



MINUTES OF
PLANNING COMMISSION

July 10, 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.

A) ROLL CALL

PRESIDING: Craig Benson

PRESENT: Delores Freitas
Michael Kraft
Steve Lazar

ABSENT: Meredith Maier

STAFF: Cristin Kenyon, Jessica Paine, Penelope Ponce

B) SALUTE TO THE FLAG led by Commissioner Kraft.

C) APPROVAL OF MINUTES – None

D) ORAL COMMUNICATIONS opened at 5:50.

Commissioner Benson thanked the City of Eureka for the fireworks display on the 4th of July.
Oral Communications closed at 5:51 pm.

E) PUBLIC HEARINGS – CONTINUED – None

F) PUBLIC HEARINGS – NEW

1. Bates Adaptive Reuse of Existing Industrial Building Conditional Use Permit CUP-24-0002 and Coastal Development Permit CDP-24-0005; APN: 007-081-008

Commissioner Kraft recused himself from this item because of his personal and business relationship with the applicant.

Cristin Kenyon provided a staff report.

Public Hearing was opened at 6:01 pm. Comments were made to the Commission by the following:

Ken Bates (Applicant)

Public Hearing was closed at 6:04 pm.

Commissioner Lazar moved, seconded by Commissioner Benson, the Planning Commission adopt a resolution finding the project exempt from the California Environmental Quality Act (CEQA) and conditionally approving the Conditional Use Permit and Coastal Development Permit for the Bates adaptive reuse project. Motion carried by the following vote:

Ayes: Craig Benson, Delores Freitas, Steve Lazar

Noes: None

Absent: Meredith Maier, Michael Kraft

Abstain: None

2. Tenant Improvements at 2500 6th Street for DMV and PICO Coastal Development Permit CDP-24-0006 and Design Review AA-24-0001; APN: 002-252-027

Penelope Ponce provided a staff report.

Public Hearing was opened at 6:26 pm. Comments were made to the Commission by the following:

Josh Cerna (DMV Representative)

Greg Pierson (Applicant)

Althea Christensen

Public Hearing was closed at 6:37 pm.

Josh Cerna and Greg Pierson spoke again in response to Planning Commissioners' questions.

Commissioner Lazar moved, seconded by Commissioner Kraft, that the Planning Commission adopt a resolution finding the project exempt from CEQA and conditionally approving the Coastal Development Permit and Design Review for the tenant improvements at 2500 6th Street for DMV and Pierson Company with the following additional condition: that the applicant in collaboration with City Staff either establish a bus stop on or nearby within 100 feet of the property or alternatively, that the project include a connection to the existing pedestrian network providing access to the public entrance to the DMV, or a commitment of the City to solve the break in the network; and compliance with the condition shall be to the satisfaction of the Planning Director and a report made to the Commission within 3 months.

Josh Cerna, Valerie Allen, and Greg Pierson spoke in response to the motion.

Commissioner Lazar moved, seconded by Commissioner Kraft, to amend the motion to modify the bus stop option to "establish a bus stop within 100 feet of APN 002-252-025 but preferably closer". 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 – None

H) NEW BUSINESS – None

I) STAFF REPORTS AND COMMUNICATIONS – None

J) OTHER REPORTS AND COMMUNICATIONS – None

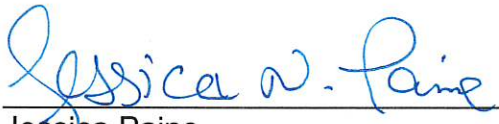
K) ADJOURNMENT – 7:12 pm

APPROVED:



Cristin Kenyon
Director of Development Services

Attest:



Jessica Paine
Administrative Assistant