



AGENDA SUMMARY EUREKA CITY COUNCIL

TITLE: Coastal General Plan Amendment Petition for property known as APN 003-182-010 on West Hawthorn Street

DEPARTMENT: Development Services – Planning

PREPARED BY: Leanna Smith, Planning Technician

PRESENTED FOR: Action Information only Discussion

RECOMMENDATION

1. Hold a Public Hearing; and
2. Adopt a Resolution of the City Council of the City of Eureka to approve the General Plan Amendment Petition for property known as APN 003-182-010 on West Hawthorne Street.

FISCAL IMPACT

No Fiscal Impact Included in Budget Additional Appropriation

COUNCIL GOALS/STRATEGIC VISION

2023-2024 Strategic Vision Goal: Economic Development

2040 General Plan Land Use Goals and Policies:

- Goal LU-1. A Community that values its unique small-town charm and livability while thoughtfully advancing new prospects for growth and economic vitality.
 - LU-1.1 Diverse Uses. Maintain a diverse range of compatible land uses that offer adequate flexibility to quickly respond to evolving market opportunities over time.
 - LU-1.3 Beneficial Development. Support development that affords benefits to all segments of the community that: c. Develops underutilized or vacant parcels; e. Furthers the attraction and/or retention of businesses targeted in the Eureka Economic Development Strategic Plan; and f. enhances the City's tax base,
- Goal LU-3. Active, attractive, and prosperous corridors and centers that boost Eureka's role as the regional hub of retail, professional/business services, and tourism.
 - LU-3.1 Variety of Commercial Uses. Provide sufficient land for a broad range of viable commercial, office and mixed uses to meet the needs of the community, capture local and visitor spending, and contribute to the City's economic value.

- LU-3.2 Reinvestment. Support public and private efforts to reinvest in, renovate and maintain existing commercial areas to improve aesthetic appearance, elevate community image, increase economic completeness, and integrate mixed uses.
- Goal E-1. A welcoming and supportive environment for businesses to grow, thrive and continue to contribute positively to Eureka's economy.
 - E-1.1 Business Friendly Environment. Work to remove both real and perceived barriers to development and continually reinforce a business-friendly reputation.

DISCUSSION

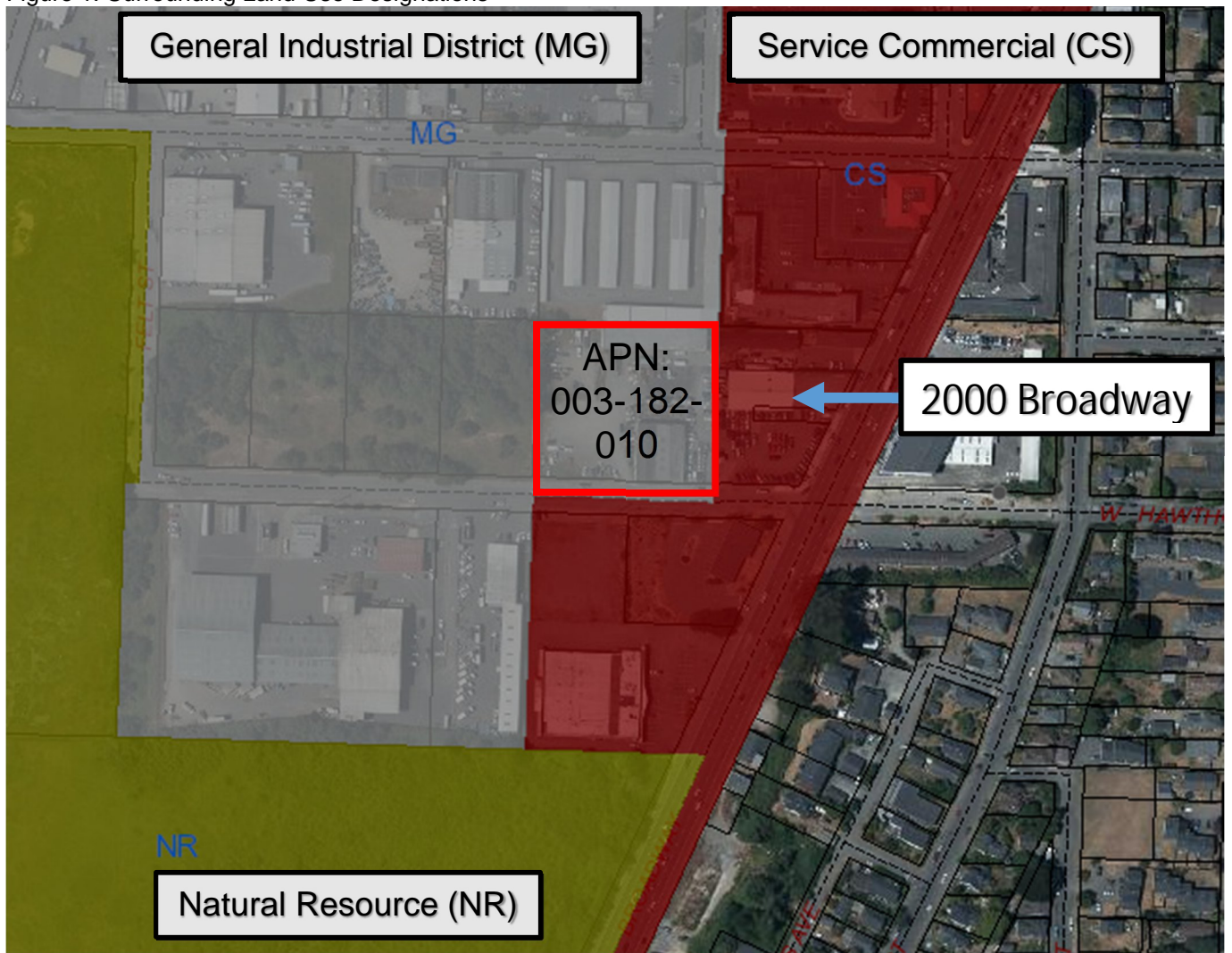
The property owner is requesting the City Council approve a General Plan Amendment Petition to allow application for a Local Coastal Program (LCP) Amendment to change the Land Use Plan (LUP) (i.e. Coastal General Plan) and Implementation Plan (i.e. Coastal Zoning Code) land use and zoning designations for an approximately 1.91-acre (83,635-square-foot) parcel known as APN 003-182-010 on West Hawthorne Street. A property owner may apply for an amendment to the Coastal General Plan only after the City Council approves a General Plan Amendment Petition.

