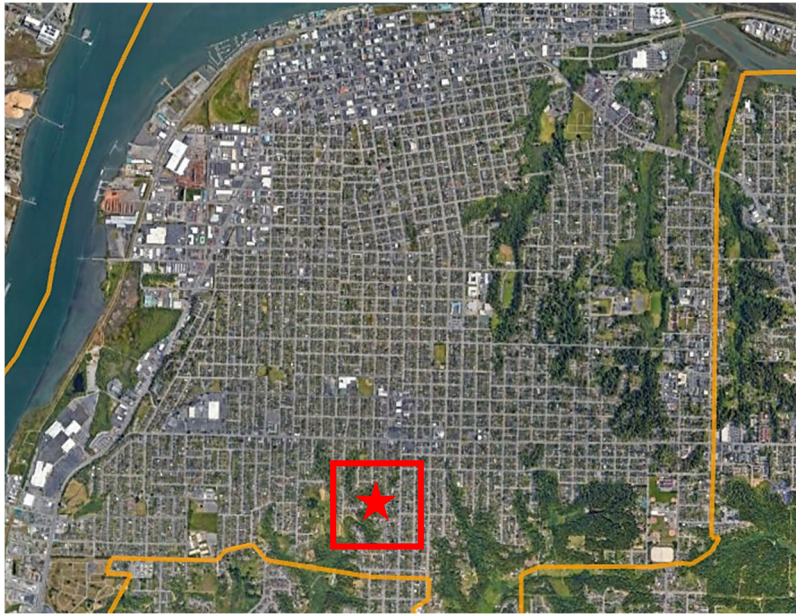


Title:	North Coast Substance Abuse Council Non-Medical Care Housing Facility
Project:	Conditional Use Permit UP-24-1
Location:	309 Harris Street (aka 319 and 325 Harris Street)
APN:	010-251-016
Applicant:	North Coast Substance Abuse Council, Inc.
Property Owner:	Stormi Bettiga Trust
Purpose/Use:	Operate residential therapy services for up to 12 people at an existing developed site with three existing structures and off-street parking
Complete Application:	December 17, 2024
Deadline for Action:	March 17, 2025
General Plan:	NC – Neighborhood Commercial
Zoning:	HC – Henderson Center
California Environmental Quality Act (CEQA):	Exempt under §15301, Class 1 Existing Facilities of the CEQA Guidelines
Staff Contact:	Alexandra Gonzalez, Assistant Planner
Recommendation:	Hold a public hearing; and Adopt a resolution finding the project is exempt from CEQA, and conditionally approving the application
Action:	"I move the Planning Commission adopt a resolution finding the project is exempt from CEQA, and conditionally approving a Use Permit for the North Coast Substance Abuse Council Non-Medical Care Housing Facility at 309 Harris Street.

Figure 1: Location Map



## PROJECT DESCRIPTION

The Applicant, North Coast Substance Abuse Council, proposes to utilize a 0.30-acre site with three existing structures for residential therapy services for up to 12 people. The Applicant intends to use the three existing buildings as follows: (1) 309 Harris Street, a two-story, 2,631-square-foot (sf) building fronting Harris Street, as a residence; (2) 319 Harris Street, a 588-sf cottage-like building located at the rear of the site, as an office for staff and individual counseling sessions; and (3) 325 Harris Street, a 616-sf, modernist-style commercial building fronting Harris Street, as an office for group therapy services (Figures 2 and 3). According to the Applicant, the site will not provide detoxification services, as its focus will be on offering housing and behavioral health support.

The proposed use falls under the land use classification 'Non-Medical Care Housing, Large' in the City's Zoning Code (Eureka Municipal Code [EMC] Chapter 155), which outlines specific categories for different types of land uses within the city. This classification applies because the facility will function as a state-licensed residential facility providing non-medical social and personal care for seven or more persons (EMC §155.504.030, #68). The site is located in the Henderson Center Zoning District (HC District) where the land use classification Non-Medical Care Facility, Large requires a Conditional Use Permit (CUP).

