

Title:	Joy Emporium Dance and Massage Studios
Projects:	Conditional Use Permit (CUP-23-0008) and Coastal Development Permit (CDP-23-0012)
Location:	223 Second Street
APN:	001-053-005
Applicant:	Joy Holland
Property Owner:	Danny and Carl Ferguson
Purpose/Use:	Dance and massage studios within an art gallery
General Plan:	C-RC - Core Retail Commercial
Zoning:	CW - Waterfront Commercial
CEQA:	Exempt under Sec. 15301, Class I Existing Facilities
Application Date	September 8, 2023
Appeal Status:	Not appealable to Coastal Commission
Staff Contact:	Lisa Savage, Senior Planner
Recommendation:	Hold a public hearing; and Adopt a resolution finding the project is exempt from CEQA and approving with conditions.
Motion:	<i>"I move the Planning Commission adopt a resolution finding the project is exempt from CEQA and conditionally approving a Conditional Use Permit and Coastal Development Permit to allow dance and massage studio uses at 223 Second Street."</i>

Figure 1: General Project Location– 223 Second Street

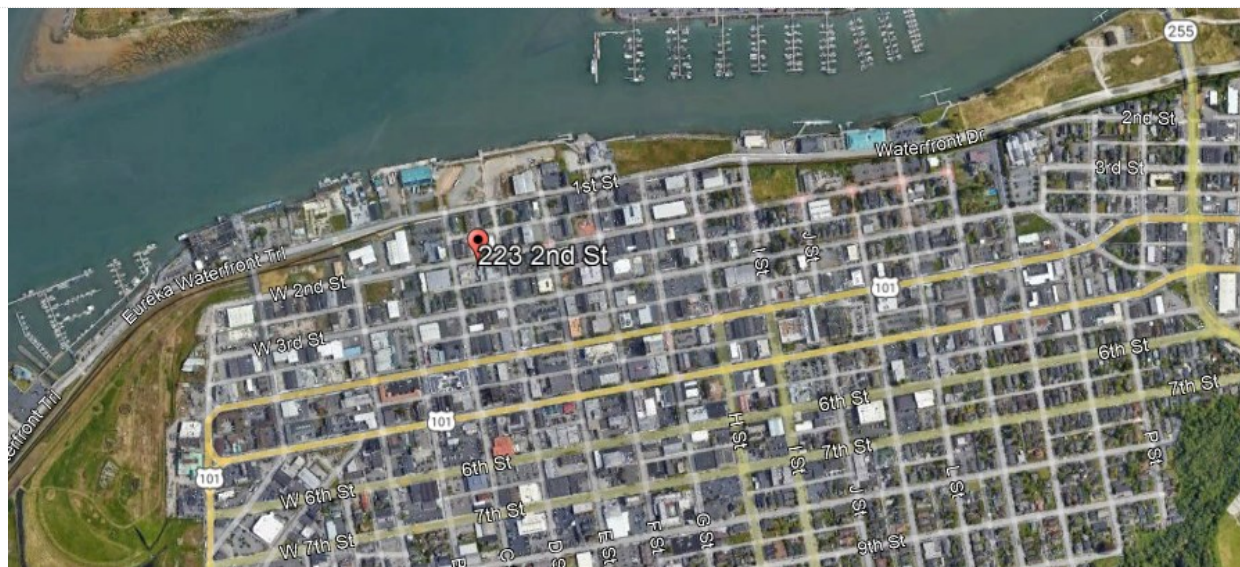
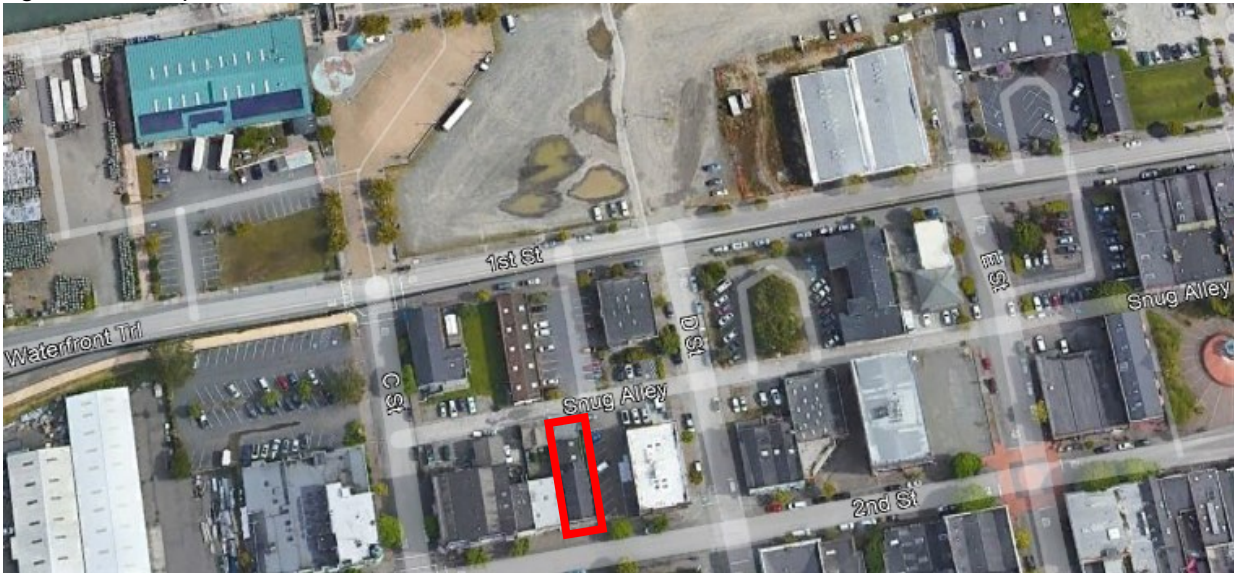


