



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. Waive full reading, read by title only and adopt 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 requested land use/zoning designation changes to NC/HC would allow for development of the

Applicant's proposed Harris Medical Center, 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. The existing cell tower will not be modified and will continue to operate as is.

On December 3, 2024, the City Council reviewed the Planning Commission's recommendation to approve the General Plan Map Amendment and Zone Reclassification, along with the required findings for approval, as well as the Initial Study and Mitigated Negative Declaration (IS/MND) for the Harris Medical Center Project (project), and held a duly noticed public hearing to receive public testimony. No public comment was received, and the City Council then by a unanimous vote, with one member absent, adopted two resolutions: 1) Resolution No. 2024-57 adopting the IS/MND for the project, and 2) Resolution No. 2024-58 approving the General Plan Map Amendment to change the land use designation from MDR to NC. Council also introduced Bill No. 1042-C.S. for the Zone Reclassification to amend the zoning map to change the zoning district from R2 to HC.

At this time, Council can adopt Bill No. 1042-C.S., an ordinance to change the zoning district from R2 to HC. If the ordinance is adopted to change the zoning district, the proposed uses will be principally permitted, and Design Review will be required prior to initiating the Building Permit process 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 other discretionary review will be required.

SUGGESTED MOTION

"I move the City Council waive full reading, read by title only and adopt 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: Bill No. 1042-C.S. for Zone Reclassification