The parcel is located on the north side of W Hawthorn Street, one parcel west of Broadway, and adjoins 2000 Broadway (APN 003-182-005) to the east which is an approximately 1.2-acre parcel also owned by the property owner. The subject parcel is developed with two structures (approximately 7,750 square feet and 7,000 square feet), is currently utilized for vehicle storage, and previously housed the Humboldt Paint Factory. The adjacent, commonly-owned 2000 Broadway is utilized for used-automobile sales (Eureka Auto Wholesalers), a second-hand retail store (Anglin Second Hand), and a plumbing business (Kenneth & Sons Plumbing).

The property owner seeks to change the land use designation from General Industrial (GI) to General Service Commercial (GSC), and change the zoning from General Industrial District (MG) to Service Commercial (CS). 2000 Broadway currently has GSC/CS land use/zoning designations; therefore, changing the designations of the subject parcel would allow the two adjoining parcels under the same ownership to have consistent land use and zoning designations which would allow for the redevelopment of both parcels with new retail and service commercial uses not allowed on the subject parcel under the current industrial land use/zoning designation.

GI designated parcels are located to the north and west (the parcel directly to the north is developed with a mini-storage facility and the parcels to the west are undeveloped wetland), and GCS designated parcels are located to the east and south (directly east is 2000 Broadway, north of that is a Motel 6 property, and to the south, across W Hawthorne Street, is a hotel under construction) (Figure 1).

Figure 1: Surrounding Land Use Designations



Background:

The City's Local Coastal Program (LCP) is the foundational policy document for the Coastal Zone portion of the City of Eureka. It establishes farsighted policy that forms the basis for and defines the framework by which the City's physical and economic resources are to be developed, managed and utilized. The Local Coastal Program is divided into two components: the first component is the Land Use Plan, which is basically the General Plan in the coastal zone. It outlines the existing conditions, permitted uses, and policies needed to achieve the goals of the Coastal Act and includes a land use (general plan) map. The second component of the Local Coastal Program is the Implementation Plan, which includes zoning regulations and the zoning map for land in the Coastal Zone, and specific coastal zone ordinances necessary to implement the policies of the Land Use Plan. To respond to the changing or evolving needs of the community, it may be in the

public's interest from time to time to amend either or both of the two components of the Local Coastal Program (i.e., Land Use Plan and/or Implementation Plan).

The most common type of amendment to the LCP comes from private developers seeking to change the land use and zoning designations of one or more specific properties for the purpose of facilitating development. The General Plan Amendment Petition process allows the Council to consider the proposed LCP Amendment prior to the expenditure of private and public time and money. The City Council may approve the petition upon finding that the proposed amendment has the potential to serve the public interest.

Petition approval is not a tacit, implied, or guarantee of approval of the LCP Amendment, nor does it bind the current or future City Council with regard to a decision on the proposed LCP Amendment. If the Council approves the General Plan Amendment Petition, the applicant will apply, and staff will proceed with processing the aforementioned LCP Amendment to change the land use and zoning designations and will bring the issue before the City Planning Commission and City Council at noticed public hearings.

Environmental:

Approving a General Plan Amendment Petition is a "project" for the purposes of the California Environmental Quality Act (CEQA). However, pursuant to the CEQA Guidelines, §15061(b)(3), there is a general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Petition request only sets forth the ability for the applicant to apply for a future General Plan Amendment and Zone Reclassification; allowing application for an amendment will not result in a significant effect on the environment. Should the petition be approved, future action on any proposed General Plan Amendment and Zone Reclassification is also subject to CEQA and cannot be categorically exempted from the provisions of CEQA because the project site is located on a hazardous waste site (North Coast RWQCB, Region 1, LUST Cleanup Site, Case #: 1THU171); therefore, in accordance CEQA Guidelines §15300.2(e), an Initial Study will be required.

Summary and Recommendation:

Although the General Plan Amendment Petition process is not intended to judge or analyze the merits of a proposed General Plan Amendment, the proposed amendment has the potential to serve the public interest by allowing for more flexible use of the property compatible with the adjoining service commercial uses along Broadway (Highway 101).

Therefore, Staff recommends the City Council accept the General Plan Amendment Petition and authorize the applicant to apply for an LCP Amendment.

SUGGESTED MOTION:

“I move the City Council adopt a Resolution to approve the General Plan Amendment Petition request for property known as APN 003-182-010 on West Hawthorne Street.”

REVIEWED AND APPROVED BY:

City Attorney

City Clerk/Information Technology

Community Services

Development Services

Finance

Fire

Human Resources

Police

Public Works

ATTACHMENTS:

1. City Council Resolution
2. Project Location
3. Petitioner Submitted Materials
4. Existing and Proposed Land Use Designations