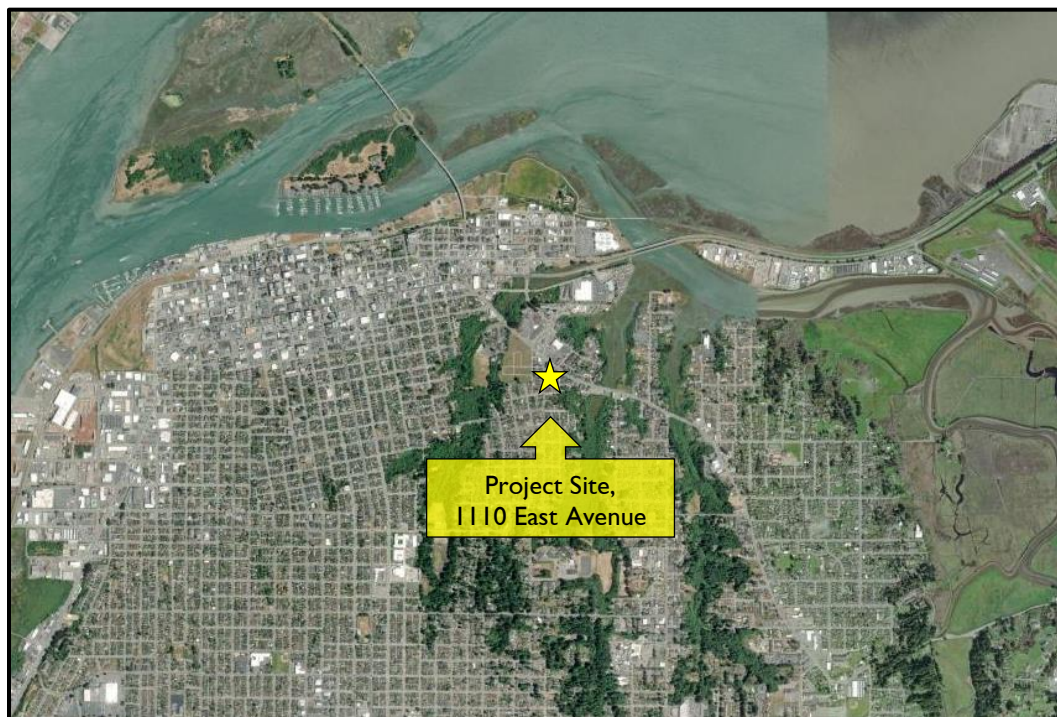


Title:	Bahmad Vacation Rental
Project:	Vacation Rental Minor Use Permit VRM-25-6
Location:	1110 East Avenue
APN:	006-111-008
Applicant / Property Owner:	Rende Bahmad
Purpose/Use:	Vacation Rental – No Proprietor On-Site
Complete Application:	July 3, 2025
Deadline for Action:	October 1, 2025
General Plan:	HDR – High Density Residential
Zoning:	R3 – Residential High
California Environmental Quality Act (CEQA):	Exempt under CEQA Guidelines §15301, Class I Existing Facilities
Staff Contact:	Chris Lohofener, Senior Planner
Recommendation:	Adopt a resolution finding the project exempt from CEQA, conditionally approving the application.
Motion:	“I move the Planning Commission adopt a resolution finding the project exempt from CEQA and conditionally approve the Minor Use Permit for the Bahmad Vacation Rental at 1110 East Avenue.”

Figure I: Location Map



PROJECT DESCRIPTION AND REQUEST FOR PLANNING COMMISSION HEARING

The Applicant, Rende Bahmad, proposes to use a 1,175-square-foot (sf) single-family residence, containing three bedrooms and one bathroom, on a 4,300-sf interior lot, as a short-term vacation rental (less than 30 days) with no proprietor onsite. The entire house will be available for rent, excluding the garage, and no off-street parking is available. According to the Applicant, quiet hours will be enforced from 10 PM to 7 AM, smoking will not be allowed, and no events or parties will be permitted. The designated emergency contact lives within 50 miles (in Bayside, CA) and will be available for neighbors or renters to call if any disturbances occur. As regulated by the Eureka Municipal Code (EMC) §155.304.150.H.6 [Maximum Occupants]), the house can be rented to eight or fewer persons, not including children 12 and under. No exterior modifications will be made to the property for the new use.

Figure 2: Vicinity Map



Figure 3: Site Layout (yellow line = property boundary)



