



**CITY OF EUREKA**  
**DEVELOPMENT SERVICES DEPARTMENT**  
Rob Dumouchel, Interim Director

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Eureka, California 95501-1146  
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## NOTICE OF PUBLIC HEARING

### EUREKA PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN** that the Eureka Planning Commission will hold a public hearing on, **July 13, 2020**, at 5:30 p.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:** Element 7 Cannabis Retail Conditional Use Permit

**Project Applicant:** Robert DiVito

**Case No:** CUP-20-0004

**Project Location:** 924 5<sup>th</sup> Street      **APN:** 001-193-002, -003 (parking only)

**Zoning and General Plan Designations:** Downtown (DT)/ Downtown Commercial (DC)

**Project Description:** The applicant is seeking a Conditional Use Permit (CUP) for an off-site cannabis retail facility and distribution, which is listed as a *conditional use* in the subject zoning district. An off-site cannabis retail facility is a physical retail establishment where cannabis or cannabis products are offered for retail sale and delivery to customers in sealed and packaged containers and not intended for consumption at the facility. An off-site retail facility may be closed to the public, and the retailer may conduct sales exclusively by delivery. If this CUP is granted, the use of cannabis retail would apply to the entire parcel. Eureka Municipal Code (EMC) Section 155.208.020 lists cannabis uses as being subject to the provisions of EMC Chapter 158. The applicant has applied for a Commercial Cannabis License for distribution at this location. In addition, the applicant is seeking a Conditional Use Permit (CUP) for parking on the adjacent parcel (APN: 001-193-003), which per Eureka Municipal Code (EMC) Section 155.208.020 lists Parking Lots and Structures as a Conditional Use.

The public is invited to participate in the following manner:

1. You can view the Planning Commission meetings live on the City of Eureka's website at [www.ci.eureka.ca.gov](http://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](mailto:planning@ci.eureka.ca.gov) or leave a message at 707-441-4160 on or before July 13, 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](mailto:planning@ci.eureka.ca.gov) or you may leave a message at 707-441-4160 prior to July 13, 2020 at 12:00 p.m. to ensure that the Commission 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 City Council of the action of the Planning Commission, may be made within 10 calendar days of the action by filing a written Notice of Appeal with the City Clerk, 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 Lisa Savage, Project Manager, [lsavage@ci.eureka.ca.gov](mailto:lsavage@ci.eureka.ca.gov) or (707) 441-4186.

<b>Subject:</b>	Element 7 Cannabis Conditional Use Permit CUP-20-0004
<b>Location:</b>	924 5 <sup>th</sup> Street
<b>APN:</b>	001-193-002 and 003 (parking)
<b>Applicant:</b>	Robert DiVito
<b>Property Owner:</b>	Joanne Crelenjak
<b>Purpose/Use:</b>	Cannabis Retail Facility, Off-Sale
<b>Application Date:</b>	March 31, 2020
<b>General Plan:</b>	DC – Downtown Commercial
<b>Zoning:</b>	DT – Downtown
<b>CEQA:</b>	Exempt under Section 15301, Existing Facilities, Class 1
<b>Staff Contact:</b>	Lisa Savage, Project Manager
<b>Recommendation:</b>	Hold a Public Hearing; and Adopt a Resolution to approve with conditions the Element 7 Conditional Use Permit
<b>Motion:</b>	<i>“I move the Planning Commission adopt a Resolution to conditionally approve the Element 7 Cannabis Retail, on-site, at 924 5<sup>th</sup> Street in the DT Downtown zone district.”</i>

Figure 1: Location Map



Figure 2: Site Map



## **PROJECT SUMMARY**

The applicant, Robert DiVito, for Element 7, is requesting approval of a Use Permit to operate a “Cannabis Retail Facility, Off-Site” at 924 5<sup>th</sup> Street (red rectangle) and to utilize the adjacent property (APN: 001-193-003 - blue rectangle) for parking; both properties are in the DT (Downtown) zone district. Six to eight employees will be on-site daily to assist with operation of the off-site cannabis retail facility. The site is located on the mid-block on the south side of 5<sup>th</sup> Street between J and K Streets and is surrounded by both commercial and public uses. To the east and west of the site are two commercial businesses including an insurance company and a real estate company. To the north of the site, across 5<sup>th</sup> Street, is the County Courthouse/Jail. To the south (directly behind the site) are offices. East of the site, across K Street, is City Hall. In addition, off-street parking, landscaping, solid waste storage enclosure, and lighting are proposed. Two wall signs are proposed, one 9 square foot Element 7 (lettering) above the front entrance and one 18.5 square foot, square

Element 7 logo sign located east of the front entrance. Both are pending approval under an Administrative Sign Permit.

