



AGENDA SUMMARY EUREKA CITY COUNCIL

TITLE: Harris Medical Center Project

DEPARTMENT: Development Services - Planning

PREPARED BY: Caitlin Castellano, Deputy Development Services Director

PRESENTED FOR: Action Information only Discussion

RECOMMENDATION

1. Receive Planning Commission report;
2. Hold a public hearing;
3. Adopt a resolution of the City Council of the City of Eureka adopting a Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and Response to Comments for the Harris Medical Center Project;
4. Adopt a resolution of the City Council of the City of Eureka approving the General Plan Amendment to change the Land Use Map designation from Low Density Residential to Neighborhood Commercial at 272 Harris Street (APN 010-261-012); and
5. Waive full reading, read by title only and introduce Bill No. 1042-C.S., an Ordinance of the City Council amending the Inland Zoning Map to reclassify 272 Harris Street from Residential Low to Henderson Center.

FISCAL IMPACT

No Fiscal Impact Included in Budget Additional Appropriation

COUNCIL GOALS/STRATEGIC VISION

- 2023-2024 Two Year Big Unifying Goals (BUGs): Economic Development – Address Vacancy Issues
- General Plan Goal LU-1: A Community that values its unique small-town charm and livability while thoughtfully advancing new prospects for growth and economic vitality.
 - Policy LU-1.3 Beneficial Development. Support development that affords benefits to all segments of the community that:
 - a. Offers varied housing choices.
 - b. Provides for mixed use development.
 - c. Develops underutilized or vacant parcels.
 - f. Enhances the City's tax base.

g. Encourages people to walk, bike, or use transit.

DISCUSSION

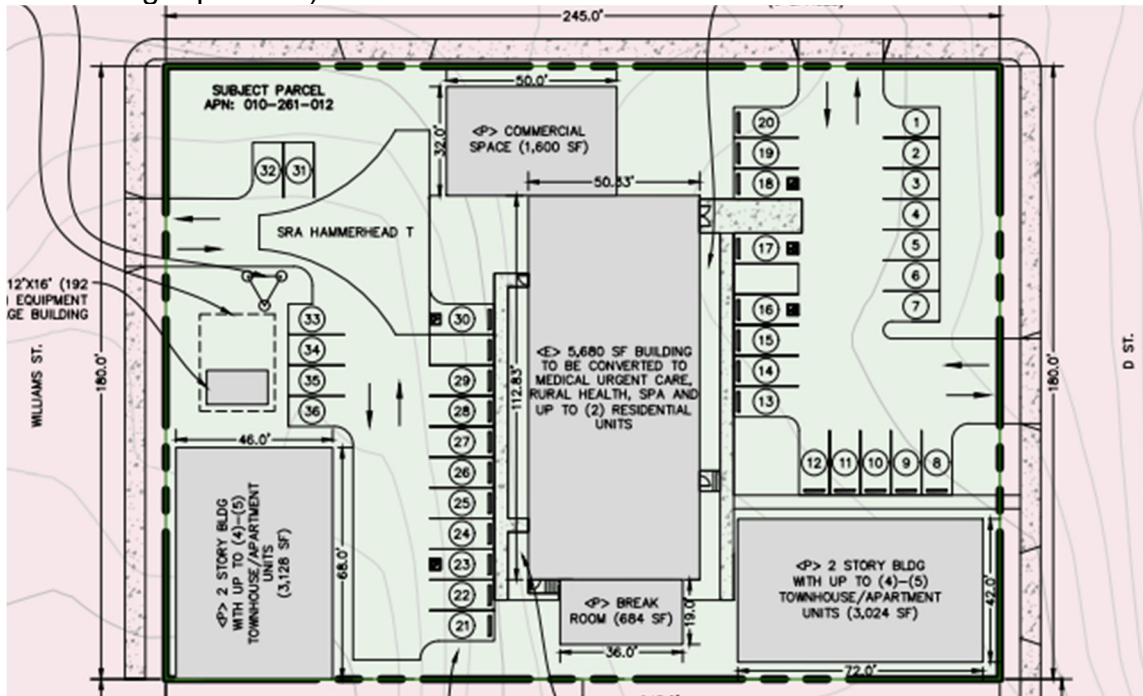
The Applicant (Dr. Deepak Stokes) is proposing a General Plan Map Amendment and Zone Reclassification to change the land use/zoning designations at a 1.01-acre former-church site (site) from Low Density Residential (LDR)/Residential Low (R1) to Neighborhood Commercial (NC)/Henderson Center (HC). The site currently contains a vacant church building, accessory garage/storage buildings, a large parking lot, and a cell tower (Figure 1).

