

Attachment 3: Materials Submitted by Petitioner

1e. This general plan amendment is in the public interest in order to further develop commercial visitor serving uses along Broadway and Hawthorne Street. The general plan has parcel 003-182-010 zoned as MG even though parcel 003-182-005 which it adjoins is zoned CS. Given that both parcels are owned by the same owner and have been utilized for commercial uses for decades a request for a CS zoning is being made. Further, the physical conditions along Hawthorne Street have changed with the construction of a new hotel which is a commercial use. The parcel where the hotel is located is zoned CS and if its westernmost property line is carried northward it would intersect with the westernmost property line of 003-182-010 so it makes sense for the zoning along the beginning of Hawthorne street to be a continuous CS zone. Rezoning this parcel would give more flexibility and opportunity to develop future commercial uses which would complement the new hotel being built on Hawthorne Street and help further revitalize Broadway aesthetically and provide the public with more visitor serving establishments versus industrial warehouses.

ADJACENT
SELF STORAGE

ADJACENT
MOTEL 6

309'

266'

270'

PARCEL B

83,430 S.F.
1.91 ACRE

Zoning: MG Industrial

PARCEL A

56,186 S.F.
1.29 ACRE

Zoning: CS Service Commercial

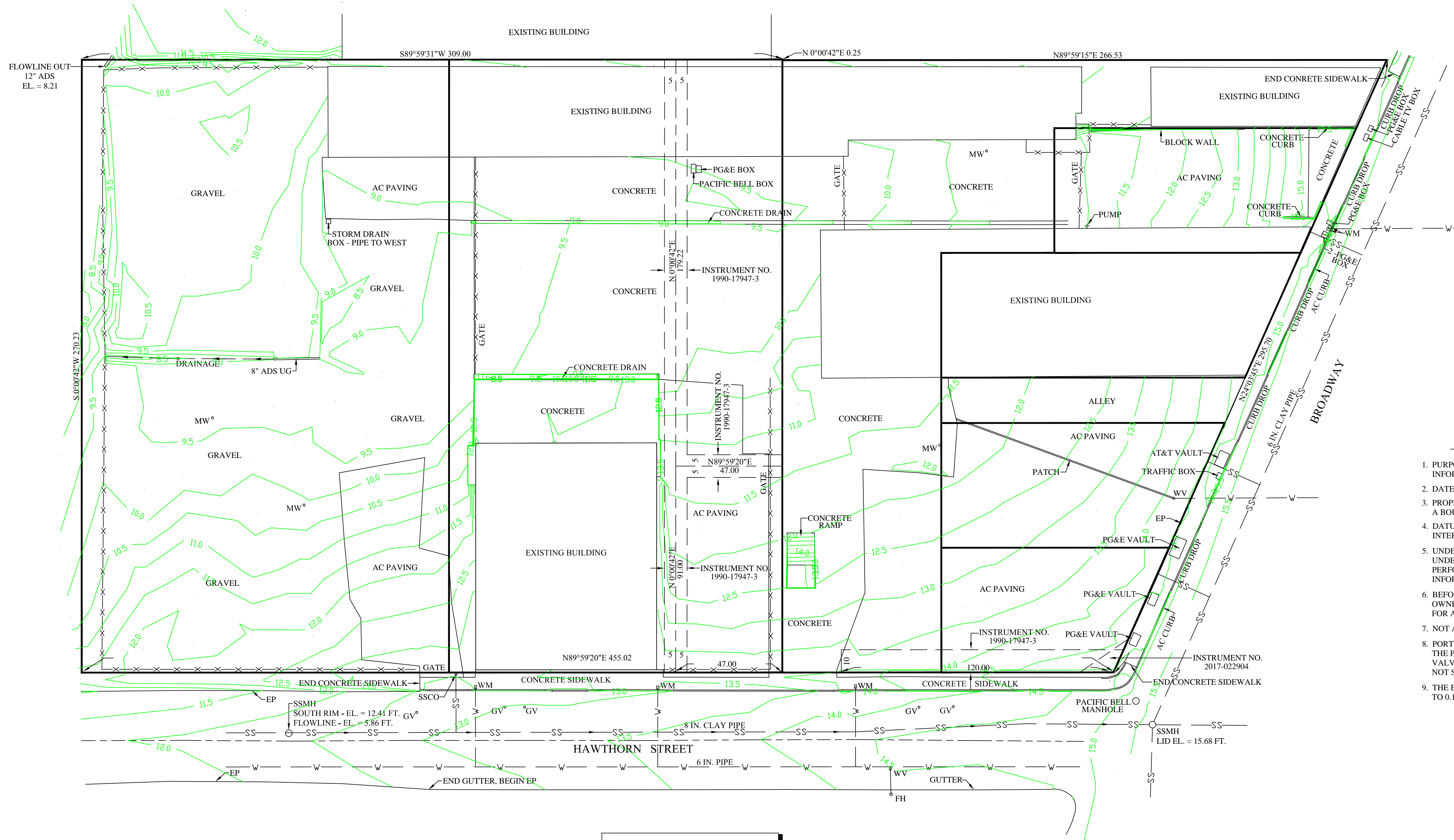
BROADWAY

294'

309'

150'

W Hawthorne St HAWTHORNE STREET



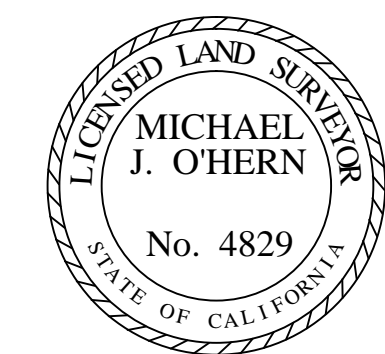
LEGEND

AC	ASPHALT-CONCRETE
ADS	PLASTIC STORM DRAIN PIPE
EL.	ELEVATION
EP	EDGE OF PAVING
