

Filed Appeals on CDP

Appeal Form

Contact Development Services – Planning with questions regarding this form, the appeal process, or general planning questions. Check the City’s website for open hours.

I want to appeal action by the:

Director of Development Services – Planning

Design Review Committee

This appeal is for action taken by the above body at a meeting held on the following date:
November 13, 2023

The subject of the appeal is:

Applicant:	<i>the Carrington company</i>		
Project Number:	<i>Coastal development Permit CDP-23-0003</i>		
Location of Property:	<i>4475 Broadway</i>		
The decision was an:	<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial	<input type="checkbox"/>

Indicate specifically wherein it is claimed there was an error or abuse of discretion by the above body (use additional sheets if necessary):
See Pages 1 & 2 Attached

For an appeal of a coastal development permit:
 Explain why or how the decision is not in accord with the city’s Local Coastal Program (use additional sheets if necessary):
See Page 3 Attached

Appellant:

If more than one, attach list, including addresses and contact information.

I am the:	Applicant:	Interested person:	Date:	<i>11-16-23</i>
Name:	<i>Ken CANEPA</i>		Signature:	<i>Ken Canepe</i>
Address:	<i>5036 View Lane</i>		City:	<i>Eureka</i>
E-mail:	<i>Ken_C_95503@yahoo.com</i>		Phone:	<i>707-496-4871</i>



“Indicate specifically wherein it is claimed there was an error or abuse of discretion by the above body):

1. Not all property owners and residents within 300 feet of the project site received this notice.

The following property owners who were listed in the Director of Development Services Staff Report, Lot Line Adjustment Map on an unnumbered page but it was the last page before the Wetland Delineation (2012) begins, reported not having received a Notice of Public Hearing: Hill: 5024 View Lane; Ortiz: 5058 View Lane; Sader: 875 Eureka Ave; McPherson: 875 Eureka Ave; Luther: 4840 Meyers Ave.

There could be more property owners than the five listed above that did not receive the Notice of Public Hearing for the 13 November 2023 ZOOM-only meeting.

I am appealing because the City of Eureka and its Director of Development, Cristen Kenyon, failed to follow the California Codes regarding the Public Hearing notification processes by not notifying ALL landowners within 300 feet on the Carrington Property.

2. There are no provisions for Spanish speaking or hearing-impaired persons.

Irma Garcia, property owner of 5058 View Lane did NOT receive the Notice of Public Hearing but if she had, she does not read or speak English. Irma does not own a computer, know how to use ZOOM or have access to the internet. The City of Eureka seems to be discriminating against historically marginalized homeowners, non-English speaking, and non-technology-accessible residents by opting to use the ZOOM Public Hearing Process and Public Processes, in general.

Guy Luther, property owner of 4840 Meyers Avenue never received the Notice of Public Hearing, but if he had, he is 81 years old and hearing impaired. He does not have or know how to use a computer, he doesn't know what ZOOM is, and has no internet access. I feel the City of Eureka is discriminating against the elderly homeowners with hearing impairments and without knowledge of how to use a computer, access to a computer, and knowledge of how to use ZOOM from the Public Hearing Process and the Public Processes.

I am appealing because the City of Eureka and its Director of Development, Cristen Kenyon, failed to create a Public Hearing notification process by not notifying all landowners within 300 feet on the Carrington Property within the 5-day period due to the Veteran's Day Holiday observance to request ADA compliance for the hearing impaired, those requiring language, and those without knowledge of or access to computers, ZOOM or the internet. This excluded (and may have discriminated against) many individuals to the Public Hearing Process.

3. At the public hearing, any person may present verbal and/or written testimony for or against the project.

Due to the ZOOM-Only Public Hearing, not any person may present verbal and/or written testimony for or against the project because the process EXCLUDED the disabled, those without knowledge of how to use a computer, have access to a computer, have knowledge of how to download and use ZOOM, and have access to the internet which must be high-speed in order to use ZOOM efficiently.

My wife and I are senior citizens and have never used ZOOM before. We were forced to use ZOOM since there was no in-person public meeting. We did not know how to unmute ourselves in order to comment when comments were briefly allowed and were unable to supply our image. My wife was seen as a blank screen and identified as I-51 (i-phone).

I am appealing because the City of Eureka and its Director of Development, Cristen Kenyon, failed to create a Public Hearing notification process by holding a ZOOM-only meeting where those without knowledge or access to computers, ZOOM or the internet excluded many individuals from the Public Hearing process in order to participate in the public hearing. The hearing was not PUBLIC, but was able to be attended by those educationally and financially fortunate enough to have knowledge and access to a computer, have knowledge and access to the internet to download ZOOM, know how to actually use ZOOM, and be efficient enough in the short time given to interact in a meaningful way with Ms. Kenyon and Ms. Castellano.

Explain why or how the decision is not in accord with the city's Local Coastal Program:

The City of Eureka Coastal Land Use Plan (Draft June 2023), Our Coastal Environment subheading states, "Preserve and enhance the beautiful open space, forest, coastal, agricultural, and habitat resources within and surrounding our city."

The Coastal Development Permit CDP-23-003 does not preserve and enhance open space, forest, coastal, or agricultural and certainly not habitat resources.

I have lived and worked next to this property (APN:302-171-035) for 46 years. I have witnessed more wildlife now than throughout the 1970's. When Streamline planning consultants did their report on July 26, 2012, they did not mention the active osprey nest because, at that time, there was not an active nest. This year (2023), there was an active nest. This nest is in the coastal zone near the lot line. When the City of Eureka installed the pipe through the upper parcel and the lower parcel, work stopped due to nesting red tail hawks, which are still present.

The city stated local tribes voiced no concerns. In the ZOOM meeting, however, Wiyot Tribe's Adam Cantar voiced many concerns.

This lot line adjustment is the first step to development in this sensitive habitat. Eureka will lose beautiful open space and habitat resources within the city.

I appeal this lot line Adjustment for the above reasons

CITY OF EUREKA

APPEAL to DESIGN REVIEW OR PLANNING COMMISSION

Development Services – Planning, 531 “K” Street, Eureka, CA 95501 (707) 441-4160

www.ci.eureka.ca.govplanning@ci.eureka.ca.gov**Appeal Form**

Contact Development Services – Planning with questions regarding this form, the appeal process, or general planning questions. Check the City’s website for open hours.

I want to appeal action by the:

- Director of Development Services – Planning
 Design Review Committee

This appeal is for action taken by the above body at a meeting held on the following date:

11-13-2023

The subject of the appeal is:

Applicant: Carrington Company

Project Number: CDP-23-003

Location of Property: 4775 Broadway

The decision was an:

Approval

Denial

Indicate specifically wherein it is claimed there was an error or abuse of discretion by the above body (use additional sheets if necessary):

For an appeal of a coastal development permit:

Explain why or how the decision is not in accord with the city’s Local Coastal Program (use additional sheets if necessary):

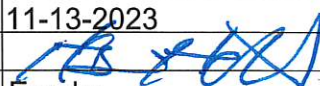
The proposal is in violation of city policy (6.A.6). See attached.

