

WATERFRONT SPECIFIC PLAN

MAY 2023

DRAFT



CITY OF
EUREKA
CALIFORNIA

Real. Authentic.
Different.

WEP Chapter 1 Introduction

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As the official seat of the world-famous Humboldt County, California, the City of Eureka (City) is the heart of the U.S. Redwood Coast. Eureka is the market and cultural center of a beautiful region filled with iconic redwoods—the world’s tallest trees—and stunningly beautiful, rugged, and remote ocean landscapes. Bordered on the west and north by Humboldt Bay, Eureka extends east and south toward redwood forest. Highway 101 extends from Los Angeles in Southern California to beyond the Oregon border in the north, and runs through Eureka, connecting it to smaller cities in Humboldt County and to the entire West Coast of the United States. Eureka is known for its unique Victorian architecture; a creative artistic culture; and one-of-a-kind shops, restaurants, and artisanal businesses nestled behind the “Redwood Curtain.” Cal Poly Humboldt is located just north of Eureka, and Highway 299 East connects Eureka to Interstate 5, which stretches between the Canadian and Mexican borders through California, Oregon, and Washington.

The Waterfront Eureka Plan Area (Plan Area) for the Waterfront Eureka Plan (WEP) encompasses approximately 130 acres in the northern portion of Eureka, between Humboldt Bay and Downtown Eureka. The Plan Area consists of three districts identified in the City of Eureka 2040 General Plan: Commercial Bayfront, with primarily coastal-dependent, recreation, visitor-serving uses, open space, and the Waterfront Trail, as well as the Blue Ox Mill Works, residences and office buildings; Old Town, the commercial heart of the Plan Area and a premiere historic and cultural district; and Library, a mixed residential/office area, home to the namesake Humboldt County Library and the Carson Mansion (see **WEP Figure 1-1, Plan Area**). The Plan Area is described in detail in **WEP Chapter 2 Background Report**.

WEP Figure 1-1. Plan Area



Guiding Principles, Organization, and Authority of the Waterfront Eureka Plan

The City embarked on the WEP to provide a roadmap for development and redevelopment of the vacant and underutilized sites and buildings along and near Eureka's central waterfront, to facilitate new mixed-use development and result in the creation of at least 115 housing units in the Plan Area by 2027, in part by streamlining environmental review of subsequent projects. The WEP will serve as the land use, circulation, and infrastructure regulatory document governing development of the Plan Area. The WEP is a regulatory blueprint and will be used by City leaders, residents, businesses, and developers to implement the 2040 General Plan and the certified Local Coastal Program (LCP). The WEP outlines community-led visions for the future of the Plan Area, and contains focused policies, programs, and regulations, which will govern and shape development in the Plan Area to achieve these visions.

Guiding Principles

A number of Guiding Principles emerged from community and decision-maker input throughout the planning process for the WEP. Together, these Guiding Principles discussed below support the overall vision for the Plan Area and are reflected in the goals, policies, and implementation measures of the WEP, which are described and discussed in **WEP Chapter 4 Future Opportunities**; **WEP Chapter 5 Land Use, Housing, and Mobility**; and **WEP Chapter 7 Administration and Implementation**.

A. Increase Housing Options

Support a diversity of housing opportunities in the Plan Area to meet the needs of the community. Provide housing choices for both longtime residents and newcomers to Eureka, recognizing a range of household sizes and needs. Encourage increased housing density throughout the Plan Area, while maintaining the area's character. Increasing the number of people living in the Plan Area will bring more activity, vibrance, and business to the local community.

B. Promote the Plan Area as a Vibrant and Safe Destination for Residents, Tourists, Businesses, and the Arts

Establish a balance of uses, urban design, and public spaces and events to encourage people to work, shop, dine, and play in the Plan Area throughout the day and evening. Ensure long-term economic sustainability by accommodating a broader array of uses and activities. Increase the residential and employment populations to support growth for commercial uses and businesses in the Plan Area.

C. Expand Access and Strengthen the Connection to Humboldt Bay

Increase opportunities for Waterfront Trail enhancements, connections, and extensions to inland areas. Create parking strategies to accommodate visitors without limiting potential development. Support port- and harbor-related industries in industrial locations by encouraging visitor-serving and recreational water-oriented and water-related development along the waterfront in the Plan Area.

D. Prepare for and Adapt to Sea-Level Rise

Continue to develop and implement short-, medium-, and long-term strategies to minimize impacts from sea-level rise (SLR) on existing and future structures, sites, and infrastructure, including roadways and utilities. Create flexible standards to respond to changing conditions. Use nature-based adaptation solutions, also known as **green infrastructure**, where appropriate and feasible, to protect and enhance coastal resources. Develop adaptation strategies to maximize social, environmental, and economic benefits, and to minimize costs for current and future generations.

GREEN INFRASTRUCTURE

Refers to the use of vegetative planting, sediment nourishment, or other methods that mimic natural systems to capitalize on the ability of these systems to provide flood and erosion protection, stormwater management, and other ecosystem services while also contributing to the enhancement or creation of natural habitat areas.

Encourage temporary and recreational uses in areas already experiencing the effects of SLR.

E. Foster a Diverse and Robust Business Community

Support a local economy friendly to new business investment and the creation and retention of quality jobs. Develop parking and wayfinding strategies that help visitors locate and patronize businesses in the area. Create clear and feasible development regulations to encourage redevelopment. Provide public services and maintenance.

Organization of the Waterfront Eureka Plan

This document is structured to provide a thorough and detailed account of all facets of the WEP, ranging from its vision and conceptual framework to the implementation strategies needed to bring it to fruition. The WEP is organized into the following seven chapters:

WEP Chapter 1 Introduction: This chapter summarizes the purpose and authority of the WEP and the relationship to other regulatory documents and City codes and plans.

WEP Chapter 2 Background Report: This chapter summarizes the existing conditions and development potential of the Plan Area.

WEP Chapter 3 Community Engagement: This chapter catalogs the results of extensive public outreach and how public input was used in the development of the WEP.

WEP Chapter 4 Future Opportunities: This chapter explores three potential futures and how these different visions could shape the Plan Area.

WEP Chapter 5 Land Use, Housing, and Mobility: This chapter contains the goals and policies and outlines the allowed land uses and infrastructure, which will facilitate the movement of goods and people in the Plan Area.

WEP Chapter 6 Regulations, Standards, and Guidelines: This chapter describes the WEP zoning districts, identifies the types of uses allowed in each district, and provides development and design standards and guidelines for the Plan Area.

WEP Chapter 7 Administration and Implementation: This chapter outlines the administration of the WEP and summarizes implementation strategies including California Environmental Quality Act (CEQA) streamlining efforts, supportive funding sources, and financial tools to implement the WEP.

WEP Chapter 8 Use Classification Glossary: This chapter defines any relevant terms that are not defined in **WEP Chapter 6 Regulations, Standards, and Guidelines**.

WEP Appendices:

Appendix A, Affordable Housing and Anti-Displacement Strategies, explores housing strategies to avoid displacing current residents as the Plan Area is redeveloped.

Appendix B, Online Engagement Results, includes more details regarding the results of the online survey that is discussed in **WEP Chapter 3 Community Engagement**.

Appendix C, General Plan Consistency Analysis, outlines how the WEP is consistent with the General Plan and the goals and policies in Chapter 3.4 of the 2040 General Plan.

Authority

California Government Code Section 65450 states planning agencies may “prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan.” A specific plan must include text and a diagram or diagrams that specify, in detail, the following:

The distribution, location, extent, and intensity of the uses of land, including open space, within the area covered by the plan (**WEP Chapter 5 Land Use, Housing, and Mobility**).

The proposed distribution, location, and extent of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities located within the area covered by the plan and needed to support the land uses described in the plan (**WEP Chapter 5 Land Use, Housing, and Mobility**).

Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources (**WEP Chapter 5 Land Use, Housing, and Mobility** and **WEP Chapter 6 Regulations, Standards, and Guidelines**).

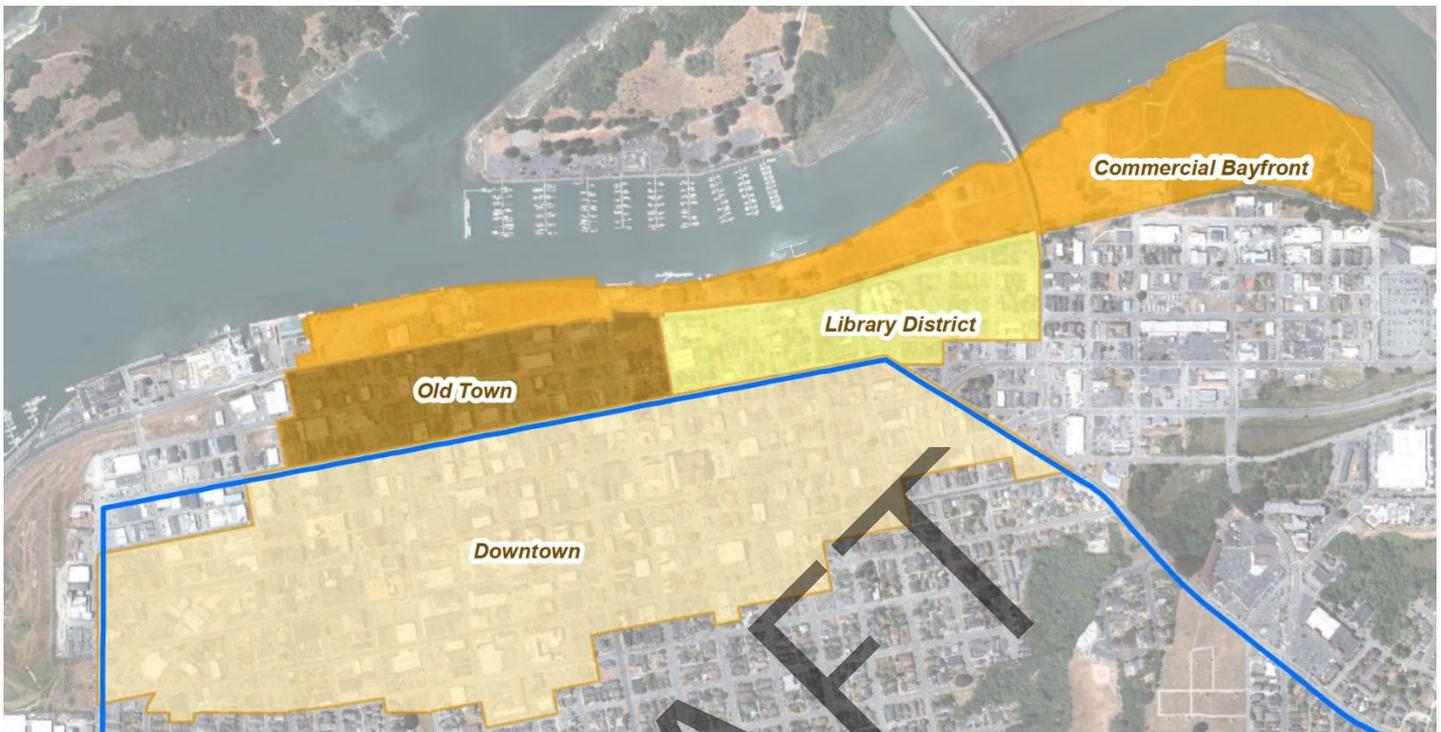
A program of implementation measures, including regulations, programs, public works projects, and financing measures necessary to carry out the plan. In addition, the specific plan must define the relationship between the specific plan and the general plan (**WEP Chapter 7 Administration and Implementation**).

Relationship to the General Plan, Municipal Code, and Other Laws

General Plan

California law states specific plans can only be adopted or amended if they are consistent with the adopted local general plan and, by extension, the Coastal Land Use Plan. The intent of the WEP is to be consistent with the goals of both the City of Eureka 2040 General Plan and the Land Use Plan portion of the City's certified LCP. While the 2040 General Plan addresses issues relevant to the entire City, the WEP focuses specifically on the revisioning and buildout of the City's Coastal Core Area (see **WEP Figure 1-2**), providing detail on policies and implementation strategies to achieve the community's visions for three **Core Area** districts: Commercial Bayfront, Old Town, and Library. The 2040 General Plan Land Use Policy 2.11 serves as the impetus to develop a specific plan to implement the 2040 General Plan's vision for Eureka's Plan Area.

WEP Figure 1-2. Core Area



The 2040 General Plan recognizes Eureka is experiencing a shortage of housing at all income levels. The City is especially hard hit by this trend because it is almost completely built-out and has little to no room for expansion beyond current City limits, or expanding any zones, especially the City's residential zones. For this reason, the 2040 General Plan establishes Downtown and the central waterfront as primary areas for future growth, including for residential and employment uses to be built as higher-density, mixed-use, infill development. The 2040 General Plan's policies envision the Core Area continuing to grow as a thriving, compact, and pedestrian-oriented place serving as the heart of Eureka's civic, cultural, business, and visitor area, and appealing to new investment.

