



**COUNTY OF HUMBOLDT**  
**PLANNING AND BUILDING DEPARTMENT**  
**CURRENT PLANNING DIVISION**

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3015 H Street, Eureka CA 95501  
Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: January 20, 2022

To: Humboldt County Planning Commission

From: John H. Ford, Director of Planning and Building Department

Subject: **Asia's Best Market Conditional Use Permit and Coastal Development Permit**  
Record Number PLN-2020-16426  
Assessor's Parcel Number (APN) 015-211-010  
2085 Myrtle Avenue, Eureka, CA 95501

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Please contact Desmond Johnston, Senior Planner, at 707-441-2622 or by email at [djohnston@co.humboldt.ca.us](mailto:djohnston@co.humboldt.ca.us), if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

<b>Hearing Date</b> January 20, 2022	<b>Subject</b> Conditional Use Permit and Coastal Development Permit	<b>Contact</b> Desmond Johnston Senior Planner
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**Project Description:**

A Conditional Use Permit (CUP) and Coastal Development Permit (CDP) to allow for a retail food market in an existing 600 sq. ft. space (Room 8) that is part of the Sacred Heart Church campus located at 2085 Myrtle Avenue Eureka. Parking spaces (total 117) would be shared with the activities of the church and an administrative office for the Humboldt-Del Norte County Medical Society. The retail food market also proposes a ground mounted sign near the entrance into the campus off of Edgewood Road.

**Project Location:** This project is located in Humboldt County, in the Eureka area, on the east side of Myrtle Avenue, at the intersection of Myrtle Avenue and Edgewood Road, in Room 8 on the property known as 2085 Myrtle Avenue.

**Present Plan Land Use Designations:** Residential Low Density (RL), Density: Range is 3 to 7 units per acre, Humboldt Bay Area Plan (HBAP), 2017 General Plan, Slope Stability: Low Instability (1)

**Present Zoning:** Residential Single Family: 5,000 square feet minimum parcel (RS-5)

**Record Number:** PLN-2020-16426

**Application Number:** CUP and CDP 16426

**Assessor's Parcel Number:** 015-211-010

**Applicant**

Juancho E. Ignacio  
2085 Myrtle Ave#8  
Eureka, CA 95501

**Owner**

Catholic Welfare Corp.  
c/o Catholic Bishop of Santa Rosa  
P.O. Box 1297  
Santa Rosa, CA 95402

**Agent**

Cameron Purchio, Planner  
LACO Associates  
21 W. Fourth Street, Suite 103  
Eureka, CA 95501

**Environmental Review:** Project qualifies for the Class 1 categorical exemption from environmental review pursuant to Section 15301(a) of the CEQA Guidelines – Existing Facilities and Section 15303 of the CEQA Guidelines - New Small Structures.

**State Appeal Status:** Project is appealable to the California Coastal Commission

**Major Issues:** None identified.

**Recommended Commission Action**

1. Describe the application as a public hearing;
2. Request that staff present the project;
3. Open the public hearing and receive testimony; and
4. Close the hearing and take the following action:

*Find the project exempt from environmental review pursuant to Section 15301 and 15303) of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit and Coastal Development Permit based on evidence in the staff report, and adopt the Resolution approving the Asia's Best Market project subject to the recommended conditions.*

**Executive Summary:** The applicant requests a Conditional Use Permit (CUP) and Coastal Development Permit (CDP) to allow for a retail food market in an existing 600 sq. ft. space in a former classroom (Room 8) that is part of the Sacred Heart Church campus located at 2085 Myrtle Avenue Eureka. Parking spaces (total 117) would be shared with the activities of the church and an administrative office for the Humboldt-Del Norte County Medical Society. Adequate existing on-site parking is available. The retail food market also proposes a ground mounted sign near the entrance into the campus off of Edgewood Road.

A business license to occupy and commence retail sales was previously granted by the County, and the applicant is presently conducting business as a small retail market with specialty foods and dry goods. Retail products are transported by the owner to the location in a privately-owned 17-foot van. Deliveries occur approximately 1-2 times every other week, when the owner drives to the Bay Area to pick up products. The store area is approximately 600 square feet, with an additional 100 square feet of storage. Restrooms and mop sink are located at the opposite end of the building and are part of the larger building complex. The business operates Monday through Saturday 9:00 am to 7:00 pm, and Sunday 10:00 am to 6:30 pm. The existing storefront has two (2) employees – who are the owner and spouse.

Operations generate standard retail refuse, including packaging, containers, and maintenance supplies. All waste generated will continue to be disposed of in the on-site dumpster, served by Recology Humboldt County, and located within a designated area within the parking area along the eastern property boundary [refer to site plan]. The retail store is not expected to generate any discharge/emissions. Operations are not expected to generate significant levels of noise beyond background levels and from patrons and employees traveling to and from the site.

**Public Facilities**

Asia's Best Market is supplied by existing utilities. The site is located within the service boundary of Humboldt Community Services District (HCSD), who provides water and wastewater service to the site and surrounding area. Additionally, the site is served by Pacific Gas and Electric Company (PG&E) for electrical power. The site is located at the southeastern corner of Edgewood Drive and Myrtle Avenue. The site is served by four (4) existing driveways, two (2) off Myrtle Avenue and two (2) off Edgewood Drive. The business is accessed via the eastern-most driveway off Edgewood Drive, along the eastern edge of the site, which provides access to an existing parking and loading area adjacent to the business.

