

NOTICE OF PUBLIC HEARING

DESIGN REVIEW COMMITTEE

NOTICE IS HEREBY GIVEN that the Eureka Design Review Committee will hold a public hearing on **Wednesday, September 23, 2020**, at 8:30 a.m., or as soon thereafter as the matter can be heard, Pursuant to Executive Order N-29-20, by Governor Gavin Newsom, this meeting will be conducted telephonically through Zoom. Please be advised that pursuant to the Executive Order and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, City Hall will not be open for the meeting.

Project Title: Providence Supportive Housing Design Review

Project Applicant: Providence Supportive Housing **Case No:** DR-20-0003

Project Location: 1140 4th Street **APN:** 001-196-002

Project Zoning and Land Use: Downtown (DT)/Downtown Commercial (DC)

Project Description: The applicant is proposing to redevelop an existing motel property into supportive housing (Non-medical Care Housing, Large) consisting of 48 affordable independent dwelling units, and 1 manager's unit, with related and shared amenities which serve homeless and chronically homeless individuals. Non-medical Care Housing is a principally permitted use in the Downtown Zone District per Eureka Municipal Code (EMC) § 155.208.020.A (Allowed Land Uses). The proposed development includes construction of a new 6,872 square foot, two-story, street-facing building which requires Design Review per EMC § 155.412.040.A.B.1.a. All dwelling units will be less than 500 square feet (sf) in size, except for the manager's unit, which will be approximately 630 sf. Supportive services will be provided on the first floor of the new building. A courtyard will be located between the buildings and provide common outdoor amenities. Five (5) off-street parking spaces will be provided: three (3) are located behind Building A on the south, adjacent to the alley, and two (2) (one [1] ADA-van accessible, and one [1] future EV compatible space) will be located near Building C, accessed from M Street. Also, landscaping, bicycle parking (both long- and short term), solid waste storage enclosures, fencing, and lighting are proposed. Design Review is the only discretionary approval required for this project; and, ground disturbing activities are anticipated.

The public is invited to participate in the following manner:

1. You can view the Design Review Committee meetings live on the City of Eureka's website at www.ci.eureka.ca.gov or on Cable Channel 10. To view from the website, select Agendas, Meeting and Videos on the home page.
2. If you wish to speak and be heard during the hearing or oral communications, please submit your name, phone number and name of the item you would like to comment on by e-mail to planning@ci.eureka.ca.gov or leave a message at 707-441-4160 on or before

Tuesday, September 22, 2020 at 12:00 p.m. A Development Services staff member will call you during the public hearing for the item.

3. If you don't want to participate during the meeting but want to submit comment on a project or for oral communications, please submit your comment via email to planning@ci.eureka.ca.gov or you may leave a message at 707-441-4160 prior to Tuesday, September 22, 2020 at 12:00 p.m to ensure that the Committee receives your comment before the meeting. All comments received by email or mail will be part of the public record for consideration but will not be read aloud during the meeting.

Appeals to the Planning Commission of the action of the Design Review Committee, may be made within 10 calendar days of the action by filing a written Notice of Appeal with the Development Services Department, along with the filing fees as set by the City Council.

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 or written correspondence received during or prior to the public hearing. Accommodations for handicapped access to City meetings must be requested of the City Clerk, 441-4175, five working days in advance of the meeting. The project file is available for review at the Development Services Department. If you have questions regarding the project or this notice, please contact Caitlin Castellano, Senior Planner, ccastellano@ci.eureka.ca.gov or (707) 268-5265.

Subject:	Providence Supportive Housing Design Review DR-20-0003
Location:	1140 4th Street (The Humboldt Inn; formerly the Budget Motel)
APN:	001-196-002
Applicant:	Providence Supportive Housing
Property Owner:	HBJ Partnership, c/o Ming Tree Realtors
Purpose/Use:	Construct 6,872 sf, two-story residential and supportive services building and associated improvements
Application Date:	April 1, 2020
General Plan:	DC - Downtown Commercial
Zoning:	DT - Downtown
CEQA:	Exempt under §15332, Class 32 In-Fill Development Projects
Staff Contact:	Caitlin Castellano, Senior Planner
Recommendation:	Hold a Public Hearing; and Adopt a Resolution to approve with conditions
Motion:	<i>"I move the Design Review Committee adopt a Resolution to conditionally approve the Providence Supportive Housing construction at 1140 4th Street in the DT Downtown zone district."</i>