Appellant:

If more than one, attach list, including addresses and contact information.

I am the: Applicant: Interested person: Date: 11-13-2023

Name: Ryan Hill

Signature: 

Address: 5024 View Ln

City: Eureka

E-mail: rhyanhill@gmail.com

Phone: 707-498-6566

DATE: November 9, 2023
TO: The City of Eureka Development Services
FROM: Ryan Hill
SUBJECT: Carrington Company Lot Line Adjustment CDP-23-0003

My name is Ryan Hill. I live on View Ln within the 300-foot radius of the project site indicated in the Coastal Development Permit CDP-23-0003. This letter is a submitted written comment in opposition of the Carrington Company Lot Line Adjustment Coastal Development Permit CDP-23-0003. My opposition is due in part to the manipulative wording used in the Staff Report, city policy, as well as the basis of the LLA proposal.

The Staff Report states the LLA proposal is to create a more logistical legal separation between the Carole Sund Farm (Resultant Parcel A), the separately leased grazing land (Resultant Parcel B), and "the existing open space (e.g. wildlife habitat)" (Resultant Parcel C). The report also states that the LLA proposal does not change the existing land use pattern and mix of development and that it only changes the configuration of the three parcels. The report also states, both prolifically and repetitively, that the LLA proposal does not contemplate nor is it proposing any new development and that any new development would require additional review, authorization, and permitting.

The question then becomes, if the LLA is to be more logistical, for what purpose do the lot lines need to be logistical? Additionally, if the existing land use pattern and development is not to be changed, then why change the lot lines? The answers to those questions are actually in the staff report. The purpose of the LLA is to adjust the lot lines to convey resultant Parcel A, continue to lease resultant Parcel B, and *potentially* sell resultant Parcel C with the caveat that any future development of resultant Parcel C would require additional permitting. Since the current lots 1 and 2 are currently being used as they are intended to be after the proposed LLA, the remaining truth is that the Carrington Company intends to sell resultant Parcel C and the only reason why someone would purchase Parcel C, would be for development. Therefore, the intention of this LLA proposal is for the selling and development of Parcel C, despite the manipulative wording within the Staff Report.

The report outlines The California Department of Fish and Wildlife acknowledgement of the existence of extensive wetlands which represent the valuable habitat with restoration potential for coho and other sensitive fish and wildlife species. The proposed resultant parcels, specifically resultant Parcel C, are known habitats for osprey, deer, and a myriad of other mammals and, as of this year, was also used for cattle grazing. The City, pursuant to Policy 6.A.6

declares grazed wetlands, wetlands and estuaries, and other unique habitats, such as waterbird rookeries, and habitat for all rare or endangered species on state or federal lists, as environmentally sensitive habitat areas within the Coastal Zone. The osprey is protected by the U.S. Migratory Bird Treaty Act.

The LLA proposal supporting documentation included a Wetland Delineation of the Carrington Company Subdivision authored by Streamline Planning Consultants from July 26, 2012. Regardless of the contents of the Wetland Delineation, I believe it is irresponsible and reckless to base any LLA proposal or future development of ANY parcel on a study that was completed over a decade ago.

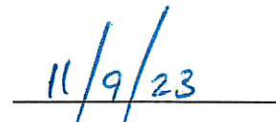
In closing, I am opposed to the Carrington Company Lot Line Adjustment CDP-23-0003. I believe, as I previously stated, the wording contained within the Staff Report is manipulative and disingenuous, intended to covert the LLA proposal's true intent of selling and developing resultant Parcel C. With the threat of future development, I believe the LLA proposal should be denied based on the city's Policy 6.A.6 regarding the environmentally sensitive habitat areas within the Coastal Zone. Lastly, I believe the LLA proposal should be denied due to the foundation of the proposal being laid on a survey that is over ten years old which cannot be relied on for current wetland presence and/or conditions within the project area.

Thank you for your time and consideration.

Respectfully,



Ryan Hill



Date

CITY OF EUREKA

APPEAL to DESIGN REVIEW OR PLANNING COMMISSION

CITY OF EUREKA
RECEIVED NOV 2 12 2023
FINANCE DEPARTMENT

Development Services – Planning, 531 “K” Street, Eureka, CA 95501 (707) 441-4160
www.ci.eureka.ca.gov planning@ci.eureka.ca.gov

Appeal Form

Contact Development Services – Planning with questions regarding this form, the appeal process, or general planning questions. Check the City’s website for open hours.

I want to appeal action by the:

- Director of Development Services – Planning
- Design Review Committee

RECEIVED NOV 2 12 2023
FINANCE DEPARTMENT

This appeal is for action taken by the above body at a meeting held on the following date:
13 Nov. 2023 - Via zoom only - 10:00 hrs

The subject of the appeal is:			
Applicant:	13 - Nov 2023		
Project Number:	Carrington Company		
Location of Property:	4775 Broadway Eureka Ca. 95503		
The decision was an:	<table border="1"> <tr> <td>Approval</td> <td>Denial</td> </tr> </table>	Approval	Denial
Approval	Denial		

Indicate specifically wherein it is claimed there was an error or abuse of discretion by the above body (use additional sheets if necessary):
Attached

For an appeal of a coastal development permit:
Explain why or how the decision is not in accord with the city’s Local Coastal Program (use additional sheets if necessary):
Attached

Appellant:

If more than one, attach list, including addresses and contact information.					
I am the:	Applicant:	Interested person:	Date:	13 Nov 2023	
Name:	Brian A. Jensen		Signature:	<i>Brian A. Jensen</i>	
Address:	1007 Bar View Ct.		City:	Eureka Ca.	
E-mail:	radernation4@gmail.com		Phone:	707-407-6331	

Appeal to Design Review or Planning Commission

Indicate specifically wherein it is claimed there was an error or abuse of discretion by the above body:

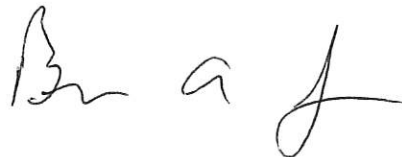
The city of Eureka Coastal Land Use Plan (Draft June 2023) Our Coastal Environment Subheading states Preserve and Enhance the beautiful open space, forest, coastal, agricultural, and habitat resources within and surrounding our city.

The Coastal Development permit CDP-23-003 does not preserve and enhance open space, forest, coastal, or agricultural and certainly not habitat resources.

The City also stated local tribes voiced NO concerns. In Zoom meeting however Wiyot Tribe's Adam Canter voiced many concerns.

