



MINUTES OF  
PLANNING COMMISSION

September 11, 2023

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.

A) ROLL CALL

PRESIDING: Meredith Maier

PRESENT: Delores Freitas  
Michael Kraft  
Steve Lazar

ABSENT: Craig Benson

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

B) SALUTE TO THE FLAG was led by Commissioner Maier.

C) APPROVAL OF MINUTES

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

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

Noes: None

Absent: Craig Benson

Abstain: None

D) ORAL COMMUNICATIONS opened and closed at 5:37 pm.

E) PUBLIC HEARINGS - CONTINUED

F) PUBLIC HEARINGS - NEW

1. 1621 Broadway LLC Cannabis Retail Facility (APNs: 004-042-003 and -006)

Millisa Smith provided a staff report with Caitlin Castellano providing additional information.

Public hearing was opened at 5:47 p

The following addressed the Commission: Val (applicant)

Public hearing was closed at 5:48 pm.

Commissioner Kraft moved, seconded by Commissioner Lazar, the Planning Commission adopt a resolution to adopt a Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and Response to Comment, and conditionally approve a cannabis retail use at 1621 and 1561 Broadway. Motion carried by the following vote:

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

Noes: None

Absent: Craig Benson

Abstain: None

## 2. Wu Ginger Restaurant (APN: 002-064-008)

Millisa Smith provided a staff report.

Public hearing was opened at 5:59 pm.

The following addressed the Commission:  
Pat McDonald (applicant's consultant)

Public hearing was closed at 6:00 pm.

Commissioner Freitas moved, seconded by Commissioner Lazar, the Planning Commission adopt a resolution finding the project is exempt from CEQA and conditionally approving a Conditional Use Permit and Coastal Development Permit for a restaurant use at 1835 4th Street. Motion carried by the following vote:

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

Noes: None

Absent: Craig Benson

Abstain: None

## 3. Humboldt Association of Realtors (HAR) Office and Event Space (APN: 001-053-002)

Lisa Savage provided a staff report.

The following addressed the Commission:  
Kristen Kelley, HAR CEO  
Bryn Coriell, President of HAR

Public hearing was opened and closed at 6:16 pm.

Commissioner Kraft moved, seconded by Commissioner Freitas, the Planning Commission adopt a resolution finding the project is exempt from CEQA and conditionally approving a

Conditional Use Permit and Coastal Development Permit for an office and event space at 220 First Street. Motion carried by the following vote:

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

Noes: None

Absent: Craig Benson

Abstain: None

#### 4. September 2023 Inland Zoning Code Update

Director Kenyon provided a staff report.

Public hearing was opened and closed at 6:36 pm.

Commissioner Freitas moved, seconded by Commissioner Lazar, the Planning Commission adopt a Resolution recommending City Council approve the proposed September 2023 Inland Zoning Code Update, with an additional recommendation that, within the next calendar year, there is research done and brought back to the Commission on potential objective design standards for historic properties which could be incorporated into next year's annual code update. Motion carried by the following vote:

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

Noes: None

Absent: Craig Benson

Abstain: None

#### G) OLD BUSINESS

##### 1. Vacation Rental Regulations sub-committee update

Commissioner Kraft provided an update.

#### H) NEW BUSINESS- None

#### I) DIRECTORS REPORTS AND COMMUNICATIONS

Director Kenyon discussed the need for a special meeting in late October for General Plan conformance review on a proposed City acquisition of property.

A special meeting is tentatively scheduled for October 23rd at 4:30 pm.

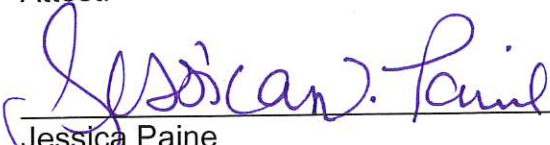
#### J) OTHER REPORTS AND COMMUNICATIONS- None

#### K) ADJOURNMENT- 6:59 pm

APPROVED:

  
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Cristin Kenyon, AICP  
Planning Director

Attest:

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