



MINUTES OF
PLANNING COMMISSION

December 11, 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.

Commissioner Freitas moved, seconded by Commissioner Lazar, to appoint Michael Kraft as the chair for the evening. Motion carried.

Ayes: Michael Kraft, Steve Lazar, Delores Freitas

Noes: None

Absent: None

Abstain: Craig Benson, Meredith Maier

A) ROLL CALL

PRESIDING: Michael Kraft

PRESENT: Delores Freitas
Steve Lazar

ABSENT: Craig Benson
Meredith Maier

STAFF: Caitlin Castellano, Cristin Kenyon, Penelope Kirsch, Jessica Paine, Jesse Willor

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

C) APPROVAL OF MINUTES

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

Ayes: Michael Kraft, Steve Lazar, Delores Freitas

Noes: None

Absent: Craig Benson, Meredith Maier

Abstain: None

D) ORAL COMMUNICATIONS opened and closed at 5:33 pm.

E) PUBLIC HEARINGS – CONTINUED- None

F) PUBLIC HEARINGS - NEW

1. Sunset Heights Multi-Family Affordable Housing Development; LLA-24-0003, DB-24-0005, DR-24-0005, and SP-24-0002; 1200 W. Harris St.; APNs: 008-052-024, -025, -026, and -032

Penelope Kirsch provided a staff report.

Public hearing was opened at 5:59 pm.

The following individuals addressed the Commission:

Beth Matsumoto, Rural Communities Housing Development Corporation (Applicant)

Robert Hayes, the Applicant's Architect

Sierra Braggs, Redwood Coast Regional Center

Public hearing was closed at 6:04 pm.

Jesse Willor, Deputy Director of Public Works, provided additional information to the Commission.

Commissioner Lazar moved, seconded by Commissioner Freitas, that the Planning Commission adopt resolutions finding the project exempt from CEQA, conditionally approving the Lot Line Adjustment, Density Bonus, and Design Review applications, and recommending the City Council declare a portion of APN 003-182-032 as surplus property for the Sunset Heights Multi-Family Affordable Housing Development at 1200 W. Harris Street with the additional recommendation that when acting on the surplus property, City Council direct City Staff to work with the future property owner to establish an easement on the property that could potentially be used for a bridge associated with pedestrian and bicycle improvements across Highway 101.

Motion carried by the following vote:

Ayes: Delores Freitas, Michael Kraft, Steve Lazar

Noes: None

Absent: Craig Benson, Meredith Maier

Abstain: None

G) OLD BUSINESS- None

H) NEW BUSINESS- None

I) OTHER REPORTS AND COMMUNICATIONS

Ken Bates provided a presentation on the history of the Eureka Waterfront.

J) STAFF REPORTS AND COMMUNICATIONS

1. Vacation Rental Update

Cristin Kenyon provided a staff report.

Caitlin Castellano provided staffing updates.

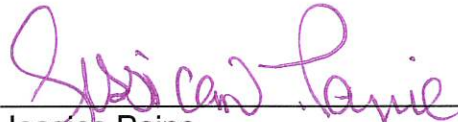
K) ADJOURNMENT- 7:25

APPROVED:



Cristin Kenyon
Development Services Director

Attest:



Jessica Paine
Administration Assistance