

CEQA  
NOTICE OF EXEMPTION

TO: County of Humboldt Office of Planning and Research,  
County Clerk P.O. Box 3044, Room 113  
825 5<sup>th</sup> Street Sacramento, CA 95812-3044  
Eureka, CA 95501 *Via electronic upload to CEQA Submit  
Database*

FROM: City of Eureka, Lead Agency  
Development Services - Planning  
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PROJECT TITLE: Modification of Linc Multi-Family Housing – Sunny and Myrtle Avenues

PROJECT APPLICANT: Linc Housing

PROJECT LOCATION: 1310 Myrtle Avenue; southeast corner of Sunny and Myrtle Avenues

APN: 006-181-001

ORIGINAL PROJECT DESCRIPTION: The applicant, Linc Housing, is proposing to redevelop a City-owned parking lot into a five-story, 32-unit apartment building (Multi-family Housing). Multi-family Housing is a principally permitted use in the Neighborhood Commercial (NC) zone district. The proposed development includes construction of a new approximately 60-foot (mean height) (70 feet to top of elevator shaft), 55,120 square foot building with a floor area ratio (FAR) of 3.16. The housing complex will consist of 16 two-bedroom units and 16 three-bedroom units with parking, offices and common amenities on the first floor, and an open-air courtyard on the second floor extending up through the roof, which will be surrounded by the dwelling units on the second through fifth floors. The development also includes a community room, laundry facilities, bicycle parking spaces, (12 long term, and 6 short-term), and ten (10) off-street parking spaces. Landscaping will be provided between the building and the street.

All units, except for a Manager's Unit, will be reserved for Lower Income Households (i.e. households with incomes which are 30-80% of the Humboldt County Area Median Income [AMI]). As a result, Linc Housing utilized EMC § 155.344 (Density Bonus) and the State Density Bonus Law (Government Code § 65915 et. seq.) to obtain an "automatic" building height increase of three-stories (or 33 feet) because the site is near a major transit stop, and to obtain two (2) waivers to the City's Development Standards (FAR and Blank Walls). The Density Bonus Law

request was granted because Linc Housing submitted sufficient documentation showing the development standards would have the effect of physically precluding the construction of the development at the densities permitted by State Law.

**REVISED PROJECT DESCRIPTION:** The applicant, Linc Housing, is proposing to redevelop a City-owned parking lot into a four-story, 31-unit apartment building. The proposed development includes construction of a new approximately 48-foot tall, 36,913 square foot building with a floor area ratio (FAR) of 2.0. The housing complex will consist of 16 one-bedroom, 8 two-bedroom, and 7 three-bedroom units along with bike parking, offices, common amenities, and an open-air courtyard on the first floor. The development also includes a community room, laundry facilities, an outdoor tot lot and courtyard area available only to residents, and 10 long-term and 5 short-term bicycle parking spaces. Landscaping will be provided between the building and the street.

All units, except for a Manager's Unit, will be reserved for Lower Income Households (i.e. households with incomes which are 30-80% of the Humboldt County Area Median Income. As a result, Linc Housing utilized EMC § 155.344 (Density Bonus) and the State Density Bonus Law (Government Code § 65915 et. seq.) to obtain an "automatic" building height increase of three-stories (or 33 feet) because the site is near a major transit stop, and to obtain one waiver to the City's Development Standards for Blank Walls. The Density Bonus Law request was granted because Linc Housing submitted sufficient documentation showing the development standards would have the effect of physically precluding the construction of the development at the densities permitted by State Law.

**EXEMPTION FINDINGS:** The City of Eureka, as Lead Agency, has determined the proposed project continues to be categorically exempt from the provisions of the California Environmental Quality Act, in accordance with CEQA Guidelines pursuant to Section 15332, In-Fill Development Projects, Class 32 of the CEQA Guidelines. Key considerations for this exemption are whether the project meets the five conditions (a-e) described in Section 15332 at the time of the lead agency's determination.

The proposed project is within the Neighborhood Commercial (NC) land use designation and Neighborhood Commercial (NC) zoning district. The 2040 General Plan specifically allows housing in all mixed-use land use designations, and Multi-family Housing is listed as a principally permitted use in the NC zone. Additionally, the project implements the 2019-2027 Housing Element's Implementation Program (IMP) H-34: Affordable Housing on Publicly-owned Properties.

The project site is within the City limits and is surrounded by urban uses. The project proposes to redevelop an existing parking lot on Myrtle Avenue which has no value as habitat for endangered, rare, or threatened species. A Wetland Delineation Report was prepared which concluded the wetland complex south of the site is not within or immediately adjacent to the area of proposed development, and an existing vegetated slope is a suitable buffer to limit potential wetland encroachment.

The project is located in an existing urban environment on a major arterial (Myrtle Avenue), which has adequate carrying capacity for the project. The project promotes alternative modes of

transportation by being located on two major transit lines, and providing required bicycle parking, all of which will decrease greenhouse gas emissions and improve air quality. The project is served by City water and sewer, and all other major utilities, as well as Eureka Police and Humboldt Bay Fire, Redwood and Eureka Transit Systems, and an existing Class II bike facilities.

The material supporting the above findings is on file with Development Services – Planning. Copies of the documents related to the evaluation of this project are available for review upon request at the City of Eureka, 531 K Street, Eureka, CA 95501.



Kristen M. Goetz  
Principal Planner, City of Eureka

June 14, 2022

Date