



CITY OF EUREKA
DEVELOPMENT SERVICES DEPARTMENT
Rob Holmlund, AICP, Director

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CITY OF EUREKA

**NOTICE OF AVAILABILITY OF DRAFT
LOCAL COASTAL PROGRAM AMENDMENT
and
Notice of Planning Commission Public Hearing**

NOTICE IS HEREBY GIVEN that the City is providing “Notice of Availability of draft Local Coastal Program amendment.” The draft Local Coastal Program (LCP) Amendment is available for review and includes an amendment to both the Land Use Plan and the Implementation Plan maps.

Project Title: Crowley Site Local Coastal Program Amendment

Project Applicant: City of Eureka Case Nos.: LCP-18-0001

Project Description: The City of Eureka is reconfiguring three existing parcels into three different parcels by adjusting property lines (LLA-18-0001). The City then proposes to amend the Local Coastal Program (LCP) to cause one of the parcels resulting from LLA-18-0001 to be zoned and planned Service Commercial/General Service Commercial; the other two properties will remain zoned and planned Coastal Dependent Industrial.

FURTHER, NOTICE IS HEREBY GIVEN the Eureka City Planning Commission will hold a public hearing on Monday, April 9, 2018, at 5:30 p.m., or as soon thereafter as the matter can be heard, in the Council Chamber, Eureka City Hall, 531 “K” Street, Eureka, California, to consider and make recommendation to the City Council on the draft Local Coastal Program amendment.

Notice of the City Council public hearing for this project will be published at a later time.

The City of Eureka is the applicant for the LCP Amendment and will carry out the amendment in accordance with the Coastal Act. Pursuant to the Coastal Act, final action by the City Council on the LCP amendment will not occur prior to six weeks after publication and mailing of this “Notice of Availability of draft Local Coastal Program Amendment”. The LCP amendment will take effect automatically upon Coastal Commission approval.

Environmental: Pursuant to Section 21080.9 and 21080.5 and Division 20, Chapter 6 of the Public Resources Code, the Coastal Commission’s review and development process

for LCP amendments has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by the California Environmental Quality Act (CEQA). Therefore, local governments are not required to undertake environmental analysis of proposed LCP amendments. Therefore, based on the Public Resources Code Sections cited above, the City of Eureka exempts from CEQA the *Crowley Site LCP Amendment*.

All interested persons are invited to comment on the draft amendments either in person at the scheduled public hearing, or in writing. Written comments on the draft amendments may be submitted at the hearing or prior to the hearing by mailing or delivering them to the Community Development Division of the Development Services Department, 531 "K" Street, Eureka, CA 95501; or by emailing them to kgoetz@ci.eureka.ca.gov.

Americans with Disabilities Act: Accommodations for handicapped access to City meetings must be requested of the City Clerk, 441-4175, five working days in advance of the meeting.

Notes: If you challenge the nature of the proposed action in court, you may be limited to raising only those issues that you or someone else raised at the public hearing described in this notice or written correspondence delivered to the public entity conducting the hearing at or prior to the public hearing. The draft amendment is available for review at the Development Services Department Community Development Division, Third Floor, City Hall. If you have questions regarding the draft amendment to the Local Coastal Program or this notice, please contact Kristen M. Goetz, Senior Planner, phone: (707) 441-4166; fax: (707) 441-4202; e-mail: kgoetz@ci.eureka.ca.gov



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EUREKA CITY PLANNING COMMISSION

STAFF REPORT

April 9, 2018

Project Title: Crowley Site Local Coastal Program Amendment

Project Applicant: City of Eureka

Case No.: LCP-18-0001

Applicability: Portion of 2100 Hilfiker Lane; APN: 019-321-012; one of the parcels created by LLA-18-0001

Project Description: The City of Eureka is reconfiguring three existing parcels into three different parcels by adjusting property lines (LLA-18-0001). The City then proposes to amend the Local Coastal Program (LCP) to cause one of the parcels resulting from LLA-18-0001 to be zoned and planned Service Commercial/General Service Commercial; the other two properties will remain zoned and planned Coastal Dependent Industrial.

