

RESOLUTION NO. 2023-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EUREKA FINDING THE PROJECT QUALIFIES FOR A CLASS 12 SURPLUS GOVERNMENT PROPERTY EXEMPTION FROM CEQA AND AUTHORIZING THE REDUCTION OR REMOVAL OF PUBLIC PARKING FROM THE PARKING LOT AT 5TH AND D STREETS (APN 001-103-003) TO FACILITATE AFFORDABLE HOUSING PROJECTS

WHEREAS, the City's 2019-2027 Housing Element was adopted by the Eureka City Council on December 17, 2019, and certified by the California Department of Housing and Community Development (HCD) on March 16, 2020; and

WHEREAS, the 2019-2027 Housing Element was subsequently amended On October 18, 2022, and certified by HCD on November 10, 2022; and

WHEREAS, the 2019-2027 Housing Element contains seven (7) goals, 77 policies and 35 implementation programs, which were developed based on five (5) strategies, to stimulate the creation of housing within the City limits; and

WHEREAS, *IMP H-34: Affordable Housing on City-owned Properties* requires the City to release Requests for Proposal (RFPs) with the goal of developing at least 330 deed-restricted affordable units by 2028; and

WHEREAS, an RFP was released on July 10, 2020, to solicit affordable housing on the first three City-owned sites pursuant to IMP H-34, and eventually, Linc Housing was selected by the City Council to provide affordable housing on all three sites in the RFP; and

WHEREAS, the City must now release an RFP inviting development on the remaining 11 sites, unless the City has a contractual agreement with a private developer to provide affordable housing on a listed site, or has sold a City-owned parcel to a developer; and

WHEREAS, the City-owned public parking lot at 5th and D Streets is key to the development of affordable housing; and

WHEREAS, in order to maximize the available area on the site for development of affordable housing, a developer may desire to reduce or remove the on-site public parking; and

WHEREAS, the public parking lot is located within the City of Eureka's Parking Assessment District; and

WHEREAS, the public parking lot was purchased in 1955 with funds from the City of Eureka's Parking Assessment District; and

WHEREAS, because the lot was purchased with funds from the Parking Assessment District, a public hearing is required to reduce or remove public parking to support development of a future affordable housing project on the site; and

WHEREAS, the City Council of the City of Eureka did hold a duly noticed Public Hearing at City Hall in the City of Eureka on April 4, 2023, at 6:00 PM, both in person and via Zoom; and

WHEREAS, the following findings of fact are based on, available records and staff research and analysis:

FINDING 1: The reduction or removal of public parking on the lot at 5th and D Streets (APN 001-103-003), to facilitate Affordable Housing Projects is consistent with the 2019-2027 Housing Element's *IMP H-34: Affordable Housing on City-owned Properties*, which is also consistent with the 2040 Eureka General Plan.

FINDING 2: Although the site has a high occupancy rate, the benefit to the community to provide affordable housing outweighs potential impacts to nearby on-street parking demand.

FINDING 4: Although up to 34 public parking spaces may be removed, a combined minimum of 20 affordable units is required to be constructed, and the City will promote active/collective modes of transport, such as walking, biking, transit and car shares, which can help the City meet greenhouse gas emission reduction targets.

FINDING 5: The reduction or removal of parking to allow the sale or lease of the property is exempt from CEQA pursuant to CEQA Guidelines Section 15312 (Class 12) Surplus Government Property Sales.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Eureka the reduction or removal of public parking at the lot at 5th and D Streets (APN 001-103-003), to facilitate development of Affordable Housing Projects is approved.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Eureka in the County of Humboldt, State of California, on the 4th day of April, 2023 by the following vote:

AYES: COUNCILMEMBERS
NOES: COUNCILMEMBERS
ABSENT: COUNCILMEMBERS

Kim Bergel, Mayor of the City of Eureka

Attest:

Pamela J. Powell, City Clerk

Approved as to Administration:

Approved as to form:

Miles Slattery, City Manager

Autumn Luna, City Attorney