

Development Project Referral

Due Date: March 1, 2022

Date: February 14, 2022

Project Title: Humboldt QOZ Fund, Starbucks with Drive-through and Restaurant with Drive-through.

Location: 1906 4th Street and 1905 5th Street

APN's: 002-105-006, -011, -013 **Project Numbers:** CDP-21-0014, CUP-21-0011, LLA-22-0003, and AA-21-0013

Zoning and General Plan Designation: CS (Service Commercial)/GSC (General Service Commercial)

Description: The applicant is proposing a Lot Line Adjustment (LLA) to reconfigure three parcels into two parcels (Figures 2 and 3, respectively). The newly created Parcel 1 (Figure 4, Site Plan) will be approximately 15,600 square feet (0.36 acres) with an approximately 1,000-square-foot Starbucks, including parking, landscaping, and a two-lane drive-through. The newly created Parcel 2 (Figure 4, Site Plan) will be approximately 14,400 square feet (0.33 acres) with an approximately 1,875-square-foot restaurant, including parking, landscaping, and a single lane drive-through. Ingress and egress will be via T Street, U Street, and 5th Street (101 North). There is no proposed access from 4th Street (101 South). The existing three structures on the parcels (Subway, Sizzler, and Annie's Cambodian) will be demolished. Although the applicant has not submitted building plans, the applicant anticipates that ground disturbance will not exceed past the previously disturbed area. In the event the depth of disturbance exceeds what is anticipated at this time, the project will be rereferred to the THPOs. The project is located within the Coastal Zone and drive-through restaurants are a conditionally permitted use. Therefore, the project also requires a Coastal Development Permit (CDP), a Conditional Use Permit (CUP), and Design Review (AA).

Additional Information, including a site plan, is attached.

Your agency, department or Tribe may be interested in commenting on this project. The City is seeking input based on knowledge or concerns you may have concerning the project site. Suggested Conditions of Approval you submit will be considered for this project. If you plan to submit written comments at the public hearing, please acknowledge your intent by email or telephone.

No acknowledgment of this referral within ten (10) business days will be accepted by the City as "no comment" and so noted in the staff report.

For comments to appear in the packet and/or be addressed in the Staff Report, written comments must be received no later than Tuesday, March 1, 2022.

✓ **Please respond by email and include the project title and/or project number in the subject line.**

Contact:

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Figure 1: Project Location – APNs 002-105-006, -011, and -013 1906 4th Street



Figure 2: Project Location APN's – APN 002-105-006 (Blue), -011 (Red), and- 013 (Yellow)



Figure 3: Proposed Lot Line Configuration (3 Parcels to 2 Parcels)



Figure 4: Site Plan

