

SUPPLEMENTAL INFORMATION #1

For Planning Commission Agenda of: February 15, 2018

<input type="checkbox"/>	Consent Agenda Item	}
<input type="checkbox"/>	Continued Hearing Item	}
<input checked="" type="checkbox"/>	Public Hearing Item	} #5
<input type="checkbox"/>	Department Report	}
<input type="checkbox"/>	Old Business	}

Re: **CannaBoutique Dispensary Conditional Use Permit**

Application Number 12341

Case Number CUP 16-632

Assessor's Parcel Number (APN) 015-011-029

1672 Myrtle Avenue, Eureka Area

Attached for the Planning Commission's record and review is (are) the following supplementary information item(s):

1. Traffic and customer counts for the Myrtle Avenue Shopping Center, prepared by Marvin Chapman, PE, received by the Planning & Building Department on
 - o December 1, 2017: this letter provides a summary of the engineer's observations. The reported average daily traffic varies from 83 to 99 cars per day.
 - o January 11, 2018: this letter includes the engineer's traffic count tallies from March, April, May, and June 2017.
 - o January 30, 2018: vehicle and customer counts for the existing dispensary as observed on Friday, January 26, 2018, from 3:15 pm until 6:00 pm. The reported customer peak is 34 customers from 4:45 to 5:15. The reported vehicle peak was from 3:15 to 3:45 with 28 vehicles.
 - o February 7, 2018: vehicle and customer counts for the existing dispensary as observed Monday, February 4, 2018, 1:30 pm until 4:30 pm. The reported customer peak is 25 customers from 3:30 to 4:00. The reported vehicle peak was the same period of time, 3:30 to 4:00, with 16 vehicles
2. Listing of tenants and their employee numbers for the Myrtle Avenue Shopping Center. Per the submitted information the existing tenants have there are total 14 employees.
CannaBoutique will have no more than 6 employees.
3. Parking plot plans prepared by Marvin Chapman, PE, received by the Planning & Building Department on:
 - o January 24, 2018: per the plan, there are total of 70 spaces at the Myrtle Avenue Shopping Center. There are a total 13 to 14 parking spaces along the frontage of the building that is leased by the applicant, and the proposed location for the dispensary. Per personal communications with the applicant, he is leasing the entire southerly side of this building which is approximately 3,240 square feet in size.¹ There 13 parking spaces along the southerly building frontage, including 2 accessible spaces. It should be noted that HCC 314-100.1.2.2.1, the normal size for standard parking is 8 feet by 18 feet.
 - o January 30, 2018: this plot shows the same number of spaces as the January 24, 2018 plan except that there is only one accessible space along the subject building's frontage. The January 30th plan includes revisions showing the engineer's recommendations to 1) install signage at the alley for one traffic; and 2) restrict parking behind the behind the shopping center's northernmost building.
4. During a meeting with Mr. Chapman, on February 7, 2018, attended by Planning and Public Works staff, it was indicated that it would be beneficial for the shopping center's parking areas to be restriped as the previously applied striping has faded making parking spaces difficult to discern for customers. Also, that the

¹ The subject building is 6,208 square feet per Mr. Chapman's site plan. He estimated the square footage using aerial imagery. Per the Development Plan, the building scales at 5,490 square feet.

shopping centers internal circulation and safety would be improved by added signed to limit traffic to one direction in the alley (move from west to east). Staff requested Mr. Chapman secure a letter of agreement for stripping and from the property owner.

5. Sheet 3 PM #3290, Book 31 of Parcel Maps Page 59, showing the 28-foot access easement that traverses through the property to provide access to Myrtle Avenue for the adjacent senior housing complex.
6. An excerpt of the Development Plan for the senior housing complex, referred to as "Season At The Grove". This plan shows the subject tenant space as being occupied by a beauty shop, a nail shop, and a restaurant. This plan was approved August 2001.
7. According the Eureka Transit System bus map, the shopping center is in close proximity of the bus stop at Myrtle and Park.