**Other Property Uses**

There are other facilities located within the parcel boundary (see Site Plan). The type of use and hours of operation are as follows:

Sacred Heart Church is the property owner and primary operation on the parcel. Parish office hours are Monday through Friday 9:00am to 4:00pm. Mass is conducted Wednesdays 6:00pm and 8:00pm, First Saturday 8:30am and 10:30am, and Sundays 9:00am and 5:30pm. Humboldt-Del Norte County Medical

Society occupies a commercial office space on the parcel. The office is administrative in nature and operates during standard business hours from 8:00am to 5:00pm. In addition to the uses stated, the site also contains storage, offices, rectory, and a dining hall used at various times for church activities.

### **Local Coastal Program**

The project site and the area east of Myrtle Avenue are within the Coastal Zone boundary and the mapped area of the Humboldt Bay Area Local Coastal Plan (Humboldt County WebGIS). The County General Plan designation of Low Density Residential conforms to the allowable designations of the Humboldt Bay Area Plan. Additionally, the Coastal RL designation allows for neighborhood commercial uses (Table 4-B, Humboldt Co. GP). There are no other Coastal Zone designations, such as Access Points or Scenic Views, associated with or near the property. In general, the goals and policies of the Local Coastal Plan do not apply to this previously urbanized site.

The application was referred to the Coastal Commission, which responded that they have no comments or concerns.

### **General Plan and Zoning**

The Humboldt County General Plan land use designation for the site is Residential Low Density, Density: Range is 3 to 7 units per acre, Humboldt Bay Area Plan (HBAP), 2017 General Plan (WebGIS). The zoning is Residential Single Family, 5,000 square feet minimum parcel size (RS-5).

The project is a retail commercial use, which is included among the list of uses identified as Neighborhood Commercial and permitted by conditional use permit (CUP) (§313-2.1 Humboldt County Zoning Regulations) and allowed by CUP in the RS (Residential Single Family) Zone (§313-6.3). The proposed use, which is existing and within a constructed building, does meet the development standards for both Neighborhood Commercial uses (313-2.1) and pertinent development standards of the Residential Single Family zone district (313-6.1).

The following subparts of Section 312-32 further require that Neighborhood Commercial uses in the Coastal Zone conform to:

- 32.1.1 At least 50 percent of the parcels within the contiguously zoned area, where the proposed development is to be located, have been developed with dwellings;  
Disposition: The RS-5 Zoned area that the project is within is more than 50% built-out in residential uses.
- 32.1.2 There is a demonstrated need for such a facility at the location proposed.  
Disposition: The retail market is fulfilling a need by virtue of its successful, ongoing operation.
- 32.1.3 Neighborhood commercial development will be restricted to a location along minor collectors or a higher order road classification (e.g. major collectors or arterials).  
Disposition: Myrtle Avenue is a designated a minor arterial by the County General Plan.

### **Parking**

The parking requirements for the retail use are compatible with all uses present on the parcel. The site contains, as classified by the County, a church, an office, and a retail sales/service use. The following excerpts from Humboldt County Zoning Regulations define the minimum requirements for parking for the above listed uses:

- 109.1.4.2.3 Churches: One (1) parking space for every four (4) seats of seating or occupancy capacity, as determined by the Fire Marshal, in the largest assembly area of the church, plus one (1) parking space for every thirty square feet (30 s.f.) of gross floor area in said assembly area not

used for seating.

- 109.1.4.3.1 Retail Sales/Service: One (1) parking space for every 300 square feet of gross floor area, with a minimum of four (4) spaces plus one (1) for each employee.
- 109.1.4.3.5 Offices: One (1) parking space for every 300 square feet of gross floor area, plus one (1) for each employee.

Off-street parking within the parcel is paved and consists of a total of 117 parking spaces, six ADA-accessible parking spaces, and four loading zones. Parking requirements for each usage are as follows:

- Sacred Heart Church: Seating capacity of 260 (65 spaces) and approximately 1,000 square feet of gross floor area in said assembly area (33 spaces) for a total requirement of 98 parking spaces.
- Asia's Best Market: Approximately 600 square feet of floor area (four space minimum) and two employees (two spaces) for a total requirement of six (6) parking spaces.
- Humboldt Del Norte Medical Society: Approximately 1,200 square feet of floor area (four spaces) and two employees (two spaces) for a total requirement of six (6) parking spaces.

The total parking required for the site's various uses is approximately 110 parking spaces. The site currently contains 117 paved and striped parking spaces. The proposed retail project requires six parking spaces under the standards described above (four space minimum based on square footage and two spaces for employees). The parking available on site is shared by all existing uses, as well as the retail market, and is sufficient to meet the number of spaces required for each use.

### **Signage**

The Sign regulations for the retail market are based on the zoning and frontage of the parcel and are cumulative for all applicable signs present on the parcel. The subject parcel is zoned as RS-5 (Residential Single Family) although historic site use is more typical of commercial zoning. Existing signs on-site are in accordance with Humboldt County commercial sign standards and predate the current zoning regulations. The following from the Humboldt County Zoning Regulations define the maximum size, type, and number of signs allowed for a given parcel:

- 87.3.2.1.2 Nameplates: One (1) nameplate, not illuminated and not exceeding two square feet (2sf), appurtenant to any permitted use, shall be permitted in any residential zone.
- 87.3.2.4.1 Signs in Commercial or Industrial Zones: Signs, appurtenant to any permitted use, which do not exceed three square feet (3 s.f.) per linear foot of the front lot line, shall be permitted in any commercial or industrial zone, subject to the limitations of this paragraph. Any lawfully existing lot shall be permitted to have a sign of at least fifty square feet (50 s.f.) in size. The permitted sign(s) shall not exceed 300 square feet in the aggregate and shall not be divided into more than six (6) single-faced or double-faced signs.

The following signs are currently present on the subject parcel:

- Church Sign with directional arrow located on Edgewood Road frontage. 4-foot by 3-foot (12sf) and double sided.