Core Area

The Core Area, as defined in the 2040 General Plan, is the traditional business center and cultural hub of the City. It includes the three districts in the Plan Area - which constitute the Coastal Core Area - as well as Downtown.

Local Coastal Program

The standard of review for land use planning and development in the Coastal Zone is the City's LCP, which implements the California Coastal Act at the local level. An LCP consists of the following two parts:

The Land Use Plan (LUP), which is the relevant portion of a local government's general plan pertaining to the Coastal Zone and conformance with the California Coastal Act; the LUP is composed of land use maps and policies and programs, which are sufficiently detailed to indicate the kind, location, and intensity of land uses, resource protection, and development in the Coastal Zone.

The Implementation Plan (IP) is the Coastal Zoning Code that includes zoning maps, development standards, and other implementing ordinances that conform with and carry out the goals and policies of the LUP.

The City's LCP was originally certified by the California Coastal Commission in 1984. A comprehensive update to the City's LUP was effectively certified by the California Coastal Commission in 1999. The City's IP has not been comprehensively updated since 1984 and still includes much of the City's zoning code from the 1960s. The City recently adopted a 2040 General Plan and updated its Inland Zoning Code in 2018 and 2019, respectively, and is working to comprehensively update its LUP and IP to incorporate the relevant portions of these documents.

The Plan Area is entirely within the Coastal Zone under the purview of the LUP and IP. As a result, the 2040 General Plan and Inland Zoning Code do not apply to the Plan Area; instead, the Plan Area continues to be governed by the LCP documents originally developed and certified in the 1980s and 1990s. The City intends to use the information collected, and the environmental analysis performed, during the WEP process to inform and facilitate the ongoing comprehensive LCP update to ensure the WEP and LCP are consistent. The WEP may be certified by the California Coastal Commission prior to, concurrently with, or subsequent to adoption of the comprehensive LCP update.

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BACKGROUND REPORT

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INTRODUCTION

This section summarizes the existing conditions of the Waterfront Eureka Plan Area (Plan Area) related to land uses, jobs, mobility, historic resources, parks, and natural hazards. The findings of this assessment will inform the policies and actions included in the Waterfront Eureka Plan to encourage high-quality new development, foster economic development, and prepare for climate change.

COMMUNITY DISTRICTS AND LAND USE

The City's 2040 General Plan identified and named three community places that the Waterfront Eureka Plan centers around: Commercial Bayfront, Library District, and Old Town (See **Figure 1**).

These three community places or districts have distinct personalities and roles in making the Plan Area a place where people can live, work, and play. The development potential as currently allowed in the 1997 Local Coastal Program and zoning code is described below for each district.

Carson Mansion



Figure 1. Eureka 2040 General Plan Area Districts



LOCAL COASTAL PROGRAM

The entire Plan Area is governed by the Local Coastal Program. At the time the Waterfront Eureka Plan was being developed, the City of Eureka (City) was concurrently updating the Local Coastal Program to reflect the direction of the City's 2040 General Plan. Until the California Coastal Commission approves a Local Coastal Program Update, the standards of the existing (1997) Local Coastal Program will prevail. This section includes future uses consistent with the 2040 General Plan, which are consistent with the most recent public visioning and the anticipated Local Coastal Program Update.

KEY TERMS *The following key terms are used throughout this section.*

District

Districts are recognized community places with their own identity. District areas were derived during the General Plan Update planning process.

Land Use Designation

The desired future uses and development pattern in a given area accomplished with density and intensity restrictions.

Existing Land Use

How the site is being used now. This could include vacant sites that have no current land uses. It could also include uses that were permitted in the past and are no longer allowed, but they continue to exist because their use is grandfathered in.

Zoning

Specifically defines and regulates what kinds of uses are allowed on specific parcels and outlines design and development requirements and guidelines.



Commercial Bayfront

EXISTING USES

The Commercial Bayfront consists of the Eureka waterfront north of 1st Street, and west-east from C Street to Y Street. This District includes commercial and public sites such as Madaket Plaza, Coast Guard Plaza, the Adorni Center, Bonnie Gool Guest Dock, Samoa Boat Launch, and Halvorsen Park. The Eureka Boardwalk and a portion of the Eureka Waterfront Trail are also located generally along the northern boundary of the Commercial Bayfront District. Much of the Commercial Bayfront is vacant land that once supported a bustling maritime- and timber-industrial setting. Because of the existing vacant land and proximity to Humboldt Bay, this District has major redevelopment potential.

CONSTRAINED VS. UNCONSTRAINED SITES

Constrained sites have requirements or covenants that restrict the types of uses possible. These sites may be constrained because they are environmentally sensitive (such as wetlands) or are hazardous (such as waste cleanup sites). Unconstrained sites do not have these added restrictions.

The Commercial Bayfront includes a variety of commercial, recreational, and limited residential uses. The Commercial Bayfront District contains approximately 50 parcels totaling 66 acres. Approximately 6% of the Commercial Bayfront's acreage is covered by unconstrained vacant sites, 23% is covered by constrained vacant sites (as shown in **Figure 2**), 6% is covered by surface parking lots (as shown in **Figure 3**), and 15% of the land is underutilized.

FUTURE USES

According to the 2040 GP, the Bayfront Commercial land use designation accommodates “visitor-related retail, restaurants, multi-story

Figure 2. Vacant Sites in Plan Area



1997 LOCAL COASTAL PROGRAM ON THE COMMERCIAL BAYFRONT

In the 1997 Local Coastal Program, the entire Bayfront Commercial District is zoned Waterfront Commercial. The existing maximum FAR is 2.5, allowing 25% of the maximum development contemplated by the Waterfront Eureka Plan. Coastal related uses, recreation, and tourist-oriented developments are allowed by right. Other commercial uses, such as offices and retail are allowed with discretionary approval. Housing as outlined in the Multi-family Residential Zones are allowed in waterfront commercial zones above the ground floor with discretionary approval.

lodging, entertainment, recreation, boating, and tourist services, as well as residential, office, and a mix of coastal and non-coastal dependent uses.” This land use designation is meant to result in multi-story buildings with pedestrian-scaled storefronts along the sidewalks, boardwalk, and waterfront trails. Residential and office uses will be allowed on upper floors or non-street facing portions of buildings to allow for a mix of uses and density, while still focusing on engaging activities along the street. A small portion of the District is designated Public/Quasi-Public, as it is occupied by the Adorni Center. This land use is for government facilities, parks, and other institutional uses.

Much of the City’s expected growth in the next 20 years is centered around development of

the vacant and underutilized land in the Bayfront Commercial District. **Table I** includes maximum **floor area ratio (FAR)**, within the Commercial Bayfront District, and how development is projected to be built out, in accordance with the City of Eureka’s 2040 General Plan. When accounting for the development of vacant and underutilized sites, 1219 jobs are expected to be added to this District alone; 773 dwelling units also have potential to be added.

FLOOR AREA RATIO (FAR)

A measurement to show how much floor area is allowed on a parcel or lot. It’s calculated by dividing the total floor area of a building by the total land area of the parcel.

Woodley Island Marina



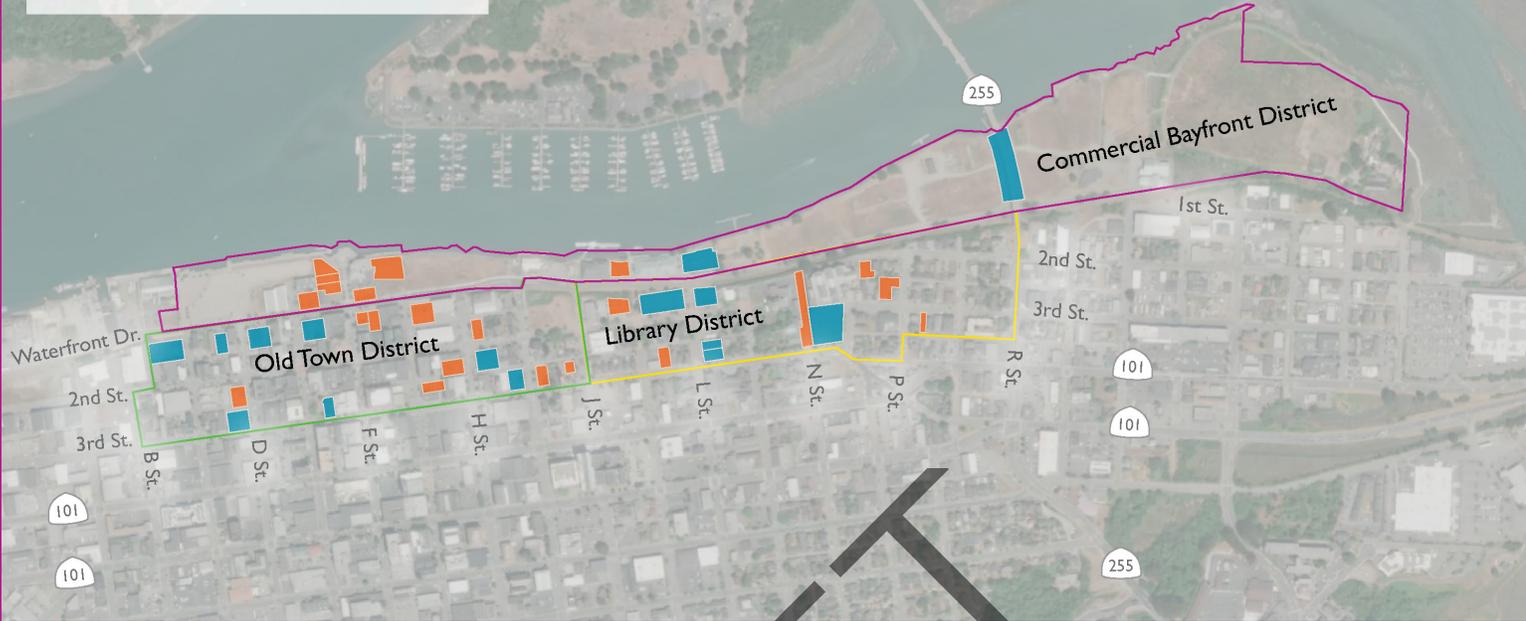
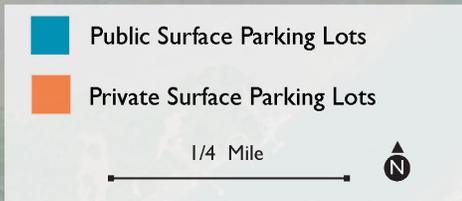


Figure 3. Parking Lots

Library District

Table 1. Bayfront Commercial District Development Potential

Development Potential	Bayfront Commercial (BC)
Maximum Allowed Floor Area Ratio (FAR) ¹	4
Assumed Average FAR	0.40
Underutilized and Vacant Acres	29.27
Potential Net Jobs Added ²	1219
Potential Net Housing Units Added ³	773

Source: City of Eureka. 2018. City of Eureka 2040 General Plan.

Table 1 Notes: The 2040 General Plan designates parcels as Public/Quasi-Public in the Bayfront Commercial District that are not reflected on this table due to a limited or lack of development potential related to jobs and housing

¹ The allowable FAR in the Local Coastal Program is 2.5

² Net Jobs Added are directly related to the underutilized and vacant acres. This does not include jobs that may be added from parcels that are environmentally constrained and cannot have housing.

³ 58 of the Net Housing Units Added are directly related to the underutilized and vacant acres. 70 additional net housing units are included here related to the development of housing at 1st and C-F Street.

Adjacent to historic Old Town to the west and the Bayfront to the north, the Library District has easy access to culture, retail, recreation, and community events while maintaining its primarily residential and quiet nature. The District’s namesake is the Humboldt County Library which is situated at the center of the community. In addition to the library, the area boasts the famous Carson Mansion among other historic structures that foster beauty and community identity. The District also hosts modest retail, accommodation, and professional office uses. Some of these nonresidential uses occupy historic houses which maintains the aesthetics of the neighborhood.

EXISTING USES

In addition to the library and residential uses, the District also supports accommodations such as the Carter House Inns and vacation rentals. The Library District contains approximately 80 parcels, totaling 18 acres. Approximately 5% of the Library District’s acreage is underutilized, and 30% is used as surface parking lots (**Figures 3**).

FUTURE USES

Most parcels in the Library District are designated Professional Office (PO) in the 2040 General Plan. The vision in the 2040 General Plan for this land use is to promote “a mix of single-family and multi-family housing, small scale offices, some converted residential buildings, and lodging where the intent is to generally retain the character, scale and form of the residential neighborhood.” A few parcels in the Library District are designated Public/ Quasi-Public (PQP) which is intended to support public and private institutional uses, government facilities and services, schools, courts, cemeteries, fairgrounds, airports, marinas and wharves, and major utility facilities, as well as parks, golf courses, and other public recreational facilities. These parcels are located along the railroad, library, and N Street.

The City has created unique zoning standards to guide the size and shape of proposed development to ensure the vision above. **Table 2** depicts development potential in the Library District, in accordance with the 2040 General Plan.