Staff Contact Person: Kristen M. Goetz, Senior Planner, City of Eureka, Development Services Department, Community Development Division; 531 "K" Street, Eureka, CA 95501-1165; phone: (707) 441-4166, fax: (707) 441-4202, email: kgoetz@ci.eureka.ca.gov

Environmental: Pursuant to Section 21080.9 and 21080.5 and Division 20, Chapter 6 of the Public Resources Code, the Coastal Commission's review and development process for LCP amendments has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by the California Environmental Quality Act (CEQA). Therefore, local governments are not required to undertake environmental analysis of proposed LCP amendments. Based on the Public Resources Code Sections cited above, the City of Eureka exempts from CEQA the *Crowley Site LCP Amendment*.

Staff Recommendation and Suggested Motion:

1. Adopt a Resolution transmitting the Planning Commission's recommendation of approval of the Land Use Plan portion of the Crowley Site Local Coastal Program Amendment to the City Council.
2. Adopt a Resolution transmitting the Planning Commission's recommendation of approval of the Implementation Plan portion of the Crowley Site Local Coastal Program Amendment to the City Council

"I move the Planning Commission adopt Resolutions transmitting to the City Council the Commission's recommendations of approval of the Crowley Site LCP Amendment."

Purpose of LCP Amendment: The Local Coastal Program (LCP) is the foundational

policy document for areas of the City located in the coastal zone. It establishes farsighted policy that forms the basis for and defines the framework by which the City's physical and economic resources in the coastal zone are to be developed, managed and utilized. The LCP is divided into two components: the first component is the Land Use Plan (LUP), which is basically the General Plan in the coastal zone. It outlines the existing conditions, permitted uses, and policies needed to achieve the goals of the Coastal Act and includes the general plan map. The second component of the LCP is the Implementation Plan (IP), which includes zoning regulations and the zoning map for land in the coastal zone, and specific coastal zone ordinances necessary to implement the policies of the LUP.

The purpose of the LCP Amendment is to facilitate immediate development of transitional housing on one of the parcels resulting from the Lot Line Adjustment. The action is necessary because the City Council of the City of Eureka has declared a shelter crisis pursuant to California Government Code §8698 et. seq. The fact there continues to be a shortage of housing for low-income individuals and families that results in a significant number of persons lacking the ability to obtain shelter, is an imminent threat to the life and health of those persons. The lack of housing causes people to camp or lodge overnight on or in City parks, greenbelts, and marshes, and the effects of the camping or lodging impacts the physical environment, environmental resources, and the use and enjoyment of public spaces for their intended purposes, such as coastal access. This has an adverse impact on the health and safety of the people of the City, including the homeless population and those effects and impacts constitute a nuisance for which abatement is warranted.

The Betty Kwan Chinn Foundation (BKC) received a gift of eleven construction trailers, which had to be moved from the donor's site by November 1, 2017. The BKC identified a strategy for utilizing the trailers in collaboration with Housing Humboldt to provide transitional housing and house people using a "Housing First" model in an effort to help alleviate the shelter crisis. The City identified and analyzed 12 sites and ultimately, City staff and representatives of the BKC Foundation selected a portion of the site known as the Crowley property, located on Hilfiker Lane, just north of the Humboldt Bay Fire Training Grounds and the Wastewater Treatment Plant, as the site for transitional housing, known as Betty's Community Housing (BCH).

The City intends to separate the portion of the Crowley property designated as the BCH site into its own parcel by adjusting the lot lines of three existing parcels into three different parcels. The BCH parcel will be in the center of the Crowley property, with the other two resulting parcels on either side (see LLA-18-0001). The Crowley property is approximately 8.75 acres with approximately 2.8 acres of water, and the remaining portion land. The BCH parcel will be approximately .8 acres.

