



AGENDA SUMMARY EUREKA CITY COUNCIL

TITLE: Tirsbeck Local Coastal Program Amendment

DEPARTMENT: Development Services - Planning

PREPARED BY: Caitlin Castellano, Senior Planner

PRESENTED FOR: Action Information only Discussion

RECOMMENDATION

1. Waive reading, read by title only and adopt Bill No. 1034-C.S., an Ordinance of the City Council amending the Implementation Plan map of the certified Local Coastal Program to change the zoning designation from General Industrial to Service Commercial at 936 W Hawthorne Street; and
2. Adopt a resolution of the City Council of the City of Eureka directing staff to transmit an application to the Coastal Commission for the Tirsbeck Local Coastal Program Amendment to change the Land Use Plan and Implementation Plan map designations at 936 W Hawthorne Street.

FISCAL IMPACT

No Fiscal Impact Included in Budget Additional Appropriation

COUNCIL GOALS/STRATEGIC VISION

2040 General Plan 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.

- Policy 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 competitiveness, and integrate mixed uses.

DISCUSSION

The applicant, Alan Tirsbeck, is requesting a Local Coastal Program (LCP) Amendment to change the Land Use Plan (LUP) (i.e. Coastal General Plan) land use designation and Implementation Plan (i.e. Coastal Zoning Code) zoning district on the parcel adjacent to and west of 2000 Broadway, 936 W Hawthorne Street (APN 003-182-010). The LCP Amendment would change the land use and zoning designations at 936 W Hawthorne

Street from General Industrial (GI)/General Industrial (MG) to General Service Commercial (GSC)/Service Commercial (CS). 2000 Broadway 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 which would allow for 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.

Although there is no specific development project at this time, the entire 3.18-acre property 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, which supports the 2040 General Plan vision to revitalize and beautify the Broadway Corridor.

On March 19, 2024, Council reviewed the findings for approval of the LUP and IP map amendments, as well as the Initial Study and Mitigated Negative Declaration (IS/MND) for the entire project (the Tirsbeck Surplus Property and Right-of-Way Vacation and Local Coastal Program Amendment Project), and held a duly noticed public hearing to receive public testimony.

No public comment was received, and the City Council then by a unanimous vote, with one Member absent, adopted three resolutions: 1) Resolution No. 2024-11 adopting the IS/MND for the entire project; 2) Resolution No. 2024-12 approving the surplus property and alley easement vacation within 2000 Broadway; and 3) Resolution No. 2024-13 approving the LUP map amendment to change the land use designation from GI to GSC at 936 W Hawthorne Street. Council also introduced Bill No. 1017-C.S. to amend the IP map to change the zoning designation from MG to CS on 936 W Hawthorne Street.

At this time, Council is being asked to adopt Bill No. 1017-C.S., and adopt a resolution directing staff to transmit an application to the Coastal Commission for the Tirsbeck Local Coastal Program Amendment.

PUBLIC NOTIFICATION AND PARTICIPATION

Notification to entities pursuant to California Government Code §65352 et seq. for General Plan amendments was provided via email on September 28, 2023. No substantive comments were received from the notification.

Pursuant to Title 14 California Code of Regulations §13515 (complying with Public Resource Code [PRC] §30503), a “Notice of Availability of Draft Local Coastal Program Amendment and Notice of Planning Commission Public Hearing” and a “Notice of Availability of Draft Local Coastal Program Amendment and Notice of City Council Public Hearing,” were mailed on January 31, 2024 and March 5, 2024 respectively, to all property owners and occupants within 300 feet of the subject property, 50 local, state and federal

agencies/entities, the Humboldt County Library, one newspaper of general circulation (the Times Standard), 11 radio stations, and ten City departments and divisions.

Those same notices were also posted at the subject property, on the City's website and bulletin boards, and published in the Times Standard. The notices included information on the public hearings at the regular Planning Commission meeting on February 14, 2024 and regular City Council meeting on March 19, 2024.

No comments were received from the mailing, posting and publication of the notices, and no comments were received at the Planning Commission public hearing on February 14, 2024 or the City Council Public Hearing on March 19, 2024.

SUGGESTED MOTION

- *"I move the City Council waive reading, read by title only and adopt Bill No. 1034-C.S., an Ordinance of the City Council amending the Implementation Plan map of the certified Local Coastal Program to change the zoning designation from General Industrial to Service Commercial on 936 W Hawthorne Street; and,*
- *I move the City Council of the City of Eureka adopt a resolution directing staff to transmit an application to the Coastal Commission for the Tirsbeck Local Coastal Program Amendment to change the Land Use Plan and Implementation Plan map designations at 936 W Hawthorne Street."*

REVIEWED AND APPROVED BY:

City Attorney
City Clerk/Information Services
Development Services
Finance
 Fire
 Community Services
 Personnel
 Police
Public Works

ATTACHMENTS:

- Attachment 1: Bill No. 1034-C.S. for IP Map Amendment for LCP-23-0001
Attachment 2: City Council Resolution of Transmittal to Coastal Commission