Table 2: Library District Development Potential

Development Potential	Professional Office (PO) ¹
Maximum Allowed Floor Area Ratio (FAR)	2.5
Assumed Average FAR	0.60
Underutilized and Vacant Acres	1.02
Potential Net Jobs Added ²	75
Potential Net Housing Units Added ³	14

Source: City of Eureka. 2018. City of Eureka 2040 General Plan.

Table 2 Notes: There are parcels designated in the 2040 General Plan as Public/Quasi-Public in the Library District that are not reflected on this table due to a limited or lack of development potential related to jobs and housing.

¹ The maximum FAR for the PQP designation in the 2040 General Plan is 4.0. Due to the public nature of PQP, these areas are less likely to be redeveloped and do not have assumed averages and employment additions in the 2040 General Plan

² Potential Net Jobs Added are directly related to the underutilized and vacant acres

³ Potential Net Housing Units Added are directly related to the underutilized and vacant acres



Single Family Housing



Multi-Family Housing

1997 LOCAL COASTAL PROGRAM ON THE LIBRARY DISTRICT

In the 1997 Local Coastal Program, the entire Library District is zoned Office and Multifamily Residential. The existing zoning’s FAR is 2.5, allowing for similar development contemplated in the Waterfront Eureka Plan. This zone allows offices and parking facilities by right. Housing is also allowed by right as permitted in the Multifamily Residential zone with additional regulations specified in the zoning code depending on whether housing is above a non-residential use or not. Nursing homes, schools, and certain other similar uses are allowed with discretionary approval.

Old Town District

The Old Town District was once the central downtown core of the historic City of Eureka and is on the National Register of Historic Places as a **Designated Historic District**. Host to buildings and structures dating back to the 1850s, this District is a window into Eureka’s rich history and is now a celebrated place occupied by modern and vibrant cultural facilities, theaters, lodging, retail, and office spaces.

Old Town is appreciated by visiting tourists and strongly represented in the local identity.

EXISTING USES

The Old Town District organically developed as the retail and entertainment hub of Eureka and continues to provide similar amenities today. It largely serves tourism and small local businesses. In addition to the small retail and cultural uses, Old Town also supports some residential and office spaces. The Old Town District contains approximately 100 parcels, totaling 19 acres. Approximately 5% of the District’s acreage is underutilized, 5% is covered by unconstrained vacant sites (**Figure 2**), and 21% is used as surface parking lots (**Figure 3**).

FUTURE USES

The majority of parcels in Old Town are designated Old Town Commercial (OC) in the 2040 General Plan. The vision in the 2040 General Plan for this land use is to promote “commercial retail and tourism-related uses, recreation, leisure activities, hotels, and upper floor office/residential uses.” A few parcels in Old Town are designated Public Facilities (PF) which are intended to support public and private institutional uses, government facilities and services, schools, courts, cemeteries, fairgrounds, airports, marinas and wharves, and major utility facilities, as well as parks, golf courses, and other public recreational facilities.

DESIGNATED HISTORIC DISTRICT

A designated Historic District is listed in the National Register of Historic Places. Historic Districts make available specific federal and state tax incentives for preservation purposes and qualify property owners for federal and state grants for preservation purposes when funds are available.

The Old Town Commercial land use was created to encourage “historic and multi-story buildings with pedestrian-scaled storefronts lining the sidewalks,” with residential and office spaces primarily existing in the upper floors and building areas that do not face a street front. **Table 3** depicts development potential in Old Town, in accordance with the 2040 General Plan.

Table 3: Old Town Development Potential

Development Potential	Old Town Commercial (OC)
Maximum Allowed Floor Area Ratio (FAR)	5.0
Assumed Average FAR	0.35
Underutilized and Vacant Acres	1.99
Potential Net Jobs Added ¹	355
Potential Net Housing Units Added ²	226

Source: City of Eureka. 2018. City of Eureka 2040 General Plan.

Table 3 Notes: There are parcels designated in the 2040 General Plan as Public/Quasi-Public in the Old Town District that are not reflected on this table due to a limited or lack of development potential related to jobs and housing.

¹ Potential Net Jobs Added are directly related to the underutilized and vacant acres

² Potential Net Housing Units Added are directly related to the underutilized and vacant acres

1997 LOCAL COASTAL PROGRAM

In the 1997 Local Coastal Program, the western 88.5% of the Old Town District is zoned Waterfront Commercial, and the remaining 11.5% of the district is zoned Office and Multifamily Residential.

In the area zoned Waterfront Commercial, the existing maximum FAR is 2.5, allowing 50% of the maximum development allowed in the Waterfront Eureka Plan. Coastal related uses, recreation, and tourist-oriented developments are allowed by right. Other commercial uses, such as offices and retail are allowed with discretionary approval. Housing, as outlined in the Multifamily Residential zones, is allowed in Waterfront Commercial zones above the ground floor with discretionary approval.

In the portion of the Old Town District zoned Office and Multifamily Residential, the existing FAR is 2.5, allowing 50% of the maximum development allowed in the Waterfront Eureka Plan. This zone allows offices and parking facilities by right. Housing is also allowed by right as permitted in the Multifamily Residential zone with additional regulations specified in the zoning code depending on whether housing is above the first floor or not. Nursing homes, schools, and certain other similar uses are allowed with discretionary approval.



JOBS

The Plan Area borders Downtown (as identified in the 2040 General Plan) and supports restaurants and shopping serving visitors and residents alike. The Plan Area also supports small offices, bolstered by its proximity to downtown and City and County facilities. The Plan Area has a significant in-commute, with 1,150 jobs in the Plan Area, while housing only 249 people. That means this area has a **jobs-housing imbalance** and raises potential concerns about housing affordability in the District and traffic or parking for people who commute in for work.

JOBS-HOUSING IMBALANCE

This occurs when an area is a hub for either housing or employment, but does not contain the other at a similar level.

Commercial Bayfront

Historically, the Commercial Bayfront District's economic activity was anchored by maritime

Bayfront One mixed-use building



and coastal jobs. Today one active fishery remains in the Commercial Bayfront District, and fisheries, oyster farms, and maritime industry jobs exist elsewhere in Eureka and Humboldt Bay.

The Commercial Bayfront District supports approximately 190 jobs. The largest industry sector for jobs is the Accommodation and Food Services sector with 38% of the jobs. These jobs are spread among the multiple restaurants in the District. Other significant sectors for the area include retail trade and professional, scientific, and technical services.

Library District

The Library District is host to over 300 jobs. The largest industry sector is manufacturing with 26.7% of jobs, however, this sector has been rapidly declining in recent years.¹ Other significant sectors of the area include health care and social assistance (15.2%) and other (24.1%).²

¹United States Census Bureau. 2019. "OnTheMap". <https://onthemap.ces.census.gov/>

²United States Census Bureau. 2019. "OnTheMap". <https://onthemap.ces.census.gov/>

While most of the buildings throughout the District are of residential design, many have been converted into office spaces while maintaining the character of the District.

Old Town

Old Town represents the largest job center in the Plan Area and is host to over 660 jobs. Health Care and Social Assistance (45.7%), Accommodation and Food Services (17.7%), and Retail Trade (12.6%) make up 76% of employment in Old Town.² Many of the buildings throughout Old Town are multi-story and thus provide ample office and professional space for businesses above the ground floor shops and restaurants. The professional, scientific, and technical services industry employed roughly 68 people (10.3%) in 2019.

MOBILITY

Transit

The entire Plan Area is within walking distance of a bus stop (See **Figure 4**). The Eureka Transit

System’s five bus lines offer local transit throughout the City. Four of these lines (Purple, Gold, Red, and Rainbow) make stops in the Plan Area, providing access to much of Eureka by bus. Additionally, the Redwood Transit Authority has stops directly adjacent to the Plan Area on 4th and 5th streets, providing access as far north as Trinidad and as far south as Scotia.

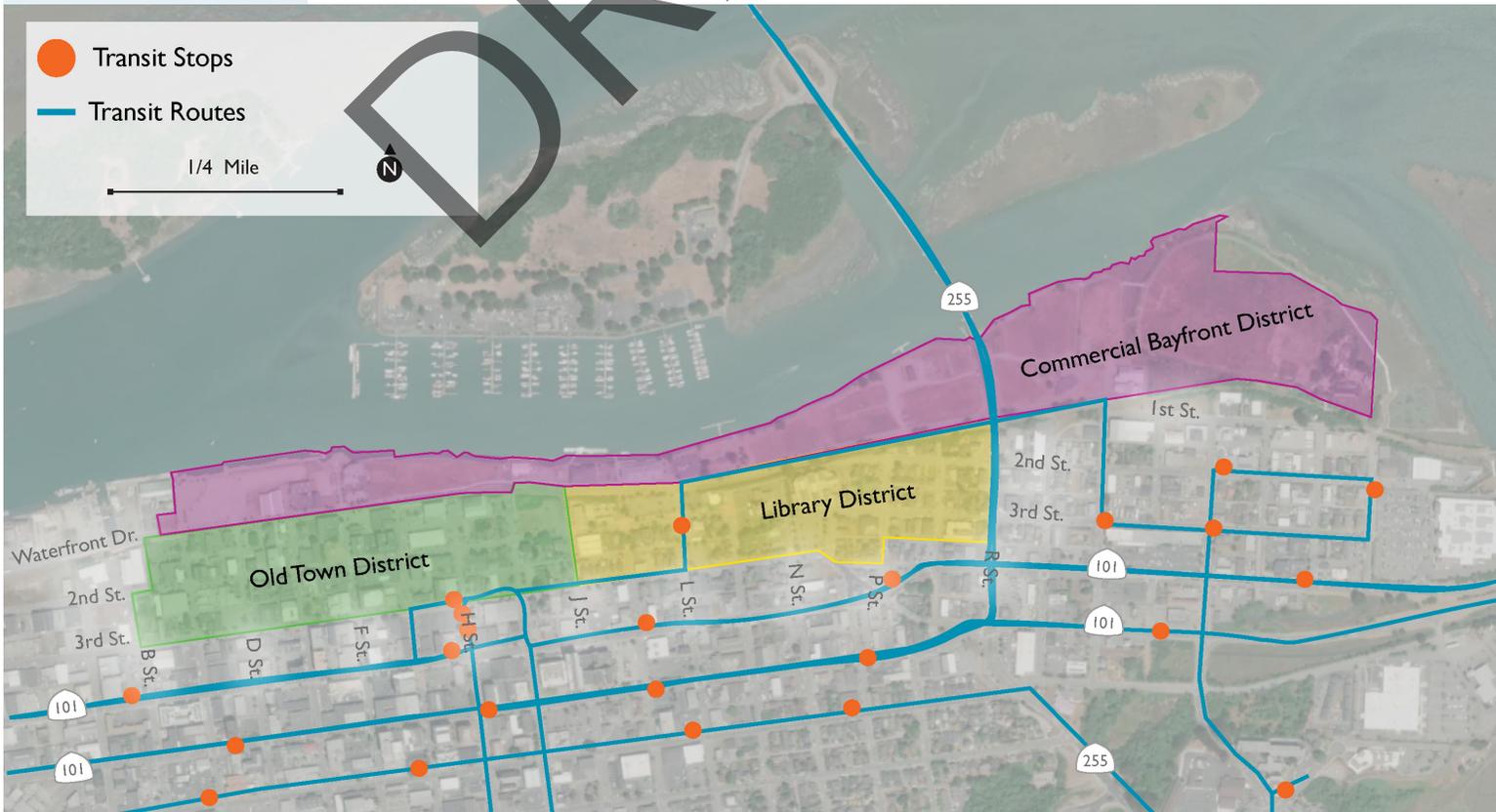
Walking and Biking

The Waterfront Trail and Eureka Boardwalk are two walking trails that run through the Commercial Bayfront District. The Waterfront Trail begins near the water at Halvorsen Park, and runs eastward all the way through the District, continuing eastward and then looping south along the Eureka Slough.

The Eureka Boardwalk is a trail along the Bay that runs from C Street to G Street and connects commercial areas (See **Figure 5**).

Together, the Waterfront Trail, Eureka Boardwalk, and 1st Street/Waterfront Drive form a continuous trail network along the Eureka waterfront which in turn contributes to the California Coastal Trail.