## **ANALYSIS**

To approve a Use Permit, the Planning Commission must make all of the following findings:

1. The proposed use is consistent with the General Plan, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.
2. The site is suitable for the size, design, and operating characteristics of the proposed use.
3. The proposed use will be compatible with existing and planned land uses in the vicinity of the property.
4. The proposed use will not be detrimental to the public health, safety, and welfare.
5. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.

### **1. Plan and Code Consistency**

#### **General Plan**

The General Plan Designation for the proposed site is DC (Downtown Commercial). The proposed Cannabis Retail, Off-Sale use is consistent with the underlying land use designation DC (Downtown Commercial) in the Eureka 2040 General Plan. The DC land use designation is intended to have a “mix of retail, restaurants, lodging, entertainment, cultural, visitor services, offices, and upper floor residential uses” as well as “promote a vibrant pedestrian environment.” The proposed project is in line with the desire for dense, mixed-use with retail, visitor-

servicing businesses on the first floor in the downtown area. The retail facility will support the intent of the DC area by bringing visitors and locals to the downtown area, and increasing pedestrian use. Therefore, the proposed use implements the adopted land use and is consistent with the goals and policies of the General Plan. A review of the General Plan confirms the proposed permit, would not conflict with any General Plan policies.

### **Zoning Code**

In general, the purpose of the Zoning Code is to implement the General Plan and to protect the public health, safety, and welfare. Specifically, the Zoning Code is intended to:

1. Preserve and enhance Eureka's unique sense of place, small city charm, livability, and sense of community;
2. Support a pedestrian-friendly built environment, increase transportation choices, and expand opportunities for residents to walk, bike, and take transit to destinations;
3. Maintain and expand the variety of housing types to serve a diverse population;
4. Encourage and incentivize a diversity of residential, commercial, industrial, and mixed-use developments;
5. Encourage pedestrian-friendly urban development through a streamlined approval process;
6. Where appropriate, encourage vertical mixed-use development with upper story residential units above ground floor commercial uses;
7. Protect and enhance the distinctive character of Eureka's neighborhoods and commercial districts;
8. Enhance the appearance, economic vitality, and livability of Eureka's neighborhoods and commercial districts;
9. Encourage active and inviting streetscapes, buildings, and public spaces;
10. Realize the full development potential of Eureka's industrial and commercial waterfront areas;
11. Enhance the vitality of Downtown and Old Town as the core of the community with a diversity of land uses and pedestrian-oriented urban design;
12. Encourage infill development and the reuse of existing structures to strengthen established neighborhoods;
13. Establish flexible performance-based standards to encourage design creativity and address unique circumstances;
14. Protect Eureka's natural beauty and conserve valuable natural resources; and
15. Enhance the urban/wildland interface zones around the edges of the city and promote recreation opportunities within these zones.

Per Eureka Municipal Code §155.076, the DT zoning district maintains, promotes, enhances, and builds upon Eureka's Downtown as a vibrant center for residents, businesses, the arts, local/regional visitors, and out-of-town tourists. Vertical mixed-use development with a diversity of uses promotes daytime and evening activity, including residential, cultural, lodging, civic, professional office, entertainment, retail, and other customer-serving and employment-intensive uses. Multi-story buildings built to lot lines fully utilize available land and support a high-intensity economic and cultural center for the surrounding region. Existing buildings are fully utilized with

uses that serve residents, employees, visitors, and the broader region. A diversity of building types and architectural styles, many with active ground-floor uses, support a vibrant pedestrian environment and active and inviting public spaces.