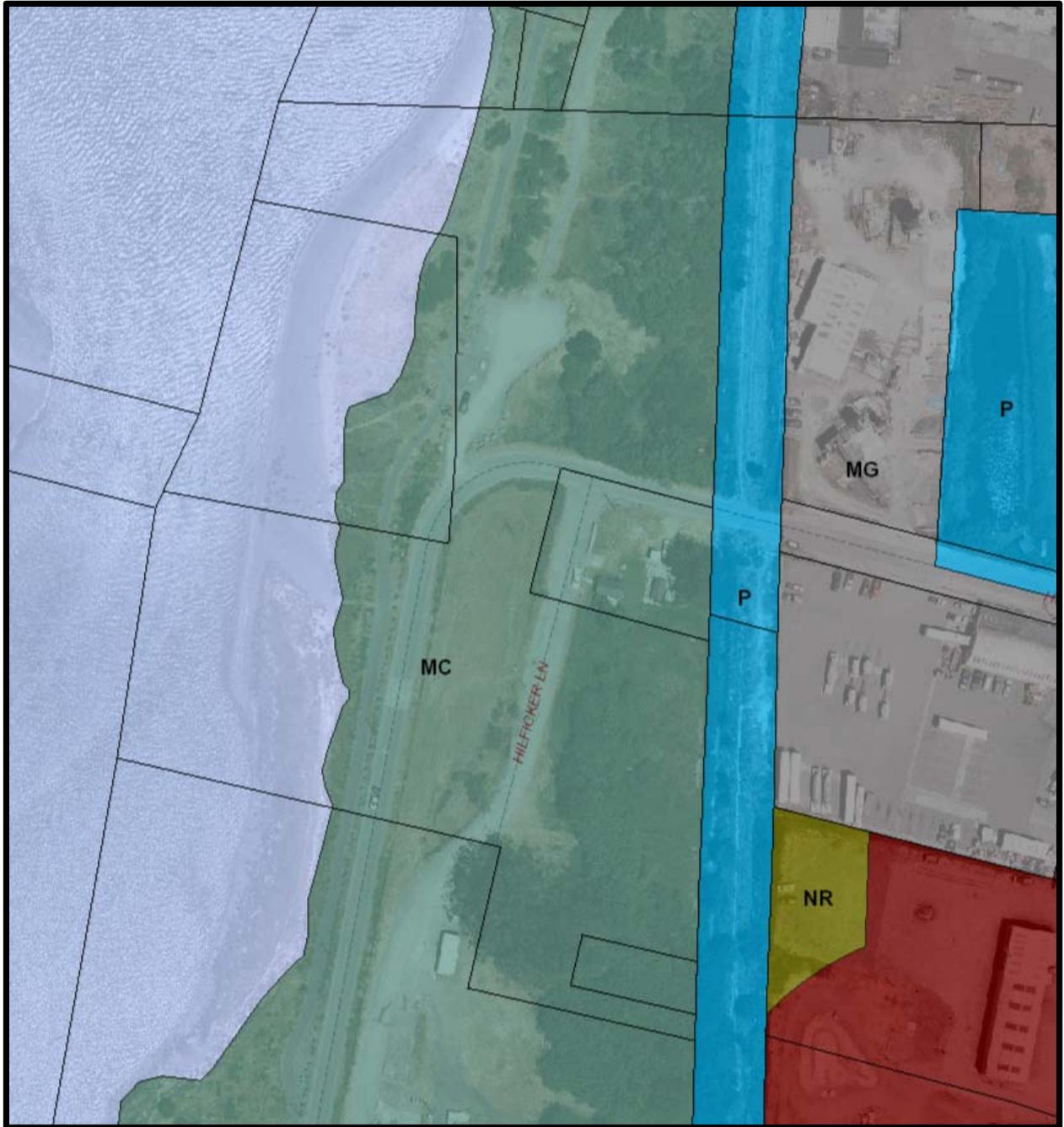
Currently the Crowley property has both a zone and general plan designation of Coastal Dependent Industrial (MC and CDI). The Crowley Site LCP Amendment would change the zoning designation on the BCH parcel to Service Commercial, and the general plan designation to General Service Commercial (GSC), which would then allow transitional housing on the site.

