

BILL NO. 1042-C.S.
ORDINANCE NO. _____-C.S.

**AN ORDINANCE OF THE CITY OF EUREKA AMENDING THE INLAND ZONING MAP
TO RECLASSIFY THE PROPERTY AT 272 HARRIS STREET (APN 010-261-012)
FROM RESIDENTIAL LOW (R1) TO HENDERSON CENTER (HC)**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF EUREKA AS FOLLOWS:

WHEREAS, the Applicant (Dr. Deepak Stokes) is proposing a General Plan Map Amendment (GPA-24-0001) and Zone Reclassification (ZR-24-0001) 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, EMC §155.432 et seq. establishes the procedures for General Plan and Zoning Amendments, including adoption of Zone Reclassifications; 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, considered the project's environmental document, made the required findings in EMC §155.432.070, and unanimously recommended City Council approve the change in land use designation and zoning district at 272 Harris Street by adopting Resolution No. 2024-21; 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 Zone Reclassification process is a discretionary action subject to environmental review in accordance with the California Environmental Quality Act (CEQA), and the City Council adopted Resolution No. 2024-xx, a "Resolution of the City Council of the City of Eureka Adopting a Mitigated Negative Declaration, Mitigation Monitoring Program, and Response to Comments for the Harris Medical Center Project" (ED-24-0001), consistent with the provisions of CEQA.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EUREKA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. DECLARATION

The Zone Reclassification (i.e. Zoning Map amendment) is consistent with the General Plan as amended by City Council Resolution No. 2024-xx to change the land use designation of the site to Neighborhood Commercial (NC) and there is no applicable specific plan or area plan; it is internally consistent with the provisions of the Zoning

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Code; it will not be detrimental to the public interest, health, safety, convenience, or welfare; and 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, consistent with EMC §155.432.070(A).

SECTION 2. ZONING DISTRICT CHANGE

The Inland Zoning Map, which establishes the boundaries of zoning districts and overlay zones for areas in Eureka located outside of the Coastal Zone, is hereby amended to reclassify the property on the south side of Harris Street, between Williams and D Streets, known as 272 Harris Street (APN 010-261-012), as well as to the centerline of both Harris and D Streets fronting the property, from Residential Low (R1) to Henderson Center (HC) as shown on the attached map labeled Exhibit A, and the revised Inland Zoning Map is incorporated by reference and made part of the Zoning Code in Title XV, Chapter 155, §155.116.030(A).

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

AYES: COUNCILMEMBERS
NOES: COUNCILMEMBERS
ABSENT: COUNCILMEMBERS

Leslie Castellano, Mayor Pro Tem

THE ABOVE ORDINANCE WAS PRESENTED TO THE MAYOR on the ____ day of _____, 2024, and hereby approved.

Kim Bergel, Mayor

Approved as to Administration:

Approved as to form:

Miles Slattery, City Manager

Autumn Luna, City Attorney

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THE ABOVE ORDINANCE WAS ATTESTED BY THE CITY CLERK OF THE CITY OF EUREKA on the _____ day of _____, 2024.

Pamela J. Powell, City Clerk

EXHIBIT A

Zone Reclassification Changing the Zoning District from Residential Low (R1) to Henderson Center (HC) 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. Zone Reclassification ZR-24-0001)