Figure 2: Site Map – 223 Second Street

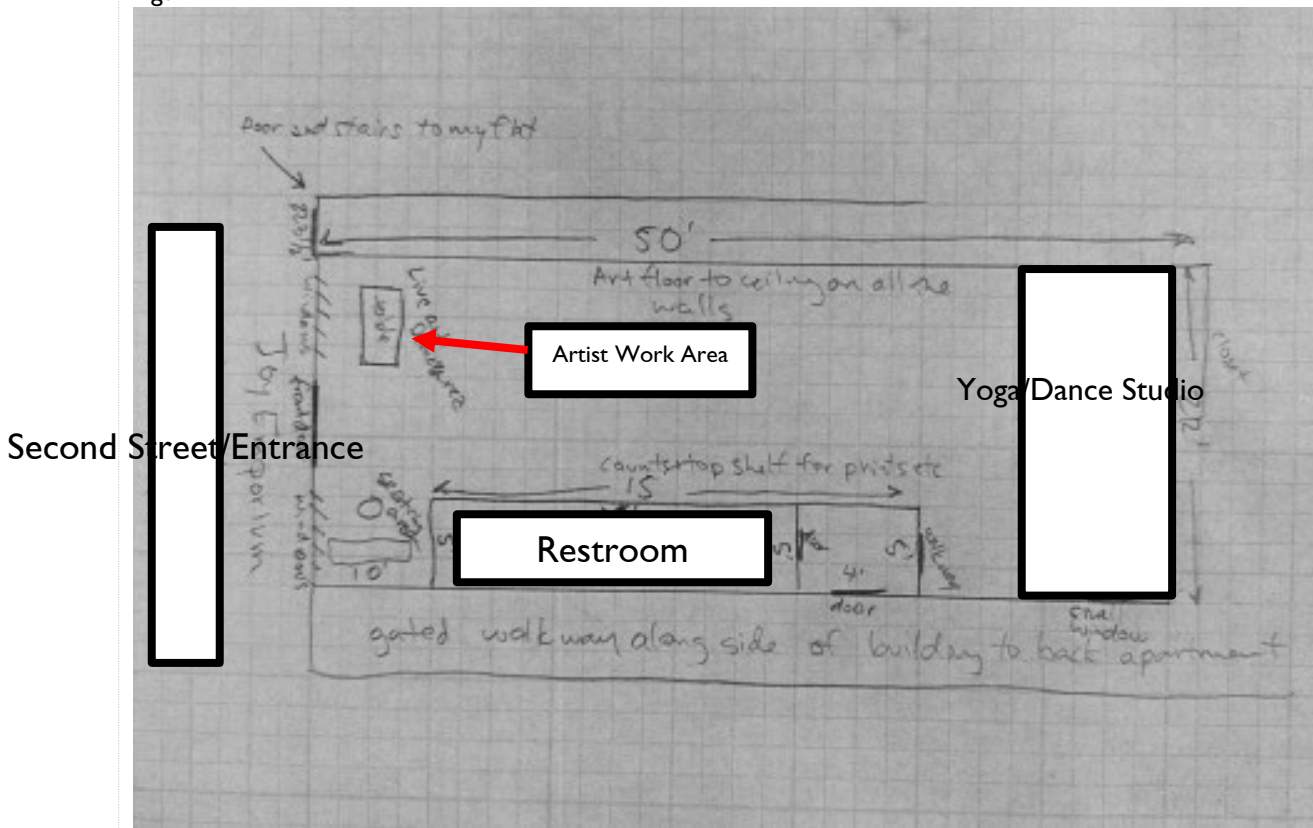


PROJECT SUMMARY

Joy Holland (DBA Joy Emporium) is applying for a Conditional Use Permit (CUP) (CUP-23-0008) and Coastal Development Permit (CDP) (CDP-23-0012) to locate her visual art, movement, and bodywork businesses in an existing, approximately 1,100-sf, ground-floor commercial space at 223 Second Street formerly occupied by Good Relations. Under Joy Emporium's proposal, the space will be used as an art gallery with artwork for sale, an artist workstation, and regular art educational workshops. In addition, the rear approximately 300-sf of the space will be used for Thai Massage therapy, certified YTT Yoga, and pole dancing instruction all by owner, Joy Holland. The massage will be done by appointment only, on a mat on the floor, which can be rolled up and set aside during art shows. The dance and movement/yoga classes will be private, typically one-on-one sessions, but may include up to a maximum of five clients at a time. The gallery hours will be Tuesday-Thursday 12 p.m.-5:30 p.m. and Friday, Saturday 2:00 p.m. to 10:00 p.m.

The project site is located in the Coastal Zone in the Waterfront Commercial (CW) zoning district, and dance studios and massage studios are both allowed in the CW zoning district with a CUP. Pursuant to Eureka Municipal Code (EMC) Sec.10-5.2401(c), projects located in the Coastal Zone and requiring a CUP also require a CDP. The art gallery is a principally permitted use in the CW zoning district, and principally permitted uses at the subject location are exempt from coastal development permitting pursuant to Eureka Categorical Exclusion Order E-88-2; therefore, no discretionary review is required for the art gallery.

Figure 3: Floor Plan – 223 Second Street



Background

The project is located at 223 Second Street in an approximately 1,100-sf, ground-floor commercial space in a two-story building on a 3,300-sf lot. There are also three apartments located on the site above and behind the subject commercial space, one of which is currently occupied by the applicant. The subject parcel is located in the middle of the block between C and D