

**Record No: UP-
26-6**

Use Permit

Status: Active

Submitted On: 6/24/2026

Primary Location

1427 CALIFORNIA
EUREKA, Ca 95501

Owner

MAIORSKY NICOLAY
[REDACTED]
[REDACTED]

Applicant

 Maria Maiorsky

 [REDACTED]

 [REDACTED]

 [REDACTED]

Applicant Information

I am the: *

Property Owner

List any Additional Contacts (Name, Title, Phone Number, Email):

Maria Maiorsky, [REDACTED]

Project Information

Project Address or APN:*

1427 California St, Eureka, CA 95501

Provide a detailed description of the proposed project:*

Conversion of a historic former church building into a community gathering and event space known as Aurora Hall. The facility will host cultural, educational, artistic, wellness, and community-oriented activities, including workshops, lectures, classes, bookclubs, art exhibits, performances, community meetings, nonprofit events, and cultural celebrations. The space may also be made available for occasional private events such as birthday parties, weddings, receptions, and business meetings. The project will preserve the building's longstanding role as a community-serving programs. No exterior modifications are proposed at this time, and the existing building will continue to function primarily as an assembly and gathering space.

Describe the project site and surrounding areas:*

The property is a former church building located at 1427 California St, Eureka. The site is situated within an established residential neighbourhood and has historically functioned as a community gathering and assembly space. Surrounding uses include residential properties and neighborhood-serving community uses.

Describe the days and hours of operation for the use.

Events may occur seven days per week. Typical hours would be between 8 am and 10 pm, with most activities occurring during daytime and evening hours

Indicate the number of employees anticipated at start-up and at full operation.

Startup: 2 owners/operators. Full operation: 2-5 staff or contractors as needed for event support, cleaning and maintenance

Indicate the maximum number of customers anticipated onsite daily and at any one time.

Attendance will vary depending on the event. The applicant is seeking guidance regarding the maximum permitted occupancy for the building.

Current Development

Is the lot currently developed? * 

Yes

The development is (check all that apply):

Building(s)

☒

Residence(s)

☐

Paved parking space(s)/lot(s)

☐

Landscaping

☐

Fences

☒

Other

☐

Will any structure(s) or feature(s) be demolished?*

No

Current Use(s)

Is/are there any current use(s) on the site, such as Residential, Commercial, Industrial, or Other?*

Yes

Check all that apply:

Residential

☐

Commercial

☐

Industrial

☐

Other

☒

What is/are the "Other" use(s)?*

Former church/community assembly building

Will the "Other" existing use(s) continue?*

Yes, all

New Use(s)

Is/are any new use(s) proposed on the site, such as Residential, Commercial, Industrial, or Other? *

Yes

Is/are new dwelling units proposed?*

No

Is/are other new use(s) proposed?*

Yes

Describe all the new use(s) proposed:*

Community event venue (Aurora Hall) for workshops, meetings, performances, cultural events, wellness activities, nonprofit events, community gatherings, and occasional private celebrations.

New Development

Is any construction, such as new buildings, additions to existing buildings, grading, fill, removal of soil, addition or modification of parking lots or spaces, or new or replacement utilities proposed?*

No

What is the estimated construction value of the project?*

0

Continue to next page.

Lot Coverage Information

Indicate the **total square feet (sf)** for each item. If zero or none, leave blank.

1 a. Building coverage-Total Existing

—

1 b. Building coverage-Total Proposed

—

2 a. Paved area-Total Existing

—

2 b. Paved area-Total Proposed

—

3 a. Landscaped area-Total Existing

—

3 b. Landscaped area-Total Proposed

—

4 a. Unimproved area-Total Existing

—

4 b. Unimproved area-Total Proposed

—

Impact Information

5. Will there be any soil excavation, grading, fill, or other earth moving activities? *

No

6. Will the project result in a change in dust, ash, smoke, fumes or odors in the vicinity?*

No

7. Will the project result in a change in existing noise or vibration levels in the vicinity?*

No

8. Will the project be located on filled land or on a slope of 10 percent or more?*

No

9. Will the project store, use or dispose of potentially hazardous materials, such as toxic substances, flammables or explosives?*

