



CITY OF EUREKA
COMMUNITY DEVELOPMENT DEPARTMENT
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NOTICE OF EXCLUDED DEVELOPMENT

The project described below is located within the City of Eureka Categorical Exclusion area of the Coastal Zone. It has been determined that this project is excluded from the Coastal Development Permit requirements of the Coastal Act and the City of Eureka Local Coastal Program pursuant to City of Eureka Categorical Exclusion Order E-88-2 and Section 10-5.29304.1 (Section 156.098) of the City of Eureka Municipal Code.

Project Title: Burger King Façade Modification

Project Agent: Scott Gibson Architect **Case No:** CX-14-0016

Project Location: 417 S Street; APN No. 002-071-009 (plus -006, -007, -008)

Category of Excluded Development: The construction, reconstruction, demolition, or alteration of the size, type or intensity of any development of a principally permitted use or uses in the areas of the Eureka Coastal Zone that are zoned for residential, commercial, or industrial development, except for the following:

- (a) Public works facilities or improvements costing more than \$250,000.
- (b) The development involves demolition of a structure of architectural or historic significance.

Project Description and Exclusion Justification: The applicant is proposing to modify the façade for Burger King, located at the northeast corner of 5th and S Street. The project includes ADA access improvements, changes in signage, and the construction of two entryway towers adjoining the existing building. The proposed central entryway tower measures 24' high by 22' wide, with an approximate depth of 2.5'. The westerly tower measures 22' high by 13' wide, with a depth of 1.5'. A total of four concrete footings will be needed for the towers, requiring an area approximately 5' by 8' to be excavated to a depth of 4' for each footing.

There will be:

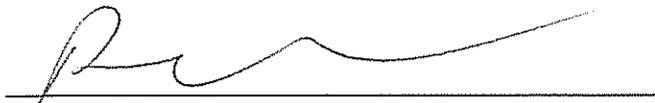
- (1) No new structures or parking;
- (2) No demolition of existing structures or parking; and
- (3) No changes to existing uses, building setbacks, or parking.

The exclusion is justified because the proposed improvements will be made to an existing principally permitted use, are expected to disturb fill rather than native soils, are surrounded on all sides by urban development, and will not occur within 250 feet of an ESHA or wetland.

Required Permits: Although no Coastal Development Permit is required for this project, Architectural Review and a Sign Permit are required for the façade modifications at 417 S Street.

Questions regarding this notice should be directed to the City of Eureka Community Development Department, Third Floor, Eureka City Hall, 531 K Street, Eureka, California, telephone (707) 441-4160.

Prepared By: Robert C. Jensen, Assistant Planner



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Director
Community Development Department

1/5/15
Date of Determination