



MINUTES OF  
PLANNING COMMISSION

February 12, 2025

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, nominated Commissioner Kraft for Chair of tonight's meeting. Motion carried by the following vote:

Ayes: Michael Benson, Michael Kraft, Steve Lazar, Delores Freitas

Noes: None

Absent: Meredith Maier

Abstain: None

A) ROLL CALL

PRESENT: Michael Benson

Michael Kraft

Steve Lazar

Delores Freitas

ABSENT: Meredith Maier

STAFF: Cristin Kenyon, Caitlin Castellano, Curtis Davis, Jessica Paine

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

C) OATH OF OFFICE

Michael Benson was affirmed, and Steve Lazar was re-affirmed, to the Planning Commission by reading their oaths of office.

D) ELECTION OF OFFICERS

Commissioner Kraft nominated Meredith Maier to remain as chair and volunteered to be Vice Chair.

Commissioner Freitas moved, seconded by Commissioner Lazar, for Commissioner Maier to remain as Chair, and Commissioner Kraft to be Vice Chair. Motion carried by the following vote:

Ayes: Michael Benson, Michael Kraft, Steve Lazar, Delores Freitas

Noes: None  
Absent: Meredith Maier  
Abstain: None

E) APPROVAL OF MINUTES

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

Ayes: Michael Benson, Michael Kraft, Steve Lazar, Delores Freitas

Noes: None

Absent: Meredith Maier

Abstain: None

F) ORAL COMMUNICATIONS were opened and closed at 5:36 p.m.

G) PUBLIC HEARINGS - CONTINUED - None

H) PUBLIC HEARINGS - NEW

1. Brown Vacation Rental Location: 1105 McDonald Street; APN: 008-123-003  
Lisa Savage provided a staff report.

Public hearing was opened at 5:41 p.m. The following individuals addressed the Commission:

Mike Brown

Mike Newman

Denato Pope

Public hearing was closed at 5:51 p.m.

Commissioner Freitas moved, seconded by Commissioner Lazar, to adopt a resolution finding the project exempt from CEQA and approving with conditions the Vacation Rental Minor Use Permit at 1105 McDonald Street. Motion carried by the following vote:

Ayes: Michael Benson, Michael Kraft, Steve Lazar, Delores Freitas

Noes: None

Absent: Meredith Maier

Abstain: None

2. North Coast Substance Abuse Council Non-Medical Care Housing Facility  
309 Harris Street (aka 319 and 325 Harris Street); APN: 010-251-016  
Alex Gonzalez provided a staff report.

Wes Harrison, from Crossroads, addressed the Commission.

Curtis Davis, Deputy City Attorney, was introduced and spoke to the Commission.

Public hearing was opened at 6:27 p.m. The following individuals addressed the Commission:

Nancy Riley

Thea Stuart  
Neil Tarpey  
Marc Matteoli  
Kelly Giampaolo  
Jake Ricke  
Jose "Tony" Gomez  
Scott Pesch  
Le Ann Zech  
Diane Livingston  
Wes Harrison  
Jackie McBeth  
Connie Beck  
Marilyn Field  
April Harrison  
Mike Newman  
Stormi Bettiga  
Virginia

Public hearing was closed at 7:16 pm.

Commissioner Lazar moved, seconded by Commissioner Freitas, that the Planning Commission adopt a resolution finding the project is exempt from CEQA, and conditionally approving a Use Permit for the North Coast Substance Abuse Council Non-Medical Care Housing Facility at 309 Harris Street with additional conditions of approval added requiring that, following one year of operation, the project be brought back to the Planning Commission at a noticed public hearing, where by notice is given to all owners and occupants within 300 feet of the property boundaries paid for by the applicant, and at the hearing, the Planning Commission receive a report on the performance of the facility, and provide feedback to the applicant to address any issues relating to the conditions of approval or operational requirements and commitments originally made by the applicant; the facility be restricted to operation as a level 4 treatment facility; and, changes to the historic nature of the exterior building are only those required to comply with the Building Code and all interior modifications are not restricted.

Motion carried by the following vote:

Ayes: Michael Benson, Steve Lazar, Delores Freitas  
Noes: Michael Kraft  
Absent: Meredith Maier  
Abstain: None

I) OLD BUSINESS - NONE

J) NEW BUSINESS

1. Resolution of Service for Craig Benson

Cristin Kenyon provided some information on the Resolution of Service.

Commissioner Kraft moved, seconded by Commissioner Freitas, to adopt the

Resolution as amended.

Motion carried by the following vote:

Ayes: Michael Benson, Michael Kraft, Steve Lazar, Delores Freitas

Noes: None

Absent: Meredith Maier

Abstain: None

K) STAFF REPORTS AND COMMUNICATIONS

Curtis Davis, Deputy City Attorney, talked a bit about himself.


Caitlin Castellano talked about three new hires in the Planning Department: Sam Griffard, Taylor Rayburn and Henry Baker.

Cristin Kenyon provided additional information about the upcoming Gulch Greenway Ordinance and Waterfront Eureka Plan adoption, General Plan and Housing Element Annual Progress Reports, and upcoming community meeting to brainstorm public improvements around the Sunset Heights affordable housing development, and a Wiyot housing community meeting.


L) OTHER REPORTS AND COMMUNICATIONS - None

M) ADJOURNMENT- 7:55 p.m.

APPROVED:

  
\_\_\_\_\_  
Cristin Kenyon  
Director of Planning

Attest:

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