Figure 1: Location Map

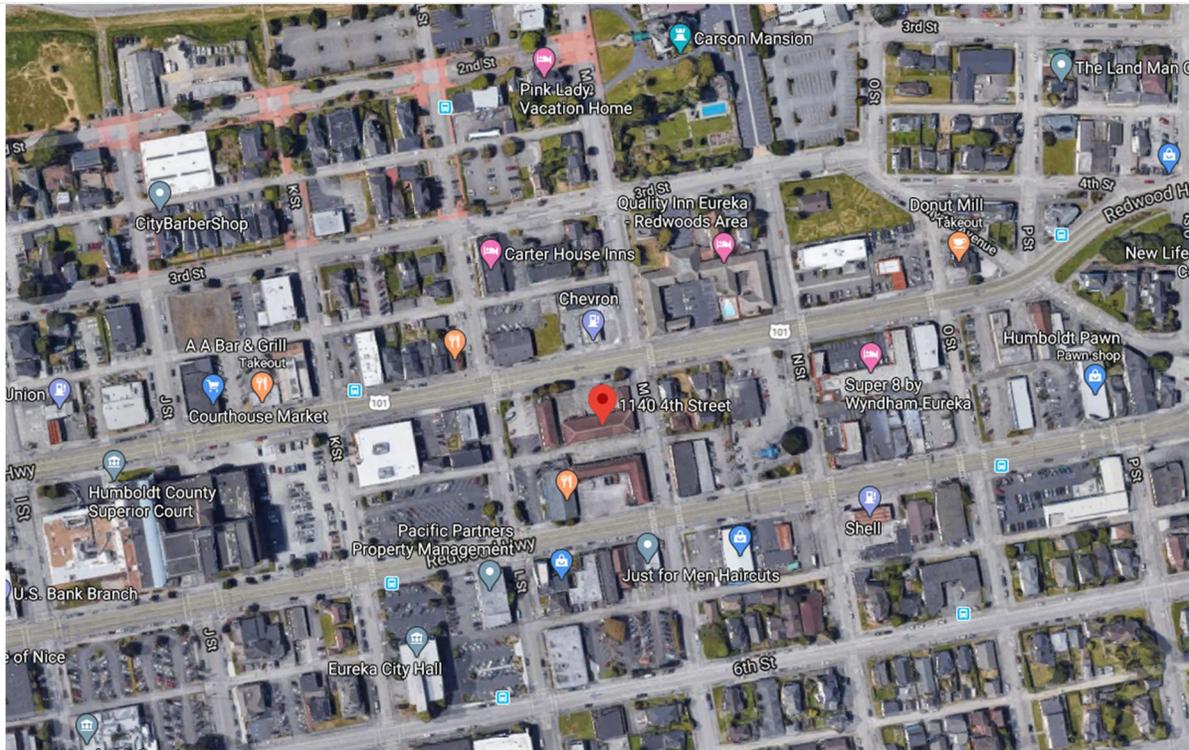
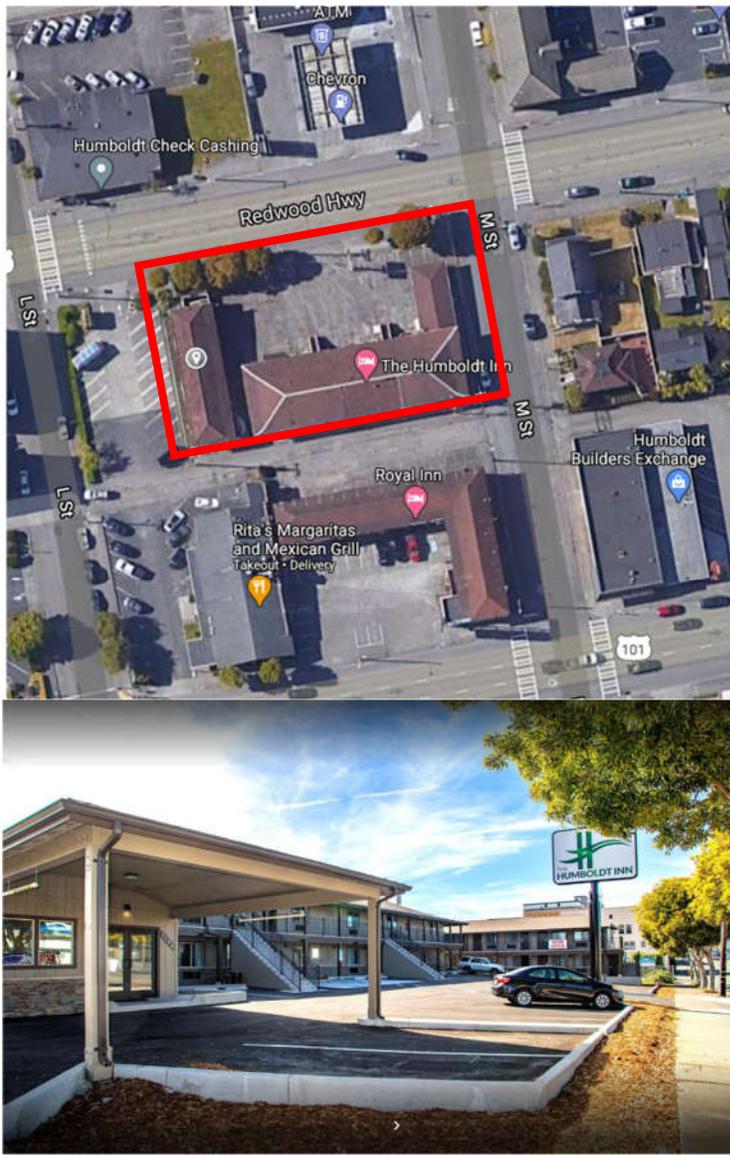


Figure 2: Site Map and Existing Street View



PROJECT SUMMARY

The applicant, Providence Supportive Housing, is proposing to redevelop an existing motel with 44-rooms in two, two-story buildings into supportive housing (Non-medical Care Housing, Large). The housing will provide 48 affordable independent dwelling units, and 1 manager's unit, with related and shared amenities which serve homeless and chronically homeless individuals. Non-medical Care Housing is a principally permitted use in the Downtown Zone District per Eureka Municipal Code (EMC) § 155.208.020.A (Allowed Land Uses). The proposed development includes construction of a new approximately 6,872 square foot, two-story, street-facing building, which requires Design Review per EMC § 155.412.040.A.B.1.a. All dwelling units will be less than 500 square feet (sf) in size, except for the manager's unit, which will be approximately 630 sf. Supportive services will be provided on the first floor of the

new building. A courtyard will be located between the existing and proposed buildings to provide common outdoor amenities. Five (5) off-street parking spaces will be provided: three (3) are located behind Building A on the south, adjacent to the alley, and two (2) (one [1] ADA-van accessible, and one [1] future EV compatible space) will be located near proposed Building C, and accessed from M Street. Also, landscaping, both long- and short-term bicycle parking, solid waste storage enclosures, fencing, and lighting are proposed. An Administrative Adjustment (ADJ-20-0002) is required to allow the ADA and EV parking spaces to be located between a building and an exterior side lot line and was approved by the Interim City Manager on September 9, 2020. Design Review is the only other discretionary review required for this project; and, ground disturbing activities are anticipated. Should the applicant propose signage for the development, a sign permit will be processed separately.

The subject site is located in the eastern portion of the Downtown Core Area as identified in the 2040 General Plan, on the southeast corner of 4th and M Streets. 4th Street is a one-way major arterial street which serves as U.S. Highway 101 South, and M Street is a local street. The site is surrounded by both commercial and residential uses; and, like most highway corridors through smaller cities and towns, 4th Street is developed with many automobile-oriented structures and uses, such as gas and auto service stations, motels/motor lodges, restaurants, and retail establishments, with residential and office uses mixed in between. Directly to the east of the site, across M Street, are single family and multi-family residences, and an office building. To the west, are a parking lot and multi-family apartments. South of the site, across an alley, is a motel; and, to the north of the site, across 4th Street, is a gas station, and mortgage and lending offices. Several government buildings (Humboldt County Courthouse, the Sheriff's office, City Hall, and other County government offices) are located in the vicinity (within one or two blocks to the east, and south) and the Old Town Historic District is located one block north.

