

# Katherine and Fred Morehouse

March 23, 2024

Planning Commission

City of Arcata

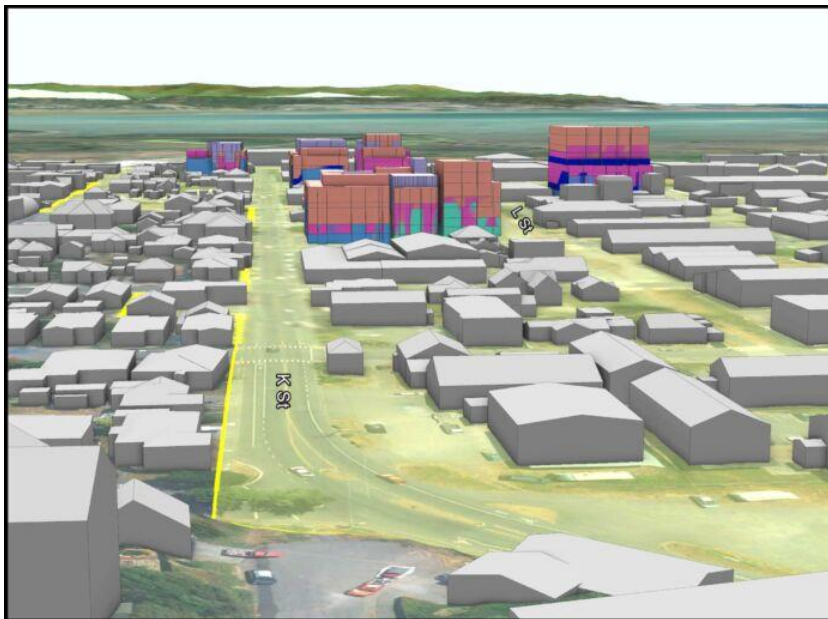
Via email: [dloya@cityofarcata.org](mailto:dloya@cityofarcata.org)


Below please find an illustration that has been published on line several times of proposed high rises to be built in lower Arcata. This illustration shows eight story buildings directly across the street from my buildings at 1158-1188 10<sup>th</sup> St.

I have spent over \$600,000 to enhance this property for the benefit of the residents and the neighborhood. If you allow tall buildings to be built that will put my buildings in shadow, that investment will be moot. Please see to it that this proposal is revised so that the shadow cast will not affect my building.

Very truly yours,

*Katherine Morehouse*



From:   
To: [Scott Davies](#); [Dan Tangney](#); [Judith Mayer](#); [Matthew Simmons](#); [Peter Lehman](#); [Joel Yodowitz](#); [Abigail Strickland](#); [Meredith Matthews](#); [Stacy Atkins-Salazar](#); [Alex Stillman](#); [Kimberley White](#); [Sarah Schaefer](#); [David Loya](#)  
Subject: New material on Arcata1.com / Andrea Tuttle EIR comments  
Date: Monday, March 25, 2024 7:46:25 PM

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To: Planning Commissioners, City Council members  
Community Development Director David Loya  
Incoming Planning Commissioner Millisa Smith  
From: Fred Weis  
Subject: New material and documents on Arcata1.com  
Andrea Tuttle EIR comments

Hello --

I want to alert the Commission and Council to an expanded page on [Arcata1.com](#), just for the major documents that the Commission is currently working with: The General Plan, the Environmental Impact Report, the Housing Element, the Gateway Area Plan, the Gateway Code (form-based code), the Urban Field Studio site testing report, the Local Coastal Plan, and more.

On this one spot there are more than 50 articles and links to these documents. It's a single location to find this material.  
For your convenience, there is a page with links to over 25 of the original documents on the City's website.

This Document webpage can be gotten to from the Home page, through the menu, and on your [Council / Commission portal page](#).

The current contents and links on your Council / Commission portal page for March are below.

The Council and Commissioners at some point will want to read the [comments on the draft EIR sent in by Andrea Tuttle](#). It has been up for just one day and already has over 70 views. Possibly some of you do not know who Andrea Tuttle is -- I'll include a brief bio and the start of this article with her EIR comments at the end of this e-mail, below.

Also noteworthy is the article [71-year-old Californian explains why she won't sell her home and downsize](#) reprinted from Business Insider. The Oakland couple want to sell the house they've lived in for 36 years -- but only to move into a large enough condominium with adequate storage space and outside private space (could be an upper-story patio). And developers are not making units like this -- they prefer to construct studios and one-bedroom units, which are more profitable. 5 minutes to read.

Thank you.

