



MINUTES OF  
PLANNING COMMISSION

January 9, 2023

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.

A) ROLL CALL

PRESENT: Craig Benson  
Delores Freitas  
Steve Lazar  
Michael Kraft  
Meredith Maier

STAFF: Kristen M. Goetz, Cristin Kenyon, Lisa Savage, Millisa Smith, Raeleen Gannon

B) SALUTE TO THE FLAG led by Commissioner Benson.

C) ELECTION OF OFFICERS

1. Chair

Commissioner Freitas moved, seconded by Commissioner Lazar, to elect Commissioner Maier as chair. Motion carried by the following vote:

Ayes: Benson, Freitas, Lazar, Kraft, Maier  
Noes: None  
Absent: None  
Abstain: None

2. Vice-Chair

Commissioner Kraft moved, seconded by Commissioner Lazar, to elect Commissioner Benson as vice-chair. Motion carried by the following vote:

Ayes: Benson, Freitas, Lazar, Kraft, Maier  
Noes: None  
Absent: None  
Abstain: None

D) APPROVAL OF MINUTES

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

Ayes: Benson, Freitas, Lazar, Kraft, Maier  
Noes: None  
Absent: None  
Abstain: None

E) ORAL COMMUNICATIONS were opened and closed at 5:34 P.M.

F) PUBLIC HEARINGS – CONTINUED- None

G) PUBLIC HEARINGS - NEW

1. Humboldt Highness Cannabis Retail Facility  
Location: 29 5<sup>th</sup> Street; APN: 402-161-005  
Project: Conditional Use Permit CUP-22-0008

Millisa Smith provided a staff presentation.

The public hearing was opened at 5:45 P.M. The following persons addressed the Commission:

William Nathan  
Unidentified speaker

The public hearing was closed at 5:47 P.M.

Commissioner Freitas moved, seconded by Commissioner Lazar, to adopt a resolution determining the project is exempt from CEQA and conditionally approving the Humboldt Highness Cannabis Retail Facility at 29 5<sup>th</sup> Street, APN 001-072-008. Motion carried by the following vote.

Ayes: Benson, Freitas, Lazar, Kraft, Maier  
Noes: None  
Absent: None  
Abstain: None

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H) OLD BUSINESS- None

I) NEW BUSINESS

1. Jack in the Box  
Location: 2525 4<sup>th</sup> Street APN: 002-201-008  
Project: Design Review AA-21-0004 (mod)

Lisa Savage provided a staff report.

The following person addressed the Commission:

Unidentified speaker

Commissioner Lazar moved, seconded by Commissioner Freitas, to adopt a resolution finding the project is exempt from CEQA pursuant to §15332, Class 32 In-fill Development Projects, and no further CEQA review is required, and conditionally approving modification to the Design Review at 2525 4<sup>th</sup> Street, APN 001-072-008 with the added condition to install a walkway from the 4<sup>th</sup> Street public sidewalk to the walk-up window, provided Caltrans can approve. Motion carried by the following vote:

Ayes: Benson, Freitas, Lazar, Kraft, Maier  
Noes: None  
Absent: None  
Abstain: None

2. General Plan Conformance Review for 1017 4<sup>th</sup> Street  
Location: 1017 4<sup>th</sup> Street APN: 011-174-008

Millisa Smith provided a staff report.

The following persons addressed the Commission:

Sean Meehan  
Hank Seemann

Commissioner Freitas moved, seconded by Commissioner Lazar, to adopt a resolution finding the conformance review is exempt from CEQA and determining acquisition of the land and demolition of the existing residential structure located at 1017 4<sup>th</sup> Street does conform with the City's 2040 General Plan provided the County incorporates all staff recommendations and the County prioritize relocation for residents, and if recommendations by the City are not followed, then the project does not conform with the City's 2040 General Plan. Motion carried by the following vote:

Ayes: Benson, Freitas, Lazar, Kraft, Maier  
Noes: None  
Absent: None  
Abstain: None

3. General Plan Conformance Review for 3007 and 3015 I Street  
Location: 3007 and 3015 I Street APNs: 011-063-001 and -006

Cristin Kenyon provided a staff report.

No persons addressed the Commission.

Commissioner Benson moved, seconded by Commissioner Kraft, to adopt a resolution finding the conformance review is exempt from CEQA and acquisition of the land and development of an office building at 3007 and 3014 I Street conforms with the City's 2040 General Plan. Motion carried by the following vote:

Ayes: Benson, Freitas, Lazar, Kraft, Maier  
Noes: None  
Absent: None  
Abstain: None

#### 4. Draft Bylaws

Kristen M. Goetz provided a staff report.

Commissioner Benson requested the item be brought back to the February meeting with track changes showing and pronoun verbiage changes.

#### J) DIRECTORS REPORTS AND COMMUNICATIONS

##### 1. Coastal Land Use Plan, Document Review Session 5

Commissioner Benson requested the item be rescheduled to the February meeting.

#### K) OTHER REPORTS AND COMMUNICATIONS

Commissioners Lazar and Benson requested City Hall be unlocked earlier for meetings, or a notice be put on the door and notice be put on the Agenda stating when the door will be unlocked. Commissioner Freitas requested the door be unlocked longer then an hour after the meeting starts.

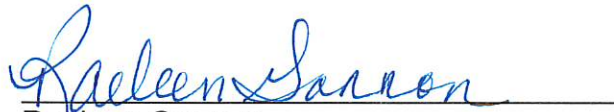
Commissioner Maier reported on conditions in Rio Dell.

#### L) ADJOURNMENT- 7:45 P.M.

APPROVED:

  
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Kristen M. Goetz  
Executive Secretary

Attest:



Raeleen Gannon  
Sr. Administrative Assistant