

RESOLUTION NO. PC-25-04

A RESOLUTION OF THE CITY OF ARCATA PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL ADOPT THE LOCAL COASTAL ELEMENT AND COASTAL ZONING ORDINANCE

WHEREAS, the City of Arcata includes portions of its boundaries inside the Coastal Zone; and

WHEREAS, the Coastal Act of 1976 (the “Act”) authorizes coastal jurisdictions to implement its provisions through a Local Coastal Program, which includes land use plans, zoning maps, zoning ordinances, and other implementing actions deemed consistent with the Act; and

WHEREAS, the City of Arcata operates a Certified Local Coastal Program comprised of the Coastal Land Use Element, adopted in 1989, and the Land Use and Development Guide, adopted in 1994, as amended from time to time; and

WHEREAS, the City’s policy and regulatory strategies have changed dramatically since certification and sea level rise policy is absent from the current Local Coastal Program; and

WHEREAS, the City has been involved in the public process of updating the Local Coastal Program since 2010 and has engaged the community in each stage of the development of the comprehensive update to the Program; and

WHEREAS, the Local Coastal Element is a comprehensive update to the previously certified Coastal Land Use Element and contains policies consistent with the Act specific to the City’s Coastal Zone; and

WHEREAS, the Coastal Zoning Ordinance is a comprehensive update to the previously certified Land Use and Development Guide, contains standards consistent with the Act specific to the City’s Coastal Zone, and, together with the Local Coastal Element, will constitute the City’s Local Coastal Program upon certification and Council acceptance; and

WHEREAS, the Planning Commission has held at least one duly noticed public hearing and has considered the whole of the public record prior to making a recommendation;

NOW, THEREFORE, BE IT RESOLVED, that the City of Arcata Planning Commission hereby recommends the City Council:

1. Affirms the statutory exemption pursuant to CEQA Guidelines Section 15265 for local coastal program approvals;
2. Adopt the required findings (Exhibit 1);
3. Adopt the Local Coastal Element dated June 10, 2025, incorporated herein by reference and on file with the Community Development Department to replace the Coastal Land Use Element upon certification of the Local Coastal Plan by the Coastal Commission; and

4. Adopt the Coastal Zoning Ordinance dated June 10, 2025, incorporated herein by reference and on file with the Community Development Department to replace the Land Use and Development Guide upon certification of the Local Coastal Program by the Coastal Commission.

Attest:

Approve:

David Loya,
Community Development Director

Scott Davies, Chair
Planning Commission

Clerk's Certificate

I hereby certify that the foregoing is a true and correct copy of Resolution No. PC-25-04, passed and adopted at a regular meeting of the Planning Commission of the City of Arcata, County of Humboldt, California, held on _____, 2025.

PASSED AND ADOPTED THIS ____ day of ____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

David Loya, Deputy City Clerk, City of Arcata

EXHIBIT 1

FINDINGS OF THE CITY COUNCIL OF THE CITY OF ARCATA FOR A COMPREHENSIVE AMENDMENT TO THE LOCAL COASTAL PROGRAM

I. FINDINGS

Public Resources Code Sec. 30500(b) and Government Code Sec. 60538(d)(3) specifically exempt amendments of a General Plan for purposes of developing a certified Local Coastal Program from these standard findings. However, the LUC 9.92.050 does not re-state the exemption. Therefore, the following findings are made by the review authority to approve the amendments.

- 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 Local Coastal Program is a comprehensive update to the certified Local Coastal Program. The currently certified Coastal Land Use Element was adopted in 1989. The currently certified coastal zoning ordinance, the Land Use and Development Guide, was adopted in 1994. This amendment includes a variety of changes to policy and regulatory programs to modernize and improve process to create a vibrant city that is accessible to all. The update also includes a new body of policy and regulation on sea level rise. Each update and change was considered in the context of the entire General Plan and is internally consistent. However, any conflicts, apparent or real, are resolved by the Local Coastal Element's superiority or by the structure of the Local Coastal Program, which regulates as an overlay to existing citywide regulation.

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

The Local Coastal Program is specifically written to protect the public interest, health, safety, convenience, and welfare of the City, its residents, visitors, and businesses. The Local Coastal Program has policies, programs, and implementation measures specifically written to promote the welfare of those who live, work, and play in the City of Arcata. The regulations are designed to ensure safety for people as well as preservation of natural environment. The sea level rise policy and regulation will implement the City's vision for adaptation while recognizing the potential for retreat from many coastal neighborhoods in the future.

Importantly, the Local Coastal Program incorporates the Gateway Area Plan, which will provide opportunities for relocation to facilitate retreat and adaptation in the vulnerable portions of the coastal zone. In addition, the newly adopted Coastal Visitor Serving zone in the South of Samoa neighborhood will provide financial incentive to adapt uses to be more resilient. These actions support public interest, health, safety, and convenience.

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.*

The Local Coastal Program incorporates planning work done on a citywide basis previously. The relationship between uses has been analyzed and determined suitable considering physical constraints, access, and compatibility.

- B. **§ 9.92.050.B Zoning Map and Land Use Code 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. Findings required for all Zoning Map and Land Use Code text amendments:

- a. *The proposed amendment is consistent with the General Plan;*

The proposed Coastal Zoning Map mirrors the recently adopted citywide Zoning and Land Use Maps. The text amendments in the Coastal Zoning Ordinance provide additional regulation to ensure consistency with the Coastal Act and land uses allowable in the citywide zoning ordinance. The changes are, therefore, consistent with the new Gateway Area Plan, General Plan, and Title IX of the Arcata Municipal Code.

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

The Local Coastal Program is specifically written to protect the public interest, health, safety, convenience, and welfare of the City, its residents, visitors, and businesses. The Local Coastal Program has policies, programs, and implementation measures specifically written to promote the welfare of those who live, work, and play in the City of Arcata. The regulations are designed to ensure safety for people as well as preservation of natural environment. The sea level rise policy and regulation will implement the City's vision for adaptation while recognizing the potential for retreat from many coastal neighborhoods in the future.

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Samoa neighborhood will provide financial incentive to adapt uses to be more resilient. These actions support public interest, health, safety, and convenience.

2. Additional findings for Zoning Map amendments: *The affected site(s) is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designation and proposed or anticipated uses and/or development.*

The Local Coastal Program incorporates planning work done on a citywide basis previously. The relationship between uses has been analyzed and determined suitable considering physical constraints, access, and compatibility.