



MINUTES OF  
PLANNING COMMISSION

July 10, 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

PRESIDING: Craig Benson

PRESENT: Delores Freitas  
Michael Kraft  
Steve Lazar

ABSENT: Meredith Maier

STAFF: Caitlin Castellano, Cristin Kenyon, Jessica Paine, Lisa Savage, Millisa Smith

B) SALUTE TO THE FLAG led by Commissioner Lazar.

C) APPROVAL OF MINUTES

Commissioner Lazar moved, seconded by Commissioner Kraft, to approve the minutes with the following corrections – correct name of speaker under E.1. to Carly Marino (misspelled as Carla), and, under E.1. denial motion, change "due to the conflicting policies of the General Plan" to "due to conflict with policies in the General Plan." Motion carried by the following vote:

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

Noes: None

Absent: Meredith Maier

Abstain: None

D) ORAL COMMUNICATIONS opened and closed at 5:36 pm.

E) PUBLIC HEARINGS – CONTINUED - None

F) PUBLIC HEARINGS – NEW

1. Element 7 Cannabis Retail Facility (CUP-22-0005 and CDP-22-0006) - 1628 Broadway (AKA 1626 Broadway); APN: 003-171-014

Lisa Savage provided a staff report.

Public Hearing was opened and closed at 5:42 pm.

Commissioner Kraft moved, seconded by Commissioner Lazar, to adopt a resolution finding the project is exempt from CEQA and approving with conditions.

Motion carried by the following vote:

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

Noes: None

Absent: Meredith Maier

Abstain: None

## 2. Kuda Cannabis Retail Facility (CUP-23-0003) - 12 W 4th Street; APN: 001-023-005

Lisa Savage provided a staff report.

Public Hearing was opened at 5:48 pm. The following individual addressed the Commission regarding this subject matter:

Max Petras (applicant)

Public Hearing was closed at 5:49 pm

Commissioner Lazar moved, seconded by Commissioner Freitas, to adopt a resolution finding the project is exempt from CEQA and approving with conditions.

Motion carried by the following vote:

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

Noes: None

Absent: Meredith Maier

Abstain: None

## 3. Green Rush Cannabis Retail Facility (CUP-23-0002 and CDP-23-0002) - 2742 Broadway; APN: 007-121-003

Millisa Smith provided a staff report.

Public hearing was opened at 5:58 pm. The following individuals addressed the Commission regarding this subject matter:

Tashina Benson (applicant)

Mark McCulloch (neighboring property owner) addressed the Commission.

Public hearing was closed at 6:04 pm.

Commissioner Freitas moved, seconded by Commissioner Benson, to adopt a resolution finding the project is exempt from CEQA and conditionally approving a Conditional Use Permit and Coastal Development permit to allow cannabis retail within an existing commercial building at 2742 Broadway.

Motion carried by the following vote:

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

Noes: None

Absent: Meredith Maier

Abstain: None

4. Modification of Sorrel Leaf Healing Center Conditional Use Permit and Design Review (MOD-23-0001 and MOD-23-0002)  
124 Indianola Road; APN: 402-161-005

Millisa Smith provided a staff report.

Evan Buxbaum and Praj White answered questions from the Commission.

Public Hearing was opened at 6:18 pm. The following individual addressed the Commission regarding this subject matter:

Annje Dodd

Public Hearing was closed at 6:20 pm.

Commissioner Lazar moved, seconded by Commissioner Benson, to adopt a resolution finding the project is exempt from CEQA and conditionally approving modifications to the Conditional Use Permit and Design Review for Sorrel Leaf Healing Center at 124 Indianola Road, including an allowance for a future phase involving the use of the third floor of the residential structure.

Motion carried by the following vote:

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

Noes: None

Absent: Meredith Maier

Abstain: None

5. Clarke Annex Property Surplus - E Street between 3rd Street and Opera Alley - APN: 001-093-013

Cristin Kenyon provided a staff report.

Public Hearing was opened at 6:35 pm. The following individual addressed the Commission regarding this subject matter:

Josh Buck, Executive Director Curator at the Clarke Historical Museum

Public Hearing was closed at 6:37 pm.

Miles Slattery answered questions for the Commission.

Lynn Sturgis, President of the Museum Board, provided comment.

Commissioner Kraft moved, seconded by Commissioner Benson, to adopt a resolution finding the project is exempt from CEQA and recommending the City Council declare the property surplus. Motion carried by the following vote:

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

Noes: None

Absent: Meredith Maier

Abstain: None

G) OLD BUSINESS- None

H) NEW BUSINESS

1. Carriage Property - APN: 001-011-02

Caitlin Castellano provided a staff report.

Public Comment was opened and closed at 6:54 pm.

Commissioner Benson moved, seconded by Commissioner Freitas, to adopt a resolution finding the surplus by the City of Eureka of the Carriage Property is exempt from CEQA and recommending the City Council declare the property surplus. Motion carried by the following vote:

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

Noes: None

Absent: Meredith Maier

Abstain: None

2. Waterfront Eureka Plan (WEP) - Public Review Draft - APNs: Various

Caitlin Castellano provided a staff report.

Public Comment was opened at 7:54 pm. The following individual addressed the Commission regarding this subject matter:

Colin Fiske provided comment.

Public Hearing was closed at 7:58 pm.

3. Discussion of City regulation of vacation rentals was tabled to the next meeting.

I) DIRECTORS REPORTS AND COMMUNICATIONS

A report was read by Cristin Kenyon.

Information was provided about a Walk Audit that will be happening in July.

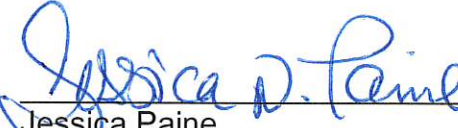
J) OTHER REPORTS AND COMMUNICATIONS - None

K) ADJOURNMENT- 8:20 pm

APPROVED:

  
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Cristin Kenyon  
Executive Administrator

Attest:

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