-- Fred Weis

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From your Council / Commissioner portal page:

## City Council & Planning Commission – March 2024

- [The Gateway Area Plan, the General Plan, the Environmental Impact Report, Local Coastal Plan...](#) and articles about these documents.
- [71-year-old Californian explains why she won't sell her home and downsize](#)
- [Andrea Tuttle: Comments on the draft Environmental Impact Report](#)
- [Comments on the draft EIR from Fred Weis — What was submitted](#)
- [David Loya: A trail will last "in perpetuity" — unless something else changes](#)  
From the March 12, 2024 Planning Commission meeting.  
4 minutes to read. Plus 3 minutes for the video or 2 minutes to read the transcription.
- [An annotated Table of Contents for the Draft Environmental Impact Report](#)  
**A valuable guide to the EIR.** This is a listing with hundreds of entries of the sections of the EIR, with notes and flags on what's considered important.
- [The Gish Gallop — and Brandolini's Law](#)  
One of the most popular articles on [Arcata1.com](#) You can read this for fun and enjoyment, but it also rings true. 5 minutes to read, or just look at the cartoons and laugh.

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From the start of [Andrea Tuttle: Comments on the draft Environmental Impact Report](#):

Andrea Tuttle is a long-time resident of Arcata. Her education includes a Ph.D. in environmental planning. She is a former director of the California Dept. of Forestry and Fire Protection (CDF), a past member of the California Coastal Commission and of the California Regional Water Quality Control Board (North Coast), and is a principal consultant in the state Senate. She has participated as an observer to the United Nations Framework Convention on Climate Change for the past 12 years.

Her critique of the Gateway Area Plan was sent to the Planning Commission in February 2022 — over two years ago — and was hidden from the Planning

Commission for two months after she sent it in. It was later printed in the Mad River Union, and [can be seen here](#) on [Arcata1.com](#) It has received over 1,400 views.

Andrea Tuttle's comments on the draft EIR can be summed up as:

- "Although the Draft EIR is loaded with boilerplate and exhaustive lists, the document fails in its responsibility to address the environmental impacts that the public really cares about."
- "The impacts that people have repeatedly testified about are brushed aside as either not relevant to a CEQA analysis or are deemed to not be significant."
- "The document needs serious editorial scrubbing and a more honest, transparent assessment of the impacts that will really occur from the planned development."
- **"Whether you like tall buildings or not, the EIR cannot just blithely dismiss this profound, utter change in community character and aesthetics** that will result from full buildout of a plan that permits dense agglomerations of tall buildings."

From: [REDACTED]  
To: [Scott Davies](#); [Dan Tangney](#); [Judith Mayer](#); [Matthew Simmons](#); [Peter Lehman](#); [Joel Yodowitz](#); [Abigail Strickland](#); [David Loya](#)  
Subject: L Street corridor: Retain the Class I trail  
Date: Monday, March 25, 2024 10:15:36 PM

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To: Planning Commissioners  
Community Development Director David Loya  
Incoming Planning Commissioner Millisa Smith  
BCC: Transportation Safety Committee Chair Dave Ryan  
BCC: Colin Fiske, Jim Becker, Patricia Cambianica  
From: Fred Weis  
Subject: Policy CM-5e3-7 -- Retain the Class I trail in the L Street Corridor

Commissioners:

I don't want to beat this to death, but this issue was really not resolved at your last meeting. And it can be resolved very simply, in a short time. This is a small matter. **You can resolve this in 5 minutes -- a written suggestion for a one-sentence addition is below.**

At the March 12, 2024, Planning Commission meeting, Commissioner Tangney asked for some clarification on Circulation and Mobility Element policy CM-5e-7. This is referred to as the "Retain the current total linear feet of Class I trails" or the "No net loss of trails" policy.

The problem is, when you listen to the video of the meeting or read the transcription of it, it is clear that Director Loya did not really address Commissioner Tagney's concerns or answer his questions. In fact, the opposite happened. **Director Loya, in his words, introduced just why clarification of CM-5e-7 is needed.**

What Director Loya said was this, referring to the Class I trail that is currently in the L Street Corridor, the site of the linear park:

**"So as far as I know, at this point, the existing Class I multi-use trail will remain in its current location, in its current configuration, in perpetuity -- you know, until something else changes."**

What I and many other people want to know is: **What does that mean? "Until something else changes."**

(To describe something as existing "in perpetuity -- until something else changes" **is a contradiction**, of course.)

To watch this segment of the Commission meeting or read the transcription of what

was said (2 minutes to read), go to [arcata1.com/policy-cm-5e-7-retain-trail-l-street-corridor](http://arcata1.com/policy-cm-5e-7-retain-trail-l-street-corridor).

This policy was also brought up in writing by Commissioner Mayer in the packet, on page 44. (See below.) Members of the public have also brought this matter up.

