

**Lucas & Myrtle Mini-Storage Center**  
**Record Number: PLN-2020-16400**  
**Assessor's Parcel Numbers: 015-111-006, 015-111-012, and 015-111-013**

**Recommended Planning Commission Action**

1. Describe the application as a public hearing.
2. Request staff present the project.
3. Open the public hearing and receive testimony from the public.
4. Close the public hearing and adopt the resolutions recommending that the Board of Supervisors adopt the Mitigated Negative Declaration and approve the project subject to the recommended conditions.

**Executive Summary:** The proposed Lucas & Myrtle Mini-Storage Center (project) includes a General Plan Amendment, Zone Reclassification, Lot Line Adjustment and a Conditional Use Permit for the construction and operation of a mini-storage center in the Myrtle town area of Eureka. The site currently consists of three parcels. The lot line adjustment would allow the parcels to be reconfigured into two parcels—a small 5,500-square-foot (sf) residential lot on the northern end of the site and a remaining lot of approximately 2.1 acres to be commercially developed. Associated with the lot line adjustment is adjustment of the site's General Plan designation to change an approximately 9,000 square foot portion of the property from Medium Density Residential with a density of 7-30 units per acre (RM) to Commercial General (CG) and to change the associated zoning of the 9,000 square foot area from Apartment Professional (R-4) to Neighborhood Commercial (C-1). The purpose of the General Plan amendment and Zone Reclassification is to allow development of mini-storage buildings as part of a larger mini-storage facility proposed on an adjacent parcel also owned by the applicant that is presently zoned C-1. The home and garage in the northeast corner would become its own separate parcel. The remaining structures on the project site would be removed and replaced with an office/caretaker building with 1,800 square feet on the first floor and 1,800 square feet on the second floor. The remaining commercial area would be developed and used as a mini-storage center.

Increasing the area zoned commercial on the property facilitate development of a commercial business that is supported by policies in the Economic Development Element. While this would result in a 9,000 square foot reduction of multi-family zoned property the parcel was not identified in the County's most recent housing inventory because the site is already developed with a single-family residence so the project would not result in a reduction of any parcel below the density utilized for determining compliance with housing element law.

The final design, dimensions, and configuration of the storage units have not been determined; however, based on preliminary plans, the overall footprint of the storage units and the office would not exceed 37,000 sf. This area would be equivalent to a lot area coverage of less than 45 percent on the 86,269-sf lot. The new buildings would be two-story. A decision has not been made as to whether the buildings would be constructed onsite or purchased prefabricated and assembled onsite. The exterior façade would be painted metal, wood, masonry, or similar. The building appearance would be typical of other existing mini-storage companies in the Humboldt Bay area.

Portions of the lands to be developed include the "GO" Greenway and Open Space Combining Zone, due to their proximity to a neighboring gulch lying west of the property. However, the nearest mapped watercourse is over 500 feet west of the project. The majority of the project site is generally level as properties in this area have been subject to historic fill activities. Redevelopment of the site as proposed will require removal of up to 25 mature redwood trees as well as minor grading and fill, including engineered fill of a small area (< 2000 sf) beyond the break in slope.

**Public Comments:**

One commentor, a neighbor, request that the new mini storage unit have ample on-site parking and does not interfere or increase the burden with regard to public parking areas on Lucas that are used by

the businesses and residences on the 1900 block of Myrtle Avenue. Access to the project site would be from Lucas Street between Myrtle Avenue and Harrison Avenue. Approximately nine off-street parking spaces would be provided near the office and entrance from Lucas Street. Operationally, many visitors to the facility would conceivably temporarily park in front of their respective rental units before departing the premises and traffic generated by the center is anticipated to be less than the average traffic to and from commercial uses allowed in the neighborhood commercial zone district. The usual traffic for established mini storage facilities is significantly less than for retail, grocery, and restaurant businesses.

**Recommendation:** Staff is recommending that the Planning Commission (PC) recommend that the Board of Supervisors adopt the MND and approve the General Plan Amendment, Zone Reclassification, Lot Line Adjustment and CUP for this project as conditioned. This project is a commercial development project upon an approximately 2.1-acre lot. All potential environmental impacts have been mitigated to a less than significant level.