

RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EUREKA APPROVING A LOCAL COASTAL PROGRAM AMENDMENT TO CHANGE THE LAND USE PLAN MAP DESIGNATION FROM GENERAL INDUSTRIAL (GI) TO GENERAL SERVICE COMMERCIAL (GSC) 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 (Project. No. LCP-23-0001) 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); and

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 consistency with, and adequacy to carry out, the policies of the City's certified LUP; 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, and found the LUP map amendment portion of the proposed LCP Amendment conforms with the Chapter 3 policies of the California Coastal Act, and unanimously recommended, with one Commissioner absent, approval of the proposed LUP amendment to the City Council; and

WHEREAS, the City Council of the City of Eureka did hold a duly noticed Public Hearing

Resolution No. 2024-
Page 2

at City Hall in the City of Eureka on March 19, 2024, at 6:00 p.m., via Zoom and in person in the Council Chamber, to consider the request; and

WHEREAS, in order to amend the IP map to change the zoning designation from General Industrial (MG) to Service Commercial (CS), a separate ordinance (Bill No. 1034-C.S.) will be adopted; and

WHEREAS, the City Council decision to amend the certified LCP's LUP map (land use map) to change the land use designation from GI to GSC is a discretionary action and is considered a project subject to environmental review in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the LCP Amendment process has been determined to be functionally equivalent to CEQA pursuant to PRC §§21080.9 and 21080.5; nevertheless, the proposed LCP Amendment has been included in an Initial Study (IS) and Mitigated Negative Declaration (MND) that has been prepared in order to analyze the project as a whole (which also includes the proposed surplus property and summary alley vacation within the adjoining 2000 Broadway parcel), and the draft IS/MND concludes that with mitigation, no substantial adverse environmental impact will result from the proposed project, and future redevelopment of the entire project site resulting from the project requires subsequent discretionary permitting and environmental review; and

WHEREAS, the City Council adopted Resolution No. 2024-xx adopting "A Resolution of the City Council of the City of Eureka adopting the Mitigated Negative Declaration and Mitigation Monitoring Program for the Tirsbeck Surplus Property and Summary Vacation and Local Coastal Program Amendment Project" (ED-23-0002); and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Eureka, that:

1. The LCP Amendment is in the public interest because the GSC/CS land use/zoning designation allows for more flexible use of the parcel, 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 LUP map amendment conforms with the policies of Chapter 3 of the California Coastal Act.
3. The LUP map amendment does not conflict with the certified policies of the LUP, and the City will carry out the LCP as amended in a manner fully in conformity with the California Coastal Act.

BE IT FURTHER RESOLVED the City Council does hereby:

1. Amend the LUP map to change the land use designation from General Industrial (GI) to General Service Commercial (GSC) at 936 W Hawthorne Street (APN 003-182-010).
2. Condition the project to adhere to, and implement, the adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Tirsbeck Surplus Property and Right-of-Way Vacation and Local Coastal Program Amendment Project (ED-23-0002).

PASSED, APPROVED AND ADOPTED by the City Council of the City of Eureka in the County of Humboldt, State of California, on the 19th day of March, 2024 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

EXHIBIT "A"
Land Use Plan map amendment to change the land use designation from General Industrial (GI) to General Service Commercial (GSC) at 936 W Hawthorne Street (APN 003-182-010)
Tirsbeck Local Coastal Program Amendment (Project No. LCP-23-0001)