Explain why or how the decision is not in accord with the City's Local Coastal Program:

Director of Development, Cristen Kenyon failed to follow the California codes by not notifying the landowners that did receive the notice of public hearing with the 5 days required by the city to request accommodations with assistance with those not knowing how to use a computer, those not knowing how to download or use ZOOM, not having access to a computer, those not knowing and not having access to or know how to use the internet to attend a ZOOM only public hearing.



11/13/23

Brian A. Jensen

CITY OF EUREKA APPEAL to DESIGN REVIEW OR PLANNING COMMISSION

Development Services – Planning, 531 “K” Street, Eureka, CA 95501 (707) 441-4160
www.ci.eureka.ca.gov planning@ci.eureka.ca.gov

Appeal Form

Contact Development Services – Planning with questions regarding this form, the appeal process, or general planning questions. Check the City’s website for open hours.

I want to appeal action by the:

Director of Development Services – Planning

Design Review Committee

This appeal is for action taken by the above body at a meeting held on the following date:
--

November 13th at 10:00am. Via ZOOM ONLY.
--

The subject of the appeal is:

Applicant:	Carrington Company Lot Line Adjustment Coastal Development Permit
------------	---

Project Number:	Coastal Development Permit CDP-23-0003: 302-171-035
-----------------	---

Location of Property:	4775 Broadway (AKA 4635 Brooadway)
-----------------------	------------------------------------

The decision was an:	Approval	<input checked="" type="checkbox"/>	Denial	<input type="checkbox"/>
----------------------	----------	-------------------------------------	--------	--------------------------

Indicate specifically wherein it is claimed there was an error or abuse of discretion by the above body (use additional sheets if necessary):

See Attached.

For an appeal of a coastal development permit:
--

Explain why or how the decision is not in accord with the city’s Local Coastal Program (use

additional sheets if necessary):

See Attached.

Appellant:

If more than one, attach list, including addresses and contact information.

I am the:	Applicant:	Interested person:	X	Date:	November 20th 2023
Name:	Damon & Amy McPherson			Signature:	<i>Damon & Amy McPherson</i>
Address:	827 Cleone Lane			City:	Eureka
E-mail:	dminusdamon@gmail.com			Phone:	707 498-1884

“Indicate specifically wherein it is claimed there was an error or abuse of discretion by the above body (use additional sheets if necessary):”

This was not a public hearing. My wife and I did not receive a notice in the mail notifying us of this “Lot line adjustment Public Hearing”. Not only did we not receive a notice, but multiple neighbors of ours also did not receive notices, nor was there any notice posted at all access sites to the parcel in question. Luckily we found out from a concerned neighbor of ours 2 days before the Zoom meeting.

“Explain why or how the decision is not in accord with the city’s Local Coastal Program (use additional sheets if necessary)”

As described in the Carrington Wetland Delineations Parcels B and C are Environmentally Sensitive Habitat areas and should remain as one parcel. Separation of Parcel C for “potential sale”, which we all know means development and is the **sole purpose** of the lot line adjustment, does not align with the City of Eureka Coastal Program for numerous environmental reasons.

Appeal Form

Contact Development Services – Planning with questions regarding this form, the appeal process, or general planning questions. Check the City’s website for open hours.

I want to appeal action by the:

- Director of Development Services – Planning
- Design Review Committee

This appeal is for action taken by the above body at a meeting held on the following date:
13 November 2023 "PUBLIC HEARING" 10:00 hrs VIA ZOOM ONLY

The subject of the appeal is:			
Applicant:	Carrington Company Lot Line Adjustment Coastal Development Permit		
Project Number:	Coastal Development Permit CDP-23-0003: 302-171-035		
Location of Property:	4775 Broadway (aka 4635 Broadway)		
The decision was an:	Approval	X	Denial

Indicate specifically wherein it is claimed there was an error or abuse of discretion by the above body (use additional sheets if necessary):
Attached

For an appeal of a coastal development permit:
Explain why or how the decision is not in accord with the city’s Local Coastal Program (use additional sheets if necessary):
Attached

Appellant:

If more than one, attach list, including addresses and contact information.					
I am the:	Applicant:	Interested person:	X	Date:	14 November 2023
Name:	Eric R. Bloom			Signature:	
Address:	2084 SUNSET DRIVE			City:	Eureka
E-mail:	ERBLOOM1962@GMAIL.COM			Phone:	7078137566

Eric R. Bloom

Indicate specifically wherein it is claimed there was an error or abuse of discretion by the above body:

Public Notice, Hearing, and Action - Public Hearing on CDP-23-003

I am a retired California Department of Fish & Game, Game Warden. I have participated in numerous Public Hearings and Public Meetings representing the State of California. I had never used Zoom before the Public Hearing on CDP-23-003, and as you could hear by those attending on their phones, many others do not know how to use Zoom. I demand that you hold a true Public Meeting so the Public can participate. I am very hard of hearing from 30 years in Law Enforcement and had problems hearing what was being said. Additionally, our satellite internet is not fast which had the speakers stuck mid-sentence. I can understand the necessity of using ZOOM during the pandemic, but it is November of 2023, not 2020 or 2021. The use of Zoom excludes many from the public process which frankly is unAmerican! Please do the job that my taxes are paying you for and hold a real public meeting on CDP-23-003.

Additionally, (1). Not all property owners and residents within 300 feet of the project site received the notice; (2). Not everyone could present verbal due to the ZOOM only public meeting platform. We were not given 5-days to respond with written testimony for or against the project between the date that the Public Notice postcard arrived and the Veteran's Day holiday; and (3). Public hearing notice sign was not posted on the project site.

Explain why or how the decision is not in accord with the city's Local Coastal Program:

The City of Eureka Local Coastal Program's *City of Eureka Coastal Land Use Plan* (June 2023 Draft) under the Our Coastal Environment subheading, bullet #1 states: "*Preserve and enhance the beautiful open space, forest, coastal, agricultural, and habitat resources within and surrounding our City*". Approving the City of Eureka - Carrington Company Lot Line Adjustment and the Coastal Development Permit CDP-23-005 removes 22 acres from preservation and enhancement of the beautiful open space forest, coastal, agricultural, and habitat resources within and surrounding our City.

The City of Eureka Local Coastal Program's *City of Eureka Coastal Land Use Plan* (June 2023 Draft) under the Our Coastal Environment subheading, bullet #2 states: "*Reduce development pressure on agricultural, forest, and natural resource lands through well-planned, "infill first" development within City limits, building upon Eureka's historic development patterns by utilizing greater intensities and building heights than have been allowed in past LCPs*". Approving the City of Eureka - Carrington Company Lot Line Adjustment and the Coastal Development Permit CDP-23-005 increases development pressure by pre-authorizing the development on agricultural, forest, and natural resource lands.