Streets, on the north side of Second Street. The surrounding area is a mix of restaurants, bars, offices, and various other commercial uses, as well as public recreation, one block to the north (e.g., the Eureka Boardwalk, Madaket Plaza and C Street Dock), surface parking lots, and second-story residential. The subject property and surrounding properties are all zoned Waterfront Commercial (CW). Two blocks to the west, the zoning changes to General Industrial and a block to the northwest it changes to Coastal Dependent Industrial.

Based on a review of Sanborn Maps and the building file, a building was first constructed on the parcel sometime between 1889 and 1892, and the site has since been used for mixed-use commercial and residential development. The first-floor, street-facing commercial space has been used as a bar, restaurant, and a variety of shops, with the previous tenant Good Relations receiving a sign permit in 2005. The building is on the Local Register of Historic Places, although no mention of the structure can be found in the Green Book.

Figure 4: Storefront – 223 Second Street



Coastal Program.

USE PERMIT ANALYSIS

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

- a) The proposed location of the conditional use is in accord with the objectives of Chapter 5 and the purposes and intent of the district in which the site is located;
- b) The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity;
- c) The proposed conditional use will comply with each of the applicable provisions of Chapter 5; and
- d) The proposed conditional use is consistent with the certified Local

I. Code Consistency

Chapter 5 Objectives and Purpose

Pursuant to EMC Sec.10-5.102, the zoning regulations are adopted by the City Council in accordance with the City Charter to protect the public health, safety, peace, comfort, convenience, prosperity, and general welfare. More specifically, the chapter is adopted in order to achieve the following objectives:

- (a) **To provide a precise guide for the physical development of the City in such a manner as to achieve progressively the arrangement of land uses depicted in the General Plan adopted by the Council.**