Figure 4. Public Transit



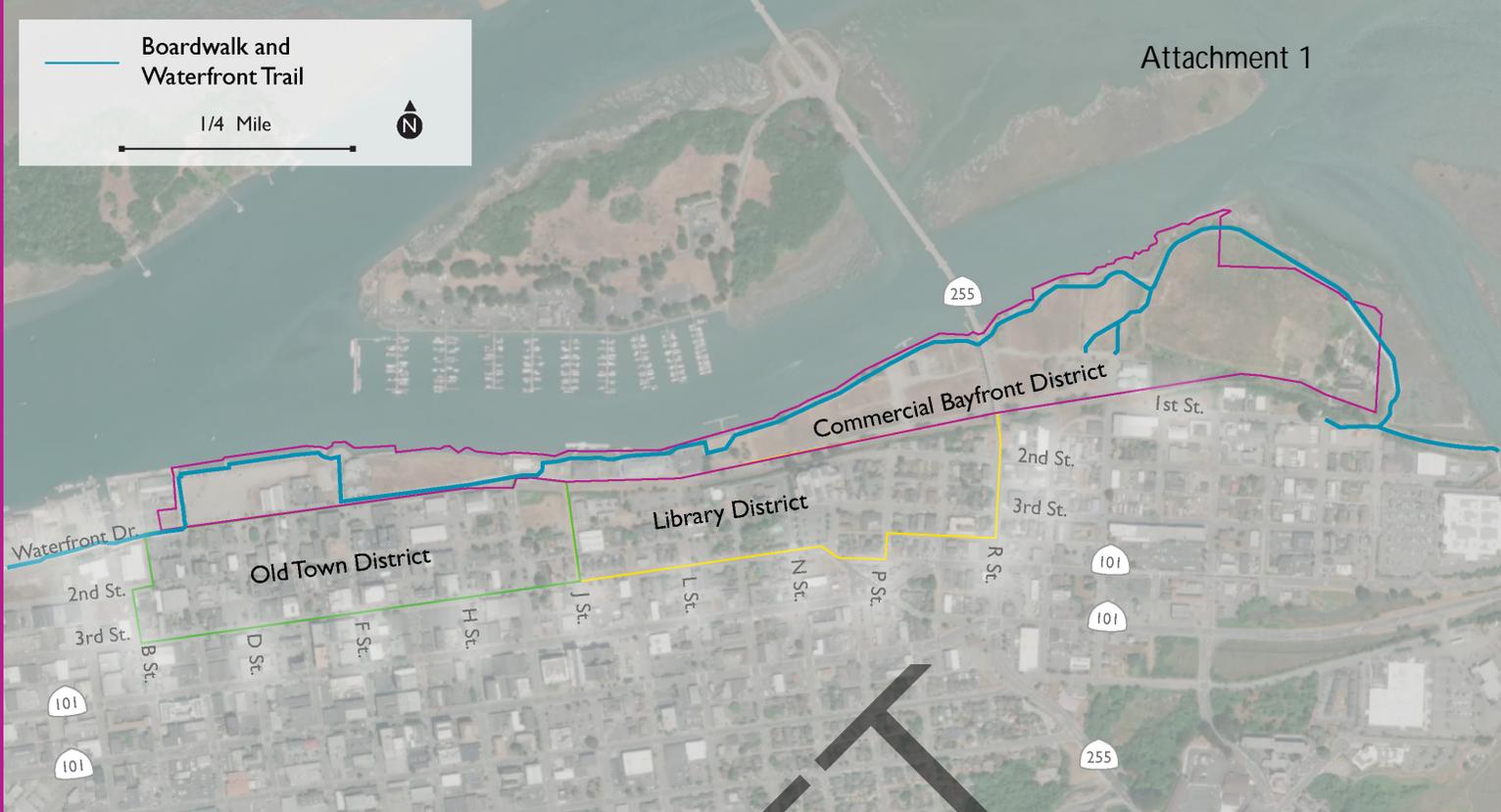


Figure 5. Boardwalk and Waterfront Trail

The Library District and Old Town are connected active retail areas. Old Town is characterized by mixed-use buildings, supporting shops on the ground floor, flowing eastward into the Library District that supports small businesses and government offices. Stylized sidewalks run along J, K, and L streets and form a promenade on 2nd Street leading up to the Carson Mansion.

Otherwise, exposed aggregate concrete sidewalks are present throughout the majority of the District. There are designated bike lanes along Waterfront Drive between H Street and the Humboldt Bay Aquatic Center. Future bike lanes are proposed by the 2040 General Plan throughout the plan area. There are two alleyways that run the length of the Library District from east to west between 1st and 2nd Streets (Snug Alley) and 2nd and 3rd Streets (Opera Alley) that terminate at M Street. These serve as informal passageways for bikes and pedestrians.

Parking

The Eureka Downtown Parking Study, which encompasses Old Town and Downtown, found

that safety was the primary concern of both members of the general public and people who work in the study area. Whereas the general public did not perceive a parking shortage in the study area, people who work in the project area thought time-limits on parking spaces (such as 2-hour parking) created a shortage of parking suitable to their needs. While requiring parking for new development may meet the

Old Town Parking



needs and desires of businesses, the workforce, and residents, having development standards for parking can make development more expensive. To address this, the Eureka Downtown Parking Plan includes goals and strategies to balance existing parking demand and encourage new development and uses. These goals include:

- Increase public awareness of parking options and wayfinding signs
- Make parking desirable for all users, including residents, employees, and visitors
- Improve access and safety
- Explore innovating parking management strategies

The Waterfront Eureka Plan will incorporate strategies to implement the Eureka Downtown Parking Plan.

HISTORIC AND CULTURAL LANDMARKS

Wiyot History

Eureka was originally populated by the Wiyot people, a Native American tribe that has lived in the Humboldt Bay region for thousands of years. Between 1,000 and 3,300 Wiyot lived in villages along the shores of Humboldt Bay and near the mouths of the Eel and Mad Rivers.³ The Wiyot used redwood dugout canoes and elaborate fishing and hunting technology to sustain themselves. Wiyot people produced a variety of materials to improve their daily lives such as twined basketry and woven tule mats.

The Wiyot also commonly traded with neighboring groups, including the Mattole, Yurok, Sikyone, and other inland groups. White explorers and fur trappers arrived in the area in the 1800s, and the City of Eureka was founded in 1850. By 1853, white settlers outnumbered the Wiyot people, and Fort Humboldt was established by the U.S. Army to assist in conflict resolution between Native Americans and gold-seekers. The conflict was not resolved peacefully; in 1860 the majority of the Wiyot tribe was tragically murdered in what became

known locally as the “Wiyot Massacre.” Wiyot who survived the violence and diseases introduced by the Euro-Americans were displaced to distant reservations or marginal lands.

To this day, over 200 individuals of Wiyot descent are associated with the Blue Lake, Rohnerville, and Table Bluff Reservations. In October of 2019, the City of Eureka made international headlines when they returned a sacred island, Tuluwat Island across the Eureka Channel from the Plan Area, to their friends and neighbors in the Wiyot tribe. This event marked the first time a local government had taken such action anywhere in the United States and was a long-awaited and deeply significant moment of healing for the entire community.

Historic Resources

The Plan Area’s proximity to the Bay made it the center of European settlement in Eureka. Economic prosperity from the lumber industry turned Eureka’s waterfront into a bustling commercial district. The Library District and Old Town were part of the original residential and commercial portions of the City, respectively. Within these neighborhoods, fine architecture is interspersed throughout. Of the 20 buildings in Eureka recognized on the National Register of Historic Places, the Plan Area is home to 6. Additionally, 47 buildings in the Plan Area are on the Local Register of Historic Places.⁴

As stated earlier when discussing community districts and land use, the Plan Area also contains the Old Town Historic District, which is part of the United States National Register of Historic Places. Structures on the national and local registers are a priority for preservation by the City, as these structures help to tell the story of Eureka.

The Eureka Chinatown Project is a recent commitment to honoring and preserving the City’s history and culture. The Project includes murals and monuments acknowledging the historic Chinatown district between 3rd and 4th streets and F and E streets.

³ City of Eureka. 2015. “Community Background Report.” [http://www.eureka2040gpu.com/Links/pdfs/City%20of%20Eureka%20CBR%20\(June%202015\).pdf](http://www.eureka2040gpu.com/Links/pdfs/City%20of%20Eureka%20CBR%20(June%202015).pdf)

⁴ City of Eureka. 2019. “Local Register of Historic Places”. <https://www.ci.eureka.ca.gov/civicax/filebank/blobdload.aspx?BlobID=15628>

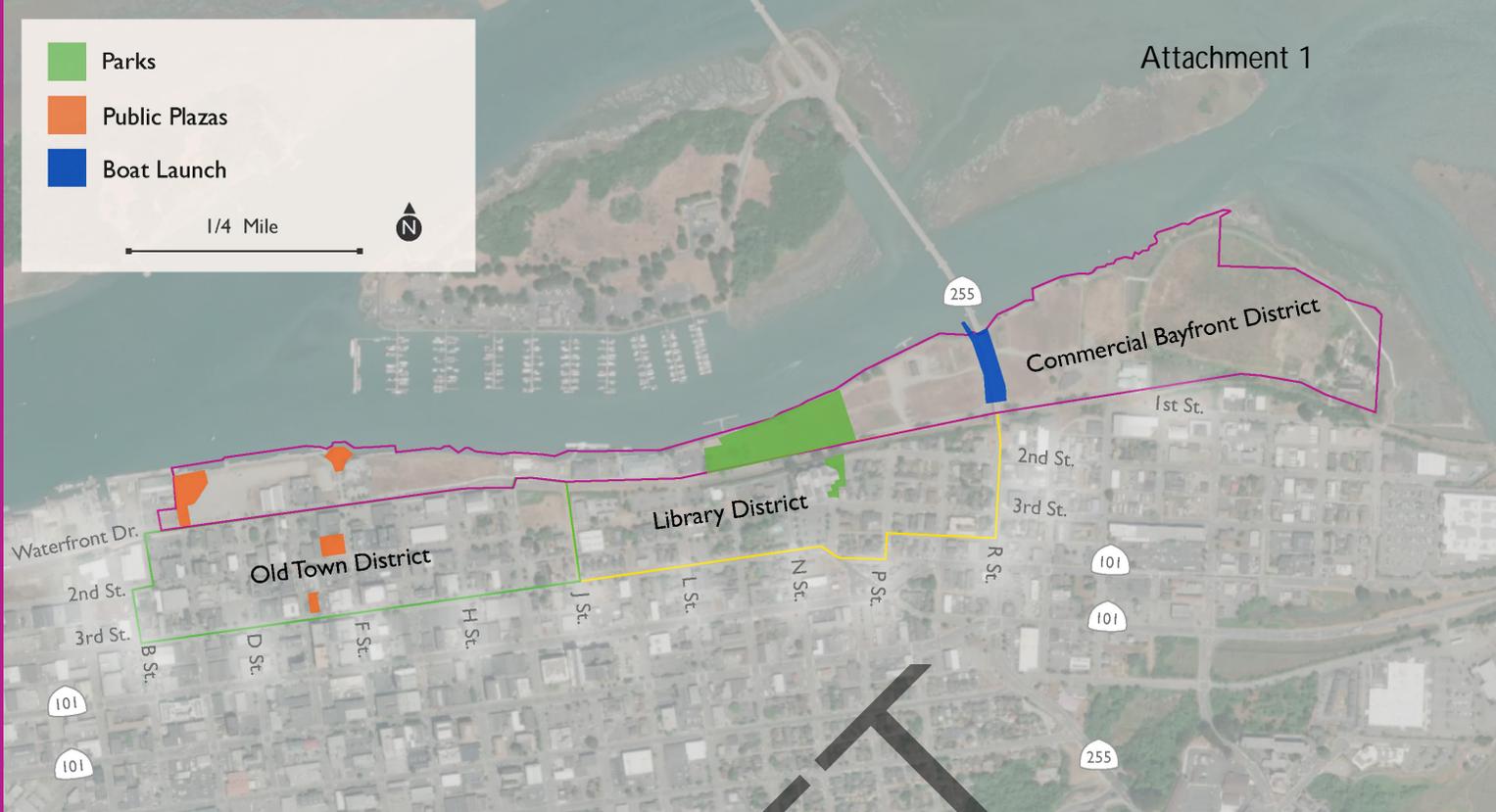


Figure 6. Access to Parks and Public Spaces

PARKS AND RECREATION

Commercial Bayfront

Parks and public-serving facilities are especially important in and along Humboldt Bay, which is a wonderful natural and scenic resource that deserves to be shared with the public. In the Commercial Bayfront District there is Halvorsen Park, a recreation center, and plazas meant for public use. The entirety of the District is within walking distance of one or multiple parks or public spaces, as shown on **Figure 6**. On the western edge of the Commercial Bayfront District at the foot of C Street is Madaket Plaza. This site has a ticket booth and dock for the Madaket, the oldest passenger carrying ferry in continuous service in the United States.⁵ The Plaza also hosts the Eureka Summer Concert Series. Just east of Madaket Plaza, and connected by the Eureka Boardwalk, is Coast Guard Plaza at the foot of F Street. This plaza has a restaurant and retail

store (currently an ice cream shop), as well as upper floor residential uses.

Further eastward is another recreation-serving facility, the Humboldt Bay Aquatic Center (HBAC), which offers outdoor recreation in the form of kayak rentals and scenic boat tours.⁶ Adjacent to the HBAC is the Adorni Memorial Recreation Center. This is a fitness facility run by the City of Eureka's Community Services Department. The Adorni Center offers fitness classes and facilities for members.⁷ Finally, the Sacco Amphitheater and Halvorsen Park are found directly east of the Adorni Center. The area provides approximately 3.5 acres of open space and facilities for public concerts and contains a section of the Waterfront Trail.⁸ It should also be noted that boat and kayak launches are present along the Commercial Bayfront District and provide for additional forms of recreation and transportation in the Bay.