The City of Eureka Local Coastal Program's *City of Eureka Coastal Land Use Plan* (June 2023 Draft) under the Our Coastal Environment subheading, bullet #3 states: "*Assume a leadership role in water quality protection, resource conservation, and green practices*". Approving the City of Eureka - Carrington Company Lot Line Adjustment and the Coastal Development Permit CDP-23-005 allows for reduced water quality, resource protection, and green practices by facilitating the develop of highly sensitive habitats (Parcel C upland habitat - Environmentally Sensitive Habitat Areas (ESHAs) as defined in the Carrington Wetland Delineations (2012) (Figure 1). Much of the City of Eureka - Carrington Company Lot Line Adjustment and the Coastal Development Permit CDP-23-005 proposed Parcel C property lines remains in the ESHAs (Figure 2). Yellow arrows indicate same location based upon GPS reference with maps of two different projections. Approving the City of Eureka - Carrington Company Lot Line Adjustment and the Coastal Development Permit CDP-23-005 increases development pressure by pre-authorizing reduced water quality, resource protection, and green practices on ESHAs.

These three strategic goals are in direct contradiction with the City of Eureka - Carrington Company Lot Line Adjustment and the Coastal Development Permit CDP-23-005 and numerous state and federal agencies regulations on facilitating development on sensitive habitats

----end.

CITY OF EUREKA

APPEAL to DESIGN REVIEW OR PLANNING COMMISSION

Development Services – Planning, 531 “K” Street, Eureka, CA 95501 (707) 441-4160

www.ci.eureka.ca.gov

planning@ci.eureka.ca.gov

Appeal Form

Contact Development Services – Planning with questions regarding this form, the appeal process, or general planning questions. Check the City’s website for open hours.

I want to appeal action by the:

Director of Development Services – Planning

Design Review Committee

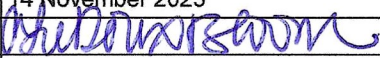
This appeal is for action taken by the above body at a meeting held on the following date:
13 November 2023 "PUBLIC HEARING" 10:00 hrs VIA ZOOM ONLY

The subject of the appeal is:			
Applicant:	Carrington Company Lot Line Adjustment Coastal Development Permit		
Project Number:	Coastal Development Permit CDP-23-0003: 302-171-035		
Location of Property:	4775 Broadway (aka 4635 Broadway)		
The decision was an:	Approval	X	Denial

Indicate specifically wherein it is claimed there was an error or abuse of discretion by the above body (use additional sheets if necessary):
Attached

For an appeal of a coastal development permit:
Explain why or how the decision is not in accord with the city’s Local Coastal Program (use additional sheets if necessary):
Attached

Appellant:

If more than one, attach list, including addresses and contact information.					
I am the:	Applicant:	Interested person:	X	Date:	14 November 2023
Name:	Cynthia LeDoux-Bloom			Signature:	
Address:	2084 SUNSET DRIVE			City:	Eureka
E-mail:	CLEDOUXBLOOM@GMAIL.COM			Phone:	9168136731

Indicate specifically wherein it is claimed there was an error or abuse of discretion by the above body:

Public Notice, Hearing, and Action

“The Director, the Planning Commission, and the City Council have the authority to approve, approve with conditions, or deny a Coastal Development Permit. A public hearing before one of these review authorities will be scheduled, and a Notice of the Public Hearing will be mailed to all property owners and residents within 300 feet of the project site (Error 1). The notice will be mailed at least 10 calendar days prior to the hearing (Error 2) and will state the date, time, and place for the public hearing. In addition, a public hearing notice sign must be posted on the project site (Error 4). The City will provide the sign. The applicant or agent are encouraged to attend the Public Hearing. At the public hearing, any person may present verbal and/or written testimony for or against the project (Error 3).

Public Notice, Hearing, and Action WAS NOT PUBLIC AT ALL - ERRORS

Error 1. Not all property owners and residents within 300 feet of the project site received the notice.

The following property owners who were listed in the Director Of Development Services Staff Report, Lot Line Adjustment Map, unnumbered page, but last page before the Wetland Delineation (2012) begins, reported not having received a Notice of Public Hearing:

[Hill: 5024 View Lane; Ortiz: 5058 View Lane; Sader: 875 Eureka Ave; McPherson: 875 Eureka Ave; Luther: 4840 Meyers Ave]. There may be more property owners than the five listed above that did not receive the Notice of Public Hearing for the 13 November 2023 ZOOM only meeting.

I am appealing because the City of Eureka and its Director of Development, Cristen Kenyon failed to follow the California Codes regarding the Public Hearing notification process by not notifying all landowners within 300 feet on the Carrington Property.

Error 2. The notice will be mailed at least 10 calendar days prior to the hearing.

I am appealing because the City of Eureka and its Director of Development, Cristen Kenyon failed to follow the California Codes by: (1) not notifying the landowners that did receive the Notice of Public Hearing with the 5 days required by the City to request accommodation with assistance for those not having access or knowing how to use a computer, those not knowing how to download or use Zoom, those not knowing how to use and/or not having access to or know how to use the internet to attend a ZOOM only Public Hearing.

Irma Garcia, property owner of 5058 View Lane never received the Notice of Public Hearing, and if she did, she does not read or speak English. Irma does not own a computer, know how to use Zoom or have access to the internet. The City of Eureka continues to support the exclusion of historically marginalized homeowners, non-English speaking, and non-technology accessible residents from the Zoom Public Hearing Process and the Public Processes, in general.

Guy Luther, property owner of 4840 Meyers Avenue never received the Notice of Public Hearing, and if he did, he is 81 years old and hearing impaired. He doesn't know what Zoom is, and has no internet access. The City of Eureka continues to support the exclusion of elderly homeowners with hearing impairments and without knowledge of how to use a computer, access to a computer, knowledge of how to use Zoom from the Public Hearing Process and the Public Processes.

I am appealing because the City of Eureka and its Director of Development, Cristen Kenyon failed to create a Public Hearing notification process by not notifying all landowners within 300 feet on the Carrington Property within the 5-day period due to the Veteran's Day Holiday observance to request ADA compliance

for the hearing impaired, those requiring language, and those without knowledge or access of computers, Zoom or the internet which excluded many individuals from the Public Hearing process.

Error 3. At the public hearing, any person may present verbal and/or written testimony for or against the project.

Due to the Zoom ONLY Public Hearing NOT any public person could be present or present verbal and /or written testimony for or against the project because the process EXCLUDED the disabled, those without knowledge of how to use a computer, access to a computer, knowledge of how to download and use Zoom, and access to the internet which must be high-speed in order to use Zoom efficiently.