ANALYSIS

To approve a Design Review application, the Design Review Committee must make all of the following findings:

1. The proposed project is consistent with the General Plan, any applicable specific plan or area plan, and other design policies and regulations adopted by the City Council.
2. The proposed project complies with all applicable provisions of the Zoning Code and Municipal Code.
3. The proposed development will not be detrimental to public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.
4. The proposed project complies with all applicable Design Review criteria in 155.412.040.I (Design Review Criteria).

1. Consistency

General Plan

The site has a land use designation of Downtown Commercial (DC). The DC designation allows a "mix of retail, restaurants, lodging, entertainment, cultural, visitor services, offices, and upper floor residential uses... [and is] intended to have a high intensity urban form, retain and enhance Eureka's identity and historic character, and promote a vibrant pedestrian environment." Supportive services and common amenities will be provided on the first floor of the new building with residential units on the second floor; and, the new building replaces the existing parking lot, which promotes a more pedestrian-friendly environment, instead of an automobile-oriented environment. Furthermore, the proposed project is consistent with, and supported by, the 2040 General Plan's 2019-2027 Housing Element, specifically Goal H-2.14 (Motel Conversions to Affordable Housing) which promotes and encourages the conversion of unused or under-utilized nonresidential spaces in existing buildings, to residential uses.

Economic Development Strategic Plan (EDSP)

While the proposed project is not directly consistent with the EDSP, it is indirectly consistent because the EDSP Committee identified perceived and actual safety and security concerns associated with homelessness, transiency, persons with mental illness, and drug abuse as critical barriers to business attraction, retention, and expansion. There is an inherent need to provide supportive housing and services to the homeless residents in the City in order to increase public health, safety and welfare, and the proposed project will redevelop the motel site into affordable, independent residential units, and construct a new building to serve as the main building with support services and common amenities on the first floor, and additional residential units on the second floor, for the homeless and chronically homeless residents of the City.

2. Zoning Code and Municipal Code Consistency

The site has a zoning designation of Downtown (DT). The DT designation allows “vertical mixed-use development with a diversity of uses [which] promote daytime and evening activity, including residential, cultural, lodging, civic, professional office, entertainment, retail, and other customer-serving and employment-intensive uses [and allows] a diversity of building types and architectural styles, many with active ground-floor uses, [to] support a vibrant pedestrian environment and active and inviting public spaces.” Supportive housing (Non-medical Care Housing, Large) is a principally permitted use in the DT Zone District per EMC § 155.208.020.A. The proposed two-story Building C will have a contemporary architectural style which will increase the diversity of building types and styles in the vicinity. Also, the new building will replace the existing parking lot and new landscaping will be installed adjacent to the sidewalks, which supports a pedestrian-oriented environment.

Additionally, a review of the Zoning Code shows the design of the proposed Building C and associated site improvements do not conflict with other purposes of the Zoning Code in EMC §155.104.040. All of the new residential units, except for the Manager’s unit, are less than 500 square feet in size, and do not require off-street parking per 155.324.020.B.2. and 4. As a result, the proposed project replaces the motel’s parking lot with a new two-story building which encourages its residents to walk, bike and take transit to desired destinations. The courtyard between the new and existing buildings will provide common open space for the residents which will create a sense of community within the development; and, the proposed project creates 49 independent dwelling units, of which one will be a Manager’s unit, to serve the City’s homeless population, which expands the City’s variety of housing types to serve a diverse population.

Furthermore, the proposed project meets the development standards of the Zoning Code and Municipal Code, such as setbacks, building height, and design standards, as well as bicycle parking, outdoor lighting and garbage screening. A total of five parking spaces are proposed, three adjacent to the alley, and two at the east end of Building C, accessed from M Street. Except for a parking placement standard, the five proposed spaces conform with the development standards for parking. The two off-street parking spaces accessed from M Street will be an ADA Van and Electric Vehicle [EV] compatible space, and are located between a building and an exterior side lot line, which is not allowed per EMC § 155.324.060.B.3. However, EMC § 155.324.060.B.4 allows the Director (Interim

City Manager) to approve modifications to the parking placement standards with an Administrative Adjustment. An Administrative Adjustment (ADJ-20-0001) was approved September 9, 2020, to allow the deviation since providing accessible spaces along the alley was infeasible due to the “L” shape configuration of the existing buildings and the space available to construct proposed Building C.

3. Public Health, Safety, and Welfare

Prior to the recent remodel, the existing motel had chronic issues impacting the health, safety and welfare of both occupants and the surrounding community due to a number of building code violations and the high number of calls for emergency services. Reuse of the existing motel building for independent supportive housing units (a principally permitted use), benefits the community by providing more affordable housing options for homeless residents. Proposed Building C will provide common amenities and support services with upper floor residential units, to help residents live a more stable and productive life.

Referrals were sent to agencies and City departments with interest or jurisdiction over the property and the proposed development. No comments were received that indicated the design of proposed Building C or other proposed improvements would be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity. The Blue Lake Rancheria, Wiyot and Bear River Band Tribal Historic Preservation Officers (THPO) indicated they had no project concerns, and recommended the project be conditioned with Inadvertent Archaeological Discovery Protocol due to anticipated ground disturbing activities. Also, a standard form letter was received from PG&E indicating if any existing gas and/or electric facilities are within current or proposed development areas, PG&E must be contacted prior to commencing any work. Both comments relate to the health and welfare of the community, and conditions of approval have been added; however, the conditions do not affect the project’s design. Therefore, because no potential impacts were identified by any agency, by City Staff, or through analysis; and, through the application of the conditions of approval and enforcement of other existing City regulations; and based on the discussion herein, the finding can be made that the project would not impact the public health, safety or welfare.

4. Design Review Criteria

Community Character

The overall project design enhances Eureka’s unique character and distinctive sense of place. A variety of building types and styles respects Eureka’s architectural heritage and embraces forward-looking creative expression.

The overall project design is contemporary and the proposed building’s architectural features (roof form variation, combination of materials façade, and projecting roof eave with exposed rafters), and the design of its fencing, trellising along 4th Street, and landscaping, embraces forward-looking creative expression which will enhance Eureka’s unique character.

Surrounding Context

The overall project and associated buildings enhance the design quality of the area where they are located. New buildings may “fit in” with traditional architecture that matches or complements the surrounding context or “stand out” with a contemporary and contrasting style. All buildings must minimize adverse impacts on neighboring properties when possible.

