

**Draft ORDINANCE NO. 1591**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARCATA  
AMENDING THE ZONING MAP TO ADD A PLANNED DEVELOPMENT  
COMBINING ZONE TO ASSESSOR PARCEL NUMBER 021-093-004**

**WHEREAS**, the Whaley House, a locally and nationally recognized historic resource, requires ongoing maintenance to preserve its integrity; and

**WHEREAS**, the City of Arcata Land Use Code (LUC), Section 9.72.070-Planned Development Permit, provides a pathway for flexibility in Land Use Code standards in exchange for public benefits and amenities; and

**WHEREAS**, the owners of the Whaley House have requested modifications to Land Use Code standards to facilitate the ongoing financial feasibility of maintaining the Whaley House in excellent condition; and

**WHEREAS**, on May 12, 2026, the City of Arcata Planning Commission adopted Resolution No. PC-26-03 recommending that the City Council approve a Planned Development Permit, amend the Landmark zoning designation, and approve the restoration and rehabilitation of the Whaley House (the “Project”); and

**WHEREAS**, the proposed action conforms to the common sense and Historic Resource Restoration and Rehabilitation exemptions from CEQA per CEQA Guidelines Sections 15061(b)(3) and 15331, respectively;

**NOW THEREFORE THE CITY COUNCIL OF THE CITY OF ARCATA DOES  
ORDAIN AS FOLLOWS:**

**SECTION 1. Zoning Map Amendments.** Title IX, *Planning and Zoning*, Chapter 1, *Planning and Zoning Standards*, Section 9000, *Land Use Code*, Article 1, *Land Use Code Applicability*, Section 9.12.020, *Zoning Map and Zoning Districts*, of the Arcata Municipal Code is hereby amended as shown by the following bold double underscore for added text (unchanged text is omitted and is shown by three asterisks: “\* \* \*”):

\* \* \*

The Zoning Map is hereby amended by Exhibit "1," attached to the ordinance codified in this chapter and incorporated herein, and the property identified in Exhibit 1 is hereby rezoned as shown in Exhibit 1.

Exhibit “1” is hereby amended by Exhibit 1 attached to Ordinance No. 1591 to include the Planned Development Combining Zone (:PD) to the Whaley House property, Assessor’s Parcel Number 021-093-004.

\* \* \*

**SECTION 2. Findings of Zoning Map Amendment.** The Council has considered the recommendations of staff, the Historic Landmark Committee, and the Planning Commission. The Council has further considered the Historic Report recommendations for the proposed action. The Findings of Approval are explicitly described in the City Council Action on Planning File No. 256-016 adopted on the same date herewith. The following findings pursuant to Arcata Land Use Code section 9.92.050.B, *Findings for Zoning Map and Land Use Code Text Amendments*, are hereby adopted based on the whole of the record:

1. The proposed amendment is consistent with the General Plan. The Project's intent to rehabilitate a significant local historic resource supports City policies related to historic preservation, adaptive reuse, and housing preservation and rehabilitation;
2. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposed amendments will provide additional housing within a mixed residential neighborhood and within walking distance to Arcata High, Humboldt State, the Plaza, and many other amenities while preserving a locally and nationally recognized historic Landmark. All construction will be in compliance with the latest adopted Building Code; and;
3. The affected site 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 subject property is flat, served by public water, sewer and roads, is outside the Alquist-Priolo Fault Zone, is outside the mapped FEMA Flood Zone, and is not within a high liquefaction zone. This type of infill residential development will be compatible with adjoining land uses.

**SECTION 3. Severability.** If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have adopted the ordinance, and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases be declared invalid.

**SECTION 4. California Environmental Quality Act (CEQA).** The Council adopted a Class 31 – Historical Resource Restoration/ Rehabilitation and a 15061(b)(3) “Common Sense” Exemption under CEQA with the introduction of Ordinance 1590 applying the Historic Landmark Combining Zone to a portion of the property. The project proposes a site layout, building design and scope of work that will repair, stabilize, rehabilitate and reconstruct structures to preserve and maintain historic resources on the Historic Landmark property while complying with the Secretary of the Interior's Standards and Guidelines. The project will capitalize on an underutilized area of the property, meet City policies and standards, and will not have a significant adverse effect on the neighborhood.

**SECTION 5. Limitation of Actions.** Any action to challenge the validity or legality of any provision of this ordinance on any grounds shall be brought by court action commenced within thirty (30) days of the date of adoption of this ordinance.

**SECTION 6. Effective Date.** This ordinance shall take effect thirty (30) days after its final passage, provided it is published pursuant to Government Code section 36933 in a newspaper of general circulation within fifteen (15) days after its adoption.