I am appealing because the City of Eureka and its Director of Development, Cristen Kenyon failed to create a Public Hearing notification process by holding a Zoom only meeting those without knowledge or access of computers, Zoom or the internet which excluded many individuals from the Public Hearing process to participate in a public hearing.

Error 4. Public hearing notice sign must be posted on the project site.

No public sign was located on the gate leading to the property west of the 899 Eureka Avenue residence, gate at the Carole Sund Facility, or the gate to the cattle pasture. The City did not post Public Hearing Notice signs at the project site.

Summary

The Public Hearing was not PUBLIC. Only the Public in attendance received the notice, were educationally and financially fortunate enough to have knowledge and access to a computer, have knowledge and access to the internet to download ZOOM, know how to use Zoom, and be efficient enough within the short 30-minute hearing time period to interact in a communicative way with Ms. Kenyon. The Public Hearing was not posted at the Project Site.

I demand that the approval granted by Cristen Kenyon be overturned due to the City's failed notification process to the landowners within 300 feet of the Carrington Property and exclusion of those landowners within the 300 feet due to Limited English proficiency, hearing impairment, lack of the required 5-day notice by the City due to the Veteran's Day Holiday observance to request ADA compliance, Translator services, assistance with the technologic education efficiency required by the Zoom only Public Hearing, and that the Public Hearing Notification was not posted at the Project Site. The Public in entitled to a true Public Hearing on CDP-23-003.

Explain why or how the decision is not in accord with the city's Local Coastal Program:

It is logical and reasonable that the proposed Parcel A (3 acres) be approved for a Lot Line Adjustment because it holds a business and what could loosely be defined as Ag since chickens and goats are housed on the property. Parcel A has direct access to Highway 101 and also serves as access to the remain land used for pasture for seasonal cattle grazing and husbandry. Several landowners wanted to recommend this option to Ms. Kenyon, but were not allowed to speak by being cut off by her.

I strongly oppose separating the remaining 82 acres for the following reasons:

1. The City of Eureka Local Coastal Program's *City of Eureka Coastal Land Use Plan* (June 2023 Draft) under the Our Coastal Environment subheading, bullet #1 states: "*Preserve and enhance the beautiful open space, forest, coastal, agricultural, and habitat resources within and surrounding our City*". Approving the City of Eureka - Carrington Company Lot Line Adjustment and the Coastal Development Permit CDP-23-005 removes 22 acres from preservation and enhancement of the beautiful open space forest, coastal, agricultural, and habitat resources within and surrounding our City. This is in direct contradiction of the Local Coastal Program.

2. The City of Eureka Local Coastal Program's *City of Eureka Coastal Land Use Plan* (June 2023 Draft) under the Our Coastal Environment subheading, bullet #2 states: *"Reduce development pressure on agricultural, forest, and natural resource lands through well-planned, "infill first" development within City limits, building upon Eureka's historic development patterns by utilizing greater intensities and building heights than have been allowed in past LCPs"*. Approving the City of Eureka - Carrington Company Lot Line Adjustment and the Coastal Development Permit CDP-23-005 increases development pressure by pre-authorizing the development on agricultural, forest, and natural resource lands. This is in direct contradiction of the Local Coastal Program.

3. The City of Eureka Local Coastal Program's *City of Eureka Coastal Land Use Plan* (June 2023 Draft) under the Our Coastal Environment subheading, bullet #3 states: *"Assume a leadership role in water quality protection, resource conservation, and green practices"*. Approving the City of Eureka - Carrington Company Lot Line Adjustment and the Coastal Development Permit CDP-23-005 allows for reduced water quality, resource protection, and green practices by facilitating the develop of highly sensitive habitats (Parcel C upland habitat - Environmentally Sensitive Habitat Areas (ESHAs) as defined in the Carrington Wetland Delineations (2012) (Figure 1). Much of the City of Eureka - Carrington Company Lot Line Adjustment and the Coastal Development Permit CDP-23-005 proposed Parcel C property lines remains in the ESHAs (Figure 2). Yellow arrows indicate same location based upon GPS reference with maps of two different projections. Approving the City of Eureka - Carrington Company Lot Line Adjustment and the Coastal Development Permit CDP-23-005 increases development pressure by pre-authorizing reduced water quality, resource protection, and green practices on ESHAs. This is in direct contradiction of the Local Coastal Program.

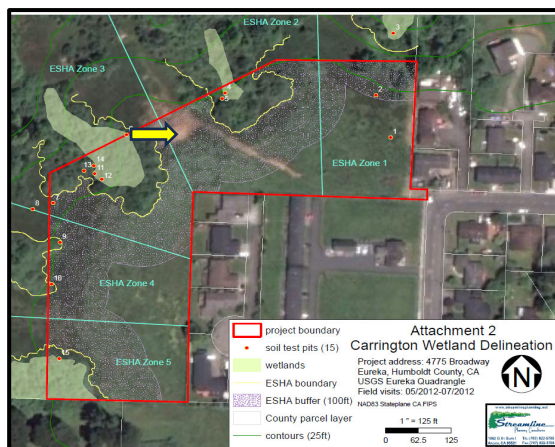


Figure 1. 2012 Carrington Wetland Delineation

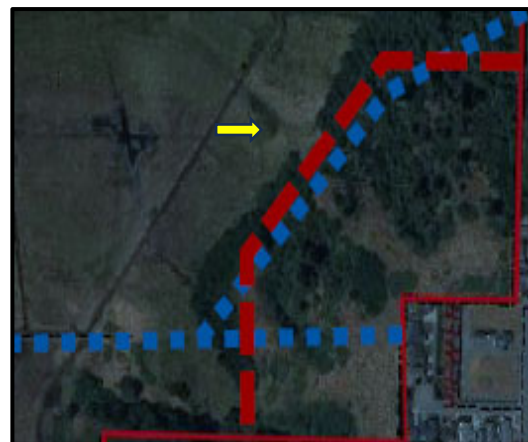


Figure 2. Carrington Coastal Development Permit boundary

4. Section 10-5.2946.9 Archeological areas: Page 14, City of Eureka - Carrington Company Lot Line Adjustment and the Coastal Development Permit CDP-23-005 states that *"the Wiyot Tribe THPO responded with no concerns for the proposed LLA"*, but no documentation of attempted contacts with the THPOs or their responses are included in the City of Eureka – Carrington Company Lot Line Adjustment and the Coastal Development Permit CDP-23-005. I speculate that the THPOs did not receive notification of the Public Hearing similar to the five landowners within the 300 feet property line or like the land owners that did receive the notification of Public Hearing, were not given time to respond due to the Veteran's Holiday.