The proposed Cannabis Retail, Off-Site use meets many of the purposes of the zoning code by in-filling and reusing an existing single-story structure in an appropriate DT zoning district. The reuse of the building will enhance the appearance of the surrounding area and encourage an active and inviting street-scape by upgrading and improving the appearance of the property with the new parking spaces, enhanced existing landscaping, new landscaping, and pedestrian friendly lighting. The location of the facility is in an urban area, that is easily walkable from the Downtown Core and Old Town areas. The facility will be open from 8:00 a.m. to 9:00 p.m. seven days per week, which will encourage and promote daytime and evening activity in the area.

### **Specific or Area Plan**

The proposed Cannabis Retail, Off-Site facility is consistent with the Economic Development Strategic Plan's (EDSP) overarching goal to "Improve the quality of life for Eureka's residents, businesses and employees, and visitors through positive actions to attract, retain, and expand businesses within the city." The proposed use and improvements support three of four EDSP Sub-Goals because it proposes to create a new business (Sub Goal A: Maintain and Create High Quality Jobs), it supports the local cannabis community (Sub-Goal C: Create a Diverse and Resilient Economy), and it will contribute to sales tax revenue and may indirectly contribute to the Transient Occupancy Tax by out-of-town visitors (Sub-Goal D: Strengthen the City's Revenue Base).

## **2. Site Suitability**

The site consists of an approximately 3,300 square foot parcel with an existing building that encompasses 1,700 square feet within its' footprint. The building appears to be designed as an office. In order to convert the building from office use to cannabis retail the applicant plans to remodel the interior of the building.

There are two off-street parking spaces in the rear, including one ADA space, and the spaces meet the parking dimension requirements, contain concrete wheel stops, and will be landscaped. The building can be accessed by pedestrians on 5<sup>th</sup> Street. Cars can also park on 5<sup>th</sup> Street to access the building's front entrance. Access to the on-site parking area is off 5<sup>th</sup> Street to the east of the building, or the alley between J and K Streets.

No additional parking is required, as it is a change from an existing non-residential use to a different non-residential use within an existing building. However, the applicant is proposing to provide three parallel parking spaces on the adjacent site, which is owned by the same property owner. Per Eureka Municipal Code (EMC) Section 155.208.020, Parking Lots and Structures are listed as a Conditional Use. A new accessible path of travel has been added to the entrance that will accommodate both parking areas. Additional improvements include new parking lot lighting and trash enclosure.

The business will be open seven days a week from 8:00 a.m. to 9:00 p.m. for delivery and retail operations. Including delivery and retail, the applicant estimates between 6-8 employees at any one time. Delivery vehicles will be minimized to small compact delivery and cargo vans to reduce traffic congestion. Cannabis customers shop throughout the day, so no peak shopping time is anticipated.

Based on the above analysis, the site and the building are of sufficient size and design to accommodate the proposed use, but not so large that the proposed use would be grossly out of scale with the neighborhood. Accordingly, the site is suitable for the proposed use of "Cannabis Retail Facility, Off-Site."

## **3. Existing and Proposed Uses**

The site is in the Downtown zone district in a neighborhood that generally consists of commercial uses, with two nearby public uses (County Courthouse/Jail and City Hall). The commercial uses include offices on either side of the proposed facility, and offices, restaurants, and general retail in the surrounding area. The proposed use of off-site cannabis retail is similar to existing nearby uses. The uses are similar in that customers arrive on site, purchase a good or service, and depart the site, typically within a limited amount of time. Through the addition

of the recommended conditions, the use will not be permitted to allow cannabis odors to be detectable outside of the facility and will not allow cannabis plants to be seen from outside the facility. For these reasons, the proposed use is compatible with the existing and anticipated uses in the vicinity.

#### **4. Public Health, Safety, and Welfare**

Previously approved and operating cannabis retail facilities in the surrounding area and zone district, have not proved to be a nuisance or negatively impact public health, safety, and welfare. There is no indication that the addition of a similar facility in the same zone district would be different. In addition, the proposed project will enhance the existing landscaping in the front, provide additional landscaping in the rear parking area, and provide lighting in the parking area, which could serve to improve the safety of the area through design.

In order to prevent any possible nuisances, the applicant will prohibit loitering within fifty (50) feet of the premises. A licensed security guard will be present on the premises to monitor the perimeter of the facility, and control loitering and site access. A state-of-the-art security system with strategically placed, hi-tech cameras will be utilized 24 hours a day. The building will be locked and monitored by a local alarm company when closed.