The site is located on U.S. Highway 101 South, which is predominantly a transportation and commercial corridor within the City limits, and is surrounded by buildings with various architectural styles from different eras. Directly to the east of the site, across M Street, are one- and two-story residences, and a single-story “boxy,” utilitarian office building. To the west is a parking lot and two, multi-story apartment buildings with wooden and stucco facades. South of the site, across an alley, is a motel similar in design to the existing motel buildings; and, to the north of the site, across 4th Street, is a gas station, and single-story, strip-style office building. Several government buildings (Humboldt County Courthouse, the Sheriff’s office, City Hall, and other County government offices) are located within one or two blocks to the east and south, and the Old Town Historic District is located one block north, which is where many of the City’s architecturally unique buildings are located.

The City actively promotes revitalization and reinvestment in the Downtown Core Area, and the proposed project will contribute to those efforts by redeveloping and revitalizing a motel into supportive housing which includes construction of a new, two-story building, which will “stand out” with a contemporary style, and incorporate a significant amount of new landscaping in an area which lacks it. None of the neighboring properties will be adversely impacted by the proposed improvements.

Pedestrian Environment

Buildings incorporate design features that support an active public realm and an inviting pedestrian environment.

Currently, the site is automobile-oriented with a parking lot between the building and 4th Street. The project proposes to replace the existing parking lot with the new Building C, remove the 4th Street driveway curb cut and install new sidewalk with two new street trees, and new landscaping in the planter strips adjacent to the existing concrete sidewalk within the City’s sidewalk areas. Also, new landscaping will be installed between the buildings and the property line in areas not utilized for access, bike parking or the smoking area, and proposed exterior lighting on the new building will be directed down onto the 4th Street access ramp and stairs, all of which will support an active public realm and create an inviting pedestrian environment.

Architectural Style

Buildings demonstrate a coherent and successfully executed architectural style. Building architecture may be traditional or modern. Buildings are not required to conform to any dominant architectural style or local vernacular. Creative architectural and artistic expression is encouraged.

The project's architect describes the overall architectural style as having a contemporary (modern) form with natural materials. Proposed Building C will be a two-story building, which is consistent with the existing two-story motel buildings, and will serve as the site's primary building and focal point from the street. The butterfly roof is a creative and artistic expression, ensuring the building does not have a "big box" feel, and the proposed wood fencing and trellis with steel posts will provide privacy, security, warmth and visual continuity throughout the site and street frontages. The building design is a coherent architectural style created through variation in materials, roof lines, and facades.

Articulation and Visual Interest

Building facades are distinctive, create visual interest, and relate to the human scale through vertical and horizontal articulation, varied building planes, distinctive building elements, and/or noticeable architectural details. Building elements such as roofs, doors, windows, and porches are part of an integrated design and relate to the human scale. Architectural details such as articulation, trim, eaves, window boxes, and brackets contribute to the visual interest of the building.

The proposed building's façades, which face both 4th Street and M Streets, use a few different architectural features (EMC § 155.312.050 requires at least two) to create articulation and visual interest, including, wood siding and fiber cement panels (Combination of Materials Façade), a butterfly roof (Roof Form Variation), and a projecting roof eave with exposed rafters on the east end of the building (Roof Detail and Ornamentation). Also, EMC §155.312.060 (Blank Walls) requires the area of a blank building wall fronting a public street not to exceed a square area where the height and width are both 10 feet, and the proposed Building C meets this standard by using windows which are spaced 9' 6" apart to create breaks in the blank walls. Also, a semi-open (i.e. not completely solid) wood fence connects the new building to the existing buildings, and a wood trellis with steel posts extends across the 4th Street frontage, to create an appealing visual contrast from the street, and continuity throughout the site.

Materials

Building facades feature high-quality materials that are appropriate to the architectural style, enhance building articulation, and are compatible with surrounding development.

Building façade materials include vertical clad accoya wood paneling and fiber cement panels, vinyl or aluminum windows, and aluminum storefront entrances. Stained wood will be utilized for the fencing, exterior stairs, solid waste storage enclosure, and balcony railings. Stained wood will also be utilized for the trellis, which will be supported by steel posts; and, because only open fences (at least 70% open to the passage of light and air) are allowed between a new building and a street per EMC 155.320.040, an open metal fence with vertically-oriented wood slats (70% open from 4'-6' in height) is proposed between the existing Building A and proposed Building C, in order to satisfy the requisite code section while providing continuity with the proposed fencing, which also acts as a security screen, throughout the development. All of the proposed exterior building materials complement the existing buildings' (Buildings A and B) exterior materials of stucco, plywood siding and stone veneer.

Safety

The project promotes public safety and minimizes opportunities for crime through design features such as property access controls (e.g., placement of entrances, fences), increased visibility, and features that promote a sense of ownership of outdoor space.

A semi-open (i.e. not completely solid) wood fence is proposed to connect the new and existing buildings to create a secured common open space courtyard, and act as a privacy screen from the street while still allowing visibility into the courtyard. Numerous windows facing 4th Street, and several facing M Street, are proposed on Building C, which place more “eyes on the street,” leading people to naturally monitor the street increasing visibility to promote public safety. Numerous exterior sconce lighting fixtures will be installed around the building, which are shielded and directed down towards the access ramp and stairs on the 4th Street frontage, and the bike parking, smoking area, and exterior stairs landing on the M Street frontage. The exterior lighting will increase nighttime visibility along the 4th and M Street frontages, which may minimize opportunities for crime. The proposed exterior lighting is consistent with the standards for Outdoor Lighting in EMC § 155.308.050, and per the Photometric Plan, they do not produce an illumination level greater than one foot-candle on any adjacent properties. Additionally, the small smoking area proposed on the northeast corner of the site, adjacent to the ADA-accessible and EV parking spaces, and will be screened with a 4’ wood fence with landscaping in front of the fence, and behind the fence on M Street, in order to screen the area from the street, and to limit non-residents from utilizing the area.

