RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EUREKA CONDITIONALLY APPROVING (1) A CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT TO ESTABLISH A FITNESS GYM AND HEALTH-ORIENTED RETAIL BUSINESS WITHIN AN EXISTING COMMERCIAL TENANT SPACE AT 239 G STREET (APN 001-133-007), AND (2) HISTORIC PRESERVATION REVIEW FOR ASSOCIATED EXTERIOR ALTERATIONS CONSISTING OF A REPLACEMENT PRIMARY ENTRANCE DOOR AND NEW WALL SIGN.

WHEREAS, the Applicant, Kyle Strickland, is proposing to use the vacant first-floor tenant space of the historic Lindsay Building at 239 G Street (project site), as "Rowan Oak Training Haus," a fitness gym and health-oriented retail business, and install a new primary entrance door and wall sign located above the building's primary entrance (project); and

WHEREAS, the project site is located within the Coastal Zone, in the Commercial Waterfront Zoning District (CW District), with a Core Retail Commercial (C-RC) land use designation; and

WHEREAS, the project qualifies as a "Health Clubs, Neighborhood" use, which is a conditional use in the CW District pursuant to Eureka Municipal Code (EMC) §10-5.29133 and requires a Conditional Use Permit (CUP); and all CUPs require a Coastal Development Permit pursuant to EMC §10-5.2401(c); and

WHEREAS, the project site is listed on the Local Register of Historic Places (LRHP) and therefore any exterior changes, such as the new primary entrance door and wall sign, require Historic Preservation Review pursuant EMC §157.006(C); and,

WHEREAS, CUP/CDP approvals are normally approved by the Planning Commission and Historic Preservation Review approved by the Historic Preservation Commission, but in February 2018, the California Coastal Commission certified Local Coastal Program Amendment LCP-1-EUR-16-0047-3, which allows related entitlements to be considered by the highest applicable decision-making body; accordingly, the City Council is the appropriate authority to act on the project (UCP-26-2 and HP-26-6); and

WHEREAS, the City Council's final action on the CDP is not appealable to the California Coastal Commission (CCC) because the CCC's permit jurisdiction boundary along the northern waterfront is the mean high tide line, and the project site is located more than 300 feet from the mean high tide line; and

WHEREAS action on the project constitutes a discretionary action subject to environmental review in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the City Council of the City of Eureka held a duly noticed public hearing at

Eureka City Hall in the Council Chambers and via Zoom on November 17, 2026 at 6:00 p.m. to consider the project; and

WHEREAS, the City Council has reviewed the subject application in accordance with EMC Title 10 Chapter 5, Article 24 (Conditional Uses), Article 29 (Coastal Development), the entire Local Coastal Program (LCP), and EMC Chapter 157 and the Rehabilitation Standards of the Secretary of the Interior's Standards for the Treatment of Historic Properties, and after due consideration of all testimony, evidence, and reports offered at the public hearing, hereby finds and determines the following facts relating to the proposed project:

A. The location of the conditional use (fitness gym and health-oriented retail business, neighborhood health club) is in accord with the objectives of EMC Title 10, Chapter 5 and the purpose and intent of the CW District;

B. The proposed use and the conditions under which it will be operated will not be detrimental to public health, safety, or welfare or materially injurious to properties or improvements in the vicinity;

C. The proposed conditional use complies with all applicable provisions of EMC Title 10, Chapter 5, including the requirement under EMC §10-5.29113 that granting the Use Permit will not diminish recreational or visitor-serving opportunities; and

D. The proposed project conforms to the policies of the certified LCP, including policies related to public access, priority uses, scenic and visual resources, biological and archaeological resources, adequacy of public services, and coastal hazards.

E. The property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

F. The historic character of the property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

G. The property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

H. Changes to the property that have acquired historic significance in their own right will be retained and preserved.

I. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.

J. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by

documentary, physical, or pictorial evidence.

K. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

L. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

M. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

N. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

O. The City of Eureka, as Lead Agency, has determined the project is categorically exempt from the preparation of an Initial Study pursuant to the California Environmental Quality Act (CEQA) under CEQA Guidelines §§15301 (Class 1, Existing Facilities) and 15331 (Class 31, Historical Resource Restoration/Rehabilitation) and further finds that none of the exceptions set forth in CEQA Guidelines §15300.2 apply, as described in t the City Council staff report.

WHEREAS, in the opinion of the City Council, the proposed application should be approved subject to the following conditions. Compliance with conditions will be to the satisfaction of Development Services – Planning unless noted otherwise:

- **Conditions Required by the EMC**
    - **Building Permit.** The Applicant must obtain the required building permits prior to installing the primary entrance door and wall sign, to the satisfaction of Development Services – Building.
    - **Administrative Sign Permit.** Prior to installing the wall sign, the Applicant shall obtain approval of an Administrative Sign Permit demonstrating compliance with the applicable sign requirements of Article 17 of the Coastal Zoning Code, to the satisfaction of Development Services – Planning.
    - **Approved Sign Design.** The Applicant shall install the wall sign in substantial conformance with the design approved by the City Council. Any proposed modifications to the approved sign design, including changes to its architectural style, materials, or exterior appearance, shall be subject to prior review and approval by the appropriate approval body.
    - **Encroachment Permit.** Prior to installing the wall sign, the Applicant, or the Applicant’s contractor, must obtain an Encroachment Permit to the satisfaction of the City Engineering Department for all work over the

sidewalk.

- **Conditions Necessary to Make Required Findings for the Use Permit**
    - **Business Hours.** To ensure the business remains available to tourists and visitors, the business must regularly open during normal business hours at least 35 hours per week.
    - **Active Pedestrian Realm.** To ensure that the business contributes to an active pedestrian realm, the business must feature interesting displays or activities visible through street-facing windows, such as customers participating in fitness activities, to encourage pedestrian interest and invite visitors into the business.
    - **Loading.** To promote a safe and effective traffic circulation system, all truck loading and unloading is required to take place within Opera Alley located north of the project site.
- **Conditions Necessary to Make Required Findings for Historic Preservation**
    - **Wall Repair.** Since the site is listed on the LRHP, any holes on the building wall resulting from the sign installation must be properly sealed if the sign is removed in the future.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Eureka does hereby approve the applications, subject to the conditions listed above.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Eureka in the County of Humboldt, State of California, on the 17th day of November 2026 by the following vote:

AYES: COUNCILMEMBERS
NOES: COUNCILMEMBERS
ABSENT: COUNCILMEMBERS

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Kim Bergel, Mayor of the City of Eureka

Attest:

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Pamela J. Powell, City Clerk

Approved as to Administration:

_____
Miles Slattery, City Manager

Approved as to form:

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Robert Black, City Attorney