FH	FIRE HYDRANT
FT.	FEET
GV	GAS VALVE
MW	MONITORING WELL
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UG	UNDERGROUND
WM	WATER METER
WV	WATER VALVE
---	EXISTING FENCE
---	EXISTING PARCEL LINE
---	LOCATIONS ARE BASED ON CITY OF EUREKA UTILITY MAPS AND ARE APPROXIMATE

NOTES

- PURPOSE: THE PURPOSE OF THIS SURVEY IS TO PROVIDE TOPOGRAPHIC INFORMATION TO AID IN SITE PLANNING.
- DATE OF SURVEY: AUGUST 2018
- PROPERTY LINE INFORMATION: CALCULATED PROPERTY LINES ARE SHOWN. A BOUNDARY SURVEY IS CURRENTLY IN PROGRESS.
- DATUM: NAVD 88 PER NGS TIE TO CITY OF EUREKA MONUMENT NO. 32 AT THE INTERSECTION OF BROADWAY AND WABASH AVENUE, ELEVATION = 15.78 FEET.
- UNDERGROUND DISCLAIMER: NO RESEARCH OR INVESTIGATION REGARDING UNDERGROUND PIPES, ELECTRIC LINES, OR OTHER SUBSURFACE FEATURES WAS PERFORMED BY THIS SURVEY. NO LIABILITY IS ASSUMED FOR ANY UNDERGROUND INFORMATION.
- BEFORE ANY EARTHWORK IS PERFORMED ON SUBJECT PROPERTY, PROPERTY OWNER IS ADVISED TO CONTACT UNDERGROUND SERVICES ALERT (USA) FOR ACCURATE LOCATION OF UNDERGROUND UTILITIES (800-227-2600).
- NOT ALL STORAGE STRUCTURES WERE TIED BY THIS SURVEY.
- PORTIONS OF THE SITE ARE COVERED BY CARS AND MATERIALS STORED ON THE PROPERTY. ADDITIONAL FEATURES SUCH AS UTILITY BOXES, UTILITY VALVES AND MONITORING WELLS MAY BE FOUND ON THE PROPERTY AND ARE NOT SHOWN ON THIS MAP.
- THE EXISTING BUILDING NORTH OF THE SUBJECT PROPERTY ENCLOSES UP TO 0.10 FEET ONTO THE SUBJECT PROPERTY.

CONTOUR INTERVAL: 0.5 FOOT CONTOURS



Michael J. O'Hern
MICHAEL J. O'HERN LS 4829
DATED NOVEMBER 6, 2018



5,957,697.147 2,178,689.181 Feet