

RESOLUTION NO. 256-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCATA ESTABLISHING THE COMMUNITY BENEFITS PROGRAM

WHEREAS, General Plan 2045, adopted On July 17, 2024, outlines a community benefits program designed to pair objective design, by-right development, and desired community outcomes; and

WHEREAS, the Design Element Policies D-8e through D-8J, and Land Use Element Policy LU-1z provide a framework for a community benefits program to encourage development that meets the City's vision; and

WHEREAS, the Gateway Area Plan and Gateway Code require a community benefits program for permitting; and

WHEREAS, The Planning Commission Adopted Resolution No. PC-25-06 recommending a community benefits program on August 12, 2025; and

WHEREAS, the Council certified the Programmatic Environmental Impact Report for the General Plan, Gateway Code, Land Use Code amendments for consistency, and the community benefits program on July 17, 2024 (SCH # 2022020107);

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

Establishes the Community Benefits program (Exhibit 1), which shall be effective where authorized by the zoning ordinance.

DATED:

ATTEST:

Rhea Varley
City Clerk, City of Arcata

Alex Stillman
Mayor, City of Arcata

CLERK'S CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of Resolution No. 256-11, 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 _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Rhea Varley
City Clerk, City of Arcata

Exhibit 1

Community Benefits Program

The program provides project-based benefit to the community by establishing private investment in both public and publicly accessible private spaces as a condition of private development. The level of investment is scaled proportionally to the size of development with larger developments requiring higher levels of community benefit than smaller developments. This program applies in conjunction with the ministerial approvals established through form-based codes in various areas in Arcata. Projects subject to the community benefits program are not subject to discretionary approval and do not have conditions of approval. Instead, this program establishes nexus and proportionality scaled relative to the scope of development.

This program is established by the City Council via resolution and may be reviewed periodically to ensure the program is effective. The Council intends the program to be stable over time, while reserving the discretion to amend it to ensure it is responsive to the community need.

The Program has three steps. First, establish that the project is subject to the program. Second, determine the number of points required, as well as the minimum number of benefits and categories based on the number of stories. The combination of points, benefits number and categories is established in Table 1. Third, the project proponent selects community benefits outlined in Table 2 until they have satisfied the number and type established in step 2.

Table 1. Benefit scaling table. This table establishes the number and types of benefits required based on the project scope and scale.

Stories	Points	Benefits Min	Categories Min
4	3	1	1
5	4	2	1
6	5	3	2
7	6	4	2

For the purposes of the program, stories shall be interpreted as any level where more than 30% of the building footprint area includes enclosed habitable space as defined by the Building Code. Open areas, such as roof top spaces do not count towards the floor area of a story. The Community Development Director may interpret the provisions of this program as they relate to the zoning ordinance under the authority established in the Land Use Code Section 9.10.050.

Table 2. Community Benefits

Category	Points	Benefit
Open Space	2	Minimum 1,500 sq. ft. of on-site public open space or 1.5% of total project construction costs.
Housing	1	50% Affordable Units
Social Justice	1	The project is proposed by or co-developed with the Wiyot Tribe.
Mobility	1	Pay into City transportation fund equal to 1.5% of total project construction costs. Fee collected must be used for bike share, bike lane, and trail enhancements and associated public spaces located within the area.
Mobility	1	Regional annual Bus passes provided to residents and employees free of charge for a minimum of 20 years
Green Building	1	Daylight and restore segments of Jolly Giant Creek located on the subject property consistent with City standards.
Green Building	2	1.5% of the construction cost towards permanent conservation easement or paid to in lieu fund - SALC
Economic Development	2	Minimum 1,500 sq. ft. of on-site space designed and intended for occupancy by a children's day care or senior service center or 1.5% of total project construction costs.
Green Building	2	Provides publicly accessible electric vehicle charging %20 above minimum requirements.
Green Building	2	Establish and maintain for a minimum of 30 years a project-based electric carshare program or pay into City transportation fund equal to 1.5% of total project construction costs. Fee collected must be used for electric car share program located within the area.
Housing	2	Special Needs Housing 50%
Historic Resources	2	The rehabilitation and preservation of an historic or potentially historic building located within the area. At least 1.5% of construction cost for preservation
Green Building	2	Technology to limit wastewater discharges to City sewer (e.g., zero-discharge toilets, onsite greywater recycling). Must exceed minimum requirements by at least 15%.
Green Building	2	The project exceeds the minimum building energy efficiency required by the California Energy Code or equivalent local requirement, whichever is more stringent, by 15%.
Housing	2	>50% of units are for-sale owner occupied
Housing	3	>40% of units include universal design, design for mobility or sensory impaired.
Open Space	2	1.5% of the construction cost towards installed public art paid to in lieu fund
Housing	3	Rapid housing production - application submitted prior to December 31, 2027
Green Building	2	1.5% project cost to restoration of creeks and wetlands.
Open Space	2	Minimum 1,500 sq. ft. of on-site space designed and intended for use as a publicly available native arts and cultural space developed in partnership with local tribally organized nonprofits and/or local tribal governments or 1.5% of total project construction costs. May be indoor or outdoor.

Table 2. Community Benefits

Category	Points	Benefit
Open Space	1	Dedicate >10,000 s.f. to City for public open space
Housing	1	50%+ Inclusionary and/or Density Bonus Units are for-sale owner occupied
Economic Development	2	Project provides >10 FTE Jobs
Housing	2	10% above Inclusionary Zoning Requirements
Green Building	2	On-site enclosed and secure bike parking and storage for residents/employees and/or for the general public in excess of 50 percent of minimum required by the
Housing	3	mix of unit sizes. Each units size at least 20% of total unit count. Add a threshold...
Economic Development	3	Minimum 1,500 sq. ft. of ground-floor street-facing space for a resident-serving commercial uses as identified in code (convenience store, restaurant, etc.)
Green Building	3	Remediation of toxic contamination above costs compensated by government programs
Mobility		Shower and locker facilities for use by employees who bike/walk to work.
Green Building		Establish and maintain for a minimum of 30 years a project-based electric bike-share program