



CITY OF EUREKA
DEVELOPMENT SERVICES DEPARTMENT
Brian Gerving, Interim Director

531 K Street, Third Floor
Eureka, California 95501-1146
(707) 441-4160 • planning@ci.eureka.ca.gov

NOTICE OF PUBLIC HEARING

INTERIM DIRECTOR OF DEVELOPMENT SERVICES

NOTICE IS HEREBY GIVEN that the Director of Development Services will hold a public hearing on **Friday, March 13, 2020 at 10:00 a.m.** in the Council Chamber, Eureka City Hall, 531 K Street, Eureka, California to consider the following application:

Project Title: *Compton Full-Unit Residential Lodging Minor Use Permit*

Project Applicant: Craig and Mercedes Compton **Case No:** MUP-20-0001 /RL-20-0001

Project Location: 1906 O Street

APN: 012-011-002

Project Zoning and Land Use: Residential Low (R1) and Low Density Residential (LDR)

Project Description: The applicant is seeking a Minor Use Permit (MUP) for full-unit residential lodging [vacation rental] in an existing three-bedroom single-family home which is listed as a minor permitted use in the R1 (Residential Low) zoning district. Per the applicant, the vacation rental will be available for rent year-round, no events will be allowed, and house rules will require no noise or guests after 10 p.m.

Date of Project Application: 1/21/2020

Staff contact person: Caitlin Castellano, Senior Planner, City of Eureka, Development Services Department; 531 “K” Street, Eureka, CA 95501-1165; phone: (707) 441-4160, email: planning@ci.eureka.ca.gov

Environmental: A minor use permit is a discretionary action subject to environmental review in accordance with the California Environmental Quality Act (CEQA). This project qualifies for a Class 1 exemption (Section 15301) from CEQA because the proposed use will result in an existing residential structure being used for residential lodging. The Class 1 exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of the existing or former use.

All interested persons are invited to comment either in person at the scheduled public hearing, or in writing. Written comments may be submitted prior to or during the hearing

by mailing or delivering them to the Development Services Department, Third Floor, 531 K Street, Eureka.

Appeals of the Interim Director's action may be made to the Planning Commission within 10 calendar days of the action by filing a written Notice of Appeal with the City Clerk, along with the filing fees as set by the City Council. Appeals of the Planning Commission's action may be made to the City Council in the same manner.

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues that you or someone else raised at the public hearing or written correspondence received during or prior to the public hearing. Accommodations for handicapped access to City meetings must be requested of the City Clerk, 441-4175, five working days in advance of the meeting. The project file is available for review at the Development Services Department.



CITY OF EUREKA
DEVELOPMENT SERVICES DEPARTMENT
Brian Gerving, Interim Director
Caitlin Castellano, Senior Planner

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INTERIM DIRECTOR OF DEVELOPMENT SERVICES

STAFF REPORT

March 13, 2020

Project Title: Dolan and Pereira Full-Unit Residential Lodging Minor Use Permit

Project Applicant: Kevin Dolan and Monica Pereira

Case No.: MUP-20-0003; RL-20-0003

Project Location: 312 Trinity Street

APN: 010-201-001

Zoning and General Plan Designations: Residential Low (R1) and Low Density Residential (LDR)

Project Description: The applicant is seeking a Minor Use Permit (MUP) for a full-unit Residential Lodging (RL) which is listed as a minor permitted use in the R1 (Residential Low) zoning district. A maximum of eight occupants are allowed. Per the applicant, the RL will only be operated when the proprietors are not in residence.

Staff Recommendation:

1. Adopt a Resolution of the Interim Director of Development Services approving with conditions a minor use permit allowing full-unit Residential Lodging at 312 Trinity Street (APN 010-201-001).

Staff Contact Person: Caitlin Castellano, Senior Planner; City of Eureka, Development Services Department; 531 “K” Street, Eureka, CA 95501; (707) 268-5265, Email: ccastellano@ci.eureka.ca.gov

Environmental: A minor use permit is a discretionary action subject to environmental review in accordance with the California Environmental Quality Act (CEQA). This project qualifies for a Class 1 exemption (Section 15301) from CEQA because the proposed use will result in an existing residential structure being used for residential lodging. The Class 1 exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of the existing or former use.