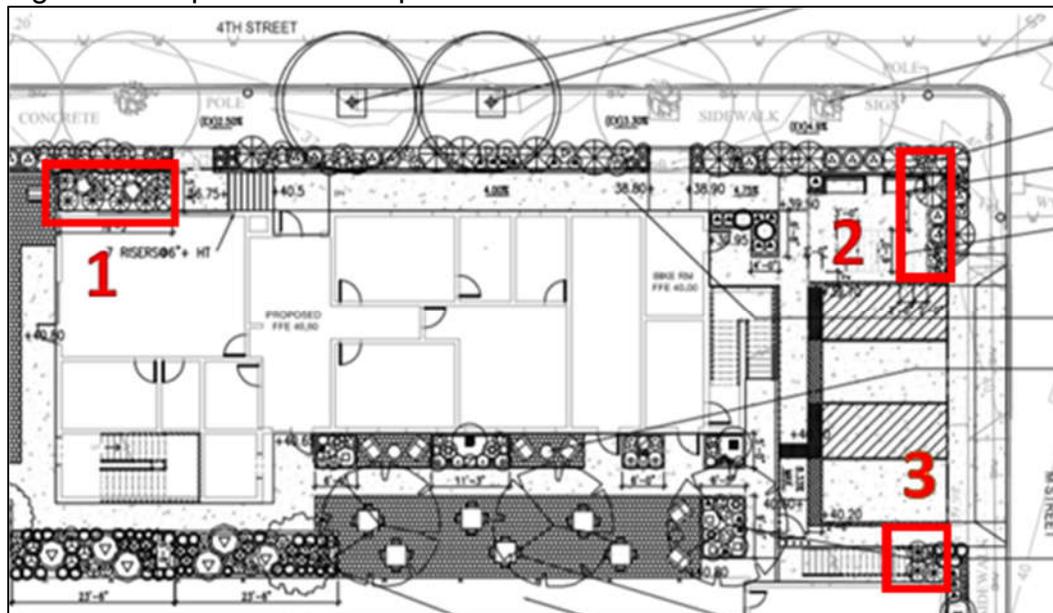
Landscaping

Landscaping features low-water-use plants appropriate for the local climate and does not include any invasive species that would be harmful to native plants and habitat, in compliance with 155.328.050.D (Invasive Plants).

New landscaping is proposed throughout the site, and in the planter strips within the City’s sidewalk area at the back of the existing sidewalk. All landscaping will utilize low-water-use, non-invasive plants per the California Invasive Plant Council Cal-IPC Inventory, and will be maintained with a 3” deep layer of organic mulch. A timed drip or bubbler irrigation system will be utilized, which will be vandal resistant and installed below-grade.

EMC § 155.328.040.C requires and regulates landscaping in the front and exterior side yard areas which can be seen from a street; and, landscaping in City sidewalk areas are regulated and permitted by the Public Works Department. As a result, there are three proposed planter areas (see Figure 3 for Areas 1, 2 and 3) in the front and exterior side yard areas (not within a City sidewalk area), which will be seen from the street and require review and approval by the DRC.

Figure 3: Required Landscape Areas



Per the proposed Landscaping Plan, a combination of six different plant types will be utilized in the three street facing planter areas which are listed below in Table 1. Per the proposed Irrigation Plan, Planter Areas 1 and 2 will be a low-water-use hydrozone which will utilize drip irrigation, and although Planter Area 3 is characterized as moderate-water-use, both Western Sword Fern and Oregon Oxalis (AKA Redwood Sorrel) are native plants which thrive in the redwood forests surrounding the City. All proposed plant species are appropriate for the local climate, and do not include any invasive species that would be harmful to native plants and habitat. Therefore, the proposed landscaping is in compliance with 155.328.050.D (Invasive Plants).

Table 1: Plant Pallet for Planter Areas Requiring Design Review

Planter Area	Botanical Name / Common Name
1	Loropetalum ‘Suzanne’ / Fringe Flower Phormium Hybrid / New Zealand Flax Polystichum Munitum / Western Sword Fern Carex Tumulicola / Foothill Sedge
2	Arctostaphylos Uva Ursi ‘Green Supreme’ / Green Supreme Manzanita Carex Tumulicola / Foothill Sedge
3	Polystichum Munitum / Western Sword Fern Oxalis Oregona / Oregon Oxalis (AKA Redwood Sorrel)

ENVIRONMENTAL ASSESSMENTS

The City of Eureka, as Lead Agency, has determined the proposed project is categorically exempt from the provisions of the California Environmental Quality Act, in accordance with CEQA Guidelines pursuant to Section 15332, In-Fill Development Projects, Class 32 of the CEQA Guidelines. Key considerations for this exemption are whether the project meets the five conditions (a-e) described in Section 15332 at the time of the lead agency’s determination, which are as follows:

(a) The project is consistent with the applicable general plan designation, general plan policies, and applicable zoning designation and regulations.

The proposed project is within the Downtown Commercial (DC) land use designation and Downtown (DT) zoning district. The General Plan specifically allows housing in all mixed-use land use designations, and Non-medical Care Housing [Supportive Housing] is listed as a principally permitted use in the DT zone. Additionally, the proposed project is consistent with 2019-2027 Housing Element Implementation Program (IMP) H-15: Motel Conversions to Affordable Housing, which implements seven policies aimed to create affordable housing, address the needs of all socioeconomic segments of the community, and promote equal access to housing for all.

(b) The development occurs within the City limits, on a project site under 5 acres, is surrounded by urban uses.

The project site is within the City limits and is surrounded by urban uses such as other motels and hotels, government institutions, restaurants, gas stations, general retail, professional offices, and single family and multi-family residences.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The project proposes to redevelop an existing motel site in Downtown Eureka which has no value as habitat for endangered, rare, or threatened species.

(d) Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality.

Approval of the project will not result in significant effects relating to traffic, noise, air quality, or water quality because the project is located in an existing urban environment, is located on a major arterial (4th Street/Highway 101 South) and the conversion from a visitor serving motel to long-term housing is anticipated to decrease noise and traffic, and improve air quality, and will not impact water quality as it is served by City water and sewer. Additionally, the project is consistent with the findings of the 2040 General Plan's Environmental Impacts Report (EIR) and 2019-2027 Housing Element's Addendum to the EIR which analyzed potential effects on the environment of motel conversion to affordable housing, and compliance with the provision of the Zoning Code will fully mitigate all environmental impacts of the project to a less than significant level. Additionally, the proposed development was referred to affected department and agencies, and no comments were received which indicate the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

The site is served by City water and sewer and all major utilizes, and is located near existing class II bike facilities, and the Redwood and Eureka Transit Systems.

Based on the discussion above, findings can be made that the proposed Providence Supportive Housing project is exempt from the provisions of the California Environmental Quality Act.

PUBLIC HEARING NOTICE

Public notification consisted of notification by mail of property owners within a 300-foot radius of the site on September 10, 2020. In addition, the notice was posted on the City’s website and bulletin boards. A public hearing notice sign was posted on the site on September 10, 2020.

