
  2. Commercial uses, including retail, personal services, restaurants and bars, professional offices, medical services, and lodging.
  3. Recreation, education, and public assembly uses, including parks, playgrounds, schools, meeting facilities, studios, and theatres.
  4. Light industrial uses, including laboratories, research and development, and manufacturing/processing - low-impact.
  5. Other similar and compatible uses. See Section 9.29.030.D (Similar and Compatible Uses).
- B. Gateway Use Permit Required.** The following land uses require a Use Gateway Permit in the Gateway districts:
1. Retail with 20,000 square feet or more of floor area.
  2. Utility facilities.
  3. Moderate-impact industrial uses.
  4. Expansion of an existing vehicle services use.
  5. Other similar and compatible uses. See Section 9.29.030.D (Similar and Compatible Uses).
- C. Prohibited Uses.** The following land uses are prohibited in the Gateway districts:
1. New single-family dwellings.
  2. Heavy industrial uses, including high-impact manufacturing/processing.
  3. Construction yards.
  4. Service stations.
  5. Warehouses.
  6. Personal storage facility (mini-storage).
  7. Fuel dealers.
  8. Auto and vehicle sales and rental.



- 9. New vehicle services
- 10. Commercial agricultural production, excluding community gardens.
- 11. Other similar and compatible uses. See Section 9.29.030.D (Similar and Compatible Uses).

**D. Similar and Compatible Uses.** The Zoning Administrator may determine that a use is similar or compatible to an allowable use in the Gateway Districts upon finding that:

- 1. The characteristics of, and activities associated with the use are similar to one or more of the listed uses, and will not involve a greater intensity than the uses listed in the district;
- 2. The use will be consistent with the purposes of the district;
- 3. The use will be consistent with the General Plan and the Gateway Plan; and
- 4. The use will be compatible with the other uses allowed in the district.

**9.29.040 – District Standards**

**A. Gateway Barrel District (G-B).**

- 1. **Purpose.** The G-B district is a high-density walkable residential campus with internal circulation based primarily on bicycle and pedestrian modes of travel. Building and site design supports a pedestrian-friendly public realm compatible with the internal high-density residential character of the district.
- 2. **Building Placement.**
  - a. Table 2-21 and Figure 2-26 show building placement standards in the G-B district.

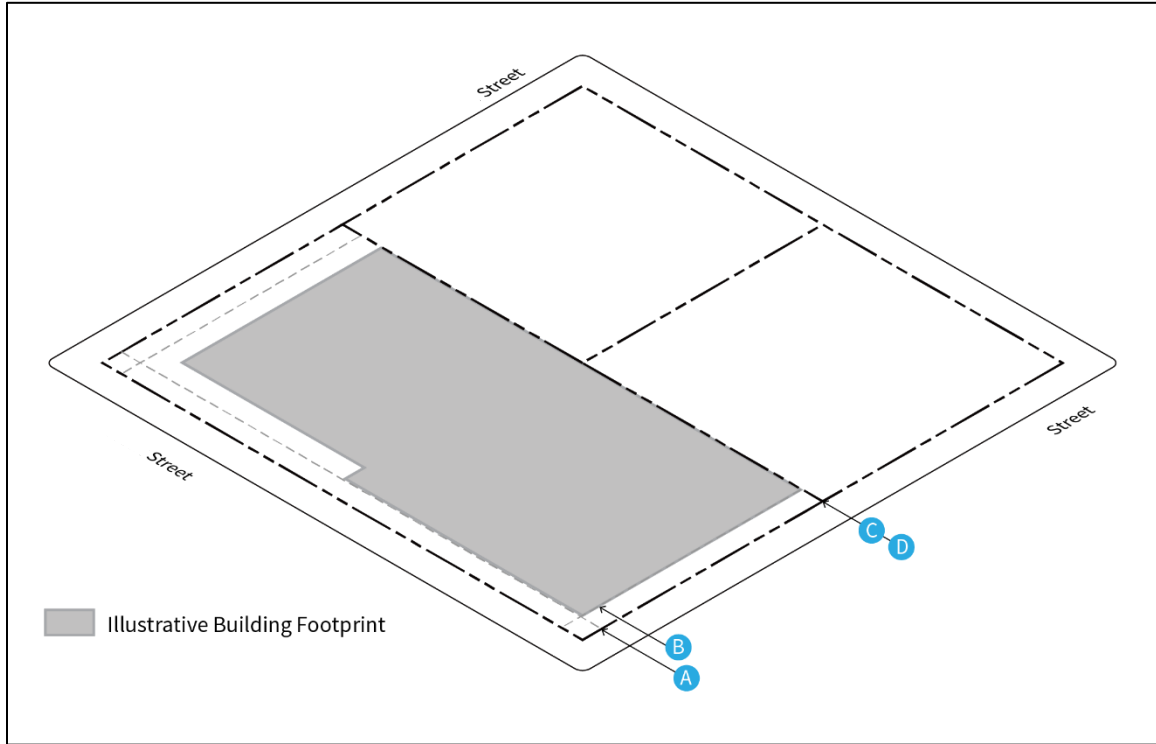
**Table 2-21: G-B District Building Placement**

Setbacks		Building Frontage Type	
		Active	Non-Active
From property lines abutting a street			
<b>A</b>	Minimum	10 ft.	20 ft.
<b>B</b>	Maximum	20 ft. [1]	No maximum
From all other property lines			
<b>C</b>	Minimum	No setback requirement	
<b>C</b>	Maximum	No setback requirement	

Notes:

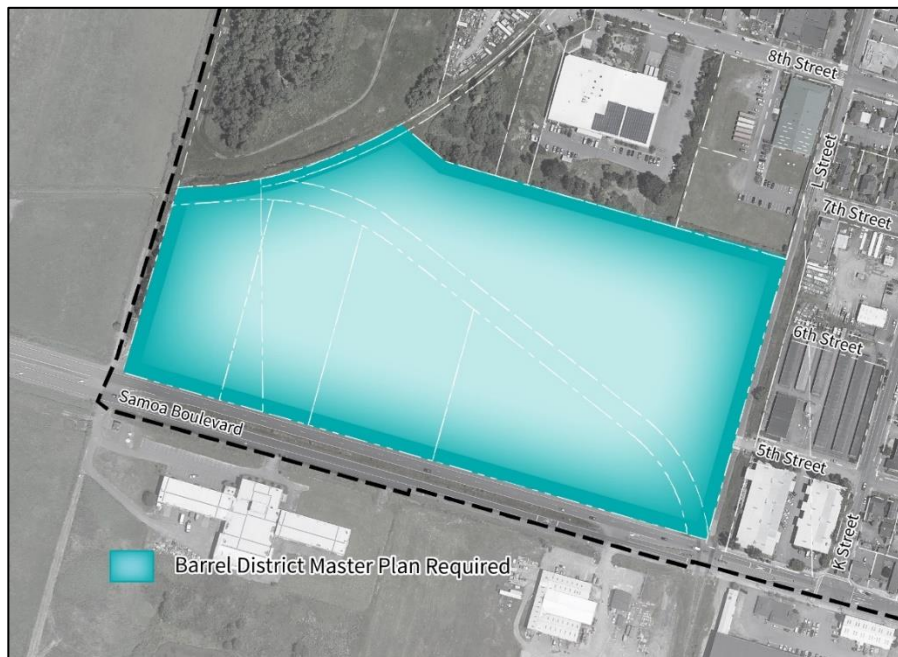
[1] A building may be setback up to 50 feet from the property line if the space between the building wall and sidewalk is occupied by a courtyard, plaza, or other form of publicly accessible open space.

Figure 2-26: G-B District Building Placement



- b. Within the area shown in Figure 2-27, building placement standards are as shown in Table 2-21 unless amended by the City-approved Barrel District Master Plan. See Paragraph 4 (Barrel District Master Plan) below.

Figure 2-27: Barrel District Master Plan Area



Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

3. **Building Massing.** Table 2-22 and Figure 2-28 show building massing standards in the G-B district. Building massing standards may be modified in the Barrel District Master Plan. The Barrel District Master Plan may allow building heights consistent with Table 2-22.

**Table 2-22: G-B District Building Massing**

	Base Tier	Tier 1	Tier 2	Tier 3	Tier 4	
<b>Height</b>						
A	Feet, Max.	50 ft.	50 ft.	60 ft.	70 ft.	80 ft.
B	Stories, Max.	4	4	5	6	7
C	Stories, Min. [1]	2	2	3	4	5
<b>Massing</b>						
Height ratios (% of ground floor by story)						
	1-4	100%	100%	100%	100%	100%
	5-6	N/A	N/A	80%	80%	80%
	7	N/A	N/A	N/A	N/A	60%
Upper Story Step Backs (from ground-level street-facing building walls)						
	4 <sup>th</sup> story and below	None, except when required by 9.29.050.B (Enhanced Upper Story Step Backs)				
D	5 <sup>th</sup> to 7 <sup>th</sup> story	8 ft. min. for 75% or more of building street frontage [2]				
E	Max. Building Length [3]	300 ft. [4]				
	Building Modulation	See 9.26.060.B (Building Modulation)				

**Notes:**

[1] Minimum height applies only to residential uses.

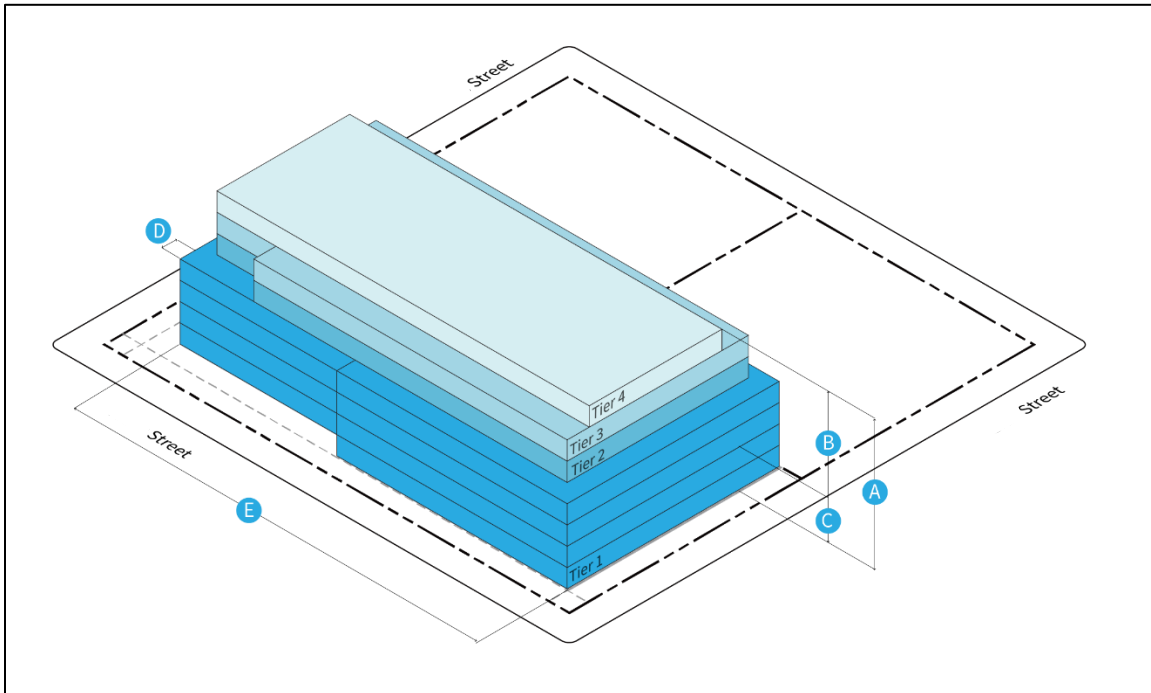
[2] For buildings walls with less than 120 feet of street frontage, an 8 ft. step back is required for all but 30 feet of the frontage.

[3] Measured parallel to the adjacent street.

[4] See long building division requirement for buildings 150-300 feet in length.

Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

**Figure 2-28: G-B District Building Massing**



**4. Barrell District Master Plan.**

**a. General.**

- (1) A Master Plan is required for development with over 10,000 square feet of floor area in the area shown in Figure 2-27.
- (2) The Master Plan must accommodate a high-density walkable mixed-use residential campus with minimal vehicular infrastructure and overall site design that supports a pedestrian-friendly public realm.

**b. Master Plan Contents.** The Barrell District Master Plan must contain maps, graphics, and text that identifies the following:

- (1) Natural resource protection areas to remain as permanent open space.
- (2) Publicly accessible open space, including a new community square.
- (3) The location and design of new streets, greenways, and emergency vehicle access facilities.
- (4) The placement of buildings and surface parking.
- (5) Planned land uses, if known.
- (6) Building heights.
- (7) Requested modifications to building design standards in Section 9.29.060 (Building Design Standards), if any.

Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

c. **Circulation.**

- (1) The Master Plan must note deviations from the conceptual greenway configuration in Figure 2-56 and explain the need for these deviations.
- (2) The City may approve a Master Plan circulation system that deviates from Gateway Area Plan Figure 8 and Figure 9 upon finding that the deviation allows for superior circulation consistent with Gateway Area Plan goals.

d. **Open Space.**

- (1) The Master Plan must identify the location of a community square to serve as a neighborhood gathering space and visitor destination.
- (2) The Master Plan must note deviations from the community square standards in Section 9.29.090.B (Community Square) and explain how the deviation will provide for a superior design.

e. **Review and Approval Process.** The Master Plan will be reviewed and approved at noticed public hearings in the same manner as required for amendments to this chapter and the Gateway Area Plan if deviations from the standards are proposed.

**B. Gateway Hub (G-H).**

- 1. **Purpose.** The G-H district is a vibrant, high-intensity mixed-use area anchored by the Creamery building. New buildings and open spaces are located and designed to create a welcoming, vibrant, and pedestrian-friendly public realm.
- 2. **Building Placement.** Table 2-23 and Figure 2-29 show building placement standards in the G-H district.

Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

**Table 2-23: G-H District Building Placement**

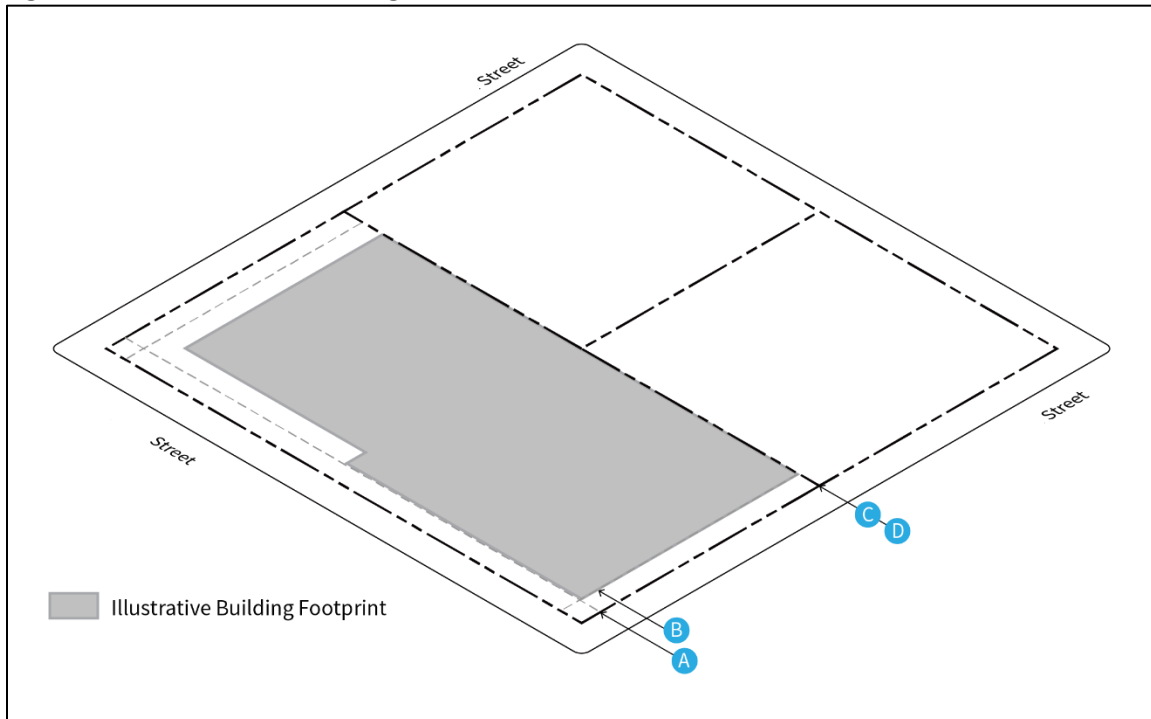
Setbacks		Building Frontage Type	
		Active [1]	Non-Active
From property lines abutting 8 <sup>th</sup> , 9 <sup>th</sup> and L Streets			
A	Minimum	15 ft.	N/A
B	Maximum	25 ft. [2]	N/A
From property lines abutting all other streets			
A	Minimum	10 ft.	20 ft.
B	Maximum	20 ft. [2]	No maximum
From all other property lines			
C	Minimum	No setback requirement	
C	Maximum	No setback requirement	

**Notes:**

[1] See Section 9.29.050.A (Active Frontage Types) for locations that require an active building frontage type.

[2] A building may be setback up to 50 feet from the property line if the space between the building wall and sidewalk is occupied by a courtyard, plaza, or other form of publicly accessible open space.

**Figure 2-29: G-H District Building Placement**



3. **Building Massing.** Table 2-24 and Figure 2-30 show building massing standards in the G-H district.

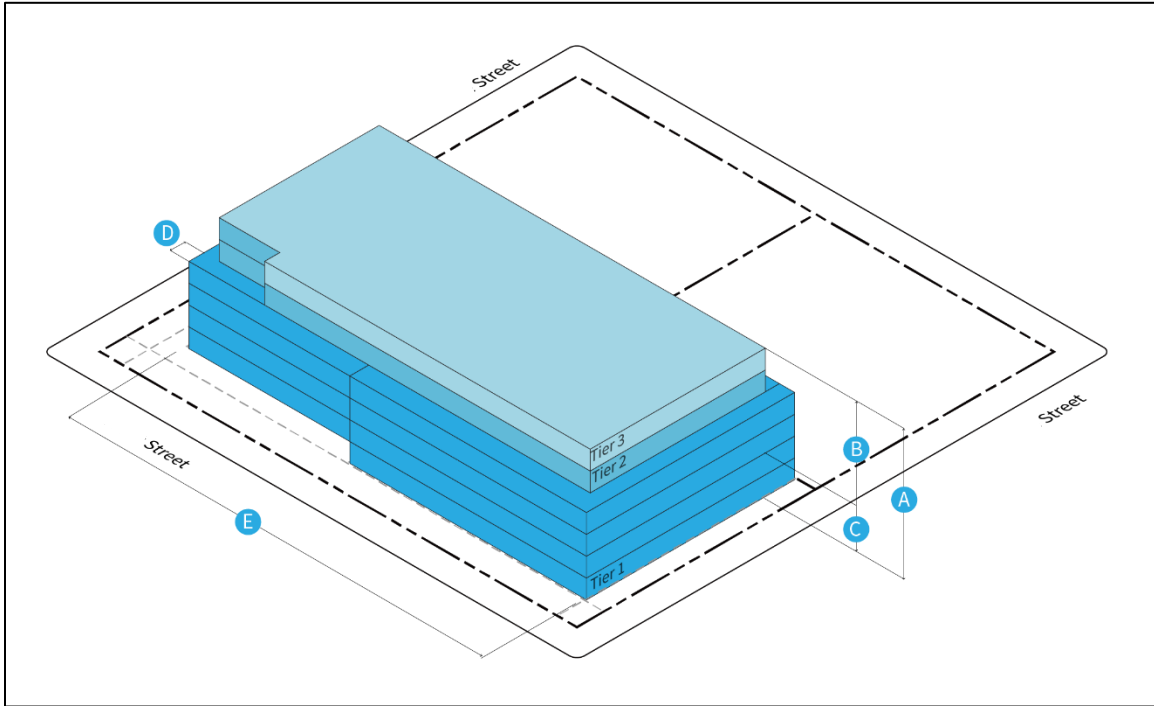
**TABLE 2-24: G-H DISTRICT BUILDING MASSING**

		Base Tier	Tier 1	Tier 2	Tier 3
<b>Height</b>					
A	Feet, Max.	50 ft.	50 ft.	60 ft.	70 ft.
B	Stories, Max.	4	4	5	6
C	Stories, Min. [1]	2	2	3	4
<b>Massing</b>					
	Height ratios (% of ground floor by story)				
	1-4	100%	100%	100%	100%
	5-6	N/A	N/A	80%	80%
	Upper Story Step Backs (from ground-level street-facing building walls)				
	4 <sup>th</sup> story and below	None, except when required by 9.29.050.B (Enhanced Upper Story Step Backs)			
D	5 <sup>th</sup> and 6 <sup>th</sup> story	8 ft. min. for 75% or more of building street frontage [2]			
E	Max. Building Length [3]	300 ft. [4]			
	Building Modulation	See 9.26.060.B (Building Modulation)			

**Notes:**

- [1] [1] Minimum height applies only to residential uses.
- [2] For buildings walls with less than 120 feet of street frontage, an 8 ft. step back is required for all but 30 feet of the frontage.
- [3] Measured parallel to the adjacent street.
- [4] See long building division requirement for buildings 150-300 feet in length.

Figure 2-25: G-H District Building Massing



C. Gateway Corridor (G-C).

1. **Purpose.** The G-C district accommodates active, inviting, high-intensity, mixed-use development along major bicycle and vehicular gateways into the City. Pedestrian-oriented ground floor design aesthetic helps to slow passing vehicular traffic and encourage drivers to park and walk.
2. **Building Placement.** Table 2-25 and Figure 2-31 show building placement standards in the G-C district.

Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)



**Table 2-25: G-C District Building Placement**

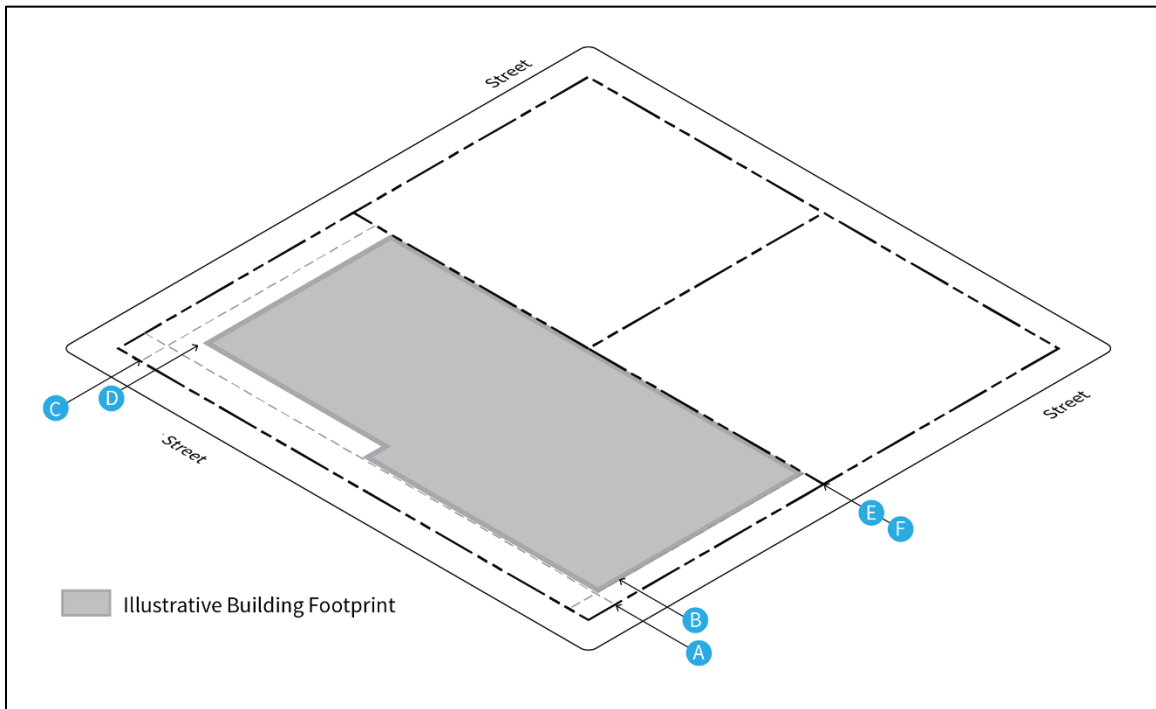
Setbacks		Building Frontage Type	
		Active [1]	Non-Active
From property lines abutting 8 <sup>th</sup> , 9 <sup>th</sup> , and L Street between 8 <sup>th</sup> Street and 9 <sup>th</sup> Street			
A	Minimum	15 ft.	N/A
B	Maximum	25 ft. [2]	N/A
From property lines abutting all other streets			
A	Minimum	10 ft.	20 ft.
B	Maximum	20 ft. [2]	No maximum
From all other property lines			
C	Minimum	No setback requirement	
C	Maximum	No setback requirement	

**Notes:**

[1] See Section 9.29.050.A (Active Frontage Types) for locations that require an active building frontage type.

[2] A building may be setback up to 50 feet from the property line if the space between the building wall and sidewalk is occupied by a courtyard, plaza, or other form of publicly accessible open space.

**Figure 2-26: G-C District Building Placement**



3. **Building Massing.** Table 2-26 and Figure 2-32 show building massing standards in the G-C district.

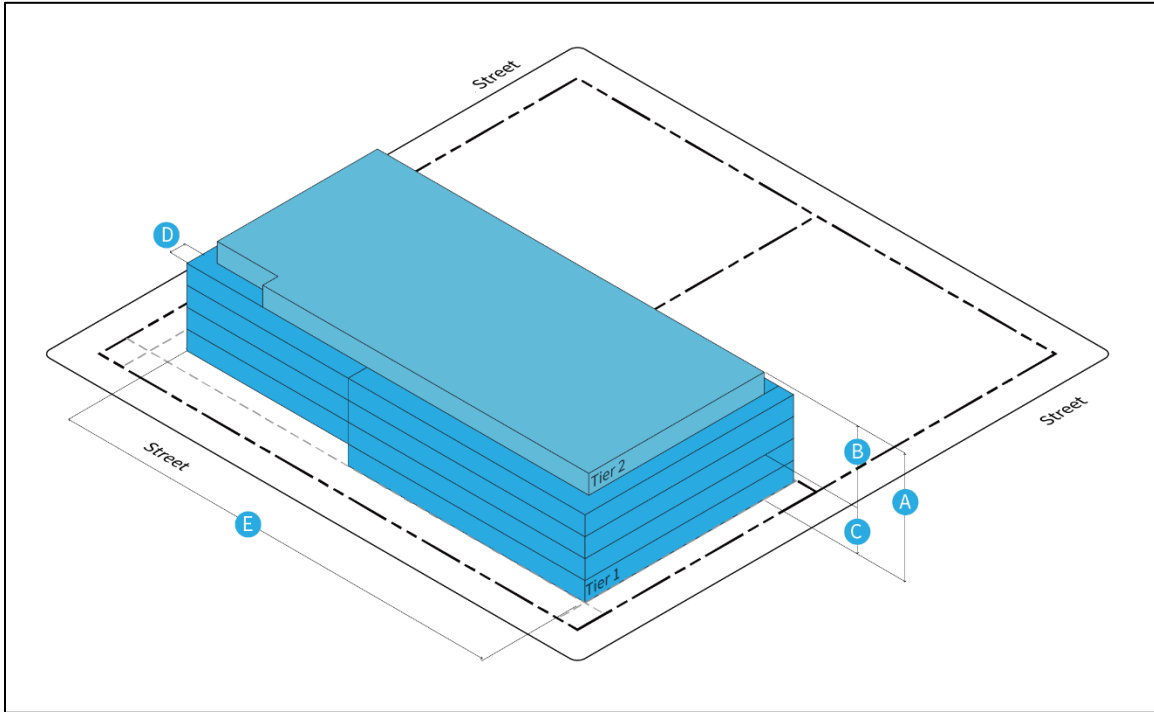
**TABLE 2-26: G-C DISTRICT BUILDING MASSING**

		Base Tier	Tier 1	Tier 2
<b>Height</b>				
A	Feet, Max.	50 ft.	50 ft.	60 ft.
B	Stories, Max.	4	4	5
C	Stories, Min. [1]	2	2	3
<b>Massing</b>				
	Height ratios (% of ground floor by story)			
	1-4	100%	100%	100%
	5	N/A	N/A	80%
	Upper Story Step Backs (from ground-level street-facing building walls)			
	4 <sup>th</sup> story and below	None, except when required by 9.29.050.B (Enhanced Upper Story Step Backs)		
D	5 <sup>th</sup> story	8 ft. min. for 75% or more of building street frontage [2]		
E	Max. Building Length [3]	300 ft. [4]		
	Building Modulation	See 9.26.060.B (Building Modulation)		

**Notes:**

- [1] Minimum height applies only to residential uses.
- [2] For buildings walls with less than 120 feet of street frontage, an 8 ft. step back is required for all but 30 feet of the frontage.
- [3] Measured parallel to the adjacent street.
- [4] See long building division requirement for buildings 150-300 feet in length.

Figure 2-32: G-C District Building Massing



**D. Gateway Neighborhood (G-N).**

1. **Purpose.** The G-N district provides a transition from the high-intensity Gateway districts to lower intensity residential uses outside of the Gateway Area Plan boundary. Building and site design supports a pedestrian-friendly public realm compatible with the residential character of surrounding areas.
2. **Building Placement.** Table 2-27 and Figure 2-33 show building placement standards in the G-N district.

Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

**Table 2-27: G-N District Building Placement**

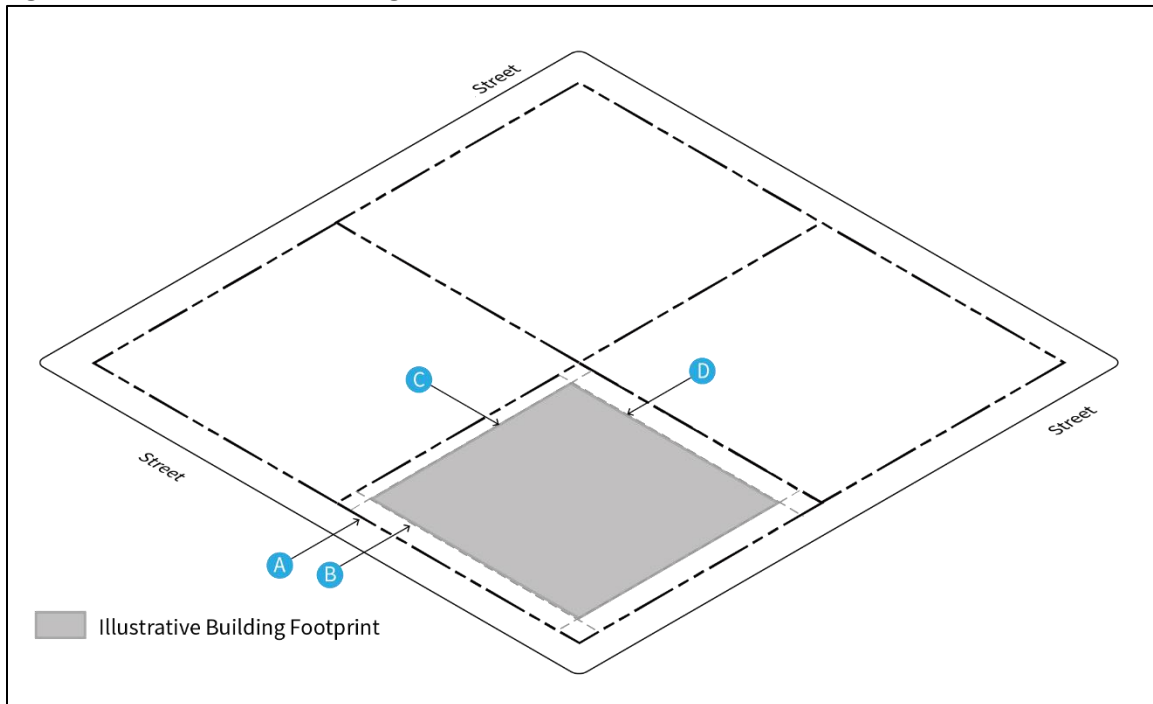
Setbacks		Building Frontage Type	
		Active [1]	Non-Active
From property lines abutting a street			
A	Minimum	10 ft.	20 ft.
B	Maximum	20 ft. [2]	No maximum
From interior side property lines			
C	Minimum	5 ft.	
	Maximum	No maximum	
From rear property lines			
D	Minimum	10 ft.	
	Maximum	No maximum	

**Notes:**

[1] See Section 9.29.050.A (Active Frontage Types) for locations that require an active building frontage type.

[2] A building may be setback up to 50 feet from the property line if the space between the building wall and sidewalk is occupied by a courtyard, plaza, or other form of publicly accessible open space.

**Figure 2-33: G-N District Building Placement**



- Building Massing.** Table 2-28 and Figure 2-34 show building massing standards in the G-H district.

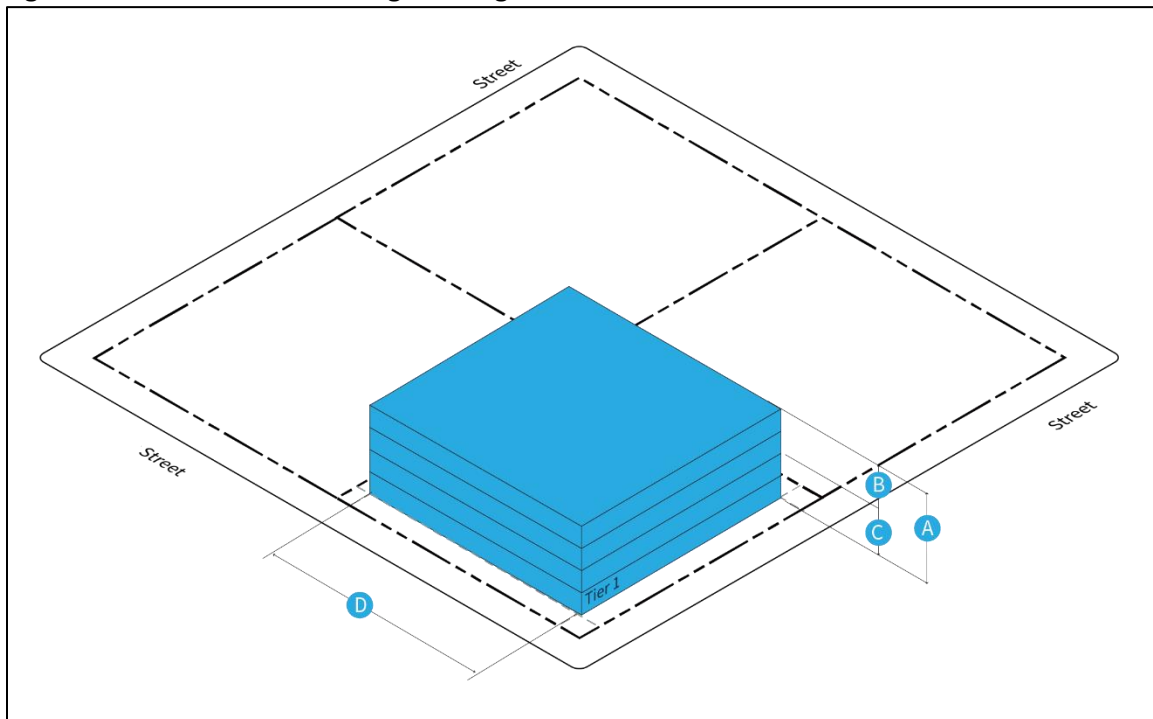
**TABLE 2-28: G-N DISTRICT BUILDING MASSING**

		Base Tier	Tier 1
<b>Height</b>			
<b>A</b>	Feet, Max.	50 ft.	50 ft.
<b>B</b>	Stories, Max.	4	4
<b>C</b>	Stories, Min. [1]	2	2
<b>Massing</b>			
Upper Story Step Backs (from ground-level street-facing building walls)			
	4 <sup>th</sup> story and below	None, except when required by 9.29.050.B (Enhanced Upper Story Step Backs)	
<b>D</b>	Max. Building Length [2]	300 ft. [3]	
	Building Modulation	See 9.26.060.B (Building Modulation)	

**Notes:**

- [1] Minimum height applies only to residential uses.
- [2] Measured parallel to the adjacent street.
- [3] See long building division requirement for buildings 150-300 feet in length.

**Figure 2-34: G-N District Building Massing**

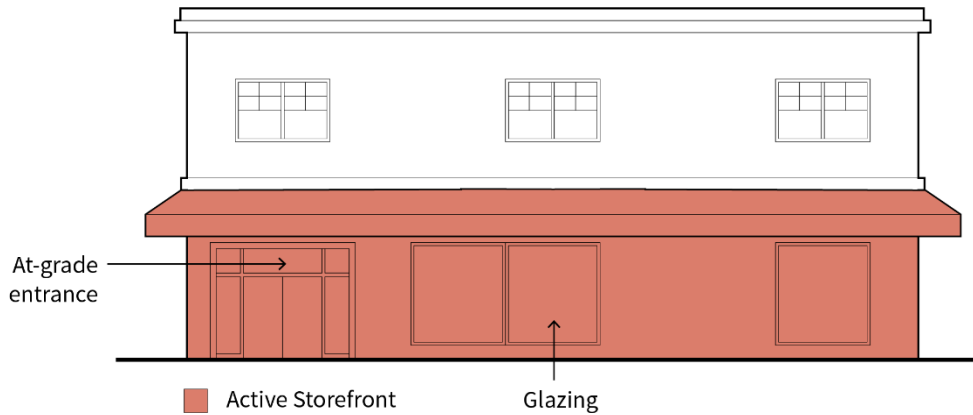


9.29.050 – Supplemental to Districts

A. Active Building Frontage Types.

- 1. **Active Building Frontage Types Defined.** An active building frontage type is designed for non-residential use with glazing between the façade base and ground floor ceiling. An active frontage type provides at-grade access to the building interior directly from the adjacent sidewalk. Storefronts, galleries, and arcades are examples of active building frontage types. See Figure 2-35.

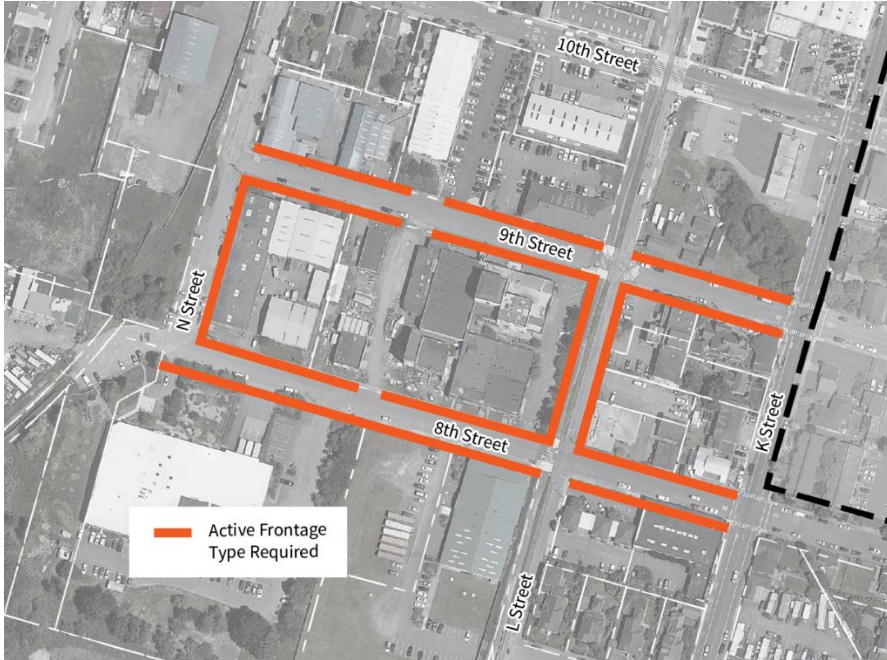
Figure 2-35: Active Frontage Types



- 2. **Required Active Building Frontage Type Locations.** Figure 2-36 shows location where an active building frontage type is required. In all other locations, active building frontage types are permitted, but not required.