Attachments:

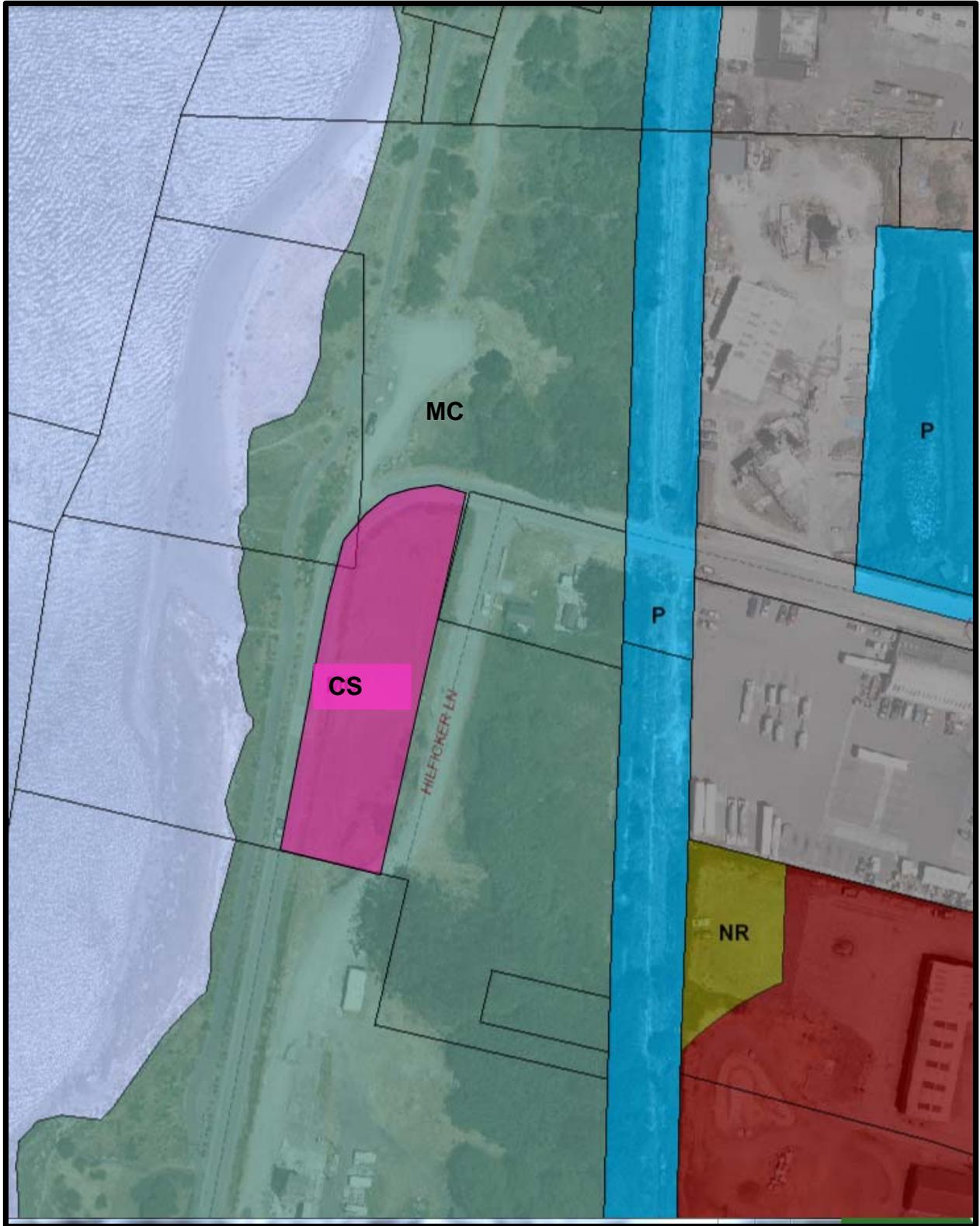
Attachment 1	Current and Proposed Implementation Plan Map.....	page 1-1
Attachment 2	Current and Proposed Land Use Map.....	page 2-1
Attachment 3	Implementation Plan Resolution 2018-____.....	page 3-1
Attachment 4	Land Use Plan Resolution 2018-____.....	page 4-1

