

CITY OF EUREKA

City of Eureka, California  
NOTICE OF APPEAL

RECEIVED JUL 08 2024

FINANCE DEPARTMENT

- Planning Commission action
- Historic Preservation Commission action
- Administrative action on Coastal Development Permit

This appeal is being filed with the Honorable Mayor and City Council on action taken by the above indicated body at its regular / special meeting held

June 26, 2024.

The subject of this appeal is:

Applicant: ACGC

Case No.: \_\_\_\_\_

Location of property:

W. Buhne and GALLAND ST.

Said decision was an approval / denial . (circle one)

Indicate specifically wherein it is claimed there was an error or abuse of discretion by the Commission or Board; or herein its decision is not supported by the evidence in the record (use additional sheets if necessary):

The planning commission failed to recognize that shading is objective, not subjective. The city and commission consistently use manipulative language with the use of the term "potential shading", which implies a subjective context. Shading on our house is inevitable and therefore objective standard has been met.

In addition, ACGC's tenants to the west of the proposed 5-plex

**Appellant:**

(If more than one, attach list, including addresses)  Interested person  Applicant

Name: DAN REID  
 Address: 709 W. Buhne St  
 City: Eureka, CA 95501  
 Phone: 707 364 4650

Signature: [Signature]  
 Date: 7/8/24  
 Email: mdanreid

For Office Use: \_\_\_\_\_

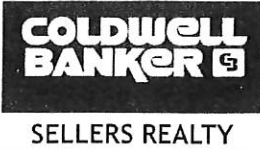
Received by: \_\_\_\_\_ Check/Receipt No. \_\_\_\_\_

proximity of the 30 Foot structure.

The DRC Criteria states to approve a design, the applicant must minimize adverse impacts (i.e. loss of equity, health hazards pertaining to mold and shading, privacy and well being, fire concerns etc.) on neighboring properties when possible, it is "possible" to lower the design to decrease shading on all properties.

The HAA is not violated by flipping or lowering the design.

When Council asked how to minimize the impact on neighboring properties, Ms. Kenyon stated "you can resolve with a code and require setbacks" We are requesting the council to adhere to their own criteria and minimize the impact on the neighbors.



985 G STREET  
ARCATA, CA 95521

Bus. 707.822.5971  
Fax 707.822.4337  
Toll Free 800.884.9740  
coldwellbankersellersrealty.com

TO: City of Eureka Planning and Building Dept

RE: Planned five unit apartment building next to 709 W. Buhne, Eureka

To Whom It May Concern:

I am a local Real Estate Broker, and have been selling in Humboldt County for over 40 years. I have looked at the house belonging to Dan Reid and Stacia Onell, located at 709 W. Buhne, Eureka.

There is a planned development of the lot next door into five apartments. In all honesty to the owners of 709 W. Buhne, if this apartment building comes to fruition on the next door lot, it will decrease their property value by about 10%- 15%, and may well increase the time on the market if they choose to sell. This is a significant decrease for the homeowners.

The house on 709 W. Buhne is historic ( not designated as such, but built in 1887) and is 3 bedrooms and 2 baths, about 1637 square feet. As such, it is quite a nice family home, with the kind of architecture and character that more and more Buyers desire. But the proposed apartments next door, as well as the large apartment complex already built on a lot adjacent to that, create an impression that this is more of a rental area, not so much for families. It can't help but bring down the values of existing family homes nearby.

Thank you for your time and consideration,

Sincerely,

A handwritten signature in cursive script that reads "Patty Stearns".

Patty Stearns

Broker- Coldwell Banker Sellers Realty

707-599-7145- DIRECT