

**RESOLUTION NO. 2025-xx**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EUREKA  
DETERMINING HUMBOLDT COUNTY’S PROPOSED ACQUISITION OF 4325  
BROADWAY (APN 302-171-039) FOR THE PURPOSE OF CONSOLIDATING  
GOVERNMENT ADMINISTRATIVE OFFICES SUBSTANTIALLY CONFORMS WITH  
THE CITY OF EUREKA’S GENERAL PLAN**

WHEREAS, Humboldt County (County) is proposing to purchase a 7.99-acre parcel located at 4325 Broadway, APN 302-171-039, hereinafter referred to as the subject property; and

WHEREAS, the subject property is developed with a 54,184-square-foot (sf) commercial building, 4,800-sf patio, 1,700-sf garden shop, 237-space parking lot, and a freestanding 20.5-foot(ft)-tall, 97.5 sf pole sign for use as a retail store (K-Mart) and most recently for cannabis product manufacturing (Papa & Barkley); and

WHEREAS, the purpose of the acquisition is to consolidate permitting divisions of the County government in a single facility known as the One-Stop Permitting Facility on the subject property; and

WHEREAS, establishment of the One-Stop Permitting Facility requires renovations and site improvements including: construction of covered parking/storage and fenced motor-pool areas; structural improvements to address seismic hazard risk and accessibility; interior renovations for the relocated programs; and, exterior improvements to the building’s lighting, ventilation, and energy systems in order to occupy the subject property; and

WHEREAS, the property is located within the City of Eureka; and

WHEREAS, California Government Code §65402 states that a local agency shall not acquire or dispose of real property, nor construct a public building or structure, within the corporate limits of a city if such city has an adopted General Plan applicable to the area, until the location, purpose and extent of the acquisition, disposition, or public building/structure have been submitted to and reported upon by the City’s Planning Commission as to the conformity with the General Plan; and

WHEREAS, the subject property is partially within the City’s Coastal Zone, within the City’s Coastal Development Permitting jurisdiction; and

WHEREAS, future development on the portion of the subject property within the Coastal Zone must be consistent with the City’s certified Local Coastal Program and may require a Coastal Development Permit; and

WHEREAS, the County’s decision to acquire real property is a discretionary action subject to environmental review in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the City’s General Plan Conformance Review of the County’s acquisition of property does not trigger CEQA as the review is advisory and non-binding, and the City has no discretion

through California Government Code §65402 to change the project or impose mitigation in response to environmental concerns; and

WHEREAS, the Planning Commission of the City of Eureka has reviewed the subject application in accordance with California Government Code §65402 and the General Plan, and after due consideration of all comments and reports offered at the public meeting, does hereby find that the location, purpose and extent of the County's acquisition of real property is substantially consistent with the applicable goals and policies of the City's General Plan, as detailed in the staff report.

NOW THEREFORE, BE IT RESOLVED the Planning Commission of the City of Eureka does hereby find the location, purpose, and extent of the County's acquisition in substantial conformance with the City of Eureka's adopted General Plan.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Eureka in the County of Humboldt, State of California, on the 14th day of October, 2025, by the following vote:

AYES: COMMISSIONER  
NOES: COMMISSIONER  
ABSENT: COMMISSIONER  
ABSTAIN: COMMISSIONER

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Meredith Maier, Chair, Planning Commission

*Attest:*

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Cristin Kenyon, Executive Secretary