Conditional Use Permit Application Materials

I. Written Statements

a. Detailed Project Description

TTL Inc. (DBA. The Hard Drive Cyber Lounge) will be what is known as an internet lounge. This is a space that rents out computers on-site, usually by the hour, with games, software and productivity tools pre-installed on each machine. We will rent out 10 (to start) high-end computers, 4 (to start) consoles, and various miscellaneous machines (I.e a custom arcade cabinet and classic game consoles) with offers for hourly payment, monthly payment, and yearly payment. This equipment is intended not to leave the premises with customers. We will likely offer the sale of artisan keyboard accessories and parts, retail merch such as miniatures, as well as minimal concessions in the form of pre-packaged and self-serve food and beverage. We plan to be open tentatively from 9AM to 10PM daily and hopefully 24/7 a year after we officially open since we will be a generally quiet business. We also intend to host events which may include but are not limited to gaming tournaments, cybersecurity awareness lectures, and ethical hacking competitions (similar to the National Cyber League, likely focused on the College of the Redwoods and California Polytechnic State University, Humboldt computer science clubs). This business hopes to add economical value and excitement to the Old Town area.

b. Consistency with the General Plan and Zoning code.

As referenced in 10-5.29116 Sec. 10-5.29112 of the Eureka Municipal Code, "The recreation and visitor-serving areas shall be secondary to and compatible with the coastal-dependent uses…(l) Visitor-serving facilities and other establishments that offer retail sales and services to visitors, including but not limited to:". This project, although not a normal use in the area, does adhere to the General Plan and Zoning code therein as it offers retail sales in the form of general merchandise, and services to the area such as computer rentals, and general concessions in the form of food and beverage.

c. How the site is suitable for size, design, and operating characteristics of proposed use

The site is 1500 square feet in total and consists of 2 stories. The downstairs is roughly 800 square feet, which is sufficient for 10 computers, 4 consoles, tables, chairs, and a front counter with plenty of room to expand if needed. We intend to be a quiet business, with the exception of the aforementioned events which will take place with proper regulation and within curfew for Old Town Eureka. This is generally a busy area on weekends and during city events, however we have observed that there isn't a lot of foot traffic during weekdays at all, our business would attract foot traffic of high schoolers and college students after classes and during school breaks which would lead to improvements in the demographic in the area for other businesses.

d. How the proposed use is compatible with existing and planned land uses in the vicinity of the property.

This business is entirely self-contained, similar to the retail stores in the vicinity. It is compatible with existing land uses due to being near a few nightlife areas and food and beverage restaurants to complement the vicinitiy's land usages of events and as a place to enjoy a service.

e. How the proposed use will not be detrimental to public health, safety, and welfare.

The typical concerns associated with any place of business, such as fire safety, sanitation, and overall customer safety. All equipment will be routinely checked to ensure no electrical malfunctions. Furthermore, as we are promoting a positive community space, we will have a strict code of conduct in place for patrons to ensure a respectful and safe environment for all. Our cybersecurity lectures and hacking competitions will be conducted ethically, promoting knowledge and awareness rather than malicious intent. With 24/7 surveillance cameras and regularly trained staff, we are dedicated to ensuring a safe and healthy environment for all our patrons and the larger community.

f. How the proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.

The Hard Drive Cyber Lounge is located in a central part of the city, making it easily accessible for both locals and visitors. Given its proximity to educational institutions like the College of the Redwoods and California Polytechnic State University, Humboldt, it is in an ideal location to serve students. The area is well-serviced by public transportation and ample parking facilities. Moreover, the existing infrastructure, including power, water, and internet facilities, are robust and can support the tech-heavy nature of our operations.

g. The days and hours of operation.

The Hard Drive Cyber Café will be operating from Tuesday to Sunday, from 9 am to 10 pm. We anticipate extending our hours to 24/7 a year after our official launch.

h. The number of employees anticipated at start-up and complete operation.

At the start-up phase, we anticipate only the 2 owners being present, which double as technicians for hardware and software issues, and customer service representatives. As the business grows and we expand our hours of operation, we will employ people as needed.

Site Plan

Note: The coffee vending machine, vending machine, and fridge are tentative currently. The upstairs area is storage, network equipment and our office space.

Floor Plan 1 (top):

- 2' 10"
- 46' 1"
- 2' 7 3/16"
- Heater
- 6' 10"
- 8"
- Window Display
- Fridge
- Vending Machine
- Coffee Vending Machine
- Check-in/ Retail Desk
- 8' 8"
- 2' 10' 7/16"
- 4' 4 1/4"
- 4' 3/16"
- Display Counter
- 5' 8"
- Waiting/Wifi-Use Area
- 20' 4"
- Console Storage
- Console Storage
- 16
- 8' 10"
- 3' 4 5/16"
- 6"
- Window Display
- OFF-LIMITS
- 4' 5"
- Stairs
- 4' 5"
- Console Station
- Console Station
- Console Station
- Console Station
- Electrical Closet
- 4' 3"
- 2' 5"
- 7' 2"
- 8' 8"
- 4' 9"
- 2' 6 13/16"
- 2' 10"
- 46' 1"

Floor Plan 2 (bottom):

- 2' 10"
- 46' 1"
- 2' 7 3/16"
- Heater
- 6' 10"
- 8"
- Waiting Area/Wifi Users
- Waiting Area/Wifi Users
- 20' 4"
- 5' 8"
- 4' 3/16"
- 2' 10' 4' 4 1/4"
- Display Counter
- Front Counter
- 8' 10"
- 3' 4 5/16"
- 6"
- 7' 2"
- 8' 8"
- Stairs
- 4' 5"
- 4' 5"
- 4' 9"
- Console Station
- Console Station
- Console Station
- Electrical Closet
- 4' 3"
- 2' 5"
- 2' 6 13/16"
- 2' 10"
- 46' 1"