RESOLUTION NO. 234-48

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCATA ADOPTING THE GATEWAY AREA PLAN, AN ELEMENT OF THE GENERAL PLAN 2045

WHEREAS, the General Plan is the overarching plan for ensuring social justice and racial equity while balancing community growth, development, resource protection, provision of public services, circulation and mobility, housing access and affordability, economic development and job growth, capital infrastructure investment, climate adaptation, and quality of life in the City. The City Council adopted the last comprehensive update to the City's General Plan in 1999 for the planning period ending 2020; and

WHEREAS, part of the General Plan planning effort included provisions for encouraging development in areas close to the urban core of Arcata, in proximity to jobs, retail, Cal Poly Humboldt, and housing, emphasizing infill development with the goals increasing racial equity and social justice, improving access to affordable housing, building a sense of place and culture, preserving and enhancing open space, while growing Arcata's economy in sustainable ways; and

WHEREAS, the Gateway Area Plan area, which encompasses approximately 139 acres adjacent to the downtown with opportunities for redevelopment and investment, was identified in the certified 2019-2027 Housing Element as a required rezone to meet the City's housing development obligations, the Regional Housing Needs Allocation; and

WHEREAS, Planning Commission Resolution No. PC-24-05 adopted on May 14, 2024, contains the Planning Commission's recommendation for adoption of the General Plan, including the Gateway Area Plan;

WHEREAS, the City Council of the City of Arcata certified an Environmental Impact Report (EIR), adopted a Mitigation Monitoring and Reporting Program, and adopted a Statement of Overriding Considerations for the adoption of the comprehensive General Plan 2045 update, including the Gateway Area Plan, and the Gateway Code on _____, 2024; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Arcata:

1. Adopts the Findings of the City Council of the City of Arcata for an amendment to the General Plan adding the Gateway Area Plan (Exhibit 1); and
2. Adopts the Gateway Area Plan with version date May 29, 2024, incorporated herein by reference.

DATED:

ATTEST:

_____	_____
Rhea Varley City Clerk, City of Arcata	Meredeth Matthews Mayor, City of Arcata

CLERK'S CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of Resolution No. 234-48, passed and adopted at a regular meeting of the City Council of the City of Arcata, County of Humboldt, State of California, on the _____ day of _____, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

_____
Rhea Varley
City Clerk, City of Arcata

EXHIBIT 1

FINDINGS OF THE CITY COUNCIL OF THE CITY OF ARCATA FOR A COMPREHENSIVE AMENDMENT TO THE GENERAL PLAN

I. FINDINGS

The following findings must be made by the review authority to approve the project.

A. § 9.92.050.A General Plan Amendment Findings. An amendment to the General Plan, zoning map or this Land Use Code may be approved only if all of the following findings are made, as applicable to the type of amendment.

1. *The proposed amendment is consistent with all other provisions of the General Plan*;

The proposed amendment is a comprehensive update to the General Plan that was adopted in 1999. This amendment includes a variety of changes to policy to modernize and improve the City's vision and goals to create a vibrant city that is accessible to all. The update includes two new Elements, the Gateway Area Plan and the Health Element, as well as a comprehensive revision to the Parks and Recreation Element, and several other minor to modest updates to other Elements. Each update and change was considered in the context of the entire General Plan, and is internally consistent. The Housing Element was not updated. Housing Element updates are regulated by State law.

The Gateway Area Plan has a body of policy that is specific to the geographic region established by the Plan boundaries. While some of these policies may be different than other similarly situated, designated, zoned, or otherwise apparently similar in some ways, the Gateway Area Plan identifies how these apparent conflicts are resolved. Though there may be apparent inconsistencies, the conflict resolution process outlined in the document resolves these conflicts and limits the scope of such policy by location.

The Coastal Land Use Element, which is part of the Local Coastal Program, was certified by the California Coastal Commission on October 10, 1989. This Element has several inconsistencies with the proposed amendment, as well as with the General Plan, which is being replaced and was last amended in 2018. Inconsistencies include identification of the Urban Services Boundary, the land use map, and scenic designations. However, these inconsistencies will be resolved with the adoption of a new Local Coastal Element, which will replace the Coastal Land Use Element, thereby resolving the existing conflicts. It is wholly within the City Council's discretion whether to resolve these inconsistencies in favor of the 1989 Coastal Land Use Element or in favor of the General Plan comprehensive update currently proposed. The Council chooses the latter and directs staff to correct the inconsistency by seeking certification of the Local Coastal Element. Until the Local Coastal Element is certified, conflicts will be resolved as identified in the Local Coastal Element and the General Plan.

2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City*;

   The General Plan is specifically written to protect the public interest, health, safety, convenience, and welfare of the City, its residents, visitors, and businesses. The General Plan has several policies, programs, and implementation measures specifically written to promote the welfare of those who live, work, and play in the City of Arcata. The substantial evidence provided in the Environmental Impact Report adopted by the City Council on _____, 2024, illustrates that the proposed comprehensive update to the General Plan will not be detrimental to the public interest, health, safety, convenience, and welfare.

   Air quality impacts identified in the Draft EIR, and the mitigation measures to limit those impacts, have been identified as significant. Though feasible mitigation is implemented through the General Plan, it cannot reduce the impact to health and safety below significant. The EIR includes a statement of overriding considerations. The air quality impacts are in part associated with baseline air quality. Future development will continue to exacerbate air quality. The measures will provide reductions in the potential impacts.

   The Arcata Fire District submitted a letter identifying their considered opinion that that District has a lack of capacity to serve larger scale buildings. The District noted the Standards of Coverage Study it is currently developing in partnership with the City and Cal Poly Humboldt. The District also noted that they seek collaboration with the City to close the service gap. The City will continue to partner with the District.

3. *The affected site is physically suitable (including absence of physical constraints, access, and compatibility with adjoining land uses, and provision of utilities) for proposed or anticipated uses and/or development*.

   Many sites throughout the City have been redesignated in the General Plan comprehensive update. These redesignations were made in consideration of the physical constraints, access, and compatibility with adjoining land uses. Utility providers were consulted in the development of the General Plan 2045. There is sufficient capacity for current operations. Future development will require new utilities infrastructure to be built. Importantly, electrical infrastructure upgrades will be necessary with future growth and development. This is further documented in the project description and the Draft Environmental Impact Report.