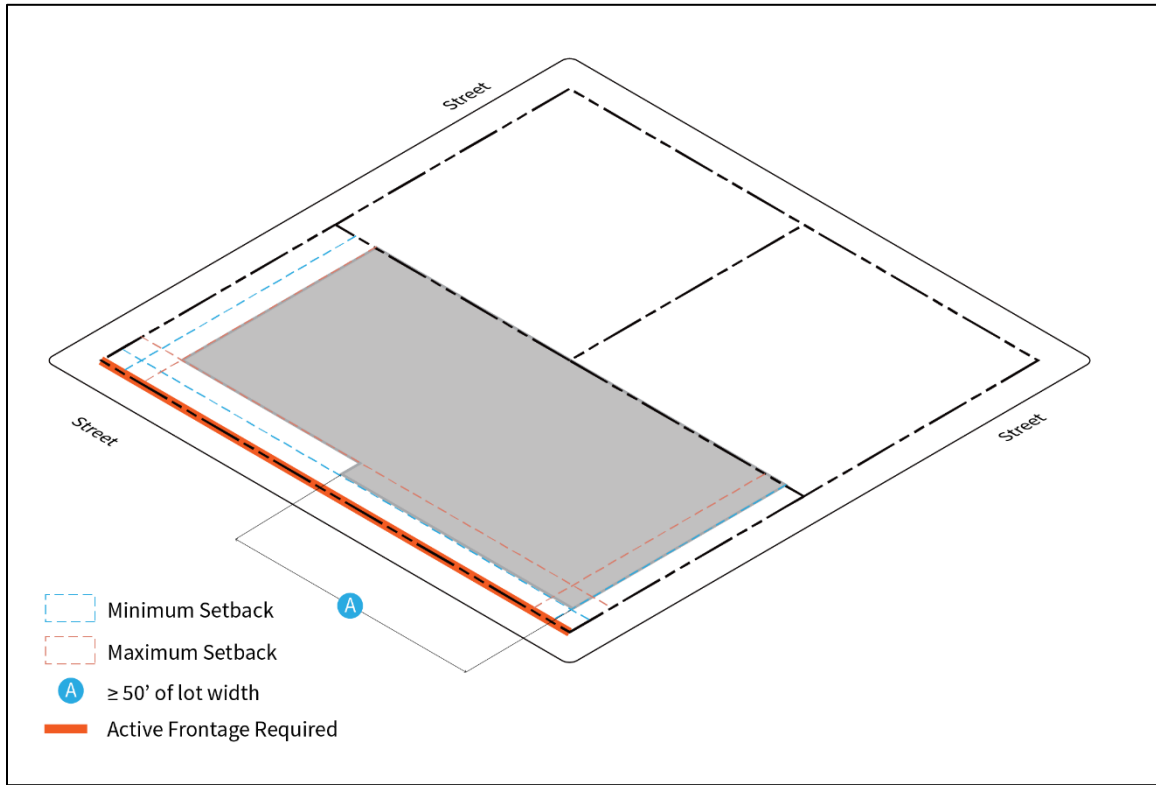
Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

Figure 2-36: Active Building Frontage Type Required Location



- 3. **Active Building Frontage Type Standards.** The following standards apply to all active building frontage types.
  - a. **Maximum Setback.** A building wall with an active building frontage type may be setback no more than:
    - 1. 25 feet from the property line; or
    - 2. 50 feet from the property line if the space between the building wall and sidewalk is occupied by a courtyard, plaza, or other form of publicly accessible open space.
  - b. **Build to Zone.** A minimum of 50 percent of the lot width must contain a building located between the minimum and maximum setback for the district. See Figure 2-37.

**Figure 2-37: Active Building Frontage Placement**



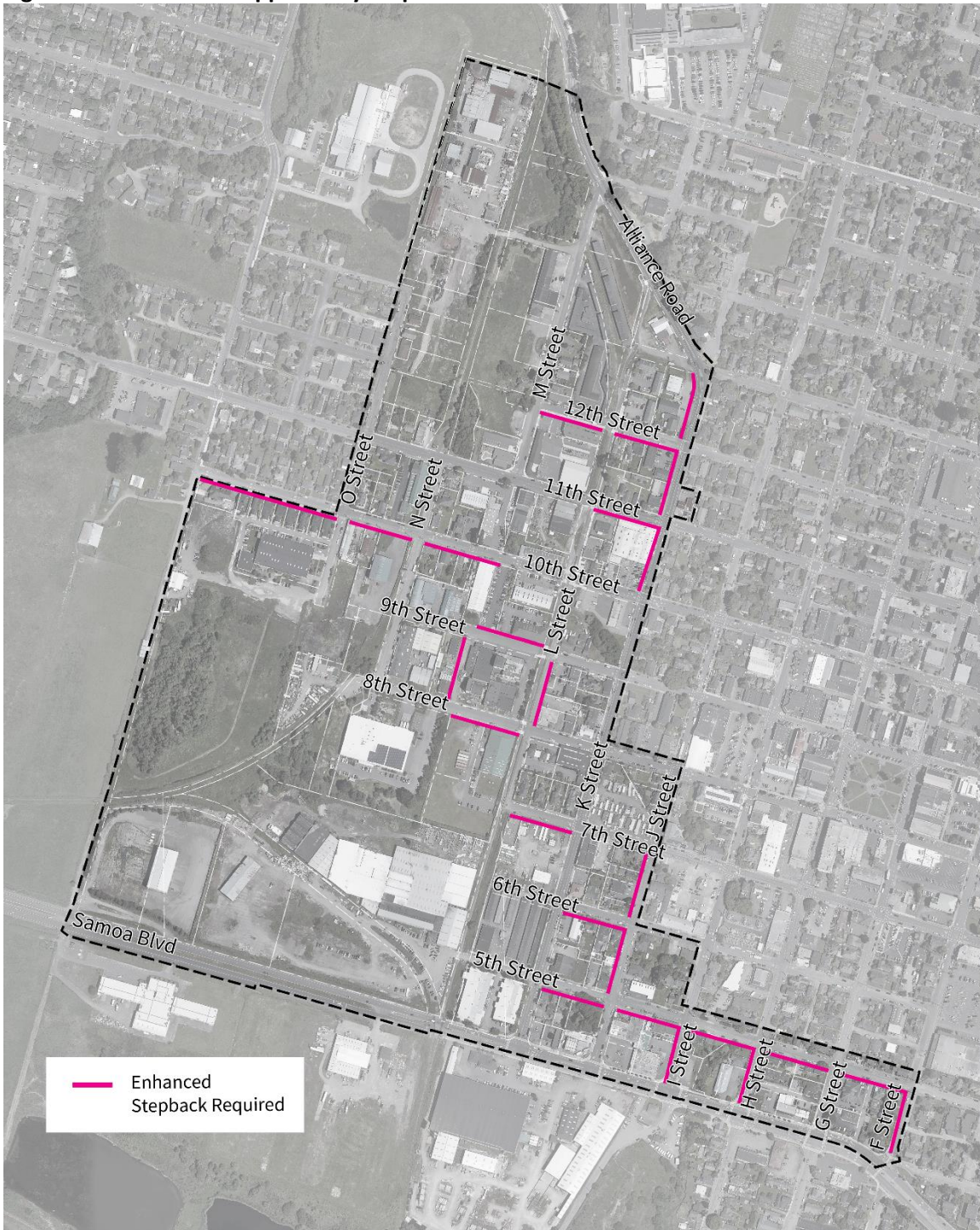
- c. **Transparency.** An active building frontage type must comply with the minimum transparency requirement in Section 9.29.060.G.2.C (Non-Residential Frontages).
- d. **Pedestrian Realm.** The pedestrian realm adjacent to an active building frontage type must be improved consistent with Section 9.29.070.A (Pedestrian Realm Dimensions).

**B. Enhanced Upper Story Step Backs.**

- 1. **Purpose.** This subsection establishes upper story step back requirements that exceed requirements in Section 9.29.040 (District Standards). These enhanced requirements are intended to reduce shadow impacts and provide context-sensitive massing adjacent to lower-intensity residential uses.
- 2. **Applicability.** Figure 2-38 shows street frontages subject to an enhanced upper story step back requirement.



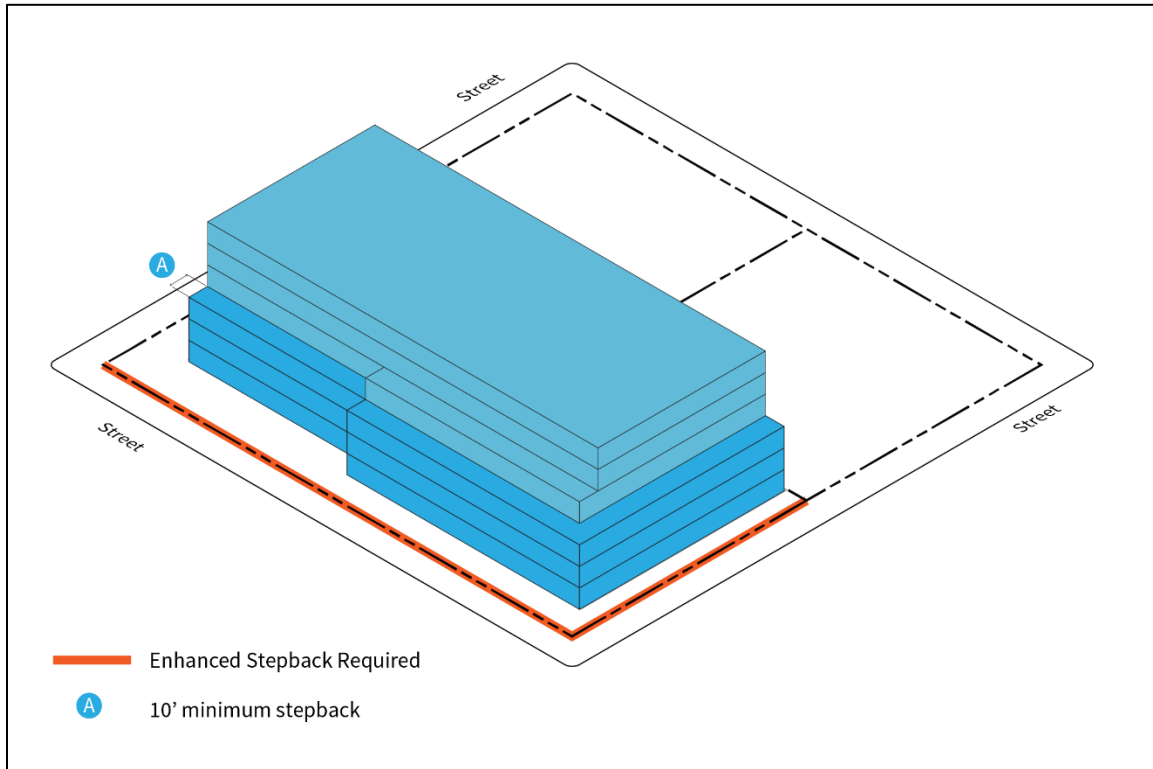
Figure 2-38: Enhanced Upper Story Step Back Location



- 3. **Standard.** For building frontages shown in Figure 2-38, the fourth story must be stepped back a minimum of 10 feet from the ground-level building wall for the full length of the building. See Figure 2-39.

Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

Figure 2-39: Enhance Upper Story Step Backs



**C. Historic Resources.**

**1. Design Review Requirement.**

- a. Planning Commission Design Review is required for the exterior modification, demolition, or relocation of a historic resources listed in Table 9 of the Gateway Area Plan.
- b. Chapter 9.53 (Historic Resource Protection), Section 9.72.040 (Design Review), and the General Plan Historic Preservation Element do not require Design Review or any other type of discretionary approval for the exterior modification, demolition, or relocation of any other structure in the Gateway districts not listed in Gateway Area Plan Table 9.

- 2. **Creamery Property.** Structures in the area shown in Figure 2-40 may be demolished without Design Review or other type of discretionary approval. Demolition may occur as part of new development project or independent from new development on the property.

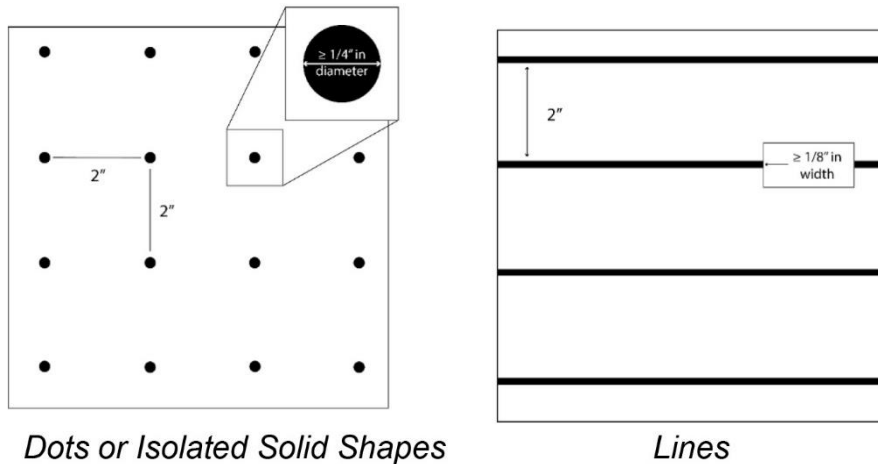
Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

Figure 2-40: Allowed Creamery Property Demolition



**D. Bird Safe Buildings.**

1. **Intent.** The intent of these standards is to reduce the risk of bird-to-building collisions.
2. **Applicability.** The bird-safe building standards in this subsection apply to new construction where glass or other rigid transparent material occupies 35 percent or more of the building façade.
3. **Standards.**
  - a. **Bird-Safe Glazing.** Any regulated continuous transparent material must meet at least one of the following conditions:
    - (1) **Threat Factor Rating.** A product with an American Bird Conservancy Threat Factor Rating of 30 or less.
    - (2) **Patterned Glazing Treatment.** Panes with patterns that are etched, fritted, stenciled, silk-screened, or otherwise permanently incorporated into the transparent material. If the pattern utilizes dots or other isolated solid shapes, each dot or shape must be at least a ¼ inch in diameter and be no more than 2 feet apart in any direction (see Figure 2-41). If the pattern utilizes lines, they must be at least ⅛ inch in width and spaced no more than 2 inches apart (see Figure 2-41, left).

**Figure 2-41: Patterned Glazing Treatment Requirements****b. Interior Lighting.**

- (1) Nonresidential spaces shall have automatic light shutoff systems using timers, photo sensors, motion sensors, or a combination of sensors.

**c. Site Design.** No mirrors shall be placed in or near planted areas or water features, or in locations where they would reflect trees, plants, or water.**E. Landscaping.** Landscaping standards in Chapter 9.34 (Landscaping Standards) apply in the Gateway districts except as modified below.

1. All areas between a building and adjoining sidewalk shall be landscaped, except for:
  - a. Areas required for vehicular or pedestrian access to the property; and
  - b. Courtyards, outdoor seating areas, and other similar outdoor spaces for customers and/or the general public.
2. Landscaping shall consist of any combination of trees and shrubs, and may include grass or related natural features, such as rock, stone, or mulch. Non-plant materials may occupy no more than 25 percent of the landscaped area,
3. Minimum landscape area requirements in 9.34.020.A (New Projects) do not apply in the Gateway districts.

**F. Projections Above Height Limit.**

1. Building features may project above maximum height limit in accordance with 9.30.040.D.1 (Exceptions to Height Limits).
2. Rooftop solar energy facilities may project above the maximum building height by up to five feet.

- G. Inclusionary Zoning.** For projects with 30 dwelling units or more, the project provides a minimum of 3 percent of the units affordable to low income households or 5 percent of the units affordable to moderate income households as defined in Chapter 9.100 (Definitions).

#### 9.29.060 – Building Design Standards

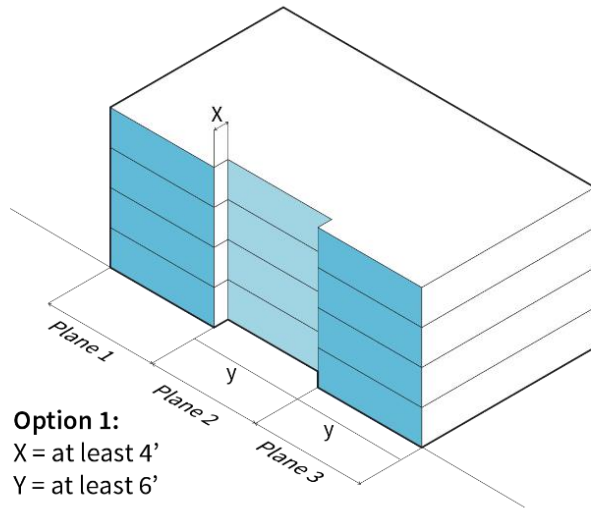
##### A. Purpose and Allowed Deviations.

1. This section establishes building design standards for projects seeking by-right approval with a Gateway Ministerial Permit. A project is eligible for a Gateway Ministerial Permit only if it conforms to these standards.
2. A project that does not conform with these standards is allowed with Design Review. See Section 9.29.020.C (Design Review) for required findings.

##### B. Building Modulation.

1. **Intent.** The intent of the building modulation standard is to
  - a. Break down large building volumes to reduce the perceived mass and box-like appearance of buildings; and
  - b. Create visual interest on street-facing building facades.
2. **Standards.** A building frontage that is longer than 30 feet wide and faces a public street, right-of-way, or publicly accessible path, shall be modulated in one of the following ways:
  - a. Provide one horizontal change in plane for every 30 feet of frontage, rounded up to the nearest whole number. The change in plane must be at least 4 feet deep and 6 feet wide and must be open to the sky. See Figure 2-42.

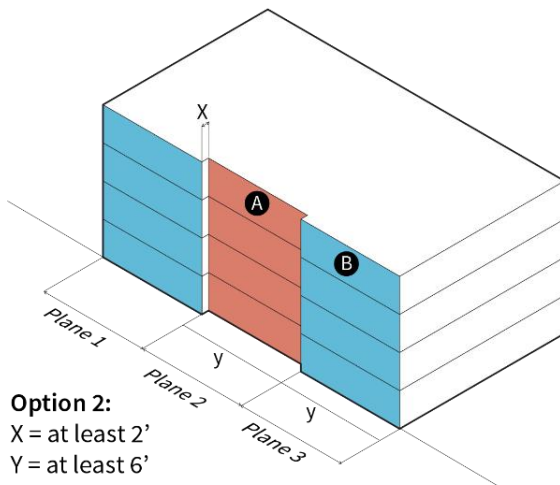
**Figure 2-42: Minimum 4x6' Break**



**Option 1:**  
 X = at least 4'  
 Y = at least 6'

- b. Provide a horizontal change in plane for every 30 feet of frontage, rounded up to the nearest whole number. The change in plane must be at least 2 feet deep and 6 feet wide and be combined with a change in material. See Figure 2-43.

**Figure 2-43: Minimum 2x6' Break with Material Change**

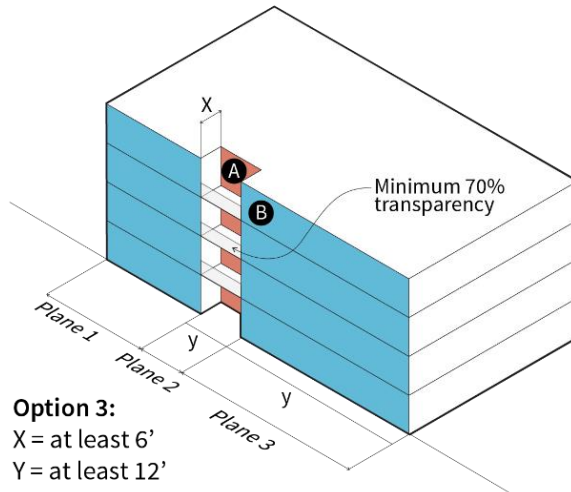


**Option 2:**  
 X = at least 2'  
 Y = at least 6'  
 Ⓐ Material A  
 Ⓑ Material B

Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

- c. Provide a horizontal change in plane at an interval of 50 feet or less. The change in plane must be at least 6 feet deep and 12 feet wide and be combined with a change in material. When implemented as building notches, notches may contain balconies as long as the railing is at least 70 percent see-through or transparent. See Figure 2-44.

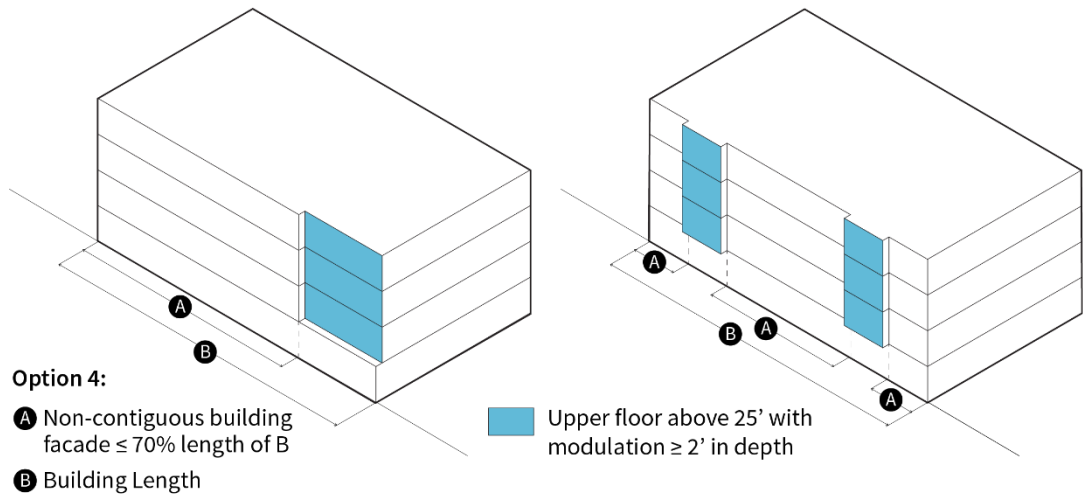
**Figure 2-44: Minimum 6x12' Break**



- Option 3:**  
 X = at least 6'  
 Y = at least 12'  
 A Material A  
 B Material B

- d. Provide upper floor modulation such that the building façade contains a continuous façade plane of no more than 70 percent of the façade length. The upper floor modulation must be a minimum of 2 feet in depth and may be a recess or a projection. See Figure 2-45.

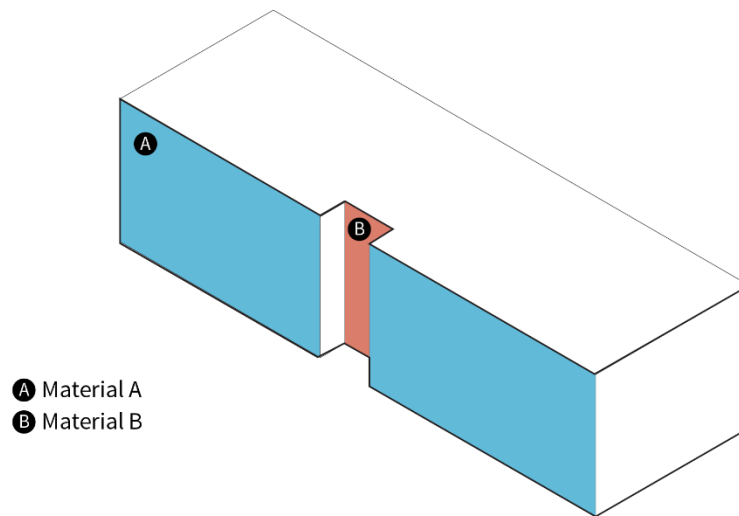
Figure 2-45: Upper Floor Modulation



C. Long Building Division.

1. **Intent.** The intent of the long building division standard is to promote a human-scaled and pedestrian-friendly environment with long street-facing building facades that appear as two or more distinct volumes.
2. **Standard.** A building 150 to 300 feet in length, which faces a public street, right-of-way, or publicly accessible path, shall include at least one vertical facade break with a minimum area greater than 64 square feet, a minimum width of 8 feet, and a minimum depth of 4 feet. See Figure 2-46.



**Figure 2-46: Vertical Façade Breaks****D. Façade Articulation.**

1. **Intent.** The intent of the façade articulation standards is to:
  - a. Create street-facing building facades that are varied and interesting with human-scale design details; and
  - b. Incorporate architectural elements that reduce the perceived mass and box-like appearance of buildings.
2. **Standards.** A project must incorporate at least two of the following façade articulation techniques on each building frontage that faces a public street, right-of-way, or publicly accessible path:
  - a. **Balconies.** At least 20 percent of the linear frontage of the building wall contains at least one above-ground balcony that is at least 4 feet in depth.
  - b. **Ground Level Porches and Patios.** At least one porch or patio every 50 feet of frontage. Minimum dimensions: 6 feet by 5 feet.
  - c. **Bay Windows.** At least 25 percent of all windows on the building wall consist of projecting windows. The furthest extent of each projecting window must project at least 1 foot from the building wall.
  - d. **Awnings.** At least 25 percent of all windows on the building wall feature awnings or other types of exterior treatments to shade windows.
  - e. **Visible Rooftop Landscaping.** Cascading rooftop landscaping for at least 50 percent of the building frontage.

- f. **Loggia.** An upper level covered exterior gallery or corridor (i.e., loggia) along the full length of the building wall.
- g. **Window Variation.** Variation in window size and pattern where the area and dimensions of windows are different for at least two of the stories.
- h. **Projecting Window Frames.** Projecting window frames where the depth of the frame must exceed the minimum dimension in Paragraph H (Windows) by at least 50 percent.
- i. **Contrasting Material and/or Color.** Variation in two of the following: exterior material, material size; texture and pattern; color.
- j. **Fine-Grain Building Materials.** Fine-grain building materials such as bricks and shingles that occupy least 50 percent of the wall area.
- k. **Awnings and Canopies.** Awnings and canopies that exceed minimum dimensions in Subsection F (Building Entries) by at least 50 percent.
- l. **Cornices and Decorative Horizontal Accent Lines.** Cornices and decorative horizontal accent lines that project at least 6 inches from the building wall for full length of building.
- m. **Vertical Accents.** Projecting or recessed vertical accents of at least every 30 feet for full length of the building.
- n. **Cornice or Parapet Cap.** A cornice or parapet cap that includes a change in material from the building wall and a minimum height of 8 inches and a minimum depth of 4 inches.
- o. **Rounded Corner Treatment.** A rounded corner treatment for the full height of the building at the intersection of two streets.

#### E. Roof Forms

- 1. **Intent.** The intent of the roof form standards is to:
  - a. Ensure that roof forms are varied and designed with architectural interest; and
  - b. Reduce the perceived mass of buildings as they meet the sky.
- 2. **Standards.**
  - a. **Roofline Articulation.** Projects must provide for roofline articulation by selecting one or more of the following techniques for each building frontage that faces a public street, right-of-way, or publicly accessible path:
    - (1) At least one change in roof pitch or form for every 30 feet of street-facing building frontage.
    - (2) A change in façade or roof height of at least 5 feet for a minimum of 25 percent of the building frontage.

- (3) At least one horizontal change in the street-facing building plane every 30 feet. Change in plane must be at least 4 feet deep, 6 feet wide, and open to the sky.
- (4) Green roof or roof landscaping along a minimum of 75 percent of the building frontage. Landscaping must be designed to be visible from the adjacent public sidewalk, street, pathway, or right-of-way.
- (5) A roof deck along a minimum of 75 percent of the building frontage. The roof deck railing must be within 5 feet of the street-facing parapet. At least one amenity structure for the use and enjoyment of the roof deck (e.g., pergola, wind barrier) permanently affixed to the roof deck must be visible from the adjacent public sidewalk, street, pathway, or right-of-way.
- (6) Varied roof types where at least two different roof types each occupy at least 25 percent of the building frontage. Roof types include gable, hipped, shed, and flat roof forms.
- (7) Overhanging eaves extending at least 2 feet beyond the building face for the full length of the building
- (8) Gables that break the horizontal eave at intervals of no more than 40 feet along the building façade.
- (9) Dormer windows, integrated into a sloped roof, occupying a minimum of 25 percent of the street-facing roof length as measured at the eave.
- (10) Decorative cornice and parapet treatments for the full length of the top-most roof line.

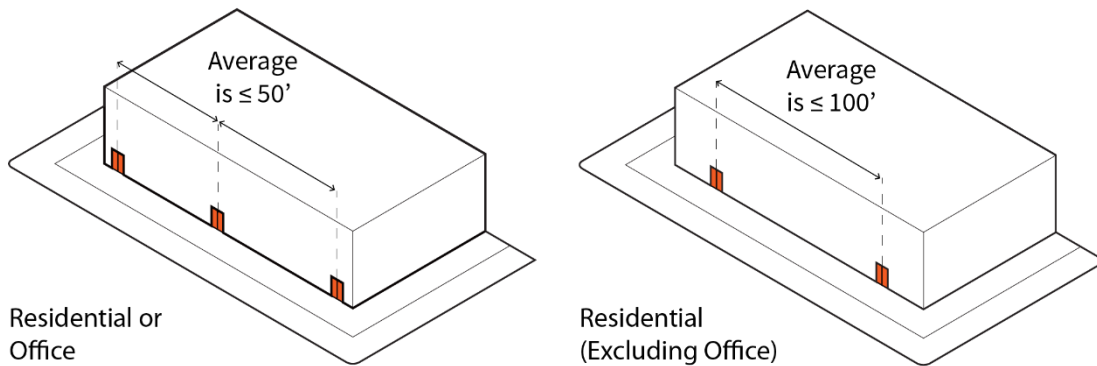
#### F. Building Entries.

1. **Intent.** The intent of the building entries standards is to:
  - a. Support cohesive neighborhoods and social interaction with outward facing buildings; and
  - b. Support a pedestrian-oriented public realm with an attractive and welcoming streetscape character.
2. **Standards.**
  - a. **Minimum Number of Entrances.** The ground floor of a building that faces a public sidewalk, street, pathway or right-of-way shall have entrances as required by Table 2-29. See Figure 2-47.

**Table 2-29: Minimum Number of Entrances Required**

Ground Floor Use	Average Distance between Entrances
Residential or Office	50 ft.
Non-residential (excluding office)	100 ft.

**Figure 2-47: Minimum Number of Entrances**

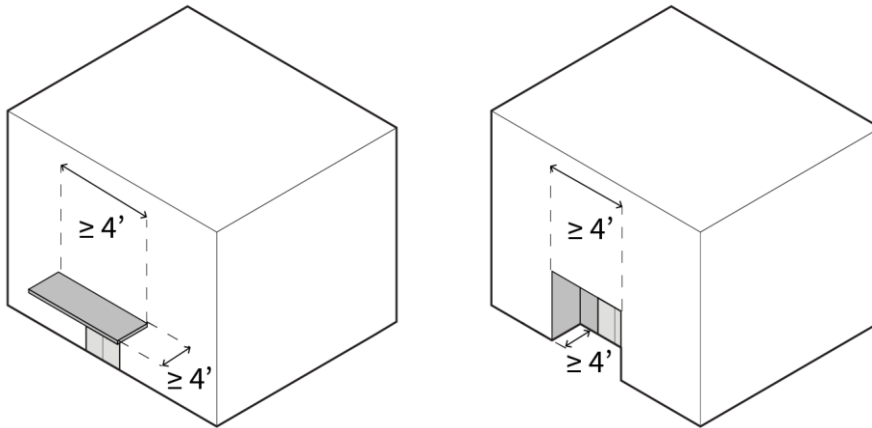


- b. **Corner Buildings.** A corner building must have an entrance facing both streets or have a single corner entrance accessible to both streets.
- c. **Functionality.** Entrances required by Paragraphs (a) and (b) above must remain functional and available for use by occupants.
- d. **Entrances to Individual Units.**
  - (1) For units adjacent to a public street that are accessed through ground level individual entrances (e.g., townhomes), the primary entrances must face the street.
  - (2) Entrances must be emphasized with one or more of the following:
    - i. An awning or canopy above the entry with a minimum outward projection of 3 feet and minimum width sufficient to clear the entrance on both sides.
    - ii. A recess in the building wall with a minimum width of 4 feet and depth of 2 feet. A recessed entry must feature design elements that call attention to the entrance through contrasting materials, crown molding, decorative trim, external lighting, differentiated paving in recessed area, or similarly obvious architectural feature.
    - iii. A covered porch, providing access to the entry, with a minimum dimension of 5 feet by 5 feet.

Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

- iv. A patio with minimum dimensions of 5 feet by 5 feet. A patio must include a row of shrubs, a fence, or a wall not to exceed 42 inches in height between the sidewalk and the patio to define the transition between public and private space.
- e. **Other Primary Entrances.** The following standards apply to all primary building entrances, excluding entrances to individual dwelling units.
  - (1) **Weather Protection.** Primary building entrances shall include weather protection with either:
    - i. A projecting awning, canopy, extended eave, or other similar feature above the entry, minimum 4 feet wide by 4 feet deep; or
    - ii. A recessed entry, minimum 4 feet wide by 4 feet deep. See Figure 2-48.

**Figure 2-48: Weather Protection**



- (2) **Visual Prominence.** Primary building entrances, excluding entrances to individual dwelling units, must be clearly visible from the street with visual prominence. Projects must select one or more of the following methods to satisfy this requirement:
  - i. A building wall modulation, either a recess or a projection, for the full building height above the entrance, minimum 4 feet in depth.
  - ii. A taller building roof element above an entry that projects above the adjacent roofline by at least 4 feet.
  - iii. A frontage court, minimum 25 feet wide by 25 feet deep, enclosed on at least three sides by building walls.
  - iv. A distinctive corner building treatment integrated into a corner entrance, such as rounded or angled facets or an embedded corner tower.

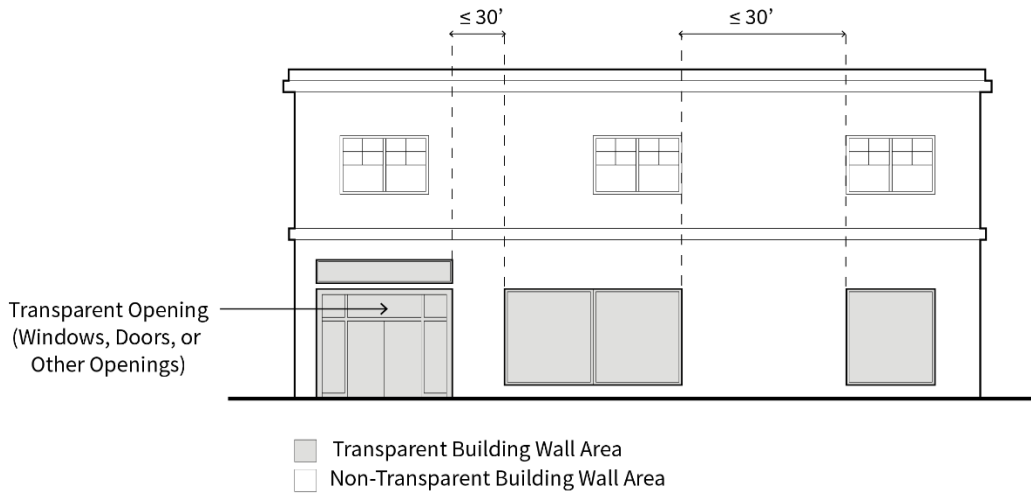
Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

- v. Entry materials or colors that contrast with surrounding façade treatment.
  - vi. Fenestration pattern that contrasts with surrounding window treatment.
  - vii. Projecting architectural elements surrounding the entrance, such as columns, porticos, and ornamental light fixtures.
  - viii. Artwork integrated into the entry design.
- f. **Visitable Entrances.** For at least 25 percent of the units, at least one entrance must be accessible via a route that does not have any stairs between it and the street lot line or an on-site parking space. The slope of the route may not exceed 1:8.

**G. Ground-Floor Frontages.**

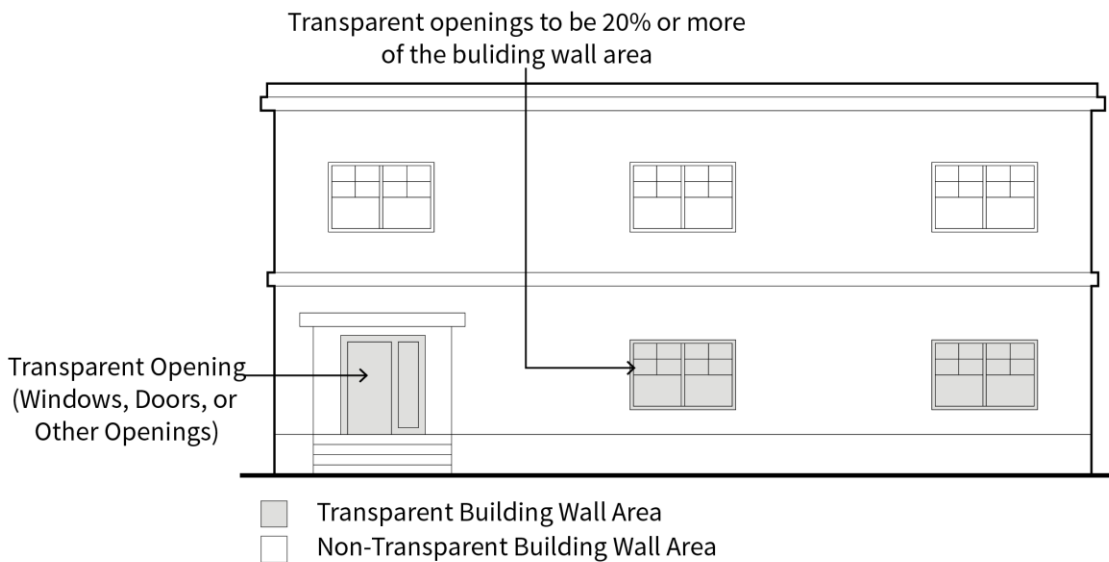
1. **Intent.** The intent of the ground-floor frontage standards is to:
  - a. Support an active and welcoming pedestrian environment;
  - b. Limit blank walls facing the street; and
  - c. Create an environment that will help attract and retain successful local businesses.
2. **Standards.**
  - a. **Openings Required - All Uses.** For all land uses, ground-level building walls facing and within 20 feet of a public sidewalk, street, pathway or right-of-way shall run in a continuous plane for no more than 30 feet without a window, door, or other similar building opening. See Figure 2-49.

Figure 2-49: Openings Required - All Uses



- b. **Ground-Floor Residential Openings.** A minimum of 20 percent of a ground-level residential building wall that faces and is within 20 feet of a public sidewalk, street, pathway, or right-of-way shall be comprised of entries, windows or glazing, and/or railings. Trim, including window shutters, is counted towards meeting this requirement. Garage doors are not included. See Figure 2-50.

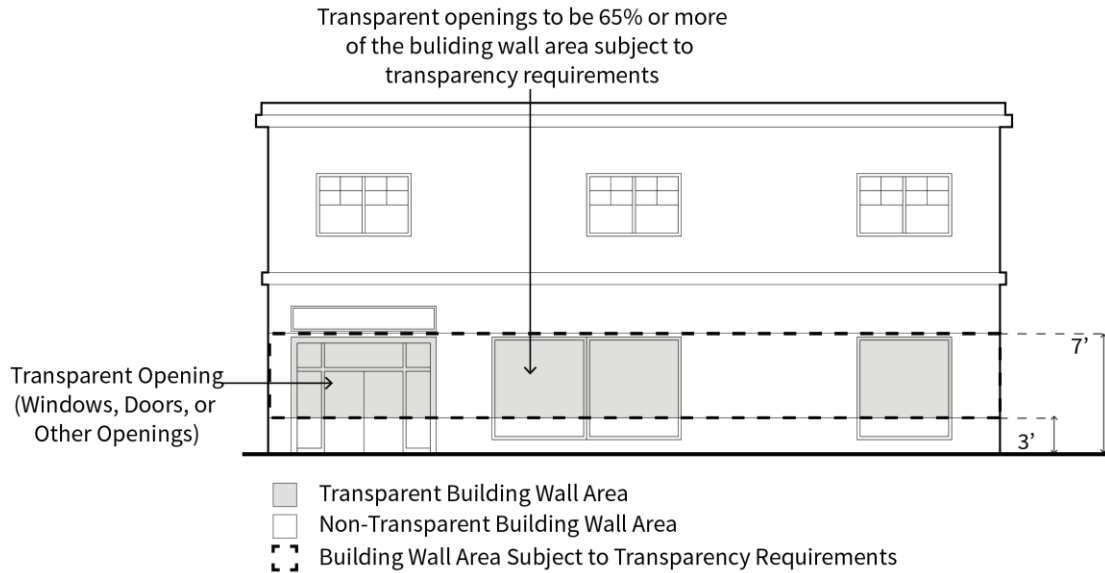
Figure 2-50: Ground-Floor Residential Openings



Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

- c. **Non-Residential Transparency.** A ground-level non-residential building wall that faces and is within 20 feet of a public sidewalk, street, pathway, or right-of-way must provide transparent windows or doors with views into the building for a minimum of 65 percent of the building frontage width located between 3 and 7 feet above the sidewalk. See Figure 2-51.

**Figure 2-51: Non-Residential Transparency**



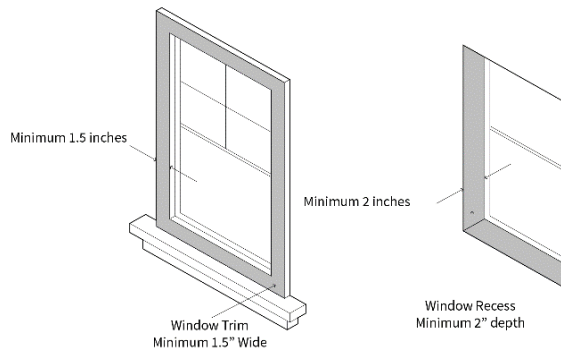
**H. Windows.**

- 1. **Intent.** The intent of the window standards is to:
  - a. Create visual interest and provide relief for flat walls;
  - b. Ensure long-term durability with quality materials; and
  - c. Prevent glare and ensure transparency of ground-floor openings.
- 2. **Standards.**
  - a. Windows for residential uses must have trim at least 1.5 inches in width or be recessed at least 2 inches from the plane of the surrounding exterior wall. See Figure 2-52.

Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)



**Figure 2-52: Window Trim or Depth**



- b. Window designs must differentiate the various components of the building such as ground-floor retail spaces, stair towers, corners, or residential units. To satisfy this requirement different building components must feature variation in at least two of the following: fenestration size, proportions, pattern, and depth or projection.
- c. Window films, mirrored glass, and spandrel glass are prohibited along the ground-floor building frontage.
- d. Folding security gates (scissor gates) for storefronts, building entrances, and windows are permitted in the Gateway districts.
- e. Windows must comply with bird safe standards in Section 9.29.050.D (Bird Safe Buildings).