The site is located in the Core Retail Commercial (C-RC) land use designation, the purpose of which is to protect and provide for nearshore development of recreational, visitor-serving, and commercial fishing industry uses that relate to the presence of coastal resources. The 1997 General Plan defines visitor-serving facilities as “public or private developments that provide accommodations, food and services, including hotels, motels, campgrounds, restaurants, and commercial-recreation developments such as shopping, eating, and amusement areas, for tourists.” The proposed massage and dance studio uses

are appointment-only uses that do not primarily cater to tourists and are therefore not considered visitor-serving uses. However, tourists could book a massage, or dance or yoga class, and these uses will attract clients to Old Town, increasing pedestrian activity and the customer base of nearby visitor-serving uses.

The proposed massage and dance studio uses will be located in an approximately 1,100-sf ground-floor, street-fronting commercial space. The 1997 General Plan specifies primary and secondary uses for both the ground floors and upper floors of buildings in the C-RC. According to the 1997 Coastal General Plan, “the primary ground floor uses reflect the type of development that the City would prefer on the first floor of buildings facing the public sidewalk,” while “the primary upper floor uses are those that the City would also like to encourage in the Core Area, but primarily above the street level in multi-story buildings.” The C-RC ground-floor/street level primary uses are limited to visitor-serving retail commercial, restaurants, bars, theater, museums and art galleries, with upper floors designated primarily for offices, residential, and commercial lodging uses. According to the 1997 Coastal General Plan, secondary uses “complement the primary uses, but do not accomplish the City’s principal objectives for the designation,” and as result, “the City will not allow single-use projects consisting of only secondary uses in the Core Area.”

Given that the massage and dance studio uses are located at ground-floor/street level and are not primary ground floor uses, the proposed additional use of the space for an art gallery, a primary ground floor use, is crucial to finding consistency with the land use designation. Therefore, **Condition A** has been added requiring that as long as the subject commercial space is occupied by a conditional dance studio and/or massage studio use, there must be a principally-permitted, visitor-serving component in the front two-thirds of the space regularly open for drop-in visitors and customers, such as the proposed art gallery.

For all the reasons described above, the proposed massage and dance studio uses, as conditioned, will help facilitate and achieve the arrangement of land uses depicted in the 1997 Coastal General Plan, will foster a harmonious, convenient, workable relationship among land uses, will not be an inharmonious influence or a harmful intrusion in the area, and will ensure that public and private lands ultimately are used for the purposes which are most appropriate and most beneficial from the standpoint of the City as a whole. Therefore, the proposed uses are consistent with objectives a, b, c, and d.

- (b) **To foster a harmonious, convenient, workable relationship among land uses.**
See (a) above
- (c) **To promote the stability of existing land uses that conform with the General Plan and to protect them from inharmonious influences and harmful intrusions.**
See (a) above
- (d) **To ensure that public and private lands ultimately are used for the purposes which are most appropriate and most beneficial from the standpoint of the city as a whole.**
See (a) above

(e) To prevent excessive population densities and overcrowding of the land with structures.

The proposed massage and dance studio uses will not contribute to an increase in population densities, and will not cause overcrowding of land with structures, as the uses will occupy an existing commercial space previously occupied by a retail shop; thus, the proposed uses are consistent with this objective.

(f) To promote a safe, effective traffic circulation system.

The proposed massage and dance studio uses will be located in an existing commercial space that was previously occupied by Good Relations. The space is accessed from Second Street, with secondary access via Snug Alley, between First and Second Streets.

The massage and dance studio uses and associated art gallery will be served by one full time employee (the owner), who lives on-site in an apartment on the second floor of the building. The proposed project is not expected to have an impact on the existing traffic circulation system, as it will not result in a significant addition of employees or customers compared to the previous use of the property as a retail store. Since the lot is fully built out, and is also in the Parking Assessment District, no off-street parking is required. In addition, there are a number of nearby public parking lots and available on-street parking surrounding the use; thus, no parking issues are anticipated. There is no truck loading facility, and none is proposed or required, as the building is under the minimum 4,000 square feet of gross floor area that would require a loading berth. Thus, the proposed uses are consistent with objectives f and g.

(g) To foster the provision of adequate off-street parking and off-street truck loading facilities.

See (f) above.

(h) To facilitate the appropriate location of community facilities and institutions.

