

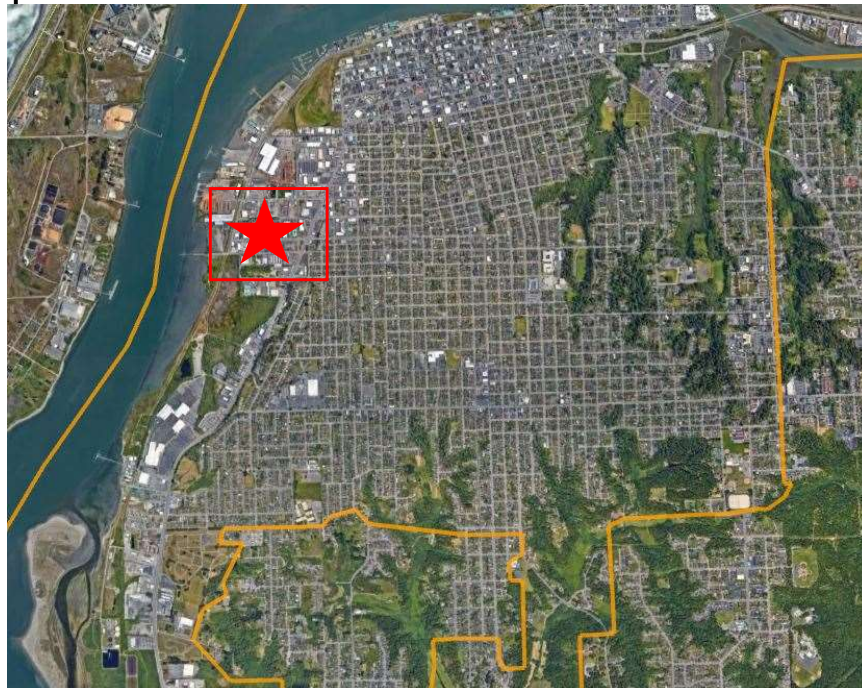
DESIGN REVIEW COMMITTEE

STAFF REPORT

August 13, 2025

Title:	Costco Cooler Addition
Project:	Coastal Design Review AA-25-4
Location:	1006 W Wabash Avenue
APN:	003-082-028
Applicant/Agent:	Sam Sanchez
Property Owner:	Costco Wholesale Corporation/The Price Company
Purpose/Use:	Addition to north-facing building wall for new dairy and produce cooler refrigeration equipment, west of the existing Tire Center
Complete Application:	June 17, 2025
Deadline for Action:	September 15, 2025
General Plan:	GI – General Industrial
Zoning:	MG – General Industrial
California Environmental Quality Act (CEQA):	Exempt CEQA Guidelines under §15301, Class I Existing Facilities
Staff Contact:	Alexandra Gonzalez, Assistant Planner
Recommendation:	Adopt a resolution finding the project exempt from CEQA and conditionally approving
Motion:	<i>“I move the Design Review Committee adopt a resolution finding the project exempt from CEQA and conditionally approving the Costco Cooler Addition at 1006 W Wabash Avenue.</i>

Figure 1: Location Map



PROJECT DESCRIPTION

The Applicant, Sam Sanchez, Agent for Costco Wholesale, is proposing to construct a 3,116-square-foot dairy and produce cooler addition (90-foot[ft]-seven-inch [in] by 34-ft-three-in) along the north-facing wall of the existing Costco store (Project; see Figure 2 for the Project location). The addition is designed to house new refrigeration equipment and will be located immediately west of the existing Tire Center addition. Architectural and Site Plan Review (i.e. Design Review) is required for the Project under Eureka Municipal Code (EMC) Article 18 (Site Plan Review and Architectural Review) because the project site (site) is located within the Coastal Design Review Area.