**DATED:**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
City Clerk, City of Arcata

\_\_\_\_\_  
Mayor, City of Arcata

**CLERK'S CERTIFICATE**

I hereby certify that the foregoing is a true and correct copy of Ordinance No. 1591, passed and adopted at a regular meeting of the City Council of the City of Arcata, County of Humboldt, State of California, on the      <sup>th</sup> day of      , 2026, by the following vote:

AYES:

NOES:

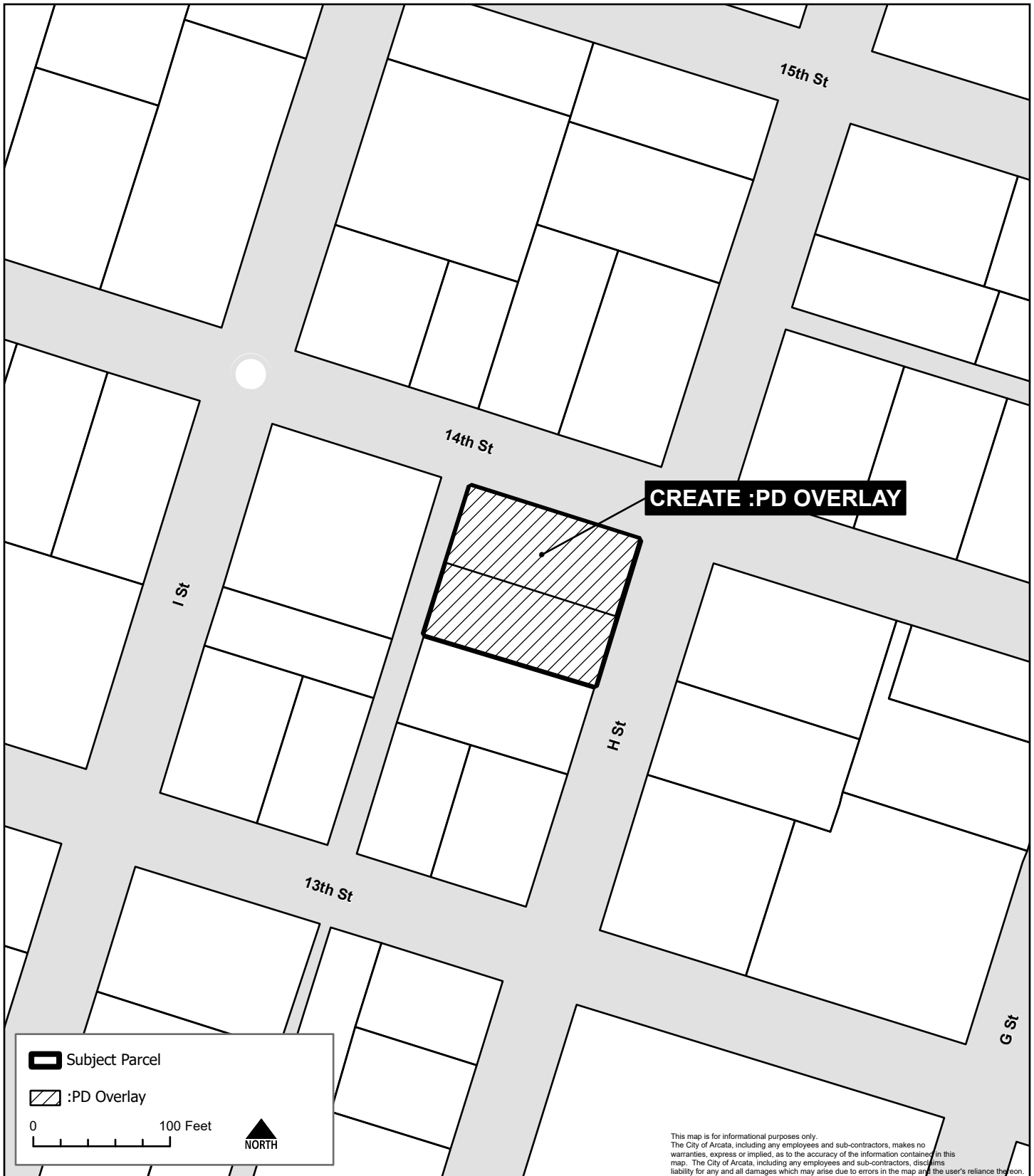
ABSENT:

ABSTENTIONS:

\_\_\_\_\_  
City Clerk, City of Arcata

## **EXHIBIT 1**

# Exhibit 1



## City of Arcata Community Development

736 F Street Arcata, California 95521  
T 707 825-5955

Email: [comdev@cityofarcata.org](mailto:comdev@cityofarcata.org)  
Web: <https://www.cityofarcata.org>

## Planned Development Overlay

Date: 5/16/2025