

<b>Title:</b>	ACGC Koster Shop
<b>Project(s):</b>	Design Review AA-25-2
<b>Location(s):</b>	1606 Koster Street
<b>APN(s):</b>	003-172-011
<b>Applicant:</b>	Adams General Contracting, Inc
<b>Property Owner:</b>	Will Adams
<b>Purpose/Use:</b>	Demolish an existing dilapidated building and replace it with a new metal-clad shop/warehouse for a construction business.
<b>Complete Application:</b>	April 1, 2025
<b>Deadline for Action:</b>	June 30, 2025
<b>General Plan:</b>	GC – General Commercial
<b>Zoning:</b>	CS – Service Commercial
<b>California Environmental Quality Act (CEQA):</b>	Exempt under CEQA Guidelines §15332, Class 32 In-Fill Development Projects
<b>Staff Contact:</b>	Samuel Griffard, Assistant Planner
<b>Recommendation:</b>	Adopt a resolution finding the project exempt from CEQA and conditionally approving
<b>Motion:</b>	<i>“I move the Design Review Committee adopt a resolution to find the project exempt from CEQA and conditionally approving the ACGC Koster Shop.”</i>

Figure 1: Location Map



**Figure 2: Vicinity Map**



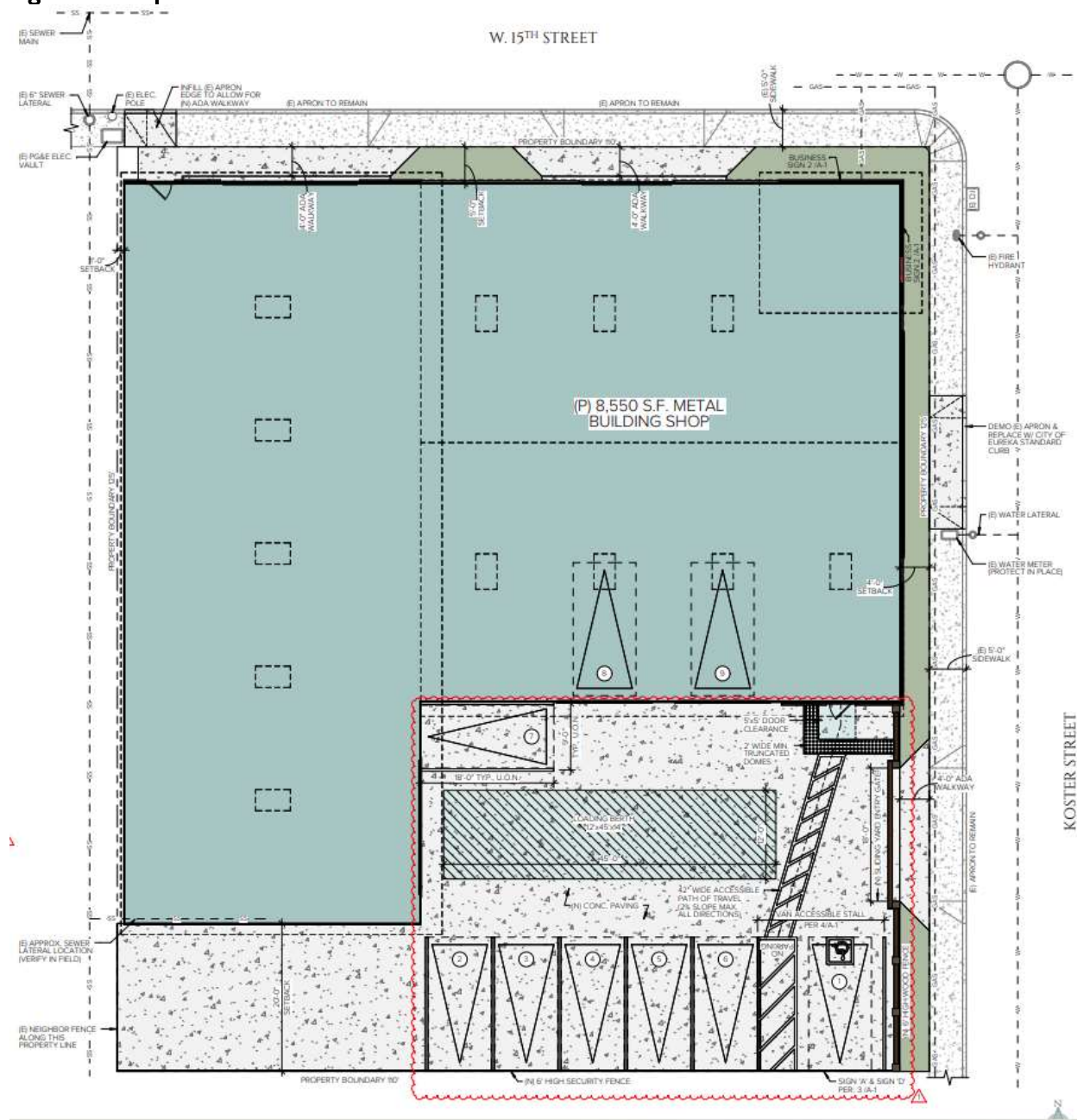
### **PROJECT DESCRIPTION**

The Applicant, Adams General Commercial Contracting, Inc (ACGC), is proposing to demolish an existing vacant and dilapidated building on an 17,750-square-foot (sf) corner lot (Figure 2), and replace it with a new 8,850-sf single-story shop building and fenced parking lot (Figures 3 and 4). The proposed building will be a metal-clad warehouse building similar to others in the vicinity, with redwood trellis accents, stone wainscoting, two rolling doors fronting 15<sup>th</sup> Street, and two identical signs with the company's logo facing each street. The parking lot will be enclosed with a redwood-board fence with a rolling gate and driveway to Koster Street, and will have nine off-street parking spaces (two of which are within the building), a large loading bay, and three rolling doors.

**Figure 3: Rendering of the Proposed Building and Fenced Parking Lot (looking the northeast corner towards 15<sup>th</sup> and Koster; see Attachment 2 for plan set)**



Figure 4: Proposed Site Plan



**Background**

The subject lot is developed with a 5,850-sf commercial building and associated paved parking (Figures 5 and 6). The existing building has been vacant for several years and is in disrepair. The lot is located on the southwest corner of Koster and West 15<sup>th</sup> Streets. Across Koster to the east, is the rear of the strip mall containing Bevmo, the UPS Store, and O’Reilly Auto Parts. To the northeast is a commercial strip mall containing Global Gifts, Eureka Natural Foods, and Walgreens Pharmacy. Directly north is a gravel lot and metal warehouse building associated with BT Metals. To the northwest is a PG&E transmission station. Directly to the west is a local FedEx distribution facility, another metal warehouse, and further west from that is Costco. Directly