Figure 2: Street View of the Site Facing North (photo taken January 13, 2025)



Figure 3: Site Map (See Attachment 2, Page 9-10 for Applicant submitted site plan; yellow arrows show driveways for ingress/egress)



## Background

### Operational Characteristics

If the CUP is approved, residents will receive behavioral health counseling and short-term housing for up to 30 days. The residential therapy program (program) will only be for on-site residents and will not be open to the public. No detoxing services will be provided, and residents will be drug tested three times a week to ensure eligibility for the program. If any substances are detected, residents will be immediately exited from the program. The program requires a medical assessment and clearance from a doctor before being admitted to determine a resident's eligibility for the service. Background checks will be performed prior to entering the program, and sex offenders and arsonists will not be admitted. The Applicant proposes to install cameras throughout the site, on the outside of the buildings. Additionally, since the modernist-style commercial building will be used for group therapy services and has large floor-to-ceiling storefront windows, the windows will be frosted to maintain privacy.

The residents will be monitored by a live-in house manager, and each resident will be assigned a case manager. Two counselors may be at the site at any given time to provide behavioral therapy. A nurse will visit on a weekly basis, and program directors will conduct regular supervisory visits. Up to four employees are anticipated to serve the proposed use, with one employee on-site 24 hours a day for seven days a week (24/7). Residents will be contractually required to abide to strict rules, including participating in private confidential group/individual therapy, and in-between therapy sessions, residents will be cooking meals and doing assigned chores and homework. Visitors will only be allowed on Saturdays and Sundays within the modernist-style commercial building, in four-hour time blocks. Residents may leave the site only with pre-approval by the live-in manager, and they must specify their intended activities and for how long.

According to the Applicant's website, they have operated residential therapy programs in Eureka since 1975, and operates a similar program on Myrtle Avenue, east of West Avenue and the CVS/Dollar Tree shopping center. The Applicant's residential therapy sites will operate independently from each other and no cross-over will occur. Services on-site will also not be open to the public. More information about the site's proposed operational characteristics can be found in the Applicant's project narrative in Attachment 2, Pages 1-8.

#### Housing and Zoning Regulations for Non-Medical Care Housing

Under EMC §155.504.030 (Land Use Classifications), Non-Medical Care Housing is defined as:

"A state-licensed residential facility that provides non-medical social and personal care for residents. Includes community care facilities as defined in California Health and Safety Code (H&SC) Section 1500 et seq, residential care facilities for the elderly (H&SC Section 1569 et seq.), facilities for the mentally disordered or otherwise handicapped (California Welfare and Institutions Code Section 5000 et seq.), alcoholism or drug abuse recovery or treatment facilities (H&SC Section 11834.02), supportive housing (California Government Code Section 65582), transitional housing (California Government Code Section 65582), and other similar facilities."

There are two types of non-medical care housing facilities in the EMC: (1) Small, which serves six or fewer people; and (2) Large, which serves seven or more people. The proposed use is considered a large non-medical care housing facility because up to 12 residents at a time will be served.

Federal and state fair housing laws protect people with disabilities from housing discrimination, and recovering alcoholics and drug addicts are considered disabled for purposes of anti-discrimination laws. Health and Safety Code §11834.23 states that, "a conditional use permit, zoning variance, or other zoning clearance shall not be required of an alcohol or other drug recovery or treatment facility that serves six or fewer persons that is not required of a single-family residence in the same zone." Under this provision, the City cannot require any permits including a business license for small non-medical care housing facilities (including residential therapy programs and sober living homes); however, because the proposed use will serve up to 12 residents at a time, the City can require a CUP.

Per the Applicant, the proposed use is licensed by the California Department of Health Care Services (DHCS)<sup>1</sup> and is designated as a 3.1 Residential Level Recovery Home. According to the DHCS website, a DHS Level 3.1 program offers clinically managed low-intensity residential services including individual or group therapy, case management, and life-skills training. DHCS Levels 3.2, 3.3 and 3.5 are more intense clinically-managed designations providing withdrawal management and other high-intensity residential services. The difference between a sober living home and a residential treatment home, is if the home provides therapy services then it is classified as a residential treatment program instead of a sober living home and must obtain all applicable licenses. Therefore, the Applicant is regulated by the DHCS and held to the Alcohol and Other Drug Standards in Health and Safety Code §11832. Furthermore, because the Applicant provides care for people under the Partnership HealthPlan of California, a Medi-Cal managed care plan, they are regularly audited to ensure compliance with state regulations.

