

MEMO

DATE: May 26, 2023

TO: Planning Commission

FROM: Millisa Smith, Assistant Planner, Development Services – Planning

SUBJECT: Morton and Katelman Vacation Rental – Minor Use Permit (MUP-22-0014)

This memorandum is to introduce the revised resolution (Attachment 1) for Minor Use Permit MUP-22-0014 for the Morton and Katelman Vacation Rental at 3539 J Street.

At the regular meeting of the Planning Commission of the City of Eureka, held May 8, 2023, the above matter was reviewed by the Commission, who then continued the hearing to a date certain due to a lack of quorum.

Prior to the May 8th meeting, but after the public hearing notice was posted, public comments were received (Attachment 2) including concerns regarding the adequacy of on-site parking, vehicles blocking the neighboring gate and public right-of-way, and a walkway and fence which were built by the applicant in the public right-of-way.

In response to public comments, and after a conversation with the applicant the afternoon of May 8th, two recommended conditions published in the staff report prior to the May 8th meeting have been altered and two recommended conditions have been added, as described below.

The applicant elected to limit the number of vacation rental occupants to six, rather than the eight allowed by Eureka Municipal Code (EMC) §155.304.150.H.6, thus Condition E was revised to reflect this. In response to this change, Condition B was revised to require two off street parking spaces, rather than three, one in the attached garage and one in the driveway.

Condition F was added requiring the applicants to inform all vacation rental guests, in writing and prior to arrival, vehicles may not be parked blocking the neighbor's gate or the public right-of-way (J Street).

Condition G was added requiring the applicants to enter into a Hold Harmless Agreement with the City of Eureka, to the satisfaction of Public Works – Engineering, for the walkway built in the public right-of-way (J Street), prior to the issuance of the vacation rental permit.

Based on the analysis provided in the Staff Report, the proposed Vacation Rental – No Proprietor on Site, is consistent with the General Plan and Zoning Code, and all necessary findings for approval can be made. Staff's original recommendation to approve the Minor Use Permit, as condition, has not changed.

Attachments

Attachment 1 – Resolution (revised)

Attachment 2 – Public Comments