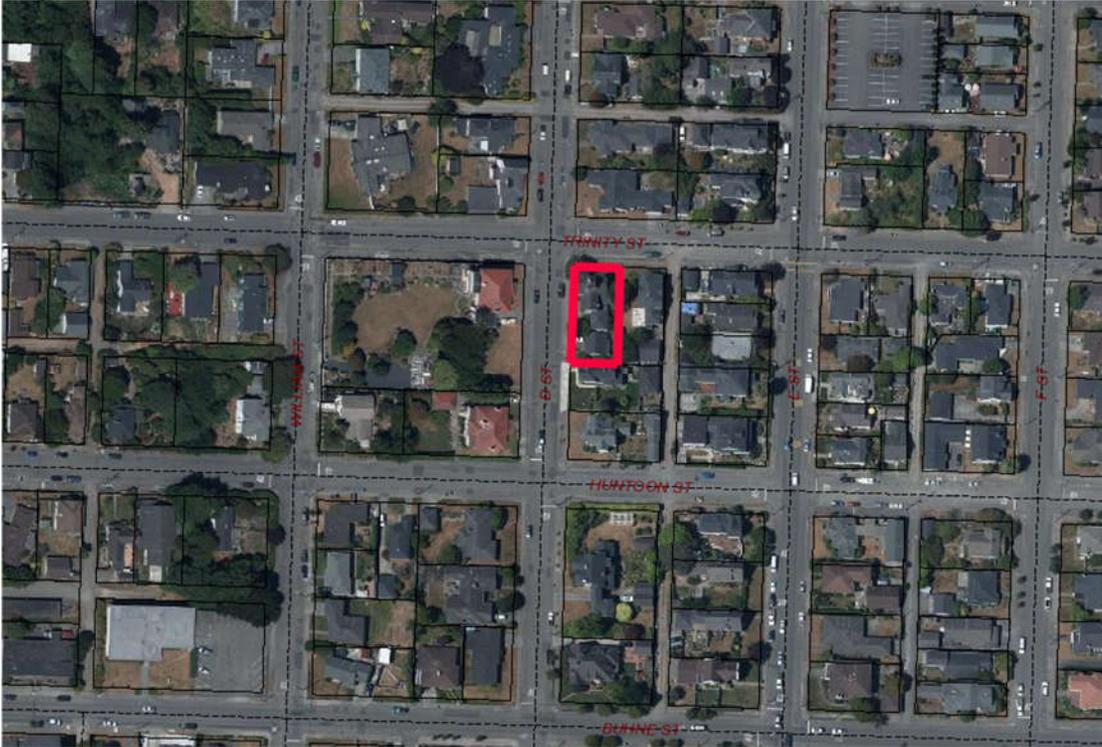
Background: The subject property, located at 312 Trinity Street, is on the southeast corner of D and Trinity Streets (Figure 1). D and Trinity Streets are local streets; however, E Street, located one block east, is a north-south Minor Arterial that provides access to several Major Arterials: 4th and 5th Streets (Highway 101) to the north, and Henderson and Harris Streets to the south. Henderson Street accommodates westbound travel to Broadway (Highway 101) and Harris Street accommodates eastbound travel to Sequoia Park and Zoo located on W Street and the

Dolan and Pereira Full-Unit Residential Lodging Minor Use Permit, 312 Trinity Street

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Hospital Medical District located on Harrison Avenue. Additionally, the Wabash Avenue commercial corridor, located four blocks north, is a Minor Arterial that accommodates travel to and from Broadway (Highway 101) as well.

