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January 10, 2023

Thomas Mattson
County of Humboldt
1106 2nd Street
Eureka CA 95501

RE: 3007 and 3015 I Street/APNs: 011-063-001 and -006
Project No.: GPC-22-0002

Dear Thomas:

At the regular meeting of the Planning Commission of the City of Eureka, held January 9, 2023, the above matter was reviewed. After due consideration of the submitted project the Commission adopted Planning Commission Resolution No. 2023-03 finding the acquisition and development of the parcels at 3007 and 3018 I Street conforms with the City of Eureka's 2040 General Plan. Once the required signatures are obtained, a copy of the Resolution adopted by the Planning Commission will be sent.

Any aggrieved person may appeal this determination and action by the Planning Commission to the City Council by filing a written appeal, accompanied by an appeal fee, with the City Clerk within 10 days of the Planning Commission's decision. If this action is not appealed within the 10-day appeal period, the determination and action of the Planning Commission will become final.

If you have any questions, please do not hesitate to contact Development Services - Planning.

Sincerely,

Planning Commission

Kristen M. Goetz

Executive Secretary/Principal Planner

cc: PWM, Inc.

PLANNING 531 K Street, Eureka, CA 95501 (707) 441-4160 planning@eureka.ca.gov www.eureka.ca.gov



RESOLUTION NO. 2023-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EUREKA DETERMINING GENERAL PLAN CONFORMANCE FOR THE COUNTY OF HUMBOLDT'S PROPOSED ACQUISITION OF PROPERTY AND DEVELOPMENT OF AN OFFICE BUILDING WITHIN THE CITY LIMITS AT 3007 AND 3015 I STREETS, APNs 011-063-001 and -006

WHEREAS, the County of Humboldt is proposing to purchase two contiguous parcels at 3007 and 3015 I Street (APNs 011-063-001 and 011-063-006) and construct a 7,000-10,000-square-foot, two-story office building to house the Department of Health and Human Services (DHHS) public health laboratory; and

WHEREAS, once the County acquires the properties, to facilitate development of the site as intended, the County proposes to first merge the parcels and then demolish an existing vacant single-family residence at 3007 I Street; and

WHEREAS, California Government Code Section §65402 states a county shall not acquire real property, nor construct a public building, within the corporate limits of a city if such city has an adopted General Plan applicable to the area, until the location, purpose and extent of the acquisition and public building have been submitted to and reported upon by the planning agency as to the conformity with the General Plan; and

WHEREAS, the purpose of the project is to allow upgrades and expansion of the DHHS public health laboratory, and concentration with other DHHS facilities, consistent with the adopted Humboldt County Facilities Master Plan; and

WHEREAS, the subject property has a land use designation of Professional Office (PO) and is zoned Office Residential (OR), and the proposed government facility use is an allowed use under the PO/OR classification; and

WHEREAS, although the County is exempt from the City's zoning code standards and design review process, the County has submitted preliminary development plans for the proposed facility, indicating they intend to comply with applicable zoning regulations, including standards for size, height, setbacks, and vehicular and bicycle parking, and has offered to provide an informational presentation to the Design Review Committee to solicit feedback on the physical appearance of the proposed building, landscaping, and parking; and

WHEREAS, the project furthers a number of 2040 General Plan goals and policies related to developing underutilized properties, supporting densification of the City through infill development; and

WHEREAS, the project will allow DHHS to modernize and consolidate existing public health laboratory operations, furthering 2040 General Plan Goal HS-5 and associated policies related to supporting DHHS in efficiently and effectively implementing public health programs; and

WHEREAS, the housing unit proposed to be demolished was built in 1930 but is not on the Local Register of Historic Places or included in Eureka, An Architectural View (Green Book) as part of the local historical inventory, and a historical evaluation has been submitted confirming the structure does not meet the historical significance criteria for listing on an historic register at the local, state or national level; and

WHEREAS, the residence is likely only affordable to above-moderate income households for owner-occupied housing, but nevertheless the net loss of one housing unit resulting from the proposed acquisition and development is inconsistent with 2040 General Plan Goal HS-5, which calls for the preservation of affordable housing; and

WHEREAS, the General Plan Conformance Review is exempt from CEQA pursuant to Section 15061(b)(3) (Common Sense) of the CEQA Guidelines because the Planning Commission's conformance review has no possibility of having a significant effect on the environment as the County of Humboldt is not bound by the City's determination of whether the project is consistent with the City's adopted 2040 General Plan, and could choose to proceed with acquisition of the parcel, demolition, and subsequent development of the site as they have proposed, regardless of the Planning Commissions' determination.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Eureka, that:

1. Overall, the County's acquisition and development proposal is consistent with the PO land use designation and the applicable goals and policies of the City's 2040 General Plan, except for Goal H-5 calling for the preservation of affordable housing.
2. The loss of one housing unit is regrettable, and the County should consider dedication of County land for housing, or other strategies to off-set the loss.
3. The project furthers a number of 2040 General Plan goals and policies, and the overall benefit of the project for the community is a positive one.
4. Overall, the location, purpose, and extent of the acquisition and building development by the County of Humboldt at 3007 and 3015 I Street, is in conformance with the City of Eureka's adopted 2040 General Plan.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Eureka in the County of Humboldt, State of California, on the 9th day of January, 2023, by the following vote:

AYES: COMMISSIONERS MAIER, BENSON, FREITAS, KRAFT, LAZAR
NOES: NONE
ABSENT: NONE



Craig Benson, Vice-Chair, Planning Commission

Attest:


Kristen M. Goetz, Executive Secretary