

Ken Bates - 707-498-1904

Request for Zoning Change *CUP / CDA use change*

Location: 3415 Christie Street, Eureka

APN - 007-081-008

Current Zoning: Coastal Dependent Industrial

Conditional Use Request: General Industrial

Lot size: 43' X 197'

Lot Square Footage: 8,471 square feet

Lot size/acre - @19.7% of 1 acre

Building coverage: 40 X 140 = 6400 Square feet

Narrative

Site Description

The site is occupied by a concrete 'tilt-up' industrial building, steel roof with insulation, steel sided endwalls with roll-up doors and personnel doors. The building sidewalls are just inside of the property lines and both ends have on-site parking for eight cars. There is no landscaping, or unpaved areas. The building shares a north property line with the Chevron Bulk Storage and Fuel Terminal. The south property line is shared with a series of garage storage sheds and a 2-story duplex (probably non-conforming). There are no plants, animals, cultural or scenic aspects on the site.

Building Use

I have operated a commercial fishing boat and fishing "gear building" business in Eureka since 1974. The Christie Street location is my third shop space in Eureka. It was built in 1989 to house my boat building business and two minor supporting businesses responsible for construction of cabinets, drawers, and vessel doors and painting and vessel graphics during my boat building career. The boat building operation required the use of saws, grinders, planers, routers, air compressors and other hand operated tools, all within the confines of the building. My operation had two employees and myself. During the 35 year + operation, we have never received any complaints about noise, vibration or other nuisance factors.

My operation at 3415 Christie was legally permitted in CDI Zoning as my business was marine oriented. Unfortunately, there has never been, nor will there ever be any water access at the site. The parcel is on the inland side of Christie Street and the adjacent bay (across the street) is acres of "eelgrass covered", intertidal mudflats, bare at low tide. The CDI zoning applied to 3415 Christie Street was a result of early Coastal Program planning which blanketed many coastal zone parcels.

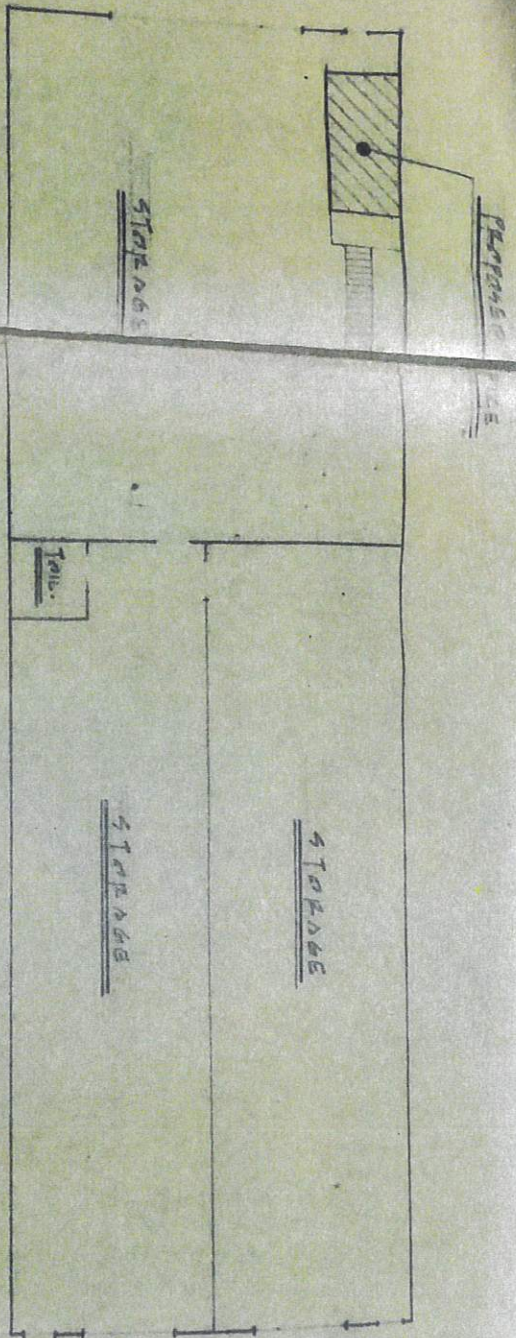
I am presently 74 years old, still building commercial fishing gear but have reduced my boat building business. I have a young local carpenter (a long time family friend) who I would like to pass this building on to. Unfortunately, he is not a boat builder but a general carpenter. I am requesting a "Conditional Use" permit for General Industrial Zoning so that he can legally work in this building.