Figure 1

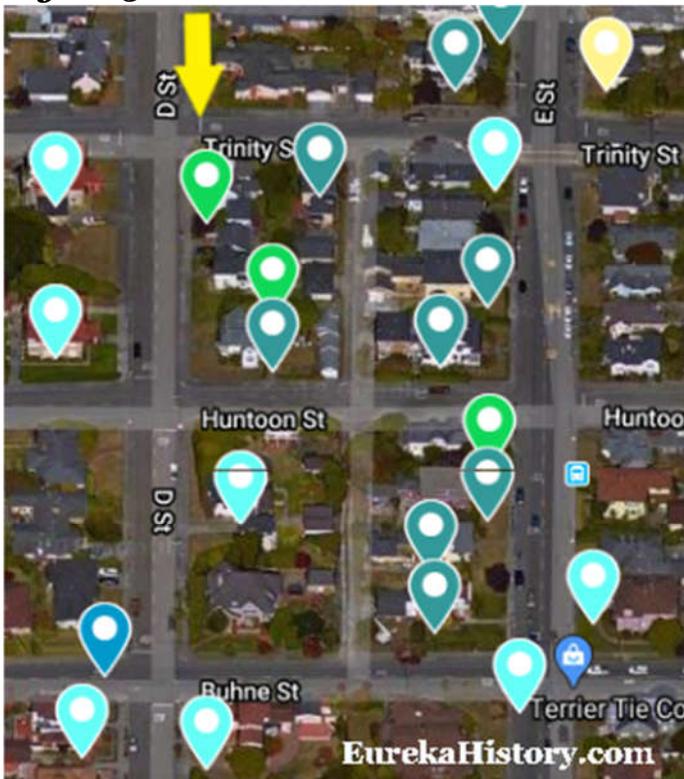


The parcel is in an area that is zoned R1 (Residential Low) with the R2 (Residential Medium) zone approximately two blocks west (Figure 2). The property is on the Local Register of Historic Places; however, no changes are proposed to either the interior or the exterior of the building. Per EurekaHistory.com, the home was built in 1887 and “is an excellent example of Eastlake style. The structure includes a gabled roof and twin two-story angled bays flanking the central entrance. The tower, however, is a relatively recent addition (added in the 1970s) and adds a whimsical, if not proportional, touch.” Nearby uses include other single-family homes in an established neighborhood recognized for its historic houses built between 1880 and 1928 (Figure 3; colored bubbles represent historic homes).

Figure 2



Figure 3



Front View on Trinity Street



Dolan and Pereira Full-Unit Residential Lodging Minor Use Permit, 312 Trinity Street

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The 6,966 square foot parcel contains an existing 2,767 square foot single-family residence with four bedrooms, two baths and a detached two-car garage that is accessed via D Street. Per the applicant, three off-street parking spaces will be available: one inside the garage and two on the driveway in front of the garage; and, because the surrounding area is an older and established neighborhood, many homes have off-street parking thus it is likely that on-street parking on D and Trinity Streets may be available as well (Figure 4).

Figure 4



Full-Unit Residential Lodging is defined in EMC §155.304.130 (C)(3) as the rental of an entire dwelling unit, either with or without a proprietor in residence elsewhere on the property for the duration of the rental. Per the applicant/owners, they live onsite and propose to rent the full-unit, except for one bedroom and one garage space, when they are out-of-town for work which is anticipated to occur at least half of the year and at differing times (i.e. live onsite 50% and out-of-town 50% of the time). A designated emergency contact lives within one mile of the home and will be available via phone 24-hours per day. Operation of the residential lodging unit will be conducted by the applicant who indicated that and maintenance and cleaning will alternate between them and at least two (2) local cleaning companies.

Use Permit

EMC §155.204.020 (A); Table 204-1: Allowed Uses in Residential Zoning Districts provides that full-unit Residential Lodging is listed as a minor permitted use in the R1 (Residential Low) zoning district.

Applicable Regulations:

In order to give the district use regulations flexibility, in certain zone districts conditional uses may be permitted subject to the granting of a use permit. Because of their unusual characteristics, conditional uses require special consideration so they are located properly with respect to objectives of the Zoning Regulations and with respect to their effects, or potential effects, on surrounding properties. The Director is empowered to act on applications for minor uses and to impose reasonable conditions, provided the Director can make the following findings pursuant to EMC§ 155.412.110 (F)(1-5):

Findings for Approval:

1. *The proposed use is consistent with the General Plan, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.*

a. The applicant is proposing full-unit Residential Lodging in an existing single-family home within the Low Density Residential (LDR) land use designation and inland Residential Low (R1) zone. The General Plan specifically allows Residential Lodging (vacation rentals) in all residential land use designations as established by the Zoning Code; and, full-unit Residential Lodging is listed as a minor permitted use in the R1 zone per EMC §155.304.130. Additionally, the proposed use is consistent with the following Goals in the General Plan:

i. *LU-5.5 (Existing Neighborhoods) (a): Retaining unique and/or historic residences and architecture.*

The proposed use is located in a structure that is on the Local Register of Historic Places and does not require any interior or exterior modifications and will retain the historic architecture and the neighborhood appearance.

ii. *E-6.3 (Year-Round Tourism Destination): Encourage increased year-round and multi-day tourism by promoting Eureka as a cultural-tourism destination rich in local architecture, history, dining, arts and entertainment and by promoting and developing Eureka as an ecotourism and adventure tourism destination with activities such as bay kayaking, the Eureka waterfront coastal trail, Zoo, and forested city-parks.*

The full-unit Residential Lodging will be available at varying times for approximately half the year when the applicant/owners are out-of-town for work, and could provide a tourism lodging option to house up to eight persons (not including children under the age of 12), such as a large family or group. The existing home will retain its historic architectural features and has access to tourism destinations such as the Zoo, Old Town and the Eureka waterfront.

