

Planning

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CEQA NOTICE OF EXEMPTION

To:

County Clerk

County of Humboldt

825 5th Street Eureka, CA 95501 Office of Planning Research State Clearinghouse

FROM:

City of Eureka, Lead Agency

Development Services - Planning

Cristin Kenyon, AICP, Director of Development Services

531 K Street

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PROJECT TITLE: Housing Authority of the City of Eureka (HACE) C and Clark Street Multi-Family

Affordable Housing Development

PROJECT APPLICANT: Clark I LP

PROJECT LOCATION: 1115 C Street

APN: 004-163-001

PROJECT DESCRIPTION: The City of Eureka Housing Authority (HACE) and Brinshore Development, LLC are partnering to reposition and redevelop HACE's public housing on one parcel containing 6 duplexes (12 dwelling units total). HACE has determined that the publichousing buildings on this property are functionally obsolete and is pursuing a repositioning strategy pursuant to Section 18 of the United States Housing Act of 1937 (42 USC 1437p), and will replace the existing 12 housing units with 44 units. The C and Clark Streets development would occur on a 0.68-acre development footprint and would demolish the existing housing and rebuild multi-family affordable housing for seniors on the property at a higher density using current City zoning code density allowances and State Density Bonus law. Current residents that would be displaced by the project would be offered the opportunity to relocate into other housing owned by HACE or would receive tenant protection vouchers to find housing elsewhere in the community. The project site is zoned Residential High (R3), which allows a density of 44 units per acre, which for this site allows a base density of 30 units. Although, pursuant to the State Density Bonus Law the project would be allowed an 80 percent increase in density, allowing this site a total of 54 dwelling units (30 base density + 24 bonus units), the project is only requesting a 47 percent density bonus to allow for an additional 14 dwelling units beyond the allowed base density.

EXEMPTION FINDINGS: The City of Eureka, as Lead Agency, has determined the C and Clark Streets development is statutorily exempt from the provisions of CEQA, pursuant to §15183 (Projects Consistent with a Community Plan, General Plan or Zoning) of the CEQA Guidelines. The project qualifies for this exemption because it is consistent with the analysis performed for the City's 2040 General Plan, as analyzed by the City of Eureka General Plan Update Environmental Impact Report (State Clearinghouse #2016102025). Please see Attachment I for the project's supporting information for CEQA Statutory Exemption §15183.

Cristin Kenyon, AICP

Director of Development Services, City of Eureka

July 10, 2024

Date

Attachment I – Supporting Information for CEQA Exemption (with attachments) (FTP link)