**I. Garage Doors and Entries.**

- 1. **Intent.** The intent of the garages doors and entries standards is to:
  - a. Minimize the visual dominance of garage entries and garage doors; and
  - b. Support a safe and inviting pedestrian environment.
- 2. **Standards.**
  - a. **Garage Doors Serving Individual Units.** Garage doors serving individual units may not face a public street. Such garage doors must be oriented towards an alley or a private street/driveway that is internal to the project.
  - b. **Shared Garages and Parking Structures.** The following standards apply to garages serving multiple dwelling units and/or non-residential uses.
    - (1) No more than 25 percent of the site frontage facing a street may be devoted to garage opening, unless the street frontage is less than 80 feet, in which case a 20-foot garage opening is allowed.

Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

- (2) Above grade structured parking levels facing a public right-of-way or publicly accessible open space/path, with the exception of vehicular alleys, must either be lined with commercial or habitable uses with a minimum depth of 20 feet or feature a façade with the appearance of habitable uses.
- (3) Partially sub-grade parking (“Podium parking”) shall not have an exposed façade that exceeds 5 feet in height above abutting grade at back of sidewalk.
- (4) Podium parking must include a landscaped planter between the street and the podium. The planter must be at least 4 feet wide with a planting height and vegetative cover sufficient to fully screen the podium edge and ventilation openings from view. At maturity, plantings must comprise a minimum of 75 percent of the total landscape planter.

**J. Material Durability.**

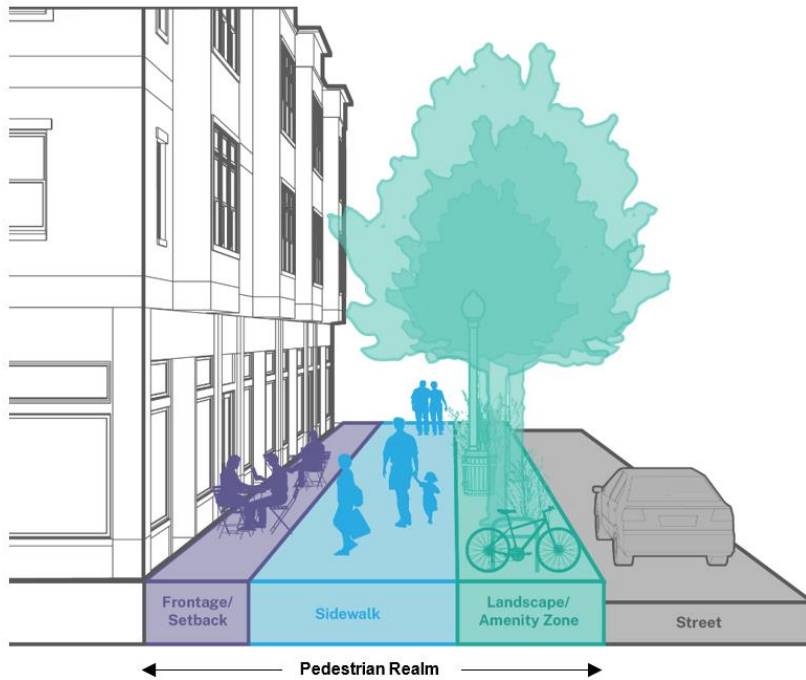
1. **Intent.** The intent of the material durability standard is to ensure that exterior building materials are high quality, durable, and convey a sense of permanence.
2. **Standards.**
  - a. **Material Lifespan.** Exterior finish materials shall have an expected lifespan of no less than 30 years as specified in the International Association of Certified Home Inspectors estimated life expectancy chart.
  - b. **Rainwater Protection.** Features to direct rainwater away from exterior walls shall include one or more of the following:
    1. Cornice, with drip at outer edge of corona (minimum 12-inch projection).
    2. Projecting eaves (minimum 12-inch projection).
    3. Scuppers, with or without downspouts (minimum 12-inch projection if no downspouts are used).
    4. Gutters, with downspouts or rain chains.
  - c. **Timber Protection.** Exterior timber shall be protected from decay by one or more of the following:
    1. Material properties (e.g., cedar).
    2. Staining and sealing.
    3. Painting.
  - d. **Metal Protection.** Exterior ferrous metals shall be protected from corrosion by one or more of the following:
    1. Metallurgical properties (e.g., galvanized, stainless, or weathering steel).
    2. Painting or other impermeable coating.

9.29.070 – Streetscape

A. Pedestrian Realm Dimensions

- 1. This subsection establishes minimum dimensions for the pedestrian realm between the street curb and street-facing building wall. As shown in Figure 2-53, the pedestrian realm consists of a sidewalk, landscape/amenity zone, and building frontage zone.

Figure 2-53: Pedestrian Realm



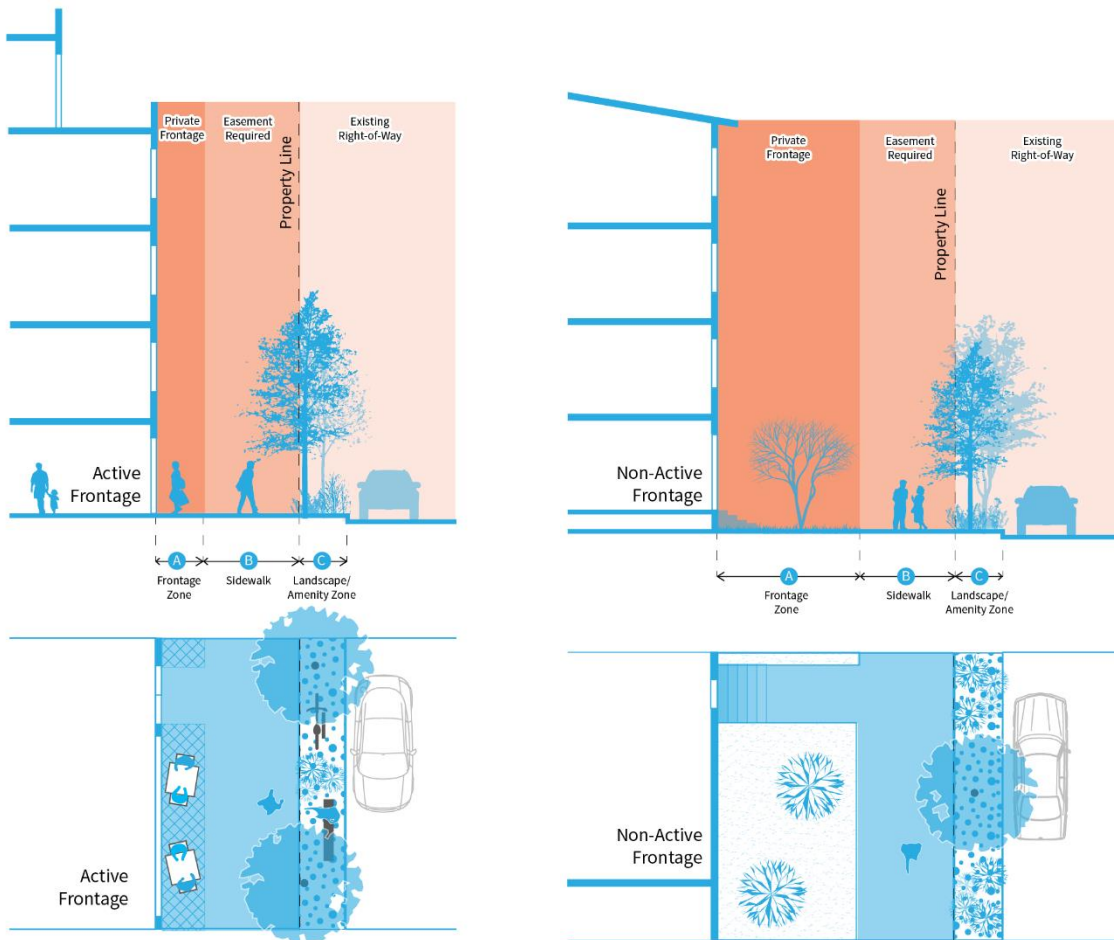
- 2. New buildings and other improvements shall be located on a site to allow for minimum pedestrian realm dimensions shown in Table 2-30 and illustrated in Figure 2-54. Minimum pedestrian realm dimensions are measured from the existing street curb or 20 feet from the existing or planned new street centerline, whichever is greater.

Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

**Table 2-30: Pedestrian Realm Dimensions**

Location	A Frontage Zone	B Sidewalk	C Landscape/ Amenity Zone
<b>“Active Frontage Type Required” Locations shown in Figure 10</b>			
Active Frontages	5 ft.	10 ft.	5 ft.
Non-Active Frontage	N/A	N/A	N/A
<b>All Other Locations</b>			
Active Frontages	5 ft.	8 ft.	5 ft.
Non-Active Frontage	15 ft	8 ft.	5 ft.

**Figure 2-54: Pedestrian Realm Dimensions**



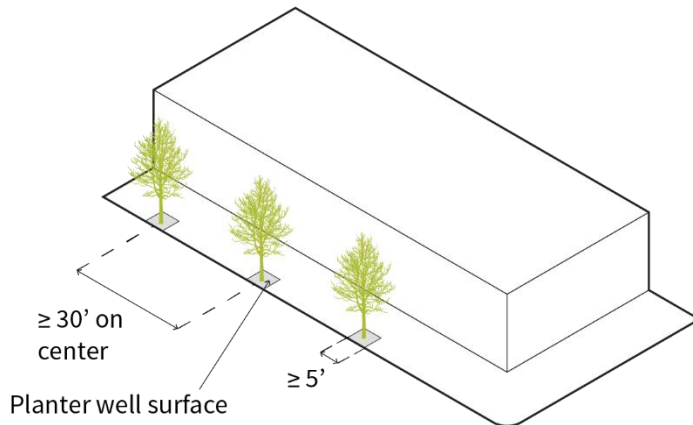
- Where the existing public sidewalk does not meet the minimum standard, a publicly accessible extension of the sidewalk into the property, with corresponding public access easement, shall be provided.

**B. Pedestrian Realm Improvements.**

Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

1. **When Required.** New pedestrian realm improvements are required when the development site borders or is traversed by an existing street or new local road connection and one or more of the following applies:
  - a. Development occurs on a vacant parcel.
  - b. A new primary structure is constructed.
  - c. The value of on-site improvements exceeds 33 percent of the value of the existing on-site improvements and an existing structure is not located within the pedestrian realm dimensions shown in Table 2-30.
2. **Frontage Zone.**
  - a. The building frontage zone adjacent to an active building frontage type may be occupied by sidewalk dining, outdoor displays, seating, and landscaping.
  - b. The building frontage zone adjacent to a non-active building frontage type may be occupied by stoops, porches, front yards, and landscaping.
3. **Sidewalks.** The developer shall install a sidewalk with the minimum pedestrian clear path shown in Table 2-30. The sidewalk shall be constructed consistent with the City's Standard Details.
4. **Street Trees.** Street trees shall be provided within the landscape/amenity zone as follows:
  - a. Spacing between trees: minimum 30 feet on center. See Figure 2-55.
  - b. Tree well size: minimum 5 feet each direction.
  - c. Planter well surfacing: tree grates, permeable pavers, decomposed granite, understory plants, or similar treatments as determined by City.
  - d. Street tree selection: tree species shall be selected from a City tree master list or in consultation with the City. Street tree species shall be consistent along each street.

**Figure 2-55: Street Trees**



**5. Street Furnishings.**

- a. Furnishings such as bicycle racks, seating, and trash receptacles shall be provided in the landscape/amenity zone consistent with City standards.
- b. Furnishing colors and materials shall be selected in consultation with the City to be durable, vandal resistant, and low maintenance.

**6. Green Infrastructure.** Green stormwater infrastructure to capture and treat runoff shall be incorporated into the landscape/amenity zone as required by the Municipal Regional Stormwater Permit.

**7. Street and Pedestrian Lighting.**

- a. Street and pedestrian lighting shall be provided in the landscape/amenity zone consistent with City standards.
- b. Light poles and fixture shall comply with City standard specifications and shall be selected to be durable, vandal resistant, and low maintenance.

**9.29.080 – Mobility**

**A. Greenways.**

- 1. **Conceptual Configuration.** Figure 2-56 shows the conceptual configuration of new greenways in the Gateway districts.

*Note: The contents of this figure will be incorporated into the Gateway Plan and removed from the code.*

Figure 2-56: Conceptual Greenway Configuration



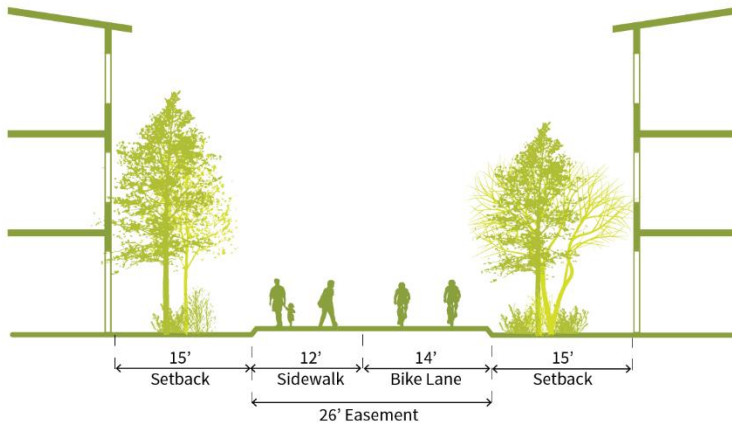
Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

2. **Final Configuration.** Final greenway configurations will be established in:
  - a. The Barrel District Master Plan; or
  - b. Development project applications for areas outside of the Barrel District.
3. **Greenways Required.** Greenways are required in the approximate locations shown in Figure 2-56. Development must provide greenways that create blocks consistent with Municipal Code Section 9.88.030.F.4 (Blocks). Block length and perimeter is measured along all publicly accessible thoroughfares, including streets and greenways.
4. **Standards.**
  - a. Greenways shall comply with standards shown in Table 2-31 and illustrated in Figure 2-57.
  - b. Greenways shall be designed to accommodate emergency vehicle access when required by the Arcata Fire District.

**Table 2-31: Greenway Standards**

	Minimum Dimension
Public Access Easement	26 ft.
Building-to-building	56 ft.
Pedestrian Realm	
Building Frontage Zone	15 ft.
Walkway	12 ft. (10' pavement plus 2' reinforced decomposed granite jog strip on one side)
Bike lane	14 ft. (Two 7' bike lanes)

**Figure 2-57: Greenway Standards**



- B. **Parking.** All off-street parking and loading requirements in Chapter 9.36 (Parking and Loading) apply in the Gateway districts except as follows:

Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)



1. **Number of Spaces.** All land uses established after the Gateway Area Plan is adopted must comply with the minimum and maximum number of off-street parking space standards in Table 2-32.

**Table 2-32: Required Number of Off-Street Parking Space**

Land Use	Minimum	Maximum			
	All districts	G-B	G-H	G-C	G-N
Residential uses					
Units 1,000 sf and less	None	0.5 per unit	0.25 per unit	0.25 per unit	0.5 per unit
Units more than 1,000 sf	None	0.5 per unit	0.5 per unit	0.5 per unit	0.75 per unit
Commercial uses, including retail, restaurants, and personal services	None	1 per 500 sf	1 per 1,000 sf	1 per 1,000 sf	1 per 1,000 sf
Employment uses, including professional offices and R&D	1 per 1,500 sf	1 per 750 sf	1 per 1,000 sf	1 per 500 sf	1 per 500 sf
Hotels, motels, and inns	0.5 per guest room	1 per guest room	1 per guest room	1 per guest room	1 per guest room
All other land uses	None	1 per 1,000 sf	1 per 1,000 sf	1 per 1,000 sf	1 per 1,000 sf

**C. Transportation Demand Management**

1. **Non-Residential Transportation Demand Management Standards.** All new non-residential uses over 10,000 cumulative square feet in a project or on a parcel must prepare a TDM plan with the following programs and measures to encourage employees to use transit, ridersharing, walking, biking, and telework. TDM programs and measures may include:
  - a. Priority parking for carpools and vanpools.
  - b. Bicycle parking and storage as required by this chapter.
  - c. Bicycle commuter amenities including shower and changing facilities.
  - d. Maximum parking as required by this chapter.
  - e. Carshare parking as required by this chapter.
  - f. Parking cashout option where employees are given the option to receive a cash payment in lieu of a parking space.
  - g. Monetary incentives for alternative modes, such as subsidized transit passes, bike-share or carpools.
  - h. An on-site TDM coordinator to provide information on non-automobile travel options and coordinate TDM programs.

**D. Unbundled Parking**

1. **Unbundled Commercial Parking Spaces.** All commercial parking spaces must be unbundled from the cost of a leased commercial space, and the cost of the parking

Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

space shall be included as a separate line item in the commercial space lease.

2. **Unbundled Residential Parking Spaces.** Payment for residential parking spaces must be unbundled from the cost of rent or purchase. The cost of the parking space must be included as a separate line item in the unit sale price or rental agreement.

**E. Carpools.**

1. Non-residential uses shall provide designated carpool/vanpool spaces as shown in Table 2-33.
2. These spaces shall be located closest to the main entrance of the project (exclusive of spaces designated for handicapped) and shall be included in the maximum allowable parking.

**Table 2-33: Parking for Carpools and Vanpools**

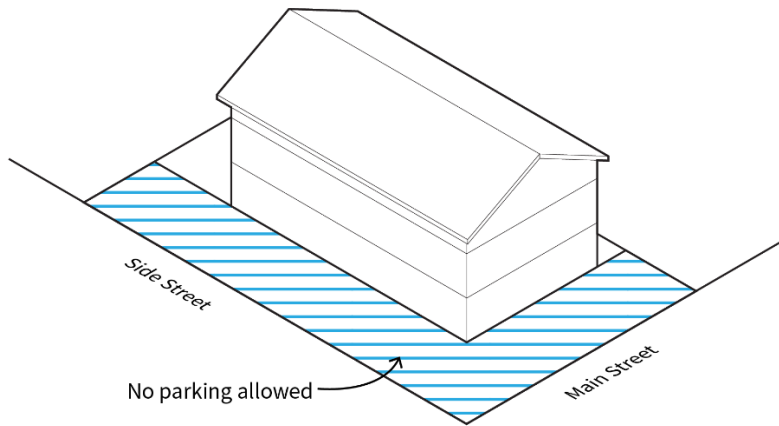
Floor Area of Employment Use	Number of Required Carpool/Vanpool Spaces
Less than 40,000 sq. ft.	0
40,000 sq. ft. or more	1

**F. Parking Location and Design**

1. **Alley Access.** For lots served by an alley, access to parking must be from the alley.
2. **Curb Cut Frequency.**
  - a. On a single lot, A maximum of two curb cuts for one-way traffic and one curb cut for two-way traffic are permitted per street frontage per 250 feet of lineal street frontage.
  - b. On a development site that occupies a complete block face, a new alley must be established to provide vehicle access. In such a case no other curb cuts are permitted.
3. **Curb Cut and Access Drive Dimensions.** The maximum width of a new access drive crossing a public sidewalk is 12 feet for a one-way access drive and 20 feet for a two-way access drive.
4. **Parking Placement.** Surface parking spaces may not be located in the area between the front and street side property line and a line extended horizontally from the exterior building walls to the edges of the lot. See Figure 2-58.

Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

**Figure 2-58: Parking Placement**



5. **Screening.** The perimeter of a surface parking lot facing a street shall be screened with a minimum 3-foot-high evergreen hedge, fence or wall. Fences must be at 75 percent opaque.

**G. Bicycle Facilities**

1. **Bicycle Parking Space.** Bicycle parking must be provided as shown in Table 2-34. Bicycle parking shall be designed and located consistent with Land Use Code Section 9.36.060.B.

**Table 12-34: Bicycle Parking Spaces Required**

Land Use	Number of Required Bicycle Parking Spaces
Neighborhood-serving commercial uses (e.g., restaurants, retail, personal services)	1 per 500 sq. ft. for first 5,000 sq. ft, then 1 per 1,000 square feet
Professional Office, R&D and other employment uses	1 per 500 sq. ft. for first 5,000 sq. ft, then 1 per 1,000 square feet
Other nonresidential uses	1 per 1,000 sq. ft. for first 5,000 sq. ft, then 1 per 2,000 square feet
Multifamily Residential	1 per unit

2. **Bicycle Parking.** The number of bicycle parking spaces required by Section 9.36.060 (Bicycle Parking) shall be calculated using the number of vehicle spaces required by Table 3-6 in Section 9.36.040.A (Parking Requirements by Land Use).

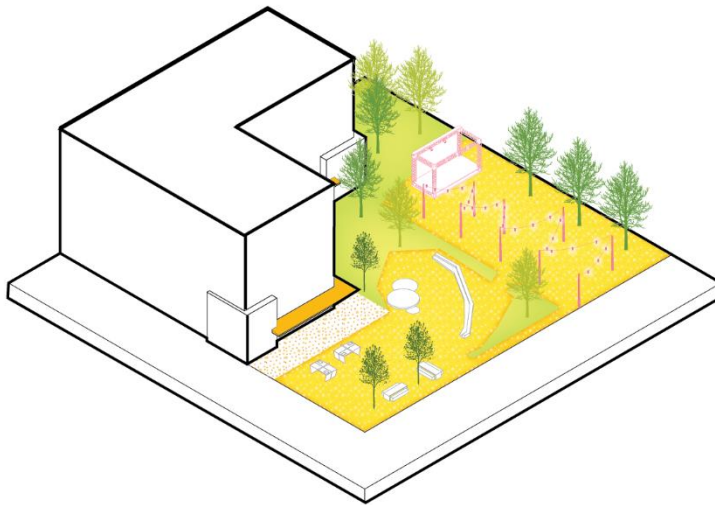
Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

**9.29.090 – Open Space**

**A. Purpose.** This section identifies requirements for open space and conservation in the Gateway districts. Standards apply to four types of open space as identified in the Gateway Area Plan: community square, linear park, privately owned publicly accessible open space, and passive open space.

**B. Community Square.**

1. **Definition.** A community square is a formal area with focused landscaping and hardscape for civic purposes and commercial activities, spatially defined by building frontages, and located at the intersection of important streets or pedestrian paths. See Figure 2-59.

**Figure 2-59: Community Square****2. Barrel District Master Plan.**

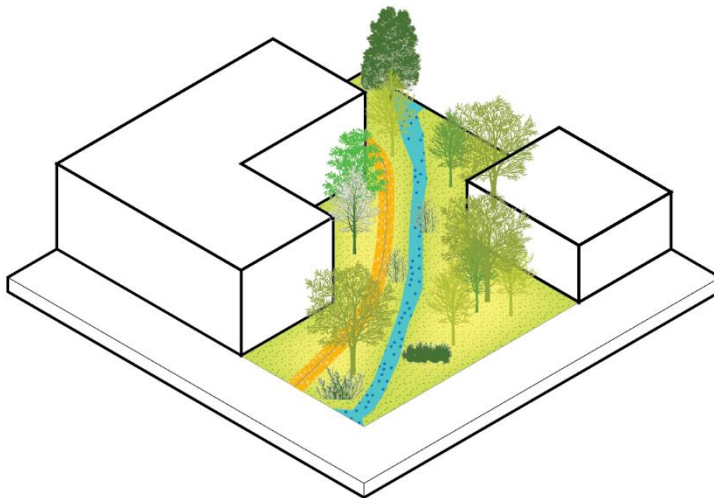
- a. The Barrel District Master Plan must include a community square within the Barrel District. The community square design in the approved final Master Plan must:
  1. Support civic and commercial activities such as farmers' markets, concerts and art fairs; and
  2. Serve as a flexible gathering space for all ages and abilities.
- b. The minimum size of the Barrel District community square is 0.50 acres.
- c. The community square design in the Master Plan must include the following:
  1. Street frontage on at least two sides.
  2. Retail, restaurants, and other active ground floor uses fronting the square.

3. If buildings front the square, active ground floor uses with such as outdoor seating.
4. Street trees along adjacent sidewalks.
5. Orientation to maximize solar access.
6. Traffic-calming features such as crosswalks, pedestrian-oriented intersections and landscaped buffers.
7. Furnishings such as benches, chairs, tables and drinking fountains.
8. Awnings and coverings, either attached to buildings or freestanding, to provide weather protection.
9. Features that encourage and accommodate public gathering, such as pavilions, kiosks, bandstands, and public art.
10. Lighting sufficient for nighttime use.

### C. Linear Park

1. **Definition.** A linear park is a linear space for community gathering, strolling and access to nature that provides a green connector between destinations. See Figure 2-60. Linear parks may include Class I trails, Class IV Bikeways, recreational or fitness equipment, and other amenities available for public use.

**Figure 2-60: Linear Park**



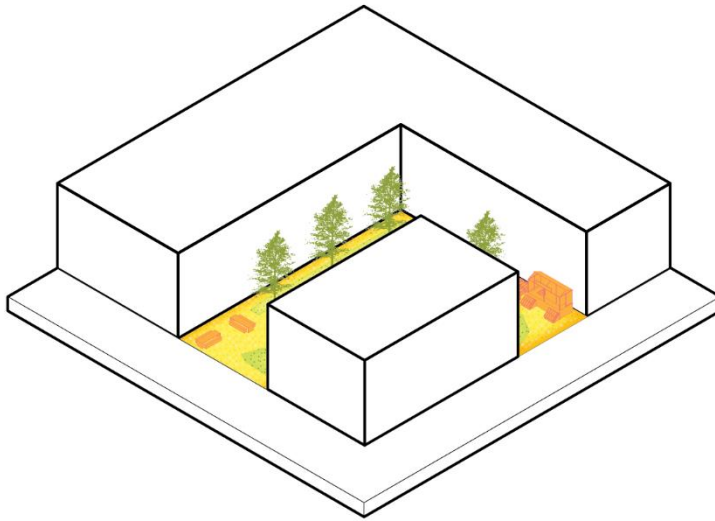
2. **Location.**
  - a. A linear park is required within the N Street right-of-way north of 11<sup>th</sup> Street.
  - b. Linear parks may also be provided in other locations, such railroad rights-of-way, unused City-owned public rights-of-way, and parcels dedicated and floodways.

3. **Standards.** Linear parks shall confirm with the following standards:
- a. **Minimum Width:** The right-of-way width within which the park is located or 15 feet from the edge of riparian setback, whichever is greater.
  - b. **Natural Resource Protection.** The development and maintenance of a linear park shall comply with all applicable City riparian habitat and natural resource protection regulations.
  - c. **Lighting.** Bollards with integral lights or pedestrian scaled lights shall be placed along the linear park for visibility and security.
  - d. **Amenities.** Seating, bike racks, trash receptacles, and other pedestrian amenities shall be placed along the linear park.
  - e. **Special Uses and Accent Elements.** Special uses or accent elements should be placed along the length of the linear park such as public art, umbrellas and overhead structures, bike/scooter parking, recreation/activity elements, and group seating.
  - f. **Easements.** For linear parks on private property, public access easements are required to ensure permanent public access.
  - g. **Maintenance.** For linear parks on private property, all improvements shall be maintained by the property owner.
  - h. **Landscaping.** Linear park landscaping shall consist of unobstructed lawns, planting beds, trees and/or drought tolerant landscape as follows:
    1. Trees shall be arranged naturalistically and provide shade for trails that pass through.
    2. Hardscape shall be minimal and only in support of providing access with sidewalks and peripheral connections.
  - i. **Visibility.** Entrances shall be clearly marked and provided on both sides of the linear park.
  - j. **Street Crossings.** Where a linear park crosses over streets, Crosswalks, signage and other traffic-calming features shall be provided at those locations as required the City.

#### D. Privately Owned Publicly Accessible Open Space

1. **Definition.** Privately owned publicly accessible open spaces are courtyards, plazas, paseos, and other similar spaces open to the public and provided as part of new development on property that remains under private ownership. See Figure 2-61.

**Figure 2-61: Privately Owned Publicly Accessible Open Space**



**2. Amount of Open Space Required.**

- a. Within the “private open space” area shown in Gateway Area Plan Figure 7, a project participating in the community benefits program must either:
  - (i) Provide publicly accessible open space in the amount shown in Table 2-35; or
  - (ii) Pay in-lieu fees to be used by the City to construct off-site public open space.

**Table 2-35: Publicly Accessible Open Space Requirement**

Site Area	Open Space Required (percent of site area)				
	Base – 4 stories	Tier 1 – 5 stories	Tier 2 – 6 stories	Tier 3 – 7 stories	Tier 4 – 8 stories
Less than 30,000 sq. ft.	None	None	10%	12.5%	15%
30,000 sq. ft. or more	None	7.5%	12.5%	15%	17.5%

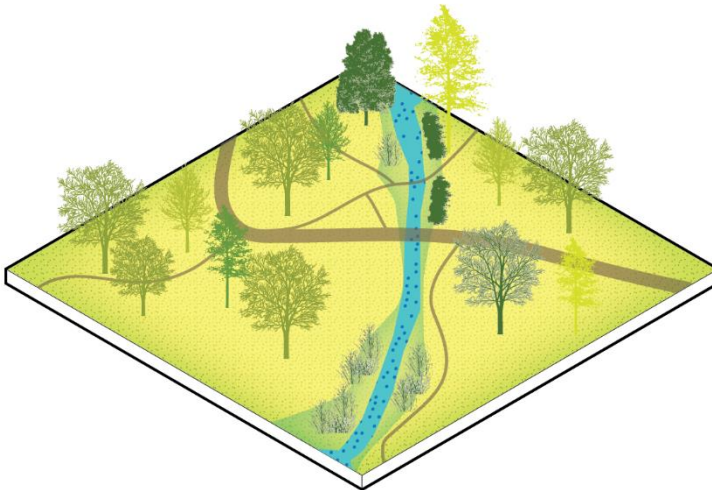
- b. Outside of the “private open space” area shown in Gateway Area Plan Figure 7, providing publicly accessible open space is optional for a project participating in the community benefits program. To receive credit through the program, a project must provide publicly accessible open space in the amount shown in Table 2-35.
- 3. Minimum dimensions.** Open space shall have a minimum average dimension of 30 ft. in two opposing directions.

4. **Accessibility and Visibility.** Open space shall be directly accessible and visible from a public right-of-way, shall be at ground level and open to the sky, except as permitted in Paragraph 10 (Awnings and Other Coverings).
5. **Lighting.** Illumination levels in open spaces are required to maintain one horizontal foot candle across all walkable and seating areas in the open space, and along sidewalks adjacent to the open space. Lighting shall comply with Section 9.30.070 (Outdoor Lighting).
6. **Connection with the Sidewalk.** Where open spaces front onto a street, they shall connect to the sidewalk at grade level. Minor changes of elevation of no more than 2 feet are permitted within the first 15 feet back from the edge of sidewalk. Changes of elevation of no more than 4 feet are permitted, provided that the elevated area is located at least 15 feet from the sidewalk. Sunken plazas shall be no more than 18 inches below the street level. All connections must meet federal ADA guidelines, local accessibility codes, and building code.
7. **Placement of Elements Along Sidewalk Frontage.** At least 50 percent of the linear sidewalk frontage of the open space must be unobstructed by fixed elements, including walls or planters higher than 36 inches, fixed trash receptacles or elements that are permitted elsewhere in the open space. This zone of unobstructed open space shall extend back from the property line a minimum of 15 feet. Seating, including fixed seating, is permitted in this zone.
8. **Active Uses.** In order to activate and enliven open space areas, the following shall be required on sites with ground-floor non-residential uses.
  - a. No less than 50 percent of building frontages adjacent to the open space shall be composed of active uses, as measured in a linear direction along the perimeter.
  - b. Active uses, open spaces and entries shall be oriented to the open space.
  - c. Active uses are permitted to spill out into open space if they provide seating and shading.
9. **Open Space Furniture and Other Elements.** Open space furniture and other elements are permitted to occupy up to a maximum of 40 percent of the area of a plaza or open space. Allowable features include such items fixed or movable seating, plantings, lights, signage and trash receptacles.
10. **Awnings and other Coverings.** Permanent coverings associated with buildings, including awnings and bridges, and/or freestanding canopies, such as band shells, shall not cover more than 50 percent of the square footage of the open space, and shall have a minimum clearance of 8 feet. If overhanging a fire access lane, minimum clearance for coverings shall be established by the Building Code.
11. **Prohibited Elements:** The following shall not be permitted in or directly adjacent to open space.



- a. Building mechanical systems shall not be exhausted within or at the perimeter of open spaces. Mechanical intakes on adjacent building walls shall be installed at a minimum height of 15 feet above the open space grade.
  - b. Garage entrances, driveways, parking spaces and loading docks.
  - c. Trash or other solid waste storage facilities.
  - d. Service entrances, utility access, or other similar features.
12. **Residential Entries.** Entries to individual residential units are permitted in open spaces, if they are recessed by at least 5 feet from public or publicly-accessible private walkways and sidewalks.
  13. **Ground floor Windows.** Glazing on the ground floor, where provided for non-residential ground-floor uses, shall be transparent and non-reflective.
  14. **Fences, Walls and Hedges.** Fences, walls and hedges within open spaces are permitted with a maximum height of 36 inches.
- E. Passive Open Space,**
1. **Definition.** Undeveloped lands left in a natural state for conservation or outdoor recreation. See Figure 2-62.

Figure 2-62: Passive Open Space



2. **Location.** Existing protected wetlands and riparian areas throughout Gateway districts, both public and private.
3. **Standards.**
  - a. The development, use, and maintenance of a linear park shall comply with all applicable City, state, and federal natural resource protection regulations.

- b. Passive open space shall protect and manage unique or significant natural features, such as rivers and streams, wetlands and marshes, environmentally sensitive areas, and wildlife habitats.
- c. Passive open space may allow for wildlife viewing, environmental interpretation and education, and nature photography.

**9.29.100 – Community Benefits**

- A. Purpose.** The community benefits program allows applicants to incorporate community benefits into proposed development projects in exchange for increased development potential and by-right approval. This program is intended to facilitate the production of new multifamily and mixed-use residential development with amenities that benefit the general public.
- B. Eligibility.**
  - 1. Multifamily and mixed-use residential projects in the Gateway districts may participate in the community benefits program. To be eligible for incentives, at least two-thirds of the total floor area of a mixed-use residential project must be occupied by a residential use.
  - 2. An eligible project must:
    - a. Meet the minimum density requirement shown in the development standards tables in Gateway Area Plan Table 7);
    - b. Satisfy Arcata’s inclusionary housing for the Gateway districts; and
    - c. Comply with all applicable development and design standards in this chapter.
- C. Tiers.**
  - 1. The community benefit program utilizes a tiered incentives system where projects that provide higher levels of community benefits are permitted greater intensity.
  - 2. Table 2-36 shows which incentive tiers are available in each of the Gateway districts.

**TABLE 2-36: COMMUNITY BENEFIT PROGRAM TIER AVAILABILITY**

District	Tier 1	Tier 2	Tier 3	Tier 4
Gateway Barrel (G-B)	Yes	Yes	Yes	Yes
Gateway Hub (G-H)	Yes	Yes	Yes	No
Gateway Corridor (G-C)	Yes	Yes	No	No
Gateway Neighborhood (G-N)	Yes	No	No	No

Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

**D. Incentives.**

- 1. **Increased Height.** The maximum allowed building height of an eligible project providing community benefits is shown in the development standards tables in Section 9.29.040 (District Standards).
- 2. **By-Right Approval.** An eligible project providing community benefits shall be approved by-right with a Gateway Ministerial Permit. A Use Permit, Design Review, or other discretionary City approval is not required.

**E. Benefits**

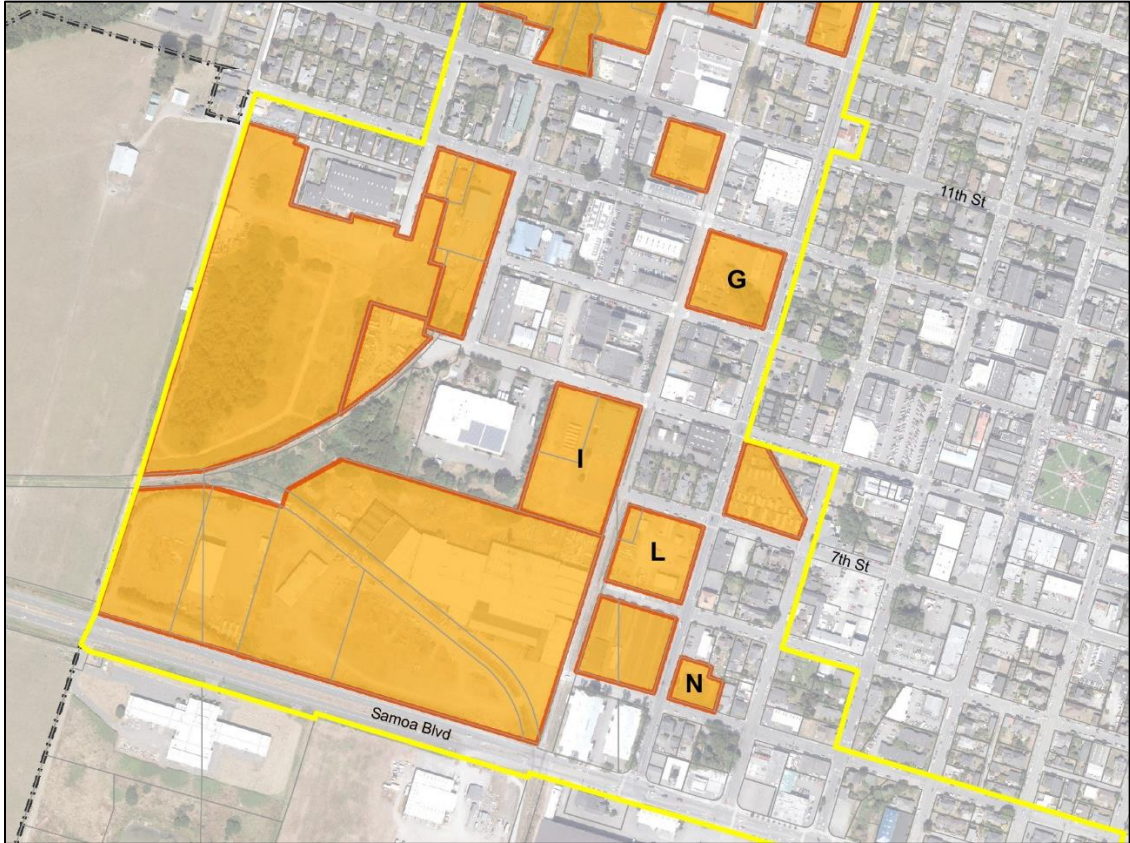
- 1. **Available Benefits.**
  - a. To be eligible for incentives identified in Section 9.29.100.D (Incentives), a development project may select community benefits in the “Gateway Code Available Community Benefits” adopted by City Council resolution.
  - b. Point values assigned to each benefit provided are identified in the Available Community Benefits document.
- 2. **Points Required.** The minimum number of points required for each community benefit tier are identified in the Available Community Benefits document.
- 3. **Limitations.** The City may grant incentives only when the community benefits offered are not otherwise required by the Municipal Code or any other provision of local, state, or federal law.
- 4. **Timing.** Community benefits must be provided:
  - a. Prior to issuance of building permit for the payment of fees; and
  - b. Prior to final inspection for the construction of improvements.

Attachment: A. Gateway FBC 6.5.23 (4216 : General Plan Updates)

# Introduction

This document contains site tests of development standards in the Draft Gateway Code. Architects at Urban Field Studio prepared these tests to confirm that the proposed Gateway Code standards can physically accommodate the type and intensity of development envisioned by the Gateway Plan. The results of these site tests can help identify refinements to the Draft Gateway Code that may be desirable given community priorities and Gateway Plan objectives.

Site tests were prepared for Gateway Plan opportunity sites G, I, L N as shown in the figure below. These sites were selected to consider a range of existing conditions on sites with high development potential. Site tests were consistent with building placement, height, massing, parking, open space, and other relevant standards in the Draft Gateway Code.



For each site, the following test information contains a graphic showing the site boundary and context, a ground floor plan, and an upper floor plan. A table contains site information, test inputs and assumptions, and test outputs (number of units and density). Important observations from the testing exercise for each site are also provided. Summary observations and recommendations for the Gateway Code are provided in the Conclusion section of this document following the site test information.

