



**CITY OF EUREKA
COMMUNITY DEVELOPMENT DEPARTMENT**

Kevin R. Hamblin, AICP, Director

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NOTICE OF PUBLIC HEARING

CITY COUNCIL

NOTICE IS HEREBY GIVEN that, pursuant to the Coastal Act, the City of Eureka is providing "Notice of a Pending Application for Appealable Development." The proposed development described below is within the coastal zone and requires a coastal development permit; pursuant to the Eureka Local Coastal Program the coastal development permit is scheduled for a public hearing before the City Council on Tuesday, November 3, 2009 at 6:00 p.m., or as soon thereafter as the matter can be heard, in the Council Chamber, Eureka City Hall, 531 "K" Street, Eureka, California.

Project: The applicant, CUE VI, LLC, is requesting approval of a coastal development permit for Phase 1 of the Marina Center project (further described below). Phase 1 of the Marina Center project includes implementation of the Supplemental Interim Remedial Action Plan (SIRAP), and including creation of an 11.89 acre wetland reserve, which has received concurrence from the California Regional Water Quality Control Board, North Coast Region (RWQCB). The SIRAP was prepared under the direction of the RWQCB in compliance with Cleanup and Abatement Order No. R1-2001-26. The SIRAP is included as Appendix S of the Marina Center EIR. Phase 1 of the Marina Center project does not require a Local Coastal Program amendment.

Future phases of the Marina Center project would include approximately 313,500 sq. ft. of Retail/Service/ Furniture including 28,000 sq. ft. of Nurseries/Garden; 104,000 sq. ft. of Office; 72,000 sq. ft. of Multi-Family Residential (54 dwelling units); 70,000 sq. ft. of Light Industrial use; 14,000 sq. ft. of Restaurant; and 12,500 sq. ft. Museum. The new buildings would be between one and five-stories. The project would include approximately 1,590 parking spaces, including about 462 spaces in a four-level parking structure.

The project site is located in the City of Eureka on a 43 acre brownfield site that is generally bounded by Waterfront Drive to the north and west, Washington Street to the south, and Broadway (Highway 101) to the east. Assessor Parcel Numbers: 001-014-002; 003-021-009; 003-031-003; 003-031-008; 003-031-012; 003-031-013; 003-041-005; 003-041-006; 003-041-007; and 003-051-001.

The future phase(s) would include pedestrian and roadway improvements, including a proposed extension of Fourth Street into the site, connecting to and terminating at Waterfront Drive; and the proposed extension of Second Street into the site, connecting to and terminating at the Fourth Street extension. Additional access would be provided via driveway access from the Sixth Street and Broadway intersection. The future phase(s) would also include the construction of a landscaped pedestrian and bicycle path parallel to Waterfront Drive, as well as landscaping throughout the site. On-site landscaping would incorporate native plants, ranging from restored slough and wetland aquatic plants to upland trees, shrubs, and grasses indigenous to the region.

The four parcels which roughly make up the tract of land know as the Balloon Track have an existing general plan land use designation of Public/Quasi Public (PQP) with a corresponding zoning designation of Public (P). Five of the existing remaining parcels have an existing land use designation of Light Industrial (LI) with a corresponding zoning designation of Limited Industrial (ML). The last two parcels have an existing land use designation of Highway Service Commercial (HSC) with a corresponding zoning designation of Service Commercial (CS).

The future phase(s) of the project include amendment of the certified Local Coastal Program (LCP) to a combination of designations that include General Service Commercial (GSC), Professional Office (PO), Waterfront Commercial (WFC), Limited Industrial (LI), and Water Conservation (WC). The LCP amendments would include amendments to both the Land Use Plan, which is the relevant portion of the local general plan, and the Implementation Plan, which includes the zoning ordinance and zoning district maps.

The proposed project design would draw from the site's maritime and industrial heritage, as well as from the contemporary influences of the Eureka waterfront, Old Town and downtown areas. Development of the site would seek to maximize views of Clark Slough, as well as Humboldt Bay, the small-boat marina, and the developing waterfront west of the site.

Date of Project Application: March 7, 2006

Staff Contact: Sidnie L. Olson, AICP, Principal Planner; City of Eureka, Community Development Department; 531 "K" Street, Eureka, CA 95501-1165; phone: (707) 441-4265, fax: (707) 441-4202, email: solson@ci.eureka.ca.gov

All interested persons are invited to comment on the project either in person at the scheduled public hearing, or in writing. Written comments on the project may be submitted at the hearing or prior to the hearing by mailing or delivering them to the City Clerk, address above. Accommodations for handicapped access to City meetings must be requested of the City Clerk, 441-4175, five working days in advance of the meeting. The City's final action on the coastal development permit is appealable to the California Coastal Commission. An appeal to the California Coastal Commission must be made with the California Coastal Commission within 10 business days from the date of Final City Action. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues that you or someone else raised at the public hearing described in this notice or written correspondence delivered to the public entity conducting the hearing at or prior to the public hearing. The project file is available for review at the Community Development Department, Third Floor, City Hall. If you have questions regarding the project or this notice, please contact Sidnie L. Olson, AICP, Principal Planner, *phone:* (707) 441-4265; *fax:* (707) 441-4202; *e-mail:* solson@ci.eureka.ca.gov

October 23, 2009

PAMELA J. POWELL
CITY CLERK

cc: Coastal Commission