

Mads Odom

From: Fred [REDACTED]
Sent: Sunday, July 30, 2023 8:24 PM
To: Sarah Schaefer; Meredith Matthews; Stacy Atkins-Salazar; Alex Stillman; Kimberley White; Scott Davies; Dan Tangney; Judith Mayer; Matthew Simmons; Peter Lehman; Joel Yodowitz; David Loya; Jennifer Dart; Delo Freitas; Karen Diemer
Subject: New David Loya video presentation on State Density Bonus Laws / Inclusionary Zoning / Community Benefits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Councilmembers and Commissioners:

"And our design standards and Community Benefits programs are unlikely to be implemented due to waivers and concessions."

Our Community Development Director has made a new video that shows the details and overlapping functions of the State Density Bonus Laws, Inclusionary Zoning regulations, and the Gateway Area Plan's Community Benefits program.

This video is about 15-1/2 minutes long, and is a very good and comprehensive view of the ins and outs of programs that are designed to help create some levels of affordable housing.

This video augments the PC staff report from March 14 and March 27, 2023, in which Director Loya provided a written explanation of California's myriad Density Bonus housing laws. It is a complete summary, but is fairly dense reading.

The video and a transcription of the presentation -- so you can read it while you watch or listen -- **are available on [Arcata1.com](https://arcata1.com)**
<https://arcata1.com/density-bonus-incl-zoning-comm-benefits-loya-presentation/>

You can speed up the video, read the transcription, and be done in under 10 minutes. A link to the March 14 staff report on the Density Bonus Laws and other related articles are also there.

Of note to the Commissioners and Councilmembers is the Director's conclusion, near the end of the presentation:

"And so project proponents will be driven by the Density Bonus provisions. And our design standards [meaning, I believe, the Gateway Plan Form-Based Code and the City-wide design standards] and Community Benefits programs are unlikely to be implemented due to waivers and concessions."

I regard this 15-1/2 video presentation as worthwhile to read or watch. Otherwise I wouldn't have transcribed it and put up an article including it.

I thank Director Loya for this clear accounting of some of the opportunities and difficulties we face in creating housing in Arcata.

-- Fred Weis

Mads Odom

From: Fred [REDACTED]
Sent: Tuesday, August 01, 2023 2:45 PM
To: David Loya; Jennifer Dart; Delo Freitas
Subject: from Fred Weis: Questions on funding for Form-Based Code engagement / more

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: David Loya, Jen Dart, Delo Freitas

Hello --

I don't know which of you is best able to reply to these questions, so I am sending this to the three of you.

1. What is the cost of the Urban Field Studio report and presentation?
What amounts have been spent to date, or contracted for, with Urban Field Studio?
2. Would it be possible to obtain an accounting of the expenditures, to this point, for the development of the Form-Based Code? That would be: Ben Noble, Urban Field Studio, Planwest, other expenses.
If so, please reply with what you have available. In spreadsheet format is preferred.
3. Same, with regard to Planwest. What has been spent, what costs have been entailed, what work remains to be done or completed, etc.
Is there a written update of the "Schedule of Work" for Planwest? I'm aware that this schedule has been at least informally revised since the proposal was written (Feb 2021) and the contract signed (April 2021). Have these revisions been formalized, or could they be?
4. When can we expect to see the draft Environmental Impact Report? A date, please.

I'm not looking to request a large amount of extra work for you -- The assumption is that this is information you are already tracking.

Thank you.

-- Fred Weis

Mads Odom

From: Fred [REDACTED]
Sent: Tuesday, August 01, 2023 3:37 PM
To: Delo Freitas; Jennifer Dart; David Loya
Subject: Fwd: from Fred Weis: Questions on funding for Form-Based Code engagement / more

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One other matter:

There is reference made to an "Architects Stakeholder Group" that met (I believe) on March 21, 2022.

1. Who was present at this meeting? Who is in this group?
2. Why is it referred to as a "stakeholders group" ?
3. If there have been other meetings, please supply the dates.
4. Are there any notes available from this or other meetings with architects?

Thank you.

-- Fred Weis

----- Forwarded message -----

From: Fred [REDACTED]
Date: Tue, Aug 1, 2023 at 2:44 PM
Subject: from Fred Weis: Questions on funding for Form-Based Code engagement / more
To: David Loya <dloya@cityofarcata.org>, Jennifer Dart <jdart@cityofarcata.org>, Delo Freitas <dfreitas@cityofarcata.org>

To: David Loya, Jen Dart, Delo Freitas

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Thank you.

-- Fred Weis

Mads Odom

From: Fred [REDACTED]
Sent: Wednesday, August 02, 2023 9:03 AM
To: David Loya; Jennifer Dart; Delo Freitas
Subject: Fwd: from Fred Weis: Questions on funding for Form-Based Code engagement / more
Attachments: Planwest-Agreement-04-21-21-Work-Schedule.pdf

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Jen, thank you for the accounting of Planwest and Form-Based Code expenditures. If you do have it in a spreadsheet format, please forward that -- it would save me the trouble of typing it the figures. If not, thank you for this.

- **EIR**

When can we expect to see the draft Environmental Impact Report? A date, please.

Has the testing required by Planwest been completed?

Air quality, noise study, soils report, traffic study report, etc.