As indicated on page 23 of the staff report, the required number of parking spaces for the 1,200 square foot dispensary with no more six employees is 10 parking spaces, there are 13 spaces along the leasee's building's frontage, and 52 spaces altogether on the subject parcel. The dispensary's proposed hours of operation are 10:00 AM to 7:00 PM, Monday through Friday, and it will be closed on Saturdays and Sundays. The engineer's study indicates the shopping center's peaks are during the lunch hour and at the end of the day. The drive aisle through the southernmost parking lot also provides access from the senior housing complex to Myrtle Avenue so the vehicle counts may also represent traffic associated with that development. That the record indicates the center has historically hosted a variety of retail and customer service uses, often with variable hours of demand. The proposed use has similar parking demands as other principally permitted uses in Neighborhood Commercial (C-1) zoning district, which include bakeries, food markets, automobile service stations, theaters, etc.

#12341
015-011-029

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December 1, 2017

Re: Daily traffic @ Myrtle town Shopping Center
1672 Myrtle Ave

I have evaluated the recorded daily traffic at the south entrance to this local shopping center Monday through Friday 10 am to seven PM over a period of four months this year.

The average daily traffic varies from 83 to 99 cars per day with a minimum of five to a maximum of twenty one vehicles per hour in the south parking lot (the one related to the proposed development).

The peak observed vehicle count was consistently around noon to one PM.

I personally watched the Humboldt Collective door yesterday morning for about forty five minutes between 1030 am and 1115 AM. During that period of time four people went in and out – of which two were on foot and two were in vehicles.

This fits well with my impression of the likely traffic to this single business – the visitors tend to be on foot as much as in vehicles.

It seems that most of the traffic at this location is related to the tavern – which will have a higher traffic count in the evening.

It is my professional opinion that parking in this facility currently far exceeds the maximum demand.

One thing that has come to light in conversation with Bill Maton realtor who represents the owner was that a condition of the issuance of the permit for the existing dispensary was restriping the parking lot – which has not yet been done.

This is something that will help the parking situation.

I have to wonder why this condition of approval was not enforced.

Respectfully submitted

Marvin Chapman PE





Chapman Engineering
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Owner Thau Partnership
Address 1162 & 1670 Myrtle Ave
 Eureka, CA
AP # .015-011-005, 029
Date January 9, 2018



I have performed an evaluation of the parking, traffic and clientele numbers for the south side of the Myrtle town Shopping Center.

This portion of the shopping center has a total of three active businesses and one more active business is proposed.

I have prepared a parking plan for the entire shopping center with parking distributed based on parking assumed to serve businesses fronting any individual space and a total of twelve shared spaces that don't front any business.

I have performed a site review which included two visits with personal observation of the Humboldt Cooperative Cannabis Center entrance as well as observation of the traffic patterns in the south portion of the parking lot.

My observations are as follows.

On December 14, 2017 I observed the entrance to the existing cannabis business f between 3 PM and 5 PM. During that period of time eight people entered - of which four came on foot from somewhere other than the parking lot.

On January 5, 2018 I I observed the entrance again. Between 3:30 PM and 5:30 PM. This happened to be the first Friday afternoon when recreational cannabis can be sold in the State of California, so I suspect it will turn out to be the one day in the history of the business with the highest number of customers.

The total number of people exiting the business during that period of time was eight five with hourly numbers varying from twenty to twenty three. During that period of time I observed twenty one vehicles park whose occupants went into the business.

The average time an individual spent in the business was about twelve minutes.

I do not know how many people went into the business but did not purchase any products.

My net observation is that this business needs to have a total of approximately six dedicated parking spaces and another six they can share with other businesses in the shopping center.

There is certainly no reason to deny Mr Bradford a permit to open his business based on a lack of parking – especially since this is an existing facility which historically has been operated as a number of businesses.

