



MINUTES OF  
PLANNING COMMISSION

June 12, 2023

The Planning Commission of the City of Eureka met in REGULAR Session on the above date, at 5:30 p.m. Open Session, at the Eureka City Hall, Council Chambers, 531 "K" Street, Eureka.

LAND ACKNOWLEDGEMENT

A) ROLL CALL

PRESIDING: Meredith Maier

PRESENT: Craig Benson  
Michael Kraft  
Delores Freitas  
Steve Lazar

ABSENT: None

STAFF: Caitlin Castellano, Cristin Kenyon, Jessica Paine, Lisa Savage, Millisa Smith

B) SALUTE TO THE FLAG

C) APPROVAL OF MINUTES

Commissioner Kraft moved, seconded by Commissioner Benson, to approve the minutes as presented. Motion carried by the following vote:

Ayes: Meredith Maier, Craig Benson, Michael Kraft, Delores Freitas, Steve Lazar

Noes: None

Absent: None

Abstain: None

D) ORAL COMMUNICATIONS opened and closed at 5:32 p.m.

I) DIRECTORS REPORTS AND COMMUNICATIONS

2. Vacation rental compliance drive Update  
Lane Millar, Finance Director, provided a staff report.  
Cristin Kenyon provided supporting information.

## E) PUBLIC HEARINGS - CONTINUED

1. Morton and Katelman Vacation Rental  
Location: 3539 J Street; APN:011-222-018, -016

Commissioner Maier recused herself from this item and left the room.

Milissa Smith provided a staff report.

Public hearing was opened at 6:18 p.m. The following individuals addressed the Commission regarding this subject matter:

Maxwell Schnurer  
Mike McDowall  
Terry Harris  
Carla Merino

Public hearing was closed at 6:29 p.m.

Bob Black, Deputy City Attorney, offered clarification.

Commissioner Freitas moved, seconded by Commissioner Lazar, the Planning Commission Adopt a Resolution finding the project is exempt from CEQA and conditionally approving a Minor Use Permit for a vacation rental at 3539 J Street as recommended by Staff with two additional conditions:

- (1) Within one year of final approval of the vacation rental, a public report must be duly noticed at the applicant's expense and brought to the Commission regarding the status of parking, access, conditions of approval and the Good Guest Guide.
- (2) In advance of their arrival, as part of the Good Guest Guide or equivalent, guests shall be informed in writing that they must park exclusively in the driveway or garage.

The Commission failed to act by the following vote:

Ayes: Delores Freitas, Steve Lazar  
Noes: Craig Benson, Michael Kraft  
Absent: Maier  
Abstain: None

Commissioner Lazar moved, seconded by Commissioner Kraft, to reconsider the prior motion. Motion carried by the following vote:

Ayes: Craig Benson, Michael Kraft, Delores Freitas, Steve Lazar  
Noes: None  
Absent: Maier  
Abstain: None

Commissioner Lazar moved, seconded by Commissioner Kraft, to deny the permit due to

substantial public testimony, lack of available parking and safety concerns, past occupancy and conflict in the neighborhood, the concentration of similar vacation rental uses in this area, and due to the conflicting policies in the General Plan. Motion carried by the following vote:

Ayes: Craig Benson, Michael Kraft, Steve Lazar  
Noes: Delores Freitas  
Absent: Maier  
Abstain: None

## F) PUBLIC HEARINGS - NEW

### 1. Arwood Vacation Rental

Location: 2604 I Street; APN: 011-042-002

Caitlin Castellano provided a staff report.

Public hearing was opened at 7:41 p.m. The following individuals addressed the Commission regarding this subject matter:

Bernadette Arwood  
Caroline Yankee  
Carly Merino

Public hearing was closed at 7:50 p.m.

Commissioner Freitas moved, seconded by Commissioner Kraft, that the Planning Commission adopt a Resolution finding the project is exempt from CEQA and conditionally approving a Minor Use Permit for a vacation rental at 2604 I Street. Motion carried by the following vote:

Ayes: Michael Kraft, Delores Freitas, Steve Lazar  
Noes: Meredith Maier, Craig Benson  
Absent: None  
Abstain: None

### 2. 5th and Myrtle Right-of-Way Vacation and Surplus Property

Location: Southwest of the southwesterly corner of Myrtle Avenue and 5th Street; Adjacent to APNs 001-251-012 and 002-076-004

Lisa Savage provided a staff report.

Public hearing was opened and closed at 8:15 p.m.

Commissioner Benson moved, seconded by Commissioner Freitas, the Planning Commission adopt a Resolution finding the summary street vacation of 5th and Myrtle rights-of-way conform with the General Plan, and recommending the City Council approve with conditions the application to vacate. Motion carried by the following vote:

Ayes: Meredith Maier, Craig Benson, Michael Kraft, Delores Freitas, Steve Lazar  
Noes: None  
Absent: None  
Abstain: None

Commissioner Benson moved, seconded by Commissioner Lazar, the Planning Commission adopt a Resolution finding the surplus of the 5th and Myrtle rights-of-way is exempt from CEQA, and the location, purpose, and extent of the surplus is in conformance with the General Plan, and direct Staff to report the Commission's determination, and any comments, to the City Council. Motion Carried by the following vote:

Ayes: Meredith Maier, Craig Benson, Michael Kraft, Delores Freitas, Steve Lazar  
Noes: None  
Absent: None  
Abstain: None

G) OLD BUSINESS - None

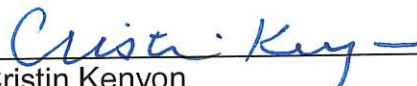
H) NEW BUSINESS - None

I) DIRECTORS REPORTS AND COMMUNICATIONS

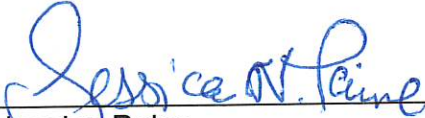
1. Waterfront Eureka Plan update  
Caitlin Castellano provided a verbal staff update.

K) ADJOURNMENT - 8:18 p.m.

APPROVED:

  
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Cristin Kenyon  
Executive Secretary

Attest:

  
\_\_\_\_\_  
Jessica Paine  
Administrative Assistant