5. During the so-called Zoom Only Public Meeting, the Wiyot Tribe's Natural Resources Department Director, Adam Canter expressed several concerns over the City of Eureka - Carrington Lot Line Adjustment and specifically mention the sensitive upper terrace habitat area and cultural importance of this specific location. Per the Carrington Wetland Delineations (2012), this habitat is listed as ESHA.
6. The proposed Parcel C (20.2 acres) was defined in the Carrington Wetland Delineations (2012) as Environmentally Sensitive Habitat Areas (ESHAs). The environmental issues concerning separating the remaining 82 acres into Parcels B and C are this action is incompatible and or illegal with the numerous California Department of Fish and Wildlife regulations, numerous Northern California Regional Water Quality Control Boards and State Water Board regulations, numerous United States Fish and Wildlife Service regulations, numerous National Oceanic Atmospheric Administration Service regulations, and potentially the U. S. Army Corps of Engineers regulations.
7. The environmental issues concerning separating the remaining 82 acres into Parcels B and C which are incompatible with City of Eureka's Elk River Estuary Enhancement Project (114 acres) which is hydrologically connected to the Carrington Property and just west of the west property line.
8. Parcel B (61.3 acres) is a wetland - seasonal freshwater lagoon and provides breeding habitat for numerous aquatic organisms and development is prohibited by the State of California. The environmental issues are seasonal aquatic animal movement and migration from the upland habitat to the seasonal freshwater lagoon for breeding (e.g., red legged frogs (*Rana draytonii*); rough-skinned newt (*Taricha granulosa*)).
9. The proposed Parcel C (20.2 acres) was described in the Carrington Wetland Delineations (2012) as: filled with riparian plant species providing excellent habitat for a wide variety of bird species; (= sensitive listed bird habitat); Environmentally Sensitive Habitat Areas (ESHAs); and when rainwater infiltrates the terrace, it hits the lower, compacted layers where it flows laterally to the west; and this water creates riparian/wetland habitat along the gullies (= hydrologically connected to Swain Slough, Elk River, Elk River Slough, and Humboldt Bay) – all ESA-listed salmonid and Pacific lamprey habitat are Tribal Trust Species.

Summary

The City of Eureka - Carrington Company Lot Line Adjustment and the Coastal Development Permit CDP-23-005 for the proposed Parcel A (3 acres) should be approved for a Lot Line Adjustment because it holds a business and could be defined as Ag.

10. However, the remaining 82 acres should remain as one parcel. The City of Eureka Local Coastal Program's *City of Eureka Coastal Land Use Plan* (June 2023 Draft) is contradictory to at least three strategic goals noted under the Our Coastal Environment subsection. The Carrington Wetland Delineations (2012) showed ESHA in the exact same areas where the proposed Parcel C is located. The environmental issues are concerning separating the remaining 82 acres into Parcels B and C are incompatible with the numerous state and federal agencies.

CITY OF EUREKA

APPEAL to DESIGN REVIEW OR PLANNING COMMISSION

Development Services – Planning, 531 “K” Street, Eureka, CA 95501 (707) 441-4160
www.ci.eureka.ca.gov planning@ci.eureka.ca.gov

Appeal Form

Contact Development Services – Planning with questions regarding this form, the appeal process, or general planning questions. Check the City’s website for open hours.

I want to appeal action by the:

- Director of Development Services – Planning
- Design Review Committee

This appeal is for action taken by the above body at a meeting held on the following date:
 Nov 13th 2023 - Zoom meeting - 10AM

The subject of the appeal is:		
Applicant:	13 NOV 2023	
Project Number:	Carrington Company	
Location of Property:	4775 Broadway, Eureka, CA 95503	
The decision was an:	Approval	Denial

Indicate specifically wherein it is claimed there was an error or abuse of discretion by the above body (use additional sheets if necessary):
 My home is within 300 feet and I never received any notice in the mail or email about this zoom meeting. I was notified via a neighbor at 4pm on Sat 11th on my way to work. Legally I should have been notified in writing!

For an appeal of a coastal development permit:
 Explain why or how the decision is not in accord with the city’s Local Coastal Program (use additional sheets if necessary):
 Watershed concerns
 Development Impact concerns
 Disturbance to a natural environment that we have spent millions on (right across highway 101) to restore for wildlife.

Appellant:

If more than one, attach list, including addresses and contact information.

I am the:	Applicant:	Interested person:	X	Date:	11/13/2023
Name:	COMAS SADER				
Address:	875 EUREKA ST.				
E-mail:	comas.sader@gmail.com				
	Signature:	EUREKA			
	City:	EUREKA			
	Phone:	207992-6179			

CITY OF EUREKA APPEAL to DESIGN REVIEW OR PLANNING COMMISSION

Development Services – Planning, 531 “K” Street, Eureka, CA 95501 (707) 441-4160
 www.ci.eureka.ca.gov planning@ci.eureka.ca.gov

Appeal Form

Contact Development Services – Planning with questions regarding this form, the appeal process, or general planning questions. Check the City’s website for open hours.

I want to appeal action by the:

- Director of Development Services – Planning
- Design Review Committee

This appeal is for action taken by the above body at a meeting held on the following date:
 11-13-23 via Zoom meeting

The subject of the appeal is: Lot Line Adj. Coastal Development

Applicant:	Carrington Co. NOV 13, 2023
Project Number:	Coastal Dev. Permit CDP 23-0003 Carrington Co.
Location of Property:	APN: 302-171-035 4775 Broadway Eureka, Ca. 95503
The decision was an:	Approval <input checked="" type="checkbox"/> Denial <input type="checkbox"/>

Indicate specifically wherein it is claimed there was an error or abuse of discretion by the above body (use additional sheets if necessary):
 Attached

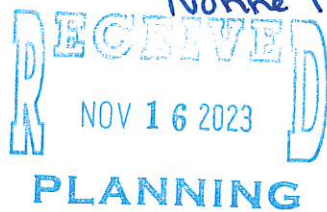
For an appeal of a coastal development permit:
 Explain why or how the decision is not in accord with the city’s Local Coastal Program (use additional sheets if necessary):
 Attached

Appellant: Carole Y. Pastori

If more than one, attach list, including addresses and contact information.

I am the: <input checked="" type="checkbox"/> Applicant:	<input type="checkbox"/> Interested person:	Date:	11-13-23
Name:	Carole Y. Pastori	Signature:	Carole Y. Pastori
Address:	1199 HERRICK Ave	City:	Eureka
E-mail:		Phone:	707 4458567 707 599-9850

Xvonne P @ Mendessupply.com



Indicate specifically wherein it is claimed there was an error or abuse of discretion by the above body:

Public Notice, Hearing, and Action

“The Director, the Planning Commission, and the City Council have the authority to approve, approve with conditions, or deny a Coastal Development Permit. A public hearing before one of these review authorities will be scheduled, and a Notice of the Public Hearing will be mailed to all property owners and residents within 300 feet of the project site **Error 1**. The notice will be mailed at Updated 10.18.22 Coastal Development Permit Page 2 least 10 calendar days prior to the hearing **Error 2** and will state the date, time, and place for the public hearing. In addition, a public hearing notice sign must be posted on the project site. The City will provide the sign. The applicant or agent are encouraged to attend the Public Hearing. At the public hearing, any person may present verbal and/or written testimony for or against the project **Error 3**).

