

RESOLUTION NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EUREKA RECOMMENDING THE CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT (GPA-24-0001) AND ZONE RECLASSIFICATION (ZR-24-0001) AT 272 HARRIS STREET (APN 010-261-012)

WHEREAS, the Applicant (Dr. Deepak Stokes), is proposing a General Plan Map Amendment and Zone Reclassification to change the land use designation and zoning district at a 1.01-acre former-church site located at 272 Harris Street (APN 010-261-012) (the site) from Low Density Residential (LDR)/Residential Low (R1) to Neighborhood Commercial (NC)/Henderson Center (HC) in order to allow for subsequent redevelopment of the site with residential and commercial uses (i.e. the Applicant's proposed Harris Medical Center Project); and

WHEREAS, the site currently contains a vacant church building, accessory garage/storage buildings, a large parking lot, and a cell tower; and, the existing cell tower would not be modified and would continue to operate as is if the amendments are approved; and

WHEREAS, the land use designation and zoning changes will allow the Applicant to construct the proposed Harris Medical Center at the site, which includes converting the existing church building into an urgent care facility, rural healthcare clinic, medical spa, and associated office space (with remodeling/demolition as necessary); constructing 8-10 dwelling units within two new two-story residential structures and up to two dwelling units within the existing church building; constructing ±1,600 sq. ft. of new commercial space for a café; and associated site improvements, including demolition of an existing garage building; and

WHEREAS, under Eureka Municipal Code (EMC) §155.432.050, the Planning Commission must hold a public hearing on a proposed General Plan Amendment (Land Use Map Amendment) and Zone Reclassification (Zoning Map Amendment) for the purpose of recommending action to the City Council; and

WHEREAS, to recommend City Council approve the General Plan Amendment and Zone Reclassification, the Planning Commission must make all of the findings in EMC §155.432.070; and

WHEREAS, the City Council's pending decision to approve a General Plan Map Amendment and Zone Reclassification at the site (a decision for which the Planning Commission is providing a recommendation) is a discretionary action subject to environmental review in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, an Initial Study (IS) Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the proposed map amendments and subsequent Harris Medical Center development at the site; and

WHEREAS, the IS/MND (State Clearinghouse [SCH] No. 2024090215) and Notice of Intent to

Adopt (NOI) was mailed and posted for review and comment in accordance with the provisions of CEQA from September 9, 2024 to October 9, 2024; and a City Council public hearing will be scheduled in the future for adoption of the MND; and

WHEREAS, according to CEQA Guidelines §15074, the Planning Commission must consider the proposed MND before making its recommendation to the City Council; and

WHEREAS, the Planning Commission of the City of Eureka did hold a duly noticed public hearing at City Hall in the City of Eureka on November 13, 2024, at 5:30 p.m., via Zoom and in person in the Council Chamber, to consider the General Plan Map Amendment and Zone Reclassification requests; and

WHEREAS, the Planning Commission of the City of Eureka has reviewed the IS/MND and MMRP (i.e. CEQA document), General Plan Map Amendment, and Zone Reclassification in accordance with EMC §155.432.070, and after due consideration of all testimony, evidence, and reports offered at the public hearing, does hereby find and report the following facts:

1. The proposed General Plan Map Amendment is in the public interest.
2. The proposed General Plan Map Amendment is internally consistent with all of the provisions of the General Plan.
3. The proposed General Plan Map Amendment complies with State law applicable to the General Plan as established in California Government Code §65300 et seq.
4. The proposed Zone Reclassification from R1 to HC is consistent with the General Plan and there is no applicable specific plan or area plan.
5. The proposed Zone Reclassification from R1 to HC is internally consistent with the provisions of the Zoning Code.
6. The proposed Zone Reclassification from R1 to HC will not be detrimental to the public interest, health, safety, convenience, or welfare.
7. The affected site is physically suitable in terms of design, location, shape, size, and other characteristics to accommodate development that complies with the General Plan and Zoning Code and contributes to the health, safety, and welfare of the property, surrounding properties, and the community at large.
8. With the mitigation measures outlined in the IS/MND, no substantial adverse environmental impact will result from the proposed General Plan Map Amendment and Zone Reclassification and subsequent development of the proposed Harris Medical Center.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Eureka does hereby recommend the City Council approve the General Plan Amendment and Zone Reclassification at 272 Harris Street (APN 010-261-012).

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Eureka in the County of Humboldt, State of California, on the 13th day of November, 2024 by the following vote:

AYES: COMMISSIONERS
NOES: COMMISSIONERS
ABSENT: COMMISSIONERS

Meredith Maier, Chair, Planning Commission

Attest:

Cristin Kenyon, Executive Secretary