While the act of cannabis consumption can create certain personal health risks, these risks are taken willingly by the individual who chooses to consume cannabis or a cannabis product. Odor control systems will meet all applicable standards and conditions set by the Eureka Cannabis Review Panel. Finally, the project was referred to various City departments and local utility companies for comment and the comments received do not indicate that the proposed use would pose a risk to public wellbeing.

A Commercial Cannabis License has been submitted for this location and will move forward once the CUP is approved. The proposed use at this site was referred to the Humboldt Bay Fire Department, the City of Eureka Building Department, and the Eureka Police Department, each of which has review and approval authority for specific Safety and Security Standards.

#### **5. Location**

The proposed location for the business is mid-block on 5<sup>th</sup> Street between J and K Streets. Across 5<sup>th</sup> Street is the County Courthouse/Jail, and to the east on the corner of 5<sup>th</sup> and K Streets is City Hall. The building can be accessed by pedestrians on 5<sup>th</sup> Street and cars can also park on 5<sup>th</sup> Street to access the building's front entrance or in the off-street parking spaces provided on both sites. Access to the two parking areas is off 5<sup>th</sup> Street to the east of the building, or the alley between 5<sup>th</sup> and 6<sup>th</sup> and J and K Streets. A new accessible path of travel has been added to the east entrance that accommodates both parking areas.

The site is a developed urban location and is fully served by water, sewer, power, telecommunications, and transportation infrastructure. No additional infrastructure is required for the proposed use.

Based on the above analysis, the location is appropriate for the proposed use.

#### **ENVIRONMENTAL ASSESSEMENT**

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 15301, Existing Facilities, Class 1 of the CEQA Guidelines which consists of the operating of private structures involving negligible or no expansion of use. Since the proposed use will result in the conversion of an existing structure into a cannabis retail facility with no expansion of the structure, the proposal for a Cannabis Retail use is exempt from 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 June 30, 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 July 1, 2020.

**CONCLUSION**

Based on the analysis above, the proposed On-Site Cannabis Use Retail Facility and the addition of parking on the adjacent property are consistent with the General Plan, Zoning Code, and the Economic Development 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.

**STAFF CONTACT**

Lisa Savage, Project Manager, 531 K Street, Eureka, CA 95501; [planning@ci.eureka.ca.gov](mailto:planning@ci.eureka.ca.gov); (707) 441-4160

**DOCUMENTS ATTACHED**

Attachment 1: Planning Commission Resolution..... 7-9  
Attachment 2: Applicant submitted material ..... Attached

**PLANNING COMMISSION RESOLUTION NO. 2020-\_\_**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EUREKA APPROVING, WITH CONDITIONS, USE PERMIT CUP-20-0004 TO ALLOW OFF-SITE CANNABIS RETAIL ON AT 924 5<sup>TH</sup> STREET, AND A PARKING LOT AT APN 001-193-003

**WHEREAS**, the applicant is proposing to conduct an off-site retail cannabis use; and

**WHEREAS**, the property at 924 5<sup>th</sup> Street and APN 001-193-003 is zoned Downtown (DT) and has a land use designation of Downtown Commercial (DC); and

**WHEREAS**, “Cannabis Retail facility, off-site”, and “Parking Lots and Structures” are conditionally permitted uses in the DT district and require a Use Permit; and

**WHEREAS**, the Planning Commission of the City of Eureka did hold a duly noticed public hearing at City Hall in the City of Eureka on July 13, 2020, at 5:30 p.m. via Zoom; and

**WHEREAS**, the Planning Commission of the City of Eureka has reviewed the subject application in accordance with Eureka Municipal Code Chapters 155 and 158, 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 uses meet all applicable development standards contained in the Zoning Code, all requirements and conditions set by the Eureka Cannabis Review Panel; and
2. The proposed uses are consistent with the General Plan, Zoning Code, and Economic Development Plan adopted by the City Council; and
3. The site is suitable for the size, design, and operating characteristics of the proposed uses; and
4. The proposed uses will be compatible with existing and planned land uses in the vicinity of the property; and
5. The proposed uses will not be detrimental to the public health, safety, and welfare; and
6. The proposed uses are properly located within the city and adequately served by existing or planned services and infrastructure; and
7. Action on the Use Permit is discretionary, subject to environmental review in accordance with the California Environmental Quality Act (CEQA); however, the project qualifies for a Class 1 exemption (Section 15301) from CEQA which exempts existing facilities. It qualifies for this exemption because the project involves only internal modifications to the existing building.