Dolan and Pereira Full-Unit Residential Lodging Minor Use Permit, 312 Trinity Street

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- iii. *E-7.17 (TOT Reinvestment): Establish a data-driven revenue reinvestment program for Transit Occupancy Tax (TOT) generated revenue. Program would reinvest some TOT revenue back into tourism-related assets, infrastructure, events, and marketing with the intent of continually increasing TOT revenue.*

The full-unit Residential Lodging will contribute to the City's Transient Occupancy Tax which could be reinvested back into tourist-related assets.

- iv. *HCP-2.2 (Coordination with Tribes): Continue to solicit input from local Native American Tribes, and/or a qualified cultural resource professional early in project planning and review processes in areas known or believed to contain buried archaeological or cultural resources.*

A referral was sent to the Bear River Band, Blue Lake and Wiyot Tribes of which Bear River Band and Blue Lake responded with no project concerns and no response was received from Wiyot which is accepted by the City as "no comment."

- v. *N-1.3 (Noise and Land Use Compatibility): Consider the compatibility of new development with the existing noise environment when reviewing discretionary proposals.*

Standards for full unit rentals in EMC § 155.304.130(I)(3) require the applicant to limit events (wedding receptions, graduation parties, etc.) to six per year and ensure event attendance does not create a noise nuisance in violation of EMC § 94.02 (Loud Noise Unlawful) thus limiting potential impacts to the neighborhood as a result of noise.

Furthermore, the City Council has not set an annual limit for full unit rentals per EMC §155.304.130(D) and the proposed use is consistent with the Economic Development Strategic Plan (EDSP) as it will provide a lodging option that is not oriented around the primary automotive corridors of Broadway and Highway 101, and it supports the EDSP Sub-Goal D: *Strengthen the City's Revenue Base* through payment of the Transient Occupancy Tax. Therefore, the request for full-unit Residential Lodging is consistent with the General Plan and Zoning Code.

- 2. *The site is suitable for the size, design, and operating characteristics of the proposed use*
 - a. The full-unit Residential Lodging would occur in an existing 2,767 square foot single-family home comprised of four bedrooms and two baths with a detached two-car garage, located on a 6,966 square foot (0.159 acre) lot. Per the applicant, they live onsite but regularly work out-of-town at varying times for approximately half of the year and propose to utilize three of the four bedrooms and one of two garage parking spaces for the residential lodging when they are gone. The owner's bedroom and one parking space in the garage are not included in the RL. As a result, for up to eight occupants (two per bedroom in the Residential Lodging, plus an additional two persons, not including children under the age of 12) may be housed at one-time in the full-unit rental, and off-street parking is available for

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three vehicles with one space located in the garage and two in the driveway in front of the garage. The property is on the Local Register of Historic Places; however, no modifications to the interior or exterior of the structure are proposed to accommodate the Residential Lodging use. Therefore, the site is suitable for the size, design and operating characteristics of the proposed full-unit Residential Lodging use.

3. *The proposed use will be compatible with existing and planned land uses in the vicinity of the property.*
 - a. Existing land uses in the vicinity are comprised of Low Density Residential (LDR) and Medium Density Residential (MDR) two blocks west. The property is on the local Register of Historic Places and nearby uses include other single-family homes in an established neighborhood recognized for its historic houses built between 1880 and 1928 as shown on EurekaHistory.com. The proposed use will be compatible with the existing land uses because no exterior changes to the existing structure are proposed and the structure will continue to be a dwelling unit for the applicant/owners. Additionally, the General Plan and Zoning Code specifically allow Residential Lodging in all residential designations and residential zoning districts.