⁵ Madaket Cruises. 2021. <https://humboldtbyamaritimemuseum.com/madaketmainpage.html>

⁶ Humboldt State University. (n.d.) Humboldt Bay Aquatic Center. <https://centeractivities.humboldt.edu/feeds/feeddetails?feed=86686668-94db-4e7b-aab7-c0dfae8832f2>

⁷ City of Eureka. (n.d.) Adorni Recreation Center. http://www.ci.eureka.ca.gov/depts/recreation/adorni_center.asp

⁸ City of Eureka. (n.d.) Halvorsen Park. https://www.ci.eureka.ca.gov/depts/recreation/facility_rentals/halvorsen_park.asp

Within the Plan Area, kayaks can be launched at Madaket Plaza, the HBAC, and the Samoa Boat Ramp, while boats can only be launched at the Samoa Boat Ramp. No marinas are in the Plan Area, but the closest marina is across the Bay to the north on Woodley Island.

Library District

In addition to the namesake Humboldt County Library building, the district also hosts the Clara May Berry Park and Playground adjacent to the Library. Other park and recreation spaces are less formal or linear in design including the 2nd Street pedestrian pathway which includes beautified and protected sidewalks, street trees, and sitting areas. The pathway extends from the corner of 2nd and I Streets on one end to the famous Carson Mansion, and also has an improved pedestrian connection to 3rd Street along K Street. There are also a **Class II bikeway** and sidewalk that run along Waterfront Drive between the Library and Commercial Bayfront Districts.

CLASS II BIKEWAY

These are often called bike lanes. They run alongside a street and are separated from the cars using paint.

Old Town

Old Town is home to formal public spaces such as the Clarke Plaza across E Street from the Clarke Historical Museum. Friday Night Market's are held from August to October on 2nd Street from F to C Streets, and E Street from Snug Alley to 3rd Street. On the corner of F Street and 2nd Street is the Old Town Gazebo which boasts the Gazebo Fountain and many community events including the Old Town Farmers' Market.

These plazas provide areas to bring entertainment, healthy food, economic development, and culture to Old Town and the surrounding community. Art galleries, restaurants, and retail shops surround the Old Town Gazebo and pull visitors and residents to activate the space. Both plazas in Old Town are connected to alleyways that run between C and M Street through Old Town and part of the Library District; the Clarke Plaza is connected to Opera Alley and the Old Town Gazebo is connected to Snug Alley. The original purpose of these alleys was to act as delivery and waste access for the commercial and residential tenants of buildings abutting the passageway. However, over time they have become pedestrian pathways and public spaces off the main streets. In some sections, the alleys resemble a linear park with murals painted on buildings, string lights, trees, and local art.

2nd Street Promenade



CLIMATE CHANGE AND HAZARDS

Sea-level Rise, Coastal Flooding, and Erosion

Flooding and coastal erosion are significant hazards for the low-lying and bayfront portions of the Plan Area, and these hazards are expected to increase exponentially with time, given anticipated sea level rise.

Humboldt Bay is experiencing the fastest rate of **local sea-level rise (SLR)** on the U.S. West Coast.⁹ The main driver of global SLR is climate change, but localized subsidence caused by tectonic plate movement is a major reason why Humboldt Bay is experiencing higher rates of local SLR than other coastal areas, even when compared to areas as close as Crescent City (~68 miles away).¹⁰

The Coastal Commission recommends considering potential SLR over the anticipated life or duration of a proposed structure, after which the structure is expected to be removed, replaced or redeveloped. For new residential and commercial structures, a 75-year to 100-year design life is typically used.

King Tide in the Commercial Bayfront



© Humboldt Baykeeper

LOCAL SEA-LEVEL RISE (SLR)

This term recognizes that sea-level rise can vary locally depending on regional ocean-atmosphere circulation dynamics (such as El Niño Southern Oscillation) and local tectonic vertical land motions (like subsidence).

The current mean monthly maximum water (MMMW) (spring tides) elevation on Humboldt Bay is 7.74 feet (2.58 meters) and the mean annual maximum water (MAMW) (king tides) elevation is 8.8 feet (2.93 meters). The 100-year still-water level at the North Spit is 10.2 feet (3.4 meters). For informational purposes, this report includes a map of future MMMW, MHHW, MAMW, and the 100-year storm with 6.5 feet (2.16 meters) of SLR to visualize where in the Plan Area development may need to adapt to SLR (see **Figure 7**)¹¹.

SLR vulnerabilities are concentrated in the western portion of the Old Town District and throughout the Bayfront Commercial District. Risks are somewhat mitigated by the artificial shoreline and relatively large range of elevations in the Plan Area, which start at sea level and reach as high as 45 feet (13.72 meters) in some parts. The current waterfront is artificial, created out of fill from the Bay and fortified with rock armoring. It is important to note that

⁹ Anderson, J.K. (2018) Sea Level Rise in the Humboldt Bay Region – Update 2: December 2018. http://www.coastalecosystemsinstitute.org/wp-content/uploads/2021/09/HumBaySeaLevelRise_Update2_Dec2018_190118.pdf

¹⁰ Zervas, C., S. (2009) Sea Level Variations of the United States 1854-2006. NOAA. NOAA Technical Report NOS CO-OPS 053. 78 pp.

¹¹ City of Eureka. 2018. City of Eureka 2040 General Plan. "Liquefaction Hazards."



Figure 7. Sea Level Rise Scenarios

Figure 7 assumes that shoreline barriers will not be constructed or fortified to prevent tidal flooding of inland areas.

In addition to tidal flooding and inundation, other potential SLR-related issues include shoreline erosion, rising groundwater, and impairment to drainage systems. More studies are needed to better understand these risks.

Climate change is projected to impact a number of other natural systems, including hazards like extreme storms. Flooding caused by extreme storms is predicted to be intensified in the region due to climate change. The **100-year rainfall** is predicted to increase from approximately 11% to 16% by mid-century, and to 20% by late-century.¹² Furthermore, the number of annual extreme storms that last 2 or more days is projected to increase from two events per year to four events per year by 2100.¹³

100-YEAR RAINFALL

This references a local rain event with such a large magnitude that it has a 1% chance of occurring in any given year.

Earthquakes

Earthquakes can damage public infrastructure, property, and buildings. The Plan Area is within a seismically active region that regularly experiences minor earthquakes, and large earthquakes are expected to occur during the lifespan of new development. There are no faults or **Alquist Priolo Zones** within the Plan Area, but there is still a risk of liquefaction, differential settlement, and structure damage from ground shaking. These risks are especially high near the shoreline, where there is unconsolidated fill material, sandy marine deposits, and high groundwater tables. Ground shaking can also be especially damaging to older buildings, as they were built before seismic resilient building codes existed. For instance, unreinforced masonry buildings are commonly known as the most vulnerable structures to earth shaking. Furthermore,

ALQUIST PRIOLO ZONES

This is a zone around surface traces of active faults. Active faults are faults that have ruptured in the last 11,000 years.

¹² Environmental Science Associates (ESA). 2019. Elk River Wastewater Treatment Plant Enclosed Bay and Estuaries Compliance Feasibility Study – Climate Change Readiness Study and Vulnerability Assessment Prepared for the City of Eureka.

¹³ Cal-Adapt. (2021). Extreme Precipitation Climate Modeling Tool. <https://cal-adapt.org/tools/extreme-precipitation>

open front wood buildings (permitted pre-1980), concrete buildings (permitted pre-1976), and steel moment frame buildings (permitted pre-1997) are all vulnerable to varied severities of damage if not retrofitted.¹⁴ Unreinforced masonry buildings in the City were inventoried in 2002 and many have been retrofitted in the past 20 years. Three unreinforced masonry buildings are still present within the Plan Area.

The City of Eureka is also near the **Mendocino Triple Junction** that poses elevated seismic threats in addition to subsidence which has the potential to compound sea level rise impacts.

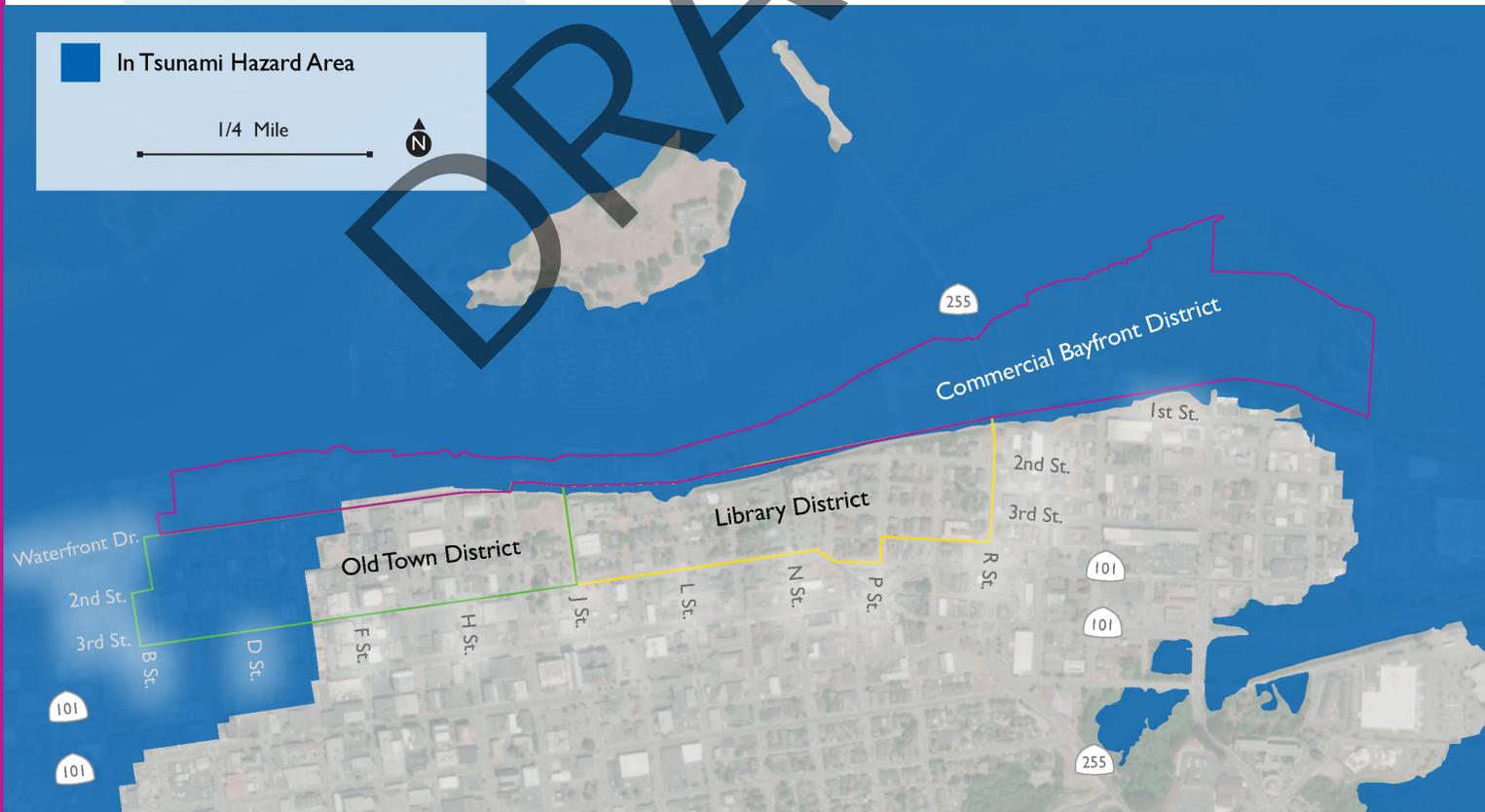
MENDOCINO TRIPLE JUNCTION

The Mendocino Triple Junction is the point where the Gorda tectonic plate, the North American plate, and the Pacific plate meet. Due to the junction of three plates, the area is subject to an especially seismically active environment.

Tsunami

There is the potential for tsunamis triggered by both local source events like an earthquake on the Cascadia subduction zone, or far field/distance source events (like an Alaskan earthquake). Tsunamis can also be caused by an underwater landslide, calving glacier, impacting meteor, or other large ocean disturbances. The Tsunami Hazard Area covers the entirety of the Commercial Bayfront, the western half of Old Town to the west of E Street as well as to the north and west of the Old Town Gazebo, and slivers off the northern portion of the Library District. Currently the portions of the Plan Area in the Tsunami Hazard Area are all well within a 10-minute, or half-mile, walk to higher ground outside of the Tsunami Hazard Area. There are currently approximately 119 dwelling units, home to 212 people, within the Plan Area's Tsunami Hazard Area. None of the buildings in the

Figure 8. Tsunami Hazard Areas



¹⁴ Structural Engineers Association of Southern California. October 2020. "Buildings, Building Codes, and Earthquake Safety".