Figure 1: Vicinity Map (looking to the northeast at 272 Harris Street [vacant church site]; Henderson Center is seen in upper portion of the image)



The requested land use/zoning designation changes to NC/HC would allow for development of the Applicant's proposed Harris Medical Center (Figure 2), 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 $\pm 1,600$ sq. ft. of new commercial space for a café; and associated site improvements, including demolition of an existing garage building. The existing cell tower will not be modified and will continue to operate as is.

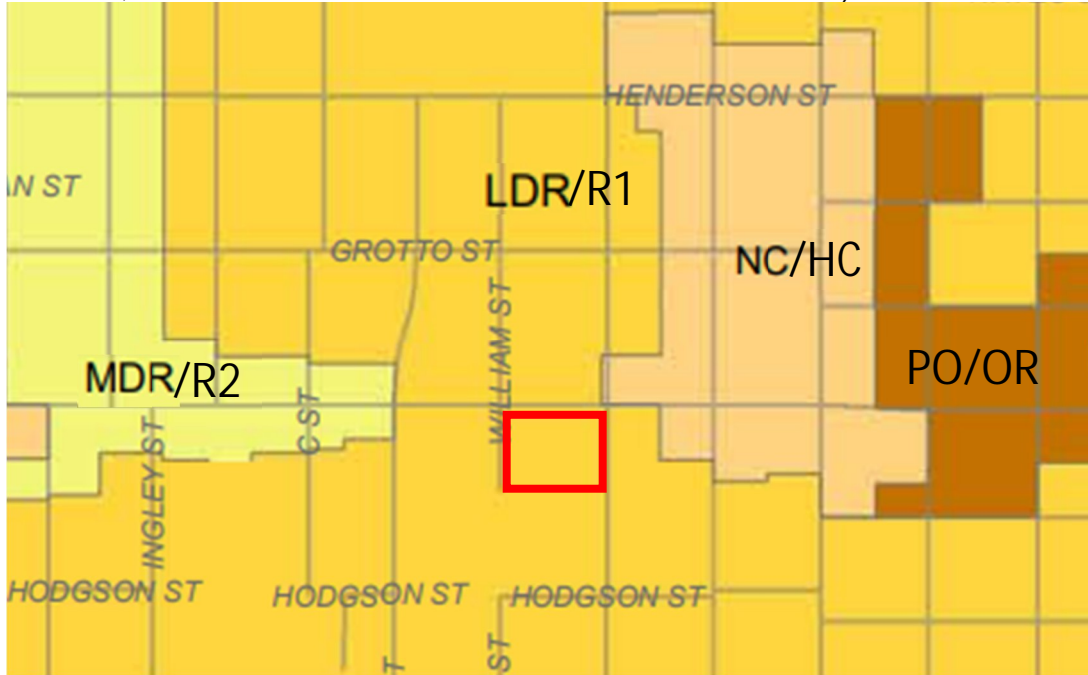
Figure 2: Portion of Applicant's Preliminary Site Plan (See Attachment 4, Page 138 for the larger plan set)



The requested land use/zoning designation changes are necessary to allow the site to be redeveloped with medical office and clinic and retail commercial uses not allowed under the site's current R1/LDR zoning/land use designations, as well as to allow the construction of more residential units than what is currently allowed without subdividing the site into smaller lots. Out of the various mixed-use land use and zoning designations within the City, the NC/HC designations were chosen because there is NC/HC-designated property nearby in Henderson Center, with the closest NC/HC-designated parcel located diagonally across the intersection of Harris and D Streets to the northeast of the site (Figure 3). The existing NC/HC designations to the northeast of the site extend to the centerline of both Harris and D Streets, and the site's new NC/HC designations will also extend to the centerline of both streets, creating contiguous land with the same designations.