Find attached actual numbers tabulated and graphed

If you have any questions, please call me.

Thank You

Marvin Chapman

Sheet1

traffic entering south parking lot

March 20-24

	Monday	Tuesday	Wednesday	Thursday	Friday	Total	Average
10-11 AM	8	5	8	9	9	39	7.8
11-12 AM	18	12	15	12	18	75	15
12-1 PM	10	17	14	16	9	66	13.2
1-2 PM	15	13	9	11	12	60	12
2-3 PM	15	12	7	9	10	53	10.6
3-4 PM	12	11	9	11	8	51	10.2
4-5 PM	17	14	16	19	17	83	16.6
	95	84	78	87	83		

April 17-22

	Monday	Tuesday	Wednesday	Thursday	Friday	Total	Average
10-11 AM	10	17	8	17	9	61	12.2
11-12 AM	15	9	9	12	18	63	12.6
12-1 PM	10	17	14	16	9	66	13.2
1-2 PM	8	13	9	11	12	53	10.6
2-3 PM	15	12	7	9	10	53	10.6
3-4 PM	12	11	9	11	8	51	10.2
4-5 PM	10	14	16	19	12	71	14.2
	80	93	72	95	78	418	

Sheet1

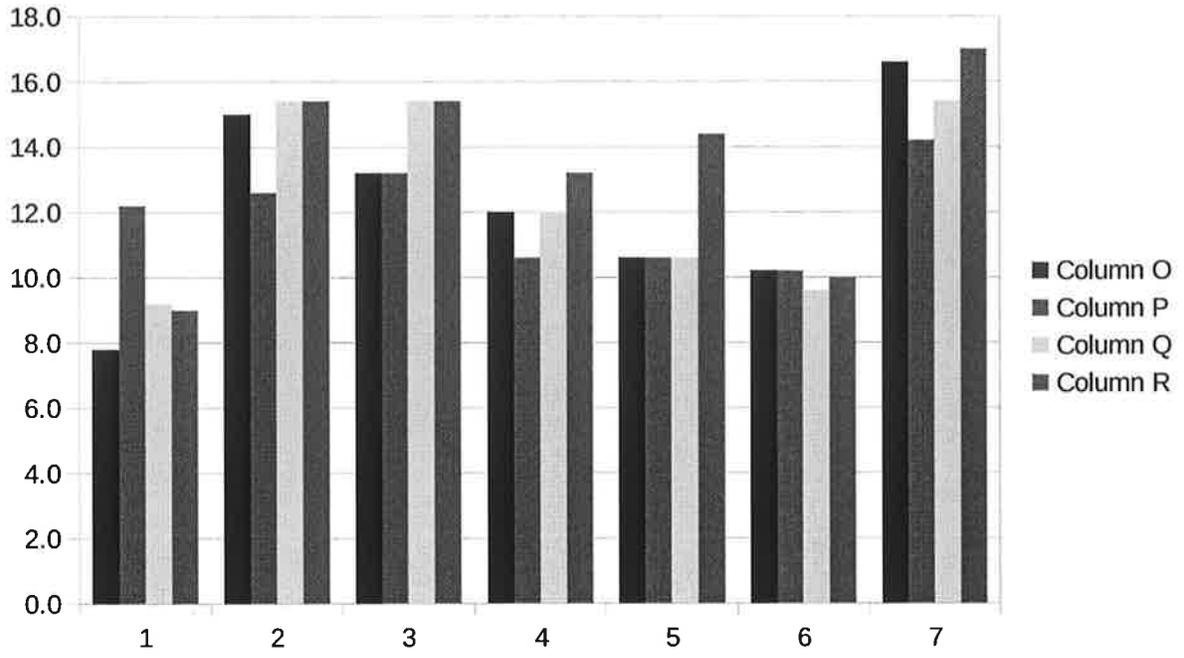
May 15-19

	Monday	Tuesday	Wednesday	Thursday	Friday	Total	Average
10-11 AM	13	6	9	9	9	46	9.2
11-12 AM	20	12	15	12	18	77	15.4
12-1 PM	21	17	14	16	9	77	15.4
1-2 PM	15	13	9	11	12	60	12.0
2-3 PM	15	12	7	9	10	53	10.6
3-4 PM	9	11	9	11	8	48	9.6
4-5 PM	11	14	16	19	17	77	15.4
						438	
	104	85	79	87	83		

