AGENDA SUMMARY
EUREKA CITY COUNCIL

TITLE: Introduction of Vacant Building Ordinance

DEPARTMENT: Multiple

PREPARED BY: Autumn E. Luna, City Attorney

PRESENTED FOR: ☒Action ☐Information only ☐Discussion

RECOMMENDATION

Waive full reading, read by title only, and introduce Bill No. 1038-C.S. "An Ordinance of the City Council of the City of Eureka Repealing and Replacing Title 15, Chapter 150, Sections 150.095 Through 150.097 with Sections 150.095 Through 150.100 Pertaining to Vacant Commercial, Industrial, and Residential Buildings"

FISCAL IMPACT

☐No Fiscal Impact ☒Included in Budget ☐Additional Appropriation

COUNCIL GOALS/STRATEGIC VISION

Economic Development, Health & Safety, and Community Pride

DISCUSSION

At the direction of Council and in accordance with the City's strategic vision, in an effort to address long-standing concerns about vacant buildings, both commercial and residential, the City Attorney's Office presents this draft Vacant Building Ordinance for introduction.

The ordinance aims to discourage owners of vacant buildings from allowing those buildings to remain vacant indefinitely. The City believes that returning vacant buildings to tenantable condition will address blight concerns, and be another tool to address housing shortages.

The City Attorney's office received substantive staff-level feedback on the draft ordinance from the Public Works Department (specifically, Code Enforcement), the Development Services Department, and Humboldt Bay Fire.

The Economic Development Commission reviewed the draft ordinance at a public meeting on July 17, 2024, and recommended that the ordinance be amended to allow additional time to respond to a notice of violation under 150.098 E(4) and additional time to file an appeal under 150.100. Staff made the suggested modifications, and the Commission voted unanimously to advance the ordinance to the City Council for adoption.

On August 6, 2024, the draft Vacant Building Ordinance was brought to City Council for discussion and possible introduction. The Council, after discussion and public comment, directed staff to make changes to the draft consistent with the discussion. The Council voted unanimously to table the item until the August 20, 2024 meeting. The current draft for review updates the definition of "vacant building" in Section 150.096, and adds Sections 150.097(C) and 150.098(E)(4).

REVIEWED AND APPROVED BY:

☒City Attorney
☒City Manager
☒City Clerk/Information Technology
☐Community Services
☒Development Services
☐Finance
☒Fire
☐Human Resources
☐Police
☒Public Works