

RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EUREKA APPROVING A GENERAL PLAN MAP AMENDMENT (GPA-24-0001) TO CHANGE THE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL (LDR) TO NEIGHBORHOOD COMMERCIAL (NC) 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) 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, the land use designation and zoning changes will allow more commercial uses, and increased residential density and intensity at the site, regardless of the outcome of the Harris Medical Center development; and

WHEREAS, Eureka Municipal Code (EMC) §155.432 et seq. establishes the procedures for Zoning Code and General Plan Amendments, and the required findings for approval are contained in EMC §155.432.070; and

WHEREAS, the City provided notification of the proposed General Plan Map Amendment (and subsequent Zone Reclassification for the proposed Harris Medical Center Project) to various entities as required by California Government Code §65352, and no comments were received indicating any concerns; and

WHEREAS, in order to approve the Zone Reclassification to change the zoning district from R1 to HC, a separate ordinance (Bill No. 1042-C.S.) will be adopted; and

WHEREAS, the City Council's decision to approve a General Plan Map Amendment

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and Zone Reclassification for the Harris Medical Center is a discretionary action, and, as a result, the project is 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) have been prepared for the proposed General Plan Map and Zoning District amendments and subsequent Harris Medical Center development at the site (proposed project) (ED-24-0001), and the draft IS/MND concludes that with mitigation, no substantial adverse environmental impact will result from the proposed project; and

WHEREAS, the City received two comment letters on the IS/MND in response to the mailed NOI related to construction noise and traffic, and the submitted comments and the response to comments are contained in the Response to Comments document; and

WHEREAS, on November 13, 2024, following the public hearing where no public comments were received, the Planning Commission of the City of Eureka considered the IS/MND, MMRP, and Response to Comments for the entire project pursuant to CEQA Guidelines §15074(a), and then, by a vote of 5 to 0, adopted Resolution No. 2024-21 making the required findings and recommending the City Council approve the proposed General Plan Map Amendment and Zone Reclassification at 272 Harris Street (APN 010-261-012); and

WHEREAS, the City Council of the City of Eureka did hold a duly noticed public hearing at City Hall in the City of Eureka on December 3, 2024, at 6:00 p.m., via Zoom and in person in the Council Chamber, to consider the request; and

WHEREAS, the City Council adopted Resolution No. 2024-xx, "A Resolution of the City Council of the City of Eureka adopting the Mitigated Negative Declaration, Mitigation Monitoring Program, and Response to Comments for the Harris Medical Center Project at 272 Harris Street (APN 010-261-012)" (ED-24-0001); and

WHEREAS, the City Council of the City of Eureka has reviewed the subject application in accordance with EMC Chapter 155, and after due consideration of all testimony, evidence, and reports offered at the public hearing, does hereby find and determine 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 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.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Eureka, that the General Plan Map is amended to change the land use designation from Low Density Residential (LDR) to Neighborhood Commercial (NC), in order to change the zoning district from Residential Low (R1) to Henderson Center (HC) via a separate Ordinance, at 272 Harris Street (APN 010-261-012) as well as to the centerline of both Harris and D Streets fronting the property as shown on the attached map labeled Exhibit A.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Eureka in the County of Humboldt, State of California, on the 3rd day of December, 2024 by the following vote:

AYES: COUNCILMEMBERS
 NOES: COUNCILMEMBERS
 ABSENT: COUNCILMEMBERS

 Kim Bergel, Mayor of the City of Eureka

Attest:

 Pamela J. Powell, City Clerk

Approved as to Administration:

Approved as to form:

 Miles Slattery, City Manager

 Autumn Luna, City Attorney

EXHIBIT A

General Plan Map Amendment Changing the Land Use Designation from Low Density Residential (LDR) to Neighborhood Commercial (NC) at 272 Harris Street (APN 010-261-012) and to the Centerline of Harris and D Streets Fronting the Property

Harris Medical Center Project
(Project No. General Plan Map Amendment GPA-24-0001)