Figure 2: Site Plan (red = location of proposed addition [See Attachment 2, Page 1 to see larger plan set])

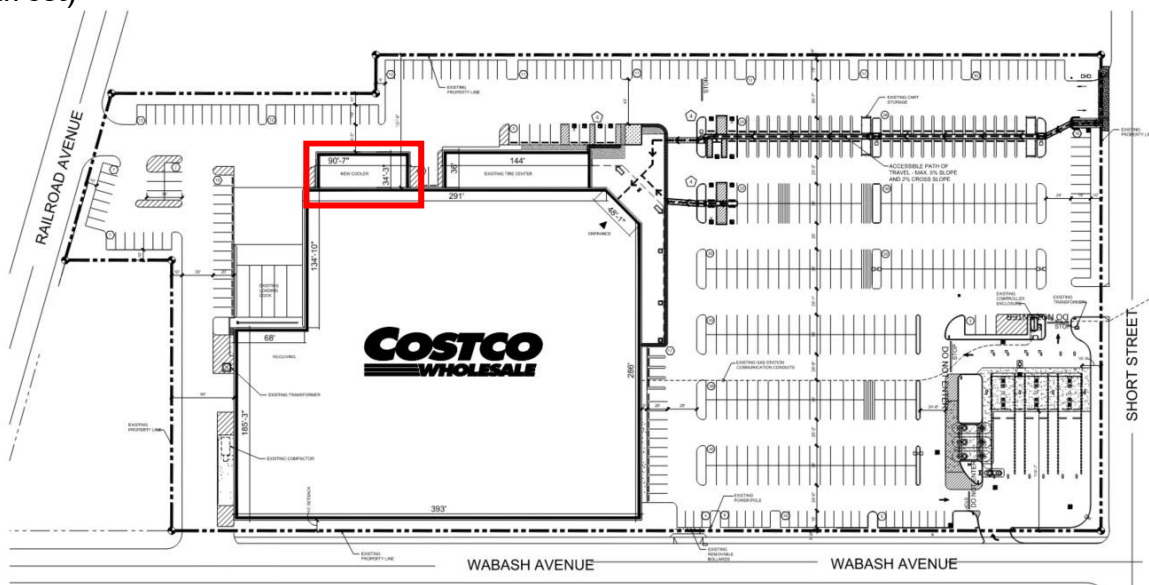
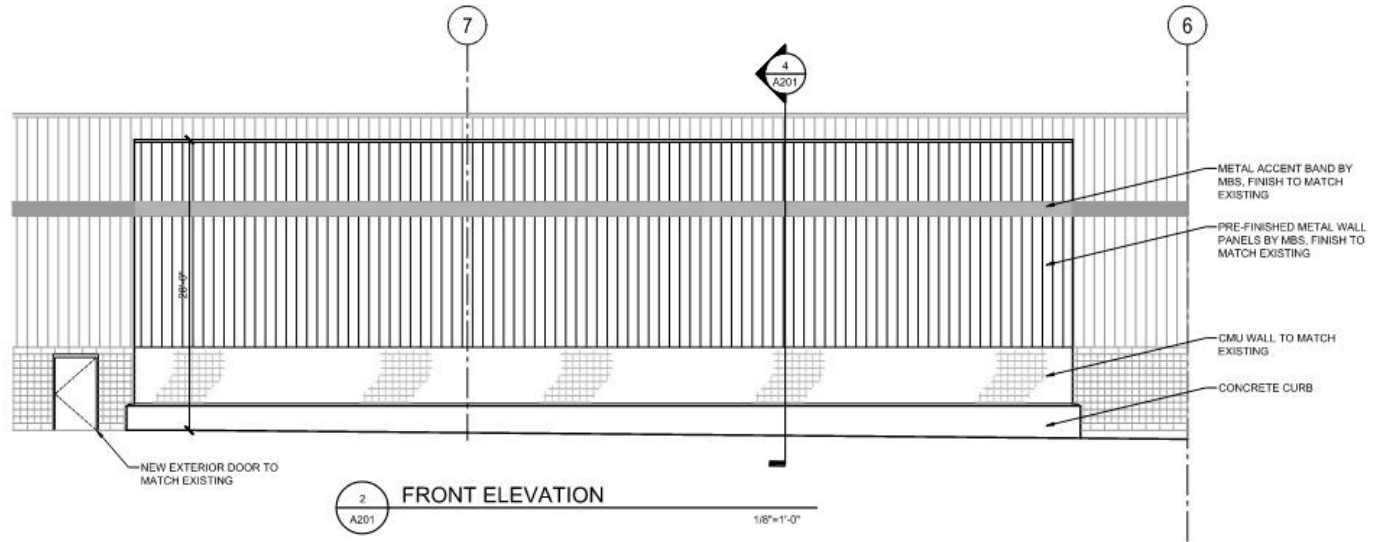