- **Architects Stakeholder Group**

I believe the architects were invited, and I'd like to know who was there. A list of the names of the invitees and attendees would be appreciated. **Surely there must be some record of what was discussed**, as their recommendation "Limit to 6-stories" was on the Gateway Concerns-Solutions listing. If there have been other meetings -- with the Architects Stakeholder Group -- please supply the dates.

- **Cost of Urban Field Studio report**

Jen wrote:

> > Urban Field Studios is a sub-consultant under Ben Noble so their invoicing is with his, but since you asked I broke it out and the total is \$18,427.50 invoiced for their work through June.

Thank you, Jen. The report was part of the July 11th Planning Commission packet and the presentation from Ryan Call was at that July 11 meeting. **Can we find out what the cost of that report and presentation is?** Thank you.

- **Planwest schedule**

My request of the Planwest schedule has to do with any update to their Schedule of Work, as shown below.

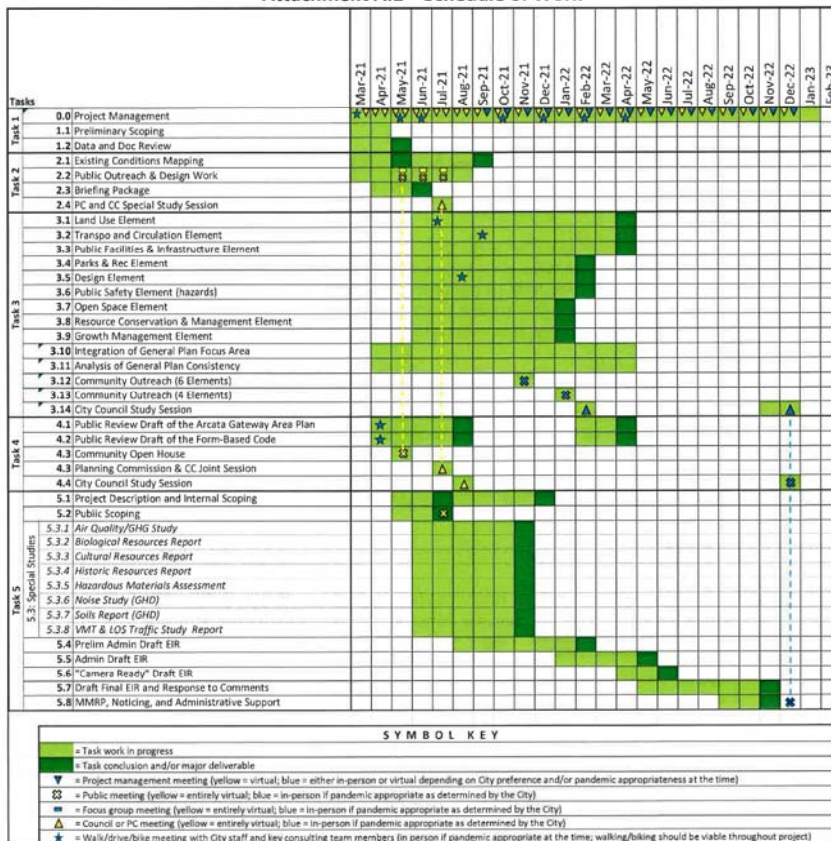
Has this been updated?

Thank you.

-- Fred Weis



Attachment A.1 – Schedule of Work



(707) 825-8260

1125 16th St
Arcata, CA 95521

planners@planwestpartners.com
www.planwestpartners.com
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----- Forwarded message -----

From: Fred [REDACTED]

Date: Tue, Aug 1, 2023 at 4:57 PM

Subject: Re: from Fred Weis: Questions on funding for Form-Based Code engagement / more

To: David Loya <dloya@cityofarcata.org>

Thank you.

I believe the architects were invited, and I'd like to know who was there.

Thanks.

-- Fred

On Tue, Aug 1, 2023 at 4:47 PM David Loya <dloya@cityofarcata.org> wrote:

Fred, we held several stakeholder group engagements and “we’ll come to you” sessions. We didn’t record participation at these sessions. The dates, themes, or groups are listed in the engagement report. That, along with any summary of the meeting provided in the engagement report is the extent of the public record for those meetings.

I hope this helps.

David Loya (him)

Community Development Director

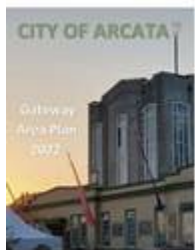
City of Arcata

p. 707-825-2045

I acknowledge my residence in Goudi'ni (Arcata), part of the ancestral territory of the Wiyot peoples. I offer my reconciliation and respect to their elders past and present.

<https://www.wiyot.us/162/Wiyot-Placename-Video>

To grow opportunity and build community equitably.



Exciting work is happening in the **Arcata Gateway** – 138 acres once used for mostly industrial purposes. The **Arcata Gateway Plan** allows innovative residential development, using streamlined permitting while protecting working forests, ag lands, open space and natural resources.

You are encouraged to take part in the public process that will affect the City for years to come.

[READ THE GATEWAY PLAN](#)

[Learn More About Public Meetings and Planning](#)

Some services, such as water bills and police services, are available on-call. Please check our website www.cityofarcata.org for the latest information on accessing City services.



From: Fred [REDACTED]
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To: Delo Freitas <dfreitas@cityofarcata.org>; Jennifer Dart <jdart@cityofarcata.org>; David Loya <dloya@cityofarcata.org>
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