Attachment: B. Site Testing (4216 : General Plan Updates)

**SITE G**



Site Information	
Zoning District	Gateway Corridor
Parcel Dimensions	250' x 250'
Parcel Area	1.42 acres
Inputs/Assumptions	
Building Height	5 stories and 60 feet
Average Unit Size	946 sq. ft.
Ground Floor Commercial	4,500 sq. ft.
Open Space	25,000 sq. ft.
Parking	45 garage spaces
Test Outputs	
Dwelling Units	87
Density	61 du/ac

Site G: Ground Floor Plan



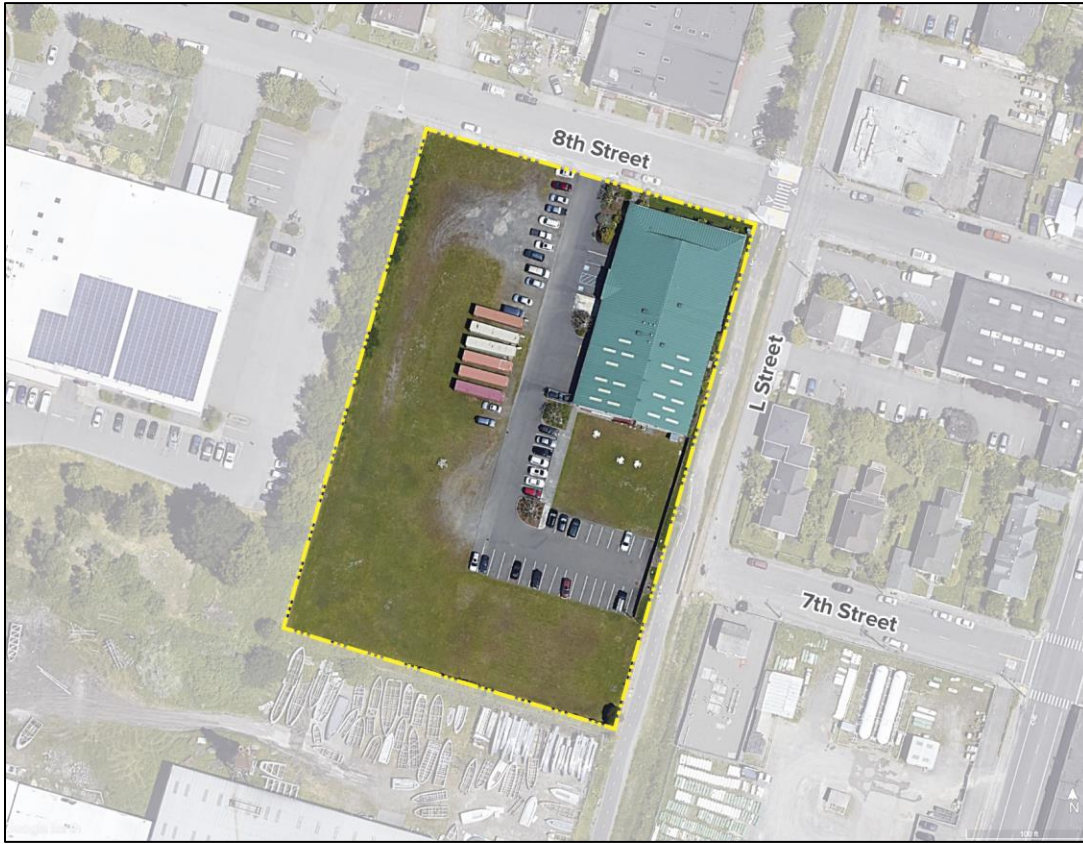
Upper Floor Plan



### Observations:

- The area for ground level commercial space is limited facing 9<sup>th</sup> street due to the creek. This would result in perhaps one small isolated tenant space, presenting a very high risk location for a potential tenant.
- A large creek setback reduces the available land for development, reducing the unit yield and area for any onsite parking.
- Daylighting the creek is possible, though it would require dividing the building into two very small buildings with possibly an upper-level connection. If this is mandated, individual townhomes or walk-up apartments (max 3 story) might be a more viable solution. Adding structured parking and an elevator may make financial feasibility impossible.
- Large setbacks reduce the buildable area and ability to have onsite parking. This can create challenges to obtaining funding for the project and financial feasibility.
- Current economics likely won't work for structured parking. This means housing typologies that utilize street parking, surface parking, or townhomes with built-in parking may need to be considered.

# Site I



Site Information	
Zoning District	Gateway Barrell
Parcel Dimensions	270' x 423'
Parcel Area	2.65 acres
Inputs/Assumptions	
Building Height	7 stories and 80 feet
Average Unit Size	973 sq. ft.
Ground Floor Commercial	7,800 sq. ft.
Open Space	43,573 sq. ft.
Parking	150 garage spaces
Test Outputs	
Dwelling Units	300
Density	113 du/ac

Attachment: B. Site Testing (4216 : General Plan Updates)

Site I: Ground Floor Plan



Upper Floor Plan



### Observations:

- Step-backs require that units at upper levels are custom and few in number. This presents a substantial premium in the cost per unit, negatively impacting the return and potentially leading to cost-cutting on the quality of construction to offset the costs or financial feasibility. These step-backs are especially difficult if they do not occur at the building type height limits set by the building code.
- Arcata has a uniquely intimate commercial streets and sidewalks. 20-foot sidewalks are not typical here and more appropriate where there are both a high concentration of pedestrians and outdoor seating for restaurants. In smaller communities, large sidewalks can feel empty due to their size. Consider 15-foot dimension to face of curb from building for both retail and residential uses. Retail may be hard scape, and residential may be a combination of landscape with minimum 6-foot sidewalks.
- This site is large enough for an efficient structured parking solution. However, this still may not be financially feasible. With smaller setbacks it may be possible to create enough surface parking to support a three story apartment structure.



- The existing commercial uses along 8<sup>th</sup> street in this particular area are more industrial in nature and may not generate the rent to cover the expense of vertical mixed-use retail. This retail requires expensive mechanical, electrical and plumbing and fire separation systems to be provided creating very high construction costs.
- There are costs associated with the demolition and lost income caused by the replacement of the Health Center.

### Site L



Site Information	
Zoning District	Gateway Corridor
Parcel Dimensions	250' x 250'
Parcel Area	1.44 acres
Inputs/Assumptions	
Building Height	5 stories and 60 feet
Average Unit Size	949 sq. ft.
Ground Floor Commercial	5,800 sq. ft.
Open Space	25,839 sq. ft.
Parking	72 garage spaces
Test Outputs	
Dwelling Units	122
Density	84 du/ac

Attachment: B. Site Testing (4216 : General Plan Updates)

Site L: Ground Floor Plan



Upper Floor Plan



**Observations:**

- Step-back requirements would result in too many unit types for a small building. If step-backs are necessary they should be coordinated with building code criteria for building types. For example, if four stories are allowed without step-backs, it increases the feasibility of a type V apartment building which allows a four-story wood framed building.
- Large setbacks reduce the possibility for parking on-site or different housing typologies. Consider 15-foot dimension from face of building to face of curb to create a larger developable area allowing the site flexibility to respond to a variety of solutions.
- Current economics likely won't work for structured parking. Means either less parking or reduced units with surface and tuck under parking.

Attachment: B. Site Testing (4216 : General Plan Updates)

# Site N



Site Information	
Zoning District	Gateway Neighborhood
Parcel Dimensions	135' x 150' with 40' x 60' notch
Parcel Area	0.43 acres
Inputs/Assumptions	
Building Height	4 stories and 50 feet
Average Unit Size	962 sq. ft.
Ground Floor Commercial	3,500 sq. ft.
Open Space	5,618 sq. ft.
Parking	12 garage spaces
Test Outputs	
Dwelling Units	27
Density	62 du/ac

Attachment: B. Site Testing (4216 : General Plan Updates)

Site N: Ground Floor Plan



Upper Floor Plan



**Observations:**

- Consider utilizing street parking on small sites to reserve limited real estate for units and allow a higher yield for a lower height, lower-cost housing typology.
- The retail will need parking as will the residential. The combined demand for parking may impact the feasibility of both uses.
- Current economics likely won't work for structured parking. This means either less parking or reduced units with surface and tuck under parking.

Attachment: B. Site Testing (4216 : General Plan Updates)

## Conclusions

The table below summarizes the number of units and resulting density for the tests on each of the sites. Site testing found an achievable density ranging from 61 units per acre (Site G) to 113 units per acre (Site I).

	Site G	Site I	Site L	Site N
<b>Zoning District</b>	G-C	G-B	G-C	G-N
<b>Building Height</b>	5 stories	6 stories	5 stories	4 stories
<b>Dwelling Units</b>	87 units	300 units	122 units	27 units
<b>Density</b>	61 du/ac	113 du/ac	84 du/ac	62 du/ac

The Gateway Code aims to implement Gateway Plan goals to facilitate high-density residential development that is human-scaled, pedestrian-friendly, and sensitive to existing lower-intensity uses. With this goal in mind, the Gateway Code includes minimum setback standards of between 10 and 20 feet to accommodate a wide pedestrian realm between the building and street curb. The Gateway Code also contains upper story step back requirements to reduce the appearance of tall buildings at the street, reduce shadow impacts, and provide context-sensitive massing adjacent to lower-intensity residential uses.

The site testing found that these setback and stepback standards, while advancing Plan design goals, would also increase development costs and reduce achievable densities in certain cases. The public benefits achieved with these standards should be weighed against their associated costs. With this in mind, the City may wish to consider the following modifications to the Gateway Code standards to reduce development costs and increase unit production:

- **Combined sidewalk and Property Line Setbacks:** 15 feet from the face of curb to the building facade is an adequate dimension for commercial and apartment uses up to 60 feet in building height. This is commonly found in many historic American Cities. 15 feet allows the flexibility to design the streetscape appropriately for residential and commercial land uses in different ways including stoops and yards for residential uses and outdoor seating and display areas for commercial uses. Larger setbacks may be electively applied if desired by the developer.
- **Upper Story Step Backs:** Allow up to 5 stories with no step backs. This will permit both Type III and Type V building construction maximums.
- **Active Ground Floor Frontages.** Consider eliminating the requirement for ground floor active frontages (retail uses) except in well-established retail districts. The cost of this square footage is much higher than rent can justify and can deter smaller local developers from building housing.

## Mads Odom

---

**From:** Fred <[REDACTED]>  
**Sent:** Tuesday, June 06, 2023 9:15 AM  
**To:** Sarah Schaefer; Meredith Matthews; Stacy Atkins-Salazar; Alex Stillman; Kimberley White; Scott Davies; Dan Tangney; Judith Mayer; cfigueroa@cityofarcata.org; Matthew Simmons; Peter Lehman; Joel Yodowitz; David Loya; Delo Freitas; Jennifer Dart  
**Subject:** The Gateway Plan Form-Based Code has arrived

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Planning Commissioners, City Councilmembers, Staff

As you know, the Gateway Plan's draft Form-Based Code has arrived.

For your ease of viewing, it is available on [Arcata1.com](https://arcata1.com) through your City Council / Planning Commission portal page at:

[arcata1.com/council](https://arcata1.com/council) or [arcata1.com/pc](https://arcata1.com/pc)

There is no commentary or discussion on the FBC at that website page -- just the code, sized for either tablet/desktop or for cell phones.

There are a few points we can note:

- We acknowledge that this is a draft. Still, there is much in this draft Form-Based Code which appears to have **ignored what Planning Commissioners have discussed and requested.**
- As is typical for documents from our Community Development Department, **there is no date or version number** written on this draft. Nor is the word "draft" anywhere on the document.
- **Inclusionary Zoning** is shown as: For projects with 30 dwelling units or more, a minimum of **3 percent of the units affordable to low income** households or 5 percent of the units affordable to moderate income households. I see this is **an unacceptably low amount of low- or moderate-income housing.**
- It calls for **approval of four-story apartment buildings by a single person** -- the Zoning Administrator. That is, a building the size of Sorrel Place would be approved by one person. For buildings of 2 or 3 stories, no noticing of the public and no hearing where the public might speak are required.
- The Plaza-sized public space shown in the Gateway Plan as a square block in the Barrel District has been **reduced to a half-acre** -- that is, roughly **one-third of the size shown in the draft Gateway Plan.**
- There is **no mention or any requirement for smaller buildings along the proposed L Street Corridor Linear Park.** These commercial-below / apartments-above buildings could be two stories, or three-stories with a deep setback on the 3rd story with an open patio, perhaps. But this is not brought up even as a concept.

Attachment: C. Public Comment on Draft Gateway Code (4216 : General Plan Updates)

- This draft Form-Based Code allows the construction of two-story buildings throughout the Gateway area. To me **this defeats the entire purpose of providing dense, walkable, ecological housing** for the people of Arcata. If what is built in the Gateway area are two-story apartments, then we have failed.
- This Form-Based Code allows the construction of **a five-story building that could be built as a vertical wall right on the property line** -- even if the adjacent property has a one-story single-family home.
- I've looked at or read a half-dozen or so Form-Based Codes, and I am not an expert by any means. To me, this draft Form-Based Code has about **40% of the information and code that is needed** for a good Form-Based Code for the Gateway Plan.

Unfortunately, after all this waiting, what we have here is a "Grade C" Form-Based Code -- or worse. As some people might view it, this is a Form-Based Code that **fails to provide for the intents and interests and purposes of the Gateway Plan.**

I am sorry to be such a "skeptic," as I am sometimes called. **But this is just not a very good or complete Form-Based Code. It does not fulfil our needs.**

-- Fred Weis





June 12, 2023

Planning Commissioners  
City of Arcata  
736 F Street  
Arcata, CA 95521

*via email:* plehman@cityofarcata.org, sdavies@cityofarcata.org, jmayer@cityofarcata.org,  
dtangney@cityofarcata.org, msimmons@cityofarcata.org,  
jyodowitz@cityofarcata.org

*cc:* dloya@cityofarcata.org

**RE: Comments on Draft Gateway Area Form-Based Zoning Code**

Dear Commissioners:

The Coalition for Responsible Transportation Priorities (CRTP) continues to strongly support the Gateway Area Plan for its focus on encouraging equitable infill development designed to support walking, biking, rolling and public transit as primary modes of transportation. The implementation of the Plan relies on the proposed Gateway Area form-based zoning code (“draft code”), and we are pleased to have the opportunity to comment on that draft code now.

For the most part, the draft code lives up to the promise of the Plan to encourage a walkable, bikeable, transit-oriented community. We particularly support reduced parking mandates, strong “pedestrian realm” and trail/greenway design standards, transportation demand management (TDM) measures such as unbundled parking, and frontage standards to create a welcoming pedestrian environment.

However, there are areas where the draft code could and should be strengthened, including:

1. Eliminate all remaining parking mandates for existing and future uses.
2. Remove setback and de facto setback requirements.
3. Increase minimum heights and densities.
4. Prohibit structured and podium parking and do not allow garage doors on public streets.
5. Require adequate long-term and short-term bike parking.
6. Allow a car-free community square.
7. Ensure efficient and objective project review and avoid future planning conflicts.
8. Consider increasing required non-residential ground floor frontage area.

Following are our detailed comments:

**1. Eliminate all remaining parking mandates for existing and future uses.**

The draft code has eliminated minimum parking mandates for most future land uses (see Table 2-32), a decision we strongly support. However, parking mandates are retained for “employment uses” and hotels. This is illogical and unhelpful. The same reasons to eliminate parking mandates for residential and commercial uses apply to these other uses as well: the mandates have no scientific basis, they encourage and subsidize driving, and they create significant unnecessary costs and logistical difficulties for new development.

Additionally, Section 9.29.080.B states that “all off-street parking and loading requirements” that apply elsewhere in the city also apply in the Gateway Area, except for “all land uses established after the Gateway Area Plan is adopted.” This implies that existing uses must maintain compliance with minimum parking mandates found in adopted city code. This requirement is unnecessary, inconsistent with the goals of the Gateway Area Plan, and could prevent the productive reuse of areas currently devoted to parking.

All minimum parking mandates should be eliminated for both existing and future land uses in the Gateway Area.

Additionally, we ask that Section 9.29.080.F.4 be amended to prohibit parking areas beside buildings as well as in front of them. In other words, all parking areas should be behind buildings. Parking lots between buildings create an unwelcoming pedestrian environment.

**2. Remove setback and de facto setback requirements.**

The best practice for creation of a pedestrian-friendly neighborhood is to build to the edge of the sidewalk or pedestrian zone. This both creates a more welcoming, person-scale pedestrian environment, and allows development at higher densities to support greater walkability. The Gateway Area is meant to be a pedestrian-friendly environment, but instead of build-to lines (BTLs) at or near the sidewalk, the draft code requires significant setbacks on most street-facing frontages (see Tables 2-21, 2-23, 2-25 and 2-27). It is possible that these “setbacks” are meant to accommodate the pedestrian realm dimensions specified in Section 9.29.070.A, but this is not specified, and the dimensions do not fully align. In any case, Section 9.29.070 will itself accomplish the goal of a setback occupied by an enhanced pedestrian environment without the need for additional setback requirements elsewhere.

Although similarly unclear, maximum allowable setbacks in the code are also far too large. As one example, Section 9.29.050.A.3 allows up to 25 foot setbacks on “active” frontages. If this is read to allow “pedestrian-friendly” building to be set back up to 25 feet from the sidewalk or pedestrian zone, it will create a distinctly pedestrian-unfriendly environment. In many other cases, the draft code includes no maximum setback at all, further exacerbating this problem.

Additionally, Section 9.29.060.G.2 specifies that ground-floor frontage standards meant to enhance the pedestrian environment do not apply if a building is set back more than 20 feet from a sidewalk. Combined with the minimum and maximum setbacks found in Tables 2-21, 2-23, 2-

25 and 2-27, this could allow or even require buildings to be set far back from the sidewalk while providing no pedestrian frontage enhancements.

The draft code also creates de facto setbacks in the form of excessive minimum frontage zones for residential buildings. Table 2-30 establishes minimum pedestrian frontage zone widths which are greater for residential frontages than for “active” non-residential frontages (15 feet vs. 5 feet). We strongly support frontage zones on busy sidewalks. However, a frontage zone should be where the building and its activities interact with the sidewalk—creating space outside of the pedestrian clear path for active uses—not a passive buffer or setback from the sidewalk. As such, it does not make sense for the zone to be bigger for residential frontages than for public-facing commercial frontages. Uses such as “landscaping” listed for residential frontage zones in Section 9.29.070.B.2 betray that the intended purpose of this extended “frontage zone” is likely as a setback, which is neither necessary nor appropriate. 5 feet is a reasonable minimum frontage zone for all building types, as it can accommodate outdoor dining and displays for commercial frontages as well as features such as stoops and doorways for residential frontages. While some developers may desire a larger zone for ground-floor residential to accommodate specific design features, we can think of no compelling reason to require it, and doing so effectively reduces potential housing production and density without adding to the quality of the pedestrian realm.

We strongly encourage you to remove all minimum setbacks, as well as de facto setbacks in the form of extended residential “frontage zones,” and instead establish BTLs at the back of the pedestrian zone in all Gateway sub-districts, with BTL percentages of 75% or greater.

### **3. Increase minimum heights and densities.**

We reiterate our request that minimum building heights in the Gateway Area be increased from 2 stories to 3 stories (see Tables 2-22, 2-24, 2-26 and 2-28). Additionally, this minimum height should apply to all buildings. Currently, a footnote in each of these tables indicates that the minimum height applies only to residential uses, leaving open the possibility of low-density commercial or mixed-use buildings. Walkability and bikeability requires not only residential density but also a dense mixture of uses, keeping homes and businesses close together. This makes building height important for all uses, since taller buildings allow for more homes and businesses close together.

The minimum residential density for Gateway Ministerial Permit eligibility should also be increased. Currently, Section 9.29.020.B.3 proposes a minimum of only 25 units/acre, which is quite low; it could conceivably be achieved with small single-family homes with accessory dwelling units (ADUs). Furthermore, allowing a ministerial approval pathway for a mixed-use project that devotes 2/3 of floor area to residential with no corresponding density requirement could allow for very low-density projects. After increasing the minimum dwelling units/acre, the two criteria listed in Section 9.29.020.B.3.a should be connected by “and” (not “or”) to ensure appropriate residential density in all projects.

Finally, the potential for building height to contribute to walkable and bikeable density should not be overly constrained by setback requirements. In particular, the “enhanced upper story step back” requirements proposed for certain locations (see Figure 2-38) should be eliminated. They

are justified as being necessary to mitigate impacts on adjacent low-density residential uses, but their application on the proposed map appears haphazard. As proposed they will unnecessarily lower density without creating an orderly transition of uses.

#### **4. Prohibit structured and podium parking and do not allow garage doors on public streets.**

Parking garages and podium parking simply cannot create a pedestrian-friendly environment, no matter how they are screened or obscured. Section 9.29.060.I.2 attempts to mitigate the potential impact of such structures, but experience in countless cities and towns shows this will never be fully successful. Furthermore, some of the standards proposed for obscuring structured parking, such as “the appearance of habitable use,” are clearly subjective and therefore not appropriate for a form-based code. Instead, structured parking—including podium parking—should simply be prohibited in the Gateway Area.

Section 9.29.060.I.2 also limits the number of garage door openings onto street frontages, which we appreciate. Again, however, this is a partial measure which will fail to create a fully welcoming pedestrian environment, and in this case will pose actual safety risks to pedestrians. Garage doors should simply be prohibited from facing public streets.

#### **5. Require adequate long-term and short-term bike parking.**

Paragraphs 1 and 2 of Section 9.29.080.G, regarding bike parking, seem to provide two different and contradictory forms of a bike parking requirement. Paragraph 2 specifically refers to vehicular parking mandates which will not apply in the Gateway Area and inappropriately ties vehicle parking—which the city should be discouraging—to bicycle parking—which the city should be encouraging. Paragraph 2 should be removed from the code.

It is also important to differentiate between short-term bike parking, required for residential guests and visitor-serving uses, and long-term, secure, weather-protected bike parking, required for residential and employment uses. We request that the employment and residential use bike parking requirements listed in Table 2-34 (mis-labeled “12-34”) be clarified as requiring long-term secure parking spaces, and that a smaller number of short-term bike parking spaces also be required for these uses. Secure, weather-protected facilities at home and at work are critical for the feasibility of biking as a mode of transportation.

#### **6. Allow a car-free community square.**

Section 9.29.090.B.2.c requires the future community square in the Barrel District to have “street frontage on at least 2 sides.” This implies that there must be vehicular access to the square. Arcata already has a Plaza with vehicular access on all sides, and has retained it despite substantial support for a car-free Plaza over many years. There is no reason to preemptively foreclose on the possibility that a new public square could be car-free, particularly in the Gateway Area. We request that you remove the requirement for street frontages for the Barrel District community square.

#### **7. Ensure efficient and objective project review and avoid future planning conflicts.**

We reiterate our concern that having the Planning Commission review certain projects for their conformance with objective standards (see Table 2-19) will be a frustrating and ultimately unproductive exercise. We suggest that conformance with code standards be determined by a more appropriate review authority such as the Zoning Administrator.

Additionally, although we appreciate the intent of the contemplated Barrel District Master Plan, we are concerned that the future planning process to develop this Master Plan would be redundant with the present planning process and could result in inconsistencies within the Gateway Area Plan. We suggest that the goals of a Master Plan could perhaps be achieved simply by applying the concepts in the Gateway Area Plan and the standards found in the draft code, avoiding an additional lengthy and potentially conflicting process for planning development on the same area of land.

### **8. Consider increasing required non-residential ground floor frontage area.**

Section 9.29.050.A defines “active” frontages as explicitly non-residential, and this term is used throughout the code. We find this term misleading and confusing, as ground-floor residential frontages also can and should be designed to create an “active” and welcoming pedestrian environment. We request that you remove the term “active frontage” from the code and describe these frontages more accurately as “non-residential ground floor.”

Figure 2-36 shows a small area where “active” (non-residential ground floor) frontages are required, primarily along 8<sup>th</sup> and 9<sup>th</sup> Streets. We believe that non-residential ground floor frontages are most valuable along current and planned major corridors, which include not only 8<sup>th</sup> and 9<sup>th</sup> but also K Street and Samoa Boulevard, and we encourage you to consider expanding the required area to include these corridors.

### **Additional Comments**

We submit the following additional comments on the draft code:

- We reiterate our suggestion that the city re-name the sub-districts within the Gateway Area in consultation with the Wiyot Tribe (see Section 9.29.010.B).
- The list of transportation demand management (TDM) measures found in Section 9.29.080.C is not a complete list of effective measures in all circumstances. Measures not listed include employee shuttles, guaranteed ride home programs, health insurance premium discounts, work schedule flexibility, and more. The text should be amended to note that the list is not exhaustive, and also that the TDM plan requirement cannot be met solely with measures that are already required elsewhere in the code.
- Section 9.29.070.B.4 implies that street trees are required, but provides only a minimum spacing (not a maximum). With no maximum spacing, a developer could conceivably meet the requirement with a single tree.
- Section 9.29.020.D.4.b requires non-residential projects to be very large to be eligible for a Gateway Use Permit. However, the goal of development in the Gateway Area should be intensity or density, not size. We suggest that the job and commercial square footage thresholds should be set relative to lot size, not as absolute numbers, to allow for moderately sized but high-intensity projects.

- Table 2-19 includes an apparent internal inconsistency. As currently written, it appears that projects 40-47 feet in height could either get a Zoning Administrator or Planning Commission hearing, with no clarity provided on the circumstances under which each review authority would apply.
- Section 9.29.080.A should provide a clear definition of “greenway,” including how it differs from a “linear park” (Section 9.29.090.C). Additionally, it is unclear why such a large “frontage zone” setback is required for greenways (see Table 2-31).
- Section 9.29.080.F.2.a should allow two one-way curb cuts *or* one two-way curb cut, not both.

Thank you for your consideration of our comments.

Sincerely,



Colin Fiske  
Executive Director  
Coalition for Responsible Transportation Priorities  
[REDACTED]

SEAN G. HERMAN  
SENIOR COUNSEL



June 12, 2023

VIA ELECTRONIC MAIL

City of Arcata  
Planning Commission  
c/o David Loya, Director of Community Development  
736 F Street  
Arcata, California 95521  
Email: [dloya@cityofarcata.org](mailto:dloya@cityofarcata.org)

Re: *Planning Commission Special Meeting on June 13, 2023*  
*Agenda Item III(C)—Comment on Proposed Draft Gateway Area Plan*

Dear Director Loya:

On behalf of our client, EdgeConneX, Inc., we respectfully submit the following comments in advance of the City of Arcata's Planning Commission Special Meeting on June 13, 2023. These comments address Agenda Item III(C), which concerns the Draft Gateway Area Plan. EdgeConneX supports the Gateway Area Plan's rezoning efforts. But EdgeConneX offers these comments to clarify allowed uses in the proposed Gateway Hub (G-H) zone and otherwise to conform allowed uses under the Gateway Area Plan. The requested revisions include revisions to the [Draft Land Use Element](#), the [Draft Gateway Area Plan](#), and the [Gateway Area Table](#).

For context, EdgeConneX owns property at 1296 11th Street (APN 020-123-002). The City's recent rezoning efforts include this property, and will rezone the property to G-H. There is, however, a potential inconsistency in how the rezoning will apply to this property. For instance, the property is presently zoned Industrial-Limited (I-L). Allowed uses under I-L include "light industrial activities (when conducted within a building)," such as the property's current use as a data center and uninterrupted power supply battery storage. EdgeConneX understands that the Gateway Area Plan will not narrow or impact these allowed uses. But to clarify this understanding, two suggested changes can benefit the Gateway Area Plan and assist those that will rely on the Plan.

First, EdgeConneX requests that the Gateway Area Plan expressly confirm that the G-H district will permit the same uses allowed under the current I-L zone. The City's Draft Land Use Element explains that the proposed G-H district will allow for "light industrial, and other similar uses." This explanation implies that allowed uses under I-L fit within the "light industrial" activities allowed under the G-H district. As a result, EdgeConneX understands that its present and future use (e.g., data center, battery storage) will remain legal conforming uses. We would appreciate the City confirming and making this understanding more explicit in the Gateway Area Plan.

Second, there are slight inconsistencies in allowed uses within the G-H district among rezoning documents. The City's Gateway Area Plan, for instance, provides that the G-H district would allow for "light *manufacturing* and other similar uses." The Gateway Area Table, however, provides that the G-H

Hanson Bridgett LLP  
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Attachment: C. Public Comment on Draft Gateway Code (4216 : General Plan Updates)

City of Arcata Proposed Rezoning  
June 12, 2023  
Page 2

district would permit “light *industrial*, and other similar uses.” Since the difference between “light manufacturing” and “light industrial” activities is arguably material, EdgeConneX asks that the City clarify and make consistent the terms used within the Gateway Area Plan and Gateway Area Table by using the term “light industrial” exclusively.

EdgeConneX appreciates that the City’s rezoning involves a substantial effort, and that this effort is a work in progress. EdgeConneX supports these efforts. And to that end, EdgeConneX offers these suggestions to ensure that the final Plan avoids inconsistencies on issues like allowable uses.

Regards,



Sean G. Herman  
Senior Counsel

cc: *Via Email Only*

Bridget Dory, City Clerk ([bdory@cityofarcata.org](mailto:bdory@cityofarcata.org))  
Commission Member Peter Lehman ([plehman@cityofarcata.org](mailto:plehman@cityofarcata.org))  
Commission Member Scott Davies ([sdavies@cityofarcata.org](mailto:sdavies@cityofarcata.org))  
Commission Member Judith Mayer ([jmayer@cityofarcata.org](mailto:jmayer@cityofarcata.org))  
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Commission Member Joel Yodowitz ([jyodowitz@cityofarcata.org](mailto:jyodowitz@cityofarcata.org))  
Commission Member Matthew Simmons ([msimmons@cityofarcata.org](mailto:msimmons@cityofarcata.org))



## Mads Odom

---

**From:** Keenan Hilton <[REDACTED]>  
**Sent:** Tuesday, June 13, 2023 8:30 PM  
**To:** Peter Lehman; Scott Davies; Judith Mayer; Dan Tangney; Matthew Simmons; Joel Yodowitz  
**Cc:** David Loya  
**Subject:** Comments on Gateway Code Draft

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings Commissioners,

I wasn't totally clear on the comment format of the meeting so I didn't register my comments at the appropriate time tonight (not a complaint, comments at the beginning seems like a fine notion).

First I would like to congratulate you and staff on the tremendous work you're doing on the gateway. This is a very impressive planning effort with a robust process and some great ideas in the works. Here are a couple pieces of feedback I would like to offer:

- 1) Allow staff to administer the ministerial permits (i.e. remove public hearing requirement). Requiring a public process for a ministerial permit seems like a recipe for needless frustration. It sets up an expectation that even if a project meets all objective criteria that it can still be denied. Save a lot of headaches and have this ministerial process function like other ministerial processes.
- 2) Eliminate parking minimums. I know this one is contentious, but removing minimums doesn't stop a motivated developer from putting in parking. Parking is not a valuable enough use of land to require minimums.
- 3) Increase the minimum heights. This goes hand in hand with removing parking minimums to support transit use and walkability. Transit ridership rises directly with density. That is, each person is more likely to use transit if they live in a denser area (Parsons Brinckerhoff Quade and Douglas, *Transit and Urban Form*, TCRP Report 16). Let's not fall short on the density goals here - it disproportionately supports many of the other interlocking goals of the plan.
- 4) Allow for the community square to be car free.

Again I want to end with applause for the vision and process. Looking forward to seeing this adopted.

Thank you,  
Keenan

**Mads Odom**

**From:** Chris Richards <[REDACTED]>  
**Sent:** Tuesday, June 13, 2023 12:50 PM  
**To:** David Loya; Scott Davies; Judith Mayer; Dan Tangney; Matthew Simmons; Joel Yodowitz; Peter Lehman  
**Cc:** Kimberley White; Sarah Schaefer; Meredith Matthews; Stacy Atkins-Salazar; Alex Stillman; Karen Diemer  
**Subject:** 6/13/2023 Planning Commission meeting comments

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Commissioners and et al-

I have a few comments, suggestions and related notes for you consideration.

Process items:

- Looking at the 6/13/23 Agenda on packet page 146 it shows the agreed schedule for 6/13/23 and 6/27/23 is to be used for "Bike Rack" or as I call it, unfinished discussions/business. It appears that this "Special" branded meeting format that was advertised/sold as a mechanism to expediate GAP draft and General Plan 2045 process is now including a focused look at the newly released Form Base Code draft as well as a normal business item for the Approval of Design of the proposed 40E 7th Street remodel. It also appears that you will not have time dedicated for "Bike Rack" items and may even drop the list of unfinished business onto the City Council in your Proposed July finish timeline. Further it appears that the PC's schedule does not have a specific time/schedule allotted for complete review and processing of the proposed Form Base Code draft. Finishing "Bike Rack"/unfinished discussions/business should not be let to fall through the cracks. Also the process for evaluating, modifying, and gaining public support through engagement of the important Form Base Codes should have appropriate, considerable and adequate time scheduled. Please consider asking the City Council for adequate additional time for completing these important tasks.
- Additionally, the 6/13/2023 Agenda packet's "Attachment E" includes "Other Considerations" and appears to be outdated and incomplete. It shows a date of 2/1/2023. It is also stated as a "draft" so I hope you can ask staff (David Loya etc.) to update this draft with all the missing items that should be included. Attachment E appears as a mere small Pamphlet or Leaflet. It is laughable and equivalent to "throwing a pie in the community's concerned face", If Attachment E is to be used to show all the "Competing and Comporting" values set forth since Dec. 2021 from City Committees, the Community, as well as the City Council, I would strongly ask you consider broadening, expanding, and including much more. Also, discussion of the Competing and Comporting issues should be set as an agenda item and officially, transparently, and fully explored. This would go a long way in helping to gain Community Support and understanding, as well as help to iron out some of the major issues that folks are so concerned about.

Codes, Land Use Values, and Reality:

- The Gateway Area Plan draft, General Plan 2045, and the newly released GAP's Form Base Codes draft all have the inherent problems associated with the Coastal Zone/Element. I recommend the Commission work with staff and glean out the obvious issues inherent to the unfinished and problematic Coastal Element. Passing forth Codes, Zoning and Land Use policy without a solid, complete and finished Coastal Element is an issue and will necessitate additional future review and major policy changes. Three of the Four proposed new Land Use areas inside the Gateway Area Plan overlap or "straddle" the CA Coastal Zone. Completing policy with

this problematic "Straddling" should be avoided, or as said, "Is Not good Planning". I would advise that separate Land Use Zones and related Codes be created for the proposed GAP District's areas that fall North of the Coastal Zone. I can suggest as a processual tip to use the existing work you have accomplished so far for the Coastal "free-zone" Northern proposed GAP Land areas and create a Specific or Precise Plan later for the Coastal Zone land areas. My understanding is the Coastal Commission will most likely kick back on this plan as well as the associated language in our incomplete and problematic Coastal Element anyway, so why not get a jump on this now. Also now is an opportune time as the writing and process for the EIR could still evolve and be adapted. An additional EIR should be used for the Coastal Zone Land Use and Zoning anyway, in my opinion. I understand there are plenty of moving parts to all of this process but hope you can consider and acknowledge the associated problems with the GAP zones straddling the Coastal Zone.

L/K Couplet issues:

- Please re-consider your Straw Poll vote that led to a more concrete (literally) vision of the new Arterial Truck Route on L Street. The City does not own the property that is necessary for this Couplet Plan, nor will they be likely to ever gain the property without the use of legal process and battle. Also, there is a tremendous number of Community members as well as City Commission and Committee members that are fully against the Couplet vision. Options for safety changes on K Street could and should be fully explored. The Planning Commission's current negating stance of retaining L Street as a People Friendly Corridor without Arterial Truck Traffic should be further reviewed. Language and advice that leaves more varied opportunities, options and alternatives on the table are always a good idea, especially in this case when there is overwhelming community support against the Commission's current Straw Vote values.

Thanks to/for Commissioner Judith Mayer for including all your suggestions in the 6/13/2023 Agenda Packet. One inclusion is for the L Street Linear Park vision and is as follows:

"Recommendations: B. Gateway Hub

These comments relate to Table 2-23 and 2-24, and Figure 2-29, and the accompanying text:

- The Gateway Hub proposed standards still have not taken into account strong public recommendations to consider L Street as part of a linear park, or to retain L Street as a pedestrian and cycle oriented corridor, rather than as part of an L/K Street one-way vehicular couplet. The Planning Commission and City Council SHOULD incorporate design standards appropriate to an L-Street linear park and pedestrian / bicycle corridor alternative.

The Arcata Transportation Safety Committee recommended, again, at their May 16, 2023, meeting as follows: Chair Dave Ryan and other members of the Committee took mere seconds to reinforce what they have clearly stated as their firm position on the couplet concept for L Street: They are against it and feel it has no place in the modern design of Arcata's streets and traffic patterns. "Make the priority to improve L Street as a people corridor." And as written over the existing language in the 2045 General Plan draft, **"Removal of couplet in favor of a linear park through the L St corridor."**

Thanks again for all your donated time and effort with all the current planning efforts. I hope you are able to glean some positive ideas and values from my correspondence. Feel free to reach out if you have any comments or would like any further discussion

Regards-

Chris Richards

Arcata Business Owner and Resident

**Mads Odom**

---

**From:** James Becker <[REDACTED]>  
**Sent:** Wednesday, June 14, 2023 4:01 PM  
**To:** Scott Davies; Judith Mayer; Matthew Simmons; Dan Tangney; Joel Yodowitz; Peter Lehman; Delo Freitas; David Loya  
**Cc:** Kimberley White; Sarah Schaefer; Meredith Matthews  
**Subject:** Public comment excluded in draft plan/Community nconsidered below Planning Commision should be reflective of the majority of the Community first and foremost. Statistically valid survey  
**Attachments:** Gateway-Concerns--Solutions-10-25-22.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

City of Arcata Planning Commissioner's, Community Development Director, and Senior Planner I'm writing you in response to the action taken by the Planning Commissioners ,on June 13, completely dismissing enhanced upper story setbacks.

This concept is included in the Gateway Form Based Code Draft. Page 23 and 24 I assume this option was presented by Ben Noble to address issues brought up at both previous Planning Commission meetings and Form Base code Community engagements.

It offers a solution to address Solar Shading of existing neighborhoods.

Enhanced upper story setbacks represents a starting point.

If goal is to not penalize a developer who only builds 4 stories, then begin the step backs at 4 stories and/or define a clear distance to height ratio that take into account the suns angle at a given time of year.

Since the policy must be objective, decide on acceptable maximum of what can be remedied.

If solar shading issues can not be addressed through step backs, then include a community benefit that benefits the entire neighborhood: A greater setback that offers open space to the neighborhood.

I welcome any comments or thoughts on my recommendation To completely disregard this concept is to ignore community concerns.

For this reason, I've included the three page document that reminds the Commissioners consider community concerns.

Thanks

James Becker

Sent from my iPhone

Attachment: C. Public Comment on Draft Gateway Code (4216 : General Plan Updates)

Specific Concern	Solutions	PC Top Concerns	Planning Commission Decision	Reference	Expert
Liquefaction & Geotech EIR will include analysis of soils generally project level foundation studies	1	x	EIR Project basis	Netra/Joe B	Expert
Sea Level rise City's SLR vulnerability studies 2018 LCP Update 2023/24 WWTP vulnerability analysis 2022 NOAA Mapper FAQ WWTP SLR Condition	1	x	https://www.cityofarcata.org/DocumentCenter/View/7193/City-of-Arcata-Sea-Level-Rise-Risk-Assessment-04-2018?bidId= https://www.cityofarcata.org/924/Sea-Level-Rise-King-Tides https://www.cityofarcata.org/856/Wastewater-Treatment-Facilities-Improvement https://coast.noaa.gov/slr/#/layer/slr/0/-43817445.942116229/4986035.192108445/12/satellite/none/0.8/2050/interHigh/midAccretion https://www.cityofarcata.org/964/Frequently-Asked-Questions https://www.coastal.ca.gov/meetings/agenda/	David/Emily	David/Emily
Wastewater Treatment capacity/vulnerability Facilities plan FAQ & Presentations to PC/CC EIR will include analysis of public services	1	x	https://www.cityofarcata.org/856/Wastewater-Treatment-Facilities-Improvement https://www.cityofarcata.org/DocumentCenter/View/12341/Wastewater-and-Water-Infrastructure-Planning-FAQ-August-2022?bidId= EIR	Netra/Emily	Netra/Emily
Fire and police service and adequate staffing/equipment EIR - Public Services Analysis Standards of coverage study	1	x	Arcata Fire	David	David
Lack of multi-modal infrastructure Bus Pass Program Community Benefits - Bikeshare Community Benefits - decouple parking Gateway Plan - Chapter 7 Mobility Gateway Complete Street Design-Key Elements Gateway Proposed Vehicular Circulation Gateway Proposed Active Transportation Circulation City of Arcata Pedestrian & Bicycle Master Plan Bike Share Program Bicycle Boulevard Plan aligns with HCAOG's 20-year Regional Transportation Plan (Ref letter dated 7	1	x	Has been used in conjunction with affordable housing development (Sorrel Place) FBC FBC Gateway Plan-Chapter 7 Mobility Policies (pg 69-100) Gateway Plan-(pg 80-81) Gateway Plan-Figure 8 (pg 72) Gateway Plan-Figure 9 (pg 73) https://www.cityofarcata.org/DocumentCenter/View/3114/Pedestrian-and-Bicycle-Master-Plan-PDF https://www.tandem-mobility.com/humboldt https://www.cityofarcata.org/298/Arcata-Bicycle-Boulevard https://www.hcaog.net/documents/regional-transportation-plan-room-2022-2042	David/Netra/Emily	David/Netra/Emily
Infrastructure Impacts IMP-GA-11.2 Infrastructure Financing	1	x	Infrastructure chapter of GAP, CIP Planning	Delo/David/Netra	Delo/David/Netra
Ownership Opportunities Community Benefits Program Regulate investment buyers Housing Element-IM 1 Promotion of Owner Occupied Units Homebuyer Assistance Program	1	x	Needs study https://www.cityofarcata.org/DocumentCenter/View/9107/2019-2027-Housing-Element Pending statewide pause on program	Jen/David	Jen/David
L/K Couplet-L Street Impacts Public process/transparency	1		GHD presentation: 1.29.28-1.44.03; https://www.youtube.com/watch?v=W6T8DXPetu4		

Specific Concern  
Solutions  
Planning Commission Decision  
PC Top Concerns  
Reference

Expert

Public comment excluded in draft plan/Community considered below  
 Planning Commission should be reflective of the majority of the Community first and foremost.  
 Statistically valid survey

Form Based Code	x			Delo/Ben
Form-based Code - Design Standards			<a href="https://www.cityofarcata.org/964/Frequently-Asked-Questions">https://www.cityofarcata.org/964/Frequently-Asked-Questions</a> <a href="https://www.youtube.com/watch?v=bkt2XaYGB1k&amp;list=PL7TmQ3MmkA5qJHW0yPCUBOfCtLuxzjD&amp;index=26">https://www.youtube.com/watch?v=bkt2XaYGB1k&amp;list=PL7TmQ3MmkA5qJHW0yPCUBOfCtLuxzjD&amp;index=26</a>	Jen/Emily
Active recreation open spaces	x		FBC Gateway Plan	Delo/Ben
Community Benefits Program				
Imp-GA-6.3 Public Space Acquisition Program	x		FBC Design Chapter	Joe M/Netra
Height and Shading, Views				
Setbacks and step-backs				
GA-9f Solar Shading	x			
Parking				
FBC - Parking standards				
Alternative Transportation Infrastructure			FBC GP Circulation Element/Gateway Plan	
Node based parking structures			FBC	
Accessibility	x		FBC Updated language in Parks, Circulation, and Design Chapters	Netra/Delo
ADA plus				
Updated Policy language				
Gentrification/Housing Affordability	x			David/Jen
FBC Inclusionary Zoning - Lower Income Housing			FBC	
Community Benefits Program - Affordable housing			FBC/Housing Element Implementation Measure	
City Housing and Grants Division			<a href="https://www.youtube.com/watch?v=bkt2XaYGB1k&amp;list=PL7TmQ3MmkA5qJHW0yPCUBOfCtLuxzjD&amp;index=26">https://www.youtube.com/watch?v=bkt2XaYGB1k&amp;list=PL7TmQ3MmkA5qJHW0yPCUBOfCtLuxzjD&amp;index=26</a>	
Impacts on Creamery District/building	x			Delo
Form-based Code - emphasis on Creamery				
Imp GA-3.3 AND 3.3, Resident and Business			Arts and Design Chapters, Housing and Land Use Chapters Implementation of Gateway Plan	
Relocation Assistance				
Artist live/work space				
Effect on businesses	x			Jen
IMP-GA-1.2 Relocation Assistance				
Fiscal Impacts	X			Delo/David
IMP-GA-11.2 Infrastructure Financing			Infrastructure chapter of GAP, CIP Planning	
Tsunami/Storm Surge	x			Emily/David
Continued adherence to FEMA standards				
Lack of Diversity in Design	x			Delo/Ben
Form Based Code-Design Standards			<a href="https://www.cityofarcata.org/964/Frequently-Asked-Questions">https://www.cityofarcata.org/964/Frequently-Asked-Questions</a>	
Construction impacts	x			
EIR				

Specific Concern Solutions	Planning Commission Decision	PC Top Concerns	Reference	Expert
Existing BMPs in Muni Code				
Land acquisition	x		Imp-GA-6.3	
Community Benefits Program				
Design standards limiting housing production				
Form Based Code-Design Standards				
Bring wiyot into the discussion			GA-3o, GA-5d, GA-6n	
Updated GAP Policy				

DRAFT

## Mads Odom

---

**From:** Wendy Ring <[REDACTED]>  
**Sent:** Friday, June 16, 2023 3:13 PM  
**To:** COM DEV  
**Subject:** Comment on Gateway Plan

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am commenting as a private citizen, not as a member of the city's TSC. I strongly support Gateway District development as a walkable, bikeable, mixed use area that increases the city's supply of housing but am disappointed at the anemic inclusionary housing provisions which would make this new area an enclave for the privileged. A vibrant community requires mixed incomes as well as mixed uses.