south is Western Chain Saw Co., again in a metal warehouse type building. The surrounding area is mainly commercial and industrial developments containing metal warehouse-type buildings.

The subject lot is located in the Coastal Zone, in the Service Commercial Zoning District (CS District), where warehouses and contractor's storage yards are principally permitted under Eureka Municipal Code (EMC) §10-5.29132. The lot is also located in the City's Categorical Exclusion (CX) Area. As a result, the development qualifies for a CX Permit under EMC §10-5.29304.1(a) because the warehouse and contractors storage yards are principally permitted uses in the CS District. Architectural and Site Plan Review (i.e. Design Review) is required for the proposed project due to its location in the CS District, pursuant to EMC §10-5.29137.

**Figure 5: Existing Structure (looking south from 15th Street)**



**Figure 6: Existing Structure (looking west from Koster Street)**



## **DESIGN REVIEW ANALYSIS**

Site Plan and Architectural Review are required for construction of the proposed project, and in this case, the Design Review Committee has authority over the design review process. Pursuant to EMC §10-5.1801.1, Site Plan Review is intended to: 1) preserve the natural beauty of the City's site; 2) prevent the indiscriminate clearing of property and the destruction of trees and shrubs; 3) prevent excessive grading of hillsides and creation of drainage hazards; 4) ensure that structures are properly related to their sites and to surrounding sites and structures and to traffic circulation in the vicinity; and, 5) ensure that parking areas, walkways, and landscaping are arranged to accomplish the objectives of the zoning code. Pursuant to EMC §10-5.1801.2, the purpose of Architectural Review is to prevent the erection of structures that would be inharmonious with their surroundings or would have an adverse effect on the value of property or improvements in the vicinity.

According to EMC §10-5.1801 et seq., the Design Review Committee's review includes exterior design, materials, textures, and colors but does not include elements of the design that do not affect exterior appearance. The ugly, the inharmonious, the monotonous, and the hazardous shall be barred, but originality in architecture and site planning shall not be suppressed. The Design Review Committee must recommend disapproval of drawings for a structure that would be inharmonious with surrounding development, but the Committee cannot require new structures duplicate an historic architectural style as a condition of approval.