As discussed in the General Plan and Zoning section of this staff report, the proposed retail use may be allowed in the RL residential zone by conditional use permit. It is therefore understood that signage appurtenant to the retail commercial use must be of a sufficient scale, corresponding to commercial standards, to support the retail enterprise. Therefore, the Commercial sign standard listed above is applied to this application.

The project parcel's street frontage along Edgewood Road is 350 feet in length, which allows for the

maximum of 300 square feet (300 s.f.) of signage, with no single sign exceeding 50 square feet (50sf). The site currently contains three signs of 12 s.f., 12 s.f., and 16 s.f., respectively, which total 40 square feet. This could allow for up to three additional signs, each up to 50 square feet pursuant to commercial zoning sign regulations. The Applicant's proposed sign or signs would be similar in stature and general design to existing signs (12 to 16 square feet, double sided) – and will not exceed 16 square feet, and may or may not be double-sided, and will meet all required commercial zone sign regulations.

**STAFF RECOMMENDATION:** Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the Conditional Use Permit and Coastal Development Permit.

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT  
Resolution Number 22-  
Record Number: PLN-2020-16426  
Application Number: CUP and CDP 16426  
Assessor's Parcel Number: 015-211-010**

**Resolution by the Planning Commission of the County of Humboldt to conditionally approve the Asia's Best Market Conditional Use Permit and Coastal Development Permit.**

**WHEREAS, Juancho Ignacio**, submitted an application dated June 11, 2020 requesting approval of a Conditional Use Permit and Coastal Development Permit; and

**WHEREAS**, pursuant to Sections 15301 (Existing facilities) and 15303 (New Small Structures), of the CEQA Guidelines the proposed project is found Categorical Exempt from environmental review; and

**WHEREAS**, the Humboldt County Planning Commission held a duly noticed public hearing on December 16, 2021 and reviewed, considered, and discussed the application for a Conditional Use Permit and Coastal Development Permit, and reviewed and considered all evidence and testimony presented at the hearing.

**Now, THEREFORE BE IT RESOLVED**, that the Planning Commission makes all the following findings:

- 1. FINDING: Project Description:** A Conditional Use Permit (CUP) and Coastal Development Permit (CDP) to allow for a retail food and dry goods market in an existing 600 sq. ft. space in a former classroom (Room 8) that is part of the Sacred Heart Church campus located at 2085 Myrtle Avenue Eureka. Parking spaces (total 117) would be shared with the activities of the church and an administrative office for the Humboldt-Del Norte County Medical Society. The retail food market also proposes a ground mounted sign near the entrance into the campus off of Edgewood Road.

The applicant is presently conducting business as a small retail market with specialty foods and dry goods. Retail products are transported by the owner to the location in a privately-owned 17-foot van. Deliveries occur approximately 1-2 times every other week, when the owner drives to the Bay Area to pick up products. The store area is approximately 600 square feet, with an additional 100 square feet of storage. Restrooms and mop sink are located at the opposite end of the building and are part of the larger building complex. The business operates Monday through Saturday 9:00 am to 7:00 pm, and Sunday 10:00 am to 6:30 pm. The existing storefront has two (2) employees – who are the owner and spouse.

**EVIDENCE:** Project File: Application No. 16426 CUP and CDP

- 2. FINDING: CEQA.** The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA).

**EVIDENCE:** The proposed project may be found categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) and 15303 (New Small Structures) of the CEQA Guidelines because the project is for the permitting, minor alteration of an existing building and new small signage.

**3. FINDING:** The proposed retail use is in conformance with the Humboldt Bay Area Local Coastal Plan, the County General Plan, the Humboldt Bay Area Plan, the Residential Low Density (RL) designation, and the County of Humboldt Zoning Ordinance,

- EVIDENCE:**
- a) The purpose of the Residential Low Density (RL) designation is for areas suitable for residential use where urban services are available or anticipated to be available (Humboldt Co GP, Section 4.8.1)
  - b) The Coastal RL designation allows for neighborhood commercial uses (Table 4-B, Humboldt Co. GP)
  - c) Neighborhood Commercial uses are conditionally permitted in the Residential Single Family Zone District per Section 313-6.1 of the Humboldt County Zoning Regulations.
  - d) Retail sales are a Commercial Use Type identified as a Neighborhood Commercial use per Section 313-2.1.
  - e) The proposed use is allowed in the Coastal Zone with a Coastal Development Permit per Section 312-3.1.4 of the Humboldt County Zoning Regulations

**4. FINDING:** The retail commercial use conforms with all applicable standards and requirements of these regulations.

- EVIDENCE:**
- a) The project complies with all development standards of the residential zones per Section 313-6.1, and of the Neighborhood Commercial zone as it pertains to the proposed retail market, per Section 313-2.1, of the Humboldt County Zoning Regulations
  - b) The project complies with applicable sign and parking standards per Section 313-87.3.2.4.1 and 109.1.4.3.1.

**5. FINDING:** The proposed development, and conditions under which it may be operated or maintained, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

**EVIDENCE:** Project information was referred to County Departments and the Coastal Commission and no concerns were raised.

**6. FINDING:** The proposed use does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

**EVIDENCE:** The retail use will occupy an existing, former classroom. The project will not conflict with any provisions of the County Housing Element.

**DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Asia's Best Market Conditional Use Permit and Coastal Development Permit, based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

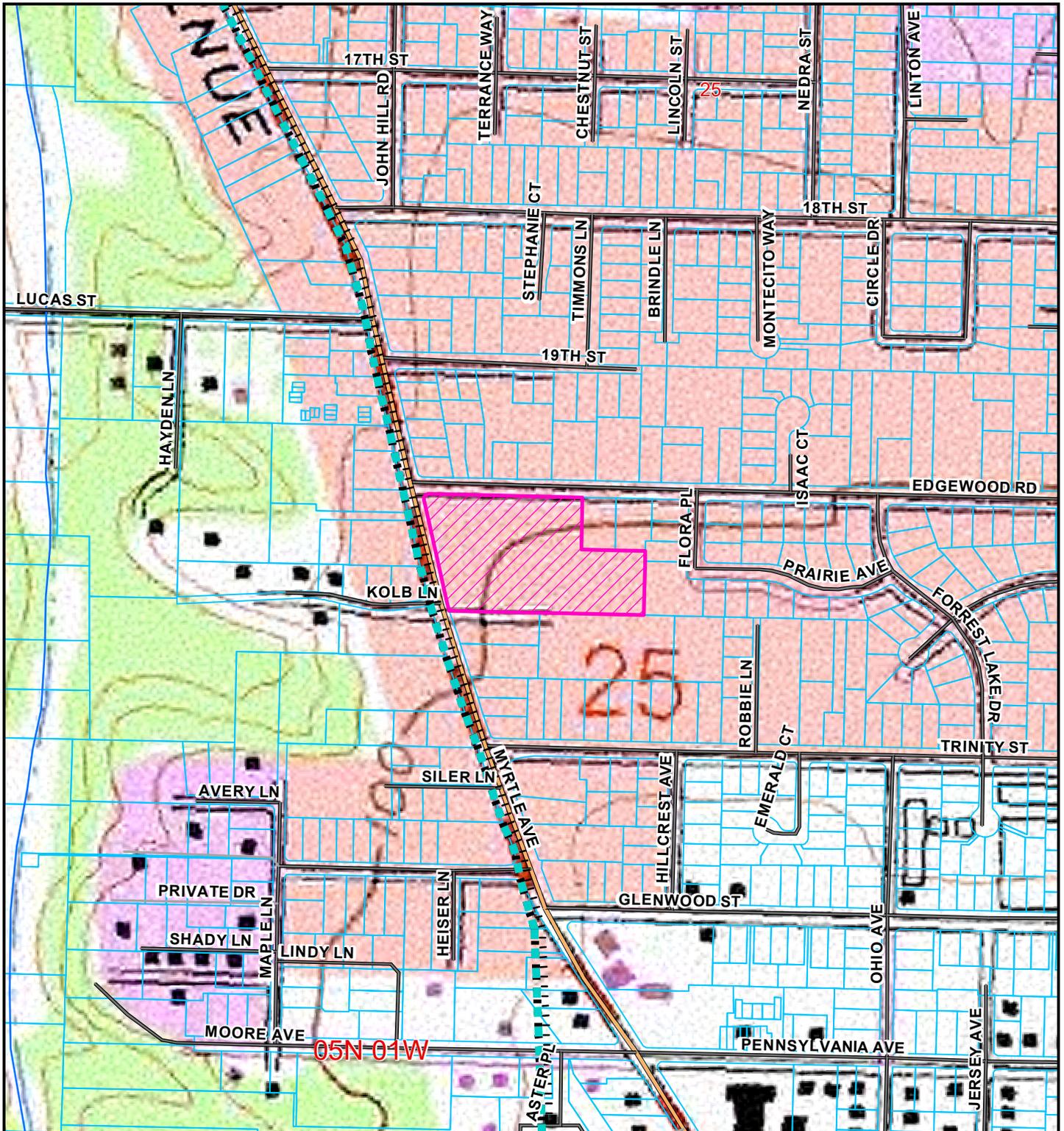
Adopted after review and consideration of all the evidence on January 20, 2022

The motion was made by COMMISSIONER \_\_\_\_\_and second by COMMISSIONER \_\_\_\_\_ and the following ROLL CALL vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:
DECISION:	

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

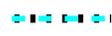
\_\_\_\_\_  
 John Ford, Director  
 Planning and Building Department



**TOPO MAP**

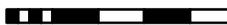
**PROPOSED ASIA'S BEST  
 CONDITIONAL USE PERMIT &  
 COASTAL DEVELOPMENT PERMIT  
 EUREKA AREA  
 PLN-2020-16426  
 APN: 015-211-010  
 T05N R01W S25 HB&M (Eureka)**