I do support the plan's requirement for a percentage of affordable units. This should not simply be an optional "community benefit" to be rewarded with additional building height because [California's Density Bonus Law already does that](#). But the requirement needs to be high enough to be more than a gesture. When I hear the word Gateway I imagine a grand archway open to everyone, but a comparison of the plan's inclusionary requirements with those of other jurisdictions in the [CA Inclusionary Housing Searchable Database](#) makes me think more of a gated community.

According to the factsheet [Meeting California's Needs: Best Practices for Inclusionary Housing](#) from the Western Center on Law and Poverty, the average percentage of affordable units required in city and county ordinances is 15%, compared with 3% in the current plan. Most jurisdictions start their requirements at project sizes greater than 5 units, not 30, so developers won't develop 29 units to evade the rules. Alternative options like in lieu fees must be provided in accordance with state law and can be used by developers of small projects. If we can't be leaders in this space, at least let's not be laggards.

Over the years I've worked hard to help patients who are disabled and homeless obtain benefits and it's been disheartening to see them still living in the bushes on SSI because they still can't find housing within their means. I've also seen many talented young people who were contributing to our community leave because they couldn't afford housing. COVID has made us aware of how essential essential workers really are. Low income, and certainly moderate income, as defined in the housing world, includes people who are essential to our community like teachers, bus drivers, people who work in our health facilities, and employees of nonprofits just to name a few.

With local developments like Cal Poly, offshore wind, the trans Pacific data cable, and other projects attracting and climate change driving people to our area, Arcata will not have to lowball its affordable housing requirements to attract developers. While I don't want to see the Gateway plan drag out, the affordability provisions need more community discussion and research.

Thanks,

Wendy Ring MD, MPH

*Stories of climate action from the bottom up  
 with [Cool Solutions Podcast](#)*

Attachment: C. Public Comment on Draft Gateway Code (4216 : General Plan Updates)



**General Plan Update Discussion Guide**  
**Compilation and Bike Rack**  
(current through 06/27/2023)

Contents

Commissioner Compilation for July 11, 2023 ..... 1

Gateway Code ..... 1

    Bike Rack ..... 9

Land Use Element ..... 9

Public Safety Element ..... 14

Design Element ..... 16

    Prior Decisions ..... 18

Gateway Code ..... 18

Vision ..... 21

Land Use ..... 21

Circulation ..... 26

Public Facilities and Infrastructure ..... 37

Public Safety ..... 42

Historic Preservation ..... 43

Design ..... 47

Health ..... 51

Attachment: D. 2023-07-11 Discussion Guide (4216 : General Plan Updates)

## Commissioner Compilation for July 11, 2023

### Gateway Code

- 1) **Subsection 9.29.020.B.5.c.(1) – Appeals** Change “Any person may file an appeal” to “Any resident of Arcata may file an appeal.” [Staff: cannot limit to residents of Arcata.]
- 2) **9.29.060 Building Design Standards**
  - 9.29.060.D. – **Façade Articulation:** Consider requiring 4 or more (or some number more than 2) of the design treatments to break up building massing.
  - 9.29.060.G.2.a. **Ground Floor Frontages: Standards. Openings Required - All Uses:** Consider requiring openings every 20-25 feet.
  - 9.29.060.H.2.c. **Windows:** Proposal: prohibit mirrored and highly reflective glass at all levels of a building, not just the ground floor.
- 3) **9.29.100 – Community Benefits**
  - Question: Where is Table 7 – Development Standards? ? [Staff: in the Gateway Area Plan. We could pull these into the Code if this is confusing.]

General comments re residential density:

  - Proposal: Eliminate any maximum residential density. Allow unlimited residential density subject, of course, to other codes. Consider a minimum floor area for residential units, but keep it low to maximize the number of units and reduce costs per unit. [Staff: there is no max density currently proposed]
  - Finally, because a form-based code would be new to Arcata, we have no history here to accurately assess its potential impacts on our community; we can only make predictions, based on information from staff, consultants, our own research, etc. Given the uncertainty of the effects of a form-based code on our community, I suggest adding a provision along the following lines:
  - 4) *I propose we change minimum building heights to 3 stories. (Tables 2-22, 2-24, 2-26, 2-28)*
    - a. *Encourages density.*
  - 5) *I propose we require a minimum lot coverage and a minimum residential density rather than letting developers achieve eligibility through either means (page 2). This could be accomplished with the following text change.*
    - a. *The project must provide housing, either as a standalone residential or mixed-use project. For mixed-use projects, residential uses must either: come back with examples to vet the idea.*
  - 6) *I propose we prohibit garage doors from facing public streets in all situations. Garage doors, if any, should open onto alleyways. (page 40)*
    - a. *Garage doors on public streets decrease pedestrian and bicycle safety and comfortability. We should be prioritizing Gateway streets for non-vehicle forms of transportation. If garages are necessary, their entrances can be on an alley that will not impede non-motor transportation. Need more info*
  - 7) *I propose we add a maximum street tree spacing*
    - a. *Section 9.29.070.B.4 implies that street trees are required, but provides only a minimum spacing (not a maximum). With no maximum spacing, a developer could conceivably meet the requirement with a single tree. (page 44) need a proposed max spacing.*
  - 8) *I propose we increase the inclusionary zoning requirements and also have them begin at 20 rather than 30 units. I also think we may want to consider a second, higher tier for particularly large developments.*

a. *Inclusionary zoning and deed restricted affordable units are an important component of the gateway plan*

9) *I propose we suggest to City Council that they pass a resolution (similar to what they are doing with the Community Benefits Program) that allows them to change these numbers more easily than changing the gateway code itself.*

a. *This will allow the city to turn this dial depending on its impacts on development and affordability.*

10) **Recommended change:** *Gateway District boundaries should NOT straddle Coastal Zone boundary. This recommendation was previously made with regard to the text of the GAP, BEFORE the current GAP review protocols.*

9.29.010- Introduction B. Gateway Districts. 1 and 2:

The Gateway Area is divided into ~~five~~ **four** form and design districts: Gateway Barrel District (G-B), **Gateway Barrel COASTAL District (G-BC)**, Gateway Hub (G-H), Gateway Corridor (G-C), and Gateway Neighborhood (G-N). These four districts are collectively referred to in this chapter as the Gateway districts.

2. The boundaries of the Gateway districts are shown in the City's Zoning Map established by Sec. 9.12.020. **[Revise boundaries so no boundary straddles Coastal Zone boundary]** **[Staff: this recommendation is incongruent with the LCP draft to date. The LCP will be an overlay zone. The base zone will be the existing citywide zoning. Staff recommends the Gateway follow the same zoning established elsewhere in the Coastal Zone.]**

11) **Recommended change:** *The language suggested reflects staff's insistence that the FBC would NOT prevent existing property owners from continuing viability of non-residential property uses in the Gateway, or maintaining and reasonably improving their properties to support continuing non-residential use, even though the primary purpose of the GAP is to promote residential development, and support conversion of under-utilized Industrial properties to residential use:.*

9.29.010- Introduction B. Gateway Districts. 3:

3. This chapter is intended to allow for continued use and improvement of **residential** uses existing in the Gateway districts at the time of code adoption. ~~Such Residential~~ uses are exempt from the requirements of Chapter 9.60 (Nonconforming Uses, Structures, and Parcels. **Non-residential uses existing at the time of code adoption will be subject to Chapter 9.60 relating to Nonconforming Uses, Structures, and Parcels.** **[Staff: this would conflict with other parts of the code re: Gateway Use Permit uses and would make existing legal uses non-conforming and unable to expand or rebuild. Staff cautions against this approach. The current provisions were based on community feedback. Many businesses in the Gateway are concerned that they will lose their ability to grow with the community if they are considered non-conforming.]**

12) **Recommendation:** *By-right approval – The Planning Commission did agree in principle that a tiered review approach to ensure that the public has some role, and that the project conforms to objective standards should apply, but we have NOT agreed on size or other tiering break-points. The Planning Commission has still NOT addressed the specifics of Ministerial Permit “by-right” approval with regard to the Gateway Plan, and a broader discussion should take place before the Planning Commission recommends this text for adoption. This discussion should extend to a Planning Commission study session with the City Council. I strongly suggest:*

**Table 2-19: Gateway Ministerial Permit Requirements**

Project Size	Review Authority	Public Notice	Administrative Hearing
New floor area less than 10,000 sq ft and/or building height less than 37 ft	Zoning Administrator	Notice of application and Notice of Administrative Decision	No, with appeal possible to Planning Commission
New floor area 10,000 sq ft to 30,000 sq ft, and/or building less than 37 ft	Planning Commission	Notice of application for Ministerial Approval and Notice of Administrative Hearing	Yes
New floor area 30,000 sq ft to 40,000 sq ft and/or building height 38 ft to 47 ft	Planning Commission	Notice of application for Ministerial Approval and Notice of Administrative Hearing	Yes
New floor area over 40,000 sq ft and/or building height over 47 ft	Planning Commission	Notice of application for Ministerial Approval and Notice of Administrative Hearing	Yes

13) **Recommendation: d. Public Notice.** Add the following language, *in red*, to accommodate public notice of an application for Ministerial Approval, which staff's version does not provide or accommodate. This would provide members of the public with sufficient notice so that they, too, can review the details of an application prior to both Planning Commission and Zoning Administrator's determination of whether the application appears to meet objective standards. The draft FBC provides details of the Administrative Hearing involving only the Administrator, but the City would still need to determine appropriate format for the Planning Commission's consideration. While approval could still be Ministerial, the public will have better and earlier access to the information on which a determination will be based:

1. Public notice shall be given for projects as shown in Table 2.19 .
2. Notice of application for Ministerial Approval, when required, shall contain the following information:
  - (a) The date of filing of the application and the name of the applicant
  - (b) The City's file number assigned to the application.
  - (c) A general description of the proposed project, including the project location
  - (d) The date the application's compliance with objective standards required for Ministerial approval may first be considered for Planning Commission agendized public administrative hearing, as required and shown in Table 2.19
3. Notice of administrative decision, when required... [Staff: the Gateway Code also provides process for noticing and review procedures for Zoning Administrator and the Planning

Commission. See 9.29.020.B.4.e and Table 2-19. The red text was incorporated in the draft code]

**14) Recommendation: 9.29.040 – District Standards, A. Gateway Barrel District (G-B).** *As previously recommended, the Barrel District boundaries should NOT straddle the Coastal Zone. Even if the Gateway code standards are largely similar for areas of the Draft’s Barrel District are largely similar within and outside the Coastal Zone, the Planning Commission should discuss and address separate standards for coastal zone areas and those outside the Coastal Zone. The risk of adopting the proposed standards in a district that straddles the Coastal Zone is that the City may have trouble imposing those standards anywhere in that portion of the Gateway Area. The requirement for a Master Plan in a major portion of the Coastal area helps, but still doesn’t answer this concern.[Staff: see comment above.]*

**15) Recommendations: Barrel District Master Plan requirements**

*These requirements should refer to the standards related to revised district boundaries to separate out the Coastal Zone of the Gateway Area:*

- *Given its size and importance, the Master Plan should not be subject to Ministerial approval. It’s unlikely that CA Coastal Zone standards would permit Ministerial approval in any case!*
- *Ideally, a full site development and master design plan should be required, but if the developer cannot provide it as part of an early “Master Plan” proposal, then AT LEAST the following (below)*
- *Several text areas require a community square. It makes more sense, and provides greater design flexibility, to indicate a contiguous area, without locking the design to a square configuration.*
- *Recommended changes marked in Red, below:*

b. Master Plan Contents. The Barrel District Master Plan **must** contain **a detailed site plan including maps and, graphics, as well as and** text that identifies the following:

- (1) Natural resource protection areas to remain as permanent open space **with appropriate management plan.**
- (2) Publicly accessible open space, including a new community **square gathering contiguous area of at least XX? acres.**
- (3) The location and design of new streets, greenways, and emergency vehicle access facilities.
- (4) The placement of buildings and surface parking.
- (5) Planned land uses, ~~if known.~~
- (6) Building heights **and bulk.**
- (7) Requested modifications to building design standards in Section 9.29.060 (Building Design Standards), if any. **[Staff: These are good suggestions. This would be on consent if not for the statement that the barrel district should be separated into coastal and non-coastal areas. As for ministerial approval, if the proposal does not have exceptions from the code, staff recommends this master plan, which is non-regulatory, be a ministerial approval at the Planning Commission level. If they seek exceptions, it would require a Gateway Use Permit.]**

**16) Recommendations: B. Gateway Hub**

*These comments relate to Table 2-23 and 2-24, and Figure 2-29, and the accompanying text:*

- *The Gateway Hub proposed standards still have not taken into account strong public recommendations to consider L Street as part of a linear park, or to retain L Street as a pedestrian and cycle oriented corridor, rather than as part of an L/K Street one-way vehicular*

*couplet. The Planning Commission and City Council SHOULD incorporate design standards appropriate to an L-Street linear park and pedestrian / bicycle corridor alternative.*

- *Re Table 2-24: The step-back requirement should begin at the 3<sup>rd</sup> Story, not the 5<sup>th</sup> story*
- *Maximum building length should be no longer than 150 feet for Ministerial approval. (It may still be possible to build longer buildings with appropriate visual modulation or articulation but not for Ministerial approval, especially to avoid creating future inflexible “white elephant” mega-structures.)*

#### 17) Recommendations for C. Gateway Corridor:

*These recommendations address Table 2-25 and Figure 2-26 , and the accompanying text.*

*Recommended changes are marked in Red.*

- *Language encouraging driver distraction is NOT a recipe for pedestrian safety! Moreover, addressing language to encourage drivers to park and walk assumes there are sufficient places for them to park!*

**Purpose.** The G-C district accommodates active, inviting, high-intensity, mixed-use development along major **pedestrian, bicycle** and vehicular gateways into the City. Pedestrian-oriented ground floor design aesthetic **enhances pedestrian, cyclist, stationary, and slow-pace experience. helps to slow passing vehicular traffic and encourage drivers to park and walk.**

- Consider a 15-foot or greater setback requirement for “Non-active” building frontages on for larger and higher buildings especially where a Zero-setback risks blocking sunlight to lower stories of adjacent buildings, or outdoor land uses. (The solar access review requirements are not sufficient for this purpose, as they are geared toward power and energy considerations, rather than more simply preserving neighbors’ access to light and sunshine.) A Zero-setback could still be allowed if applicants can demonstrate that their developments would not unduly block neighbors’ light, but Ministerial approval would not be available for Zero-setback very large or very high buildings.

#### 18) Recommendations for D. Gateway Neighborhood:

*These recommendations address Table 2-27 and Figure 2-33, and 2-34 , and the accompanying text.*

- *Minimum setback requirements in this district should be similar to those in the rest of Arcata, especially for buildings intended for non-residential uses, and for bulky buildings which could shade-out residences. (Exceptions could be made for multi-parcel developments being developed together, where shading of new uses is anticipated as part of the development, however such multi-parcel developments may not necessarily qualify for Ministerial approval.)*
- *Building massing: Stepback requirements should start at 3 stories. No single structure in the Neighborhood district should be longer than 150 feet, even with visual modulation or articulation. (Larger, multi-parcel, or institutional developments may link separate structures through covered walkways, etc.) Again, this will prevent the creation of future “white elephants.” Exceptions may be made, but not for Ministerial approval.*

#### 19) Recommendations for 9.29.050 – Supplemental to Districts considerations:

- *In Figures 2-36, 2-37, and 2039: Active Building Frontage Type Required Location (and related text), eliminate the “active building frontage” requirements along L Street and on corners that include L Street. Ground-floor at-grade access, large windows, and narrow setbacks could still be possible, but would not be required, in keeping with the possibility of developing an L-Street linear park.*

- *The Figure 2-38 Enhanced Upper Story Step Back Location map goes some way toward protecting neighbors' sunlight, but will ultimately be confusing. ALL bulky buildings should be subject to setback requirements at the 3<sup>d</sup> story and above. And, there is little difference between an 8-foot setback and the more effective 10-foot "enhanced" setback from a public perspective.*

D. Bird-safe buildings: THANK YOU for this section! See *Red* for recommended changes:

2. **Applicability.** The bird-safe building standards in this subsection apply to new construction where glass or other rigid transparent **or highly reflective** material occupies **25 35** percent or more of the building façade.
3. Standards. a. **Bird-Safe Glazing or highly reflective surfaces.** Any regulated continuous transparent **or highly reflective** material must meet at least one of the following conditions:
- ..... a. Bird-Safe Glazing.....(2) Patterned Glazing Treatment. Panes with patterns that are etched, fritted, stenciled, silk-screened, or otherwise permanently incorporated into the transparent **or highly reflective** material ....

## 20) Recommendations on E. Landscaping:

*The Gateway Code's landscaping standards should incorporate understanding that "landscaping" is not limited to vegetation, and that high quality landscape design may attractively combine vegetation, aquatic features, and "hardscaping" to enhance human experience and protect or enhance an area's ecological functions. Thus, the landscape standards in the Gateway Code's language should address vegetation and hardscape aspects of "landscaping" design together.*

"2. Landscaping shall **combine consist of any combination of** trees, **and** shrubs, **and may include** grass or related natural features, such as rock, stone, or mulch. **Concrete or paving ground surfaces** **Non-plant materials** may occupy no more than 25 percent of the landscaped area ..."

## Ideas for Discussion

### 1) 9.29.050 – Supplemental to Districts

#### Figure 2-36: Active Building Frontage Type Required Location

Question: Why are active building frontages only in the area of 8<sup>th</sup>, 9<sup>th</sup>, K and N Streets? Should active building frontages be required elsewhere?

### 9.29.080.A.3. Mobility. Greenways Required: As drafted this code section states in relevant part:

"Greenways are required in the **approximate** locations shown . . . "(emphasis added). My question: Is the word "approximate" too vague or ambiguous to be legally enforceable? **[Staff: they would be designated further in the plan that is called for.]**

### 2) 9.29.050.B. Enhanced Upper Story Step Backs

What analysis was done to derive these step backs? What would impacts be if they were reduced?

**Table 2-19: Gateway Ministerial Permit Requirements** I support Commissioner Mayer's suggestions (1) that projects less than 10,000 sf or 37 feet high be subject to ZA approval in the first instance, and those greater than 10,000 sf or 37 feet high be subject to Planning Commission approval in the first instance; and (2) that a notice of application be required for all projects.

### 3) Recommendations: 9.29.040 – District Standards A. Gateway Barrel District (G-B). 2. Building Placement: See **Table 2-21 and Figure 2-26** and related narrative standards

\* *Please indicate later location in the FBC text for the definition of "Active" building frontages (9.29.050 – Supplemental to Districts A.)*

*\*There is NO requirement for any setback whatsoever from either side or rear parcel boundaries. However, a zero-setback standard should best be linked to OTHER design standards as well. Zero-setbacks may reasonably allow for row houses or townhouses up to +/- 4 stories, but 5-7 story apartment buildings SHOULD be set back from side and rear property boundaries, if only to provide reasonable protection from fire and seismic hazards, as well as for light to reach structure interiors. Building massing standards may address this, but that should also be reflected in setback standards and diagrams.*

*\*It's great that the standards allow for courtyards and plazas, but a maximum 50' setback seems arbitrary, especially if that setback encompasses publicly accessible non-parking/ non-driveway space that provides access to residential or commercial space. If the FBC must indicate some maximum for such setbacks, 100' would provide both greater flexibility, and the potential for such setbacks to accommodate pleasant and usable courtyards or plazas. If developers DO want zero-setbacks to the sides and rear of structures higher than 4-stories (+/- 47'), those would still be possible, just not approvable with Ministerial permitting.*

4) **Recommendations/ Questions related to Table 2-22, Figure 2-28, and corresponding text:**

- *Previous Planning Commission discussions indicated that the “tiering” for purposes of Community benefits required should begin at 4 stories (+/- as indicated, 50 feet height).*
- *Previous Planning Commission discussion preferences indicated that massing/step-back requirements should begin at 3 stories (i.e., anything above 2 stories), not at 5 stories (60 ft height) as indicated in the chart. Those discussions took place before current decision procedures were adopted.*
- *Planning Commission and public preferences for maximum building length, especially where any Ministerial approval is possible, have been considerably LESS than 300' for a single structure! Arcata now has only very few buildings of that length, and those are either Industrial or on the Cal Poly campus. Even design “modulation” at 150' would not compensate for allowing such mega-structures with Ministerial approval. Segmenting major developments into smaller units will avoid Ministerially approving structures that could become unadaptable “white elephants” in the future, especially under private ownership. [Staff: not aware that the Commission made decisions on these matters, but these are good points of discussion.]*

5) **Question for consideration: Gateway Use Permit.** *Table 2-20 indicates Gateway Use Permit Requirements, including for NEW commercial or industrial uses. The Use Permit thresholds indicate only floor area. But what if the uses do not take place in structure interiors, but are OUTDOOR uses? I can imagine this situation with regard to outdoor industrial operations, material or vehicle storage or transfer, or for outdoor event, entertainment, or performance spaces. How would the Gateway Code address such uses that do NOT involve large or permanent structures with related floor area? 5.c might address this in terms of off-site impacts, or an Administrator’s decision that such a use is “similar or compatible” with an allowable use, but this is not clear.*

6) **Comments on 9.29.060 – Building Design Standards:**

- *C. Long Building Division – 2. Standard – I strongly recommend that Ministerial approval should NOT be available to any single structure longer than 150 feet in any dimension. So, the building modulation standards should apply, but a “Long Building Division” standard similar to this should apply for any building longer than 100 feet.*
- *Roofline articulation – All of those choices are good to qualify for Ministerial approval, except the roof deck option, which may benefit building users, but a roof deck in itself provides no visual benefit to the public.*
- *Entrances --*



**“Functionality.** Entrances required by Paragraphs (a) and (b) above must remain functional **for entry as well as exit** and available for use by occupants” . *An “entrance” that only functions as an exit should not qualify as an entrance for this purpose.*

- Entrances –

“d. Entrances to Individual Units.

(1) For units adjacent to a public street that are accessed through ground level individual entrances (e.g., townhomes), the primary entrances must face the street **or publicly accessible courtyard or plaza.** *This change may enhance livability, walkability, and safety, especially for young children and elderly residents and passers-by, increasing the usability of publicly-accessible private spaces for all.*

- Entrances –

“iv. A patio with minimum dimensions of 5 feet by 5 feet. A patio ~~must~~ **may** include a row of shrubs, a fence, or a wall not to exceed 42 inches in height between the sidewalk and the patio to define the transition between public and private space.”

- Garage doors and entries –

**“Shared Garages and Parking Structures.** The following standards apply to garages serving multiple dwelling units and/or non-residential uses. (1) No more than 25 percent of the site frontage facing a street may be devoted to garage opening, unless the street frontage is less than 80 feet, in which case a 20-foot garage opening is allowed. **Garage and parking structure entrances with curb cuts are not permitted on K Street or L Street.** *Other appropriate places for this requirement would be in the Circulation section of the GAP and in this Code’s 9.29.070 – Streetscape. Protecting pedestrian and cyclist safety as well as protecting cycle or motor traffic should prevail where garage entrances/ exits / curb cuts can instead be located on east-west streets or on alleys.*

7) **Comments on Streetscape 9.29.070:**

- **Figure 2.53 Pedestrian Realm** may somewhat misrepresent the area between a building and street areas where motor vehicles are allowed, by showing the frontage/ setback area as paved, when it could (perhaps should) actually be landscaped (e.g., with materials that still allow pedestrians to walk on them), whether it is “Active” or “Non-Active” frontage, while providing access for mobility-impaired people.
- **Frontage zone:** The distinction in terms of what the frontage zone may contain appears to be over-restrictive for “non-active” frontages, as long as those uses do not obstruct movement of people using wheelchairs or strollers. *There is little reason why a “non-active” frontage may not also include dining, seating, or outdoor displays. In fact, especially during the recent Pandemic, some highly successful outdoor adaptations have been on “non-active” frontages.*

8) **Comments on 9.29.080 Mobility:**

- On **“Greenways”** and **Figure 2-56** -- The Draft indicates that the Greenways map will be removed from the Gateway Code, and instead incorporated into the GAP. However, this Figure still makes NO provision for an L Street Linear Park, or even a significantly enhanced or shaded L Street bikeway.
- On **Greenways:** This map, its conceptual basis, and its associated standards must be seriously reconsidered in light of an L Street Linear Park alternative and in close consultation with the Arcata Fire Department.
- On **Parking** -- Offstreet parking standards (Table 2-32): *Significant discussion should address the basis of a policy decision to require NO parking whatsoever for residential or most commercial*

uses anywhere in the Gateway Area, except for hotels and some offices, while imposing extremely low maximum parking allowances for residential and commercial uses. If the Code's intention is to promote viable residential and commercial development, wishful thinking about the impact of those low maximums may not support desired private investment; no parking minimum requirements at all for residential development may actually scuttle the GAP's mixed-use aspirations, as well as aspirations supporting a variety of housing tenancy and ownership types.

- **Transportation Demand Management – Non-residential standards** : 10,000 sq ft seems very low for a Demand Management Plan requirement to kick in. That would be the equivalent of four small shops or offices. Such a low-threshold standard would also be difficult to enforce, especially if the non-residential users are commercial renters rather than their landlords, and where the number of employees varies enormously between business users occupying the same extent of building space.
- **F. Parking Location and Design:** *Add after "Alley Access" section: "Site designs for commercial or residential projects that qualify for Ministerial approval may not have primary access for motor vehicles to parking from K Street, L Street, or N Street if access from an east-west street or from an alley is possible. (Emergency access may be from K, L, or N Street).*
- **2. Bicycle Parking:** *It makes NO SENSE to link the number of bicycle parking spaces to the number of required motor vehicle parking spaces, if the GAP intends to encourage cycling and discourage driving!*

## Bike Rack

The following document the Bike Rack items that the Commission will resolve as time allows consistent with the Meeting Framework adopted March 14, and amended thereafter. Items shown in grey were discussed at a prior hearing but no decision was made. Items without highlighting have not been discussed.

## Land Use Element

### Ideas for Discussion

- 9) **LU-1k: Support and revitalize other existing neighborhood and commercial activity areas.** Although not a "neighborhood" center, it would also help to have some explicit mention of Uniontown, especially in light of AB 2011. Uniontown might be a prime target for mixed use redevelopment (and a reasonable one), if not under its current owners, then under some future ownership by 2045.
- 10) **LU-2: Residential Land use** That's real estate-talk. Change that to "residents." The policy refers to "in higher density developments". Clarify: Does that refer to RM and RH only? What about in those mixed use developments we're expecting, and in :PD Planned Developments?
- 11) **LU-2c: Planned Development – residential: Add:** Planned Development may also incorporate non-residential uses *where they will not reduce safety or livability for residents, and must include adequate walkways, and set conditions for commercial operations.* (Avoid a scenario where commercial use is added to a residential :PD and brings dangerous vehicle traffic or constant loud noise into a previously kid-friendly, quiet area.)

- a) The Implementation Measures list calls for the City to review sites in the :PD combining zone, and possibly releasing some of them from :PD requirements. However, new state housing laws already limit City discretion for projects that include affordable housing, and exempt some of those projects from CEQA review. The City should generally retain the discretionary review that the :PD combining zone provides, especially for already developed sites, to ensure that intensified development there does not threaten safety or existing environmental assets and recreational spaces.
- 12) **LU-3a Commercial use classifications** “Large scale retail uses shall require a use permit due to evaluate...” *Can we add a threshold size or scale?*
- a) “Potential impact on existing and projected traffic conditions” – Add: pedestrian and residents’ safety
  - b) **Table LU34 COMMERCIAL LAND USE CLASSIFICATIONS:** (Questions mainly)
  - c) What is the rationale for adding Travel trailer [RV] parks to principally permitted uses in the C-G zone?
  - d) Will eliminating animal sales and services make existing pet stores and veterinary services in C-G non-conforming? Or are these rolled into some larger category?
  - e) Add to the “Gas sales” category electric vehicle charging stations? What about zip car rentals, etc?
  - f) Restaurants, Bars, Taverns and pubs, nighclubs: Will bars still require a Use Permit? If we’re now allowing on-site cannabis consumption, should these be added to the list?
  - g) Commercial Recreation / Entertainment: How come “outdoor recreation uses and services” are NOT allowed in either the C-C or C-M zones? Should they be?
  - h) Educational, Cultural & Religious Uses: Since no “Religious Uses” are actually listed, and since the City has limited authority to regulate them anyway, should we take “Religious Uses” off the category title? (AND ... Does the City have discussion / condition procedures set up for when an Arcata church decides XYZ is actually a religious use, and demands services to support it?)
  - i) Urban Agriculture: Not allowed in the C-C zone. So, NO herb or vegetable gardens on a temporarily vacant lot downtown? What about as an accessory use? (No commercial herb gardens in backyards and roofs? Or is that allowed under some other rule?)
  - j) Commercial – General This is mainly Valley West. With a max residential density up to 50 “units” per acre in addition to commercial uses on the same site (???), with density bonuses likely to allow up to 90 dwellings per acre, what do we envision in Valley West for this allowable density, especially in light of AB 2011?
- 13) **LU-3e Commercial – Central** : Residential use is allowed as the primary use on vacant sites. Presumably, NO maximum density & no parking? Given current vacancy rates, may existing commercial buildings be converted to residential use anywhere in C-C? [Staff Response - I think that is the next step. This could be an implementation measure]
- 14) **LU-4b Little Lake** : The City has sat on cleaning up its Little Lake site for 20 years. There’s some new activity there now. (I’d heard “staging and material storage” for the WWTP upgrades?) The draft policy is: “... The site shall be planned as a mixed-use development including passive recreational uses and a dog park. Development shall be consistent with the adopted Long Range Property Management Plan.” That plan indicates the site should be used for “economic development,” which presumably means jobs. But the property management plan doesn’t go further than this. *I hope* our Sea Level Rise discussions on Tuesday will help us envision what types of structures could be

safely allowed on that site – IF ANY – and strongly recommend against allowing permanent structures, or ANY “mixed use” that includes housing.

- i) Throughout the Plan, let’s replace the term “passive recreational uses” with something that actually relates to land use / infrastructure, like “recreation facilities for walking, running, sitting, nature observation, and social interaction.” It’s more words, but better connotation in our sports-dominated society. [Staff response – no mixed use or residential use is planned on this site]

**15) Table LU-6: AGRICULTURE AND NATURAL RESOURCE LAND USE CLASSIFICATIONS**

- a) Coastal-dependent recreation in the A-E zone: What would this be? Duck hunting blinds? Kayak docks & rentals?
- b) Keeping confined animals isn’t allowed in the A-R zone. No backyard hen coop? No backyard goat pen? It’s odd that hens are allowed in residential zones but not in an ag zone. It might help to re-state the list of allowable uses to reflect scale of confined animal keeping (I think the LUC does this.)
- c) “Silvicultural operations” and “Aquacultural operations” are not allowed in either agricultural zone. It might make sense to allow tree nurseries and fish ponds, for example, with a Use Permit to protect groundwater and prevent noxious odors.
- d) Farm worker housing policy is clear for diked/ reclaimed former tidelands (**LU-6d2**) but not for other ag lands. Farm worker housing should count as “residential units” and “dwelling units” with standards identical to other housing or ADUs.

**16) 2.3 IMPLEMENTATION MEASURES TABLE** – This is a bare-bones list, focusing on the near-term, with little except the “ongoing” items and Economic Development Strategic Plan 5-year updates that carries us beyond the first couple of years. It would be great to develop a much more substantial list of implementation actions to achieve the goals of the many policies in the Land Use element.

- a) It would help to include specific implementation measures for Policy LU-1b “Promotion of infill development and designated Infill Opportunity Zones,” if only to identify a time frame for action.
- b) LU-4 Pedestrian-friendly activity centers: These measures are more policies themselves, than specific implementation actions, and will be only parts of the types of form-based standards that would be needed to implement them. Once we have experience with a form based code in the Gateway, would it make sense to include an implementation measure to consider developing appropriate standards for the other activity centers?
- c) LU-5 Business park plans: The city should seriously revisit the “business park” master plan idea for Little Lake, even though the City is committed to putting those 12 acres to some economic use. Developing a site plan for Little Lake: Yes. But let’s reconsider calling it a “business park.”
- d) LU-6 Planned Development Overlay: An inventory of :PD sites will be useful. (See comments above.) But beware of using this review to eliminate City development guidance and discretion as a gift to developers.

**17) LU-7 Commercial Visitor Serving Overlay** – Is there a rationale for retaining the Visitor Serving zoning designation? It seems the proposed Land Use classification system has already assumed that the Commercial General classification is appropriate for Valley West, especially as so many of the motels there no longer serve “visitors.”

18) **Land Use Designations** We did address the two rezoning proposals that appear to have received the most public attention to date. However, we have not addressed any of the other specific rezoning proposals at any point in our process, other than through the Gateway Area Plan discussions.

[staff] indicated that at the end of our May 9 meeting there will be an opportunity to address the rest of the rezoning proposals, so it would be important to indicate my concerns beforehand. So I'm writing them out briefly:

- a) Exhibit 1: I-L to C-M south of Giuntoli to Boyd Rd:
- b) Since C-M could include residential uses, and there remain several Industrial/ Industrial-Commercial types of uses. Because many of those parcels are quite large, would a Planned Development permit still be required? If affordable housing is included, would there then be no housing density maximum? How would allowable intensities be regulated in C-M in this area? (Or, would we need to wait for a draft amended LUC to figure that out?) What objective design code standards would / could apply for a C-M one in this location? (It would be in the Giuntoli / Valley West "infill opportunity zone"? Or outside of it? HOW would the C-M zone protect possible future residents from lingering contamination from former industrial uses? (E.g.: the easternmost parcels are now the school bus lot and shop; many anecdotes about former practices of history of oil, lubricant, & other chem dumping, etc on the site.) Are any of the current uses actually Industrial, rather than things that could transfer to Commercial in the transition time? (And would they then be non-conforming?)
- c) Exhibit 2: I-G to I-L east of West End Road:
- d) WHY rezone? This appears to be the land behind the wetland back of what's now the Cannabis Innovation Zone? Last we heard, was this the land proposed for the "eco-burial" site? The Property Report on the cit GIS already lists this as BOTH I-G and I-L. Since the site is already so heavily disturbed, with access ONLY through the adjacent Industrial land, is the purpose of eliminating possible heavier industry there as a buffer to the NR-TP land to the east?? Why not just leave zoning as it is? (Or, is it too ambiguous?)
- e) Exhibit 3: R-VL to R-M lots west of Alliance & south of Spear:
- f) I propose we retain the current zoning in this area, at least until developer(s) or owners actually request rezoning. The area is adjacent to A-E land (agriculture, even when used intensively by Sun Valley's bulb operation), and within the Coastal Zone. Up-zoning this area now will be, essentially, an invitation to land speculators.
- g) Is the purpose of up-zoning to R-M be to encourage developers to combine parcels to build larger projects? Is the City's concern that the combination of subdivision and ADUs on existing small landlocked lots make for a continued fragmented residential development?
- h) Realistically, developing any of those small parcels at R-M density would probably require assembling a multiple-parcel project site. That would then be big enough to require a PD anyway, which could effectively increase actual housing density, without also opening the area up to the density bonus requirements above and beyond the face value R-M maximum. The current R-L zoning already would allow ADUs, and SB9 subdivision, effectively increasing the amount of housing the area could provide.
- i) Several parcels at the south end have broad water pipe easements. (Didn't we approve a PD there a few years ago? It appears that's never actually been built.)
- j) Many of those interior parcels are "land locked" though they have shared driveways. The northern parcels were only recently rezoned from A-R to R-VL; at least, the City's 2008 zoning map (online) still shows them as A-R in the Coastal Zone. And the area just to the interior (west, and south of the parcels proposed for rezoning) is still A-E (coastal), part of Arcata's greenbelt. Rezoning this land to R-M now would effectively dump our longstanding policy of gradual

transition from lower density / lower height development to much higher density adjacent to A-E land in western Greenbelt.

- k) Exhibit 6: C-G to C-M for all parcels facing G Street from 11<sup>th</sup> to 18<sup>th</sup> (“Northtown”):
- l) This would encourage redevelopment with commercial uses on ground and apartments above, with NO maximum use intensity, and no parking requirements. If this rezoning occurs, we should have “objective standards” in place at the time of the rezone for such intensified development in this area. (A Northtown FBC would be at least as necessary here as one is necessary to the Gateway. That would get us things like appropriate utility connections, wider sidewalks, appropriate upper story design, and limited curb cuts onto our major N-S street. Would any SB 2011 provisions override our C-M?
- m) Exhibit 7: R-H to C-C for two corner parcels on the east side of J Street, at 6<sup>th</sup> and 8<sup>th</sup>:
- n) Seems to make sense, since this would bring those whole blocks into C-C. Housing would still be possible with C-C. What makes less sense is **why those blocks aren’t included in the Gateway.**
- o) Exhibit 8: R-M to R-H on parts of 4 blocks, 5<sup>th</sup> 6<sup>th</sup> Streets between F & I:
- p) I’m also wondering why this area wasn’t included in the Gateway. Presumably at R-H Question: **Will the alley between G & H, and 5<sup>th</sup> & 6<sup>th</sup> be retained as public right-of-way, even if a developer attempts to redevelop that whole block?**
- q) Exhibit 9: Uniontown C-G to C-M; and enclave south of Uniontown R-M to R-H:
- r) Is the reason for rezoning Uniontown to allow for redevelopment of the center with housing as well as stores? Rezoning the enclave south of Uniontown to R-H could allow density up to 90 dwellings per acre, with density bonuses; so over 1000 more people. Could work – if they don’t all bring their cars ... This rezoning would be an investment windfall for current owners there.
- s) Exhibit 10: Several parcels at the south end have broad water pipe easements. (Didn’t we approve a PD there a few years ago? It appears that’s never actually been built.)
- t) Exhibit 10: C-G to C-M for multiple parcels south of Samoa, between E & I Streets:
- u) Retain the current zoning at least pending policies that will be in the Coastal Element / Local Coastal Program update. C-M zoning could allow new housing to be built in the mixed-use zone. While this is right on Samoa, it goes against the principle of NOT adding new housing south of Samoa, where SLR, liquefaction, etc could put new residents in harm’s way (likely renters).
- v) Exhibit 11: R-M to R-H for the Bayside Road townhouse and apartments:
- w) Retain current R-M zoning. Have the owners of these two apartment properties actually asked for this rezoning? These are high quality, relatively new rental housing, at a scale appropriate for this part of the neighborhood. Additional density here (up to 90 units per acre, de facto) likely means knocking down existing high quality and reasonably affordable housing. Rezoning these areas now, before developing the multiple use potential of the Sunnybrae shopping center areas, is really just a gift directly to the landlord(s).
- x) Exhibit 12: R-VL to R-L on Buttermilk frontage:
- y) The owners will love it, especially with SB9 subdivision possibility. Have any of them asked for this rezoning?
- z) Exhibit 13: PF to R-VL, pumping station (?) & land?:
- aa) Recommend either keeping the PF designation for now, or changing zoning to **R-L** instead of R-VL on this ½ acre site. Potential access from Anderson Lane instead of Old Arcata Road? If the public facility is no longer needed (a pumping station?) does it make sense to replace it with another public facility? If it will be privately developed, doesn’t it make sense to allow slightly higher density right on the road, at least R-L instead of R-VL, even though the neighbors have R-VL?
- bb) Exhibit 14: The Gateway Area

- cc) Presumably will be subject to Gateway zoning – to be addressed with the GAP. Avoid designating any zone that straddles the Coastal Zone boundary (e.g., the Barrel District).