4. *The proposed use will not be detrimental to the public health, safety, and welfare.*
 - a. Per the applicant, the full-unit rental will only be available for approximately half of the year at varying times when they are out-of-town for work. A designated emergency contact lives within one mile of the home and will be available via phone 24-hours per day. Operation of the residential lodging unit will be conducted by the applicant who indicated maintenance and cleaning will alternate between the applicant and at least two (2) local cleaning companies. City Standards for full unit rentals in EMC § 155.304.130(I)(3) require the applicant to limit events (wedding receptions, graduation parties, etc.) to six per year and ensure event attendance does not create a noise nuisance in violation of EMC § 94.02 (Loud Noise Unlawful) thus limiting potential impacts as a result of noise that can be detrimental to the public health, safety and welfare of the surrounding residents and neighborhood. Additionally, three off-street parking spaces are available and due to the surrounding area being an established neighborhood with many homes having off-street parking, it is likely that on-street parking on D and Trinity Streets may be available. As a result, potential parking impacts to the surrounding neighborhood as a result of guests parking in front of adjacent single-family homes is low. Furthermore, prior to operating, the Residential Lodging will be inspected to residential standards by the Building Department to ensure the safety and welfare of the guests.

5. *The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.*
 - a. The subject property is located on the southwest corner of D and Trinity Streets, with residential uses located on all four sides. D and Trinity Streets are local

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Project Number: MUP-20-0003 and RL-20-0003

streets; however, E Street, located one block east, is a north-south Minor Arterial that provides access to several Major Arterials: 4th and 5th Streets (Highway 101) to the north, and Henderson and Harris Streets to the south. Henderson Street accommodates westbound travel to Broadway (Highway 101) and Harris Street accommodates eastbound travel to places such as Sequoia Park and Zoo located on W Street and the Hospital Medical District located on Harrison Avenue. Additionally, the Wabash Avenue commercial corridor, located four blocks north, is a Minor Arterial that also accommodates travel to and from Broadway (Highway 101). The area is served by City water and sewer and all major utilities. Eureka Transit bus stops are located at the intersection of Huntoon and E Streets (Gold Route) approximately one block east and one block south, and at the intersections of Huntoon and H and I Streets (Purple Route) approximately four and five blocks east and one block south. Existing Class II bike lanes can be accessed on J Street, approximately six blocks east (1,830 feet/0.35 miles), and on Wabash Avenue approximately four blocks north and two blocks west (2,125 feet/0.4 mile) of the site. Additionally, the 2040 General Plan indicates new Class II bike lanes are proposed on Wabash Avenue east of C Street to H Street, and on C and E Streets between Harris Street (south) and 6th Street (north) which will increase dedicated bike lane travel options in the future.

Support Material:

Attachment 1 Interim Director of Development Services Resolution pages 9-10

INTERIM DIRECTOR OF DEVELOPMENT SERVICES

RESOLUTION NO. 2020-__

A RESOLUTION OF THE INTERIM DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF EUREKA APPROVING THE MINOR USE PERMIT (MUP-20-0003) TO ALLOW A FULL UNIT RESIDENTIAL LODGING AT 312 TRINITY STREET; APN 010-201-001

WHEREAS, the applicant is proposing a full-unit Residential Lodging in an existing four-bedroom, two-bath, single-family home with a detached two-car garage; and

WHEREAS, the applicant's bedroom and one covered parking space are not included in the Residential Lodging; and

WHEREAS, the Residential Lodging will only be available when the applicants are out-of-town for work, which occurs approximately half of the year at varying times; and

WHEREAS, the property at 312 Trinity Street is zoned Residential Low (R1) and has a land use designation of (LDR) Low Density Residential; and

WHEREAS, a full-unit Residential Lodging is a minor permitted use in the R1 zone and requires a Minor Use Permit per Eureka Municipal Code §155.204.020; and

WHEREAS, the property is on the Local Register of Historic Places and no exterior modifications are proposed; and

WHEREAS, the Minor Use Permit is a discretionary action subject to environmental review in accordance with the California Environmental Quality Act (CEQA); however, the project qualifies for a Class 1 exemption (Section 15301) from CEQA which exempts the operation, permitting, leasing [or] licensing of existing private structures involving negligible or no expansion of the existing or former use. The proposed use will result in an existing residential structure being used for Residential Lodging with no expansion of the existing or former use; and

WHEREAS, the Eureka Municipal Code §155.412.110 prescribes the findings required to be made by the Interim Director of Development Services prior to granting a minor use permit; and