### History of Development

Staff could not locate the original building permits for the existing structures, but after reviewing Eureka's historic Sanborn Maps, it was noted that the two-story residence existed on the site as early as the 1920s, the one-bedroom cottage was added sometime between 1920 and 1949, and the modernist-style commercial building fronting Harris Street was built between 1949 and 1955. The modernist-style commercial building (325 Harris Street) is not on the Local Register of Historic Places (LRHP), but it is included in Eureka: An Architectural View (the "Green Book") and is described as a "one-story Modernist commercial building whose structural system has been filled with glass; several elements have been slightly angles to relieve rectangularity; part of a larger complex of buildings." In 2001, the current lot configuration was created when two lots were merged into one (M-10-01). In the same year, the two-story building and one-bedroom cottage received a Site Plan Review (AA-45-01) and a Building Permit (Permit No. 010866) which converted them from single-family residences to offices. Currently, both buildings are being used as residences without the proper certificates of occupancy, and as discussed later, the two-story building will need to undergo upgrades to obtain a certificate of occupancy to legally function as a residence again. The Applicant's submitted site plan (See Attachment 2, Page 9-10) shows seven existing parking spaces, however, based on a site visit conducted on January 13, 2025, it appears there are nine existing off-street parking spaces.

### Surrounding Uses

The site is on an interior lot, and is located on the western edge of Henderson Center, with the Residential Low Zoning District (R1 District), consisting primarily of single-family residences located directly north, and across Harris and D Streets to the south and west, respectively. To the east, there are multiple commercial uses including, Rite Aid, Henderson Center Laundry Mat, Joann's Fabric, Esmerelda's 2.0, and numerous small businesses along F Street, all located in the HC District. The site is kitty corner to 272 Harris Street (located at the southwest corner of Harris and D Streets), which was recently approved in December 2024 for a General Plan Amendment and Zone Reclassification, changing its zoning designation from the R1 District to the HC District to allow for the development of the Harris Medical Center. The Harris Medical Center will involve

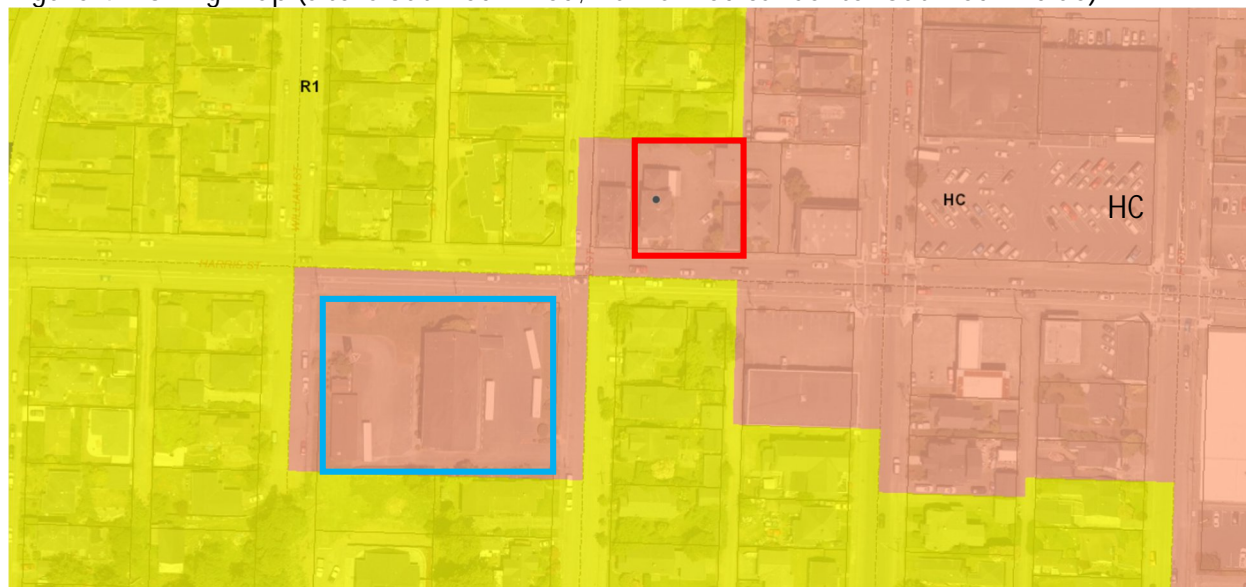
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<sup>1</sup> DHCS Facility Licensing webpage: <https://www.dhcs.ca.gov/provgovpart/Pages/Licensing-and-Certification-Facility-Licensing.aspx>

the conversion of an existing church into an urgent care facility, rural healthcare clinic, medical spa, and associated office space, along with up to 12 dwelling units.