## **Public Safety Element**

### **Consent Added After the Scheduled Meeting Date**

1. **The “Guiding Principles and Goals” section**, which now follows the background / overview material, should precede it, appearing immediately after the 2 introduction paragraphs, and before the first “Overview” section. (This should be where the “Guiding Principles and Goals” should appear in EACH element. This is not just an “editing” suggestion, since the Guiding Principles and Goals should actually guide the entire element, its policies, and implementation measures.
  - **Add** after “D”: “Address increasing risks of flooding associated with sea level rise and rising groundwater levels in terms of both safety of people and property, and in terms of long term land use policy. (The Coastal Element also addresses these.)”
  - **Add** after “J”: “Foster community safety by developing hazard mitigation, emergency response, and long-term resilience programs through open, participatory, and responsive planning and decision processes, and support for community safety communication, education and training, organization, and working groups.”
  - **Add** after “J”: “Cooperate and coordinate with regional bodies, neighboring communities, and major institutions, as well as state and federal agencies to address emergency response, hazard mitigation, post-disaster plans, and planning to increase Arcata’s and our region’s resilience.”
- 1) **PS-1a City Emergency Response Plan**: ADD at the end: “The City will periodically revise Arcata’s Emergency Response Plan with open communication and community participation in response to community concerns.” (The Emergency Response Plan is the most opaque of the City’s plans. Let’s change that!) Also: Do we want to mention health emergencies, or is that a County responsibility?
- 2) **PS-1b Evacuation routes / transportation facilities** : ADD at the end – “The City shall coordinate with regional jurisdictions, transportation and health care providers, and Cal Poly Humboldt to develop plans for evacuation, transportation, or remaining in place during emergencies.”
- 3) **PS-1d Siting and design of critical facilities**: *Should we consider electric power as “critical”?* ADD at the end: “The City should consider opportunities to relocate critical facilities to less dangerous locations, and do so where relocation is feasible.”
- 4) **PS-1e Development & design standards for emergency response**: ADD at the end: “The City shall work with Fire and emergency response organizations to acquire and operate equipment that is sized appropriately for varied access and response contexts.” (Remember, it may be the Fire District not the City of Arcata itself that makes those equipment choices and purchases.)
- 5) After or before **PS-1f Citizen training ... ADD a Policy**: “The City shall assist neighborhood and community-based groups who request help aiming to support education, cooperation, and mutual aid before, during, and after emergencies, apart from and in addition to the CERT, or the County’s Office of Emergency Services.” (Such community-based efforts have been extremely effective, and may provide alternative support that boosts safety in situations where formal organizations don’t work well, especially those linked with or dependent on police or fire district responses. )
- 6) **PS-1h Severe Weather Hazards**: **MOVE** this policy to just after **PS-1e Development & design standards**
- 7) **Table PS-1 GEOLOGIC HAZARD LAND USE MATRIX**: This Table requires explanation! Even if it refers to another document, something in the Plan should explain categories, standards, abbreviations, etc! The Draft eliminated even the little explanation in the deleted text box. The Table will mean little to the general public without further explanation.

- 8) **PS-2e Shoreline hazards (tsunami inundation, tidal flooding):** Are emergency shelter locations considered “critical”? Our current zoning allows emergency shelters on South G Street, within the shoreline hazard area. Should we designate alternative / additional locations? **ADD:** “The City shall seek locations for emergency shelters and services in locations outside the shoreline hazard area.”
- 9) **PS-3c Hillside development standards: #3. Vegetation removal: Add to complete:** “Vegetation removal in the natural area of each lot shall be subject to review and approval by the City. The City may require hillside development approval to include a vegetation management program to reduce fire risks, including monitoring and enforcement provisions.”
- 10) **PS-3g in “OTHER GEOLOGIC HAZARDS AND AIRSPACE PROTECTION”:** Airspace Protection should be a separate policy category, NOT lumped in with “other geologic hazards”! **ADD** a policy to **restrict Drone operation**, especially around the low-fly approaches to the airport, around power lines, and in wildlife areas (the Marsh, though I think there’s already a drone prohibition there). This is probably beyond the General Plan’s scope, but those mylar balloons should be prohibited too, since they can knock out power lines, clog waterways, and endanger wildlife. **[Staff: supports adding this. The mylar balloon piece may be interesting to weave in...]**
- 11) **ADD after PS-4h: Drainage Master Plan** – “The City shall update its Drainage Master Plan periodically, at least once every [10? 5?] years, or whenever significant new hydrologic data appear to make building or development based on the existing Plan’s assumptions obsolete.”
- 12) **POLICY PS-5 FIRE HAZARDS Objective:** “Minimize risk of personal injury and property damage resulting from structural (urban) and wildland fires. Manage City forests to sustain ecosystems and their services in ways that also reduce risks of injury to people and damage to property.” (Refer also to the Forest Management Plan, which will be updated, and which should be consistent with and subsidiary to the General Plan.)

#### Policy Pitch Added After the Scheduled Meeting Date

1. **Fire Hazards Overview** (p. 6-4): The first paragraph of the overview addresses the USFS “broad brush” fire hazards classification. This is NOT one that is particularly meaningful in Arcata, since it fails to differentiate parts of the city. While a good warning, this broad brush use of federal and even state classifications in the first two paragraphs of the overview would scare any potential new resident, developer, or insurer clean out of town! Start with an Arcata-oriented description, referring to a more finely-differentiated fire hazard map, which should be developed separately from the city-wide multi-hazard map. This isn’t just an editing matter; differentiating among risk levels at a finer grain than the 70% of the city in the Wildland Urban Interface is a significant policy matter with important implications for development location and intensity, and investment-motivating fire protection and prevention policies.
2. **Hazardous Materials Overview** (pp. 6-4 & 6-5): **ADD** to p. 6-4 list: “4. Cleaning up, remediating, and restoring areas contaminated by toxic chemicals, in accord with state and federal programs and standards.” Mention ongoing assessments and cleanup status of known contaminated sites. (Since those assessments and cleanups can take 20 years, Plan readers in 2030 might still be concerned about the same places! The Little Lakes assessment has been going on since at least 2004!) This might also be the place to note that Arcata is a **Nuclear Free Zone**.
3. **Airspace Protection Overview** (p. 6-5): Address drone operation in Arcata airspace! Mention PG&E’s frequent helicopter inspections of their transmission lines, which now include extremely low flights over residential areas. **[Staff: It isn’t clear that this is policy]**
4. **Climate Change Adaptation and Resiliency Overview** (p. 6-5 & 6-6): This language is so general, most of it could be moved to the “Introduction” at the start of the Element! But it’s a good statement, and its position here fulfills the state requirement.



5. **PS-5b Review of development for fire safety: ADD at end of policy:** "... and design features, building height and bulk. The City shall not permit construction of any building or development that the Arcata Fire Protection District's plan review indicates cannot be adequately protected from fire risk by the District, or through mutual aid agreements with other fire districts in the region." **[Staff: This is too broad.]**
6. **PS-6c Use of potentially harmful materials on public lands and rights-of-way: ADD** at the end: "The City shall also prevent utility companies from applying toxic substances along their transmission lines or other facilities within City limits." *(PG&E isn't a public agency, and a City prohibition might not stand up in court. But a very clear City policy in the General Plan will help make sure PG&E won't spray herbicides in Arcata, regardless what they do elsewhere.)* **[Staff: we would like to support this, but as written, it is unlikely enforceable]**
7. **PS-7a Development/building and site design standards for crime prevention: ADD** at the end: "Video surveillance that unduly invades privacy shall not be an acceptable part of any Arcata design standard or City practice." **[Staff: need to better define unduly invading privacy and confirm that there is no case law around this issue]**
8. **6.3 IMPLEMENTATION MEASURES PS-3 Evacuation Planning: ADD:** "Develop protocols for providing resources and assistance to community members within the City through a variety of means when remaining in place appears to be more prudent than evacuation, and in circumstances where the Emergency Operations Center cannot provide adequate help."
9. **6.3 IMPLEMENTATION MEASURES PS-5 and PS-6** "Evaluate renewing a cooperative agreement with CALFIRE" and "Wildland Urban Interface Risk Reduction Program": *Add the Fire Management Committee to the list of responsible parties to consult in this evaluation.*

#### Other Matters

1. **POLICY PS 8 HUMAN HEALTH HAZARDS:** *Is this section cut because there will be a "Healthy Community" element?*
2. **PS-4c: Limitations on development within Flood Zone.** This section describes requirements for building within Flood Zone A. Why are we allowing any new building within Flood Zone A?

#### Editorial Comments

For anything you might abbreviate later, **write it out in full the first time you mention it in each Element**, and ideally make a list of ALL abbreviations to be included as a Plan Appendix. Examples in the Safety Element draft: CERT (mentioned on p. 6-2, but not written out in full until policy PS-1f on p. 6-8); HPM (mentioned at end of top paragraph on p. 6-2).

Avoid text boxes that don't reach the full page width – transferring them to some online media platforms doesn't work well. (A small box on a full-page PDF doesn't read well on a phone!)

The Redwood Coast Tsunami Working ing Group does a huge job. But although it's been around for several years now, as a pretty ad hoc group, its records and reports aren't easily available to the public (who will be reading this plan; see p. 6-2). The last sentence on p. 6-2 refers to a map of hazard areas in Figure PS-a, located in a map pocket at the end of this Element. NB: In a digital version of this plan, there's NO map pocket. So including a digital map at a reasonable, readable scale is important.

Flooding hazards overview (p. 6-3): Add a statement regarding flooding associated with sea level rise, and possible rises in groundwater in coastal areas. (Even if that's covered in the Coastal Element, the Safety element should address it too.)

Arcata's Drainage Master Plan Goals: P. 6-3: Mention Plan date (or last update)

#### Design Element

## Discussion Items

1. **D-1b: Emphasize Arcata Plaza area as a community focal point.** “Buildings facing the Arcata Plaza shall be multi-story.” Are we suggesting this as a future policy? Do we want to? Some of the buildings on the plaza are not now multi-story. **[Note this is addressed above with a specific proposal for revision]**
2. **D-1e Promote energy efficiency and solar access.** Site and building design shall emphasize energy efficiency, ~~and~~ solar orientation and minimize shading of adjacent structures to the extent feasible, balancing development needs with solar access.
  - a. We should consider direct sunlight in terms beyond just energy efficiency, especially as direct sunlight is the basis of many buildings' and yards' existing design and use. The City's design policies should NOT support new buildings' suddenly cutting off direct sunlight to neighbors!
3. **D-3j: Streamside riparian areas.** Policy comment: It should not be possible to just dig a ditch and then have it become a riparian area that must “be retained in a natural state.” It would be easy to impede development if this were true.
4. **D-7e: Upgrade of non-conforming landscape.** This states, “When improvements are made to structures on sites where landscaping is non-conforming, landscaping should be required to be upgraded if feasible.” Policy comment: Requiring the “non-conforming” (Who decides what is non-conforming?) landscaping be upgraded is a barrier to making improvements to structures. Do we want to impose that requirement?
5. **D-1h City edges** - Restricting development in surrounding open space lands to very low height, bulk, and density (minimum parcel size from twenty to sixty acres; **?? maximum structure height, and 50 feet maximum structure length or width visible from Arcata**)
  - a. As with Agricultural zoning, we should discuss and consider what IS (and what shouldn't be) allowed in agricultural and resource zones, and since much of that bordering area is beyond Arcata's city limits, where zoning is actually controlled by the county, or DESIGN policies should address structures, lighting, etc, regardless of parcel size. To what extent does prohibiting massive buildings or many buildings require such large parcel sizes, when “agricultural processing” or massive greenhouses may still build out Arcata's “greenbelt”?
6. A question or two: why is former Policy D-2i (Design of signs) deleted? Don't we want the General Plan to contain some policy guidance on signs? **[Staff: These are too detailed for a general plan policy. This detail is already included in the zoning ordinance.]**
7. Another question: In Policy D-4c (Grading and hillside subdivisions), why are criteria 1 – 7 deleted? **[Staff: These are too detailed for a general plan policy. This detail is already included in the zoning ordinance.]**
8. Question: In Policy D-5b (single-family residential design on existing lots in hillside areas), why are criteria 1 – 6 deleted? **[Staff: These are too detailed for a general plan policy. This detail is already included in the zoning ordinance.]**

## Editorial Comments

1. **D-1h, #3:** Editorial change: 101 is a U.S. highway, not a state highway.
2. **D-3c:** Editorial change: 101 is a U.S. highway, not a state highway. This change should be made throughout the document.

## Prior Decisions

### Gateway Code

- 19) **Subsection 9.29.020.C.1 – Design Review** Change “Design review is required in the Gateway districts if **both** of the following apply:” to “Design review is required in the Gateway districts if **either** of the following apply:” (emphasis added). [Staff: this would exclude projects that we likely want to allow. If it were both, then projects that do not meet the objective standards, but are not required by 9.72.040 to have Design Review would not have a permitting pathway. As written, this allows the DR authority to approve a single-family addition, for example. These don’t meet the Gateway Code objective standards, and they are not required to do DR. Therefore, we would have to deny a minor remodel of a SF home with the proposed language.]
- 20) **Subsection 9.29.020.D.1 – Gateway Use Permit** Change “A Gateway Use Permit is required in the Gateway districts for uses listed in Section 9.29.030.B (Gateway Use Permit Required) or if **both** of the following apply:” to “A Gateway Use Permit is required in the Gateway districts for uses listed in Section 9.29.030.B (Gateway Use Permit Required) or if **either** of the following apply:” (emphasis added) [Staff: This would expand the allowable uses to almost anything – even disallowed uses (or at least it conflicts with the current disallowed uses as applied). We have more control over what new uses are allowed through the similar and compatible interpretation. This proposed change would put it in the hands of the applicant to decide. We would have a hard time denying a project if we left it to the eligibility requirement for an application. Also, the table becomes moot if D.1.a stands on its own.]
- 21) **Subsection 9.29.020.D.3 – Gateway Use Permit**  
This subsection reads as follows: “Procedures for a Gateway Use Permit are the same as in 9.72.080 (Use Permit and Minor Use Permit) except as specified in Paragraph (d) below.”  
My comment/question: What is the “Paragraph (d)” mentioned above? Is this a typo, and it is meant to referred to section 9.29.020.D.4(d)? [Staff: good catch. Yes. That should be “4.”]
- 22) **9.29.050.E. Landscaping**  
Proposal: Define “landscaping” to encourage native trees, shrubs, plants, etc. wherever landscaping is required or permitted.
- 23) **9.29.050.G. Inclusionary Zoning**  
Consider adding an in-lieu fee option to providing on-site inclusionary housing units. Also, consider allowing construction of off-site inclusionary units with the Gateway Plan Area, with appropriate approval to ensure equivalence with on-site units.  
Per the Western Center of Law & Poverty, most California jurisdictions range from 10-20% inclusionary housing requirement. What can we do to maximize the likelihood of hitting this range?
- 24) **9.29.080.B.1. and Table 2-32. Mobility. Parking. Number of Spaces.** Proposal: Eliminate parking minimums. Let the market decide. See, e.g., *How Parking Destroys Cities*, Michael Manville, *The Atlantic Monthly*, May 18, 2021. [Staff: many comments have been made to this effect. The TSC recommends removing parking minimums citywide – see Mobility Element]
- 25) **9.29.050.G. Inclusionary Zoning** Consider adding an in-lieu fee option to providing on-site inclusionary housing units. Also, consider allowing construction of off-site inclusionary units with the Gateway Plan Area, with appropriate approval to ensure equivalence with on-site units.

Per the Western Center of Law & Poverty, most California jurisdictions range from 10-20% inclusionary housing requirement. What can we do to maximize the likelihood of hitting this range? [Staff: The IZ requirements should be lower than the state density bonus thresholds. If not, every project becomes a density bonus project, and our design standards and community benefits are impacted. See [https://www.meyersnave.com/wp-content/uploads/California-Density-Bonus-Law\\_2021.pdf](https://www.meyersnave.com/wp-content/uploads/California-Density-Bonus-Law_2021.pdf) and the staff report for March 27, 2023, for a summary of density bonus law and the Gateway Plan. Commission could raise the IZ requirements to 4% Very-low income and 9% Low or Moderate income to be just below the density bonus threshold. As for in lieu fees, this would run counter to the desire to have mixed-income neighborhoods and buildings. Requiring on-site affordable housing is one of the most effective ways to combat gentrification.]

- “Two years after the effective date of this Chapter 9.29, or six months after the issuance of a certificate of occupancy for the first project approved pursuant to this Chapter, whichever comes last, and then every two years thereafter, the Planning Commission shall undertake a review of this Chapter and determine whether to recommend that the City Council amend, modify or delete, in whole or in part, any of its provisions.” [Staff: While unnecessary because the Council and the Commission can undertake a review and initiate a code amendment at any time, there is no reason this could not be added.]

21) I propose we only allow ministerial permit hearings to be continued once. (page 4)

a. The hearing may be continued only if additional information is needed to determine project conformance with objective standards. A hearing may only be continued a maximum of three one times after which the review authority must render a decision. (page 4)

b. Currently hearings can be continued 3 times for a total of 4 meetings on what should be a ministerial, check the box process. If the developer is missing key information at the first meeting I would grant them 1 meeting to come back with that information. But if they are proposing something very different than the objective standards in the form based codes that requires 4 meetings of discussion, they should really go through the discretionary review process.

22) I propose we reduce street facing setback minimums by at least 10ft. (Tables 2-21, 2-23, 2-25, 2-27)

a. We have a setback minimum + a “pedestrian realm” minimum creating a very large area that can’t be built on. This will unnecessarily deter development and housing production. The pedestrian realm requirements adequately provide a setback on their own.

23) I propose we remove the interior and rear property line setbacks requirements for the G-N district. (Table 2-27)

a. These setbacks assume that the neighboring areas will perpetually be exclusionary single-family neighborhoods. We shouldn’t unnecessarily burden new housing construction.

24) I propose remove all the remaining parking minimums. We should not be mandating parking in the Gateway area. (Table 2-32)

25) I propose we apply minimum heights to both residential and commercial uses. This will encourage more mixed use development/ a more consistent building form. (Tables 2-22, 2-24, 2-26, 2-28)

a. Adding new residential units on top of existing commercial buildings is often impossible. This policy would hopefully encourage new commercial buildings to add residential units at the time of construction which would save us trouble later on.

26) I propose we increase the minimum residential density above 25 units per acre (page 2) Make it 32 units per acre.

27) I propose we eliminate enhanced upper story setback requirements. (page 23)

a. We heard from David at last meeting that these requirements are particularly costly to developers and could make projects infeasible.

- 28) I propose we do not tie bicycle parking requirements to vehicle parking requirements. Particularly given the fact that I have also proposed that we reduce or eliminate all vehicle parking requirements (page 50)
- 29) I propose that the employment and residential use bike parking requirements listed in Table 2-34 (mis-labeled "12-34") be clarified as requiring long-term, weather-protected, and secure parking spaces, and that a smaller number of short-term bike parking spaces also be required for these uses. (page 50)
- a. Long-term, secure, and covered bike parking is absolutely essential for encouraging bicycle use.
- 30) I propose we allow a community square that does not have car access. (page 51)
- a. The plan currently calls for the community square to have street frontages on at least 2 sides. I don't think we have to mandate that the community square be accessed by vehicles.
- 31) I propose we rename the sub-districts and other place or space names within the Gateway Area in consultation with the Wiyot Tribe (see Section 9.29.010.B).
- a. We've heard this request from multiple members of the public. This would be a good reminder of the Indigenous people of Arcata.
- 32) I propose we change the wording of the non-residential transportation demand management to note that the list is not exhaustive, and also that the TDM plan requirement cannot be met solely with measures that are already required elsewhere in the code. (page 48)
- a. Having a set list unnecessarily limits this great policy.

## Vision

**“Arcata Today”** (edit) – *“Arcata today: Arcata is home, a work in progress, with its natural beauty and resourceful citizens, and exemplary quality of life.”*

**Add a statement** after “We live resourcefully” and before “We move forward,” or somewhere before “We’re drawn to the Plaza”: *“We are resilient. We face hazards by adapting to a changing environment while limiting our harm to the ecosystem and its functions, and to global climate.”*

**We share the benefits of California Polytechnic University Humboldt** – ADD to this statement: *“We work together to ensure that the University supports Arcata’s vision for our future, just as the City is an accommodating welcoming host to the University.”*

**Add a statement** (perhaps at the end): *“We work with neighbors. We work with neighboring jurisdictions and regional partners to tackle problems we can only solve together, and we expect and encourage our neighbors to work with us to fulfill our community’s vision.”*

I support the “Revised Vision Statement” (Appendix D). I don’t support the “Reorganized Vision Statement” (Appendix D2). The former is well written (see comments below) and concise. The latter has some empty language and is not nearly as effective. **Change neighborhood language and accept.** from the 3/27/23 meeting

**“We’re drawn to the Plaza”** – Cut the added statement at the end. It would be fine to ADD a statement supporting community public spaces throughout the City, but not tacked on to this statement that recognizes the Plaza as Arcata’s unique center. This is from Appendix D2 from the 3/27/23 meeting

**Under both Equity and Connection and Community:** Religion is not called out as a characteristic. Do we want to call it out?

Change Health and Safety to include “well being”

## Land Use

1. I propose adding the Sunset Neighborhood to the implementation measure I introduced at a previous land use element meeting and setting a timeline on that implementation measure of 2 years.
  - a. The sunset neighborhood has many of the same qualities that make it suitable for allowing increased density and mixed uses as the Bayview, Arcata Heights, and Northtown neighborhoods. This is also a direct suggestion from members of the public. The planning commission should consider the merits of up-zoning and allowing mixed use in that neighborhood in the future as well.
  - b. This implementation measure should be drafted as follows:
    - i. **City staff shall bring before the planning commission a proposed rezone to consider allowing mixed uses and more housing in current R-L neighborhoods within walking distance of the plaza and Cal Poly Humboldt**
      1. The Bayview, Northtown, Arcata Heights, and Sunset neighborhoods currently only permit low density housing despite being within walking distance of downtown and/or Cal Poly Humboldt. Staff shall develop a plan to upzone these neighborhoods in line with the Strategic Infill Redevelopment Program and bring the plan back to the planning commission for consideration within 2 years.
        - a. Responsible Party: Community Development

b. Time Frame: Year 2

2. I propose changing the definition of **Residential High Density [R-H]** as follows:
  - a. **Residential High Density [R-H]** High density residential uses are designated in central Arcata and other areas to allow increases in higher density above present levels multi-family housing located in proximity to commercial and employment uses, public services, schools, and parks. Local-serving commercial uses such as corner grocery stores, coffee shops, etc. shall be permitted in [R-H] zones.
  - b. We discussed this change at the last meeting regarding the land use element. Other Planning Commissioners and one member of the public agreed that allowing smaller, locally serving commercial uses in these zones created more walkable neighborhoods. It's nice to have a corner store that you can walk to rather than needing to use other modes of transportation to access another part of the city.
  
3. I propose an additional policy as follows:
  - a. LU-1x **Reduce Parking Maximums in the most walkable areas of the city. Reduce maximum allowable parking requirements within Infill Opportunity Zones to promote walkable communities.**
  - b. Reducing maximum parking allowed within the areas planned to be the most walkable within our city will ensure that these areas are not dominated by cars and parking lots, making the more inviting for non-vehicle forms of transportation.
  
4. I propose changing the pie chart on page 2-2 of the Draft Land Use Element (Packet pg. 15) to split the residential slice into R-VL, R-L, R-M, and R-H zoning. This will give the reader a more accurate representation of how we dedicate land within the city to the various kinds of housing.
  
5. I propose changing the policy **LU-1e** as follows:
  - a. **LU-1e Development of a diversity of housing types.** The land use plan map shall provide sufficient quantities of land in the various residential use categories to allow for development of a variety of types of new housing units and residential environments. The purpose shall be to ~~maintain~~ achieve an appropriate balance between single-family housing on individual lots and multi-unit housing types.
  - b. As currently written, this policy assumes that we currently have an appropriate balance between land zoned for single family housing and multi-family housing. This word change erases that assumption while leaving in the desire to achieve an appropriate balance.
  
6. I propose changing the definition of **Commercial – General [C-G]** as follows:
  - a. **Commercial - General [C-G]** This designation provides the full range of retail, entertainment, and service commercial uses **primarily** in, Valley West, C-G development must provide convenient access for patrons arriving by bicycle, public transit, motor vehicle, or on foot. ~~Businesses in the C-G area will be expected to provide sufficient on-site parking.~~ C-G areas are intended to have convenient access from residential areas in order to provide for day-to-day shopping and service needs. Residential densities allow up to 50 units per acre.

- b. As currently written, this section equates automotive travel with convenience. It also dooms Valley West to continue its current car-oriented development. I recommend that we remove parking minimums in C-G and allow developers to determine the correct amount of parking they feel is necessary for their projects to be commercially viable. This will allow the community to hopefully develop as more walkable and less car dependent over time as nearby residential densities increase.

7. I recommend we change policy **LU-4h** as follows:

- a. ~~**LU-4h Petroleum extraction and processing**~~ **Energy development, production, and use.** The City of Arcata recognizes the national need for the responsible exploration, recovery, development, distribution, and processing of the country's energy resources. ~~However,~~ The City also recognizes the potential adverse impacts such activities may have. Petroleum extraction is of particular concern on the North Coast. On- or offshore petroleum extraction will result in negative impacts on the climate and our coastal scenic resources, as well as our sensitive land and marine environments. ~~petroleum extraction and processing can will have on the climate as well as sensitive land and marine resources and on the scenic quality of coastal resources.~~ Therefore, the City finds that, in order to minimize adverse impacts to such resources, on-and off-shore petroleum product exploration, recovery, and processing should be confined to those geographic areas which now accommodate these uses and activities. Consistent with this policy, the City shall prohibit on-shore petroleum exploration, production, and processing within its boundaries, and shall oppose the use of off-shore areas south and west of Arcata and in Humboldt County in general for such uses.

- b. I don't see any reason for Arcata to "recognize the national need for" oil and gas exploration and development. We're in a climate crisis after all.

8. Although the need for housing is discussed, the issue of homelessness is not mentioned directly. I feel strongly that we should do so. Safe and secure housing is a human right. We live in the most prosperous country in the world; we should not have people without homes. We can address that in the following sections.

- a. **Guiding Principle C: Allow Encourage** for a range of housing choices that includes affordable dwellings housing for all community residents, including currently unhoused people, that accommodates families as well as individuals and groups, and varies in size and type to reflect the diverse character of the community and to provide equitable access to opportunities and resources in all of Arcata's neighborhoods.

9. **LU-6b: Compatibility between agricultural and adjacent non-agricultural uses.**

This section begins with "Agricultural practices can include spraying of herbicides, ...." Do we want to legitimize the use of herbicides in Arcata by explicitly including this statement in our General Plan? I suggest striking "spraying of herbicides" and starting the section with, "Agricultural practices can include application of fertilizer, operation of farm equipment...."

10. **Principles and Goals**



- a. Add a statement regarding “acknowledging and acting on strategies brought forward by members of Arcata’s Black, Indigenous, and People of Color communities.” (In the draft there’s quite limited one tacked on to Principle A. Please also avoid acronyms.)
  - b. Locate and allow location of land uses to minimize risks and exposure to environmental hazards, including seismic hazards and flooding. (Even though this should ALSO be included as a SAFETY and an ENVIRONMENTAL JUSTICE principle, it’s first and foremost a LAND USE principle and so should be up-front in this element.)
  - c. Seek and encourage open and cooperative consultation and cooperation with managers of state land not subject to Arcata’s land use authority. (This refers to both the University and to the State’s retained jurisdiction in coastal areas, as well as a few others.)
11. **LU-1i: Maintain Arcata’s Historic Plaza Area as a major community center:** The draft policy and with “Residential units shall be included, where feasible, in all new commercial development within the Plaza Area.” This repeats jist of LU-1f (Inclusion of residential uses). And an editing suggestion: Instead of “Residential units,” “housing” is more meaningful.
12. **LU-2: Residential Land use “Objective”** – add: “Allow for a mix of housing types and densities to ensure residents at all ages, **income levels**, and abilities ...”
13. **LU-4 Industrial Land Use Objective:** Hasn’t the City been supporting industries for 150+ years? (Is 50 years a typo?)[Staff response – yes. We’ll fix]
14. **LU-6a Agricultural and Natural Resource classifications – Agriculture Exclusive [A-E]:**
- a. Consider adding to the end of the A-E classification text “*Agricultural and aquacultural product processing facilities for products originating outside of Arcata, and which are essentially industrial and require large-scale industrial buildings [add a threshold size?] are not appropriate for the A-E zone.*” (Presumably, existing ag-industries already approved may remain.)

13) I propose changing policy LU-1c as follows:

- a) **Prioritization of transit and active transportation.** Reduce or eliminate minimum parking requirements **citywide**. ~~in areas where transit and active transportation is planned to support the transportation needs of the community, including neighborhoods where biking infrastructure, trails, complete streets, and transit is or is planned to be accessible.~~
- i) I recognize that this policy was already changed based on my comments at a previous meeting. However, I worry that this current language accepts that there are areas of the city that we are choosing to leave un-walkable. My proposal makes this policy inclusive of the entire city.

14) **LU-2b: Diversity and choice in residential environments and LU-2c: Planned Development - residential.** These two sections represent another opportunity to incorporate wording to indicate that the **City encourages housing for all, including currently unhoused people**. I can suggest wording if we choose to do so.

15) **LU-6c: Protection of agricultural lands and uses within the City.** The second paragraph starts with “Private and public non-vehicular recreational activities such as hiking, riding, fishing, hunting, and other recreational activities....” I suggest we specify that the riding is non-motorized by adding that to the wording: “Private and public non-vehicular recreational activities such as hiking, **non-motorized compatible** riding, fishing, hunting, and other recreational activities....” **[Staff: work on this]**

- 16) **LU-1d: Streamlined Review and Standards in Infill Opportunity Zones:** We still haven't discussed what this will be, either in the Gateway, much less city-wide. *When will we discuss and resolve this? Let's not assume the model we adopt for the Gateway will hold City-wide. But it would be VERY CONFUSING if it doesn't!* I'm very uncomfortable including this as a policy unless we have those discussions BEFORE making a recommendation to the City Council. *I recommend changing this policy to CONSIDER adopting streamlined review and standards for Infill Opportunity "Zones".* Unless we have already addressed this in depth, include developing and adopting those changes as in implementation action.
- 17) **LU-1j: Encourage Valley West's growth as a major community center for north Arcata:** Eliminate the sentence "High density residential use in the Valley West Infill Opportunity Area will be streamline". It seems this is already part of the Infill Opportunity policy elsewhere, and we still haven't figured out what that "streamlining" will be. [develop objective standards to guide development review and approval...] staff needs to come back with these first.
- 18) **LU-3a Commercial-Central[C-C] :** 'The Commercial-Central Zone will continue to have no upper density limit'. *ADD: however, conditions of permit approval must avoid dangerous effects on public safety.*
- 19) **Table LU-4 INDUSTRIAL / PUBLIC FACILITY LAND USE CLASSIFICATIONS**
- "EDUCATIONAL, CULTURAL & RELIGIOUS USES" are not listed for either of the Industrial zones. Would this prohibit vocational education facilities on an industrial site? (I support prohibiting K-12, daycare, or preschool facilities in Industrial zones.)
  - What is the point in including RELIGIOUS USES in this category? Can we eliminate mention of "Religious Uses" in this part of the Land Use element? (It doesn't show up there in our current LUC.) Remembering 1<sup>st</sup> Amendment rights, the City has little regulatory authority over "Religious Uses" beyond enforcing its own property rights on city-owned sites, and safety rules.
  - Urban Agriculture: I suggest allowing some "urban agriculture" on I-G and I-L sites, perhaps with a Use Permit to set appropriate conditions. Why is urban agriculture NOT allowed on Industrial sites (I-G or I-L), especially considering what IS allowed on them, and considering that industrial factories (with large-scale industrial structures) have been allowed on Ag Exclusive land? Which leads to ...
- 20) **LU-1q State mandated housing production** -- The new proposed LU-1q works well. I like that this policy represents a City commitment to advocating for reasonable state approaches to housing production in a small city like Arcata. However, I suggest ending the policy statement with "... meet both state objectives and City need for housing," omitting the end of the draft sentence. The plan says that elsewhere.
- 21) **New Policy LU-6f Restoration of former tidelands.** I'd like to propose an additional land use policy for inclusion in the Ag section of the land use element.
- LU-6f Restoration of former tidelands.** The City of Arcata recognizes the need to restore former tidelands to salt marsh in order to adapt to rising sea levels and promote biodiversity and a safe environment. The City shall encourage and support the restoration of former tidelands, currently zoned Agricultural Residential [A-R] or Agricultural Exclusive [A-E].
- 1) **Table LU-4 INDUSTRIAL / PUBLIC FACILITY LAND USE CLASSIFICATIONS**
- Residential uses are allowed in I-L zones, though limited and requiring Use Permits. When we amend the Land Use Code and its Use Permit standards for residential uses of I-L sites, let's think clearly and protectively about what IS allowed there, and who is vulnerable to those hazards (even in I-L permitted uses).

### Ideas for Discussion

26) LU-1k: Support and revitalize other existing neighborhood and commercial activity areas. This section promotes travel by walking, biking, and transit. One of its intentions to reduce vehicle miles traveled. Yet, it also encourages “improvement of parking.” Do we want to also encourage the conversion of parking lots to other uses, such as housing, walkways, playgrounds, etc.? **develop language that focuses on other uses**

27) Housing density limits are not expressed quantitatively in this element. Nonetheless, I suggest we consider adding language to address the possibility of housing bonuses affecting the overall density of development.

a) LU-2a: Residential Land Use Classifications. This section discusses different residential density zones. Given that the density bonus can be large and the rules covering the bonus are evolving rapidly, we can add language here so that we end up with a reasonable densities we can live with.

b) LU-3a: Commercial–Central (C-C): The last sentence reads, “The Commercial-Central Zone will continue to have no upper density limit.” Do we really want to say that? Would a 12-story building be allowed in this district?

**Circulation**

1) Consider changing the name of the Element to “Circulation and Mobility Element.” Beyond simply adding the statement at the end of the introduction, full explanation that circulation and mobility do NOT necessarily relate only to vehicular transportation, with pedestrian and bike facilities tacked on, is important.

2) Consider the following:

<b>2.7 INTRODUCTION</b>
<p>Circulation and mobility consider how people and goods move through and around the City. The circulation element addresses how a comprehensive, integrated transportation network can be planned to <b>achieve maximize</b> individual mobility in a manner consistent with community character and environmental protection. The City is committed to providing a complete, connected, multimodal transportation and mobility network. California law requires that transportation and land use policies be closely correlated. The Arcata General Plan accomplishes this in two ways. First, travel demand has been forecasted based on the amount and distribution of growth <b>anticipated allowed</b> by the land use plan. Second, <b>the policies of the transportation, land use and air quality policies are linked elements have been interwoven to provide a balance between</b> land uses and the transportation facilities that serve them. The overall theme of this element is achieving a balanced transportation and mobility system that is safe, accessible, comfortable, accommodating, and welcoming to all users. <b>Transportation and mobility planning and policies in Arcata will put the safety of people first, both outside of vehicles and in them.</b></p> <p><b>CONSIDER ADDING explanation here recognizing that mobility goes beyond just the transportation conditions focusing on vehicular roadways.</b></p>

3) **Safety first:** Include clear wording in the Introduction, Guiding Principles and Goals, and throughout the Element’s Policies to indicate that protecting and improving **safety must come first in all policies and transportation / circulation / mobility planning decisions.** Such wording is in line with a “Vision Zero” approach to transportation planning that strives to eliminate traffic-related death and injury as the highest priority in transportation planning, above and beyond speed, convenience, and financial cost. (Detailed suggestions for new wording are included in the “Track Changes” version of the MSWord draft Circulation Element.)

- 4) **Guiding Principles and Goals:** This entire section should be moved from the draft’s current location to an up-front location immediately after the Element’s **Introduction**. The **Guiding Principles and Goals** must be the basis for the rest of the descriptions, analysis, planning policies, and implementation actions that follow. In the draft, the **Guiding Principles and Goals** are hidden right before specific policies but AFTER the “Proposed Circulation Network,” halfway through the Element. They should certainly precede, not follow, the “Proposed Circulation Network” section.
- 5) **Transportation and Mobility Equity, & Safety First:** Add explicit principle and goal, as well as explicit mention in relevant policies, of the City’s intention to develop transportation and mobility policies and improvements to achieve mobility and transportation equity. Add to the “Principles and Goals” section “The City recognizes that safe mobility is a right of all people in Arcata. The City will adopt policies and pursue plans that further transportation and mobility equity.” Such changes should appear in the “Guiding Principles and Goals” section, and in other relevant policies and specific plans for improvement, as indicated in my detailed suggestions.

**Guiding Principles and Goals**  
**The City of Arcata shall:**

- A. Provide a connected multimodal transportation and mobility system which allows that contributes directly to the safety, health, economic vitality, and quality of life of all people in Arcata. residents, and efficient travel.
- B. Recognize that safe mobility is a right of all people in Arcata. The City will adopt policies and pursue plans that further transportation and mobility equity.
- A. Put safety first in all transportation and mobility planning, policies, and projects.
- B.C. Create a transportation system which provides that incentivizes a choice of travel modes and is safe, accessible, comfortable, accommodating, and welcoming to all users.
- C.D. Provide for increased use of active and shared transportation modes as alternatives to the single-occupant vehicle, including walking, rolling, bicycling, public transit, carpooling/vanpooling, and ridesharing.
- D.E. Manage the street and highway system to promote more efficient use of existing capacities rather than increase the number of travel lanes.
- E.F. Create a multimodal transportation system which-that will improve the livability of residential neighborhoods, including use of methods to calm or slow traffic and reduce through-traffic on local neighborhood streets. ADD statement on varied ability mobility here
- F.G. Educate residents, employees, and students about the importance of using alternative forms of transportation and mobility instead of the single-occupant automobile.
- G.H. Promote land use patterns that encourage walking, rolling, bicycling, and public transit use.
- H. Establish a set of curb-fee-based parking prices that are high enough to maintain an adequate supply of available spaces drive more active and shared transportation

6)  
 Policy Pitch Section

- 1) **Accessibility and mobility for people with varied abilities and disabilities:** Add explicit inclusive policies and language throughout the Element to address needs of people of diverse abilities and disabilities. (I have suggested detailed language in the “Track Changes” version of the Draft submitted to staff.) In the policy list, start with Policy T-1, BALANCED TRANSPORTATION SYSTEM WITH CHOICE OF MODES: After T-1e (or somewhere before): Insert this or similar policy –
  - a) **T-1f Improve accessibility and mobility:** The City shall undertake a comprehensive program to assess and improve accessibility and mobility for people of varied physical abilities and disabilities.” (In the Implementation measures list, this should happen in the next 1-2 years.)
- 2) I propose we change policy T-6 in the following ways:
  - a) **Objective.** Manage parking to reduce the incentive for single occupancy vehicle use. Provide an adequate supply of parking in perimeter lots downtown. Minimize the impacts of Cal Poly

Attachment: D. 2023-07-11 Discussion Guide (4216 : General Plan Updates)

Humboldt State University parking into adjacent neighborhoods. Ensure that new development provides an adequate but not excessive supply of parking.

T-6a **Downtown parking.** The following shall apply to parking within the Downtown area:

1— ~~Assess and plan for future parking needs. Municipal parking lots shall be provided in the perimeter of downtown to create an adequate parking supply to serve existing businesses, future development, and to replace on-street parking removed for pedestrian, bicycle, and landscaping improvements. One municipal lot is planned to complete the City's parking system, but~~ Assess the need for additional parking lots may be provided if additional demand or opportunities arise. The City shall explore implementing a smart parking meter system in the Downtown area to manage parking demand while generating revenue to support public transit and/or active transportation.

b) The concept of "adequate supply" of parking seems to reflect the assumption that a particular land use or number of people automatically translates into a certain amount of driving and parking. The evidence doesn't bear out this assumption. Rather, we know now that the parking supply helps dictate the amount of driving. Reflecting this, and in alignment with the city's other mobility goals, it seems logical to establish an objective to manage parking to achieve mode shift, for example by charging for parking. For similar reasons, the idea of adding more parking lots to downtown based on "demand" seems outdated. Instead, managing parking through a smart meter system reflects modern best practices in parking management, and would reduce the subsidy for driving and create a new revenue source to help fund other city projects such as protected bike lanes and public transit. See the work of Donald Shoup for much more on this topic.