No

10. Will the project be phased?*

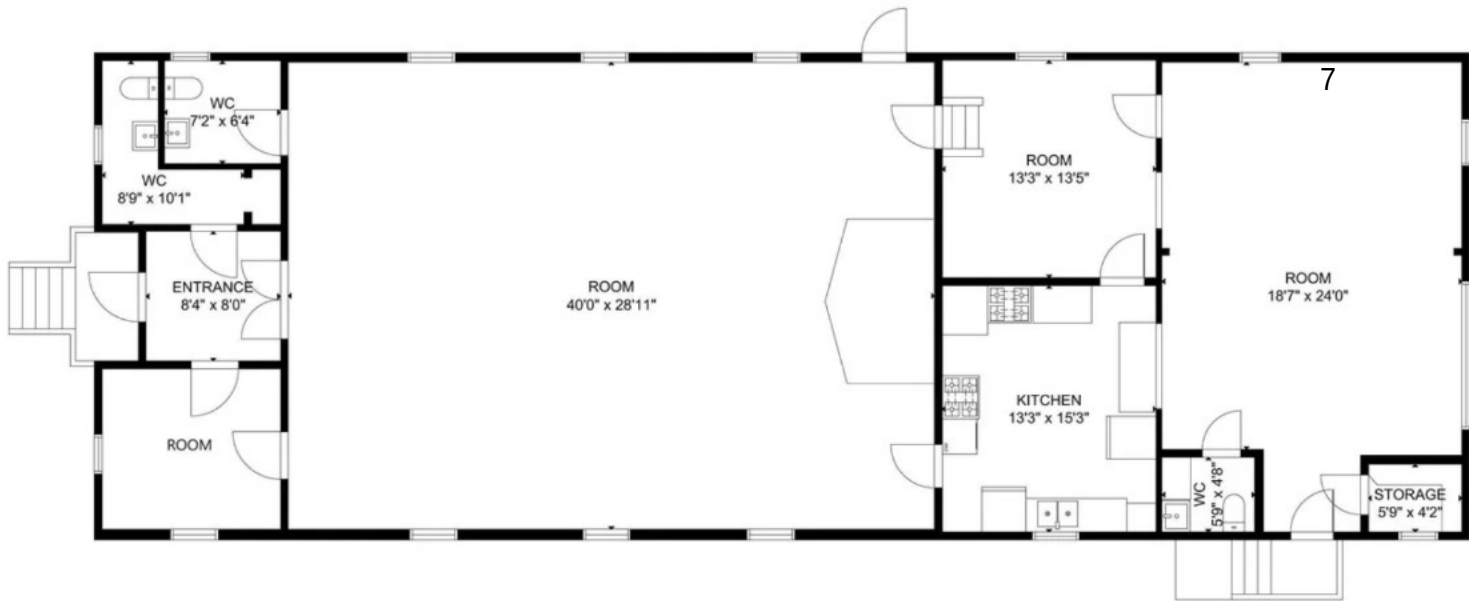
No

11. Will you/the applicant have any other business(es)/use(s) which will occupy the project site in addition to the use(s) described in this application, or is this project related to a larger project or a series of projects which have already been developed or are planned for the future on this or an adjacent site?*

No

12. Have any technical reports been prepared for the project and/or project site? [e.g., Geotechnical/Soils Report, Biological Report, Cultural/Archaeological Resource Report, Photometric Study, Traffic Study, Noise Study, Construction-Phase Erosion and Sediment Control Plan (or SWPPP), Post-Construction Stormwater Control/Management Plan, etc.]*

No



Lot Area 4950 S.F.
Building Coverage 2595 S.F.

R-3 Multiple
Family Zone
First Finnish Luth. Church

Private Property

12' Sidewalk

25 1/2'
13 1/2'

25 1/2'

13 1/2'

1427
Calif.

Property Line

5'

30'

7'

67'

67'

83'

8'

110'

31' Alley

Addition

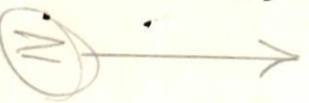
Approx 19 1/2'

10'

10' 10"

45'

Private Property



California St.

SITE PLAN

Aurora Hall

1427 California Street
Eureka, CA 95501

APN: 004-123-013

Date: 2026-06-24 Scale: graphic

NOTES:

- Existing former church (c. 1900, ≈ 2,300 sq ft); assembly use
- Proposed use: event venue
- No new construction; no demolition or relocation
- Existing access & parking to remain

LEGEND:

- Building (Aurora Hall)
- Paved / Alley (R.O.W.)
- Pedestrian entrance
- Vehicle access
- Property boundary (approx.)
- Refuse / waste enclosure
- Vision clearance area
(EMC 155.308.040)

N



per aerial
(true N ≈ 13° W
of plan-up)

ACCESS

Vehicle access from California St
& the rear (south) alley.
Pedestrian entrance faces California St.

