



MINUTES OF
DESIGN REVIEW COMMITTEE

August 13, 2025

The Design Review Committee of the City of Eureka met in REGULAR Session on the above date, 9:00 A.M. Open Session, at the Eureka City Hall, Council Chambers, 531 "K" Street, Eureka.

A) ROLL CALL

PRESIDING:Kassidy Banducci

PRESENT: Gailey Browning
Ryan Cameron
Chuck Ellsworth
Bruce Seivertson

ABSENT: None

STAFF: Henry Baker, Caitlin Castellano, Alexandra Gonzales, Samuel Griffard, Jessica Paine

B) OATH OF OFFICE

Chairperson Banducci administered the Oath of Office to Bruce Seivertson.

C) APPROVAL OF MINUTES

Gailey Browning moved, seconded by Chuck Ellsworth, to approve the Design Review Committee meeting minutes of June 25, 2025 as presented. Motion carried by the following vote:

Ayes: Kassidy Banducci, Gailey Browning, Chuck Ellsworth

Noes: None

Absent: None

Abstain: Ryan Cameron, Bruce Seivertson

D) PUBLIC HEARINGS – CONTINUED- None

E) PUBLIC HEARINGS - NEW

1. Happy's Car Wash- 2431 Broadway; APN: 008-021-002 -Design Review DR-25-1
Samuel Griffard provided a staff report.

Alex Dzyuba, the applicant, answered questions from the Committee.

Public hearing opened at 9:22 a.m. Comments provided by the following:

Elizabeth Hildebrand

JB Mathers
Patrick McDonald
Public hearing was closed at 9:33 a.m.

Committee Member Seivertson moved, seconded by Ryan Cameron, to adopt a resolution finding the project exempt from CEQA and conditionally approving Happy's Car Wash at 2431 Broadway, with two new conditions to ensure compliance with EMC § 155.312.060-Blank Walls aka smaller than 10x10, and to ensure the vacuum equipment is enclosed and that the cumulative sound on site meets the general plan thresholds. Motion carried by the following vote:

Ayes: Cassidy Banducci, Gailey Browning, Ryan Cameron, Chuck Ellsworth, Bruce Seivertson
Noes: None
Absent: None
Abstain: None

F) OLD BUSINESS- None

G) NEW BUSINESS

1. Costco Cooler Addition- 1006 W Wabash Ave; APN: 003-082-028- Design Review AA-25-4
Alexandra Gonzales provided a staff report.

Public comment was opened and closed at 9:50 a.m.

Committee Member Browning moved, seconded by Committee Member Ellsworth, to adopt a resolution finding the project exempt from CEQA and conditionally approving the application., Motion carried by the following vote:

Ayes: Cassidy Banducci, Gailey Browning, Ryan Cameron, Chuck Ellsworth, Bruce Seivertson
Noes: None
Absent: None
Abstain: None

H) PRE-APPLICATION REVIEW - None

I) DIRECTORS REPORTS AND COMMUNICATIONS

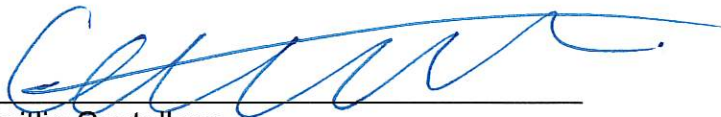
Caitlin Castellano talked about the current staffing in Planning.

J) OTHER REPORTS AND COMMUNICATIONS - None

K) ORAL COMMUNICATIONS were opened and closed at 9:53 a.m.

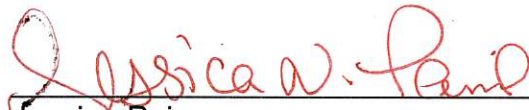
L) ADJOURNMENT- 9:53 a.m.

APPROVED:



Caitlin Castellano
Executive Administrator

Attest:

A handwritten signature in red ink that reads "Jessica W. Paine". The signature is written in a cursive style and is positioned above a horizontal line.

Jessica Paine
Administrative Assistant