Figure 3: Existing Façade with View of Tire Center (facing south east [taken on July 15, 2025])



Figure 4: Proposed Facade (facing south [See Attachment 2, Page 2 for larger plan set])



Background

The site spans 9.39 acres and includes a 116,018-sf primary warehouse retail building, an attached 5,184-sf Tire Center (114 ft by 34 ft), and a Gas Station Facility. The site is located within the General Industrial Zoning District (MG District) and has a land use designation of General Industrial (GI). The cooler addition is physically attached to the existing Costco building and will function as an integrated component of the site's wholesale retail operations. As such, it is considered an appurtenant structure rather than a separate accessory use. The addition supports and enhances the existing principally permitted wholesale use, consistent with EMC §10-5.1003.2(d). No new land use is proposed, and the addition does not constitute a change in use or intensification beyond what is already allowed by right in the MG District. The site was purchased from the Eureka Redevelopment Agency in 1993 and received Architectural/Site Plan Review approval (AA-42-93) that same year for the main structure, including the Tire Center. In 2002, the Site received Architectural/Site Plan Review approval (AA-04-02) for the Gas Station Facility. Although there have been no significant exterior changes to the site since 2002, several interior upgrades have been made through multiple Building Permits. These upgrades include fire sprinklers for existing refrigeration units, expansion of vegetable refrigeration equipment, relocation of meat refrigeration, food service remodel, and a bakery remodel, all of which align with the Project's intended uses.

DESIGN REVIEW ANALYSIS

As previously mentioned, the Site Plan and Architectural Review are required for construction of the Project, and in this case, the Design Review Committee has authority over the Design Review process. Pursuant to Eureka Municipal Code (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.

Pursuant to EMC §10-5.1801 et seq., the Design Review Committee's scope includes review of exterior design, materials, textures, and colors, but excludes elements that do not affect exterior appearance. The EMC notes "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 addition will extend 30 ft from the north-facing building wall, similar to the existing approximately 34-ft projection of the Tire Center to the east. The addition will match the existing façade in both material and design, using concrete masonry units (CMUs) along the lower eight feet and pre-finished metal wall panels above, consistent with the existing building elevations (Figure 3). This ensures architectural cohesion and visual harmony between the new and existing structures.

The Project will be constructed within a portion of the parking lot and will not require tree removal or clearing. Since the site is already developed, not located on a hillside, and has stable topography, no significant grading or drainage hazards are anticipated. The addition will not extend farther north than the Tire Center and will be approximately 215 feet from the site's western driveway to Railroad Avenue, preserving existing traffic circulation patterns. No new landscaping is proposed, and no walkways exist within the Project footprint. The Site continues to comply with all applicable Zoning Code requirements, including parking (466 spaces provided; 414 required under EMC §10-5.1503.2) and loading berth standards (per EMC §10-5.1603).

The Project was referred to partnering City departments and agencies for review, and no comments were received. However, a condition has been added to ensure the Applicant is aware that a building permit is necessary before commencing any work. For these reasons, the Project is consistent with the intent and standards of the Design Review process and will not result in a structure that is ugly, inharmonious, monotonous, or hazardous.

ENVIRONMENTAL ASSESSMENT

The City of Eureka, as Lead Agency, has determined the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), in accordance with §15301, Class I (Existing Facilities). The Class I exemption applies to the minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Specifically, it includes additions to existing structures of up to 10,000 sf, provided that: (A) the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and (B) The area in which the project is located is not environmentally sensitive. The Project involves a 3,116-sf addition to an existing 121,202-sf structure, representing an increase of only 2.57% in total floor area. The site was developed in accordance with the General Plan and due to the relatively small size of the Project compared to the existing Costco warehouse structure, the addition will not significantly impact existing public services or utilities. Furthermore, the site is not located within an environmentally sensitive area. For these reasons, the Project is a negligible expansion of an existing wholesale use and is consistent with the Class I Categorical Exemption.

CONCLUSION

Based on the analysis above, the Costco Cooler Addition is not ugly, inharmonious, monotonous, or hazardous, and will not be detrimental to property or improvements in the vicinity.

DOCUMENTS ATTACHED

Attachment 1: Resolution

Attachment 2: Applicant Submitted Material