It is important to note that there will be no changes in activities (carpentry and finishing) within the building if and when I am able to pass the building on to a younger individual.

In 2012, I approached the city planning department to request a reassignment of property zoning description from CDI to General Industrial zoning, through the city-wide General Plan Update process which included revisions to the local Coastal Program. At the time, city planners were receptive to my request and further stated that there would be no charge (permit fee) as the zoning amendment to General Industrial was to be included in the LCP update. Subsequently, there was a major turnover of city planning staff, during this time period (2012-2022), I had been representing Humboldt Fishermen's Marketing Association in its General Plan Update requests for modifications of CDI zoning involving the fishing fleet on the Eureka Waterfront and Woodley Island.

The new department head of planning was less than receptive to local fishing industry zoning requests. My conversations with this individual resulted in his statement that my personal property at 3415 Christie St. would be "reclassified as Waterfront Commercial". That zoning classification would cause my activities in WC zoning to be illegal. I responded to his statement via email (attached).

I find it of more than theoretical interest that the Christie Street property was listed in City of Eureka public documents as being targeted for rezoning. I had requested rezoning to General Industrial, and now I find myself responsible for \$2800 in permit fees for a process that was free in 2013 as part of our communities's planning modernization. It is also my understanding that the 2013 LCP update remains unfinished, in draft form as of March, 2024, eleven years later.



B L O G

P L A N

REVIEWED
EUREKA BUILDING DEPARTMENT
 531 'K' STREET 445 2091

This plan check shall not be construed to be a permit for, or an approval of, any violation of the provisions of the Eureka Building Code.
 APPROVAL PENDING FINAL FIELD INSPECTIONS

Reviewed by: [Signature]
 PERMIT # [Number]

Eureka Building Dept.

RECEIVED
 JAN 13 1988

Rob Holmlund
Development Services Department
City of Eureka
531 K Street
Eureka, California 95501
September 6, 2015

Re: APN 007-081-008
ID# 1388
3415 Christie Street

Dear Mr. Holmlund,

We are writing to request that the city **not** rezone our business property to **Waterfront Commercial**. When we bought the property and built the structure at 3415 Christie Street, 24 years ago, we purposefully sought out property zoned for industrial use. The building was designed for manufacturing with special provisions including an extra-heavy slab to accommodate heavy point loading from boats constructed on-site and crane and equipment loads. One end of the building has raised walls and roof to allow for crane boom access to the western third of the building which also has 24 foot ceilings and a nearly full width roll-up door. The walls subdividing the building are non-structural to allow for expansion or contraction of the manufacturing taking place there.

The businesses presently occupying the building engage in welding and cutting of steel and aluminum, milling, scarfing, planing, sawing and lamination of wood and wood products, fiber glassing, grinding and sanding and application of topcoat finishes to items manufactured on site.

Our first notification of a proposed zoning change by the City of Eureka occurred during a presentation by City Staff and ESA consultants in June at the joint City Council and Planning Commission meeting. **It is our belief that the zoning proposed for our property at that meeting was from Coastal Dependent Industrial (C.D.I.) to General Industrial (G.I.). We publicly supported that change during the meeting.**

Waterfront Commercial Zoning as described in the City's Coastal Land Use Policy and the revised Waterfront Commercial District Policy (section 156.72) (item 8) expressly prohibits the very activities our businesses are involved with. We can find nothing in the permitted uses or conditional uses which describes what we do! This change will cause these three businesses to become non-conforming uses, and will definitely be a barrier to selling or further development of this existing industrial building. This proposed zoning change will make renting of this space considerably more difficult in light of the restrictions imposed via WC Zoning.

While changing our property to General Industrial will probably not be possible due to the fact that it could be considered "spot zoning", (something frowned upon by the Coastal Commission), we can easily accept continuation of our current CDI designation. We might also note; our property shares a common boundary with Chevron, and this lot extends from Christie Street to Howell Street along side the Chevron Terminal the entire block width.

Thank you for this consideration,


Ken Bates and Linda Hildebrand
Owners