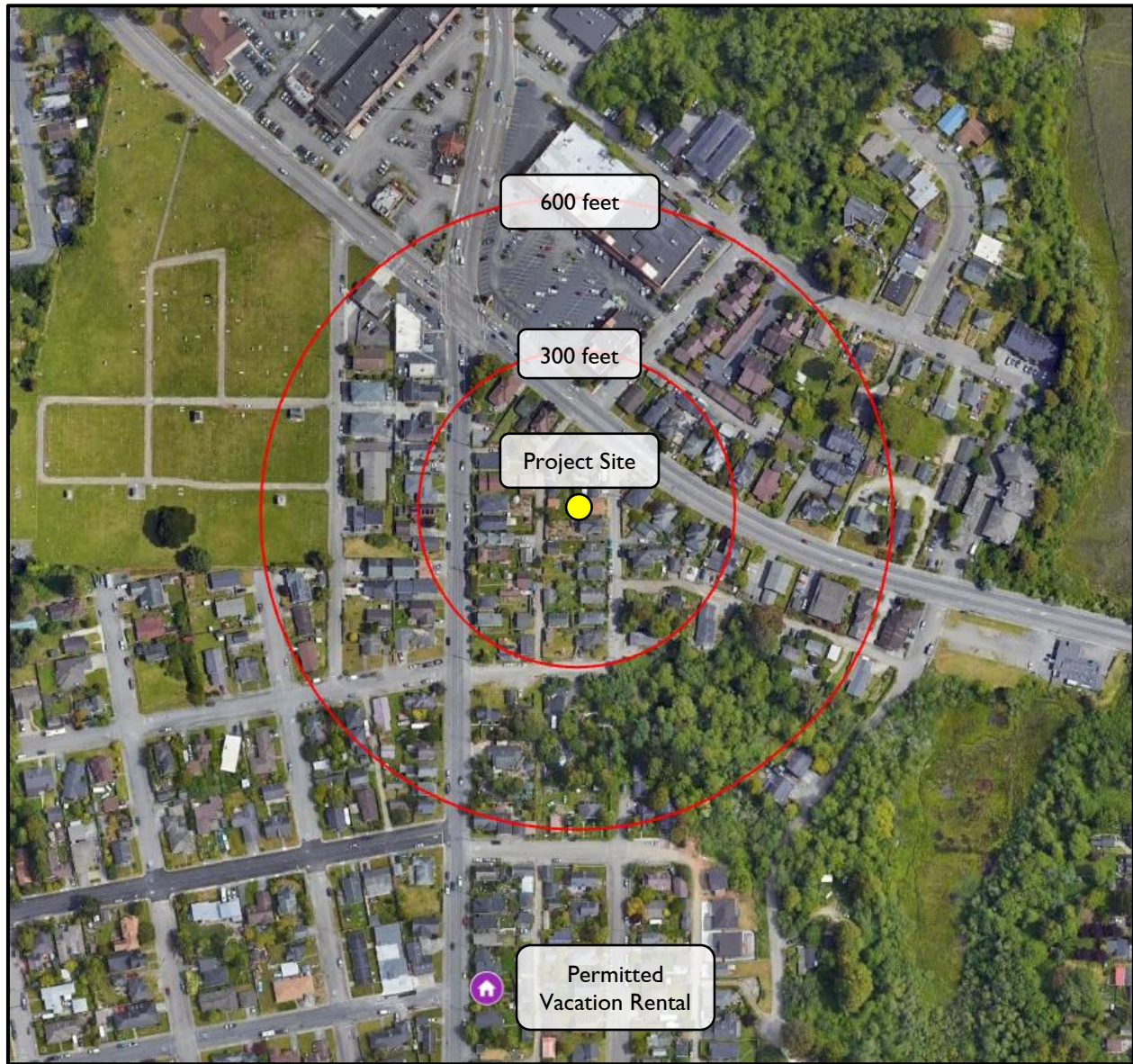
On or before September 16, 2025, a Notice of Pending Action (NOPA) was mailed to property owners within 300-feet of the single-family residence. This notice explained how to request a public hearing and how to review the Director's Staff Report (Attachment 2), which included analysis supporting the required findings for approval. Subsequently, a hearing was requested by one nearby homeowner.

RESPONSE TO COMMENTS

The individual who requested the hearing expressed concerns about impacts to Eureka's housing stock and believes the proposed vacation rental will be detrimental to property values and general quality of life, as well as detrimental to the economic health of the City of Eureka. For more details on the comments received in response to the NOPA mailing, refer to Attachment 3 - Request for Public Hearing.

The concerns are generally addressed in the original Director's Staff Report (Attachment 2, Pages 2-8), including data showing vacation rentals make up less than 1.5% of the City's housing stock. Information about nearby vacation rentals was not included in the Director's Staff Report, however there are currently no permitted vacation rentals within 600 feet of the subject property, with the closest being roughly 900 feet to the south on West Avenue (Figure 4). Additionally, the closest vacation rental to the individual requesting a public hearing is roughly 925 feet away (on West Avenue).

Figure 4: Permitted Vacation Rentals in Project Vicinity



CONCLUSION

Based on the analysis in the Director's Report in Attachment 2, the proposed vacation rental is consistent with the General Plan and Zoning Code. The project is suitable for the site, and is compatible with existing and planned land uses in the vicinity. The use is not detrimental to the public health, safety, and welfare, and is properly located within the City and adequately served by existing utilities and infrastructure. Finally, the number of permitted vacation rentals remains below the threshold set by the City Council, and is therefore consistent with local regulations governing the number of vacation rentals in the City.

ENVIRONMENTAL ASSESSMENTS

The City of Eureka, as Lead Agency, has determined the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to §15301,

Existing Facilities, Class I of the CEQA Guidelines, which consists of the operating of private structures involving negligible or no expansion of use. As there is no proposed expansion to the existing building and its use is still residential, the proposal for a vacation rental use meets the criteria for exemption under CEQA Guidelines §15301.

PUBLIC HEARING NOTICE

Public notification consisted of sending notification by mail of property owners within a 300-ft radius of the site on or before October 3, 2025. In addition, the notice was posted on the site, on October 3, 2025.

DOCUMENTS ATTACHED

Attachment 1: Resolution

Attachment 2: Director's Staff Report

Attachment 3: Request for Public Hearing