**WHEREAS**, in the opinion of the Planning Commission of the City of Eureka, the proposed application should be approved subject to the following conditions:

**CONDITION 1:** No cannabis plant materials may be visible from the exterior of the property. This includes cannabis plant materials that are present onsite, in any buildings at the site, or in any

vehicles at the site. The only exception to this condition is during brief periods of loading and unloading.

**CONDITION 2:** Prior to commencement of any demolition, remodeling or construction, the applicant will 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:** The retail facility operator will install, operate, and maintain odor control measures that will be reviewed and approved by the City Building Department prior to operations. The odor control measures implemented will be effective at controlling cannabis odors such that no cannabis odors are detectable outside the exterior walls of the facility.

**CONDITION 4:** The retail facility will not operate with the doors open, with the exception of moving product in or out of the building.

**CONDITION 5:** The retail facility operator, through the commercial cannabis licensing process, shall meet with the City of Eureka Fire Department, Building Department, and Police Department and shall implement safety, security, and other related requirements imposed by those Departments.

**CONDITION 6:** The property owner, or retail facility operator, will install, operate, and maintain a security system at the subject property which covers the interior and exterior of any buildings (present or future) which contain commercial cannabis activities. The security system(s) shall be designed as a means of deterring and discouraging criminal activity at the property for as long as any business is engaged in the proposed use.

**CONDITION 7:** In the event a building permit involving any ground disturbing activity is issued, the City's standard protocol for incidental 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** that the Planning Commission of the City of Eureka does hereby approve the application, subject to the conditions listed above. The violation of any term or requirement of this conditional approval may result in the revocation of the permit.

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of Eureka in the County of Humboldt, State of California, on July 13, 2020 by the following vote:

AYES: COMMISSIONER  
NOES: COMMISSIONER  
ABSENT: COMMISSIONER  
ABSTAIN: COMMISSIONER

\_\_\_\_\_  
Jeff Ragan, Chair, Planning Commission

*Attest:*

\_\_\_\_\_  
Kristen M. Goetz, Executive Secretary

# E7 EUREKA LLC

## PROPOSED PROPERTY DEVELOPMENT

# Cannabis Retail Dispensary & Delivery

## 924 5TH ST. EUREKA, CA 95501



ELEMENT 7  
EUREKA LLC

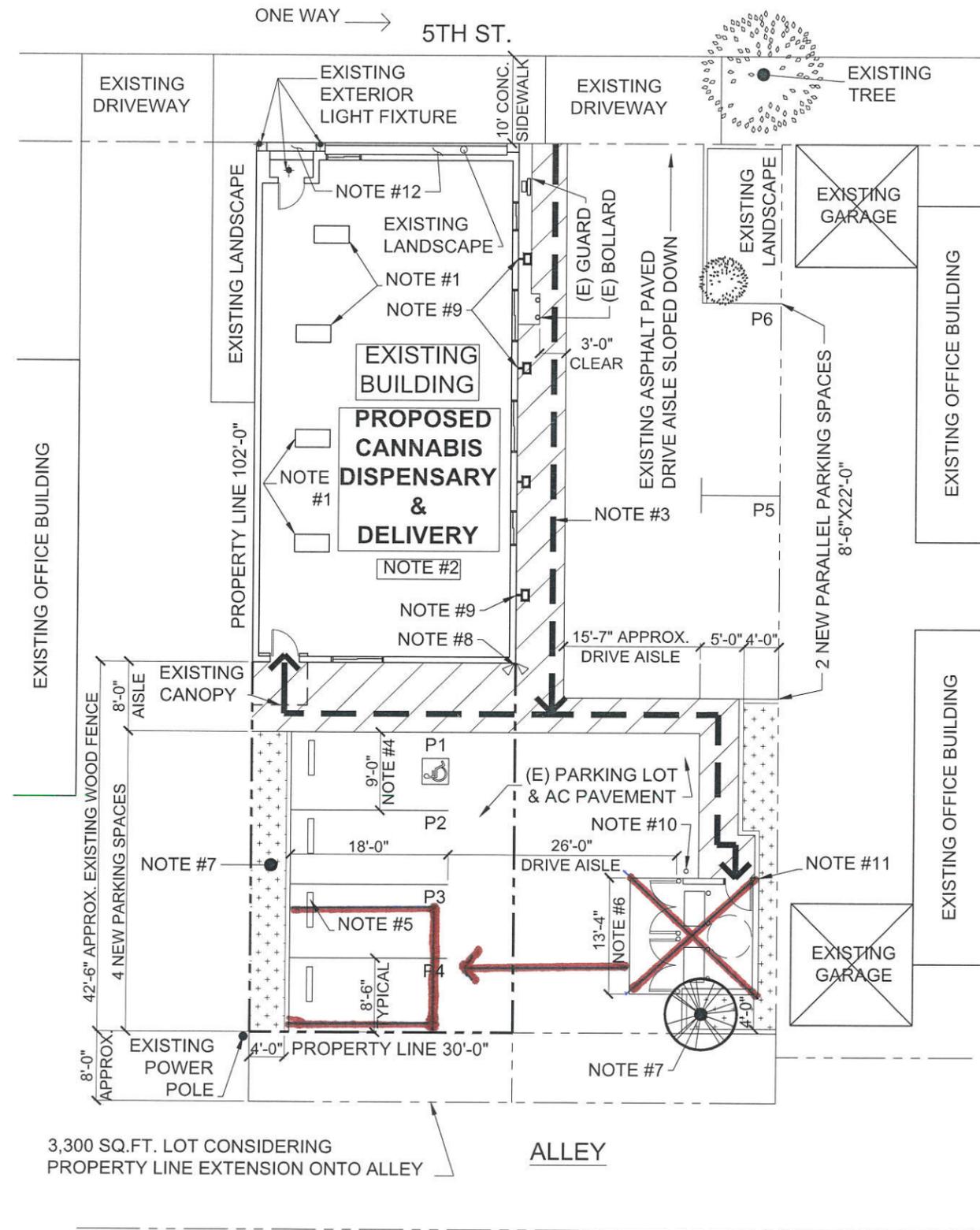
GOVERNING CODE	VICINITY MAP	SATELLITE VIEW
<p>This project shall comply with the followings including local amendments:</p> <ul style="list-style-type: none"> <li>2019 California Building Code (CBC)</li> <li>2019 California Existing Building Code</li> <li>2019 California Fire Code (CFC)</li> <li>2019 California Mechanical Code (CMC)</li> <li>2019 California Plumbing Code (CPC)</li> <li>2019 California Electrical Code (CEC)</li> <li>2019 California Green Building Standards Code (CGBS)</li> <li>2019 California Energy Code</li> </ul> <p>The City Code w/ Local Amendments (Latest Edition)</p>		
CODE ANALYSIS	PROPERTY INFORMATION	SCOPE OF WORK
<p>PROPOSED OCCUPANCY: USE GROUP-M, MERCANTILE RETAIL (RETAIL MARIJUANA DISPENSARY &amp; DELIVERY)</p> <p>OCCUPANT LOAD FACTOR REQUIRED &amp; PROPOSED GRADE FLOOR: 60 SQ. FT. GROSS PER PERSON 300 SQ. FT. GROSS PER PERSON FOR STORAGE, STOCK, SHIPPING</p>	<p>APN / PARCEL ID: 001-193-002                      ZONING DISTRICT: DT (DOWNTOWN COMMERCIAL MIXED-USE)                      EXISTING PROPERTY: EXISTING BUILDING W/ PARKING LOT                      LOT SIZE: 3,300 SQ. FT.                      BUILDING AREA: 1,770 SQ. FT.</p> <p>PROPOSED CONSTRUCTION TYPE: V-B (CONCRETE BLOCK WALL)                      #STORIES: 1                      UNITS: 1</p> <p>PROPOSED TOTAL PARKING: 4 PARKING SPACES INCLUDING VAN ACCESSIBLE SPACE</p> <p>REVISED ADJACENT PARKING LOT APN 001-193-003                      2 PARKING STALLS</p>	<ol style="list-style-type: none"> <li>CHANGING AN EXISTING OFFICE BUILDING INTO A MARIJUANA DISPENSARY &amp; DELIVERY FACILITY W/ EXISTING PARKING LOT</li> <li>ADDED A NEW TRASH ENCLOSURE</li> <li>ADDED NEW LANDSCAPED AREA INCLUDING ONE NEW TREE</li> </ol> <p><b>SHEET INDEX</b></p> <p>ARCHITECTURAL</p> <ul style="list-style-type: none"> <li>A00 COVER SHEET</li> <li>A01 PROPOSED SITE PLAN</li> <li>A02 PROPOSED FLOOR / SECURITY CAMERA PLANS &amp; EXISTING FLOOR PLAN</li> <li>A03 EXISTING EXTERIOR ELEVATIONS W/ NEW SIGNAGE</li> </ul>