Attachment 1

Current and Proposed Implementation Plan Map



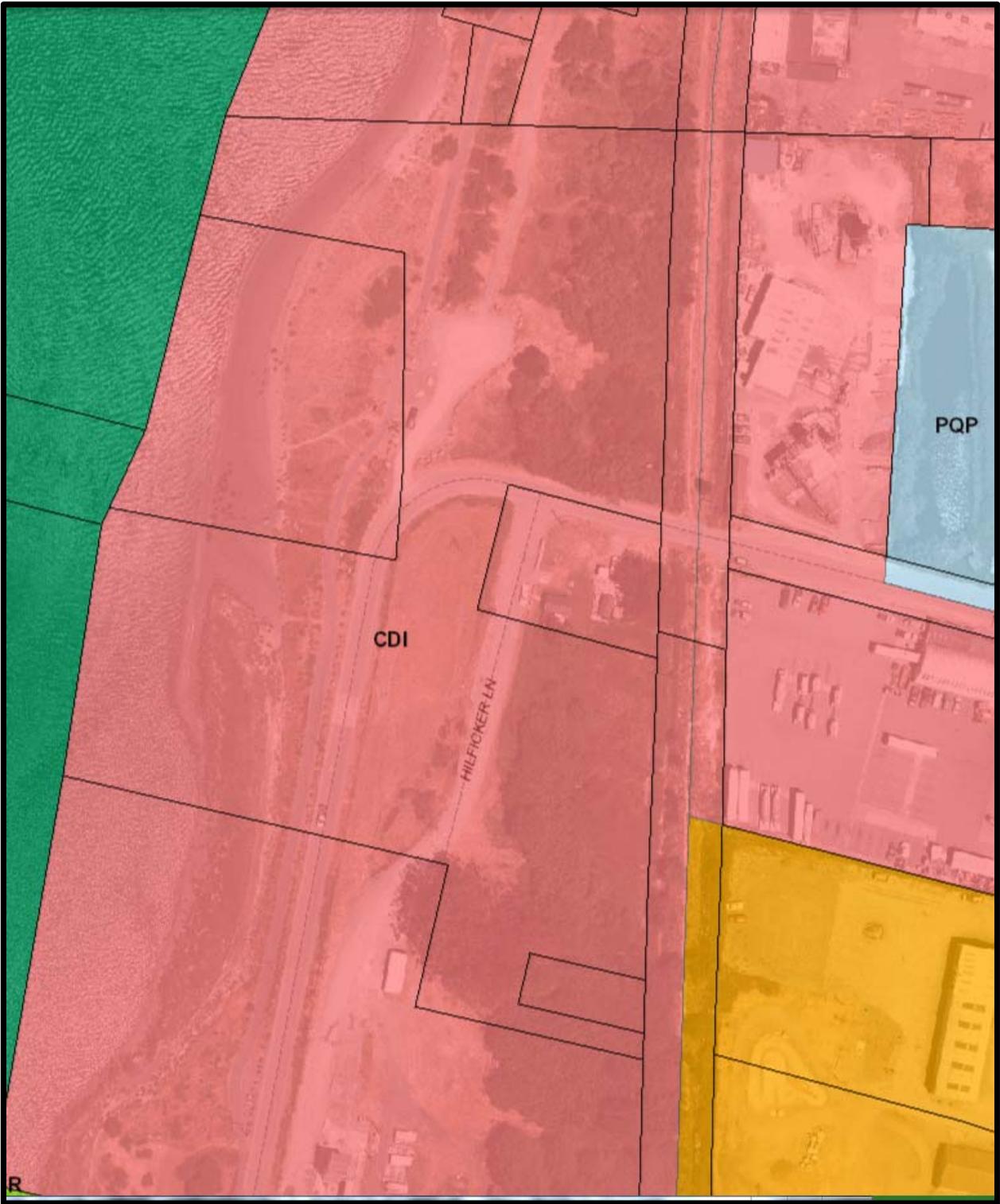
Current Implementation Plan Map



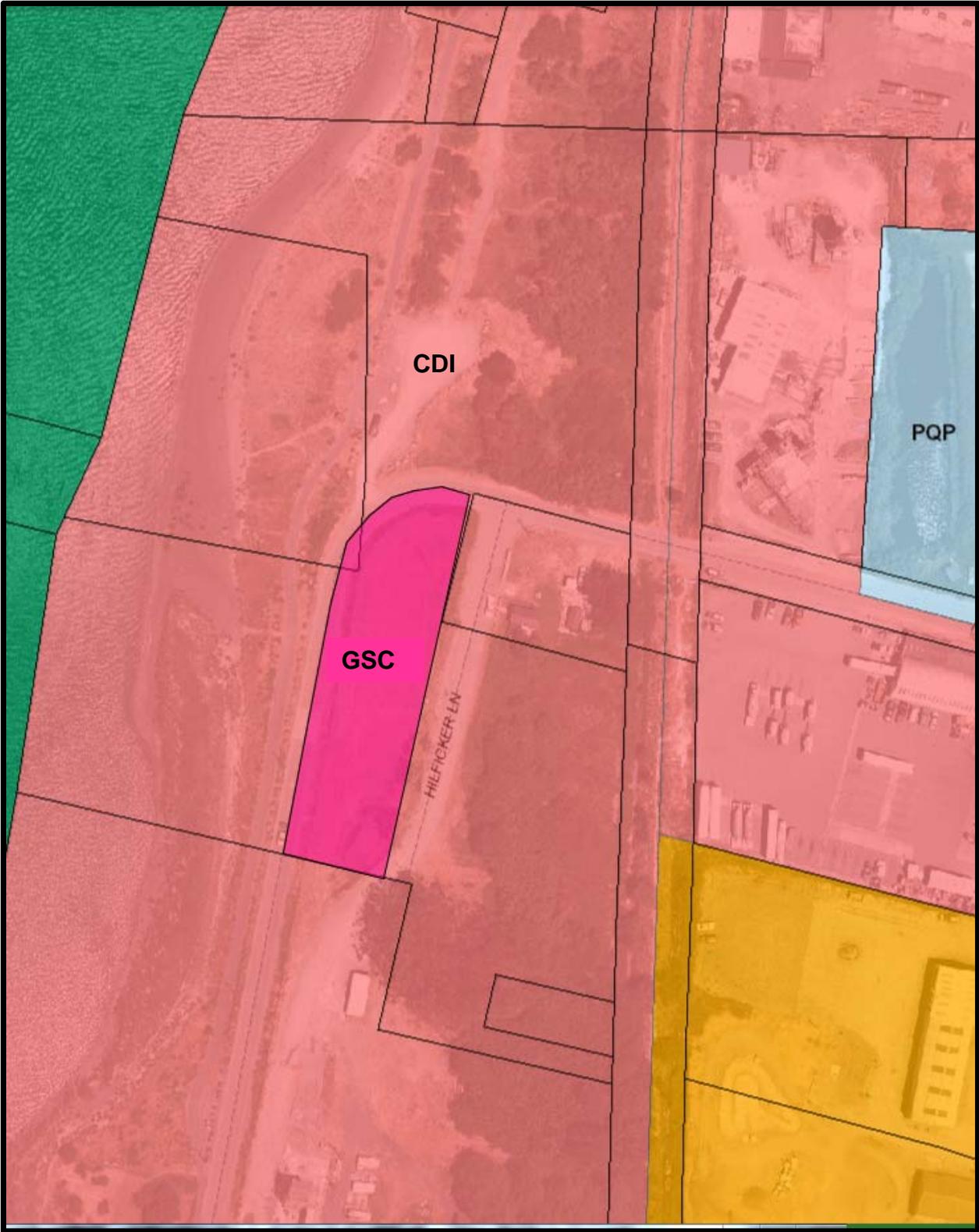
Proposed Implementation Plan Map

Attachment 2

Current and Proposed Land Use Map



Current Land Use Plan Map



Proposed Land Use Plan Map

Attachment 3

Draft Implementation Plan Resolution

PLANNING COMMISSION RESOLUTION No. 2018-__

A Resolution of Transmittal of the Planning Commission of the City of Eureka Transmitting a Recommendation of Approval to the City Council for the Implementation Plan portion of the Crowley Site LCP Amendment

WHEREAS, the City Council of the City of Eureka has declared a shelter crisis pursuant to California Government Code §8698 et. seq.; and

WHEREAS, the Betty Kwan Chinn Foundation (BKC) received a gift of eleven construction trailers, which had to be moved from the donor's site by November 1, 2017; and

WHEREAS, the BKC identified a strategy for utilizing the trailers in collaboration with Housing Humboldt to provide transitional housing and house people using a "Housing First" model in an effort to help alleviate the shelter crisis; and