WHEREAS, on February 18, 2020, notice of pending action was mailed to property owners within 300 feet of the subject parcel; and

WHEREAS, a request for a public hearing was received during the notice period; and

WHEREAS, the Interim Director of Development Services held a duly noticed public hearing on March 13, 2020 in the Council Chamber of Eureka City Hall; and

WHEREAS, the Interim Director of Development Services of the City of Eureka has reviewed the subject application in accordance with Eureka Municipal Code Chapter 155, and after due consideration of all submitted evidence and reports, does hereby find and determine the following facts:

- a. The subject property, located at 312 Trinity Street, is on the southeast corner of D and Trinity Streets with single-family residential uses located on all four sides.
- b. The subject property is located within an R1 zone and is suitable for full-unit Residential Lodging because the General Plan and Zoning Code specifically allow Residential Lodging in residential land use designations and zoning districts.
- c. The Residential Lodging will only be available when the applicants are out-of-town for work, which occurs approximately half of the year at varying times.

Resolution 2020-__

Dolan and Pereira Full-Unit Residential Lodging Minor Use Permit, 312 Trinity Street

Project Number: MUP-20-0003 and RL-20-0003

- d. The subject property is on the Local Register of Historic Places and no exterior or interior modifications are proposed in order to accommodate the Residential Lodging use.
- e. The full-unit Residential Lodging will utilize three of four bedrooms in an existing 2,767 square foot single-family home, and one of two garage parking spaces, on a 6,966 square foot lot, because the owner's bedroom and one parking space in the garage are not included.
- f. Three off-street parking spaces are available: one inside the garage and two in front of the garage.
- g. A designated emergency contact lives within one mile of the rental and will be available via phone 24-hours per day, operation of the residential lodging unit will be conducted by applicant, and maintenance and cleaning will alternate between the applicant and local cleaning companies, and the applicant will implement standard hours of arrival and departure to be between 8 am and 10 pm to avoid impacts to public health, safety, and welfare.
- h. The area is served by City water and sewer and all major utilities.
- i. Eureka Transit bus stops are located at the intersection of Huntoon and E Streets (Gold Route) approximately one block east and one block south, and at the intersections of Huntoon and H and I Streets (Purple Route) approximately four to five blocks east and one block south.
- j. Existing Class II bike lanes can be accessed on J Street approximately six blocks east (1,830 feet/0.35 miles) from the site, and on Wabash Avenue approximately four blocks north and two blocks west (2,125 feet/0.40 miles) from the site.

WHEREAS, in the opinion of the Interim Director of Development Services, the proposed application should be approved subject to the following conditions:

- 1. The residence must be inspected to residential standards by the Building Department prior to operating. The applicant will obtain any necessary building permits and follow-up inspections required by the initial inspection.
- 2. Once the Residential Lodging is operating, the applicant will pay Transient Occupancy Tax (TOT) by complying with Eureka Municipal Code Section 35.070, which addresses the collection, record keeping, reporting and remittance of applicable TOT.
- 3. The maximum number of occupants in the Residential Lodging (not including children 12 and under), will not exceed eight (8): two persons per bedroom in the Residential Lodging, plus two additional persons.

NOW THEREFORE, BE IT RESOLVED that the Interim Director of Development Services of the City of Eureka does hereby approve the application, subject to the conditions listed above.

PASSED, APPROVED AND ADOPTED by the Interim Director of Development Services of the City of Eureka in the County of Humboldt, State of California, on the 13th day of March, 2020.

Brian Gerving
Interim Director of Development Services



CITY OF EUREKA
DEVELOPMENT SERVICES DEPARTMENT

Brian Gerving, Interim Director
Caitlin Castellano, Senior Planner

531 K Street • Eureka, California 95501-1146
Ph (707) 268-5265

planning@ci.eureka.ca.gov • www.ci.eureka.ca.gov

MEMO

DATE: February 27, 2020
TO: Brian Gerving, Interim Director
FROM: Caitlin Castellano, Senior Planner
SUBJECT: Dolan and Pereira Full-Unit Residential Lodging Minor Use Permit
312 Trinity Street; APN 010-201-001; MUP-20-0003 and RL-20-0003

Project Description: The applicant is seeking a Minor Use Permit (MUP) for a full-unit Residential Lodging (RL) which is listed as a minor permitted use in the R1 (Residential Low) zoning district. A maximum of eight occupants are allowed. Per the applicant, the RL will only be operated when the proprietors are not in residence.