If the land use/zoning map designation amendments are approved, the proposed uses will be principally permitted. Design Review will be required for any new structures larger than 500 square feet, or building additions increasing the floor area of a building by 30% or more. Otherwise, no discretionary review will be required.

Figure 3: Surrounding Land Use/Zoning District Designations (site outlined in red; LDR/R1 - Low Density Residential/Residential Low; NC/HC - Neighborhood Commercial/Henderson Center; MDR/R2 - Medium Density Residential/Residential Medium; and PO/OR Professional Office/Office Residential)



The Planning Commission staff report and California Environmental Quality Act (CEQA) document in Attachment 4 provide a detailed description on the differences between the purposes, allowed uses and development standards of the existing and proposed land use and zoning designations. In addition to analyzing the proposed uses and development associated with the Harris Medical Center, both documents consider the broader effects on the allowable uses and development standards resulting from the land use/zoning district changes.

Eureka Municipal Code (EMC) §155.432 et seq. establishes procedures for amending the General Plan and Zoning Code, and specifies the General Plan Amendment process be consistent with California Government Code (CGC) §65350 et seq. which requires approval by adoption of a resolution, and specifies the Zoning Code Amendment (including Zone Reclassifications) process must be consistent with CGC §65853 et seq. which requires approval by introduction and adoption of an ordinance. The Planning Commission must hold a public hearing on proposed amendments for the purpose of recommending action to the City Council. In order for the Planning Commission to recommend the City Council approve the proposed amendments, they must make all of the findings in EMC §155.432.070. Subsequently, after receipt of the Planning Commission's recommendation on proposed amendments, the City Council must hold a public hearing, and must also make all of the required findings in EMC §155.432.070 listed below:

1. General Plan Amendment

- a. The proposed amendment is in the public interest.
- b. The proposed amendment is internally consistent with all other provisions of the General Plan.
- c. The proposed amendment complies with State law applicable to the General Plan as established in Government Code Section 65300 et seq.
- d. 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 contributes to the health, safety, and welfare of the property, surrounding properties, and the community at large.

2. Zoning Code Amendment

- a. The proposed amendment is consistent with the General Plan and any applicable specific plan or area plan.
- b. The proposed amendment is internally consistent with other provisions of the Zoning Code.
- c. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare.
- d. The affected site is physically suitable in terms of design, location, shape, size, and other characteristics to accommodate development that complies with the Zoning Code and General Plan and contributes to the health, safety, and welfare of the property, surrounding properties, and the community at large.

The required findings and analysis for both the General Plan Map and Zoning Map amendments are included in the Planning Commission's staff report, Attachment 4, Pages 9-19 and are incorporated as if set forth in full herein.

ENVIRONMENTAL

In compliance with CEQA, the proposed project as a whole including the General Plan Map Amendment, Zone Reclassification and subsequent Harris Medical Center development (the entire project), was evaluated through an Initial Study/Mitigated Negative Declaration (IS/MND) (i.e. CEQA document) (See Attachment 4, Pages 25-241), which concludes that with mitigation, no substantial adverse environmental impact will result from the land use/zoning map amendments and subsequent development.

The City submitted the draft IS/MND to the State Clearinghouse (SCH No. 2024090215) for a 30-day comment period on September 9, 2024, which ended on October 9, 2024. A notice of the 30-day local comment period and the Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration was mailed to all property owners within 300 feet of the site on September 6, 2024. The mailed NOI also included notice of an informational community meeting held on September 25, 2024 at City Hall and via Zoom, which the Applicant voluntarily conducted. This community meeting was also advertised on the City's social media platforms, and through a Times Standard article. Additionally, a notice was posted at the site on the Harris Street frontage, and posted on the City's

website and City Hall's bulletin board, all on September 6, 2024. Furthermore, the NOI was posted at the County Clerk's office for local review and comment as required by CEQA Guidelines §15072(d), on September 6, 2024. The City received two comment letters on the IS/MND in response to the mailed NOI related to construction noise and traffic. The submitted comments and the response to comments are contained in Attachment 4, Pages 236-241.