June 12-16

	Monday	Tuesday	Wednesday	Thursday	Friday	Total	Average
10-11 AM	13	6	8	9	9	45	9.0
11-12 AM	20	12	15	12	18	77	15.4
12-1 PM	21	17	14	16	9	77	15.4
1-2 PM	15	14	9	13	15	66	13.2
2-3 PM	15	19	12	16	10	72	14.4
3-4 PM	9	12	9	12	8	50	10.0
4-5 PM	19	14	16	19	17	85	17.0
						472	
	112	94	83	97	86		

Sheet1



Chapman Engineering

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Owner Thui Partnership
Address 1162 & 1170 Myrtle Ave
Eureka
AP # 015-011-005, 029
Date January 29, 2018



I have performed another evaluation of traffic and customers of the existing dispensary at 1162 Myrtle Ave (AP #015-011-005 on Friday January 26, 2018).

The observed traffic was as follows

	customers	vehicles
315- 345	28	28
345 - 415	28	23
415 - 445	32	24
445 - 515	34	23
515 - 545	16	23
545 - 600	2	2

About five percent of the vehicles that came around the corner continued out the alley between the two buildings or reversed and left.

At times vehicles came around past the corner and the occupants went somewhere else than the dispensary.

The traffic earlier in the day than it was on January 5 when I previously watched this site.

It is obvious that the alley between the two buildings should be posted for one way traffic proceeding toward the front of the buildings, as well as that no parking needs to be posted in the alley as well as across the driveway from the dispensary.

Plans for the parking lot showing where the vehicle count was measured as well as recommendations for posting and designation of one way traffic are submitted as display 1.

If you have any questions, please call me.

Thank You

Marvin Chapman

Chapman Engineering
P.O. Box 2756
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707-839-0298
Chapman@Tidepool.com



Owner: Thui Partnership
Address: 1162 & 1170 Myrtle Ave
Eureka
AP #: 015-011-005, 029
Date: February 4, 2018

I have performed another evaluation of traffic and customers of the existing dispensary at 1162 Myrtle Ave (AP #015-011-005 on Monday February 4, 2018/

The observed traffic was as follows

	customers	vehicles
130 - 200	20	
200 - 230	12	15
230 - 300	11	10
300 - 330	14	10
330 - 400	25	14
400 - 430	14	16
		9



Once again the overwhelming majority of traffic in the alley is going east and Suzanne from The Humboldt County Cooperative concured that she wants the alley posted as one way. She also asked about the installation of speed bumps to slow traffic exiting from the apartment complex behind the shopping center. I would at the least recommend posting a fifteen mile per hour speed limit in this area.

It is obvious that the alley between the two buildings should be posted for one way traffic proceeding toward the front of the buildings, as well as that no parking needs to be posted in the alley as well as across the driveway from the dispensary.

Plans for the parking lot showing where the vehicle count was measured as well as recommendations for posting and designation of one way traffic are submitted as display 1.

If you have any questions, please call me.