No community facilities or institutions are affected by the proposed use as no community facilities or institutions exist or are proposed on the subject parcel and there is ample vacant and underutilized land in the area to accommodate any future demand for such uses.

(i) To promote commercial and industrial activities in order to strengthen the city's tax base.

The proposed project will promote commercial activity by providing an art gallery along with massage and dance studios. The proposal to use the space for multiple businesses helps ensure the applicant will be financially successful and will be able to continue to rent the space for commercial activities, strengthening the City's tax base. As a result, the proposed uses are consistent with this objective.

(j) To protect and enhance real property values.

The proposed uses will occupy an existing commercial space previously occupied by Good Relations, which will result in continued maintenance of the building and will support the

vibrancy of the area. In addition, Good Relations is not closing, but rather, relocating to a tenant space in the new multi-use building on the corner of Second and E Streets. Thus, the proposed uses protect and enhance property values, and safeguard and enhance the appearance of the City, consistent with objectives j and k.

- (k) To safeguard and enhance the appearance of the city.**
See (j) above.

Purposes of the Zone District

In addition to the objectives prescribed in EMC §§10-5.102 (Objectives) and 10-5.2902 (Objectives and Purposes), the CW (Waterfront Commercial) zoning district is included in the zoning regulations to achieve the following purposes:

- (a) To encourage, protect and maintain coastal-dependent and coastal-related uses;**
- (b) To encourage development of recreational and visitor-serving uses;**
- (c) To provide appropriately located areas for retail stores, offices, service establishments, amusement establishments, and wholesale businesses offering commodities and services required by residents of the city and its surrounding market area;**
- (d) To provide opportunities for retail stores, offices, service establishments, amusement establishments, and wholesale businesses to concentrate for the convenience of the public and in mutually beneficial relationships to each other;**
- (e) To provide space for community facilities and institutions that appropriately may be located in commercial areas;**
- (f) To provide adequate space to meet the needs of modern commercial development, including off-street parking and truck loading areas;**
- (g) To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the amount of land around them;**
- (h) To protect commercial properties from noise, odor, dust, dirt, smoke, vibration, heat, glare, heavy truck traffic, and other objectionable influences incidental to industrial uses;**
- (i) To protect commercial properties from fire, explosion, noxious fumes, and other hazards;**
- (j) To encourage upgrading of the use of strategically located sites between the central business district and Humboldt Bay by creating an environment suitable for establishments catering to tourists; and**
- (k) To protect and maintain certain industrial uses that require waterfront locations.**

No coastal-dependent or related uses currently occupy the site or surrounding sites; the building is not directly on the waterfront; and the City has significant vacant waterfront land, including ample underutilized space reserved for both coastal-dependent industrial uses and

coastal recreational uses. The proposed project will provide a space for a massage and dance studio uses as well as an art gallery with an artist workstation and regular art workshops. The proposed gallery space will be open daily, and also during Old Town events, which will serve both the community and visitors. The project is conditioned to ensure the proposed conditional uses are operated in conjunction with an art gallery, or another principally-permitted, visitor-serving use, located in the front two-thirds of the store and regularly open to the general public. No off-street parking is required as the property is located in the Parking Assessment District, and there is ample on-street parking and public parking lots available nearby. The massage and dance studio uses will not produce noise, odor, dust, dirt, smoke, vibration, heat, glare, heavy truck traffic, and other objectionable influences, and will not create a fire, explosion, noxious fume, or other hazard. Based on the above discussion, the proposed uses meet the purposes of the CW zoning district.

2. 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. No comments were received which would indicate the proposed massage and dance studio uses with associated art gallery space would be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity. Therefore, based on the discussion herein, the finding can be made the project will not impact the public health, safety or welfare.

3. Provisions of Chapter 5

The applicable provisions of Chapter 5 include the development standards for yards; building height, size, and bulk; off-street parking and loading; landscaping; etc. The proposed uses will be located in an existing building which meets applicable development standards with no additions or exterior modifications proposed. Additionally, no new off-street parking or loading facilities are required by the Municipal Code or proposed by the applicant. No signs are currently proposed by the applicant, but any future non-exempt sign(s) must meet the sign regulations in EMC Article 17 (Signs), and will require an Administrative Sign Permit. Therefore, a **Condition C** has been added requiring the applicant apply for an Administrative Sign Permit if any signs are proposed in the future.