CONCLUSION

Based on the analysis above, the design of the proposed supportive housing building is consistent with the General Plan, Zoning Code, and supports the Economic Development Strategic Plan. The project is suitable for the site, and is compatible with existing and planned land uses in the vicinity. The use is not detrimental to the public health, safety, and welfare, and is properly located within the city and adequately served by existing utilities and infrastructure.

DOCUMENTS ATTACHED

- Attachment 1: Design Review Committee Resolutionpages 12-14
- Attachment 2: Applicant submitted materialpages 15-32

RESOLUTION NO. 2020-__

A RESOLUTION OF THE DESIGN REVIEW COMMITTEE OF THE CITY OF EUREKA APPROVING DESIGN REVIEW OF A NEW PROVIDENCE SUPPORTIVE HOUSING BUILDING AT 1140 4th STREET, APN: 001-196-002

WHEREAS, the applicant, Providence Supportive Housing, has submitted an application to redevelop an existing motel property at 1140 4th Street (APN: 001-196-002) into supportive housing (Non-medical Care Housing) to provide 48 affordable independent dwelling units, one market rate manager's unit, and related and shared amenities to serve homeless and chronically homeless individuals; and

WHEREAS, the project proposes the renovation of two existing, two-story buildings, and construction of a new approximately 7,000 square foot, two-story building; and

WHEREAS, the site is located within the Commercial Core Area of Eureka, has a land use designation of Downtown Commercial (DC), and is zoned Downtown (DT); and

WHEREAS, Non-medical Care Housing, Large is a principally permitted use in the Downtown (DT) Zoning District per Eureka Municipal Code (EMC) §155.208.020.A; and

WHEREAS, all new buildings 500 square feet or more in size in a mixed-use zoning district must receive Design Review Committee approval prior to construction per EMC §155.412.040.B.1.b; and

WHEREAS, the Design Review Committee of the City of Eureka did hold a duly noticed public hearing via Zoom at City Hall in the City of Eureka on September 23, 2020, at 8:30 a.m., to consider the application; and

WHEREAS, the Design Review Committee of the City of Eureka has reviewed the subject application in accordance with Eureka Municipal Code §155.412.040, and after due consideration of all testimony, evidence, and reports offered at the public hearing, does hereby find and determine the following facts:

1. The proposed modification is consistent or does not conflict with the General Plan, the Economic Development Strategic Plan and design policies and regulations adopted by the City Council.
2. The proposed modification complies with all applicable provisions of the Zoning Code and Municipal Code.
3. The proposed modifications will not be detrimental to public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.
4. The proposed modification complies with all applicable Design Review criteria in Eureka Municipal Code §155.412.040(I) (Design Review Criteria).

5. The Design Review process is a discretionary action subject to environmental review in accordance with the California Environmental Quality Act (CEQA) and the project is categorically exempt from the provisions of the California Environmental Quality Act, per Section 15332, In-Fill Development Project, Class 32 of the CEQA Guidelines.

WHEREAS, in the opinion of the Design Review Committee of the City of Eureka, the proposed application should be approved subject to the following conditions:

CONDITION 1: A Sign Permit, and/or Design Review must be obtained, if required by EMC § 155.340 (Signs), prior to the installation of any proposed sign.

CONDITION 2: Prior to commencement of any demolition, remodeling, construction, or installation of signage, the applicant must obtain all required Building and Fire permits to the satisfaction of the City of Eureka Public Works Building and Humboldt Bay Fire Departments.

CONDITION 3: In the event a building permit involving any ground disturbing activity is issued, the City's standard protocol for inadvertent archeological discovery (cultural or historical artifacts) shall be followed:

- a) If archaeological resources are encountered during construction activities, all onsite work shall cease in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist will be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate. For discoveries known or likely to be associated with native American heritage (prehistoric sites and select historic period sites), the Tribal Historic Preservation Officers for the Bear River Band of Rohnerville Rancheria, Blue Lake Rancheria, and Wiyot Tribe are to be contacted immediately to evaluate the discovery and, in consultation with the project proponent, City of Eureka, and consulting archaeologist, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. Historic archaeological discoveries may include 19th century building foundations; structure remains; or concentrations of artifacts made of glass, ceramic, metal or other materials found in buried pits, old wells or privies.
- b) If paleontological resources, such as fossilized bone, teeth, shell, tracks, trails, casts, molds, or impressions are discovered during ground-disturbing activities, work shall stop in that area and within 100 feet of the find until a qualified paleontologist can assess the nature and importance of the find and, if necessary, develop appropriate treatment measures in conformance with Society of Vertebrate Paleontology standards, and in consultation with the City of Eureka.

- c) In the event of discovery or recognition of any human remains during construction activities, the landowner or person responsible for excavation would be required to comply with the State Health and Safety Code Section 7050.5. Construction activities within 100 feet of the find shall cease until the Humboldt County Coroner has been contacted at 707-445-7242 to determine that no investigation of the cause of death is required. If the remains are determined to be, or potentially be, Native American, the landowner or person responsible for excavation would be required to comply with Public Resources Code Section 5097.98. In part, PRC Section 5097.98 requires that the Native American Heritage Commission (NAHC) shall be contacted within 24 hours if it is determined that the remains are Native American. The NAHC would then identify the person or persons it believes to be the most likely descendant from the deceased Native American, who in turn would make recommendations to the landowner or the person responsible for the excavation work for the appropriate means of treating the human remains and any associated grave goods within 48 hours of being granted access to the site. Additional provisions of Public Resources Code Section 5097.98 shall be complied with as may be required.

NOW THEREFORE, BE IT RESOLVED the Design Review Committee of the City of Eureka does hereby approve the application, subject to the conditions listed above.

PASSED, APPROVED AND ADOPTED by the Design Review Committee of the City of Eureka in the County of Humboldt, State of California, on the 23rd day of September, 2020 by the following vote:

AYES: COMMITTEE MEMBER
NOES: COMMITTEE MEMBER
ABSENT: COMMITTEE MEMBER
ABSTAIN: COMMITTEE MEMBER

Kassidy Banducci, Chair,
Design Review Committee

Kristen M. Goetz
Executive Secretary

PROJECT SUMMARY

PROVIDENCE EUREKA HOUSE



Providence is converting a 44-room commercial motel in Eureka, CA to 49 independent dwelling units that serve homeless and chronically homeless individuals. The project will include:

- 48 permanent supportive housing units serving homeless and chronically homeless individuals who are high-cost healthcare users;
- Supportive services and office spaces; and,
- One Manager's unit

The project is the result of a partnership between Providence Health & Services – Washington (acting as the project owner/developer), Providence Supportive Housing (serving as property manager), and the Providence St. Joseph Hospital CARE Network in Eureka (Lead Provider of Supportive Services), and with Humboldt County, referring eligible homeless participants to the project as units become available from its coordinated entry system.