Thank You

Marvin Chapman

AMERICAN FOOT COMFORT: 445-8690

HOURS: *No set hours by appointment* EMP:1

MIRANDA'S THRIFT STORE 441-1755

HOURS: EMP:TOTAL 2

MON:10-4:30 TUES-FRI 10-6 ONLY 1 DAILY

NU GAMES 497-6358

HOURS: EMP:2-3

MON-THURS 1-9 FRI, SAT NOON-6

SPORTS CARDS AND MORE 443-2128

HOURS: EMP:1

10-6 DAILY

MYRTLEWOOD LOUNGE 443-1881

HOURS: EMP:TOTAL 4

10AM TO 1:35AM

HUMBOLDT COOPERATIVE

HOURS: EMP:*

Planning Dept should have that info

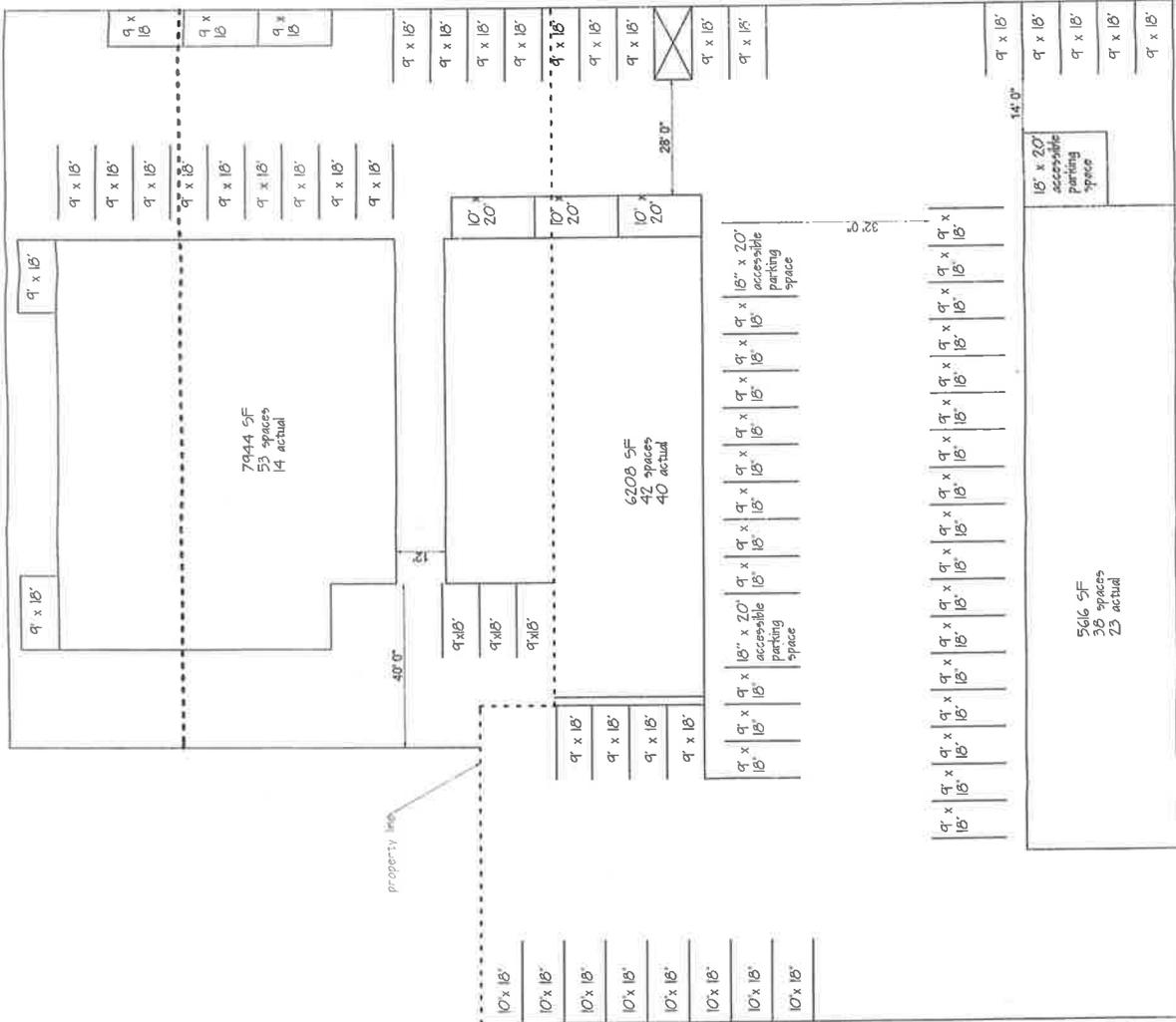


** 2 employees*

Dimensions from Humboldt County GIS
 Parking theoretical
 Parking and buildings apparently cross
 property lines



