



MINUTES OF  
PLANNING COMMISSION

February 14, 2024

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

Commissioner Kraft moved, seconded by Commissioner Lazar, to allow Commissioner Freitas to join the meeting via Zoom. Motion carried by the following vote:

Ayes: Craig Benson, Michael Kraft, Steve Lazar

Noes: None

Absent: Meredith Maier

Abstain: Delores Freitas

A) ROLL CALL

PRESIDING: Craig Benson

PRESENT: Delores Freitas  
Michael Kraft  
Steve Lazar

ABSENT: Meredith Maier

STAFF: Caitlin Castellano, Raeleen Gannon, Cristin Kenyon, Jessica Paine

B) SALUTE TO THE FLAG was led by Commissioner Kraft

C) APPROVAL OF MINUTES

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

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

Noes: None

Absent: Meredith Maier

Abstain: None

D) ORAL COMMUNICATIONS opened and closed at 5:34 pm.

E) PUBLIC HEARINGS – CONTINUED- None

F) PUBLIC HEARINGS - NEW

1. Tirsbeck Surplus Property and Right-of-Way Vacation and Local Coastal Program Amendment  
APN: 003-182-013 and -014 (the "Notch") within 003-182-005 and -010  
Senior Planner Caitlin Castellano provided a staff report.

Public Hearing was opened and closed at 5:52 pm.

Commissioner Lazar moved, seconded by Commissioner Benson, the Planning Commission adopt a resolution recommending the City Council declare a 20-foot by 30-foot (600-sf) parcel known as APN 003-182-013 surplus property, and summarily vacate a right-of-way easement over APN's 003-182-013 and -014, and adopt another resolution recommending the City Council approve a Local Coastal Program Amendment to change the land use and zoning designations for the property located at 936 W Hawthorne Street (APN 003-182-010) from General Industrial to Service Commercial. Motion carried by the following vote:

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

Noes: None

Absent: Meredith Maier

Abstain: None

2. Humboldt QOZ Fund Starbucks and Habit Burger Drive-Through Restaurants  
APNs: 002-105-017 and 002-105-018  
Senior Planner Lisa Savage provided a staff report.

Public Hearing was opened and closed at 6:07 pm.

Commissioner Kraft moved, seconded by Commissioner Freitas, the Planning Commission adopt a resolution conditionally approving the Design Review Modification for 1906 4<sup>th</sup> Street and 1917 5<sup>th</sup> Street. Motion carried by the following vote:

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

Noes: None

Absent: Meredith Maier

Abstain: None

3. ACGC Mixed-Use Development

APN: 001-091-009

Development Services Director Cristin Kenyon provided a staff report.

Public Hearing was opened at 6:19 pm. The following individuals addressed the Commission:

Raelina Krikston

Midge Catching

James Adam Taylor

Scott Pesch

Robert Maxon

Julian Berg

Public Hearing was closed at 6:33 pm.

Commissioner Kraft moved, seconded by Commissioner Lazar, the Planning Commission adopt a resolution finding the project exempt from CEQA and conditionally approving the Conditional Use Permit, Coastal Development Permit, and Variance for the ACGC mixed-use development at the northwest corner of Third and G Streets. Motion carried by the following vote:

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

Noes: None

Absent: Meredith Maier

Abstain: None

4. Grace Marton Memorial Park and Eureka Waterfront Trail Improvements

APNs: 001-161-015, 002-241-006, 002-241-007, 002-241-013, 002-241-015, and 001-214-002  
Development Services Director Cristin Kenyon provided a staff report.

Public Hearing was opened at 7:01 pm. The following individual addressed the Commission:

Midge Catching

Public Hearing was closed at 7:04 pm.

Commissioner Benson moved, seconded by Commissioner Freitas, the Planning Commission adopt a resolution to conditionally approve the Coastal Development Permit and Design Review for the Grace Marton Memorial Park and Eureka Waterfront Trail Improvements Project. Motion carried by the following vote:

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

Noes: None

Absent: Meredith Maier

Abstain: None

G) OLD BUSINESS

1. Vacation Rental Sub-Committee Update

Commissioner Kraft led the discussion of this topic.

Public Hearing was opened at 7:22 pm. The following individual addressed the Commission:

James Adam Taylor

Public Hearing was closed at 7:25 pm.

Commissioner Kraft moved, seconded by Commissioner Benson, to present the draft Vacation Rental memo with letters provided by commenters to City Council for their consideration. Motion carried by the following vote:

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

H) NEW BUSINESS- None

I) STAFF REPORTS AND COMMUNICATIONS

Cristin Kenyon provided information to the Commission.

J) OTHER REPORTS AND COMMUNICATIONS

Commissioner Kraft brought items up to the Commission from some of his other positions.

Commissioner Lazar talked about the Jacobs Campus Town Hall and the South Eureka Neighborhood Alliance.

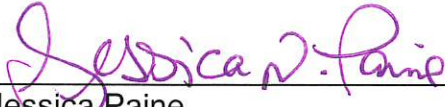
Commissioner Benson talked about the Bay to Zoo Trail.

K) ADJOURNMENT- 7:37 am

APPROVED:

  
\_\_\_\_\_  
Cristin Kenyon  
Director of Planning Department

Attest:

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