On February 18, 2020, a Notice of Pending Action was mailed to property owners within 300 feet of the subject parcel. Three written requests for a public hearing were received during the notice period (see attached). One of the written requests included a description of issues as noted below.

Concern: Parking

Response: Three off-street parking spaces are available.

As noted on page 4 of the staff report, “Per the applicant, three off-street parking spaces will be available: one inside the garage and two on the driveway in front of the garage; and, because the surrounding area is an older and established neighborhood, many homes have off-street parking thus it is likely that on-street parking on D and Trinity Streets may be available as well (see Figure 4 of the staff report). Although there are two off-street parking spaces in the garage, one space is reserved for the exclusive use of the owner.

Concern: 8 persons capacity

Response: Per EMC §155.304.130 (I)(2), the maximum number of occupants allowed in a full unit rental may not exceed two persons per bedroom, plus an additional two persons, and children aged 12 and under are not counted towards occupancy.

Although there are 4 bedrooms in the residence, one bedroom is reserved for the exclusive use of the owner and is not available for rent. Per Finding 2 a on page 6 of the staff report, “The owner’s bedroom and one parking space in the garage are not included in the RL. As a result, up to eight occupants (two per bedroom in the Residential Lodging, plus an additional two persons, not including children under the age of 12) may be housed at one-time in the full-unit rental...”

Concern: Owners not in residence

Response: Per EMC §155.304.130 (C)(3) “Full-Unit Residential Lodging” is defined as “the rental of an entire dwelling unit, either with or without a proprietor in residence elsewhere on the property for the duration of the rental.”

Per the applicant/owners, they live onsite and propose to rent the full-unit, except for one bedroom and one garage space, when they are out-of-town for work, which is anticipated to occur at least half of the year and at differing times (i.e. live onsite 50% and out-of-town 50% of the time).

Concern: Boarding house? Air B &B?

Response: Per EMC §155.504 030 (Land Use Classification) (C) (19), Residential Lodging is “A dwelling unit or portions thereof located in a residential zoning district that is rented to guests for 30 consecutive calendar days or less. Includes three types of residential lodging (single-room, multiple-room, and full unit) as defined in 155.304.130 (Residential Lodging).

Concern: What are the new owners’ intentions: Notice is not clear.

Response: Based on the application before the City, the owner’s intention is to operate a full-unit residential lodging permit in conformance with EMC §155.304.130 (Residential Lodging),. The applicant has also applied for the Business License and Home Occupation Permit required by the Residential Lodging regulations.

The Notice of Pending Action sent on February 18 was simply provided to inform property owners within 300 feet of the subject property that the Director intended to act on a Residential Lodging Minor Use Permit. Other than identifying the proposed project (project description), the Notice itself is not intended to indicate any intent on the part of the applicant.

Attachments Requests for hearing

Caitlin Castellano

From: Planning
Sent: Friday, February 21, 2020 10:46 AM
To: Caitlin Castellano
Subject: FW: Dolan and Pereira Full-Unit Residential Lodging Minor Use Permit

Raeleen Gannon | Sr. Administrative Assistant
Planning Department | City of Eureka
rgannon@ci.eureka.ca.gov (707) 441-4160
New Hours: Monday – Friday 8:30 AM to 4:00 PM



From: Carswell, Kenneth <KCarswell@snc.com>
Sent: Friday, February 21, 2020 9:46 AM
To: Planning <planning@ci.eureka.ca.gov>
Cc: Callison, Tim <TCallison@snc.com>; Fuller, Shirley <SFuller@snc.com>
Subject: Dolan and Pereira Full-Unit Residential Lodging Minor Use Permit

Planning Department Interim Director,

I would like to request a public hearing regarding the Project titled Dolan and Pereira Full-Unit Residential Lodging Minor Use Permit.

