



STAFF REPORT – CITY COUNCIL MEETING

August 22, 2023

TO: Honorable Mayor and City Council Members

FROM: David Loya, Director of Community Development

PREPARER: David Loya, Director of Community Development

DATE: August 09, 2023

TITLE: **Consider the Gateway Area Plan Planning Commission Recommendation.**

RECOMMENDATION:

It is recommended the Council consider the recommendation of the Planning Commission, review Councilmembers' proposed changes, and provide direction to the Commission and staff regarding the Gateway Area Plan and implementing ordinances. The Council should also consider public comment on this item.

INTRODUCTION:

The Planning Commission completed its initial review of the Gateway Area Plan and the Gateway Code on July 11, 2023, and provided a recommendation to the Council for adoption. This study session provides the opportunity for the Commission to discuss its recommendation with the Council. While the discussion may address anything in the Plan or the Code, the Mayor, with input from the Planning Commission Chair, has identified building height, the K and L Street couplet, and inclusionary zoning as topics to prioritize for this first meeting. The Council will have the opportunity to provide recommended changes using a similar framework that the Commission used.

BACKGROUND:

The Commission's July 11 recommendation has been conveyed to the City Council. The Gateway Area Plan has been updated to reflect the Commission's recommendation (Attachment A). The recommendation was made in light of the many Committees' recommendations, which can be viewed at <https://www.cityofarcata.org/940/Engagement-Information> and as cataloged below. This meeting is an opportunity for the Council to weigh in on this important policy matter.

DISCUSSION:

Process

The Mayor will address the topics in turn that are of primary interest to the Council and community inviting comment from the Planning Commission Chair first, then entertaining discussion from Commissioners and Councilmembers. The discussion should be followed by direction, which may be given by any method adopted in the Council framework, which the Council will have adopted at

an earlier point in this meeting. Staff has provided a draft of the Council framework (Attachment B) to describe a proposed decision-making process that worked effectively for the Commission.

The Council should cover at least the proposed building heights, the K and L couplet, and the inclusionary zoning topics. The Council may use the policy pitch process (Attachment C) to address these topics and any other proposed changes. To effectively implement this process, Councilmembers should provide any feedback on proposed changes the Friday before the meeting at noon. Staff will compile recommendations into a discussion guide for the Council's use. The Mayor will use the framework for arriving at decisions on the proposed changes.

Councilmembers are encouraged to use the policy pitch format for ease of review in the meeting in their comments submitted to staff. The compiled discussion guide will be provided to the Council, Commissioners, public, the lobby binder, and the SIRP page by 5:00 the Friday before the meeting, providing simultaneous notification and release of information to all interested parties.

Councilmembers may wish to consult the decision matrix (Attachment D) to orient to where in the Gateway Area Plan the primary topics are considered.

In addition to the above resources, the PowerPoint on inclusionary zoning (Attachment E, and at <https://youtu.be/053dAE3DsVc>) and the Draft Community Benefits Program (Attachment F), may help facilitate the Council's discussion.

COMMITTEE/COMMISSION REVIEW:

[Parks and Recreation Committee Recommendation](#)

[Energy Committee Recommendation](#)

[Historic Landmark Committee Recommendation](#)

[Economic Development Committee Recommendation](#)

[Transportation Safety Committee Recommendation](#)

[Forest Management Committee Recommendation](#)

[Creeks and Wetlands Committee Recommendation](#)

[Track Changes Version of Gateway Plan with Committee recommendations identified](#)

ENVIRONMENTAL REVIEW (CEQA):

The Gateway Plan and Code will be evaluated under an Environmental Impact Report prior to adoption.

ATTACHMENTS:

- A. Gateway Area Plan_v12a.2_071123 (PDF)
- B. CC/PC Study Session Framework_Draft (DOCX)
- C. Policy Pitch Tool (DOCX)
- D. Decision Matrix CC (PDF)
- E. Inclusionary Zoning (PDF)
- F. Community Benefits Program (PDF)