The site is accessed via two driveways (one ingress and one egress) on Harris Street, a one-way eastbound arterial street with sidewalks and a designated bike lane. Henderson Street, two blocks north, and H and I Streets, about four blocks east, also have dedicated bike lanes. The closest bus stops, located within walking distance at Harris and Lowell Streets (640 feet west) and Harris and F Streets (500 feet east), are served by multiple transit routes.

Figure 4: Zoning Map (site is outlined in red; Harris Medical Center outlined in blue)



## USE PERMIT ANALYSIS

To approve a CUP, the Planning Commission must make all of the following findings:

1. The proposed use is consistent with the General Plan, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.
2. The site is suitable for the size, design, and operating characteristics of the proposed use.
3. The proposed use will be compatible with existing and planned land uses in the vicinity of the property.
4. The proposed use will not be detrimental to the public health, safety, and welfare.
5. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.

### 1. Plan and Code Consistency

#### General Plan Consistency

#### Land Use Designation

The site is located on land with a Neighborhood Commercial Land Use Designation (NC), which, according to the 2040 General Plan, supports "limited-scale convenience retail, restaurants,

offices, residential, and personal services, including pedestrian-oriented neighborhood retail.” The NC is “intended to primarily serve nearby neighborhoods, be compatible with the character and form of adjacent residential uses, support a vibrant pedestrian environment, and promote short neighborhood-based trips.”

The proposed use includes a group residence and therapy services, which qualify as personal services, consistent with the description of the NC land use designation. No exterior modifications are proposed for the existing structures, except frosting the windows of the modernist-style commercial building fronting Harris Street for privacy. To maintain a pedestrian-friendly environment, a condition has been added that prohibits frosting on the transom (upper) windows, and the window frosting must be applied in a way that allows for easy removal in the future, ensuring that full storefront transparency can be restored if the use of the structure changes. Although not required, the Applicant is encouraged to incorporate creative or artistic elements into the street-facing windows, such as transparent cut-outs, nature-inspired designs, and community-themed graphics, to enhance visual interest and contribute to an active and engaging pedestrian frontage. As a result, the two-story building will retain its residential aesthetic, and the modernist commercial building will preserve its storefront appearance, maintaining the character of the area. Additionally, adding 12 residents within walking distance of retail and restaurants is expected to increase short, neighborhood-based trips, contributing to a more vibrant, pedestrian-friendly environment. For these reasons, the proposed use is consistent with the General Plan’s vision for the NC Land Use Designation and is compatible with the surrounding neighborhood.

### Goals and Policies

Staff has reviewed the 2040 General Plan, including the 2019-2027 Housing Element, and found the following relevant goals and policies:

Policy HS-5.1 Health Care Facilities. Continue to coordinate with public and private health care providers to develop new, and strengthen existing, health care facilities within the City in order to continue providing adequate health care services for Eureka and the surrounding communities of Humboldt Bay.

The project will develop a new healthcare service that directly supports Policy HS-5.1 by expanding access to much needed behavioral health services in the City. This use helps ensure that the City can continue to meet the growing demand for diverse healthcare services, directly contributing to the overall health and well-being of the community.

GOAL LU-1 A Community that values its unique small-town charm and livability while thoughtfully advancing new prospects for growth and economic vitality.

The proposed use provides residents with a stable living environment with direct access to counseling and mental health care on the same site. The site’s residential scale and appearance, characterized by a two-story residence, and its proximity to an established residential neighborhood, aligns with the goal of preserving the community’s small-town charm and character. Furthermore, the site’s adjacency to the Henderson Center shopping district provides residents with convenient access to goods and services, which

may stimulate economic vitality for surrounding businesses. The site is also well-connected by transportation infrastructure, including public transit and pedestrian and bike-friendly routes, fostering enhanced connectivity and livability. For these reasons, the design of the proposed use aligns with Goal LU-1 by fostering thoughtful growth that enhances both the small-town character of the area 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.
- g. Encourages people to walk, bike, or use transit.
- i. Preserves and/or enhances valuable natural, historic, or cultural resources

Policy LU-5.4 Location. Encourage the location of high-density housing in proximity to commercial and community services, employment opportunities, major transportation corridors, and where City infrastructure can accommodate increased densities.