<https://www.seaosc.org/resources/Documents/Board%20Docs/SEAOSC%20Existing%20Buildings%20Fact%20Sheet%20-%2020Oct%202020.pdf>

¹⁵ State of California. (2021). Tsunami Hazard Area Map, Humboldt County; produced by the California Geological Survey, the California

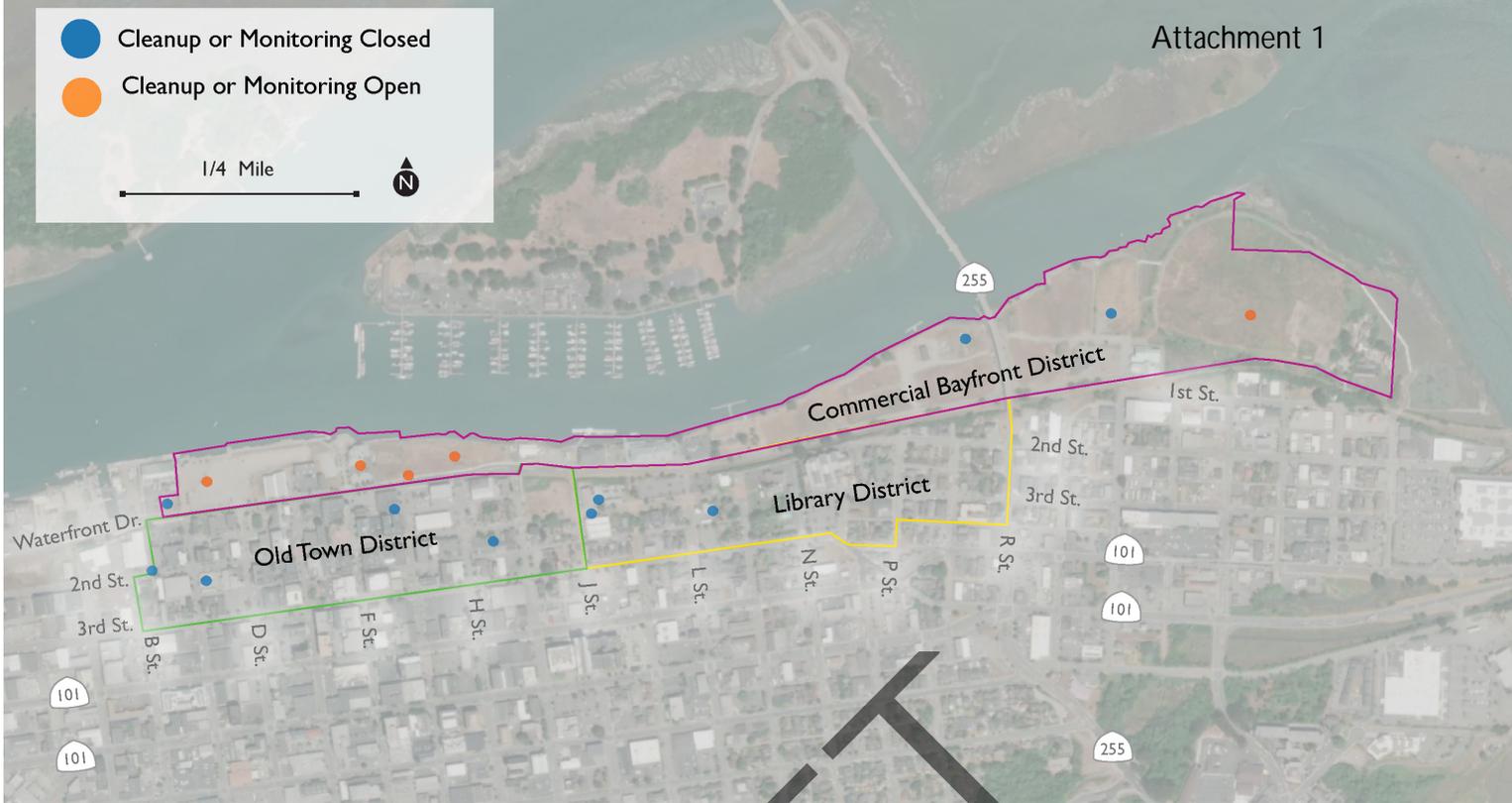


Figure 9. Hazardous Waste Cleanup and Monitoring Sites

Tsunami Hazard Area are unreinforced masonry buildings. See **Figure 8** to see the Tsunami Hazard Area in relation to the Plan Area.¹⁵

Hazardous Materials

The human-caused hazard of soil and groundwater contamination is another major constraint. It is also a consideration when discussing retreat of the shoreline, as exposure of buried contamination could be detrimental to the health of the Bay if not dealt with prior to inundation.

In the Plan Area there are 15 **cleanup cases**.¹⁶ Ten of these cases have been completed and closed out, but five cases are open. All open cases are within the Commercial Bayfront District. One contaminated site, 701 1st Street and its adjoining parcels, has entered into a land covenant that does not allow residential uses on the land. See **Figure**

9 to view open and closed cleanup or monitoring sites in the Plan Area.

When comparing the sea level rise projections on Figure 5 with the cleanup cases, all open cleanup cases are within or directly next to areas that are projected to experience coastal flooding.

CLEANUP CASES

These are sites that require groundwater cleanup due to a hazardous leak or spill, or sites that require permitting and monitoring due to a facility's potential to impact groundwater.

Governor's Office of Emergency Services, and AECOM; dated 2021, mapped at multiple scales. https://maps.conservation.ca.gov/cgs/informationwarehouse/ts_evacuation/?extent=-14053625.7008%2C4874747.2092%2C-13583996.599%2C5083267.4224%2C102100&utm_source=cgs+active&utm_content=humboldt

¹⁶ State Water Resources Control Board. (2018, November). "GeoTracker Sites Data Download." <https://geotracker.waterboards.ca.gov/datadownload>

WEP Chapter 3

Community Engagement

Development of the Waterfront Eureka Plan (WEP) was achieved through a multi-faceted community engagement strategy, which solicited input and feedback from community members during every phase of the planning process. This included holding public meetings focused on education, project visioning, strategy input, and community preferences, and ultimately presenting potential scenario-based planning approaches for community members to prioritize. Focused outreach conversations also engaged local stakeholders on particular project subjects related to their expertise. Meetings and events were scheduled around project milestones to ensure engagement and input was provided at critical decision points.

Virtual Workshops

Community Workshop 1

On March 10, 2022, the WEP team conducted a virtual community workshop to introduce the WEP and gain insight into how the community perceived the Plan Area and how they envisioned its future. A digital presentation briefed attendees on the purpose of the WEP, the three planning districts (Commercial Bayfront, Old Town, and Library), and the goal of developing 115 housing units. A total of 74 attendees logged into the virtual meeting, which lasted a total of 86 minutes. The meeting was recorded and posted to the project website.

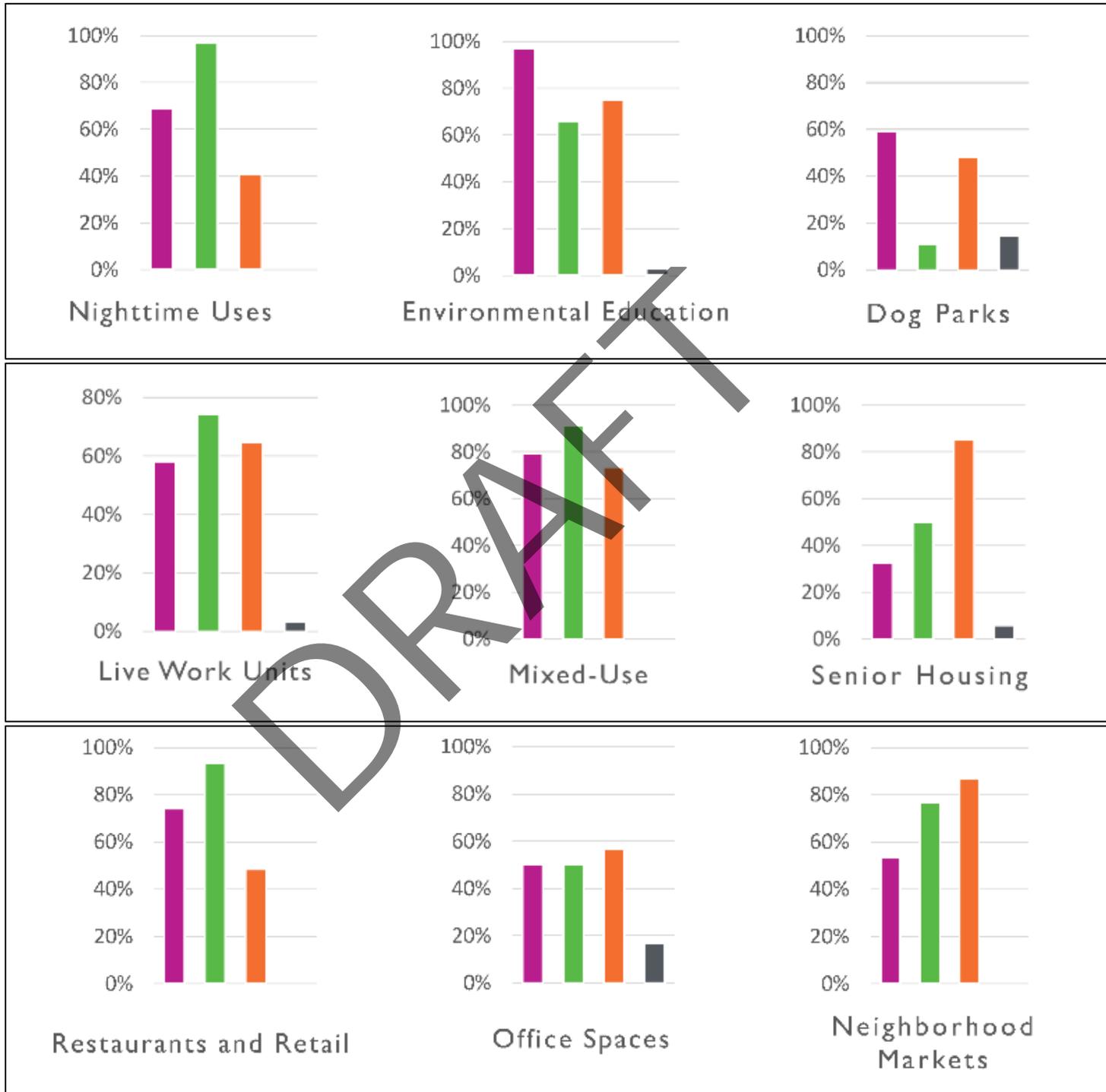
During the workshop, attendees participated in a series of polls asking how they would summarize the characteristics of each planning district within the Plan Area. **WEP Figure 3-1** shows the results of this exercise, which produced a word cloud in real time where the most frequented responses were centered and enlarged proportionally to the number of times different participants entered the same word or phrase. Attendees were also encouraged to participate in a remote polling activity to decide which district or districts in the Plan Area are appropriate for different types of mobility, public parks and spaces, housing, business and jobs, and tourism-related opportunities. Each of the five topics had three unique planning opportunities. **WEP Figure 3-2** depicts the results from this activity.

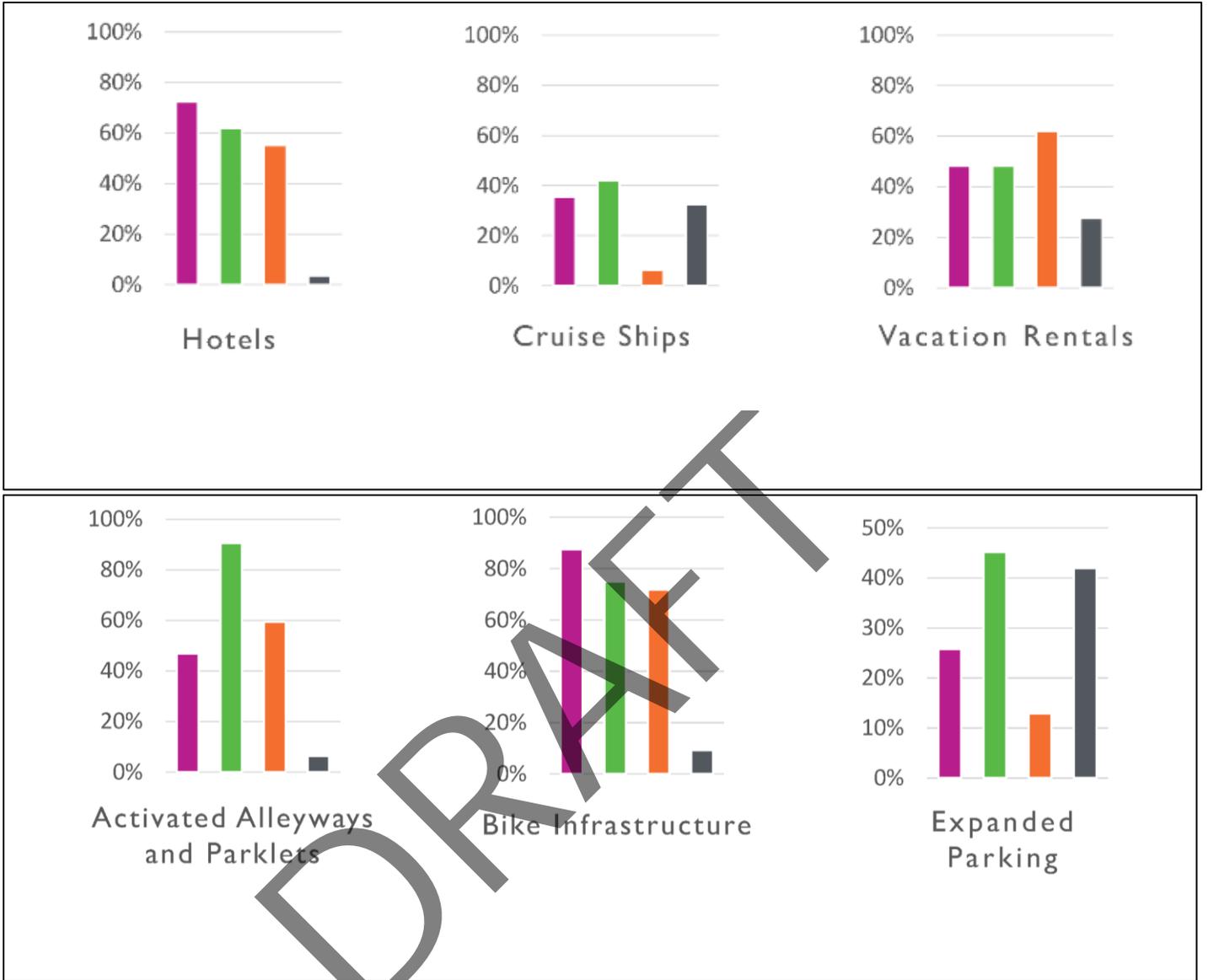
WEP Figure 3-1. Community-Identified Characteristics of the Plan Area



