

AN ORDINANCE OF THE CITY OF EUREKA ADOPTING A DEVELOPMENT AGREEMENT FOR LUNDBAR HILLS SOUTHWOOD UNIT NO. 6 APN: 301-031-039

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

WHEREAS, on January 8, 2007, the Planning Commission adopted a Mitigated Negative Declaration and Mitigation Monitoring Reporting Program and approved the Lundbar Hills Southwood, Unit No. 6, a major subdivision creating 56 residentially zoned lots, along with a Conditional Use Permit for a Timber Harvest, a Lot Line Adjustment to increase the size of the lot located at 4829 Dickson Drive, and a Variance to allow reduced lot depth for lot 170; and

WHEREAS, on February 20, 2007, the City Council endorsed the action of the Planning Commission, with the removal of one condition of approval; and

WHEREAS, the applicant has exhausted all statutory and legislative extensions for the subdivision approval and the Vesting Tentative Map is set to expire on February 20, 2023; and

WHEREAS, William Barnum, the agent for the landowners, has applied for a Development Agreement which would allow the tentative map to be finalized over a 10-year term; and

WHEREAS, the zoning designation for the property is Low Density Residential (R1) and the land use designation for the property is Low Density Residential (LDR); and

WHEREAS, at a duly noticed public hearing on December 12, 2022, the Planning Commission, after considering all public testimony, and by a vote of 3-2, recommended the City Council approve the Lundbar Hill Southwood Unit No. 6 Development Agreement with two additional conditions related to biological surveys and the existing park in the existing Lundbar Hills neighborhood; and

WHEREAS, at a duly noticed public hearing on December 20, 2022, Bill No. 1024-C.S, "An Ordinance of the City of Eureka Adopting a Development Agreement for the Lundbar Hills Subdivision, Unit No. 6 APN 301-031-039" was introduced by the City Council; and

Now, Therefore The City Council Of The City Of Eureka Does Hereby Ordain As Follows:

Section 1.

The Development Agreement is consistent with the General Plan and Low Density Residential (LDR) land use plan designation, and there is no specific plan or area plan;

Bill No. 1024 C.S.
Ordinance No. _____C.S.

Miles Slattery, City Manager

Autumn Luna, City Attorney

THE ABOVE ORDINANCE WAS ATTESTED BY THE CITY CLERK OF THE CITY OF EUREKA on the _____
day of _____, 2023.

Pamela J. Powell, City Clerk