The proposed use provides an alternative housing option that addresses specific needs within the community, offering supportive living environments for individuals in need of mental health and addiction recovery services which are not widely available, and contribute to a more diverse range of housing choices. Furthermore, the site's close proximity to a walkable neighborhood shopping district, with access to public transportation options and bike lanes, will encourage sustainable transportation choices such as walking, biking, and transit use. This location supports alternatives to car dependency, aligning with the goal of promoting more active and sustainable transportation options. By offering varied housing choices (supportive housing for individuals with specific needs), encouraging non-motorized modes of transportation, and contributing to community welfare, the site aligns with Policy LU-1.3. The site also fits well with Policy LU-5.4 by providing housing in proximity to commercial, community services, employment opportunities, and transportation corridors, and is unlikely to create a burden on existing infrastructure.

As previously mentioned, the modernist-style commercial building is not on the LRHP, but is considered to have important architectural features as it is included in the "Green Book." The Applicant proposes to use that building for group therapy sessions, with no alterations to the exterior façade, except for frosting the windows for privacy, which is conditioned to be removable if the use of the structure changes. Therefore, the proposed use ensures the building's historic character remains intact, benefiting the community by maintaining an important piece of the area's architectural history consistent with Policy LU-1.3 (i.)

Goal H-6 Promote Equal Access to Housing for All. All residents of Eureka have equal access to housing options.

Policy H-6.2 Prohibit Discrimination. Continue to support the prohibition of discrimination in the sale or rental of housing with regard to race, color, religion, age, sex, familial status, marital

status, disability/medical conditions, national origin, citizenship, status as a student, source of income, political affiliation, gender identity, or sexual orientation.

Policy H-7.2 End Homelessness. Seek to end homelessness in Eureka through support for, and participation in, multiple strategies, including housing-first principles, Substance Use Disorder programs, counseling and support services, income assistance programs, job training/counseling services, and other proven methods of reducing the incidence and effects of homelessness. Support non-profit organizations and public agencies with a proven track record of accomplishing these sorts of strategies, principals, programs, and services.

The proposed use supports the goal of providing equal access to housing by offering stable housing to vulnerable individuals. By integrating services such as counseling, mental health support, and life skills training, the proposed use addresses key factors contributing to homelessness and equips residents with the tools necessary to rebuild their lives and achieve self-sufficiency. The Applicant has operated a successful substance abuse treatment facility in Eureka since 1975 demonstrating a proven track record of implementing effective strategies and programs proven to help reduce homelessness. Therefore, the proposed use directly supports the broader goal of ending homelessness and promoting equal access to housing for all consistent with Goal H-6, Policy H-6.2, and Policy H-7.2.

Based on the discussion above, the finding can be made the proposed project is consistent with the General Plan.

#### Zoning Code (EMC Chapter 155) Consistency

The site is located in the HC District where the specific purpose of the HC District is to provide “a pedestrian-oriented limited-scale neighborhood shopping district primarily serving residents in nearby neighborhoods. Pedestrian-scale buildings with active street-facing storefronts close to the sidewalk create an active and inviting public realm. Single-family residential homes converted to retail and office uses retain their residential character and buffer nearby residences from higher intensity uses.”

As previously mentioned, the proposed use is intended to accommodate up to 12 residents at a time, making it relatively small inscale compared to other residential treatment facilities. Furthermore, because visiting hours are limited and the site is not open to the public, the proposed use will be generally quieter and less intrusive than retail or office uses, which aligns with the district’s focus on “limited-scale” development. The Applicant will preserve the residential character of the two-story building, and retain the modernist-style commercial aesthetic of the single-story building facing Harris Street, thus preserving the existing pedestrian-scale environment in the vicinity. Moreover, the proposed use is conditioned to limit the frosting on the windows of the modernist-style commercial building to prohibit the frosting on the transom (upper) windowsto maintain an active street-facing storefront that is close to the sidewalk. Additionally, improvements will be made to address existing site features that do not conform to current development standards; such as, parking lot striping, bicycle parking, landscaping, and outdoor lighting. These improvements are required as part of the CUP process further described below, and will contribute to a more active and inviting public realm, while preserving the pedestrian scale of the HC District, consistent with the district’s purpose.