California Street

(public R.O.W.)

↑ toward W 14th St

Adjacent — APN 004-123-016

Sidewalk: face of curb → P/L ≈ 5'

≈ 95'-0"

5'

Aurora Hall

Former Church (assembly), c. 1900
1427 California St · ≈ 2,300 sq ft
Existing — no demolition / relocation

≈ 43'-0"

7'

≈ 43'-0"

8'

10'

≈ 95'-0"

REFUSE

ALLEY (public R.O.W.)

Adjacent — APN 004-123-015

1439 California St (across alley) · W 15th St beyond ↓

Schematic site plan, fit to aerial & City parcel viewer. Dimensions & setbacks are APPROXIMATE / to be verified against record survey. Not a boundary survey. North shown up (true N ≈ 13° W of plan-up).

0

15

30

60



FEET (graphic scale)

SITE DATA

9

APN: 004-123-013

Zoning: Multifamily Res. (verify)

Lot area: ≈ 4,100 sq ft (≈ 0.09 ac)

Existing building: ≈ 2,300 sq ft

Use: former church (assembly)

Proposed use: Event venue

Structures demo / relocated: None

Setbacks (bldg → P/L, approx.):

N ≈ 5' S ≈ 10' E ≈ 8' W ≈ 7'

Sidewalk (curb → P/L): ≈ 5'

Date: 2026-06-24

Scale: graphic (see bar)

REQUIRED ELEMENTS (a–m)

(a) Property lines + dims — shown*

(b) Easements / R.O.W. — S. alley & California St; no others known

(c) Sidewalk curb→P/L — shown

(d) Setback dimensions — shown*

(e) Bldg area & use — shown; none demolished or relocated

(f) Off-street parking / drives — existing; confirm requirement w/ City

(g) Landscaping / trees — no change

(h) Natural resource areas — none

(i) Parking lot striping — N/A

(j) Outdoor storage — none proposed

(k) Vision clearance — shown (drive/alley)

(l) Waste storage — shown (near alley)

(m) Screening — per EMC 155.308.060

** approximate — verify w/ record survey*



23

21

19

17

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CALIFORNIA

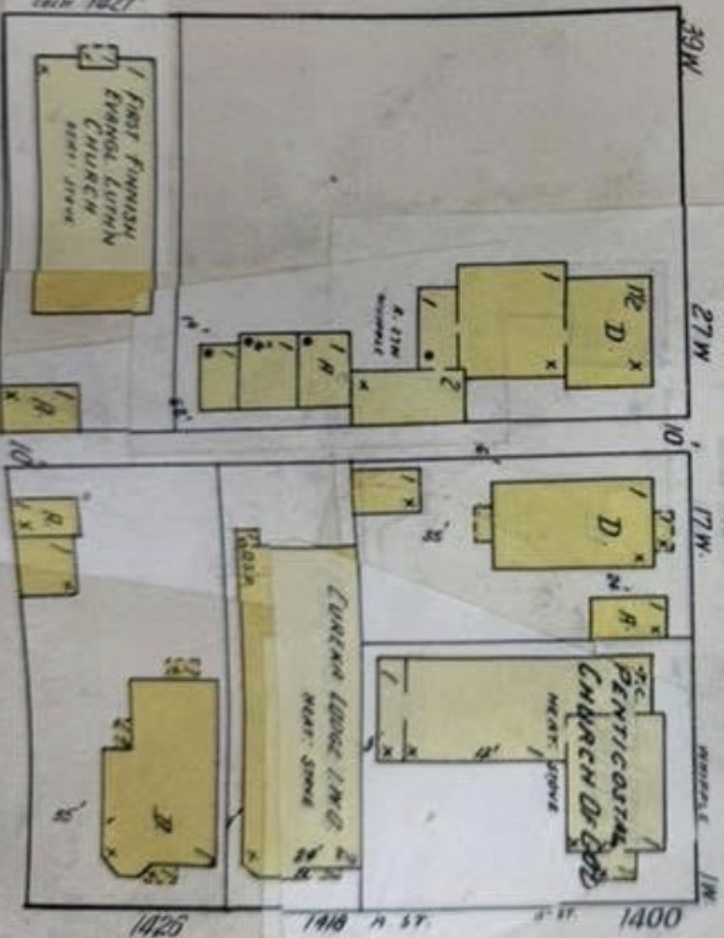
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A ST.

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