3) With regard to the **Gateway Area, within the Circulation Element:**

The draft's "**Proposed Circulation Network**" section addresses street and circulation changes City staff now propose in the draft Gateway Area Plan. Current language is "Additionally, implementation of mobility improvements within the Gateway Area Plan, including the "K" and "L" Streets couplets, and the 8<sup>th</sup> and 9<sup>th</sup> Street couplets extension, will alleviate traffic congestion within the Gateway and will ensure all transportation modes remain comfortable, convenient, safe, and attractive ..." However, significant disagreement among Arcatans, is far from resolved, especially about the proposed K/L Street one-way couplet. I recommend the following:

The City should fully investigate and publicly assess detailed alternatives to provide access to the west side of the Gateway Area. These will include a K Street / L Street one-way couplet, and detailed alternatives that would retain and improve the L Street corridor as a Class 1 bikeway, pedestrian way, and linear park, and retain K Street as a 2-way Arterial, with safety and traffic flow improved by possible means including new city-operated vehicle and pedestrian signals, left-turn lanes, on-street parking adjustments, and vehicle access to new development west of K and L Streets mainly via East-West streets; or other options including completing portions of M or N Street.

4) I propose we stop using Level of Service as a management consideration for city streets. And prioritize traffic calming and safety on all city streets regardless of classification. We can accomplish this through the following policy change:

a) Deprioritize LOS as a management consideration for city streets. Decades of research and experience show that projects which attempt to relieve congestion and improve LOS simply attract more traffic and are ultimately unsuccessful. Furthermore, congestion is often desirable from a safety standpoint, as it results in slower traffic speeds. To that end, use LOS to reduce speeds and encourage mode shift. Appendix A of this Element describes existing and projected

traffic volumes and LOS for key City intersections. Although several unsignalized locations are projected to operate at LOS C or better, locations which experience higher volumes such as US 101/Sunset Avenue interchange, Alliance Road at Foster Avenue, Alliance Road at "M" Street/15<sup>th</sup> Street, and locations on 14<sup>th</sup> Street at "G" and "H" Street couplets are projected to operate at LOS D, E or F. Improvements anticipated by this plan (see Figure T-k) are expected to improve the LOS to acceptable levels for all intersections while balancing the priorities of active transportation goals. See appendix A for the complete analysis.

5) **Traffic signals in policy T-4b Vehicular Circulation:**

With anticipated population to 28,000, and much denser development patterns in much of the city, it will soon be time to reconsider the City's longstanding determination not to develop a traffic signal (traffic light) system of its own, above and beyond the CalTrans lights on Samoa Blvd and a few other high traffic locations. A Circulation Element policy would open that possibility:

3. Improvements at intersections. Improvements at intersections shall be designed to allow the safe, comfortable, convenient and accessible use of streets and walkways for all roadway users.

a) Minor improvements at intersections. Minor projects to improve traffic safety include redistributing lane allocations and coordination of traffic signals. Improvement projects shall be designed to accommodate the needs of pedestrians and bicyclists.

The City shall consider developing City-operated traffic signals and signalized pedestrian crossings to accommodate new or denser land uses, traffic patterns, and safety concerns, especially Downtown, in the Gateway Area, and in the Giantuli / Valley West area.

b) ~~6.~~ Minimize the installation of new traffic signals. New traffic signals shall be provided only in instances where there is no feasible alternative to relieve a demonstrated safety problem at an intersection (based on documented accidents). Alternatives which shall be studied prior to signals include roundabouts or installation and monitoring of all-way stop signs.

~~6. Minor improvements at intersections. Minor projects to improve traffic safety~~

6) **Transportation Advisory Committee: Policy T-4 4c 1** in the draft now hides the role of the Transportation Safety Committee within a single subsection of the sub-policy related to "Slowing Traffic." I suggest a broader role for a re-named, re-framed committee, possibly a "Transportation Advisory Committee." The Transportation Safety Committee's narrowly defined role is too easy for City staff and officials to overlook, and even now does not reflect the diverse community concerns that come before them. I suggest:

**T-1g ADD POLICY: TRANSPORTATION ADVISORY COMMITTEE:** The City shall consider renaming its Transportation Safety Committee, and broaden its role to advise City staff, Planning Commission, and City Council on matters related to transportation safety, and diverse community concerns related to transportation, circulation, and mobility safety and accessibility.

7) I propose the following changes to the section "Functional Classifications of the Street System":

- a) All streets within Arcata city limits, with the exception of access-controlled segments of Highways 101 and 299 and certain rural roads, are lined with homes and businesses and will be managed primarily to provide safe access and high-quality public space, regardless of functional classification. Slow speeds and traffic calming will be prioritized on all city streets. [delete the rest of the classifications]

The Federal Highway Administration's functional classification system is not a useful tool for guiding the design of city streets. This system is based on a suburban style of development that assumes dead-end local cul-de-sacs with houses on them feed into ever larger streets (collectors and then arterials) whose job is to get the residents of those houses to other places. Even in this context, the scheme fails, because most commercial destinations are concentrated on collectors

and arterials, creating the deadly “stroad” effect of streets that are designed primarily to move cars at high speeds but also have lots of destinations and multimodal use for which they are not designed. In a gridded streets system, such as the one that prevails in much of Arcata, functional classification makes even less sense. Our city streets all serve multiple purposes - as places for walking, biking, rolling, driving, and riding from one place to another, but also for accessing our destinations and even for social gathering. Pretending that access is just for local streets while others (arterials and collectors) are primarily for moving people quickly around in the city, while ignoring that all of our streets are in fact lined with destinations that people need to access, is unhelpful and leads to dangerous designs. It is not a coincidence that traffic collisions in Arcata are concentrated on the designated arterial streets, which are designed for speed and capacity rather than for access and safety. We should abandon this inappropriate way of thinking about our street system.

b) If this is unacceptable, then as an alternative, I would propose adding this language as a header to this section. All streets within Arcata city limits, with the exception of access-controlled segments of Highways 101 and 299 and certain rural roads, are lined with homes and businesses and will be managed primarily to provide safe access and high-quality public space, regardless of functional classification. Slow speeds and traffic calming will be prioritized on all city streets. The language would serve as a reminder that even arterials should prioritize access and safety over convenience. This language would also be in more compliance with the “Complete Streets” policy included elsewhere in the plan.

8) I propose the following changes to the section titled “Operational analysis and intersection level of service (LOS) Summary:

a) LOS shall not be a management consideration for city streets. Decades of research and experience show that projects which attempt to relieve congestion and improve LOS simply attract more traffic and are ultimately unsuccessful. Furthermore, congestion is often desirable from a safety standpoint, as it results in slower traffic speeds. Appendix A of this Element describes existing and projected traffic volumes and LOS for key City intersections. Although several unsignalized locations are projected to operate at LOS C or better, locations which experience higher volumes such as US 101/Sunset Avenue interchange, Alliance Road at Foster Avenue, Alliance Road at “M” Street/15<sup>th</sup> Street, and locations on 14<sup>th</sup> Street at “G” and “H” Street couplets are projected to operate at LOS D, E or F. Improvements anticipated by this plan (see Figure T-k) are expected to improve the LOS to acceptable levels for all intersections while balancing the priorities of active transportation goals. See appendix A for the complete analysis.

b) The effect of [induced demand](#) is well documented in transportation planning, and is even referenced in Arcata’s own planning documents. Managing for LOS means adding vehicular capacity (whether that means adding lanes or making smaller “functional improvements”), but the principle of induced demand dictates that any resulting reductions in congestion will be temporary - the street will fill back up with more cars soon. Managing for LOS is just pretending that induced demand isn’t real, when we know it is. In other words, [managing for LOS just doesn’t work](#).

Instead of managing for LOS we should be managing to reduce vehicle miles traveled (VMT) in order to reduce environmental impacts. The State recognized this in 2013 with the passage of SB 734 which required all environmental studies for proposed projects in the state to switch from LOS to Vehicle Miles Traveled (VMT) as the critical measure of a project's impact. Previously, the state, its local municipalities, and its regional governments had been basing an assessment of a project's environmental consequences based solely on whether the project

would create congestion. By focusing on VMT instead of LOS, CEQA now puts the planning onus on the reduction of car trips.

Furthermore, even if we could reduce congestion with engineering projects, it is not clear if that would really be desirable. Congestion, by definition, slows down traffic, and slower speeds result in greater safety for all road users. It's time for Arcata to stop prioritizing the annoyance of minor delays for drivers over the lives of community members and the environment. If fully rejecting LOS is out of the questions, other cities, like Seattle, have [reformed their LOS](#) to set specific target rates of transportation modes (e.g., walking, biking, transit, and driving) rather than solely focusing on driving.

9) I propose we update the section discussing the 2017-2022 (Transit Development Plan) TDP to state that the 2017 TDP is out of date, and a new one is about to be adopted. **A 2023 Transit Development Plan will be adopted soon. The City shall make an effort to follow the recommendations in the 2023 TDP.**

10) I propose the following changes to the section titled "Existing Bicycle and Pedestrian Facilities":

Arcata's bicycle transportation system consists of Class I off-street shared use paths, Class II bike lanes, Class III bike routes, and bicycle boulevards on public streets. Class I facilities are multi-use paths that provide a completely separated right-of-way for the exclusive use of bicycles and pedestrians with cross flows of motorized traffic minimized. Class II bike lanes provide a striped and signed lane for one-way bicycle travel on a street or highway within the paved area of a roadway. Class III bike routes are specially designated corridors in which the travel lanes are shared by motor vehicles and bicycles and are usually marked with on-street pavement stencils. **Research has shown that Class III bike routes do not provide adequate safety or comfort for bicyclists unless significant additional design features are included.** Bicycle boulevards are a type of Class III facility on low-volume roadways which prioritize the use of bicycles with traffic controls, signage, roadway markings, and traffic calming measures, including bicyclists having the right-of-way. **Class IV bike lanes are protected from traffic by a vertical barrier. Arcata does not currently have any Class IV bike lanes, but research has shown that most people will not bike on busy streets without them.**

Arcata currently provides a **comprehensive** bikeway network connecting most major areas of the City on primary arterial streets, **but many of the current facilities do not provide adequate protection for the comfort and safety of bicyclists.** The primary Class I shared use path along the L Street rail alignment provides a north-south connection from the southern City limits and to the Humboldt Bay Trail south to Eureka, connecting to Alliance Road north of the Gateway area, and connects to Foster Avenue at Sunset Avenue. Additional Class I facilities provide brief connections between existing roadways and on-street bicycle facilities. Most Class II bike lanes are located on north-south streets, while Class III bike routes and bicycle boulevards provide east-west connection on key streets. The western portion of the City (west of Alliance Road) is least served by bike lanes, providing an opportunity to expand the bike lane system to encompass more residential areas. Figure T-h presents the existing bicycle and trail facilities.

See the discussion of Class IV bike lanes above for the reasoning for these changes.

11) I propose the following changes to the section titled "Proposed Circulation Network":

Arterial, collector, and local roads will provide access to new and established residential, commercial, and industrial areas, connecting those areas with the existing local and regional



transportation system. Buildout of the General Plan land uses to year 2045 will increase multimodal, access ~~and parking~~ demands and will result in areas already under stress to exceed acceptable limits for safety ~~and delay~~. ~~As presented in Appendix A Table T-3, forecasted traffic operations at several intersections are projected to degrade to LOS D, E, or F.~~

In order to accommodate the existing and planned land uses within the City, a robust network of multimodal safety capacity improvements will be needed. ~~Based on buildout of the General Plan land uses and forecasted traffic operations, several improvements are planned for most of the intersections projected to operate deficiently, mainly installation of roundabouts.~~ At the US 101/Sunset Avenue interchange, the City is currently undergoing the Project Approval and Environmental Document (PA&ED) phase of the interchange improvement, which proposes to install two roundabouts at the interchange including pedestrian and bicycle facilities.

Additionally, implementation of the mobility improvements within the Gateway Area Plan, including the "K" and "L" Streets couplets, and the 8<sup>th</sup> and 9<sup>th</sup> Street couplets extension, will alleviate traffic congestion within the Gateway and will ensure all transportation modes remain comfortable, convenient, safe, and attractive to residents, workers, students, and visitors.

- a) See the discussion above about LOS and congestion management for an explanation of these changes. Table T-5 and Figure T-k should be modified accordingly to remove projects motivated solely by congestion concerns.

**[make this language consistent with the deprioritize]**

Add Class IV facilities to Table T-6.

\*\*\*\*

- 12) I propose that we make the following changes to Guiding Principle D:  
Manage the street and highway system to promote more efficient use of existing capacities-facilities rather than increase the number of travel lanes or make other capacity enhancements.

See the discussion above regarding LOS and congestion management for an explanation.

**[make this language consistent with the deprioritize]**

- 13) I propose the following changes to Policy T-1d:  
Critical transportation facilities for emergency vehicle access and emergency evacuation shall be maintained and improved as a priority need. However, when determining needed improvements, ease and speed of emergency vehicle access shall at all times be weighed against safe design for all street users. Critical transportation facilities include the major routes into and out of the City such as Highways 101, 299, and 255, their interchanges with City streets and primary intra-city street connections including Samoa Boulevard, 11th Street, "G" and "H" Streets, Sunset Avenue, L.K. Wood Boulevard, Alliance Road, Janes Road, and Giuntoli Lane. Due to the potential for structural failure of these facilities in a seismic emergency, alternative routes and procedures for their use shall be identified.

Emergency access is very important, but road design should not simply maximize emergency access or minimize response times in the absence of other considerations. Statistics indicate that more people in the US die from car crashes than from fires, crime, etc., so maximizing lives saved means that safe road design proposals can't be automatically vetoed only because of emergency access concerns.

Attachment: D. 2023-07-11 Discussion Guide (4216 : General Plan Updates)

14) Policy T-3: Ensure this policy is consistent with the adopted Regional Transportation Plan, which calls for doubling transit trips by 2025, again by 2030, and again by 2040.

15) I propose the following changes to Section T-3a:

The City shall maintain-improve the existing A&MRTS routes (as shown in Figure T-de), frequency, and level of service as funding permits until increased demand, additional development, and transit planning studies identify the need for either route modification, an expanded route system, or increased service on existing routes.—The transit planning studies should evaluate the cost-effectiveness and feasibility of increased routes and service based on projected capital and operating costs, fare box recovery, and state and federal subsidies (see Policy T-3c for planning criteria).

The city can't meet its goal to increase transit ridership just by maintaining existing service levels. We have to improve the service as funding permits.

16) I propose the following changes to Policy T-3c:

Public transportation is both a civil right and a critical climate solution, and should be designed to provide service competitive with automobile travel in terms of access, convenience and comfort. Potential improvements to the transit system should be assessed according to the best available evidence of both need and existing and induced demand, an enterprise activity and its services must be designed to be as efficient and productive as possible.—As a transit operator, the City must balance demand with resources for a sustainable system. The City shall consider adding transit routes or modifying existing transit routes and level of service based on the transit planning efforts described in Policy T-3a. Criteria to evaluate and identify thresholds for changes to the A&MRTS system shall be developed. General guidelines for planning future routes and service include:

- 1.— Accessibility of route to residents and employees. Calculate the number of people living or working within walking distance of the route (typically 1,000 feet). Assuming 1% to 8% of that population would use transit (based on existing transit mode share by census block), determine if the route will serve an adequate population for cost-effective service.
- 2.— Review the housing density within the proposed route corridor. Minimum densities of at least seven dwelling units per acre are necessary to support local transit service. Ideally, the average housing density within a transit corridor or transit served nodes should range between eighteen to twenty dwelling units per acre, depending on the proximity to stops.
- 3.— Evaluate the efficiency and directness of future routes. Compare bus travel time with automobile travel time to avoid a disproportionality which favors automobile use. Determine if the route requires inefficient loops which take riders out of their way and discourages transit use. Design routes to be as direct as possible with turnarounds at endpoints.
- 4.— Evaluate the diversity of the destinations served. Efficient routes serve a diversity of land uses including residential, employment, schools, and shopping. Evaluate the number of activity centers connected by the route and the transfer opportunities provided.

While I acknowledge that there are legal and practical limitations to the city's ability to provide public transportation, I believe it is counterproductive to view it as a "business" rather than as a basic right. We do not ask roads to pay for themselves (and they don't), and we shouldn't ask public transportation to do so either.

Additionally, while there is nothing inherently wrong with the enumerated planning guidelines, I believe it is preferable to allow the guidance to evolve as evidence and best practice evolve, rather than immortalizing them in the General Plan.

17) I propose the following change to Policy T-3b:

Short- and long-range transit plans shall be coordinated with the regional transit service provided by the Redwood Transit System. The City supports regional transit plans which improve service and timed transfers, and reduce headways for intercity travel. In the interest of enhanced coordination and efficiency for local and regional service, the City shall immediately begin planning to merge A&MRTS with the Humboldt Transit Authority. [make this language more broad to include evaluation and potential merger]

a) All other major transit services in Humboldt County are managed by HTA. Fully integrating A&MRTS into the HTA system will allow easier coordination and greater efficiency. I am aware that this has been discussed for years, but I can think of no good reason not to do it.

18) I propose the addition of a Policy T-3h:

T-3h. The City shall study investigate the possibility of pairing its traditional fixed-route bus system with an on-demand microtransit system which could serve lower density areas and feed into the fixed route system to increase transit mode share.

a) Significant technological advances and planning innovations have occurred in public transit since the last General Plan was adopted. It is increasingly accepted in transit planning that microtransit can be a good option for areas without high enough density to support traditional fixed-route buses. The city should explore this possibility for improving the transit system.

19) I propose the following change to Policy T-4 Objectives:

Plan an internal street system the circulation network consistent with Figure T-k and Figure T-i and Arcata's small-town, non-metropolitan character to create Complete Streets solutions that are appropriate to individual contexts; that best serve the needs of all people using streets and that support the land-use, climate, safety, and environmental quality targets and policies of the City and which: 1) efficiently utilizes existing facilities and reduces need for investment in new or expanded street and highway facilities or capacities; 2) improves connectivity of streets to provide for direct routes between origins and destinations; 3) has a high quality of regular maintenance and repair; and 4) maintains a level of service which minimizes delays, but allows for higher levels of congestion during the short peak periods on weekdays.

a) See above discussion of LOS.

**[make consistent with deprioritization]**

20) I propose the following modifications to the section titled "No additional vehicular travel lanes":

Street projects shall not be designed to improve vehicular traffic flow shall emphasize intersection improvements and facility maintenance. If congestion occurs, it shall be welcomed or managed using alternative methods such as diversion of trips to other travel modes or intersection improvements. Construction of additional arterial street vehicle travel lanes shall not be considered only when no other feasible congestion management methods are available and if unless it supports the land-use, climate, safety, and environmental quality targets and policies of the City.

a) See above discussion of LOS and congestion. These edits reflect the fact that adding lanes is not the only way to increase capacity, and that the principle of induced applies to any increase in capacity.

**[make consistent with deprioritization]**

21) I propose the following changes to Policy T-4c:

~~The City shall employ the following range of measures to reduce speeds and "calm" traffic throughout the city in the various commercial areas, near schools, public recreation areas and in residential neighborhoods to improve safety and comfort for those walking, rolling, biking, and taking transit.~~

- a) Traffic calming is critical for safety, and there is no reason to limit this safety work to only certain areas of the city. This is related to the thinking about functional classification, which has resulted in dangerous arterial street designs.

22) I propose the deletion of Section T-4c.4:

~~4. All neighborhood streets shall remain open to through vehicle travel unless there is a demonstrated safety problem that cannot be adequately addressed through the measures identified above.~~

- a) The "Slow Streets" movement has shown how effective it can be to close local streets to through traffic, for improving safety and invigorating neighborhoods. There's no reason to take this option off the table in Arcata.

[implementation measure - City shall consider implementing a slow streets program...]

23) Table T-7: Add stop signs back into the list of traffic calming measures; Add lowered speed limits as allowed by law.

24) I propose the following change to Policy T-5a.2:

Maintain existing bicycle routes and provide additional routes where feasible connecting the various neighborhoods with Cal Poly Humboldt State University. Class HIY bike lanes shall be provided on routes with the highest bicycle demand, or where there is sufficient right of way.

- a) See above discussion about Class IV bike lanes.

25) I propose the following changes to Policy T-6:

**Objective.** ~~Manage parking to reduce the incentive for single occupancy vehicle use. Provide an adequate supply of parking in perimeter lots downtown. Minimize the impacts of Cal Poly Humboldt State University parking into adjacent neighborhoods. Ensure that new development provides an adequate but not excessive supply of parking.~~

T-6a **Downtown parking.** The following shall apply to parking within the Downtown area:

1. ~~Assess and plan for future parking needs. Municipal parking lots shall be provided in the perimeter of downtown to create an adequate parking supply to serve existing businesses, future development, and to replace on-street parking removed for pedestrian, bicycle, and landscaping improvements. One municipal lot is planned to complete the City's parking system, but Assess the need for additional parking lots may be provided if additional demand or opportunities arise. The City shall explore implementing a smart parking meter system in the Downtown area to manage parking demand while generating revenue to support public transit and/or active transportation.~~

- a) The concept of "adequate supply" of parking seems to reflect the assumption that a particular land use or number of people automatically translates into a certain amount of driving and parking. The evidence doesn't bear out this assumption. Rather, we know now that the parking supply helps dictate the amount of driving. Reflecting this, and in alignment with the city's other

transportation goals, it seems logical to establish an objective to manage parking to achieve mode shift, for example by charging for parking.

For similar reasons, the idea of adding more parking lots to downtown based on “demand” seems outdated. Instead, managing parking through a smart meter system reflects modern best practices in parking management, and would reduce the subsidy for driving and create a new revenue source to help fund other city projects. See the work of Donald Shoup for much more on this topic. Verify this has been changed.

26) I propose the following changes to Policy T-8a:

Developers shall be required to construct transportation improvements along their property frontages. Where appropriate, a traffic impact study shall be required which identifies on-site and off-site impacts and mitigation measures.

The developer shall be required to provide all necessary access and circulation facilities within the property and such facilities shall be designed to meet City standards. The following improvements may be required, based on the individual context and the needs of all people using streets and the right-of-way; and that support the land-use, climate, safety, and environmental quality targets and Complete Streets policies of the City:

1. If development is located on an existing street:
  - a. dedication of right of way;
  - ~~b. widening of street along property frontage to provide for a travel lane;~~
  - c. bicycle lane and parking lane;
  - d. reconstruction of curb, gutter and sidewalk;
  - e. transit facilities and landscaping within the right of way.
2. If development is located in a new growth area not served by streets:
  - a. dedication of right of way to construct a street to connect the project site to a public street, which accommodates all modes of transportation, particularly those walking, rolling, biking, and using transit;
  - b. construction of the street and connecting intersection(s) to City standards;
  - c. after the dedication is accepted, the City will maintain the street.
3. In all instances, the developer shall be responsible for mitigating any off-site ~~traffic-mobility~~ impacts of the proposed development in a manner consistent with the policies of this plan. Measures may include ~~a reduction in the size or density of the development;~~ installation of additional pedestrian, bicycle and transit amenities to encourage alternative travel modes; or implementation of Transportation Demand Management measures.

See above discussion of LOS and congestion management.

\*\*\*\*

27) I propose the following change to Policy T-8c:

The City may adopt a citywide traffic impact fee to fund transportation improvements to mitigate the ~~traffic-mobility~~ impacts of new development. The traffic impact fee may substitute in whole or in part for the off-site mitigation requirements described in Policy T-8a, but would be in addition to the developer’s responsibility for on-site and frontage improvements. The traffic impact fee may be used to fund roadway extensions, intersection

improvements, safety improvements, transit facility improvements, and pedestrian and bicycle facilities or amenities.

- a) This change is to reflect the discussion of LOS above, to ensure that the focus is on multimodal mobility, not traditional “traffic impacts,” i.e., congestion.

28) I propose the following change to Policy T-8d:

A&MRTS should continue to fund capital and operating expenses through fare box revenue, Cal Poly Humboldt State University subsidies, and state and federal subsidies. The City will explore the possibility of new development contributing a one-time fee towards A&MRTS capital expenses through the citywide traffic mitigation fee ordinance **and funding transit through parking meter revenues where feasible [or some language like this].**

- b) See above discussion of metered parking.

## Public Facilities and Infrastructure

1. **PF-2a Capacity and management of City wastewater collection system** – Add language at the end of the policy: “... The City shall consider adopting building and land use code policies that provide incentives for design, operation, and technology for buildings and sites to minimize wastewater as well as stormwater loads.” *(We already have policies for minimizing stormwater flows to sewers in the MP4 program. This would add policies to reduce wastewater discharges to sanitary sewers, and thus loadings to the WWTP.)*
2. **PF-2d Composting and beneficial reuse of biosolids ...**: Add language at end of policy: “... This requires the City to protect the quality of its sludge by implementing an industrial and high-volume discharger wastewater pre-treatment program. (See Policy PF-2g Source Control Program, below.)” **[staff: this is unnecessary]**
3. **PF-2e Treatment of wastewater from other communities** – Add language at end of policy to read “... The City shall not enter into any new agreements for processing wastewater from other communities, nor shall the City accept additional loadings from any connection from other communities through the Fieldbrook Glendale system.” *(This may seem like overkill, since the contracts probably already mention this, and LAFCo should also have insisted on it. But it’s important NOT to take it for granted! There have been several recent cases in which water supply extensions in the county have been proposed to do similar things, such as getting water to the proposed Casino hotel in Trinidad by extending water lines from McKinleyville)*
4. **Policy PF-3 STORMWATER MANAGEMENT** – Cut “... and acquire easements and properties for effective drainage management” from the goal list. This is a policy means to achieve the goals, not a goal in itself. The Policy is already stated in **PF-3e**.
5. **PF-5e maintenance of City streets and rights of way**—Add language at end of policy: “...The City shall comply with Americans with Disabilities Act requirements as a minimum, and seek to develop City rights-of-way beyond those requirements to safely accommodate mobility by people of all abilities and disabilities.”
6. **POLICY PF-6 INTEGRATED WASTE MANAGEMENT** – Add language at end of “Objective”: “... Coordinate with regional bodies to develop effective regional solid waste management systems.”
7. **2.12 IMPLEMENTATION MEASURES** – Add as an implementation measure to review and update the WWTP operations and facilities plan periodically to take into account changes associated with sea level rise and climate change. This is either an ongoing or periodic action, which would implement **PF-2b Arcata wastewater treatment system**.

8. **PF-5a: Facilities for community service and private organizations.** Suggest adding the bold phrase in this first sentence: “Community service organizations, as well as non- profit and private organizations **serve an important and vital role in the health of our community and** offer shelter, assistance, training and other human services.”
9. **PF-6a: Source Reduction.** Suggest replacing #6 with the following: “**Moving away from using paper copies for as much City business as possible by working with electronic mail, forms, and agendas, and re-using of scrap paper if possible, if copying is necessary.**”
1. Specific suggestions for the “Guiding Principles and Goals” appear here, even though they are now later in the Draft Element [**Staff: unclear what the add is**]:NOTE: added language is the gold language.

Guiding Principles and Goals.

- A. Provide an adequate, safe, and affordable water supply and delivery system for day-to-day and emergency needs.
- B. Maintain and improve wastewater management systems that will protect water quality in an affordable manner by updating wastewater technology and reducing wastewater and stormwater loads that the City must treat. Maintain the Arcata Marsh and Wildlife Sanctuary as an exemplary model of how natural systems can be effectively and efficiently used to treat and reclaim wastewater.
- C. Utilize natural systems and processes for managing stormwater with preference for approaches that reduce stormwater flows to City facilities while also preventing undesirable flooding.
- ~~D. A. Promote lifelong learning by supporting educational facilities and programs at all levels.~~
- ~~E. A. Recognize that public facilities are the primary gathering places for social, cultural, political, educational and entertainment events/celebrations, and that these facilities are important components of the community's identity.~~
- ~~D. Advance Meet state-mandated waste diversion goals set forth in state mandates and the City's Zero Waste Action Plan. Arcata will strive to become a leader in developing small city waste reduction programs. Publicly advocate reducing solid waste as the first priority for waste management; and promote recycling-based manufacturing through: City purchase of recycled products, education, and community support. Support new technology and education programs that reduce solid waste by an additional 10% every five years and maintain a long-term strategy for achieving "Zero Waste".~~
- ~~E. Promote lifelong learning by supporting educational facilities and programs at all levels. The City government will encourage educational institutions to cooperate with the City to achieve City goals in our shared space.~~
- ~~F. Recognize that public facilities are the primary gathering places for social, cultural, political, educational and entertainment events and celebrations, and that these facilities are important components of our the community's identity. Protect public civil and Constitutional rights in Arcata's public sphere, and especially on City property and public rights of way, and in any facility that receives City support.~~

2. **PF-2b Arcata wastewater treatment system** – Add language at the end of the policy: “... Goals, priorities, planning assumptions, and the best available science on which they are based, shall be reviewed publicly through City committees and the Planning Commission.” “... Goals, priorities, planning assumptions, and the best available science on which they are based, shall be reviewed publicly through City committees and the Planning Commission at the discretion of the City Council.” [**Staff: This would be supported by staff if the specificity of committees and commission was removed. All of these policy choices are vetted publicly, and the Council will likely want the ability, not the requirement, to refer such decisions to committees or the Commission as it chooses.**]
3. **POLICY PF-4 EDUCATIONAL FACILITIES. Objective.** This section currently reads: “Identify student enrollment increases, based on the projected future population of the City, and coordinate with local school (public and private) districts, Cal Poly Humboldt State University, and other education providers to maintain and improve educational facilities and services, **while preserving established**

community/student ratios.” In light of the expected growth of Cal Poly Humboldt, can we realistically expect to “preserve established community/student ratios.” I suggest we can’t. Do we want to change this wording? Proposed change: Delete it **preserve established community/student ratios.**

4. PF-2c Change and add [Staff: change “California” to “state” and “compliance with the state water quality control board”]

PF-2c Protecting, improving, and restoring water quality: Protecting surface and ground water quality, preventing water pollution, restoring water quality in waterways and wetlands within the City and in receiving waters of California and the United States shall guide design, construction, and operation of the City’s water management infrastructure. The City shall use necessary resources to comply **Compliance with California Regional Water Quality Control Board wastewater treatment and discharge standards.** The City shall regularly test its wastewater discharges and make necessary adjustments in treatment processes levels, to ensure that effluent ~~it~~ meets California Regional Water Quality Control Board standards, ~~and of—The City shall also keep its National Pollution Discharge Elimination System Permit (NPDES) permit, current and in compliance with U.S. Environmental Protection Agency standards.~~



5. PF-2f Maintain the Joint City/ Cal Poly Humboldt Wastewater Utilization Program –

PF-2f **Maintain the Joint City/ Cal Poly Humboldt ~~State University~~ Wastewater Utilization Program.** Recognize that Cal Poly Humboldt ~~State University~~ faculty and students were instrumental in the design, testing, and development of the Arcata Marsh and Wildlife Sanctuary. The City and the University jointly participate in a wastewater utilization program, which provides ongoing research projects for students and faculty studying wastewater, stormwater, and water quality issues. The City and University maintain an five-year agreement to operate the program, ~~with the City providing the funding and the University providing the student research and faculty advisors.~~ The City shall renew the program with the University when the current agreement ends, and the City should collaborate with Cal Poly faculty in seeking funds for future research. ~~as long as there are funds available to compensate the University.~~



Change shall to should in last sentence.

*(Considering the additional burden that Cal Poly’s expansion will impose on the City’s treatment system, directly and indirectly, paying for research into the system’s future operation improvements should be a JOINT funding effort, especially since the environmental and civil engineering focus at the new Cal Poly should enable the University/City collaborative to seek grants to fund the research. In fact, the University should probably provide money to the city for this, rather than the other way around!)*

6. PF-1c Water Conservation – Add language at the end of the policy: ...

7.

8. “In response to extreme water shortages, the City may consider imposing sharply graduated excessive use rates and/or excessive use fines, additional forms of water rationing, warnings, and physical flow restrictions to water users who fail to respond to less severe sanctions.

[[add Rachel’s first and last sentence.

Building and site development permits that require connections to the City’s water system shall **incorporate water conservation design features and best management practices.”** *(Presumably, objective standards for those design features and BMPs will be defined somewhere in the building or land use code, or by state standard.)*

Other Matters

3. PF-5d: **Telecommunications facilities.** This section states that, “These facilities shall be screened from view and associated equipment rooms and switching devices shall be



designed and landscaped to blend with their surroundings.” The new facility at 11<sup>th</sup> and M Streets does not meet these conditions. Can that be remedied?

- 4. **General:** *There are several situations where we should consider possible zoning changes reflecting recent status of uses that might be considered for Public Facility zoning, or Public Facility zoning that should be considered for other potential uses. It would be important to solicit input from the management and owners of those facilities. These include such sites as the Mad River Community Hospital (current site Master Plan to be updated); UIHC/Potawot (some of the site covered by conservation easement); Open Door Community Health Clinic (serves some public needs, including emergency facilities); HealthSport (privately owned/ managed facility after initial public partnership); and possibly others. It would be useful to provide some pathway for charter schools NOT operating on school district property to have some pathway to develop permanent facilities that would be zoned as Public Facilities, rather than jury rig the current underlying zoning to accommodate them.*

**Develop some language around other public facilities and add it to the PF Element, then reference the LU Element**

- 5. The “Guiding Principles and Goals” (now p. 2-78 of Draft) should be moved to the BEGINNING of the element, before the overview of current facilities. They are intended to be the basis of the analysis of planning needs, and of the policies and implementation actions that follow.
- 6. An introduction paragraph should be added at 2.10, indicating which facilities & infrastructure the element addresses, and which it explicitly does NOT address, including park and open space material that appears in the open space and conservation Element(s), healthcare facility material (if we decide NOT to add it here), etc.
- 7. Move the sections of the Element about schools and other public facilities NOT related to water or sanitation either to the beginning of the element (before the parts about water and sanitation) or to the end. But don’t strand them between the wastewater and the garbage! That re-ordering should happen in both the “Overview” part and the “Policy” part of the Element.

- 8. Make the changes in brown below

**POLICY PF-4 EDUCATIONAL FACILITIES**

**Objective.** Value Arcata’s educational institutions and facilities as keys to achieving the high educational standards that will lead to prosperity and community wellbeing. Enlist schools and the University in support of Arcata’s future prosperity, and our diverse and tolerant cultures. Seek the cooperation of Arcata’s educational institutions to achieve City goals. Identify student enrollment increases, based on the projected future population of the City, and coordinate with local school (public and private) districts, Cal Poly Humboldt State University, and other education providers to maintain and improve educational facilities and services. Coordinate with Cal Poly Humboldt to project demand for City services and facilities based on anticipated increases in enrollment and employment. ,while preserving established community/student ratios.



ARCATA HIGH SCHO

PF-4a Coordination with Arcata, Pacific Union, and Jacoby Creek school districts, the Northern Humboldt Unified High School District, and with Charter School operators. The City shall provide demographic information to assist the School Districts and charter schools in projecting future student enrollments. The City shall encourage the school districts and charter schools to expand existing schools rather than designating new sites for this purpose.

- 9. *PF-4a Clarify how the Plan will treat Charter Schools, which are public schools, that do not operate in buildings and facilities zoned for “Public Facility” use. There are (or have recently been) a few actual private schools, also operating in facilities not zoned for “Public Facility” use.*

Attachment: D. 2023-07-11 Discussion Guide (4216 : General Plan Updates)

[public and charter schools are allowed in all residential zones, in the creamery district, in the gateway area, and in Public Facilities zoned parcels]

10. PF-6a Source reduction – Almost all of the “examples of effective source reduction and reuse activities that shall be promoted” are private personal actions, largely unrelated to City actions or policies. They may (hopefully) seem routine by 2045. They don’t seem appropriate to include in this Plan. The exception which should remain is #9, which is a City policy/action, and should remain: “Incentives such as on-call garbage collection and differential solid waste fees shall be used to encourage source reduction.” [proposal is to delete this section.]

11. PF-1a: Suggest striking the phrase, “...though the City is well within its water allotment.” It is not necessary and is out of place.

PF-1a Water supply. Surface and subsurface water quantities that supply the City are dependent on rainfall and adequate upstream storage. The City shall continually monitor the water quantity and quality in its system and adhere to the Humboldt Bay Municipal Water District’s rationing system to ensure that adequate supplies reach all users, though the City is well within its water allotment.

12. Page 2-80: HBMWD’s Rationing System: The percentage in #3 is incorrect. It currently reads, “...when Ruth Lake reaches 30% capacity...” It should read, “...when Ruth Lake reaches 70% capacity...” [Delete the box related to PF-1c but refer to the HBMWD policy in the text.]

9. PF-2b: Suggest inserting the bold phrases into the last sentence and rewording slightly to read: The City acknowledges that it must plan for the possibility of a 1 meter sea level rise by 2050 and shall ensure ongoing treatment system planning, investments, and mitigations are consistent with this possible sea level rise, while balancing the City’s existing investments with habitat restoration and sea level adaptation priorities. [[Discuss with LCP]]

[Staff: This is not the adopted policy of the City and we would not suggest we make it so. The NOAA guidance eliminated the H++ scenario for the purposes of SLR planning. The H++ predicts up to a meter by 2050. This language needs to be finessed if adopted to reflect the policy work that has led up to this point]

10. Page 2-76: The Zero Waste Action Plan calls for, “... a goal of achieving 90% landfill diversion by 2027.” Is this realistic? Do we want to continue to claim this? [ES can verify and update the date]

11. Page 2-77: Are we conforming with AB1383? This seems like a huge effort. How will the City do this? What is the timeline? [have ES provide information on this]

#### Editorial Suggestions

The “Overview” sections for each set of facilities refer to many management plans. Note that all of these must presumably be (or be amended to become) consistent with the General Plan.

Editing: Indicate in the element WHEN (the YEAR) each of these plans was adopted or most recently updated. Readers should know the plan is adopted in 202(4?) so that most recent version is as of now.

As elements are amended in the future, those dates can also be updated.

Format: Avoid text boxes that use less than the full width of a page in a digital version. The “side-by-side” formatting makes the document difficult to move between digital formats.

Consider adding a section about health care facilities. Even though that may also appear in the “Healthy City” element (if such a thing will really exist!) it’s important to at least mention Mad River Community

Hospital, United Indian Health Center/ Potawot, and Open Door Clinic, since their presence and development all also have significant land use and service implications.

Revise basic info about schools in Arcata according to the editing suggestions I've provided in the MSWord "track changes" version I'm submitting attached to the same email as this set of suggestions. My suggestions are detailed and extensive.

The Overview / background about changes in state solid waste diversion policies should be shortened (as suggested in the "track changes" version I've submitted), remembering that the Plan looks forward and must still make sense to someone reading it in 2045. The background of increasingly stringent state regulation should focus on goals that Arcata must reach, and on the idea that Arcata needs to anticipate more stringent state regulation, and that Arcata can become a small town leader in progressive waste management.

## Public Safety

1. I propose adding a new policy PS-8g
  - a. **Traditional ecological knowledge:** The City of Arcata acknowledges the value of Indigenous sciences and knowledge and the need for Indigenous perspectives in responding to the climate change crisis. The City shall work to support Indigenous-led climate adaptation approaches and shall work collaboratively with tribes and tribal governments for mitigation, adaptation, and resilience to climate change. This policy applies to all previous policies in this section.
  - b. Traditional ecological knowledge holds important information regarding adapting to climate change and developing a more sustainable and safe community.
2. I Propose adding a new policy PS-5f
  - a. **PS-5f: Smaller Fire Trucks** The City and Arcata Fire District shall jointly investigate the feasibility of purchasing smaller fire trucks that are more maneuverable and perform better on pedestrian friendly streets.
  - b. Large fire trucks often require wide streets that are unsafe. Cities across the country are exploring purchasing smaller fire trucks like those used in the rest of the world in order to allow safe fire access while preserving safe streets. See article for more details: <https://usa.streetsblog.org/2018/12/10/safety-officials-to-cities-stop-buying-such-huge-trucks/>

**[Staff: This could probably be an implementation measure instead of a policy. If adopted on consent, we will move it to the implementation measures]**

### Policy Pitch

1. I propose adding a new policy PS-7g
  - a. **PS-7g: Reducing Armed interactions with the Police** The City of Arcata recognizes that unnecessary interactions with armed police officers have the potential to end tragically. The City and the Arcata Police Department shall jointly explore opportunities to reduce interactions between members of the public and armed police officers.

b. This goes along with the antiracism section above. Obviously, there is a need for an armed police force. But many interactions with the police do not require an armed officer, for example routine traffic stops. I think it would be fruitful if the City and the Police Department jointly explored opportunities to reduce these kinds of unnecessary interactions. This article covers why these kinds of reforms are necessary and also discusses some of the efforts other cities are making. <https://www.theguardian.com/us-news/2022/apr/21/us-police-violence-traffic-stop-data> [Staff: see above PS-7f recommendation]

2. I propose adding a new policy PS-7f

a. **PS-7f: Anti-racism** The Arcata Police Department shall institute policies and trainings in order to combat and prevent both systemic as well as overt racism within the Department.

b. Felt like it was missing from this section.