The lot currently houses a dilapidated building, a large paved parking area, and several dying shrubs. The proposed building will not degrade the natural beauty of the site or lead to indiscriminate clearing of property and destruction of trees and shrubs, and instead may help revitalize the immediate area. The lot is flat with less than a 2% slope and has already been graded and developed; while there will be more grading for the new building and parking lot, it will not substantially change the drainage of the site.

The proposed structure will cover 62% of the surface of the lot, which is well within the 120% limit prescribed by the CS District; the building is also under 25-feet tall, which is under the 35-foot height limit in the CS District. The proposed building has a 4-foot setback, and there are no setbacks required in the CS District. No landscaping has been proposed, and none is required in the CS District, but the setback could accommodate landscaping should the Applicant decide to install some. Therefore, a condition has been added to ensure no plant species with a "High" rating in the California Invasive Plant Council's Cal-IPC inventory of invasive plants be planted or allowed to persist on-site used due to the site's location in the Coastal Zone. The 8,550-sf building requires nine parking spaces—nine are provided. One large loading berth is also required and provided. The project complies with zoning standards and Site Plan Review goals.

See Attachment 2 for the complete plans set (i.e. site plan, elevations, and colors and materials).

The building will feature alternating horizontal and vertical metal siding, stone wainscot, redwood trellises, and metal roll-up and employee doors on the 15th Street façade, with lighting above. Two signs - "ACGC Inc." in gray aluminum with a red logo - will face 15th and Koster Streets, each with a redwood trellis. A 30-ft redwood fish sculpture and trellis will be on the eastern wall. The Koster-side yard will be fenced with redwood boards and bronze-colored metal posts with a sliding gate. Inside, the paved yard will include seven parking spaces (one ADA), a loading berth, and additional doors and lighting. The proposed lighting appears to be Dark Sky compliant. The

metal roof will include three skylights on the north slope, four on the south, and varied rooflines: a west-facing slope (18%), a central gable (9%, 20 ft peak), and a corner tower supporting signage.

The shop's design is compatible with the area and distinctive in its redwood elements. Staff finds the project meets Site Plan and Architectural Review requirements and will positively contribute to the area, and will have a positive effect on the value of properties within the vicinity.

## **ENVIRONMENTAL ASSESSMENT**

The City of Eureka, as Lead Agency, has determined the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), in accordance with §15332 (In-fill Development Projects) of the CEQA Guidelines. The proposed mixed-use development project qualifies for a Class 32 exemption (§15332) from CEQA because: (1) the project is consistent with the certified Land Use Plan (i.e. Coastal General Plan) designation and policies, as well as all applicable Implementation Plan (i.e. Coastal Zoning Code) designations and regulations; (2) the project site is less than five acres in size (approximately 0.10 acres); (3) the project is located within the City limits and surrounded by urban uses; (4) the project site has no value for habitat for endangered, rare, or threatened species; (5) approval of the project will not result in any significant effects relating to traffic, noise, air or water quality as the site has already been used for commercial purposes; and (6) the site can be adequately served by all required utilities and public services.

### **Referral Comments**

Referrals were sent to agencies and City departments with interest or jurisdiction over the subject lot.

City Engineering noted that the project triggers stormwater, erosion control, and grading requirements due to the extent of impervious surface and excavation. Utility upgrades may be needed, including inspection and possible replacement of sewer laterals, installation of a backflow device, and clarification regarding an existing fire service. Public right-of-way dimensions were misrepresented in the plans, and all fences, gates, and sidewalk work must comply with City standards. The Humboldt County Environmental Health Division emphasized compliance with solid waste disposal and recycling regulations during demolition and construction. The Air Quality Management District stated that demolition activities must comply with Asbestos NESHAP requirements, and a permit cannot be issued without proper notification. PG&E provided standard gas and electric safety protocols, including easement restrictions, clearance requirements, and excavation safety procedures, and noted that project-specific approval may still be required. Attachment 3 includes the referral responses, and the Applicant is conditioned to address these comments during the building permit process.

The project is also conditioned to have a tribal cultural monitor on-site during ground disturbing activities, and to implement the City's inadvertent discovery protocol, as requested by the Bear River Band and Wiyot Tribe.

## **CONCLUSION**

Based on the analysis above, the proposed ACGC Koster Shop as conditioned is not ugly, inharmonious, monotonous, or hazardous, and will not be detrimental to property or improvements in the vicinity.

**DOCUMENTS ATTACHED**

Attachment 1: Design Review Committee Resolution 2025-\_\_\_\_

Attachment 2: Applicant Submitted Material

Attachment 3: Referral Comments