The project will serve homeless and chronically homeless individuals who are high-cost users of healthcare resources in Humboldt County.

The site is a commercial class B motel located in Eureka at 1140 4th Street. The 44 rooms in the motel will be converted to 48 independent dwelling units to be managed as housing first permanent supportive housing. A new 6,400 sq. ft. two-story wing will be added to the property to add common areas that will include, community rooms, service consultation rooms, security and management office spaces, storage areas, and a kitchen.

Project-based Section 8 Voucher **Subsidies** for the 42 permanent supportive housing units have been committed to the project by the Housing Authority of the City of Eureka and Humboldt County.

VICINITY MAP



PROJECT DESCRIPTION

1140 4th Street includes the rehabilitation of two, two-story existing motel buildings and a new two-story building along 4th Street that will together provide a total of 49 affordable units, supportive service spaces and common amenities.

The site currently includes a parking lot that extends to 4th street to the north and M street to the east, and is bound by a metal security fence. The site redesign aims to create a sense of place and community that is both secure and welcoming for residents. The relationship to 4th Street will be redefined by reducing the front setback and locating the main building entrance on 4th. Common open spaces for residents will be carved out of the space between buildings, accomplished by demolishing the motel lobby and open carport, and relocating two of the existing exterior stairs. New and existing buildings will be woven together with a wood trellis, fence and screen that provide privacy, security, warmth and visual continuity throughout the site and street frontages.

The south facade of the new building reengages 4th Street through movement, materiality and relationship to human scale and building program. A butterfly roof form creates a sense of movement along 4th Street. The two roof slopes come together at a low point that distinguishes the building entry, accessible by a ramp that is integrated with and screened by the trellis above. The lobby, emphasized by a two-story accent color, brings some transparency through the site as it connects to the courtyard at the south facade. The geometry of the roof form differentiates the building program along 4th Street through a material shift that occurs at the change in slope. The west side is clad in a warm accoya wood siding and a large storefront window highlights the community room. The accoya wraps to the west facade, where the community room spills out into an exterior gathering space, to be used for outdoor dining and barbecues. The east side of the building is clad in fiber cement siding, where office spaces and utility rooms feature a rhythmic window patterning. Materials and colors from the main facade wrap around to M street, providing visual continuity on the secondary frontage.

The south facade relates to the existing motel buildings in its open corridor at the second story units, with wood columns that support a covered roof and exterior exit stairs. Each of the buildings overlook the courtyard amenity spaces, with a rich palette of planting materials, shade trees and gathering spaces. The stormwater treatment system is featured with a rain chain that is integrated with the butterfly roof. There is an opportunity for public art on the south and east side of the new building, which would create a focal point in the courtyard and highlight a special aspect of Eureka's identity or history.



PROJECT DIRECTORY

DEVELOPER
 Providence Supportive Housing
 800 Fifth Avenue, Suite 1200
 Seattle, WA 98104
 Tel: 425-525-5909
 Contact: Walter Zisette
 Email: Walter.Zisette@providence.org

ARCHITECT
 Van Meter Williams Pollack
 333 Bryant Street, Suite 300
 San Francisco, CA 94107
 Tel: 415-974-5352
 Contact: Laura Shagalov x208
 Email: laura@vmwp.com
 Contact: Michael Kloefkorn x209
 Email: michael@vmwp.com
 Contact: Fred Pollack, Principal x202
 Email: fred@vmwp.com

CIVIL ENGINEER
 SHN
 812 W. Wabash Avenue
 Eureka, CA 95501
 Tel: 707-441-8855
 Contact: Jared O'Barr
 Email: jobarr@shn-engr.com
 Contact: Dale Roper
 Email: droper@shn-engr.com

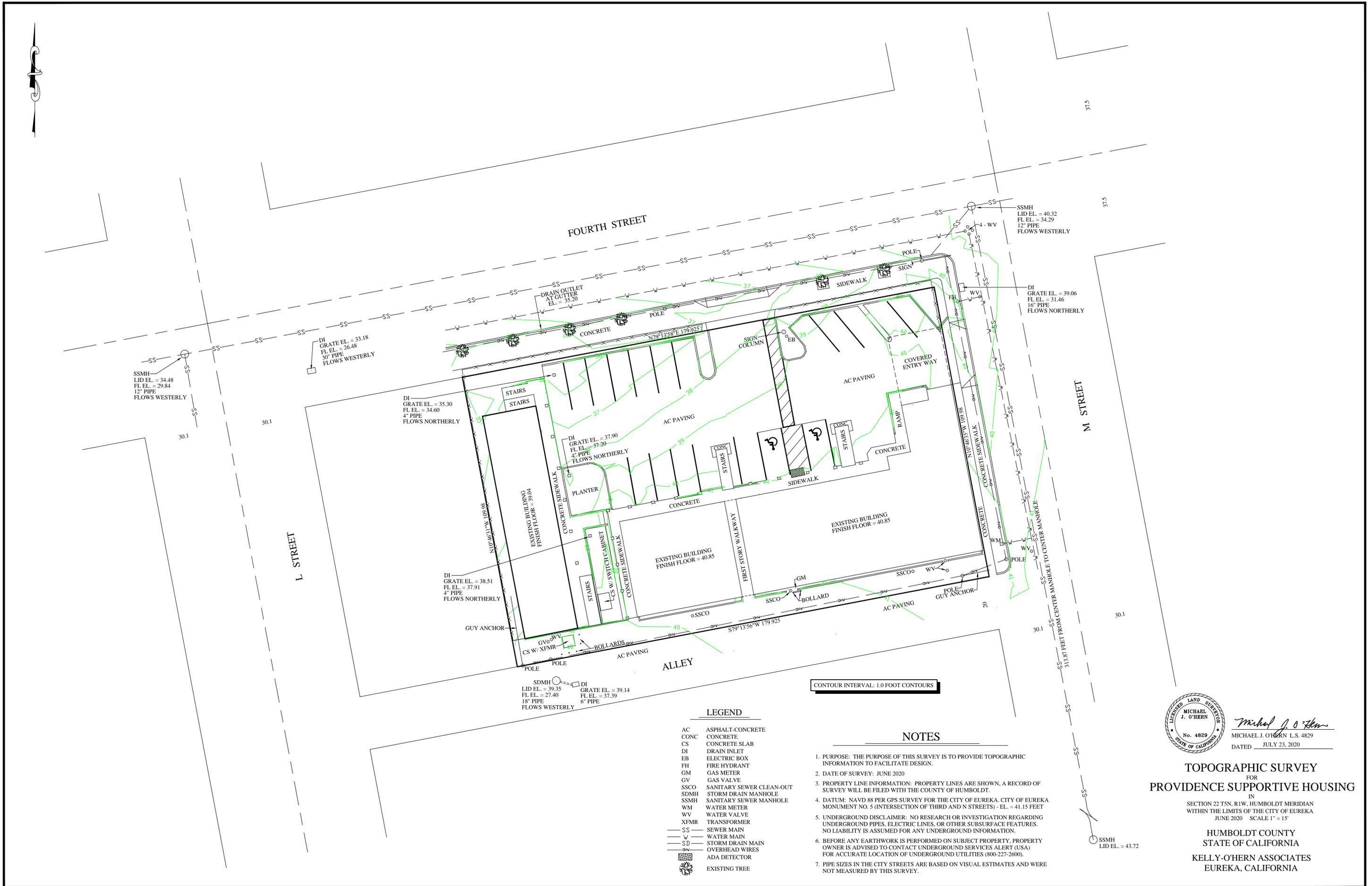
LANDSCAPE ARCHITECT
 Jett
 2 Orinda Theater Square, Suite 218
 Orinda, CA 94563
 Contact: Bruce Jett
 Tel: 925-254-5422
 Email: Brucej@jett.land
 Contact: Todd Bronk
 Tel: 206-947-6869
 Email: Toddb@jett.land