[Staff: instead of PS-7f and -7g, propose: **PS-7f. Principled Policing** The Arcata Police Department shall conform to State and Federal law, California Peace Officer Standards and Training (POST) standards, Department policies, and 21<sup>st</sup> Century Policing best practices to combat racial profiling and bias in policing and to promote de-escalation and principled policing.

(Adopted and Added to conflicts table: The Arcata Police Department shall institute policies and trainings in order to combat and prevent both systemic as well as overt racism within the Department.)

13. **PS-6g: Hazardous materials education program.** Suggest including the following sentences shown in bold: The City shall work with the Humboldt County Health Department and the California Department of Toxic Substances to develop **and promote** educational materials explaining hazardous materials' impact on people, plants, and animals, and provide information on alternatives to hazardous materials. **The City shall also keep a compendium of Material Safety Data Sheets (MSDSs) for all potentially hazardous materials that are used by all departments in the City. All this information—including the MSDSs—shall be made available to the public. [Staff: this is unnecessary as it is required by law. But we can add it if the commission wishes to.] “city promotes public education about storage, use, and release of hazardous materials.” “implementation measure to identify how folks can learn about the City’s MSDS forms” refer to illness prevention program.**

14. **Implementation Measures. PS-7:** Add the following: **The City will maintain and have available all MSDSs for hazardous material utilized by the City. [Staff: this is unnecessary as it is required by law. But we can add it if the commission wishes to.]** see above

15. PS-8d: Sea Level Rise. Suggest inserting the following sentence and phrase shown in bold: **“Using guidance from the State and other climate scientists, the City will plan for a sea level rise of 1 meter in the year 2050. Using this assumption, the City will incorporate consideration....”** (Also, the word “local” in the last sentence has a typo.) [Staff: we recommend against committing to a specific elevation or set of guidance sources. The science is evolving, and the Council should commit to adaptation based on adaptive pathways, given latest science and social impact over time.]

## Historic Preservation

### Consent

- 1) Make the following change to H-6a.
  - a) **H-6a General Incentives for Historic Structures and Sites.** Those properties listed as Historic Landmark or as Potentially Historic structures or sites shall be eligible for the following incentives and assistance:
    1. Exemption from the requirements to provide any additional off-street parking, ~~except for additions 200 or more square feet in size.~~
  - b) We need to reduce reliance on cars, so elimination of the off-street parking requirement makes sense.
- 2) I propose we change Policy H-4 in the following way:
  - a) **Objective.** The Central Arcata, Arcata Heights, and Bayview neighborhoods, are designated Neighborhood Conservation Areas. Ensure that new construction, modifications or alterations of historic structures, and significant changes to other structures are harmonious with established and planned neighborhood elements ~~within the existing character of~~ the Central Arcata, Arcata Heights, and Bayview neighborhoods.
  - b) *Pitch: We already made a similar change in the Land Use Element. This language is less vague and doesn't carry the same negative connotations.*
- 3) I propose we change Policy H-4 in the following way:
  - a) H-4b **Design review.** All structures located within an NCA shall be subject to design review and approval. Prior to approval of any exterior change requiring a building permit, the Design Review Authority shall make a finding that the alteration or addition is compatible with established and planned neighborhood elements ~~and does not destroy the historical or architectural elements character of the property, or the surrounding neighborhood conservation area.~~
  - b) *Pitch: We already made a similar change in the Land Use Element. This language is less vague and doesn't carry the same negative connotations. [Staff: The historical elements on listed or potential resources will be protected through CEQA]*
- 4) **H-1 DESIGNATED HISTORIC LANDMARKS Objective:** Designate and preserve significant buildings, structures, and sites that are representative of the city's social and physical development ....
  - a) **ADD at end** "Support property owners' efforts to preserve, restore, and adapt use of significant structures and sites for continuing significance."
- 5)

### Policy Pitch

- 1) Make the following change:
  - a) **H-2d Design review approval.** Design Review and approval shall be required from the appropriate review authority for all exterior alterations to ~~noteworthy structures~~ potentially historic structures, when or if alterations require a building permit, including changes in types of materials and additions. The review authority may request a recommendation from the Historic Landmarks Committee prior to its decision on the project. In the event that the City reasonably believes that a structure may be potentially historic but said structure is not on the potentially historic buildings list, the National Register or listed as a local, state or national landmark, the City shall initiate the process

- of listing the structure on the potentially historic buildings list. If the City decides to initiate such listing process, the permit shall not issue pending completion of that process.
- b) Not sure what a “noteworthy” structure is – it is not defined - so I suggest changing the term to make it consistent. More significantly, the City may or may not be able to keep current its listing of potentially historic buildings. In order to prevent a building that is historic but not on the list from falling through the cracks, I propose adding language that requires some level of review to determine whether an unlisted property is or is not a potentially historic resource.
- 2) Implementation measures
- a) Make all implementation measures “ongoing”.
- b) Should we say each implementation measure should be “ongoing,” rather than adopt a specific time frame? I don’t know how realistic the stated time frames are and don’t see the harm in keeping the time frames open-ended. [Staff: we generally outline timeframes to accomplish the measures to ensure that the objectives are being attained. We can spread the timeframes out if the Commission does not believe they are actionable, but we recommend setting timeframes to monitor progress implementing the policy]
- 3) **H-1b Local Historic Landmarks designations:** *The Policy should indicate WHO is responsible for determining Local Historic Landmark designation, even if the Overview material also explains this. Also, “... One or more of the following criteria shall be required for a structure or site to be eligible for listing,*
- a) [ *including that the structure, or historically significant features of the site, must be at least 50 years old. (This is important, since without it proponents could seek to list as “historic” locations commemorating potentially momentous but very recent events, with no additional features. There may be other ways to protect such sites, but they shouldn’t be subject to historic preservation General Plan policies or Land Use Code designation.)*][Staff: the designation of historic resources actually can be made on structures that are less than 50-years old. This is embedded in the Secretary of Interior’s standards, as well as CEQA case law. Staff will not recommend the Council adopt this change.]
- 4) **H-1d Design criteria for alterations of and additions to local Historic Landmarks:**
- a) *Specify the Review Authority as of 2023! And “1. Any exterior modifications or alterations, including changes in materials” Elsewhere in this Element, similar policies specify that this is for modifications that require a building permit. In this case, the threshold is much lower, but is not specified. Presumably, that could include just slightly changing a paint color. (Also, in H-3c for the Plaza.) Let’s specify thresholds or provide examples to avoid trivial and expensive review requirements. [Staff: the first change is unnecessary and will be dated at the zoning ordinance is updated from time to time. The second change does not have a specific recommendation for modifying the language, but staff notes that this level of detail should be left to the zoning ordinance. The current ordinance specifies this detail.]*
- 5) **H-7a Cultural Resources Project Review:** As part of the environmental and project review process, all proposed discretionary projects under the California Environmental Quality Act shall be subject to cultural resources sensitivity review by the local area Tribal Historic Preservation Officers (THPOs)
- ...
- Under these conditions, ONLY discretionary projects subject to CEQA will be referred to the THPOs for review. With this language, under proposed ministerial approval processes for large new infill housing projects, those projects aren’t discretionary, so aren’t subject to CEQA review, and so*

wouldn't be referred to the THPO for Tribes' review. Even if the eventual permit requires work to stop if arch material is unearthed, damage could already be done. If we're proposing some means to determine whether a project meets "objective standards" that would allow for ministerial project approval, we should make sure that those objective standards specified for streamlined approval of new housing or mixed use projects should include a THPO response to the City's request for THPOs to consider project plans.

**[Staff: the City is working directly with the Wiyot Tribe to refine this language. Staff recommends the Commission defer to their judgement as to how their cultural resources are managed and identified through our planning processes.]**

#### Other Issues

- 1) H2-c and H2-d: Who provides "Design Review" and who is the "Review Authority?"
- 2) H1-d and H1-e: This policy states that the changes to historic buildings cannot occur without approval from a "Review Authority." :
  - no exterior modifications
  - no additions,
  - no new construction on the site,

a) Who is this Authority? Further, the need to employ a "cultural resources consultant" to evaluate possible changes is another possible obstacle to modifications. These restrictive regulations and the need to navigate the approval process could discourage changes that may be desirable, such as energy conservation measures, addition of an ADU, or construction of new units through infill, among others. Do we want to be this restrictive? **[Staff: The review authority is identified in our zoning ordinance. It depends on the type of project it is, but most historic resources are reviewed by either the PC or the CC. You can review these at <https://www.codepublishing.com/CA/Arcata/#!/LUC/ArcataLUC0970/ArcataLUC0972.html#972.040>, Without amending CEQA, which holds special process for historic resources, we are obligated to review projects on historic resources with a higher degree of scrutiny. ADU's on historic properties are explicitly excluded form the permissive state law due to this.]**

#### Editorial Comments

Policy H-1a, 4<sup>th</sup> line – Delete "and counting"

Policy H-1d and throughout the document in several places – (1) the phrases "review authority" and "design review authority" must be defined (maybe they are, somewhere else in the General Plan), (2) need to be consistently lower or upper case; and (3) referred to consistently as the "review authority," "Review Authority," "design review authority" or Design Review Authority.

If the phrase "review authority" is different than "design review authority," that needs to be clarified and defined.

Policy H-1f – change "HSU" to Cal Poly Humboldt

Policy H-2a – needs reformatting

Policy H-2b - change "HSU" to Cal Poly Humboldt; change "noteworthy" to "potentially historic"

Policy H-2d – should be renumbered as H-2c or moved to appropriate location

Policy H-2c - should be renumbered as H-2d or moved to appropriate location

Policy H-3b – needs reformatting

H2-c and H2-d are reversed.

The [AP style guide recommends](#) capitalizing the word Indigenous

## Design

1. **D-1g: Provide for bicycles, pedestrians, and transit in design.** Suggest changing one word as follows: **“Design shall ~~incorporate~~ encourage provisions for bicycle and pedestrian circulation,...”**
  2. **D-2b: Streetscape design.** Suggest changing this to read: **Future changes to public street rights-of-way in the downtown shall include amenities such as street furniture, access and safety for pedestrians and bicycles, while maintaining vehicle access including the possibility of “car free” streets.** And add a #10 to the list: **Consider the possibility of “car free” streets.**
  3. **D-2h: Site design, including parking areas.** Suggest the third sentence be modified as follows: **Parking areas shall be the minimum necessary and be separated from the street and sidewalk by a landscape buffer.**
  4. **D-6a, #8:** This begins with, **“Parking areas are encouraged to be provided....”**. We should not be encouraging parking. Suggest the following, **“If parking is necessary, the minimal necessary parking should be located....”**
  5. **5.1 INTRODUCTION:** Reverse the order of the first 2 paragraphs. It’s Arcata’s plan; state requirements come second.
  6. **Guiding Principles and Goals - I:** Incorporate **“green building”** and **“universal design”** concepts and features into new and renovated structures.
    - a. Since this is for new and renovated structures, Arcata should aspire to advance accessibility as well as sustainability over the next 2 decades to 2045, not play catch-up to current minimum practices.
  7. **POLICY D-1 OVERALL COMMUNITY DESIGN 3.** This shall be accomplished by Providing articulation in building mass, surfaces, rooflines, wall planes, and facades, and including **distinctive architectural features and ornamentation.**
    - a. Architectural distinction comes from many types of features beyond **“ornamentation.”**
  8. **D-3g Wooded hillsides.** Views of wooded hillsides forming the City's eastern edge from vantage points along public streets west of the State Route 101 should not be blocked by development **to the extent practicable, balancing development rights in these areas. Any impairment or partial obstruction of these ocean views from new development shall be the minimum necessary for allowable development. The City shall encourage Cal Poly Humboldt to avoid blocking views in its new development.**
  9. **D-3j Streamside riparian areas.** Creeks or drainage channels and any associated riparian vegetation shall be retained in a natural state and incorporated into site design as a visual asset to development **which that** adjoin them. **Design codes should encourage “daylighting” streams on City and private property, and restoration of riparian ecology and function.**
  10. **D-4a Design of roadways, ~~and~~ subdivision and redeveloped site improvements.** New subdivisions **and infill or redeveloped site design shall provide orderly arrangement of ....**
    1. **Proposed street alignments including sidewalks and bikeways shall conform to the relevant Transportation and Road Safety Plans, wherever possible. Unless it is demonstrated to be infeasible, all new lots shall have frontage on a public street or improved alley, or publicly accessible courtyard or open space.**
39. **Appropriate landscaping and illumination shall be applied to enhance safety and provide attractive screening and distinctions between spaces; illumination of streets shall be**



- unobtrusive and the lowest intensity compatible with safety, complying with night sky standards wherever possible.
- a. Where more lighting for safety appears to conflict with less lighting for night skies, design standards should provide clear standards and rationales for priority of lighting choices
11. D-4b **Lot patterns.** Lot boundaries should be regular in shape and lots should either have direct access to a public street or to an access easement which connects to a public street. Clustering of lots with common open space areas and/or common parking lots is encouraged. Condominium or other common multiple-unit tenancy designs may be approved with alternative vehicular access requirements, within fire safety considerations.
- a. Designing livable developments not dominated by roadways and parking, and with safe interior spaces free from motor vehicles is a crucial aspect of creating pleasant living spaces, especially for children and people with mobility or sensory impairments.
12. D-6b **Design of Mixed Use Development...**Require main building entries to be visually prominent and oriented to a public street or pathway, or publicly accessible courtyard.
13. D-7d **Site design criteria.** Landscaping shall be an integral part of site development, connecting site design elements, enhancing the site identity, and creating a pleasing appearance. Landscape designs shall conform to the following criteria: should incorporate existing natural vegetation where appropriate; provide for erosion control, help to manage stormwater onsite for absorption and percolation, and for privacy, and beauty.
14. I propose the following change to policy D-1e
- a. D-1e **Promote energy efficiency and solar access.** Site and building design shall emphasize energy efficiency, solar orientation and consider minimize shading of adjacent structures to the extent feasible, balancing development needs with solar access.
- i. The current language values existing structures' shading concerns over the potential for new, energy efficient development. Should we minimize shading caused by a new, energy efficient building, presumably by reducing the number of units, in order to protect the solar access of an existing structure?
15. I propose the following change to policy D-2b
- a. Provide or improve bike lanes, with an emphasis on protected bike lanes, where appropriate.
- i. *We've discussed the safety benefits of protected bike lanes before.*
16. I propose the following change to D-3h
- a. D-3h **Farmlands and open countryside.** Views of farmlands and open countryside — in the Arcata Bottom, along the State Route 101 south of Samoa Boulevard, north of Giuntoli Lane, and along State Route 255 west of the City, should be protected to the extent practicable, balancing development rights in these areas. Any impairment or partial obstruction of these views from new development shall be the minimum necessary for allowable development.. New development should be sited and designed to minimize any impairment of such views..
- i. *All of the other view policies have similar balancing language*
17. I propose the following change to D-6a
- a. The siting and design of buildings shall promote energy-efficiency and consider solar access, balancing development needs with solar access. and shall minimize impacts on other nearby uses.
- i. *Same change as D-1e. Don't discourage new energy efficient structures because they will shade existing structures.*
18. I propose the following change to policy D-2b
- a. D-2b **Streetscape design.** Future changes to public street rights-of-way in the downtown shall include amenities such as street furniture, access and safety for pedestrians and bicycles, while maintaining vehicle access.

- i. *We may some day in the future want to have a plaza/downtown with reduced vehicle access. This deletion makes that possible.*

1. **Policy D-2b** I propose changing Policy D-2b to maintain sub-policy 10, regarding undergrounding of utilities, instead of eliminating that policy, as the draft does. I would either keep the former language of **“Require undergrounding of utilities and elimination of poles and overhead wires,”** or change that language to **“Encourage undergrounding of utilities and elimination of poles and overhead wires.”**
  - a. My rationale: Undergrounding of utilities provides for a more aesthetic (and perhaps safer) streetscape. I recognize that undergrounding costs substantially more than overhead utilities, so would be OK with changing the wording to “encourage” rather than “require.” **[Note: this is discussed in a proposal below as well]**
2. **Policy D-2e** I propose changing Policy D-2e to maintain the deleted first sentence, but change the wording slightly, so the first sentence would read: **“The height, scale and mass (volume) of new buildings and additions to existing buildings shall ~~be compatible with~~ take into account other buildings in the immediate vicinity.”**
  - a. My rationale: I assume the former language was stricken because the word “compatible” is subjective and could lead to varying interpretations of what and what is not permissible. However, to “take into account” a new structure’s impact on its neighbors only means that the impact of such features as height, scale and mass be recognized. This does not require project-by-project review of height, scale and mass, as I believe the existing zoning code does, and any potential new form-based code for this district would consider the impacts of new structures on existing ones, through regulation of such things as setbacks, height restrictions, rear yard requirements, etc.

As a point of comparison, Policy D-5a lays out quite specific design criteria for multi-family residences.

**[Staff: this policy has led to disagreements about buildings that meet the code standards for height and setbacks & etc, but are larger than buildings around them. Development should be consistent with objective standards. If we wish to transition between smaller buildings and larger buildings, a standard could be established that no building could be more than say two stories larger than some percentage of the buildings immediately adjacent to them. This of course would significantly impact the development potential of our vacant sites, but it would be an objective standard. Any subjective standard will inevitably lead to disagreements about how to interpret when a four story building is proposed next to a one story building.]**

3. **Policy D-1b** I propose changing the following highlighted language:
  - a. **Emphasize Arcata Plaza area as ~~the central—the main—the main~~ community focal point (Not applicable in Coastal Zone).** Buildings fronting on streets around facing the Arcata Plaza shall be multi-story. Architectural and other design elements shall emphasize the importance of the Arcata Plaza as the City’s center as the community’s main focal point for commerce, entertainment, and special events. Designs shall promote pedestrian access and continuity of retail space at the street level back of sidewalk. Parking should be accommodated off-site to the extent practicable.

b. We should talk about this! The Plaza SHOULD remain Arcata’s central community focal point! This is one of Arcata’s most distinctive features, and our plan should endorse that. Also, calling for all and only multi-story buildings fronting on the Plaza may contradict some aspects of the Plaza historic district, even if the number of stories isn’t one of the Plaza’s listed features.

4. **D-5b Single-family residential design** Add statements concerning accessory dwellings, but especially this one, after the statement re hillside areas: In light of policies that encourage addition of accessory dwelling units on “single family” zoned lots, ensure strive for that accessory dwelling unit design that: complements surrounding development; and retains privacy; access to direct sunlight; and a sense of appropriate scale. [Staff: the term “ensure” should not be used in this context. Instead, “strive for” or something less rigid could be used.]

5. **Policy D-2b** I propose the following changes in red text to this policy:

D-2b **Streetscape design.** Future changes to public street rights-of-way in the downtown shall ~~focus on improving~~



~~include~~ amenities ~~such as~~ non-obstructive street furniture, ~~access~~ and safety for pedestrians, ~~and~~ bicycles, ~~and reasonable and safe~~ while maintaining vehicle access. The following design features should be considered in future improvement projects:

1. Increase the width of sidewalks.
2. Demarcate pedestrian crosswalks with pavement marking or special paving materials or colors.
3. Provide or improve bike lanes, where appropriate.
4. Incorporate street trees in appropriate locations.
5. Use special paving materials or patterns for sidewalks at key locations or intersections.
6. Provide landscape screening between parking lots and the street, with preference for parking associated with new buildings behind, or away from street frontage.
7. Provide shielded and directional street and parking lot lighting ~~that is~~ adequate for safety but that is not overly bright.
8. ~~Establish a uniform lighting fixture and post (or pole) design for streetlights;~~
9. ~~Establish a uniform design for various items of “street furniture,” such as benches, trash receptacles, water fountains, etc.~~
10. ~~Strongly encourage undergrounding of utilities to eliminate poles and overhead wires.~~ undergrounding of utilities and elimination of poles and overhead wires.

a. We should reconsider several design features in Policy D-2b Streetscape design, as shown on the next page. Street furniture can enliven a streetscape, but it’s crucial that over-furnishing doesn’t negate the value of widened sidewalks by blocking easy passage of more than one person walking abreast, wheelchairs, etc. We can be explicit here about preferential location for parking behind or away from street frontage (6). Reconsider uniform lighting design or street furniture for downtown. Varied functions and locations call for different lighting designs, not uniform ones, and street furniture should accommodate its locations’ unique characteristics. Uniform requirements will also lock the City into purchases from a limited number of vendors, and potentially “freeze” designs after they are no longer the most appropriate choices. Finally with 2045 in mind, we SHOULD strongly encourage utility “undergrounding,” and sooner rather than later!

6. **Policy D-2e Design criteria for new structures and additions:** Each building shall have an entry from the sidewalk to the street-level floor. Building elevations shall be articulated: long, continuous, unbroken wall and roof planes should be avoided. The visual organization and proportions of building elevations — including the size, spacing and shape of window and door openings — should be harmonious ~~consistent~~ with neighboring buildings. Architectural detailing and ornamentation, such as cornices, eaves, recessed or covered entryways, and awnings, are encouraged. Design review applications shall include depiction of buildings on adjoining lots, ~~either~~ in elevation drawings and ~~or~~ photographs.
- a. Requiring consistency can stifle desirable innovations. For projects that require design review, whether we call for consistency or harmony, understanding the CONTEXT of the proposals requires both elevation drawings or simulations AND photographs of neighboring structures and sites. Digital documents make that more straightforward than old and expensive paper blueprints or color prints.
7. **Policy D-3f** I propose the yellow highlighted changes to policy D-3f: **Bay and ocean views.** Views of Arcata Bay and the Pacific Ocean from vantage points along public streets ~~in hillside areas~~ of Arcata shall ~~not be blocked by development~~ be preserved to the extent practicable, balancing development rights in these areas. Zoning and land use policy decisions, which expand or limit property rights, shall analyze the potential for newly allowable development to obstruct views of the Bay or ocean. Any impairment or partial obstruction of these ocean views from new development shall be the minimum necessary ~~to~~ for allowable reasonable development.
- a. Since changes to our zoning actually expand or limit those property rights, this is a pretty meaningless statement. Protecting views must be taken into account in making zoning and land use policies in the first place! CEQA caselaw has recently limited the usefulness of CEQA in protecting viewsheds; Arcata must make our own policies beyond using CEQA as a case-by-case crutch.

## Health

1. Introduction, Bottom of Page 2-1: There are four hospitals in Humboldt County, not two. The statement should include Redwood Memorial Hospital in Fortuna and Jerold Phelps Community Hospital in Garberville, as well as St. Joseph Hospital in Eureka.
2. Guiding Principle and Goals – amend A and E as follows:
  - a. A. Ensure all residents can enjoy physical, social, and mental health and wellbeing, regardless of their race, age, gender, sexual orientation, social position, economic position, culture, background, or any other factor of identity. ...
  - E. Support healthy eating and active living programs and facilities to enable them.
3. H-1a **Determinants of health.** Work with the community and stakeholders in medical, mental, and dental healthcare fields to identify determinants in the Arcata community that impact health and wellbeing, paying specific attention to factors affecting specific groups or demographics disproportionately. Facilitate access to financial and professional resources to document and utilize necessary epidemiological and health care data.
4. Add a new policy H-1e
  - a. H-1e Retain existing healthcare institutions and resources located in Arcata. City policies should strongly support retention of existing healthcare institutions, facilities, and services

located in Arcata, including Mad River Hospital, Open Door Clinic, United Indian Healthcare, and other more specialized medical practices.

- i. As small community hospitals and non-profit healthcare clinics close or limit services under financial and regulatory pressure, Arcatans' access to healthcare institutions in our city may be threatened. While the City and residents of Arcata have no control and very little influence over institutions so fundamental for our health and well-being, the City can ensure that it devotes sufficient effort and resources to take full advantage of state, federal, and privately offered opportunities to keep local healthcare providers here in Arcata, and even attract innovative new ones.
5. Add new policy H-1f
    - a. **H-1f Land use regulation to support health care.** Amend land use regulations to support provision and accessibility of healthcare services, including locations of healthcare providers in multiple-use and commercial land use classifications.
      - i. Land use regulations can ensure that bona fide medical services can be located in commercial or mixed-use zones. Transportation, parking, noise, and other considerations should be considered in project approval, with special conditions appropriate to the specific medical service. (This may include targeted bus stop locations, parking conditions, etc.)
  6. **H-2b Opportunities for healthy eating.** Support City and community programs that promote nutritional health, to improve opportunities for ~~Ensure~~ residents of all races, neighborhoods, ages, genders, incomes, and abilities have opportunities for food security and healthy eating.
  7. **H-3a 1.** Integrating physical activity into students' daily educational experience through both programming and the design of school sites and structures, and linkages with City facilities.
  8. **H-3b Healthy workplaces.** The City shall seek and support resources to increase opportunities for healthy behaviors on workplace sites.
  9. **H-4b Transparent and responsive government.** Increase government transparency and build trust among Arcatans of all ages, races, identities, and income levels. Demonstrate the City's credibility, reliability, openness, and community orientation through establishing a coordinated set of proactive channels for community-wide engagement between City departments, stakeholders, and the public. Respond promptly, reliably, and openly to criticism of City operation and administration from members of the public. Continue this engagement on an ongoing basis regardless of specific plans or projects underway. Evaluate implementation of plans, projects, and programs to ensure that established policies are being carried out. Monitor how implementation is serving different groups within the community, and respond to community critiques. ~~In comparison to each other.~~
  10. Add new policy: **H-4h Senior engagement.** Support capacity and initiatives by Arcata's senior citizens and residents to advocate for changes in Arcata's infrastructure, programs, and city operations to help Seniors remain healthy and active.
  11. Add new policy: **H-4i Engage with Arcatans of multiple abilities.** Support capacity among Arcatans of differing abilities and disabilities to represent their interests and concerns to the City with regard to City infrastructure, programs, and operations that can improve possibilities for people of different abilities to pursue healthy, active, mobile lives in Arcata.
  12. Amend the implementation measures as follows:
    - a. **H-1 Access to services 4.** The City shall work with existing healthcare institutions and medical practices in Arcata to retain services and improve access to them.
    - b. **Health equity** Routinely engage people knowledgeable about needs of people of varied abilities to ensure that City facilities, programs, and practices serve people of varied abilities and disabilities. Strive for Universal Design in all City facilities.

**c. H-2 Opportunities for healthy eating** 4. Work with existing commercial businesses to improve access to healthy food.

i. *[Let's not underestimate the willingness of businesses to see providing healthier food options as a smart business opportunity! The creativity of Arcata's business community is an asset, and even chain grocery stores and restaurants respond to local governments' as well as consumers' urging and market demand.]*

**d. H-6 Community Engagement Protocol - Respond promptly and openly to critiques of City operations and decisions, including those made through administrative channels, and especially to those engaging with City committees, the Planning Commission, and City Council.**

**13. C-X Safe, convenient, connected, and multi-modal transportation** 2. Ensure public health and equity considerations are included as part of transportation network improvement decisions, including accessibility and mobility considerations for people of diverse abilities and disabilities.

**14. C-X Targeted improvements to existing transportation network**

2. When designing new or improving existing streets, implement complete streets policy to incorporate pedestrian and bicycle safety improvements. Ensure that facilities and design promote and support mobility by people whose mobility is impaired, who move slowly, or who need mobility assistance. Use cost-effective street improvements ...

4. Consider developing City-operated traffic lights with appropriate signals for people with impaired vision, hearing, or mobility.

1. **Transportation, Page 2-17:** Suggest changing the last sentence to read, "Recognize that active transportation is inaccessible can be difficult for many Arcata residents, specifically persons with disabilities, families with children, and lower-income Arcatans." **[Staff: suggest the language should stay as it is. There are times of day and locations when/where bus service is inaccessible. This language points to the systemic cause. The phrase "can be difficult" is ambiguous as to cause. The former gives clear responsibility and line of action to fix the systemic problem.]**

2. I propose we add the following sentence to policy H-2e

**H-2e Alcohol misuse.** Reduce the misuse of alcohol and the prevalence of alcohol-related accidents and injuries, paying specific attention to groups that may be at higher risk for alcohol misuse. Alcohol misuse is linked to injuries, violence, unsafe sexual behavior, adverse birth outcomes, blood pressure, heart disease, stroke, liver disease, cancer, and decreased emotional wellbeing. The City shall consider the impact of land use policies and programs on alcohol misuse. The City shall Including promoting etc.... increased public transit access, availability, and frequency near bars and other establishments that serve alcohol.

i. *Lack of access to alternative transportation is a cause of drunk driving. The City can work with A&MRTS and HTA to increase public transit availability near bars and other businesses that supply alcohol at appropriate times.*

3. Amend Implementation Measure H-7

**a. H-7 Health data** As part of the City's Annual General Plan Progress Report submitted to the State Office of Planning and Research, include applicable information from departments, residents, and other stakeholders about how improvements to support health, or recent developments changes in programs, policies and services that threaten it, have affected residents. Give specific attention to discrepancies faced by specific neighborhoods and groups.

[Staff: The purpose of this measure is to concentrate attention on underserved neighborhoods that have disparate investment due to higher concentrations of lower socioeconomic households and people of color. Broadening the scope to all neighborhoods detracts from the emphasis on racial equity. Staff recommends not striking specific. Also, it is unclear what “developments” means in this context.]

### Editorial Comments

1. Introduction, Page 2-3, second paragraph under “Assets to health and wellbeing in Arcata” – change “stoke” to “stroke”
2. Policy H-4a, Page 2-8 – Capitalize “Equity Arcata”
3. The policy statement should come FIRST, not last in a policy paragraph.

H-2 d      **Commercial tobacco.** The City shall prioritize the need of non-smokers to breath smoke-free air in public places. ~~Policies should discourage~~ ~~Reduce the~~ use of commercial tobacco. Commercial tobacco use is linked to asthma, cancer, COPD, diabetes, tooth loss, heart disease, stroke, and birth outcomes. ~~The City shall prioritize the need of non-smokers to breath smoke-free air in public places.~~

General Plan Topic	Recommendation	Source	Policy Implications/Staff recommendation	PC Recommendation
<b>Gateway Vision</b>				
<b>Opportunity Sites</b>	Opportunity Site "A" is too large and should be broken into smaller sections to be more realistic	Public Member	Opportunity sites are intended to identify areas of anticipated redevelopment but are not intended to be specific to individual developments. Leave as is.	
<b>Gateway Chapter 1: Land Use</b>				
<b>GA-1b</b>	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	Public Member	EDC recommended to not include. Staff suggests that such standards be considered in the Form-Based Code.	
<b>GA-1f</b>	"Strengthen GA-1h" ("Relocate Existing Uses Incompatible with Plan Vision")	WCC	The policy should be a goal but not a requirement since it is dependent on future funding not currently available. Staff recommends the policy remain as written to provide future City Councils the flexibility to implement the policy as the need and funding arises.	
<b>GA-1h</b>	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	Public Member	Form Based Code will specify	
<b>Non-conforming uses</b>	Make anything auto oriented( gas stations, car washes) non-conforming	C RTP	The plan includes several balanced transportation policies and seeks to reduce the necessity for reliance on autos. Staff recommends against prohibiting future auto related industry in the district writ large. No changes required.	
<b>Single family homes</b>	Amend plan to include section defining what owners of single family homes on typical lots can do under the plan	Public Member	Form-based code will address in detail. The plan allows all existing uses, including single-family homes, to develop or redevelop. These projects just do not fit in the streamlined process that requires community benefits. No changes required. ]	
<b>Land Use Mix</b>	Set percentage of buildings over 2 stories that are required to have commercial space on first floor/be mixed use	Public Member	This policy change would be counterproductive to the purpose of the plan which allows flexibility in uses. The City has a long history of projects not being built because of requirements for ground floor commercial. This policy work is responsive to that history. Staff recommends no change.	
<b>Notification</b>	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	Public Member	Notice of changes to land use designation required by state law and will occur with rest of land use element review; determined to not be necessary or appropriate as a plan policy. The purpose of this work is to engage the community in the design work now to understand how the community may look in the future. Notice in the future does not provide constructive input on projects subject to a Form-Based Code.	



General Plan Topic	Recommendation	Source	Policy Implications/Staff recommendation	PC Recommendation
<b>Zone boundaries</b>	Create new zone type surrounding Creamery District	Public Member	Staff recommends the zoning around the Creamery Building be respectful and considerate of the unique site. Staff recommends these requirements be conveyed in the Form-based Code instead of developing a new district.	
<b>Gateway Chapter 2: Community Benefits and Development Standards</b>				
	Limit to 3-stories	Public Member	Lowering building height will affect housing production, amenities feasibility, lower population, lot coverage, diversity of design. Limiting development will likely not meet the City's housing objectives. Recommend no change.	Concur with staff
<b>Building Height</b>	Limit to 4-stories	Public Member	Lowering building height will affect housing production, amenities feasibility, lower population, lot coverage, diversity of design. Limiting development will likely not meet the City's housing objectives. Recommend no change.	Concur with staff
<b>Building Height</b>	Limit to 6-stories	Architects Stakeholder Group	Lowering building height will affect housing production, amenities feasibility, lower population, lot coverage, diversity of design. Limiting development will likely not meet the City's housing objectives. Recommend no change.	Concur with staff
<b>Building Height</b>	Focus 8-story buildings in Gateway Hub	CRTP, NEC	There are three properties with a small number of parcels large enough to support 8-stories within the Gateway Hub that this policy change would effectively eliminate 8-story buildings from consideration. The highest density opportunities are in the Barrel District. Staff recommends no change.	Concur with staff
<b>Building Height</b>	Limit to 45 feet	RGA	Lowering building height will affect housing production, amenities feasibility, lower population, lot coverage, diversity of design. Limiting development will likely not meet the City's housing objectives. Recommend no change.	Concur with staff
<b>Density</b>	Make Gateway Hub the densest district, minimum size 3 stories	CRTP	The Gateway Hub has only three properties comprising a handfull of parcels in Primary Opportunity Sites that could support large stature buildings. Staff recommends retaining the Barrel District, which has the highest potential for redevelopment as the densist district.	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.	Public Member	EDC recommended to exclude this recommendation. Staff recommends the process be designed to balance the length of time required to process permits with the sense of immediacy of need for housing and economic developemnt opportunities.	Concur with staff

General Plan Topic	Recommendation	Source	Policy Implications/Staff recommendation	PC Recommendation
<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.	Public Member	The amenities should satisfy the community need scaled commensurate with the size and impact of the projects. Staff recommends this be considered during development of the Form-based Code.	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	Public Member	EDC recommended excluding. There are soft targets included in broad categories in Table 5. Anything more granular than this table would be speculation.	
<b>GA-3j</b>	Define "simplified development procedures" and at what point it kicks in	Public Member	EDC recommended excluding. Will be addressed through FBC.	
<b>GA-3k</b>	The implication that increased density results in increased affordability is questionable. What are the minimum densities and how are they determined?	Public Member	This is addressed in the Market Study. This comment is not a specific change to the Gateway Plan, so was excluded on that basis.	
<b>Maintenance of Multifamily structures</b>	Formation of a community maintenance district supported by landowner fees should be considered	Public Member	Assessment districts can be a source of revenue generation to support maintenance of public or common space. However, maintaining the structures themselves are the responsibility of the landowners.	
<b>Rental cost estimates</b>	Include estimates of pricing of new housing	Public Member	It is speculative to estimate costs over the planning horizon of the document. However, the affordability ranges provided in the Housing Element are available for consideration.	
<b>Housing Affordability</b>	Develop an affordability Plan for the range of income levels anticipated for the future of Arcata	RGA	Affordability is outlined as part of state Regional Housing Needs Allocation (RHNA) process. The Plan does call for implementing Inclusionary Zoning at feasible densities.	
<b>Owner Occupancy</b>	Add a 10% minimum requirement of owner occupied units	Humboldt Association of Realtors	Staff recommends either no change - the current policy supports home ownership, or make soft targets to gauge progress achieving goals. Staff does not recommend making this regulatory.	
<b>Gateway Chapter 4: Employment</b>				
<b>Business Development</b>	Allow new businesses in Gateway to expand without adding residential units	Public Member	Current policy proposal allows businesses to expand without adding residential units. No change required.	Concur with staff
<b>Business Development</b>	Require developers to notify prospective tenants of existing business use to avoid noise/traffic complaints or legal action	Public Member	EDC recommended excluding this. Staff does not have a recommendation, but requiring every project to notify prospective tenants/owners that they may experience noise and traffic seems excessive and unnecessary.	
<b>Office/business development</b>	Existing businesses should be able to expand without attaching housing units to their properties and be able to go through normal review process	Public Member	Current policy proposal allows businesses to expand without adding residential units. No change required.	Concur with staff
<b>Office/business development</b>	Purpose-built office/business buildings should not require a UP	Public Member	Housing has been identified as a critical component to this plan for a variety of reasons. Allowing large scale office buildings without housing is at cross purposes with the objectives of the plan. Staff recommends no change.	

General Plan Topic	Recommendation	Source	Policy Implications/Staff recommendation	PC Recommendation
<b>Gateway Chapter 6: Open Space and Conservation</b>				
<b>POPs</b>	Require developers to convey POPs to City ownership but agree to perform ongoing maintenance	C RTP	There is no legal mechanism to require dedication with the kinds of approvals being contemplated. In addition, the location, relationship to other development, and other factors could make such dedications problematic and/or undesirable. Policy has already been updated to reflect obtaining either public easements for recreation space or fee title.	
<b>Play areas for children</b>	Create strict language for play areas for children	Public Member	PRC recommended this not be included. Staff supports the PRC recommendation.	
<b>Parks map</b>	Update existing parks and recreational facilities map to make walk times more realistic, separate out wildlife/riparian habitat from open space	Public Member	PRC recommended this not be included. Staff supports the PRC recommendation.	
<b>GA-6e</b>	Delete this policy and let free market decide what is redeveloped and when	Public Member	PRC recommended this not be included. Staff supports the PRC recommendation.	
<b>Gateway Chapter 7: Mobility</b>				
<b>GA-7a.</b>	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.	EDC	Parking ticket revenue is general fund revenue and cannot be earmarked for a specific purpose or area. There are other more effective ways to generate revenue proposed in the plan, including the buss pass program and existing grant programs.	
<b>GA-7a.</b>	Invest proceeds of metered parking in Gateway Area as feasible.	TSC	Parking ticket revenue is general fund revenue and cannot be earmarked for a specific purpose or area. There are other more effective ways to generate revenue proposed in the plan, including the buss pass program and existing grant programs.	
<b>L Street</b>	Maintain current configuration; remove concept of L as an arterial couplet with K from figures	TSC	Direct conflict with plan as drafted. On PC list of concerns and alternatives will be presented with opportunity to discuss.	Concur with staff
<b>L Street</b>	Maintain current configuration of L Street, retain/expand as a linear park	Public Member	Direct conflict with plan as drafted. On PC list of concerns and alternatives will be presented with opportunity to discuss.	Concur with staff
<b>L Street</b>	Retain L Street, make K Street one way and I Street one way with stop lights at Samoa and I	Public Member	Direct conflict with plan as drafted. On PC list of concerns and alternatives will be presented with opportunity to discuss.	Concur with staff
<b>Parking</b>	Ensure adequate parking for local businesses and employees. Consider paid parking and parking structures.	EDC	Plan prioritizes multi-modal transportation and walkability over parking. PC will set specific ratio in FBC.	
<b>Parking</b>	Require at least one parking space per unit and adequate parking for business access	Public Member	Plan prioritizes multi-modal transportation and walkability over parking. PC will set specific ratio in FBC.	
<b>Parking</b>	Require sufficient parking spaces to accommodate at least 50% of units proposed as well as parking for new and existing businesses. Provide regulations to protect nearby neighborhoods from parking overreach.	Public Member	Plan prioritizes multi-modal transportation and walkability over parking. PC will set specific ratio in FBC.	

General Plan Topic	Recommendation	Source	Policy Implications/Staff recommendation	PC Recommendation
Parking	Concerns about the lack of on-street parking resulting from high-density development, parking ratios less than 1 space per unit	Public Member	Plan prioritizes multi-modal transportation and walkability over parking. PC will set specific ratio in FBC.	
Bike Lanes	Make 11th Street a Class 4, not Class 3, boulevard. Make K, L, 8th, 9th Class 4 from the outset	CRTP	Bicycle network improvements are being planned in the General Plan Circulation Element and include recommended bikeway improvements for 11th Street. 8th and 9th Streets are currently the focus of a grant-funded effort to enhance Complete Streets and bicycle connectivity.	
Multi Use Trail conversion	Remove option to convert trail to road in Policy GA-7b(i)	CRTP	Q Street may be necessary for service traffic. If converted, the policy should add "Class I or II trails shall be incorporated into the road design to minimize impacts on the proposed trail system."	
Lane width	Reduce lane widths in cross-sections from 12 feet to 10 feet to slow traffic and reduce ped crossing distance	CRTP	Road widths are proposed at the minimum necessary to safely function at projected volumes.	
Lane width	Limit width of car lanes to 9-11 feet	Public Member	Road widths are proposed at the minimum necessary to safely function at projected volumes.	
Circulation	Decrease driving speed on K and 11th	HCAOG	Speed on K and 11th is currently 25. Staff recommends no change.	
<b>Chapter 11: Infrastructure and Services</b>				
GA-11k	Require energy efficiency and electricification as objective standards	Public Member	EDC recommended excluding this. Energy efficiency and electrification follows building code. The Community Benefits program of the Form-Based Code should include options to exceed the requirements.	

Attachment: E: Other Considerations Gateway and GP Draft 6-22-23 (4216 : General Plan Updates)