On February 22, 2024, the City issued AB 52 consultation letters to the three area tribes traditionally and culturally affiliated with the geographic area: Bear River Band, Blue Lake Rancheria, and Wiyot Tribe. No requests for AB 52 consultation were received, and no requests for mitigation measures were received; however, Mitigation Measures CUL-1 and CUL-2 were included in the MND to ensure Inadvertent Discovery Protocols are followed if archeological, paleontological, and/or tribal cultural resources or human remains are found during any ground disturbing activities. The MND also includes mitigation measures related to air quality (Mitigation Measures AQ-1 and AQ-2), noise (Mitigation Measures NOI-1 and NOI-2), geologic hazards (GEO-1), and protection of nesting birds (BIO-1).

Pursuant to CEQA Guidelines §15074(b), the City Council must consider the proposed MND together with any comments received during the public review process prior to approving the project. The City Council can adopt the proposed MND only if it finds on the basis of the whole record before it (including the IS and any comments received), that there is no substantial evidence the project will have a significant effect on the environment and the MND reflects the City's independent judgment and analysis.

Pursuant to CEQA Guidelines §15074(d), when adopting an MND, the City must also adopt a program for reporting on or monitoring the changes which are either required in the project or made a condition of approval to mitigate or avoid significant environmental effects. To meet this requirement, a Mitigation Monitoring and Reporting Program has been prepared and is included in Attachment 4, Pages 130-133.

PREVIOUS ACTIONS

General Plan Amendment Petition: On August 15, 2023, the City Council approved a General Plan Amendment Petition (GPP-23-0001) to allow the Applicant to apply for the General Plan Amendment and Zone Reclassification because Council found changing the land use/zoning designations has the potential to serve the public interest.

Planning Commission: On November 13, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony on the proposed project. No one provided testimony during the public hearing except for the Applicant's architect who spoke in favor of the project. In response to a written comment received on the IS/MND, the Planning Commission discussed the impacts of construction noise on neighboring properties, but ultimately did not further limit construction noise beyond the restrictions imposed by Mitigation Measure NOI-1 in the CEQA document. The Planning Commission then voted unanimously (by a vote of 5 – 0) to adopt Resolution No. 2024-

21 recommending the City Council approve the General Plan Map Amendment and Zone Reclassification for the Harris Medical Center Project (See Attachment 4, Pages 22-24).

NEXT STEPS

If the resolutions approving the CEQA document for the entire project and the General Plan Map Amendment are adopted, and Bill No. 1042-C.S. is introduced for the Zone Reclassification, then adoption of Bill No. 1042-C.S. would occur at a subsequent meeting. The General Plan Map Amendment would become effective immediately after adoption, and the Zone Reclassification would become effective 30 days after the ordinance is approved.

If the General Plan Map Amendment and Zone Reclassification are approved, the Applicant can then apply for Design Review approval for the Harris Medical Center, and if the future project substantially conforms to the project analyzed in the CEQA document, no further environmental review will be triggered. The mitigation measures included in the MMRP will be included as conditions of approval of Design Review, and all mitigation measures must be adhered to/implemented during the Building Permit and construction process as well.

PUBLIC HEARING

Public notification of the public hearing before the City Council was provided at least ten days before the hearing, on or before November 22, 2024, by mail of property owners within a 300-foot radius of the project site, and by a published notice in the Times Standard. City Staff also posted the public hearing notice on the City's website and bulletin boards, and posted a public hearing notice sign in a conspicuous location on the site (viewable from Harris Street).

SUGGESTED MOTION

- “I move the City Council of the City of Eureka adopt resolutions
 - adopting a Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and Response to Comments for the Harris Medical Center Project; and
 - approving the General Plan Amendment to change the Land Use Map designation from Low Density Residential to Neighborhood Commercial at 272 Harris Street (APN 010-261-012); and
- I move the City Council waive full reading, read by title only and introduce Bill No. 1042-C.S., an Ordinance of the City Council amending the Inland Zoning Map to reclassify 272 Harris Street from Residential Low to Henderson Center.”

REVIEWED AND APPROVED BY:

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

ATTACHMENTS:

- Attachment 1: Resolution to Adopt CEQA Document
- Attachment 2: Resolution for General Plan Map Amendment
- Attachment 3: Bill No. 1042-C.S. for Zone Reclassification
- Attachment 4: Planning Commission Report and Attachments (including resolution and CEQA documents)