**Project Area =** 

**Coastal Zone Boundary** 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 100 200 300 400 500  
 Feet



**AERIAL MAP**

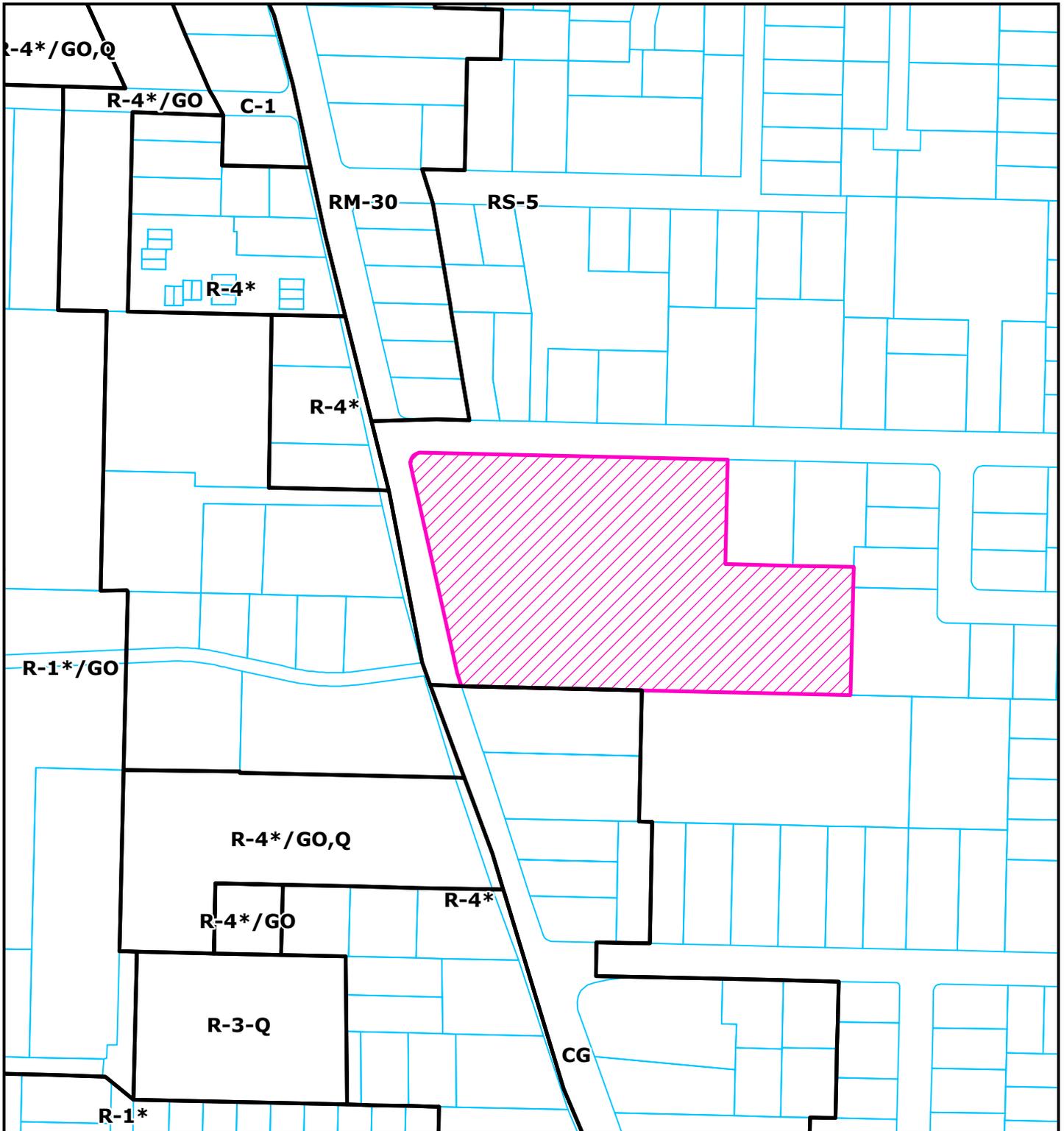
**PROPOSED ASIA'S BEST  
 CONDITIONAL USE PERMIT &  
 COASTAL DEVELOPMENT PERMIT  
 EUREKA AREA  
 PLN-2020-16426  
 APN: 015-211-010  
 T05N R01W S25 HB&M (Eureka)**

**Project Area =** 

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0 50 100 150 200 250  
 Feet