Plan	104 & Parking plan P 405-04-020_005
Sheet	1 of 1
Scale	1" = 40'
Author	CHADWICK BARNER
Check	1/24/18
Drawn	1/24/18
Appr'd	1/24/18
Disc'd	
Proj. No.	104-04-020
Proj. Name	104 & Parking
Proj. Loc.	104 & Parking
Proj. Desc.	104 & Parking
Proj. Date	1/24/18
Proj. Status	104 & Parking
Proj. No.	104-04-020
Proj. Name	104 & Parking
Proj. Loc.	104 & Parking
Proj. Desc.	104 & Parking
Proj. Date	1/24/18
Proj. Status	104 & Parking



Rec'd 1/30/2018

Distribution of spaces

Coop - 3

New dispensary - 19

Lounge and thrift shop - 23

Shared - 12

dimensions from Humboldt County GIS

Parking and buildings apparently cross

property lines

Parking theoretical.

Parking spaces assumed

8 1/2' wide x 18' long

Accessible space 18' wide x 20' long



spaces reserved for lounge and thrift shop



spaces reserved for new dispensary

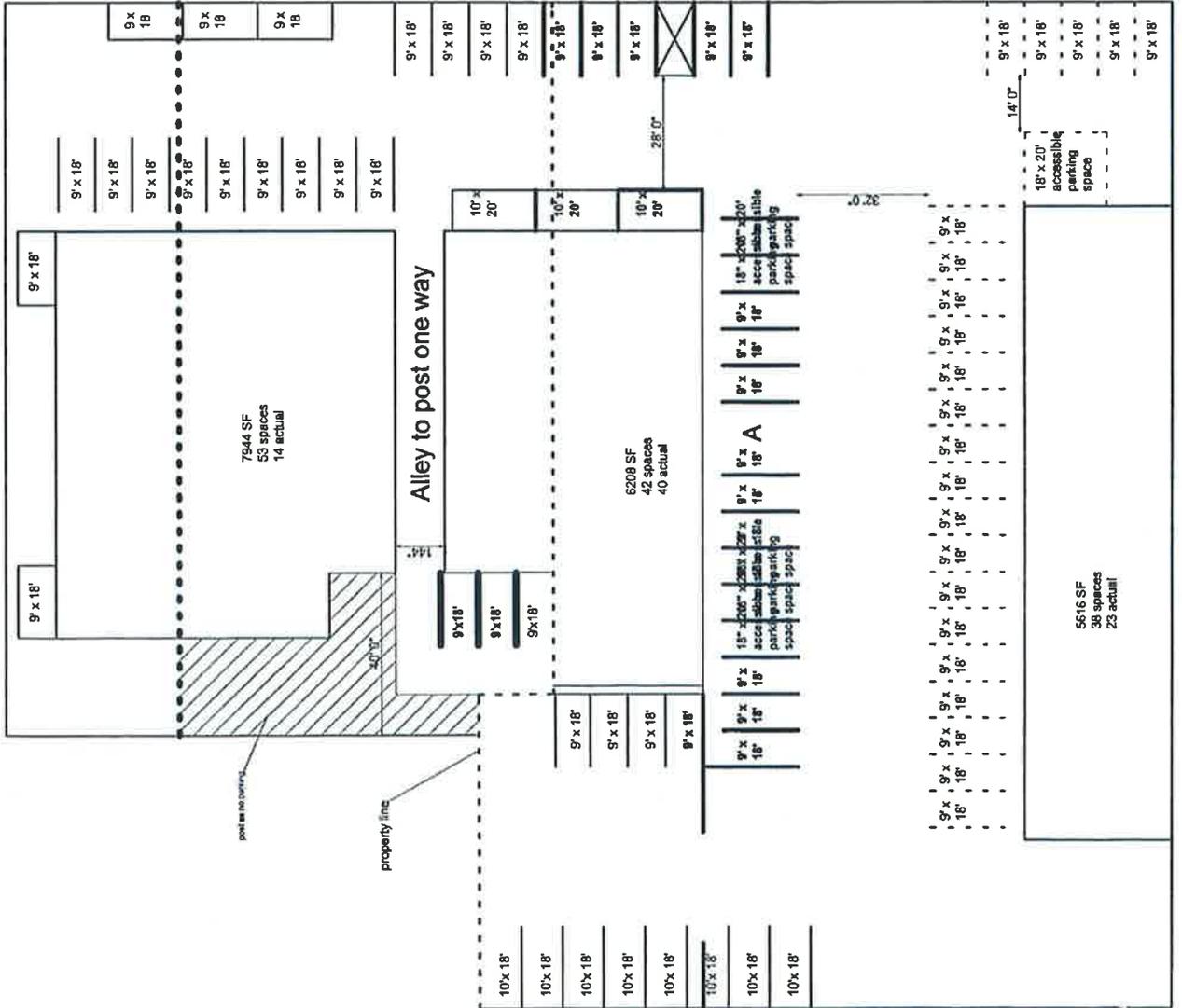


spaces reserved for COOP



spaces shared

A - designated accessible space



CE
 CONSULTING ENGINEERS
 1000 1/2 ST. N. SEASIDE, WA 98138
 PHONE: 360-465-1100 FAX: 360-465-1101
 WWW: CE-ENGINEERS.COM

Project: **Thrift Partnership**
 Date: **1/30/2018**
 Drawn by: **Maryn Chapman**
 Checked by: **[Signature]**
 Scale: **AS SHOWN**

(N89°30'00"E 630.01 51 R/S 148)
(630.00 81 Deeds 340)

BASIS OF BEARINGS:
BOOK 51 SURVEYS, PAGE 148

LEGEND

- Found monument, as noted
- Set 1/2" galv. iron pipe approx. 31" long, with plastic plug LS 4829
- Corner note
- () Record dimension, as noted