Proposed Property Development  
 Cannabis Retail Dispensary & Delivery  
 924 5TH ST. EUREKA, CA 95501  
 COVER SHEET

REVISION / ISSUE	DATE	NO.
SUBMITTAL - BUSINESS LICENSE APPLICATION	03/18/20	
RESUBMITTAL - BUSINESS LICENSE APPLICATION	04/13/20	
RESUBMITTAL - BUSINESS LICENSE APPLICATION	05/29/20	

APN 001-193-002  
 DATE 06-30-20  
 SCALE  
 SHEET SIZE 11X17  
 SHEET NO.

# A00



**NOTES:**

1. PROVIDE NEW SECURITY METAL CAGE UNDER 4 EXISTING SKYLIGHTS
2. NEW INTERIOR SECURED TRASH ROOM
3. NEW ACCESSIBLE PATH OF TRAVEL W/ DIAGONAL PAINTED MARKINGS
4. NEW ACCESSIBLE VAN PARKING SPACE
5. EMC 155.324.060: NEW CONCRETE WHEEL STOP
6. EMC 155.308.070: NEW ENCLOSURE W/ ROOF FOR AN ACCESSIBLE TRASH AND RECYCLABLE DUMPSTERS ONE CUBIC YARD EACH W/ 2 BOLLARDS EACH, 7'-0" HIGH PAINTED CMU WALLS TO MATCH EXISTING BUILDING, 2 PAIR METAL GATES, AN ACCESSIBLE MAN GATE/DOOR AND 6'-0"X13'-4" CONC. APRON
7. EMC155.324.080, 328.050 E(1): NEW TOTAL 275 SQ. FT. LANDSCAPE AREA W/ ONE TREE (MIN. 15-GALLONS)
8. EXISTING DUAL HEAD EXTERIOR LIGHT FIXTURE
9. NEW EXTERIOR SECURITY LIGHT FIXTURE: LED WALL PACK LITHONIA TWH
10. NEW CONC. FILLED STEEL BOLLARD
11. EMC 155.208.030 TABLE 208-2; SET TRASH ENCLOSURE 2'-0" AWAY FROM LOT LINE TO ALLOW FOR FOOTING MEETING '0' FEET SIDE SETBACK REQUIREMENT
12. EMC 155.340.070 (B); 2 NEW EXTERNAL ILLUMINATED METAL WALL SIGNS SEE EXTERIOR ELEVATION A03



ELEMENT 7  
EUREKA LLC

Proposed Property Development  
Cannabis Retail Dispensary & Delivery  
924 5TH ST. EUREKA, CA 95501  
PROPOSED SITE PLAN

NO.	DATE	REVISION / ISSUE	PROJECT
	03/18/20	SUBMITTAL - BUSINESS LICENSE APPLICATION	Proposed Property Development Cannabis Retail Dispensary & Delivery 924 5TH ST. EUREKA, CA 95501 PROPOSED SITE PLAN
	04/13/20	RESUBMITTAL - BUSINESS LICENSE APPLICATION	
	05/29/20	RESUBMITTAL - BUSINESS LICENSE APPLICATION	

APN 001-193-002  
DATE 06/30/20  
SCALE 1/16" = 1'-0"  
SHEET SIZE 11X17  
SHEET NO.



**PROPOSED SITE / LIGHTING PLAN**

**A01**