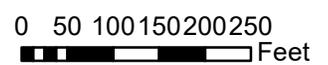


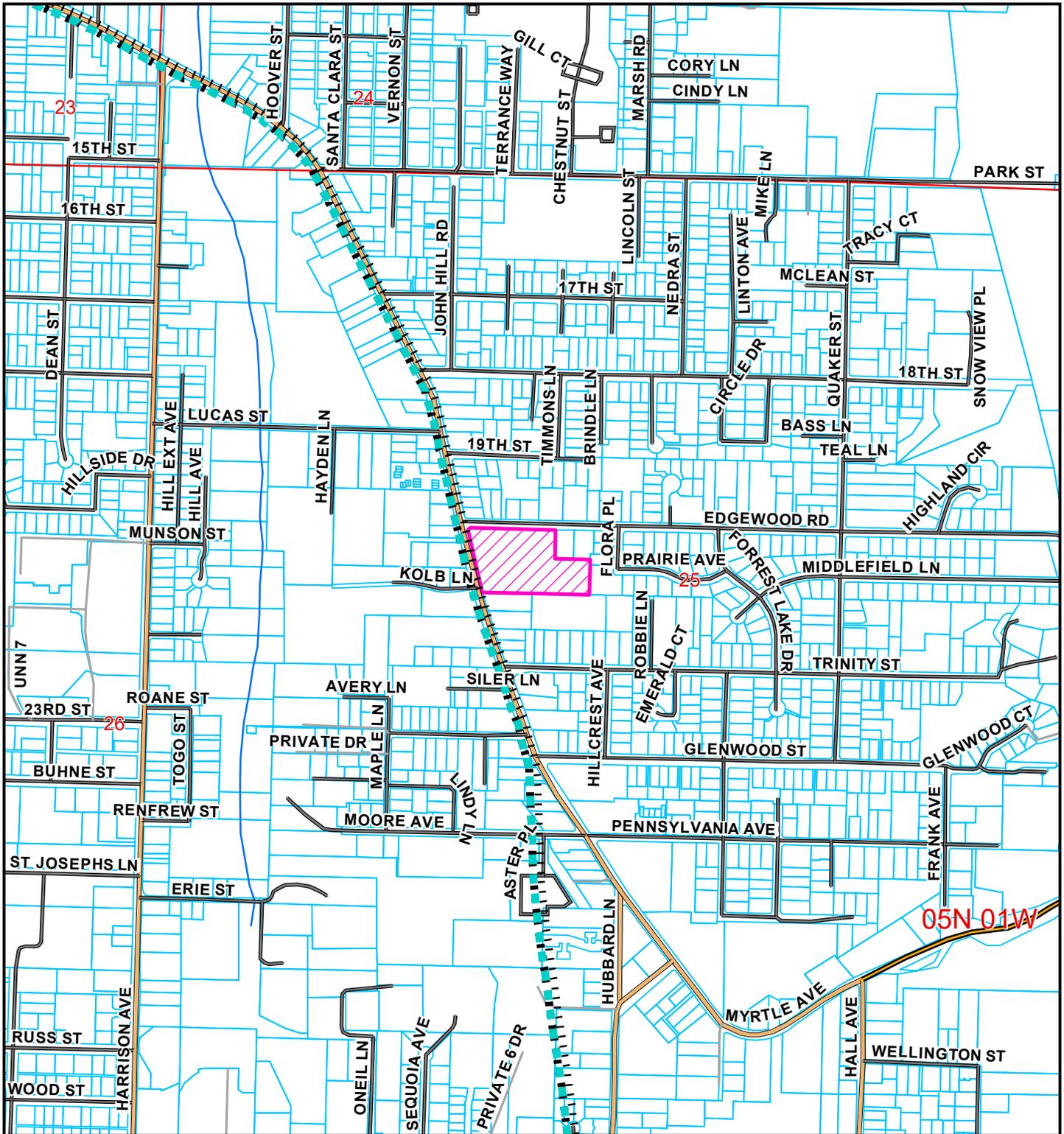
**ZONING MAP**

**PROPOSED ASIA'S BEST  
 CONDITIONAL USE PERMIT &  
 COASTAL DEVELOPMENT PERMIT  
 EUREKA AREA  
 PLN-2020-16426  
 APN: 015-211-010  
 T05N R01W S25 HB&M (Eureka)**

**Project Area =** 

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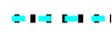




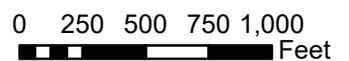
**LOCATION MAP**

**PROPOSED ASIA'S BEST  
 CONDITIONAL USE PERMIT &  
 COASTAL DEVELOPMENT PERMIT  
 EUREKA AREA  
 PLN-2020-16426  
 APN: 015-211-010  
 T05N R01W S25 HB&M (Eureka)**

**Project Area =** 

**Coastal Zone Boundary** 

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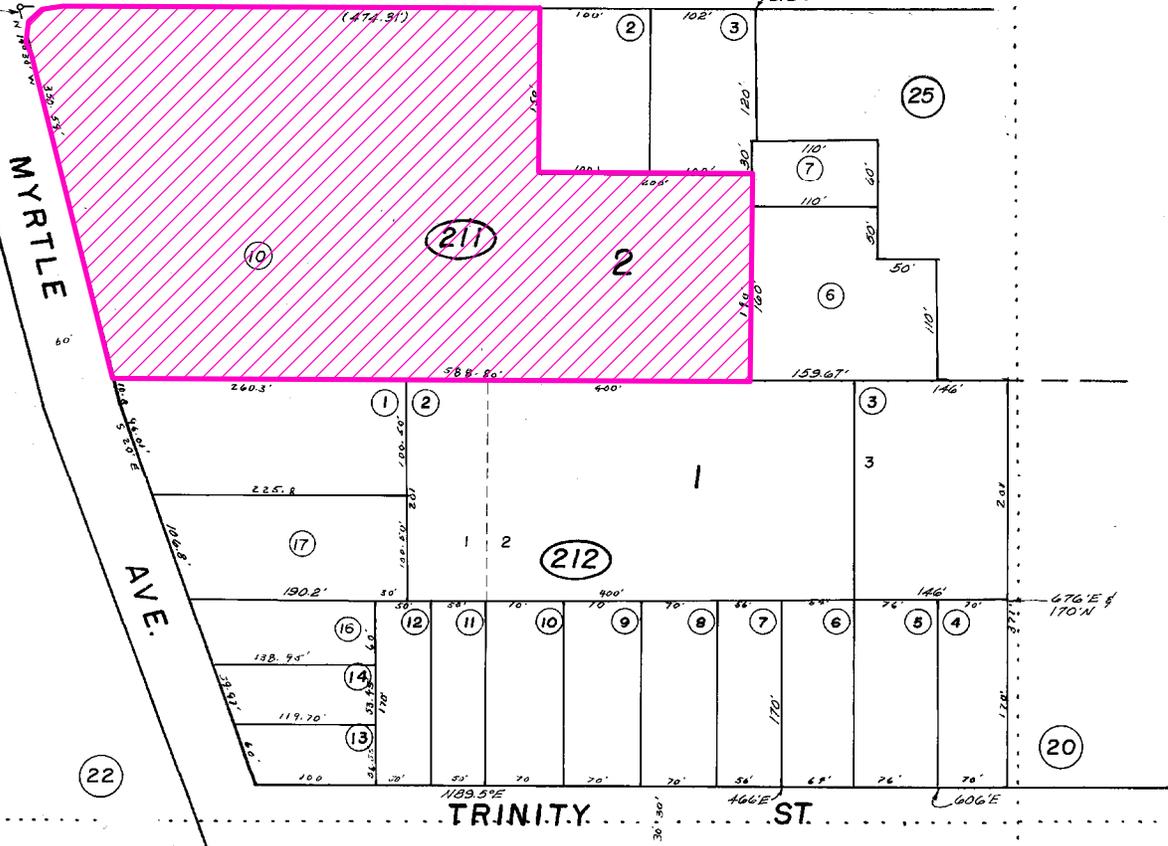




N.W. 1/4 SEC. 25 T.P. 5N. R. 1W.  
STEPHEN HILL EST. TR.

TWENTIETH ST. EDGEWOOD RD.

MYRTLE AVE.



