

RESOLUTION NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EUREKA RECOMMENDING THE CITY COUNCIL APPROVE A LOCAL COASTAL PROGRAM AMENDMENT TO CHANGE THE LAND USE AND ZONING DESIGNATIONS FOR A PROPERTY LOCATED AT 936 W HAWTHORNE STREET (APN 003-182-010)

WHEREAS, the applicant/property owner, Alan Tirsbeck, is requesting approval of a Local Coastal Program (LCP) Amendment to change the Land Use Plan (LUP) (i.e. Coastal General Plan) land use designation from General Industrial (GI) to General Service Commercial (GSC), and change the Implementation Plan (i.e. Coastal Zoning Code) zoning designation from General Industrial (MG) to Service Commercial (CS) at their property known as 936 W Hawthorne Street (APN 003-182-010).

WHEREAS, the applicant owns the adjoining parcel known as 2000 Broadway (APN 003-182-005) which currently has GSC/CS land use/zoning designations; therefore, changing the designations of 936 W Hawthorne Street would allow the two adjoining parcels under the same ownership to have consistent land use and zoning designations, facilitating the redevelopment of both parcels with new commercial and/or residential uses not allowed on the W Hawthorne Street parcel under the current industrial land use/zoning designations; and

WHEREAS, although there is no specific development project at this time, if the LCP Amendment is approved and certified, the entire 3.18-acre property (2000 Broadway and 936 W Hawthorne Street) could be redeveloped consistent with the allowed uses and development standards of the CS zoning designation, and the current intent is to redevelop 2000 Broadway and 936 W Hawthorne Street together with new retail and service commercial uses; and

WHEREAS, the standard of review by the California Coastal Commission for LUP amendments is conformance with the Chapter 3 policies of the California Coastal Act (Public Resources Code [PRC] Division 20), and the standard of review for IP amendments is the amendment is consistent with, and adequate to carry out, the policies of the City's certified LUP; and

WHEREAS, EMC §10-5.2707.1 requires the zoning designation change be consistent with the objectives of the Zoning Ordinance (i.e. Coastal Zoning Code) as prescribed in EMC §10-5.102 (Objectives), and EMC §10-5.2707.2 requires the zoning designation change to result in development that will be of sustained desirability and stability, will be harmonious with the character of the surrounding area, will be consistent with the General Plan, and will not result in undue traffic congestion and traffic hazards; and

WHEREAS, the City Council's pending decision to amend the LCP to change the land use and zoning designations from GI/MG to GSC/CS (a decision for which the Planning Commission is providing analysis pertaining to the conformance of the changes with the standard of review outlined above), is a discretionary action subject to environmental review in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, an Initial Study (IS) and Mitigated Negative Declaration (MND) has been prepared for the proposed LCP Amendment, as well as for a proposed surplus property on APN 003-182-013 and summary alley vacation over APNs 003-182-013 and -014 within the larger 2000 Broadway parcel adjoining 936 W Hawthorn Street to the east (under the same ownership); and

WHEREAS, the IS/MND (State Clearinghouse [SCH] No. 2024010027) and Notice of Intent to Adopt (NOI) was posted for review and comment in accordance with the provisions of CEQA from January 3, 2024 to February 2, 2024; and a City Council public hearing will be scheduled in the future for adoption of the MND; and

WHEREAS, pursuant to CEQA Guidelines §15074, the Planning Commission must consider the proposed MND before making its recommendation to the City Council; and

WHEREAS, the Planning Commission of the City of Eureka did hold a duly noticed Public Hearing at City Hall in the City of Eureka on February 14, 2024, at 5:30 p.m., via Zoom and in person in the Council Chamber to consider the request; and

WHEREAS, the Planning Commission of the City of Eureka has reviewed the request in accordance with the policies of Chapter 3 of the Coastal Act, the certified policies of the City's LUP, the objectives of EMC Title 10, Chapter 5, and the additional requirements in EMC §10-5.2707.2, and after due consideration of the proposed MND, the Mitigation Monitoring and Reporting Program, and all testimony, evidence, and reports offered at the public hearing, does hereby find and report the following facts:

1. The proposed LCP Amendment is in the public interest because the GSC/CS land use/zoning designation allows for more flexible use of the property, compatible with the adjoining service commercial uses along Broadway (Highway 101), which will allow for a future redevelopment project on the entire property 936 W Hawthorne Street and 2000 Broadway, consistent with the 2040 General Plan's vision for the Broadway Corridor and General Plan Policy LU-3.2 Reinvestment.
2. The proposed LUP map amendment conforms with the policies of Chapter 3 of the California Coastal Act as described in the staff report.
3. The proposed IP map amendment is consistent with and adequate to carry out the certified policies of the City's LUP as described in the staff report.
4. The proposed IP map amendment does not conflict with the objectives of Chapter 5 (Coastal Zoning Code) as prescribed in EMC §10-5.102 and supports several of them, and meets the additional requirements in EMC §10-5.2707 as described in the staff report.
5. With the mitigation measures outlined in the draft IS/MND, no substantial adverse environmental impact will result from the proposed LCP Amendment.
6. The City intends to carry out the LCP as amended in a manner fully in conformity with the Coastal Act

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Eureka does hereby recommend the City Council adopt the IS/MND for the project and approve the LCP Amendment to change the land use and zoning designations for the property located at 936 W Hawthorne Street (APN 003-182-010).

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Eureka in the County of Humboldt, State of California, on the 14<sup>th</sup> day of February, 2024 by the following vote:

AYES: COMMISSIONER  
NOES: COMMISSIONER  
ABSENT: COMMISSIONER  
ABSTAIN: COMMISSIONER

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Meredith Maier, Chair, Planning Commission

Attest:

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Cristin Kenyon, Executive Secretary