WHEREAS, the City of Eureka and the BKC Foundation identified and analyzed 12 sites and ultimately selected a portion of the site known as the Crowley property, located on Hilfiker Lane, just north of the Humboldt Bay Fire Training Grounds and the Wastewater Treatment Plant, as the site for transitional housing, known as Betty's Community Housing (BCH); and

WHEREAS, the City of Eureka intends to separate the portion of the Crowley property designated as the BCH site into its own parcel by adjusting the lot lines of three existing parcels into three different parcels (LLA-18-0001).

WHEREAS, the Crowley property is currently zoned and planned Coastal Dependent Industrial (MC and CDI); and

WHEREAS, the City of Eureka desires to change the zoning on the BCH parcel to Service Commercial (CS) and the land use designation to General Service Commercial (GSC); and

WHEREAS, in order to change the zoning and land use designations, the maps of both the Land Use Plan (LUP) and Implementation Plan (IP) of the adopted and certified Local Coastal Program (LCP) must be amended; and

WHEREAS, the proposed LUP amendment will change the general plan map designation for the BCH site from Coastal Dependent Industrial to General Service Commercial; and

WHEREAS, the IP amendment will change the zoning map designation for the BCH site from Coastal Dependent Industrial (MC) to Service Commercial (CS); and

WHEREAS, pursuant to Section 21080.9 and 21080.5 and Division 20, Chapter 6 of the Public Resources Code, the Coastal Commission's review and development process for LCPs and LCP amendments has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA.

NOW, THEREFORE, BE IT RESOLVED BY the Planning Commission of

the City of Eureka as follows:

Section 1

The Planning Commission hereby exempts the Crowley Site LCP Amendment from CEQA under Section 21080.9 and 21080.5 and Division 20, Chapter 6 of the Public Resources Code.

Section 2

The Planning Commission hereby finds the IP portion of the Crowley Site LCP Amendment is consistent with the LUP as amended, and is not known to create any conflicts or contradictions to adopted Plan policy, nor any inconsistencies within the General Plan itself, and furthermore, is generally found to be consistent with existing Plan objectives to protect the public health, safety, peace, comfort, convenience, prosperity and general welfare in the City of Eureka.

Section 3

The Planning Commission hereby finds that pursuant to Section 30510(a) of the Coastal Act, the Crowley Site LCP Amendment will be carried out in accordance with the Coastal Act.