**ASSESSOR PARCEL MAP**

**PROPOSED ASIA'S BEST  
CONDITIONAL USE PERMIT &  
COASTAL DEVELOPMENT PERMIT**

**EUREKA AREA  
PLN-2020-16426**

**APN: 015-211-010**

**T05N R01W S25 HB&M (Eureka)**



Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

**MAP NOT TO SCALE**

**ATTACHMENT 1**  
**Recommended Conditions of Approval**

Approval of the Coastal Development Permit and Special Permit is conditioned upon the following requirements which must be fulfilled during project implementation:

1. The project shall be consistent with the Plan of Operations and Site Plan dated June 2020. Changes to the project shall require a permit modification, except for Minor Deviations from the Plot Plan as provided under Section 312-11.1 of the Zoning Regulations.
2. The retail use shall be limited to no more than two signs, the largest of which may not exceed 16 s.f. in area on a side, and may be double-sided, and must otherwise conform to sign standards.

**On-going Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project:**

1. The applicant is responsible for receiving all necessary permits and/or approvals from state and local agencies.
2. All new outdoor lighting shall be compatible with the existing setting and directed within the property boundaries.

**Informational Notes**

1. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. Any and all outstanding Planning fees to cover processing of the project shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

**The applicant is responsible for ensuring compliance with this condition.**

**ATTACHMENT 2**  
**Applicant's Evidence in Support of the Required Findings**

- Application Form (On file)
- Fee Schedule (On File)
- Site Plans (**Attached**)
- Floor Plans (On file)
- Grant deed (On file)

**ATTACHMENT 3**  
**Referral Agency Comments and Recommendations**

The project was referred to the following referral agencies for review and comment. Those agencies that provided written comments are checked off.

<b>Referral Agency</b>	<b>Response</b>	<b>Recommendation</b>	<b>Location</b>
Public Works, Land Use Division	✓	Approval	On file
Building Department			
California Coastal Commission	✓	Approval	On file
Environmental Health	✓	Approval	On file
County Counsel			

**ATTACHMENT 4**  
**Site Plan**

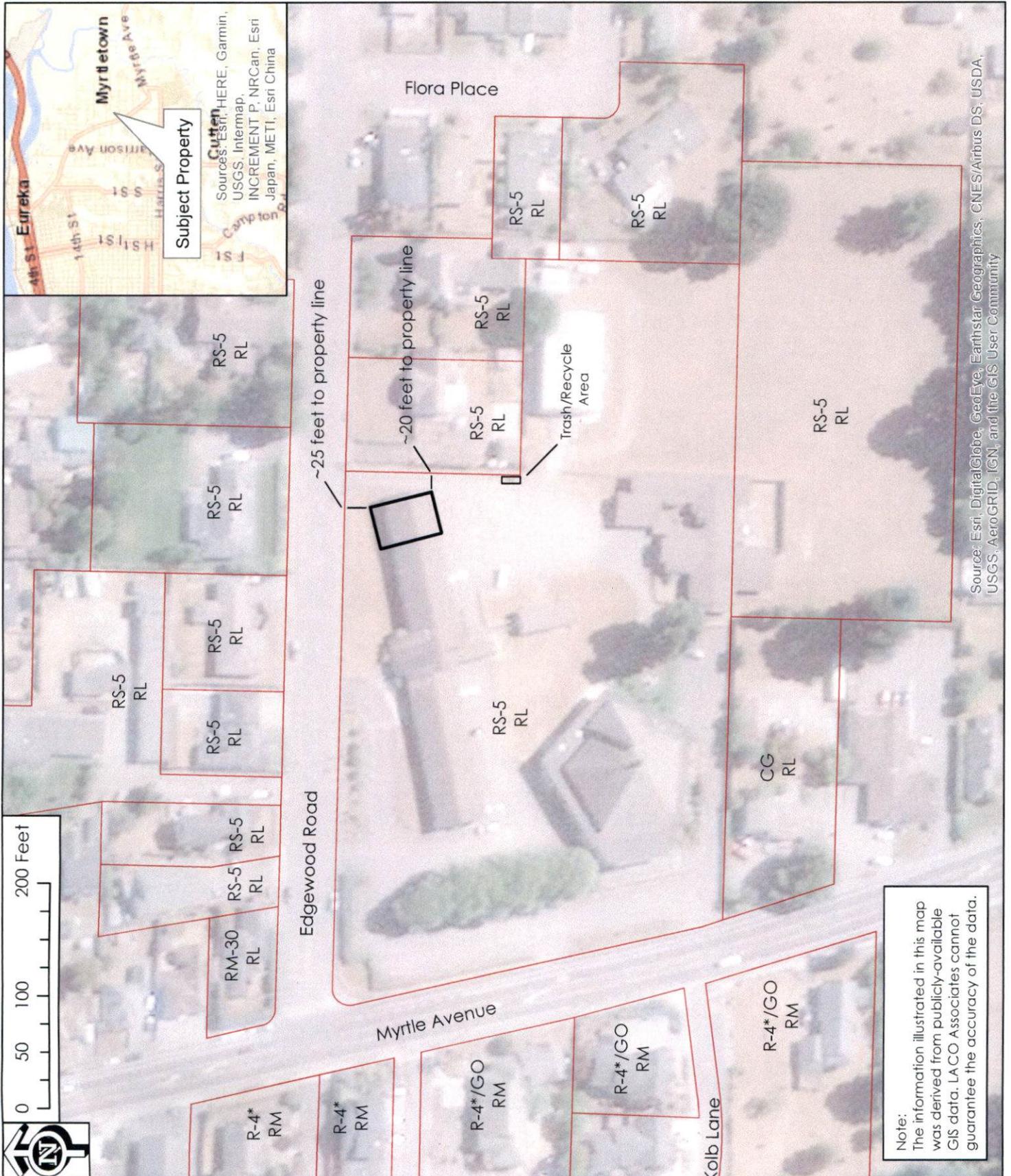
# LACO

EUREKA • UKIAH • SANTA ROSA

1-800-515-5054 www.lacoassociates.com

PROJECT	ASIA'S BEST MARKET CUP/CDP	BY	CRP	FIGURE	1 OF 3
CLIENT	JUANCHO IGNACIO	CHECK	EAB		
LOCATION	APN 015-211-010	DATE	6/4/2020	JOB NO.	9617.00
PLOT PLAN LAND USE					

