



PLANNING COMMISSION RESOLUTION

RESOLUTION NO. 2025-4

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EUREKA RECOMMENDING THE CITY COUNCIL ADOPT THE WATERFRONT EUREKA PLAN AND ASSOCIATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ADDENDUM

WHEREAS, the City of Eureka's 2040 General Plan (adopted December 15, 2018) contains Land Use Goal LU-2, which sets a vision of a thriving, compact, and pedestrian oriented Core Area that serves as the heart of Eureka's civic, cultural, business and visitor activity and is appealing to new investment; and, Policy LU-2.11: Core Area Specific Plan, which directs the City to initiate a specific plan for the Core Area to create a framework to focus community efforts and enhance the ability to attract funding for reinvestment; and

WHEREAS, the City received \$215,000 from the California Department of Housing and Community Development (HCD) – \$65,000 from the SB 2 Planning Grants and Technical Assistance Program, and \$150,000 from the Local Early Action Planning (LEAP) Grant Program in years 2019 and 2021 respectively – to prepare a specific plan and environmental analysis in order to accelerate housing production and streamline housing approvals; and

WHEREAS, California Government Code (CGC) Title 7, Division 1, Chapter 3, Article 8, §65450 et seq. (Specific Plans) allows for the preparation of a specific plan for the systematic implementation of the general plan for part of the area covered by the general plan, and CGC §65453 allows for a specific plan to be prepared, adopted, and amended in the same manner as a general plan; and

WHEREAS, on September 8, 2021, City staff released a comprehensive Request for Proposals (RFP) (BID # 2021-19) package to solicit consultant/firms for the development of the Waterfront Specific Plan and California Environmental Quality Act (CEQA) Streamlining in order to accelerate housing production and streamline housing approvals, and on December, 2021 Council declared Dudek the preferred proposer and authorized the City Manager to execute a standard contract; and

WHEREAS, a Waterfront Specific Plan, known as the Waterfront Eureka Plan (WEP), has been prepared and provides for the systematic implementation of the 2040 General Plan in the City's Coastal Core Area, which includes the Commercial Bayfront, Old Town, and the Library District as identified in the 2040 General Plan; and

WHEREAS, the WEP includes zoning regulations, development standards, design guidelines, vision statements, strategies, and implementing actions to provide a roadmap for development and redevelopment of the vacant and underutilized sites and buildings along and near Eureka's northern waterfront, to facilitate new mixed-use development and accelerate housing production; and

WHEREAS, the content of the WEP is consistent with CGC §65451 et seq. regarding specific plans, and its land use and zoning standards and regulations are intended to be incorporated into

Eureka's Local Coastal Program (LCP) which is in the process of being comprehensively updated; and

WHEREAS, the land use and zoning standards and regulations of the WEP will not become effective until certified by the California Coastal Commission as part of the LCP Update at a later date; and

WHEREAS, the City Council's pending decision to adopt the WEP (a decision for which the Planning Commission is providing a recommendation) is a discretionary action and is considered a "project" subject to environmental review in accordance with CEQA; and

WHEREAS, an Addendum to the 2040 General Plan Environmental Impact Report (EIR) (SCH#2016102025; certified by City Council on December 15, 2018) has been prepared pursuant to §21166 of CEQA and §15162 of the CEQA Guidelines; the WEP's EIR Addendum (Attachment 3 of the staff report) analyzes the potential direct, indirect, and/or cumulative environmental impacts and verifies that the WEP will not result in a new or substantially more severe significant environmental impact beyond what was identified in the General Plan EIR; and

WHEREAS, pursuant to CEQA Guidelines §15074, the Planning Commission must consider the proposed CEQA Addendum before making its recommendation to the City Council; 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 April 23, 2025 at 5:30 p.m. in person and via Zoom in the Council Chamber regarding the WEP and CEQA Addendum; and

WHEREAS, the Planning Commission of the City of Eureka has reviewed the WEP specific plan in accordance with CGC §65450 et seq., and after due consideration of all testimony, evidence, and reports offered at the public hearing, does hereby find and report the following facts:

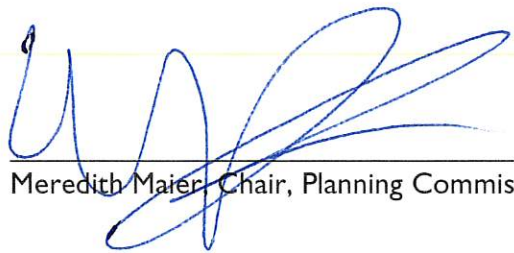
1. The WEP includes the distribution, location, and extent of the uses of land, including open space, within the WEP Plan Area.
2. The WEP includes the proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
3. The WEP includes standards and criteria by which development will proceed.
4. The WEP includes a program of implementation measures, including regulations, programs, public works projects, and financing measures necessary to carry out items 1-3 above.
5. The WEP carries out the intent of the 2040 General Plan for the City's Core Area in the Coastal Zone, and is consistent with the 2040 General Plan.
6. The potential environmental effects from adoption of the WEP have been evaluated and found consistent with the 2040 General Plan Environmental Impact Report (SCH #2016102025) (certified by Council on December 15, 2018) as outlined in a CEQA

Addendum prepared for the WEP pursuant to §21166 of CEQA and §15162 of the CEQA Guidelines.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Eureka does hereby recommend the City Council adopt the WEP and associated CEQA Addendum to the 2040 General Plan EIR.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Eureka in the County of Humboldt, State of California, on the 23rd day of April, 2025, by the following vote:

AYES: COMMISSIONERS MAIER, BENSON, LAZAR, FREITAS, KRAFT
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

A handwritten signature in blue ink, appearing to read 'M Maier', written over a horizontal line.

Meredith Maier, Chair, Planning Commission

Attest:

A handwritten signature in blue ink, appearing to read 'Cristin Kenyon', written over a horizontal line.

Cristin Kenyon, Executive Secretary