PLANNING SUMMARY

APN: 001-196-002-000
 Zoning: DT
 Site Area: 19,800 SF
 FAR: 1.17
 Density: 109 du/acre
 Height: 2 stories/22' plate height
 Construction: Type VA
 Parking: 5 spaces (1 van accessible)
 Units: 49 total

SHEET INDEX

A0.00	PLANNING SUBMITTAL
A0.10	3D VIEWS
A0.20	EXISTING CONDITIONS
A1.10	SITE PLAN
A1.20	SITE PLAN - EXISTING/DEMO
A2.10	FIRST FLOOR EXISTING/DEMO PLAN
A2.11	SECOND FLOOR EXISTING/DEMO PLAN
A2.20	FIRST FLOOR PLAN
A2.21	SECOND FLOOR PLAN
A2.23	ROOF PLAN & PROJECT STATISTICS
A3.10	EXISTING ELEVATIONS
A3.11	PROPOSED ELEVATIONS
C-0	SURVEY
L-1	LANDSCAPE PLAN
L-2	IRRIGATION PLAN
A4.10	MATERIALS & COLORS
A5.10	PHOTOMETRIC PLAN



SSMH LID EL. = 34.48
FL EL. = 29.84
12" PIPE
FLOWS WESTERLY

DI GRATE EL. = 33.18
FL EL. = 26.48
30" PIPE
FLOWS WESTERLY

30.1

L STREET

DI GRATE EL. = 35.30
FL EL. = 34.60
4" PIPE
FLOWS NORTHERLY

DI GRATE EL. = 37.90
FL EL. = 37.20
4" PIPE
FLOWS NORTHERLY

DI GRATE EL. = 38.51
FL EL. = 37.91
4" PIPE
FLOWS NORTHERLY

SDMH LID EL. = 39.35
FL EL. = 27.40
18" PIPE
FLOWS WESTERLY

DI GRATE EL. = 39.14
FL EL. = 37.39
6" PIPE

SSMH LID EL. = 40.32
FL EL. = 34.29
12" PIPE
FLOWS WESTERLY

DI GRATE EL. = 39.06
FL EL. = 31.46
16" PIPE
FLOWS NORTHERLY

37.5

M STREET

30.1

SSMH LID EL. = 43.72

CONTOUR INTERVAL: 1.0 FOOT CONTOURS

LEGEND

- AC ASPHALT-CONCRETE
- CONC CONCRETE
- CS CONCRETE SLAB
- DI DRAIN INLET
- EB ELECTRIC BOX
- FH FIRE HYDRANT
- GM GAS METER
- GV GAS VALVE
- SSCO SANITARY SEWER CLEAN-OUT
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- WM WATER METER
- WV WATER VALVE
- XFMR TRANSFORMER
- SS SEWER MAIN
- W WATER MAIN
- SD STORM DRAIN MAIN
- DW OVERHEAD WIRES
- ADA DETECTOR
- EXISTING TREE

NOTES

1. PURPOSE: THE PURPOSE OF THIS SURVEY IS TO PROVIDE TOPOGRAPHIC INFORMATION TO FACILITATE DESIGN.
2. DATE OF SURVEY: JUNE 2020
3. PROPERTY LINE INFORMATION: PROPERTY LINES ARE SHOWN. A RECORD OF SURVEY WILL BE FILED WITH THE COUNTY OF HUMBOLDT.
4. DATUM: NAVD 88 PER GPS SURVEY FOR THE CITY OF EUREKA. CITY OF EUREKA MONUMENT NO. 5 (INTERSECTION OF THIRD AND N STREETS) - EL. = 41.15 FEET
5. UNDERGROUND DISCLAIMER: NO RESEARCH OR INVESTIGATION REGARDING UNDERGROUND PIPES, ELECTRIC LINES, OR OTHER SUBSURFACE FEATURES. NO LIABILITY IS ASSUMED FOR ANY UNDERGROUND INFORMATION.
6. 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).
7. PIPE SIZES IN THE CITY STREETS ARE BASED ON VISUAL ESTIMATES AND WERE NOT MEASURED BY THIS SURVEY.



Michael J. O'Hern
MICHAEL J. O'HERN L.S. 4829
DATED JULY 23, 2020

TOPOGRAPHIC SURVEY FOR PROVIDENCE SUPPORTIVE HOUSING

IN SECTION 22 T5N, R1W, HUMBOLDT MERIDIAN WITHIN THE LIMITS OF THE CITY OF EUREKA JUNE 2020 SCALE 1" = 15'

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

