



STAFF REPORT – CITY COUNCIL MEETING

April 05, 2023

TO: Honorable Mayor and City Council Members

FROM: David Loya, Director of Community Development

PREPARER: David Loya, Director of Community Development

DATE: March 29, 2023

TITLE: **Receive a Report on the Mad River Community Hospital's Special Considerations.**

RECOMMENDATION:

Staff recommends the Council receive a report on the zoning and land use designations for the Mad River Community Hospital and provide direction as necessary.

INTRODUCTION:

This report addresses the background on the Mad River Community Hospital's special considerations in the City's General Plan and Land Use Code. It also describes the process needed to amend the special considerations and/or rezone the property for other uses. This report comes at the request of the Council.

BACKGROUND:

The Mad River Community Hospital campus encompasses four parcels at 3800 Janes Road. The main campus is on Assessor's Parcel Nos. 507-191-033 and -076. The other two parcels are largely vacant. The property is designated Public Facilities and has a special consideration in the General Plan and the Land Use Code (Attachment A, SCP 8). Central to the special consideration is the requirement to conserve 50 percent of the total campus area in open space. There was an additional requirement that the Hospital obtain approval for a "master plan" demonstrating the 50 percent open space and developable areas. The Hospital received this approval in around 2014 (Attachment B).

Among other uses, the special consideration allows for residential uses consistent and compatible with hospital uses. Examples include workforce housing, long-term care, and other uses that could be expected in conjunction with hospital uses.

The Council asked for a report on the current status and the process for adding other uses.

DISCUSSION:

The requirements stated above are embedded in the General Plan, the Land Use Code. They may also be cited in the ordinance implementing the Planned Development Combining Zone on the property.

The master plan has been adopted by the City's Planning Commission. The master plan could be amended to reflect a revised placement of structures and open space to accommodate a revised planned build out. If the Hospital wishes to start development, the Zoning Administrator could find a newly revised master plan substantially consistent with the approved plan if it met the special consideration requirements.

If the Hospital wishes to amend or remove the special consideration, the process would require a General Plan amendment, a Land Use Code text amendment, and potentially a Planned Development amendment. These changes would need to be supported by environmental analysis, which could include up to an EIR. Staff will provide an update on this at the meeting.

POLICY IMPLICATIONS:

This item is exploratory and does not have policy implications. Any action may have implications that will be noted at such time they are concrete.

COMMITTEE/COMMISSION REVIEW:

None.

ENVIRONMENTAL REVIEW (CEQA):

This update is not a project pursuant to CEQA.

BUDGET/FISCAL IMPACT:

This action is a de minimus impact on the budget. Any amendments would require application and full cost recovery.

ATTACHMENTS:

- A. Arcata Municipal Code section 9.26.070 Special Consideration (PDF)
- B. Mad River Community Hospital master plan (PDF)