Section 4

The Planning Commission hereby forwards to the City Council its recommendation of approval of the IP portion of the Crowley Site LCP Amendment.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Eureka, County of Humboldt, State of California, on the 9th day of April, 2018, by the following vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

Jeff Ragan
Chairman
City of Eureka Planning Commission

ATTEST:

Rob Holmlund, AICP
Director of Development Services
Planning Commission Executive Secretary

Attachment 4

Draft Land Use Plan Resolution

PLANNING COMMISSION RESOLUTION No. 2018-__

A Resolution of Transmittal of the Planning Commission of the City of Eureka Transmitting a Recommendation of Approval to the City Council for the Land Use Plan portion of the Crowley Site LCP Amendment

WHEREAS, the City Council of the City of Eureka has declared a shelter crisis pursuant to California Government Code §8698 et. seq.; and

WHEREAS, the Betty Kwan Chinn Foundation (BKC) received a gift of eleven construction trailers, which had to be moved from the donor's site by November 1, 2017; and

WHEREAS, the BKC identified a strategy for utilizing the trailers in collaboration with Housing Humboldt to provide transitional housing and house people using a "Housing First" model in an effort to help alleviate the shelter crisis; and

WHEREAS, the City of Eureka and the BKC Foundation identified and analyzed 12 sites and ultimately selected a portion of the site known as the Crowley property, located on Hilfiker Lane, just north of the Humboldt Bay Fire Training Grounds and the Wastewater Treatment Plant, as the site for transitional housing, known as Betty's Community Housing (BCH); and

WHEREAS, the City of Eureka intends to separate the portion of the Crowley property designated as the BCH site into its own parcel by adjusting the lot lines of three existing parcels into three different parcels (LLA-18-0001).

WHEREAS, the Crowley property is currently zoned and planned Coastal Dependent Industrial (MC and CDI); and

WHEREAS, the City of Eureka desires to change the zoning on the BCH parcel to Service Commercial (CS) and the land use designation to General Service Commercial (GSC); and

WHEREAS, in order to change the zoning and land use designations, the maps of both the Land Use Plan (LUP) and Implementation Plan (IP) of the adopted and certified Local Coastal Program (LCP) must be amended; and

WHEREAS, the proposed LUP amendment will change the general plan map designation for the BCH site from Coastal Dependent Industrial to General Service Commercial; and

WHEREAS, the IP amendment will change the zoning map designation for the BCH site from Coastal Dependent Industrial (MC) to Service Commercial (CS); and

WHEREAS, pursuant to Section 21080.9 and 21080.5 and Division 20, Chapter 6 of the Public Resources Code, the Coastal Commission's review and development process for LCPs and LCP amendments has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA.

NOW, THEREFORE, BE IT RESOLVED BY the Planning Commission of the City of Eureka as follows:

Section 1

The Planning Commission hereby exempts the Crowley Site LCP Amendment from CEQA under Section 21080.9 and 21080.5 and Division 20, Chapter 6 of the Public Resources Code.

Section 2

The Planning Commission hereby finds that the LUP portion of the Crowley Site LCP Amendment is consistent with Chapter 3 of the Coastal Act.

Section 3

The Planning Commission hereby determines that the Crowley Site LCP Amendment is consistent with the adopted LUP as amended and is not known to create any conflicts or contradictions to adopted Plan policy, nor any inconsistencies within the General Plan itself, and furthermore, is generally found to be consistent with existing Plan objectives to protect the public health, safety, peace, comfort, convenience, prosperity and general welfare in the City of Eureka

Section 4

The Planning Commission hereby finds that pursuant to Section 30510(a) of the Coastal Act, the Crowley Site LCP Amendment will be carried out in accordance with the Coastal Act.

Section 5

The Planning Commission hereby forwards to the City Council its recommendation of approval of the LUP portion of the Crowley Site LCP Amendment.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Eureka, County of Humboldt, State of California, on the 9th day of April 2018, by the following vote:

- AYES: COMMISSIONERS
- NOES: COMMISSIONERS
- ABSENT: COMMISSIONERS
- ABSTAIN: COMMISSIONERS

Jeff Ragan
Chairman
City of Eureka Planning Commission

ATTEST:

Rob Holmlund, AICP
Director of Development Services
Planning Commission Executive Secretary