Thank you,

Kenny Carswell
Leasing/Operations



Security National Properties
323 5th Street Eureka, CA. 95501
Office: 707-476-2704
Cell: 707-832-2159
Fax: 916-231-2413
kcarswell@snc.com

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Caitlin Castellano

From: Planning
Sent: Tuesday, February 25, 2020 4:26 PM
To: Caitlin Castellano
Subject: FW: Dolan and Pereira Full-Unit Residential Lodging

Raeleen Gannon | Sr. Administrative Assistant
Planning Department | City of Eureka
rgannon@ci.eureka.ca.gov (707) 441-4160
New Hours: Monday – Friday 8:30 AM to 4:00 PM



From: Virginia F <VirginiaLoan@rredc.com>
Sent: Tuesday, February 25, 2020 2:58 PM
To: Planning <planning@ci.eureka.ca.gov>
Subject: Dolan and Pereira Full-Unit Residential Lodging

I am requesting a public hearing regarding the owners of 312 Trinity Street, Eureka, CA who are interested in getting a minor use permit for the property they recently purchased. I am concerned as to how this is going to work in a R1 zoning. The new owners are not residing in Eureka. I am an owner and living at my primary residence home which is 2 houses away from this subject property.

I know that my neighbors are concerned as well and hopefully you have received request for a public hearing.

Issues to be address:

- Parking
- 8 persons capacity?
- Owners not in residence
- R1 status
- Boarding house? Air B &B?
- What are the new owners intentions: Notice is not clear.

Thank you
Virginia Salvi
2239 D Street
Eureka, CA 95501
707-616-8014

RECEIVED

FEB 28 2020

DEPARTMENT OF
COMMUNITY DEVELOPMENT

2310 D Street
Eureka, CA 95501
February 26, 2020

Interim Director, Development Services Department
Eureka City Hall, Third Floor
531 K Street
Eureka, CA 95501

Re: Project Title: Dolan and Pereira Full-Unit Residential Lodging Minor Use Permit
Case No. MUP-20-0003/RL-20-0003
Project Location: 312 Trinity Street, APN 010-201-001

To Whom It May Concern:

We are requesting a hearing on the proposed variance in the Dolan and Pereira Full-Unit Residential Minor Use Permit, Case No. MUP-20-0003/RL-20-0003, Project Location: 312 Trinity Street, APN 010-201-001.

As neighbors within the 300 feet required notice for this project, we have a few concerns which we feel would be best aired in open discussion.

To learn more about the project a couple of us talked with Caitlin Castellano, Senior Planner, by phone. Two of us visited your office to be sure that we understand that R1 zoning allows the Minor Use Permit (MUP) for a full-unit Residential Lodging (RL) and that enforcement mechanisms exist for violation of the conditions of the permit. We understand that this is not a change in zoning and that a Vacation Rental By Owner (VRBO) requires that the owners pay transient occupant taxes (TOT) and that the period of time for allowable rental is for thirty days or less.

Lisa Savage, with whom two of us spoke, explained that homeowners living within 200 to 300 feet of the VRBO can or will be given access to a 24-hour dedicated line which goes to the Eureka Police Department. We also understand that the residence will be used as a VRBO when the owners are out of town.

While we do know that the owners will be out of town, we have no idea how frequently or how long a time. It is not our business to know details about elements such as the character of the market for a VRBO in this vicinity or how the owners will manage transition from one customer to another in their absence. However, we are concerned about owners maintaining the property in condition at least equal to that of the property at the point of their purchase and about the impact of regular transient visitors on the neighborhood.

While we want to believe that the new owners will be careful in their choices for customers and property maintenance, and that we will eventually be acquainted with them as owners and neighbors, we want them to join us in maintaining the character of our neighborhood. For many years for the most part, this neighborhood has been one of friendly relationships and cooperation. Many of us visit with our neighbors. We watch out for each other

and we try to help or work with each other as needed. We prize the basic cleanliness and visual order of reasonably or meticulously maintained homes and landscapes that have characterized our few blocks.

We are not in control of choices which owners can make within Residential One Zoning but we do hope that existing and future owners can be sympathetic to the values which a neighborhood such as this one holds for those of us who reside here and who would like to welcome new neighbors to continue a shared concern for the good of the people and their property.

We would greatly appreciate your notifying us of the date, time and location of the hearing for this proposed project.

Very truly yours,

Julia (Judy) Herman Julia (Judy) Herman

Karen Fair Karen Fair

Bill Fair Bill Fair

Virginia Salvi Virginia Salvi

~~Sue Galliani~~ Susan Galliani

Susan

~~Stacy Jewell~~ Stacy Jewell

Carol Guy Carol Guy

Jim Guy Jim Guy

Gay Morrison Gay Morrison

Jim Morison Jim Morrison