Massage and dance studios are listed conditional uses in the CW zoning district. To grant a use permit in the CW zoning district, the Eureka Municipal Code requires the applicant to demonstrate, and the City to find, that the granting of a use permit in the CW zoning district will not diminish recreational or visitor serving opportunities.

Although the proposed massage and dance studio uses are not visitor-serving or coastal recreational uses, they will draw visitors to the Old Town area, and will be operated in association with an art gallery, which is a visitor-serving use. The project is conditioned to require the art gallery or another principally-permitted, visitor-serving use occupy the front two-thirds of the store and be regularly open for drop-in visitors and customers. The gallery and massage and dance studios will draw foot traffic to the area and add to the sense of vibrancy, which in turn will make the area more attractive as a place to visit and patronize. In addition, Joy Emporium will participate in Old Town community events including Friday Night Markets and Arts Alive. Finally, with the storefront window displays and artist workspace, the space will be inviting and visually interesting from the street, which helps attract and support pedestrian activity, and in turn supports surrounding visitor-serving uses. For all these reasons, granting the use permit will

not diminish recreational or visitor serving opportunities, consistent with the requirements of the CW zoning district.

4. Local Coastal Program

The Local Coastal Program includes the 1997 Coastal General Plan land use designations and map, and the EMC zoning district regulations and map, among other provisions. The proposed conditional uses are consistent with the C-RC land use designation and CW zoning district, as described in detail above.

The Local Coastal Program also includes policies and development standards that apply to all development in the Coastal Zone regardless of district or land use designation. The proposed use is also consistent with these additional policies and development standards, as discussed below in the Coastal Development Permit analysis section of this report. For all these reasons, the conditional uses are consistent with the certified Local Coastal Program.

COASTAL DEVELOPMENT PERMIT ANALYSIS

To approve a Coastal Development Permit, the Planning Commission must find that the proposed development conforms to the policies of the certified Local Coastal Program. The Local Coastal Program is divided into two components: the Land Use Plan and Implementation Plan. The first component, the Land Use Plan, is the General Plan specific to land in the Coastal Zone. It outlines the existing conditions, permitted uses, and policies needed to achieve the goals of the Coastal Act and includes the general plan map.

Land Use Plan Analysis

The project location is designated C-RC – Core Retail Commercial. The consistency of the proposed conditional uses with the purpose of the land use designation is discussed in the Use Permit Analysis section of this report. The proposed conditional uses, as conditioned, are found consistent with the purpose of the land use designation.

Staff reviewed the goals and policies in the adopted and certified Land Use Plan (LUP) to determine whether the project conforms to the LUP. The review found the project does not conflict with any adopted LUP goals or policies, and is consistent with and supported by the following:

Goal I.A To establish and maintain a land use pattern and mix of development in the Eureka area that protects residential neighborhoods, promotes economic choices and expansion, facilitates logical and cost-effective service extensions, and protects valuable natural and ecological resources.

Goal I.L To ensure an adequate supply of commercial land for and promote the development of commercial uses to meet the present and future needs of Eureka residents and visitors and to maintain economic vitality.

The proposed massage and dance studio uses will occupy an existing ground-floor commercial space in a mixed-use area that includes commercial sales, commercial service, office and residential uses, and industrial uses a block away to the west. Although the project is away from exclusively residential neighborhoods, there are residences throughout the area, including at the

project site. The site is already connected to water, sewer, electrical, and gas utilities. As the proposed use will be located within an existing building and there are no proposed ground disturbing activities, there are no anticipated impacts to nearby wetlands and bay waters. By allowing for the use in an existing building, the proposed project will have a positive effect on the City's economic vitality and will not adversely impact available commercial land. For all these reasons, the proposed project, as conditioned, is consistent with Goal 1.A and Goal 1.L.

Goal 1.I: Core Area: Architectural/Landscape Character- To maintain the distinctive architecture, historic character, and landscape quality within the Core Area.

Policy 1.I.1 The City shall ensure that structures of historic or architectural interest are preserved and, wherever feasible, rehabilitated to protect the variety and quality of older buildings in the Core Area. In cases where such structures might be used to better advantage in new surroundings, the City shall encourage relocation.

The subject property is on the Local Register of Historic Places. At this time there are no proposed changes to the exterior of the building. **Condition B** has been added notifying the applicant of the requirement to apply for Historic Preservation Commission approval if any changes to the exterior are proposed in the future, including the attachment of any signs to the outside of the building. Continued occupation of the historic building by new uses helps ensure the building will be maintained and preserved consistent with Goal 1.I and Policy 1.I.1.