The proposed use will be housed within existing buildings located on a site that is conforming with respect to minimum lot size, maximum density, maximum floor area ratio, and maximum site coverage development standards for the HC District found under EMC §155.208.030 (Development Standards). As previously mentioned in the Background's History of Development subsection, the large two-story building was previously converted from a residence to an office, and now, will be converted back to a residence. The project is conditioned to acquire the appropriate certificate of occupancy to the satisfaction of the City's Building Division of the Development Services Department to ensure the structure is habitable as a residence for up to 12 people. The City's Chief Building Official's referral comments area included as Attachment 3.

The site contains several nonconforming features that will need to be upgraded to meet current standards as part of the CUP process as required by EMC §155.424.030.B (Required Compliance), which states: if a development requires a Use Permit, certain nonconforming site features must be brought into compliance. The site features required to be brought into compliance for this development include: (1) landscaping (including parking lot landscaping), (2) repainting parking lot striping, (3) installing the required short-term bicycle parking, (4) removing the existing nonconforming pole sign, and (5) removing and replacing existing outdoor lighting with dark-sky compliant lighting fixtures.

As part of addressing nonconforming site features, the site will be required to comply with the landscaping standards in EMC §155.328.040 (Required Landscape Areas), EMC §155.328.050 (General Landscape Requirements), and EMC §155.324.080 (Parking Lot Landscaping) including but not limited to: removing invasive species; covering at least 50% of the landscaped area with groundcover, shrubs, turf, or other plants at maturity; and ensuring new plants installed to achieve the minimum 50% coverage are at least 75% by count native species to Eureka (per the California Native Plant Society), with the remainder being noncompeting exotic species. As seen in Figure 5, there is pampas grass along the entrance of the large two-story building, which is considered an invasive species and will need to be removed along with any other invasive species on the site.

Figure 5: Example of Invasive Species to Removed (Pampas Grass outlined in red)



The parking lot striping is fading, and it's unclear whether the parking space dimensions meet city standards (Figure 6). It appears the site provides nine parking spaces, and although the spaces are not required by the code, they must be striped to meet City standards in order to remain. The parking lot must also follow required parking stall dimensions as required by EMC §155.324.060 (Parking Design and Development Standards). Additionally, one short-term bicycle parking space is required by EMC §155.324.070 (Bicycle parking) (one space per six dwelling units, and there is one dwelling unit onsite, and when the calculation results than less than one space, a minimum of one space must be provided).

Regarding signage, staff found no permitting record of the existing FedEx pole sign being legally established. New pole signs are prohibited in the HC District per EMC §155.340.070 (Table 340-8 Pole Signs); therefore, this sign will need to be removed (Figure 7), and any new signage must comply with EMC §155.320 (Signs) and obtain an Administrative Sign Permit. Lastly, there are three outdoor lighting fixtures (Figure 8) that will need to be replaced with Dark-Sky compliant fixtures per EMC §155.308.050 (Outdoor Lighting). The project is conditioned to bring all nonconforming features into compliance before the issuance of the certificate of occupancy to use the two-story building as a residence. The proposed use and the future nonconforming site features upgrade as conditioned, can be found consistent with the Zoning Code.

Figure 6: Existing Parking Lot



Figure 7: Non-Conforming Sign to be Removed



Figure 8: Non-Conforming Outdoor Lighting To be Replaced





## 2. Site Suitability

The site is well-suited for the proposed use due to its existing structures and infrastructure. The two-story building, with four bedrooms and two-and-a-half bathrooms, can house up to 12 residents, while the other two buildings provide support services. The one-story cottage will accommodate therapy services, and the modernist-style commercial building is ideal for group counseling. With nine parking spaces and proximity to goods and services in the Henderson Center shopping district, the site offers the necessary facilities for the proposed use.

## 3. Compatibility with Existing and Planned Land Uses in Vicinity

The proposed use seeks to repurpose a developed commercial property for short-term housing with behavioral health services and counseling. The site features a mix of structures with residential and commercial aesthetics, and is uniquely located on the outer edge of the HC District, in a transitional area between a commercial center and residential neighborhood (See Figure 4 above). The proposed use will be visually compatible with the surrounding residential uses because it will be contained within the existing structures (Figure 3) with no exterior changes to the structures other than frosting windows for privacy. Furthermore, by providing behavioral counseling services, the proposed use will be compatible with the planned development of the Harris Medical Center, located diagonally across Harris Street to the southwest, at 272 Harris Street. The existing configuration of buildings on the site and how they will operate, and the site's location, provide an appropriate transition between the LDR designated properties housing single-family residential uses to the west, and the more intense, yet neighborhood-serving, NC designated properties housing commercial retail and service uses to the east. For these reasons, the proposed use is compatible with the existing and planned land uses in the vicinity.