David Loya's statement "will remain in its current location, in its current configuration, in perpetuity -- you know, until something else changes" **is exactly the issue of why Commissioner Tangney asked for clarification** and why Commissioner Mayer made her suggestions and requests for clarity on this.

Since the City -- and the Commissioners, and David Loya too -- all seem to be absolutely positive that the L Street Linear Park pathway will not be removed or relocated out of the corridor, it would make sense **add one sentence to the Policy so that any future reader knows exactly what is allowed and what is not allowed.**

**As a suggestion, add this or something similar to it to the policy:**

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**“This policy specifically does not allow a section of Class I trail in the L Street Corridor to be relocated or removed from that L Street Corridor, unless it is to be replaced with separated bicycle and pedestrian pathways within that same corridor.”**

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While it could be argued that it is highly unlikely that the section of the Great Redwood Trail system that will be running through the L Street corridor will not be removed or relocated — I say, great: **Let’s put that in writing.**

Director Loya also said:

“I still think it’s an important policy to keep in the document, because if a project does come forward that we don’t know about right now that may relocate rather, you know, that Class I trail, **we want to make sure that we don’t lose the connectivity** or that it’s re-routed in such a way that makes it ineffective or, you know, anything like that.”

Yes, keep it in. Of course. We understand the benefits of the policy: That there will be no net loss of connectivity or effectiveness. That is good.

But it has to be clear that the policy **does not apply** to the trail in the L Street Corridor linear park trail. The trail needs to stay in the Linear Park. It is not as though a project could come forward “that may relocate ... that Class I trail.” Such a project would need to be rejected. Thus the need for the added sentence.

Commissioner Mayer went further, and requested:

Standards, subsidiary plans, or the LUC [Land Use Code] should indicate the limited circumstances in which the City would allow a developer to move a bike trail, and **specify how a developer would need to “... demonstrate**

removal or relocation of Class I trail sections would improve active transportation access and connectivity.”

If the Commission wants to have it be specified how and to what City entity a developer would make a pitch for re-routing a trail, that would be good. Staff could come up with some wording on that. The key sentence in the policy is:

"In limited circumstances, **the City shall retain the discretion to allow an applicant to demonstrate removal or relocation** of Class I Trail sections would improve active transportation access and connectivity."

Otherwise, if the project is at a Zoning Administrator-level of review, the Class I trail could be re-routed with just an okay from the Zoning Administrator, and that could be done **without any awareness of the Planning Commission or the Transportation Safety Committee**.

The link [arcata1.com/policy-cm-5e-7-retain-trail-l-street-corridor](https://arcata1.com/policy-cm-5e-7-retain-trail-l-street-corridor) will go to an article with the video -- cued up for the 3-minute 24-second segment of the March 12, 2024, Planning Commission meeting. There is also a transcription of that segment, which takes 2 minutes to read, and more commentary on this issue.

Thank you.

-- Fred Weis

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CM-5e-7, as it is currently worded. Highlighting added.

7. In general, retain the current total linear feet of Class I trails within the City, even if current facilities must be realigned or relocated to other routes. **In limited circumstances, the City shall retain the discretion to allow an applicant to demonstrate removal or relocation of Class I Trail sections would improve active transportation access and connectivity.** Collaborate with the Great Redwood Trail Agency and other landowners and agencies to retain and expand the Class I trail and Class 4 bikeways throughout the City.

Comment from Commissioner Mayer. March 12, 2024, Packet page 44, paragraph number 6. Separated into paragraphs for clarity. All highlights, italics, and color are part of the original, with the exception of the final line which is **highlighted in green**.

6. **CM-5e Pedestrian pathways and multi-use trails, 7** (p. 2-64): "In general, **do not reduce retain the current** total linear feet of Class I trails within the City, even if current facilities must be realigned or relocated to other routes..."

This language was lifted from the GAP. But City-wide, the Plan *should indicate* that

we aspire to add MORE Class I trails between 2024 and 2045. (Peter Lehman's Feb. 13 suggested language indicate a process to do this.) Standards, subsidiary plans, or the LUC should indicate the *limited circumstances in which the City would allow a developer to move a bike trail, and specify how a developer would need to "... demonstrate removal or relocation of Class I trail sections would improve active transportation access and connectivity."*

**PR-2d Community health in parkland planning** (p. 3-41) and **PR-2e Trail improvements** (p. 3-42): **The Plan should note that the L Street Linear Park will be part of the Arcata Rail with Trail Corridor and the Great Redwood Trail.**

The Planning Commission packet page 42 had comments from Commissioner Mayer on CM-5e-7 and also included this line:

Through what means would the City specify how a developer would need to "... demonstrate removal or relocation of Class I trail sections would improve active transportation access and connectivity"?

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