WEP Figure 3-2. Planning District Priorities

■ Commercial Bayfront District ■ Old Town District ■ Library District ■ None





Community Workshop 2

On June 9, 2022, the WEP team conducted a second virtual community workshop to re-introduce the WEP, review the previous workshop results and findings, and ultimately evaluate potential planning scenarios. The meeting focused on three unique conceptual development scenarios focusing on sea-level rise (SLR; Managed Retreat Scenario), tourism (Tourism and Visitor-Serving Scenario), and complete communities (Complete Communities Scenario). A total of 48 attendees logged into the virtual meeting, and the meeting lasted approximately 1 hour. The meeting was recorded and posted to the project website.

Attendees were again encouraged to participate in a remote polling activity showing photos of underutilized project sites in each district, accompanied by draft sketches of what the same site could look like if redeveloped under each planning scenario. These conceptual development scenarios are described in **WEP Chapter 4 Future Opportunities**. Participants were asked what they liked about each of the planning scenarios and ultimately which scenarios were their preferred future for the entire Plan Area.

The Complete Communities Scenario was the most popular scenario. This scenario focused on providing everyday uses to support people living, working, and shopping in the Plan Area. Across scenarios, participants consistently liked dense housing and supporting small businesses.

Another polling activity focused on the types of residential buildings attendees would like to see in each district. Example pictures and descriptions of six unique housing types were presented. Participants were asked which of the three planning districts they thought would be most appropriate for each housing type. **WEP Figure 3-3** depicts the results from this activity.

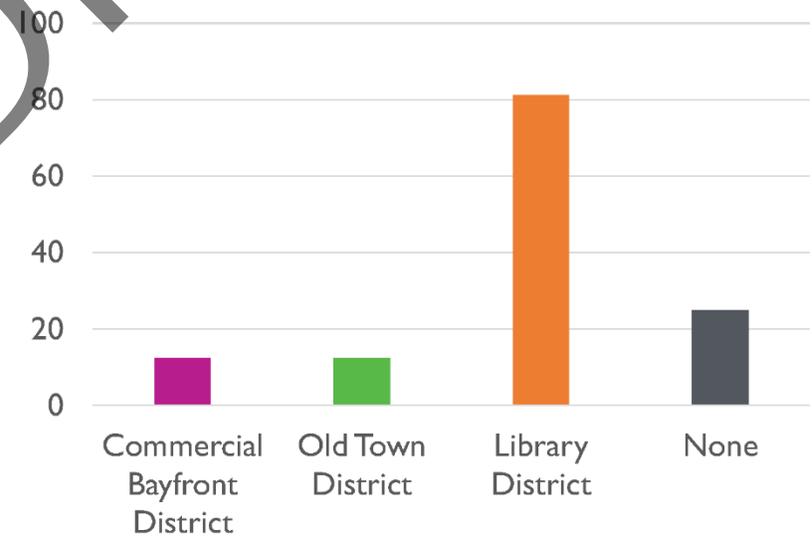
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WEP Figure 3-3. Development Types by District

Single Family Homes with ADUs



Duplex, Triplex, Four-plex



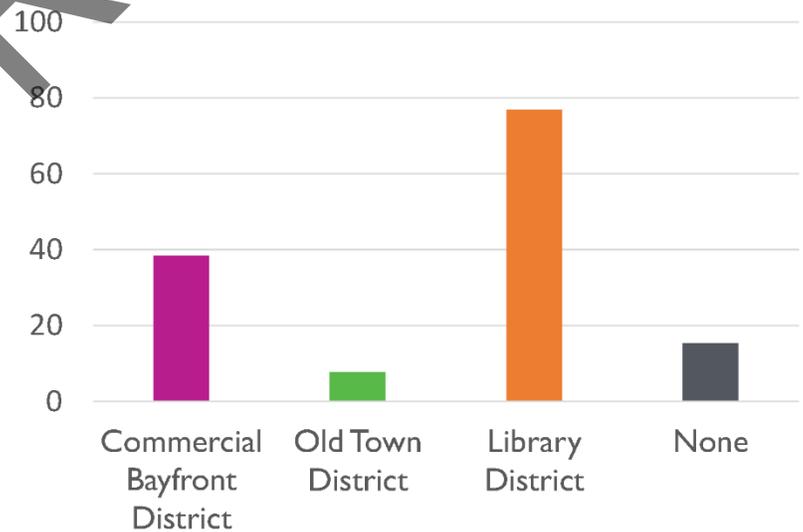
Mid-rise, High-rise Apartments



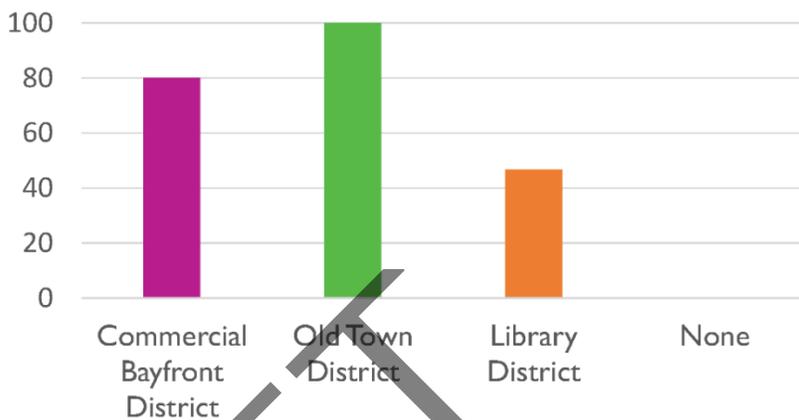
Courtyard Building



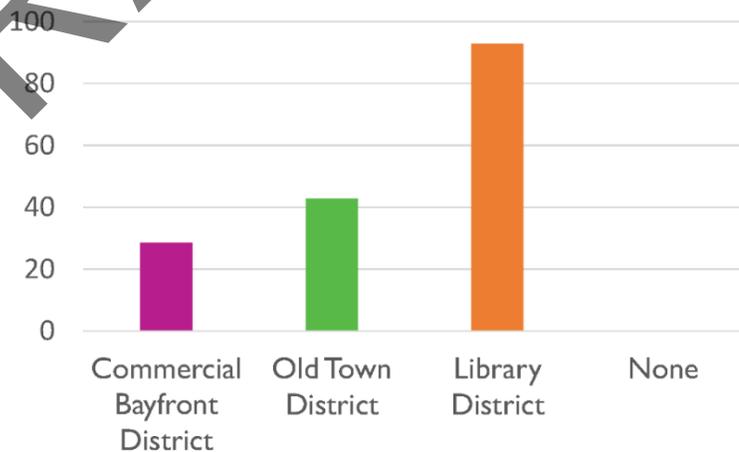
©Missing Middle Housing



Live-Work Units, Industrial Lofts, Mixed-Use



Townhouse, Rowhouse



Website

The WEP team developed a unique project website to host community outreach material and basic project information. Among the features on the website were an interactive mapping activity, which familiarized visitors with the Plan Area, the three planning districts (Commercial Bayfront, Old Town, and Library), and what those districts could develop into under the three conceptual development scenarios (Managed Retreat, Tourism and Visitor-Serving, and Complete Communities). The project survey was also hosted online and accessible via a link on the webpage. Recorded public workshops were embedded¹ into the website for viewing. In addition to the outreach material, the website hosted a robust “Project Overview” section, which discussed planning considerations, the purpose and goal of the WEP, and a number of frequently asked questions and associated answers. The last feature of the website was a short form allowing anyone to register for a project mailing list and provide comments.

Online Survey

An online public survey was available on the project website. Participants were asked approximately 15 questions regarding their preferences for the future of the Plan Area. The survey covered topics such as housing development, economic recovery, public transit, active transportation, and signage. Participants were asked to rank a number of strategies from most preferred to least preferred for each district in the Plan Area. Between June and September 2022, 281 people responded to the survey.

Overall, survey respondents collectively ranked the Plan Area being “safe and attractive” as the most important theme to address in future waterfront planning efforts. Furthermore, 41% of survey respondents noted that increasing housing options is “very important” to them on a scale from “Not Important” to “Very Important.” The most popular strategy preferred by the respondents was to develop the Plan Area primarily through residential infill and adaptive reuse of existing structures. The most prioritized building typology were live-work units in all three districts, with neighborhood markets, activated alleyways, and nighttime uses also garnering popular support. When asked how the WEP may address SLR, responses ranged largely from adaptive planning that considers rising sea levels to building up and away from the Plan Area where flooding may likely occur. Lastly, respondents wanted to see active and safe gathering spaces, connected by safe walking and biking routes. The full report of survey results is in **WEP Appendix B**.

Stakeholder Meetings

The WEP team identified key stakeholders and community groups to participate in stakeholder conversations. The stakeholders were consolidated into five groupings based on similar expertise and interests of their respective organizations. City Staff hosted a total of six workshops to accommodate each of the groups where stakeholders were invited to attend in person or online to participate in a strengths, weaknesses, opportunities, and threats (SWOT) discussion activity. One stakeholder conversation, the Cultural District Group, was solely on zoom at their request. The following table, **WEP Table 3-1**, shows the date of each stakeholder conversation and the associated stakeholders invited to each conversation.

¹ Not all meetings were recorded. The meetings that were recorded were made available to the public.

WEP Table 3-1. Stakeholder Conversations

Workshop #	Date	Stakeholder Groups
1	7/27/2022	Environmental, Alternative Transportation, and Housing Advocacy Groups
2	7/28/2022	Eureka Main Street
3	7/29/2022	Eureka Chamber of Commerce, and Eureka Visitor Center
4	8/11/2022	Eureka Cultural District Group
5	8/18/2022	City Committee and Commission Members
6	8/22/2022	City Committee and Commission Members

During these stakeholder conversations, participants were encouraged to share thoughts on strengths, weaknesses, opportunities, and threats to implementing the WEP. Responses were organized on a collaborative virtual whiteboard for all attendees to view during the workshop. The discussions revealed, among other issues, stakeholder's general concerns regarding the impacts of SLR, the lack of incentives to motivate developers to build infill projects, existing gaps in community services, and the need to ensure there are adequate housing options in the Plan Area. Stakeholders found encouragement in the opportunities presented in existing historic buildings and cultural influences of the Plan Area, the proximity to the natural resource that is the Humboldt Bay, the access to new bandwidth (fiber optic cable), jobs (Nordic Aquafarms, offshore wind energy, Cal Poly Humboldt) for a diverse business community, and the potential for enhancing existing public lands.

Following the conversations, an email was sent to every stakeholder containing a link to the SWOT survey, which more broadly continued the discussions held during the meetings and allowed for stakeholders who were unable to attend to provide input. These responses, along with the results from the collaborative whiteboards, were compiled into a word cloud and shown in **WEP Figure 3-4**.

WEP Figure 3-4. Stakeholder SWOT Word cloud



Planning Commission and City Council

A. Planning Commission Update

City Staff provided Planning Commissioners a project update during their July 11, 2022, public meeting. The update consisted of a brief project progress report, snapshot of public feedback to date, findings from public engagements, and a description of the remaining project timeline. Planning Commissioners were invited to share comments, ask questions, and provide statements to City Staff. Planning Commissioners recommended ensuring the local business community was encouraged to participate in stakeholder workshops, to look into different bike and pedestrian alternatives for street design inside the Plan Area, and to prioritize the enrichment of Old Town and revitalization of the Second Street corridor leading to the Carson Mansion. These comments were recorded, and all other questions were responded to by City Staff in real time. The Planning Commission meeting recording is available on the City's website.