Public Notice, Hearing, and Action WAS NOT PUBLIC AT ALL - ERRORS

Error 1. Not all property owners and residents within 300 feet of the project site received the notice.

The following property owners who were listed in the Director Of Development Services Staff Report, Lot Line Adjustment Map, unnumbered page, but last page before the Wetland Delineation (2012) begins, reported not having received a Notice of Public Hearing: [Hill: 5024 View Lane; Ortiz: 5058 View Lane; Sader: 875 Eureka Ave; McPherson: 875 Eureka Ave; Luther: 4840 Meyers Ave].

There may be more property owners than the five listed above that did not receive the Notice of Public Hearing for the 13 November 2023 ZOOM only meeting.

I am appealing because the City of Eureka and its Director of Development, Cristen Kenyon failed to follow the California Codes regarding the Public Hearing notification processes by not notifying all landowners within 300 feet on the Carrington Property.

Error 2. The notice will be mailed at Updated 10.18.22 Coastal Development Permit Page 2 least 10 calendar days prior to the hearing.

I am appealing because the City of Eureka and its Director of Development, Cristen Kenyon failed to follow the California Codes by not notifying the landowners that did receive the Notice of Public Hearing with the 5 days required by the City to request accommodation with assistance for those not knowing how to use a computer, those not knowing how to download or use Zoom, not having access to a computer, those not knowing and not having access to or know how to use the internet to attend a ZOOM only Public Hearing.

Irma Garcia, property owner of 5058 View Lane never received the Notice of Public Hearing, and if she did, she does not read or speak English. Irma does not own a computer, know how to use Zoom or have access to the internet. The City of Eureka continues to support the exclusion of historically marginalized homeowners, non-English speaking, and non-technology accessible residents from the Zoom Public Hearing Process and the Public Processes, in general.

Guy Luther, property owner of 4840 Meyers Avenue never received the Notice of Public Hearing, and if he did, he is 81 years old and hearing impaired. He doesn't have or know how to use a computer, he doesn't know what Zoom is, and has no internet access. The City of Eureka continues to support the exclusion of elderly homeowners with hearing impairments and without knowledge of how to use a computer, access to a computer, knowledge of how to use Zoom from the Public Hearing Process and the Public Processes.

I am appealing because the City of Eureka and its Director of Development, Cristen Kenyon failed to create a Public Hearing notification process by not notifying all landowners within 300 feet on the Carrington Property within the 5-day period due to the Veteran's Day Holiday observance to request ADA compliance for the hearing impaired, those requiring language, and those without knowledge or access of computers, Zoom or the internet which excluded many individuals from the Public Hearing process.

Error 3. At the public hearing, any person may present verbal and/or written testimony for or against the project.

Due to the Zoom ONLY Public Hearing NOT any person may present verbal and /or written testimony for or against the project because the process EXCLUDED the disabled, those without knowledge of how to use a computer, access to a computer, knowledge of how to download and use Zoom, and access to the internet which must be high-speed in order to use Zoom efficiently.

I am appealing because the City of Eureka and its Director of Development, Cristen Kenyon failed to create a Public Hearing notification process by holding a Zoom only meeting those without knowledge or access of computers, Zoom or the internet which excluded many individuals from the Public Hearing process to participate in a public hearing. The hearing was not PUBLIC, but was able to be attended by those educationally and financially fortunate enough to have knowledge and access to a computer, have knowledge and access to the internet to download ZOOM, know how to use Zoom, and be efficient enough in the short time given to interact in a meaningful way with Ms. Kenyon's and Ms. Castellano's rigid agenda.

I demand that the approval granted by Cristen Kenyon be overturned due to the City's failed notification process to the landowners within 300 feet of the Carrington Property and exclusion of those landowners within the 300 feet due to Limited English proficiency, hearing impairment, lack of the required 5-day notice by the City due to the Veteran's Day Holiday observance to request ADA compliance, Translator services, and assistance with the technologic education efficiency required by the Zoom only Public Hearing. The Public in entitled to a true Public Hearing on CDP-23-003 and every other Public Hearing or Meeting where everyone required by California Codes are included in the public processes.

This did not occur at the Public Hearing on Monday November 13, 2023 at 10:00 AM over Zoom facilitated by Cristen Kenyon. As a result of the City's decision to hold a Zoom only Public Hearing landowners who received a Notice of Public Hearing who could read English or were told because they were not hearing impaired about the Public Hearing by a neighbor, or have the education knowledge of computers and Zoom, and access to the internet were able to

participate. Many landowners that did participate in the meeting stated that they had never used Zoom prior to this meeting.

A REAL Public Hearing is required by the City of Eureka and Director of Development Services needs to be scheduled for the Coastal Development Process CDP-23-003 in order for the City to fulfil its legal obligations of California Code around inclusion of the Public to a Public Hearing process where the landowners are required by the City to be notified and included in the process.

Still working on this section – will finish tonight

Explain why or how the decision is not in accord with the city's Local Coastal Program:

The City of Eureka Coastal Land Use Plan (Draft June 2023), Our Coastal Environment subheading states "Preserve and enhance the beautiful open space, forest, coastal, agricultural, and habitat resources within and surrounding our City."

Watershed concerns

Wiyor Tribe's Adam Cantar's comments

Development impacts

CITY OF EUREKA

APPEAL to DESIGN REVIEW OR PLANNING COMMISSION

Development Services – Planning, 531 “K” Street, Eureka, CA 95501 (707) 441-4160
www.ci.eureka.ca.gov planning@ci.eureka.ca.gov

Appeal Form

Contact Development Services – Planning with questions regarding this form, the appeal process, or general planning questions. Check the City’s website for open hours.

I want to appeal action by the:

- Director of Development Services – Planning
 Design Review Committee

This appeal is for action taken by the above body at a meeting held on the following date:

11-13-23 Zoom Meeting

The subject of the appeal is:

Applicant:	13 Nov 2023		
Project Number:	Carrington Company		
Location of Property:	4775 Broadway, Eureka, ca, 95503		
The decision was an:	Approval	<input checked="" type="checkbox"/>	Denial

Indicate specifically wherein it is claimed there was an error or abuse of discretion by the above body (use additional sheets if necessary):

Attached

For an appeal of a coastal development permit:

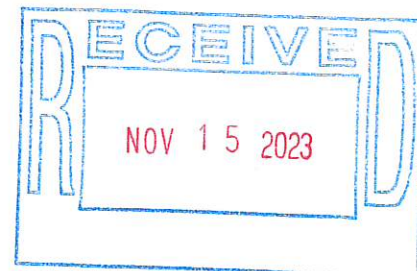
Explain why or how the decision is not in accord with the city’s Local Coastal Program (use additional sheets if necessary):

Attached

Appellant:

If more than one, attach list, including addresses and contact information.