Move this information about HPC review to that section. Also mention that future signs will require admin sign approval as outlined by Condition X. Talk about how keeping the building occupied helps maintain and preserve the building consistent with this goal and policy. Also look up and quote what it says in the Green Book about this building.

Goal 5.B To provide public open space and shoreline accessways throughout the Coastal Zone, consistent with protecting environmentally sensitive habitats and other coastal priority land uses.

**Policy 5.B.1 The City shall provide public open space and shoreline access through the Coastal Zone, particularly along the waterfront and First Street, through all of the following:
...d. Consider and protect the scenic and visual qualities of coastal areas that are visible from scenic public vista points and waterfront walkways...**

Goal 6.A To protect and enhance the natural qualities of the Eureka area's aquatic resources and to preserve the area's valuable marine, wetland, and riparian habitat.

The proposed project will occupy a former retail space, Good Relations, along Second Street between C and D Streets, one block south from the C Street Dock, Madaket Plaza and Eureka Boardwalk/Waterfront Trail, which provide direct access to the Bay. The project will not impact the Eureka Waterfront Trail or any other existing access facilities either through direct conflict or anticipated increases in demand. The proposed project will not block or otherwise obstruct any existing public views of the waterfront. In addition, there are no wetland or riparian habitats adjacent to the site, and by accommodating growth through the use of an existing building, with no associated new exterior construction, expansion of the building, or ground disturbing activity proposed, the project will avoid any adverse impacts to coastal resources or public access. Therefore, the proposed project can be found consistent with Goal 5B, Policy 5.B.1, and Goal 6.A.

Goal 7.A To minimize loss of life, injury, and property damage due to seismic hazards; and

Goal 7.B To minimize loss of life, injury, and property damage due to geological hazards.

Goal 7.D To minimize the risk of loss of life, injury, damage to property and economic and social dislocations resulting from flood hazards.

The project site is within a seismically active area in which large earthquakes are expected to occur during the lifespan of the proposed use. The proposed project will occupy an existing building, and will not result in a significant addition of employees or customers compared to the previous use of the space as a retail store. Based on a review of the building file, there have been building permits and inspections over the years for electrical, plumbing, roofing, façade and interior renovations, as well as earthquake retrofitting of the front wall in 2000. **Condition D** has been included to ensure the applicant is aware of the need to obtain Building and Fire permits

for any future improvements to the satisfaction of Development Services - Building and Humboldt Bay Fire.

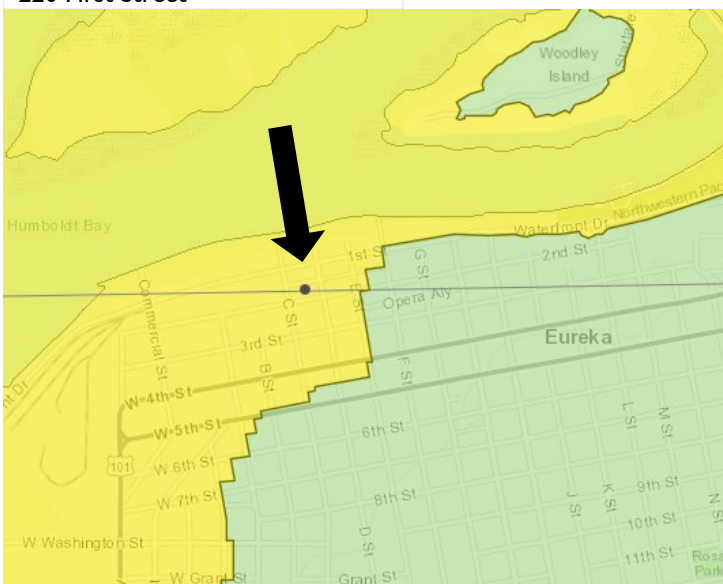
The project site is located slightly outside of the FEMA mapped 100- and 500-year flood zones, although Zone AE appears to be directly adjacent to, and potentially touching, the west side of the building (Figure 5). The building is located within the mapped tsunami inundation area on the Tsunami Inundation Map for Emergency Planning (Figure 6; California Geological Survey, August 13, 2020) and is at risk of tsunami inundation.