- △ Encumbrance number

East line Book 81
Deeds, Page 340

Book 11, P.M.,
Page 65

SEE SURVEY NOTES IN BOOK 30 PARCEL MAPS,
PAGES 128 - 130, FOR BOUNDARY SOLUTION NOTES.

DEDICATIONS FROM BOOK 30 PARCEL MAPS, PAGES 128 - 130

PARCEL A is a non-exclusive easement for ingress only, for the benefit of Parcel 1, and is dedicated as a public utility easement for the use of privately owned public utility companies and public utility districts for the installation of public utility facilities. See Book 30 Parcel Maps, Pages 128 - 130.

PARCEL B is dedicated as a public utility easement for the use of privately owned public utility companies and public utility districts for the installation of public utility facilities.

PARCEL C is dedicated as a public utility easement for the use of privately owned public utility companies and public utility districts for the installation of public utility facilities.

PARCEL D is a non-exclusive easement for ingress and egress for the benefit of Parcel 1 of Book 30 Parcel Maps, Pages 128 - 130, see Instrument No. 2002-578-2.

PARCEL E is a non-exclusive easement for ingress, egress and drainage facilities for the benefit of Parcel 1 of Book 30 Parcel Maps, Pages 128 - 130.

PARCEL F is a non-exclusive easement for drainage facilities for the benefit of Parcel 2 of Book 30 Parcel Maps, pages 128 - 130.

DEDICATION BY THIS MAP

PARCEL D is dedicated to the County of Humboldt for public use for public utilities.