REUSE OF DOCUMENTS: This document and the ideas and design incorporated herein, as an instrument of professional service, is the property of LACO Associates and shall not be reused in whole or part for any other project without LACO Associates express written authorization.







**ATTACHMENT 5  
Asia's Best Market  
Plan of Operation**



## PLAN OF OPERATION

Asia's Best Market

2085 Myrtle Avenue, Room 8, Eureka, Humboldt County, California

Assessor's Parcel Number (APN) 015-211-010

LACO Project No. 9617.00

June 2020

This Plan of Operation has been prepared in response to the County's December 9<sup>th</sup> letter to Mr. Juancho Ignacio (Applicant), in which it was noted the County inadvertently approved the Applicant's business license application for Asia's Best Market without the proper planning permits. Three options to move forward with the existing use on the site were detailed in the letter. The Applicant has chosen Option #2: obtaining a Conditional Use Permit (CUP) and Coastal Development Permit (CDP) (if no other non-conforming use was located in the same square footage in the last two years). This Plan of Operation details the current operations of the existing Asia's Best Market and will accompany the Applicant's CDP/CUP application.

### 1. Project Description

Asia's Best Market is a small existing retail storefront located within the easternmost unit (Room 8) of the Sacred Heart Church campus, located at 2085 Myrtle Avenue, Eureka, Humboldt County [Assessor's Parcel Number (APN) 015-211-010] (site; see Figures 1 and 2). Retail products are transported by the owner to the location in a privately owned 17-foot truck. Deliveries occur approximately 1-2 times every other week, when the owner drives to the Bay Area to pick up products.

The store area is approximately 600 square feet, with an additional 100 square feet of storage. Restrooms and mop sink are located at the opposite end of the building and are part of the larger building complex.

#### 1.1. Hours and Days of Operation

The business operates Monday through Saturday 9:00am to 7:00pm, and Sunday 10:00am to 6:30pm.

#### 1.2. Number of Employees

The existing storefront currently has two (2) employees. The store is operated by the owner and their spouse.

#### 1.3. Duration

The business is proposed to operate permanently and indefinitely.

### 2. Byproducts

Operations generate standard retail refuse, including packaging, containers, and maintenance supplies. All waste generated will continue to be disposed of in the on-site dumpster, served by Recology Humboldt County, and located within a designated area within the parking area along the eastern property boundary (refer to site plan).

### 3. Discharge/Emissions

The retail store is not expected to generate any discharge/emissions.

#### **4. Noise**

Operations are not expected to generate significant levels of noise beyond background levels and from patrons and employees traveling to and from the site.

#### **5. Public Facilities**

Asia's Best Market is supplied by existing utilities. The site is located within the service boundary of Humboldt Community Services District (HCSD), who provides water and wastewater service to the site and surrounding area. Additionally, the site is served by Pacific Gas and Electric Company (PG&E) for electrical power.

The site is located at the southeastern corner of Edgewood Drive and Myrtle Avenue. The site is served by four (4) existing driveways, two (2) off Myrtle Avenue and two (2) off Edgewood Drive. The business is accessed via the eastern-most driveway off Edgewood Drive, along the eastern edge of the site, which provides access to an existing parking and loading area adjacent to the business.

#### **6. Other Property Uses**

There are several other facilities located within the parcel boundary (see Figures 2 and 3). The type of use and hours of operation are as follows:

##### **6.1. Sacred Heart Church**

Sacred Heart Church is the property owner and primary operation on the parcel. Parish office hours are Monday through Friday 9:00am to 4:00pm. Mass is conducted Wednesdays 6:00pm to 8:00pm, First Saturday 8:30am to 10:30am, and Sundays 9:00am to 5:30pm.

##### **6.2. Humboldt-Del Norte County Medical Society**

Humboldt-Del Norte County Medical Society occupies a commercial office space on the parcel. The office is administrative in nature and operates during standard business hours from 8:00am to 5:00pm.

##### **6.3. On-site Facilities**

In addition to the uses stated, the site also contains storage, offices, rectory, and a dining hall used at various times for church activities.

#### **7. Parking**

Off-street parking within the parcel is paved and consists of a total of 117 parking spaces, 6 ADA-accessible parking spaces, and 4 loading zones as shown in Figure 2. The parking located on the site is shared by all existing uses and is sufficient to meet the amount required for each use. The project itself requires 6 parking spaces (4 space minimum based on square footage and 2 spaces for employees).

## FIGURES

<b>Figure 1</b>	<b>Land Use Plan</b>
<b>Figure 2</b>	<b>Master Site Plan</b>
<b>Figure 3</b>	<b>Plot Plan</b>

# LACO

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PROJECT	ASIA'S BEST MARKET CUP/CDP	BY	CRP	FIGURE	1 OF 3
CLIENT	JUANCHO IGNACIO	CHECK	EAB		
LOCATION	APN 015-211-010	DATE	6/4/2020	JOB NO.	9617.00
	PLOT PLAN LAND USE				

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