I am the:	Applicant:	Interested person:	<input checked="" type="checkbox"/>	Date:	NOV 13 2023
Name:	Roger, Barbie Johnson			Signature:	<i>Roger Barbie Johnson</i>
Address:	1333 Herrick Ave			City:	Eureka, CA
E-mail:	<i>[Handwritten]</i>			Phone:	707-497-6773



Indicate specifically wherein it is claimed there was an error or abuse of discretion by the above body:

Public Notice, Hearing, and Action

"The Director, the Planning Commission, and the City Council have the authority to approve, approve with conditions, or deny a Coastal Development Permit. A public hearing before one of these review authorities will be scheduled, and a Notice of the Public Hearing will be mailed to all property owners and residents within 300 feet of the project site [REDACTED]. The notice will be mailed at Updated 10.18.22 Coastal Development Permit Page 2 least 10 calendar days prior to the hearing [REDACTED] and will state the date, time, and place for the public hearing. In addition, a public hearing notice sign must be posted on the project site. The City will provide the sign. The applicant or agent are encouraged to attend the Public Hearing. At the public hearing, any person may present verbal and/or written testimony for or against the project [REDACTED]."

Public Notice, Hearing, and Action WAS NOT PUBLIC AT ALL - ERRORS

[REDACTED] Not all property owners and residents within 300 feet of the project site received the notice.

The following property owners who were listed in the Director Of Development Services Staff Report, Lot Line Adjustment Map, unnumbered page, but last page before the Wetland Delineation (2012) begins, reported not having received a Notice of Public Hearing: [Hill: 5024 View Lane; Ortiz: 5058 View Lane; Sader: 875 Eureka Ave; McPherson: 875 Eureka Ave; Luther: 4840 Meyers Ave].

There may be more property owners than the five listed above that did not receive the Notice of Public Hearing for the 13 November 2023 ZOOM only meeting.

I am appealing because the City of Eureka and its Director of Development, Cristen Kenyon failed to follow the California Codes regarding the Public Hearing notification processes by not notifying all landowners within 300 feet on the Carrington Property.

[REDACTED] The notice will be mailed at Updated 10.18.22 Coastal Development Permit Page 2 least 10 calendar days prior to the hearing.

I am appealing because the City of Eureka and its Director of Development, Cristen Kenyon failed to follow the California Codes by not notifying the landowners that did receive the Notice of Public Hearing with the 5 days required by the City to request accommodation with assistance for those not knowing how to use a computer, those not knowing how to download or use Zoom, not having access to a computer, those not knowing and not having access to or know how to use the internet to attend a ZOOM only Public Hearing.

Irma Garcia, property owner of 5058 View Lane never received the Notice of Public Hearing, and if she did, she does not read or speak English. Irma does not own a computer, know how to use Zoom or have access to the internet. The City of Eureka continues to support the exclusion of historically marginalized homeowners, non-English speaking, and non-technology accessible residents from the Zoom Public Hearing Process and the Public Processes, in general.

Guy Luther, property owner of 4840 Meyers Avenue never received the Notice of Public Hearing, and if he did, he is 81 years old and hearing impaired. He doesn't have or know how to use a computer, he doesn't know what Zoom is, and has no internet access. The City of Eureka continues to support the exclusion of elderly homeowners with hearing impairments and without knowledge of how to use a computer, access to a computer, knowledge of how to use Zoom from the Public Hearing Process and the Public Processes.

I am appealing because the City of Eureka and its Director of Development, Cristen Kenyon failed to create a Public Hearing notification process by not notifying all landowners within 300 feet on the Carrington Property within the 5-day period due to the Veteran's Day Holiday observance to request ADA compliance for the hearing impaired, those requiring language, and those without knowledge or access of computers, Zoom or the internet which excluded many individuals from the Public Hearing process.

At the public hearing, any person may present verbal and/or written testimony for or against the project.

Due to the Zoom ONLY Public Hearing NOT any person may present verbal and /or written testimony for or against the project because the process EXCLUDED the disabled, those without knowledge of how to use a computer, access to a computer, knowledge of how to download and use Zoom, and access to the internet which must be high-speed in order to use Zoom efficiently.

I am appealing because the City of Eureka and its Director of Development, Cristen Kenyon failed to create a Public Hearing notification process by holding a Zoom only meeting those without knowledge or access of computers, Zoom or the internet which excluded many individuals from the Public Hearing process to participate in a public hearing. The hearing was not PUBLIC, but was able to be attended by those educationally and financially fortunate enough to have knowledge and access to a computer, have knowledge and access to the internet to download ZOOM, know how to use Zoom, and be efficient enough in the short time given to interact in a meaningful way with Ms. Kenyon's and Ms. Castellano's rigid agenda.

I demand that the approval granted by Cristen Kenyon be overturned due to the City's failed notification process to the landowners within 300 feet of the Carrington Property and exclusion of those landowners within the 300 feet due to Limited English proficiency, hearing impairment, lack of the required 5-day notice by the City due to the Veteran's Day Holiday observance to request ADA compliance, Translator services, and assistance with the technologic education efficiency required by the Zoom only Public Hearing. The Public is entitled to a true Public Hearing on CDP-23-003 and every other Public Hearing or Meeting where everyone required by California Codes are included in the public processes.

This did not occur at the Public Hearing on Monday November 13, 2023 at 10:00 AM over Zoom facilitated by Cristen Kenyon. As a result of the City's decision to hold a Zoom only Public Hearing landowners who received a Notice of Public Hearing who could read English or were told because they were not hearing impaired about the Public Hearing by a neighbor, or have the education knowledge of computers and Zoom, and access to the internet were able to

participate. Many landowners that did participate in the meeting stated that they had never used Zoom prior to this meeting.

A REAL Public Hearing is required by the City of Eureka and Director of Development Services needs to be scheduled for the Coastal Development Process CDP-23-003 in order for the City to fulfil its legal obligations of California Code around inclusion of the Public to a Public Hearing process where the landowners are required by the City to be notified and included in the process.

Still working on this section – will finish tonight

Explain why or how the decision is not in accord with the city’s Local Coastal Program:

The City of Eureka Costal Land Use Plam (Draft June 2023), Our Costal Environment subheading states “Preserve and enhance the beautiful open space, forest, coastal, agricultural, and habitat resources within and surrounding our City.”

Watershed concerns

Wiyor Tribe’s Adam Cantar’s comments

Development impacts