- △ This property may be encumbered by the following recorded instruments:
 - △ Book 274 O.R., Page 286 Right of way for Myrtle Avenue deduced to the County of Humboldt
 - △ Instrument No. 2000-25406-4 Easement for ingress and egress deduced to Donibacka
 - △ Book 30 Parcel Maps, Pages 128 - 130 Utility and drainage easements as noted above, Subdivision notes
 - △ Instrument No. 2000-25410-5 Notice of Development Plan 5.20
 - △ Instrument No. 2000-25411-8 Notice of Conveyance and Agreement 35.70
8.25

Book 115 Deeds,
Page 109
See Book 31 Surveys,
Page 27

Book 274 O.R., Page 286

PARCEL 1
3.56 Acres ±

- ① Found rebar with aluminum cap LS 4446, see Book 51 Surveys, Page 148.
- ② Found 1/2" iron pipe with plug LS 4829, see Book 30 Parcel Maps, Pages 128 - 130.
- ③ Reset corner position from Book 30 Parcel Maps, Pages 128 - 130 that was removed by construction.
- ④ Record monument position shown in Book 30 Parcel Maps, Pages 128 - 130, not visited by this survey.
- ⑤ Found pin in concrete with monument cover, see Book 51 Surveys, Page 148. See also Book 13 Surveys, Page 57.

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	NUMBER	DELTA	RADIUS	LENGTH
C1	00°27'23"	672.90	5.36	C8	56°47'15"	50.00	51.30
C2	17°43'31"	50.00	15.47	C9	40°09'58"	50.00	35.04
C3	43°46'48"	50.00	38.20	C10	11°27'33"	50.00	10.00
C4	85°37'00"	100.00	148.43	C11	47°19'42"	50.00	41.30
C5	98°56'13"	50.00	86.34	C12	12°01'48"	50.00	10.50
C6	68°36'53"	40.00	46.51	C13	28°07'10"	50.00	24.54
C7	66°06'41"	88.00	101.54				

THE CORRECTION MADE BY THIS MAP IS IN THE LOCATION AND DIMENSIONS OF PARCEL D, A PUBLIC UTILITY EASEMENT DEDICATED ON BOOK 30 OF PARCEL MAPS, PAGES 128 - 130 (AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED AS INSTRUMENT NO. 2002-578-2). PARCEL D IS RE-DEDICATED BY THIS MAP TO REFLECT THE CORRECT LOCATION OF UTILITY FACILITIES.

ADDITIONALLY, THE FOLLOWING UTILITY DISTRICTS OR COMPANIES HAVE EXTINGUISHED THEIR INTEREST IN PARCEL D PER SAID BOOK 30 OF PARCEL MAPS, PAGES 128 - 130 VIA THE FOLLOWING INSTRUMENTS:

PACIFIC GAS & ELECTRIC COMPANY INSTRUMENT NO. 2003-1410-3
 COXCOM, INC. INSTRUMENT NO. 2003-2696-1
 HUMBOLDT COMMUNITY SERVICES DISTRICT INST. NO. 2003-2682-2
 HUMBOLDT COMMUNITY SERVICES DISTRICT INST. NO. 2003-2682-2

ALTHOUGH MUCH OF THE INFORMATION SHOWN ON BOOK 30 OF PARCEL MAPS, PAGES 128 - 130 HAS BEEN OMITTED ON THIS MAP, THE ONLY CORRECTIONS MADE ARE THOSE PERTAINING TO PARCEL D AS INDICATED ABOVE. ALL OTHER INFORMATION SHOWN THEREON REMAINS VALID AND INTACT.

AMENDED
PARCEL MAP NO. 3240
FOR
MYRTLE AVENUE PROPERTIES

IN
NW 1/4 NW 1/4 SECTION 25, T5N, R1W, H.M.
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
December, 2002 Scale 1" = 50'

Kelly-O'Hern Associates
Eureka, CA