## 4. Protection of Public Health, Safety, and Welfare

There will be a live-in house manager onsite 24/7, and a case manager assigned to all residents to ensure adequate supervision and support. The limitations imposed by the Applicant's house rules, including: requiring medical clearances prior to being admitted to the site, conducting drug tests three times a week, limiting visitations to four-hour blocks on Saturdays and Sundays, and imposing quiet hour requirements, will also ensure the proposed use will be visually and functionally compatible with the surrounding existing residential uses in the vicinity and protect public health, safety, and welfare.

Referrals were sent to agencies and City departments with interest or jurisdiction over the property or the intended use of the property. The Building Division responded stating that the building where people will be housed will need to be made compliant with the current building code for an R-4 occupancy. This will involve fire sprinklers and fire alarms and fully compliant ADA accessibility. Since the proposed use is licensed by a government agency, they will also need two minimum 32-inch clear exits for any floor with six or more people on it. This limits the upstairs occupant load in this case to six people as there is only one exit and requires adding a second exit to the first floor. The Building Division will need plans prepared by a licensed design professional for the renovation. These referral comments are included as Attachment 3, and the project has been conditioned to receive the appropriate certificate of occupancy prior to operating to ensure the site is suitable for the proposed use.

The project was also referred to local tribes, and the Bear River Band requested the City's standard Inadvertent Discovery Protocol be in place prior to any construction activities involving ground disturbance, like landscaping and parking lot upgrades. This protocol ensures that, if historical, archaeological, or cultural materials are uncovered during construction, there is a structured response to mitigate damage and ensure proper handling. A condition has been added to address the Tribe's request. Other than comments from the Building Division, no other comments were received indicating the proposed use would be detrimental to the public health, safety, or welfare. For all these reasons, the project will adequately protect public health, safety, and welfare.

#### 5. Properly Located and Adequately Served

The site is served by City water and sewer and all major utilities. As analyzed in the adopted 2040 General Plan Environmental Impact Report, the City has adequate utility capacity to serve existing and potential future development in the City envisioned by the General Plan.

The site is located in a mixed-use zoning district (the HC District), structured on a traditional grid pattern of streets, specifically located on Harris Street, which is a major arterial street. The neighborhood is safe for walking and biking, because there are adequate sidewalks and designated bike lanes. As previously mentioned, Harris Street serves as a transit route, and many goods and services are located nearby; such as, the Henderson Center shopping district located directly to the northeast, and the Eureka Mall (with a large grocery store, WINCO) located half a mile to the west. The Broadway commercial corridor and Bayshore Mall are also located a little over a mile to the west. Each of these commercial areas can be easily reached by bus, bicycle, or walking. There is sufficient off-street parking to accommodate the staff and visitors. For all these reasons, the proposed use is properly located within the City and adequately served by existing services and infrastructure.

### CONCLUSION

Based on the analysis above, the proposed use is consistent with the General Plan and Zoning Code. The use is suitable for the site and, as conditioned, including obtaining a new certificate of occupancy, limiting the height of window frosting, and completing upgrades to nonconforming site features, the use will be compatible with existing and planned land uses in the area. The use will not be detrimental to the public health, safety, and welfare, and is properly located within the city and adequately served by existing utilities and infrastructure.

### ENVIRONMENTAL ASSESSMENT

The City of Eureka, as Lead Agency, has determined the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to §15301, Existing Facilities, Class 1 of the CEQA Guidelines, which consists of the operating of private structures involving negligible or no expansion of use. As there is no proposed expansion to the existing buildings, and the buildings will be used for housing and personal services (individual and group therapy/counseling) which are similar to the previous residential and commercial uses on the parcel, there is a negligible expansion of use, and the proposed use meets the criteria for the Class 1 exemption under CEQA Guidelines §15301.

### PUBLIC HEARING NOTICE

Public notification consisted of notification by mail of property owners within a 300-foot radius of the site on or before January 31, 2025. In addition, the notice was posted on the City's website and bulletin boards. A public hearing notice sign was posted on the site on January 31, 2025

### DOCUMENTS ATTACHED

- Attachment 1: Resolution
- Attachment 2: Applicant Submitted Material
- Attachment 3: Building Referral Response