

CEQA NOTICE OF EXEMPTION

To: County of Humboldt
County Clerk
825 5th Street
Eureka, CA 95501

Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
*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 – 6th and M Streets

PROJECT APPLICANT: Linc Housing

PROJECT LOCATION: Northwest corner of 6th and M Streets

APN: 001-233-013

ORIGINAL PROJECT DESCRIPTION: The applicant, Linc Housing, is proposing to redevelop a City-owned parking lot into a six-story, 40-unit apartment building (Multi-family Housing). Multi-family Housing is a principally permitted use in the Downtown (DT) zone district. The proposed development includes construction of a new approximately 70-foot (mean height) (84 feet to top of tower), six (6) story, 63,997 square foot building with a floor area ratio (FAR) of 4.4. The housing complex will consist of 20 two-bedroom units and 20 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 dwelling units on the second through sixth floors. The development also includes a community room, laundry facilities, bicycle parking spaces, (12 long term, and 6 short-term), and nine (9) 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 one (1) waiver/concession to the City's

limit on Blank Walls (greater than 10-foot x 10-foot square area) Development Standard. The Density Bonus Law request was granted because Linc Housing submitted sufficient documentation showing the development standard 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, 40,036 square foot building with a floor area ratio (FAR) of 3.03. The housing complex will consist of 12 one-bedroom, 7 two-bedroom, and 9 three-bedroom units, along with bike parking, offices, common amenities, and an open-air courtyard on the first floor. The development includes a community room, laundry facilities, an outdoor tot lot and courtyard area available only to residents, bicycle parking spaces (10 long term, and 5 short-term), and landscaping 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 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.

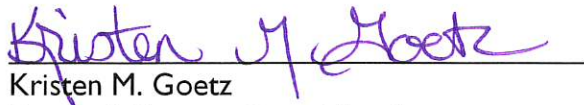
The proposed project is within the Downtown Commercial (DC) land use designation and Downtown (DT) zoning district. The 2040 General Plan specifically allows housing in all mixed-use land use designations, and Multi-family Housing is listed as a principally permitted use in the DT zone. Additionally, 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 in Downtown Eureka which has no value as habitat for endangered, rare, or threatened species.

The project is located in an existing urban environment on a major arterial (6th Street one-way west-bound travel) and one block from an east-bound major arterial (7th Street), both of which have adequate carrying capacity for the project. 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 on 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