The tsunami risk can best be minimized through timely evacuation from the tsunami inundation zone. Therefore, **Condition E** has been added requiring the applicant to submit a “Tsunami Safety Plan” for review and approval by Development Services – Planning prior to issuance of their business license. The plan is required to demonstrate that procedures are in place for the safe evacuation of all occupants in the event of a

Figure 5: FEMA Flood Map – 220 First Street



Figure 6: Tsunami Hazard Map – 220 First Street



tsunami, and to ensure future occupants of the project site are aware of the tsunami threat, warning signals, and evacuation plan. The plan is required to include hazard risk notification procedures, including information on where tsunami evacuation information, including an evacuation route map, will be conspicuously posted.

For all the reasons discussed above, the project as conditioned will minimize risk to life and property from geologic hazards consistent with Goals 7.A, 7.B, and 7D and associated policies.

Based on the above analysis, the project as conditioned does not conflict with any, and is supported by several of the adopted goals and policies of the certified LUP; therefore, the finding the project conforms with the LUP can be made.

Implementation Plan Analysis

The Implementation Plan includes zoning regulations and the zoning map for land in the Coastal Zone, as well as specific coastal zoning ordinances necessary to implement the policies of the Land Use Plan. The project site is zoned CW – Waterfront Commercial which allows massage and dance studios as conditional uses. The proposed uses will be located in an existing building with no additions or exterior modifications proposed. The proposed uses will conform with the zoning code and CW zone district as described under the Use Permit analysis above.

In addition to specifying the regulations pertaining to specific zoning districts, IP Sec. 10-5.2940 et. seq., specifies development standards that apply to all development in the Coastal Zone, including standards for public access, environmental resources, natural hazards, visual resources, public works, and new development. These standards largely reiterate certified LUP goals and policies discussed in the LUP policy analysis above, and the applicable findings are incorporated as if set forth in full herein. There is one additional standard not covered under the LUP policy analysis above, which is EMC Section 10-5.2946.9:

10-5.2946.9 Archaeological areas.

- a) When development is proposed within a known archaeological area, project design shall avoid or minimize impacts to the resource.**
- b) When development in archaeological sites cannot be avoided, adequate mitigation measures shall be required. Mitigation shall be designed in accord with guidelines of State Office of Historic Preservation and the State of California Native American Heritage Commission. When, in the course of grading, excavation, or any other development activity, evidence of archaeological artifacts is discovered, all work which could damage or destroy such resources shall cease and the City Planning Director shall be notified immediately of the discovery.**
- c) The City Planning Director shall notify the State Historic Preservation Officer and the Sonoma State University Cultural Resources Facility of the find. At the request of the State Historic Preservation Officer, development of the site may be halted until an archaeological survey can be made and appropriate and feasible mitigation measures are developed.**

No ground disturbing activity is anticipated and thus no impacts to archaeological resources will result from the project. The project was referred to the local Tribal Historical Preservation Officers of the Wiyot Tribe, the Bear River Band of Rohnerville Rancheria, and the Blue Lake Rancheria, with no response received.

As a result, the proposed project conforms with the certified IP.

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), in accordance with Sec.15301, Existing Facilities, Class I of the CEQA Guidelines, which covers the operating of private structures involving negligible or no expansion of use. Since the proposed project will be located entirely within an existing building with no proposed expansion or enlargement of the building, the project qualifies for the Class I exemption.

PUBLIC HEARING NOTICE

Public notification consisted of notification by mail of property owners and residents within a 300-foot radius of the site on or before September 29, 2023, and posting on the City’s website and bulletin boards. A public hearing notice sign was also posted on the project site on or before September 29, 2023.

CONCLUSION

Based on the analysis above, the proposed massage and dance studio uses, as conditioned, are consistent with the General Plan, Zoning Code, and Local Coastal Program. The project is suitable for the site and for the existing building in which it will be located, and is compatible with existing and planned land uses in the vicinity. The project is not detrimental to the public health, safety, and welfare, and is properly located within the City and adequately served by existing utilities and infrastructure.

STAFF CONTACT

Lisa Savage, Senior Planner, 531 K Street, Eureka, CA 95501; planning@eurekaca.gov; (707) 441-4160

DOCUMENTS ATTACHED

- Attachment 1: Planning Commission Resolutionpages 14-16
- Attachment 2: Applicant submitted material.....pages 17-19