City Staff also encouraged Commissioners, attendees, and viewers of the meeting to provide feedback through the project website and survey. Planning Commissioners were encouraged to attend the sequential City Council project update to provide input and ask any further questions.

B. City Council Updates

The City Council received one project update during the Council's July 19, 2022, public meeting, which was held in person and virtually. The purpose of the WEP, the planning process and timeline, and initial feedback from public engagement workshops were presented, and the Council, attendees, and viewers of the meeting were encouraged to provide feedback through the project website and survey.

Council asked for clarification on various terminology, the level of participation received in outreach efforts to date, and additions to the list of invitees of the future stakeholder conversations. The mayor requested City Staff post project flyers and survey QR codes around the Plan Area (over 100 flyers were subsequently distributed). Overall, Council applauded the methodology and scale of public engagement. The City Council meeting recordings are available on the City's website. A second project update will occur during the Public Draft Review.

Conclusion

Across public engagement opportunities, community members and decision makers broadly envisioned the Plan Area as a safe and comfortable area, which can be enjoyed by both locals and tourists. The majority of feedback supported dense housing development, safe walking and biking, and events in and around the Plan Area, bringing eyes to the street and patrons for local businesses. The Plan Area was acclaimed as a cultural and civic hub with a rich history, beautiful architecture, coastal connections, recreational opportunities, and an important business community—all of which should be centered and celebrated in the development of the WEP.

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WEP Chapter 4

Future Opportunities

The concept for creating the Waterfront Eureka Plan (WEP) evolved during the 2040 General Plan Update, which was started in 2012 and completed in 2018. The Waterfront Eureka Plan Area (Plan Area) was further envisioned and refined during the public engagement process, as described in **WEP Chapter 3 Community Engagement**, which began in March 2022. Once a more cohesive concept had been developed for the Plan Area, the WEP team created three alternatives using scenario sketches for the Commercial Bayfront, Old Town, and Library Districts. The three scenario sketches in each district were designed to reflect the vision of the 2040 General Plan, the goals of the California Coastal Act, and the results of the initial public outreach for the WEP. The scenario sketches illustrated the potential maximum development (e.g., height and mass) and ideal uses. The scenario sketches in each district were evaluated by the public for how well they implemented the purpose of the WEP and the specific district and were refined into one Preferred Future for each district, based on community feedback.

This Chapter presents the potential buildout for each scenario in each district. The scenarios were analyzed to determine how well each aligns with the WEP's Guiding Principles. Each scenario has also been determined to be consistent with the goals of the 2040 General Plan and density/intensity assumptions of the 2040 General Plan Environmental Impact Report.

Scenario Sketches

Managed Retreat

The **Managed Retreat Scenario** is a strong response to the impending threat of sea-level rise (SLR), as outlined in **WEP Chapter 2 Background Report**. This scenario anticipates 6.3 feet of SLR by 2100, with the majority of the Commercial Bayfront District and roughly half of the Old Town District below sea level and thus threatened by tidal inundation. Under this scenario, the Commercial Bayfront District would be rezoned for resilient uses, such as community parks and floodable temporary uses, and the Old Town District would be protected and/or would require elevated construction, among other adaptation measures. Due to the loss of developable lands, the density required to accommodate the housing, retail, and tourism goals of the WEP would be accommodated throughout the portions of the Plan Area protected from, or not threatened by, SLR. Compared to the other scenarios, the **Managed Retreat Scenario** contains both the lowest-density in the Commercial Bayfront District, and highest-density in the protected areas.

Managed Retreat

The voluntary movement and transition of people and ecosystems away from vulnerable coastal areas.

WEP Figure 4-1. Commercial Bayfront Managed Retreat Scenario Proposed and Existing



A. Commercial Bayfront District

For the Managed Retreat Scenario in the Commercial Bayfront District, the scenario sketch imagined flexible recreational and visitor-serving uses. These uses could periodically be inundated by coastal flooding and still remain functional. As illustrated in WEP Figure 4-1, this could include improvements to the Waterfront Trail, educational signage, public open space, and a visitor center.

WEP Figure 4-2. Old Town Managed Retreat Scenario Proposed and Existing



B. Old Town District

For the Managed Retreat Scenario in the Old Town District, the scenario sketch imagined concentrating density in non-hazard and protected areas to accommodate the loss of potential development in the Commercial Bayfront District. As illustrated in **WEP Figure 4-2**, this could be a six-story, mixed-use development, with commercial uses on the ground floor and up to five stories of housing.

WEP Figure 4-3. Library District Managed Retreat Scenario Proposed and Existing



C. Library District

The Managed Retreat Scenario encourages the densest uses for the Library District when compared to the other scenarios. However, due to the residential and quiet nature of the Library District, this district's density is still less intense than the concept for the Old Town District under the same scenario. As illustrated in **WEP Figure 4-3**, the Library District could host a four-story apartment building.

Tourism and Visitor-Serving

The Tourism and Visitor-Serving Scenario facilitates the development of uses and community design that support the tourism industry and make the Plan Area more welcoming and accessible to visitors. Under this scenario, the Commercial Bayfront District is recognized as a major opportunity site for the development of a convention center and hotels. The Old Town District's historic charm and enticing character would be promoted through mixed-use zoning and live/work development. The Library District would host a greater number of smaller-scale visitor accommodations, such as bed and breakfasts and boutique restaurants, than the Commercial Bayfront District. Ultimately, throughout the Plan Area, visitor-serving uses would be prioritized, while also meeting the City's housing goals.

Pedestrian-Oriented Design

Pedestrian-oriented design is a design choice encouraging pedestrian activity. Transportation considerations include pedestrian access and safety, while design features promote interactions with the environment through features like interesting building façades, benches, or public art. These designs slow car traffic and make walking safer and more enjoyable.

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WEP Figure 4-4. Commercial Bayfront Tourism and Visitor-Serving Scenario Proposed and Existing



A. Commercial Bayfront District

For the Tourism and Visitor-Serving Scenario, the sketch created to reimagine the Commercial Bayfront District depicts a vibrant boardwalk and convention center. More visitor attractions and accommodations could take advantage of the proximity to the iconic waterfront. As illustrated in **WEP Figure 4-4**, this could include pedestrian-oriented design, a convention center, and hotels to better serve visitors' needs.

WEP Figure 4-5. Old Town Tourism and Visitor-Serving Scenario Proposed and Existing



B. Old Town District

The Tourism and Visitor-Serving Scenario is a natural expansion of the existing uses in the Old Town District. Under this scenario, greater density and mixed uses would not only accommodate more visitor-serving uses in the tourism center of Eureka, but would also allow for more upper-floor residential uses to meet housing goals. As illustrated in **WEP Figure 4-5**, this scenario would support Eureka's art, cultural, and entertainment businesses and professionals with the possibility of live/work studios.

WEP Figure 4-6. Library District Tourism and Visitor-Serving Scenario Proposed and Existing



C. Library District

The Tourism and Visitor-Serving Scenario would moderately increase density in the Library District to welcome both tourist accommodations and increased housing opportunities. As illustrated in **WEP Figure 4-6**, this scenario would support Eureka's tourism industry by encouraging visitor accommodations, such as bed and breakfasts and boutique eateries, as well as incorporating new housing.

Complete Communities

The Complete Communities Scenario prioritizes resident needs and quality of life by providing a balanced set of neighborhood and service uses throughout the Plan Area. The Commercial Bayfront District would continue to provide dining and retail options, while also hosting the major recreation facilities and Waterfront Trail it does today, with the addition of housing on upper floors of new development and commercial uses that focus on daily needs. The Old Town District would densify to accommodate more residential and commercial mixed-uses. The Library District would also welcome more mixed-use buildings to the area, emphasizing neighborhood commercial uses, such as childcare and corner markets. Ultimately, the Complete Communities Scenario facilitates a stronger jobs/housing balance and focuses on uses directed toward the everyday life of locals.

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WEP Figure 4-7. Commercial Bayfront Complete Communities Scenario Proposed and Existing



A. Commercial Bayfront District

For the Complete Communities Scenario, the sketch created to reimagine the Commercial Bayfront District depicts a lively waterfront with more mixed-use buildings hosting retail and entertainment uses on the ground floor and long- and short-term residential uses above. Greater infill development along the bayfront would help the City meet its housing and tourism goals. As illustrated in **WEP Figure 4-7**, this could include pedestrian-oriented design enhancements and a variety of mixed uses to serve both residents and visitors.

WEP Figure 4-8. Old Town Complete Communities Scenario Proposed and Existing



B. Old Town District

For the Complete Communities Scenario, the sketch created to reimagine the Old Town District depicts high-density, resident-serving, mixed-use buildings. The Old Town District is already the densest district in the Plan Area, and increasing the density would allow housing for new residents to patronize existing local businesses. As illustrated in WEP Figure 4-8, this could also support new businesses such as a grocery store on the ground level and apartments above.

WEP Figure 4-9. Library District Complete Communities Scenario Proposed and Existing



C. Library District

The Complete Communities Scenario would slightly increase density in the Library District to welcome both neighborhood retail and increased housing opportunities. As illustrated in **WEP Figure 4-9**, this scenario would maintain the character of the Library District while providing incentives for development, such as rowhouses with accessory commercial uses.

Preferred Futures

A Preferred Future was created for each district by combining features from community engagement and each of the scenario sketches, and includes developing open space and recreational uses in high hazard areas; encouraging an easy-to-navigate, safe, and vibrant retail environment for visitors from near and far; and supporting resident-serving uses to allow people to live, work, shop, and play without leaving the Plan Area. Below, the Preferred Future is described for each Plan Area district. This future was created in response to community feedback on the three scenarios listed above, stakeholder group feedback, and how well each future scenario to the WEP's Guiding Principles as described below. Further details surrounding community feedback to each of the scenarios can be found in **WEP Chapter 3 Community Engagement**. The Preferred Future is a combination of the well-received factors and priorities from each of the three planning scenarios. Ultimately, this plan hosts policies and programs that will, once implemented, achieve the community's Preferred Future as described below and in **WEP Chapter 7 Administration and Implementation**.

A. Commercial Bayfront District

The Commercial Bayfront District will celebrate the Waterfront Trail and engage pedestrians with open space and design elements connecting to the interior of the Plan Area and beyond. Ground floor uses will primarily include retail, restaurant, and recreational uses, while upper floor uses will include housing and commercial lodging, among other uses. New development will be designed and sited to address coastal hazards, including SLR, over the development's design life.

B. Old Town District

The Old Town District will include a dense mix of retail, arts, cultural facilities, commercial uses, housing, hotels, and live/work units. Urban design will encourage walking, biking, kids playing, and dog walking to increase eyes on the street. Wayfinding will help visitors find "park-once" areas. Architecture for new buildings will complement, but not copy, existing historic structures. To adapt to climate change in the Old Town District, the stormwater management system will be improved to increase capacity and accommodate more frequent flooding.

C. Library District

The Library District will retain its lower intensity and quiet neighborhood character and accommodate housing through accessory dwelling unit, townhome, and mid-rise mixed-use or residential-only infill opportunities. Commercial uses will primarily support residents by providing everyday goods and services such as childcare, grocery, and hardware stores. Uses in the Library District will include offices, live/work opportunities, coworking spaces, commercial lodging, and home-based businesses.

Plan Guiding Principles Conformance

Below, each of the scenarios were compared to the WEP's overarching Guiding Principles. These findings were used to create the Preferred Futures, above.

A. Increase Housing Options

Each scenario results in at least 115 residential units to assist the City with meeting its Regional Housing Needs Assessment requirements. The Complete Communities Scenario includes the broadest range of housing options, the Managed Retreat Scenario is consistently denser outside of vulnerable shoreline areas, and the Tourism and Visitor-Serving Scenario includes a balance of residential and visitor-serving accommodations.

B. Promote the Plan Area as a Vibrant and Safe Destination for Residents, Tourists, Businesses, and the Arts

Each scenario allows for a mix of uses that would encourage people shopping, dining, and playing throughout the day, creating a safe and welcoming environment. The Tourism and Visitor-Serving and Complete Communities Scenarios both have a stronger focus on commercial and retail uses. The Tourism and Visitor-Serving Scenario best supports arts and dining uses, which would be most viable with tourists and local residents.

C. Expand Access and Strengthen the Connection to Humboldt Bay

The Managed Retreat and Tourism and Visitor-Serving Scenarios best achieve improved access to Humboldt Bay through different means. The Managed Retreat Scenario supports recreation and environmental education along Humboldt Bay's soft changing shoreline. Conversely, the Tourism and Visitor-Serving Scenario provides accommodations for people near and far to visit the waterfront, an important goal of the Local Coastal Program, the 2040 General Plan, and the California Coastal Act. However, additional development may not leave room to accommodate the shoreline moving landward with SLR.

D. Prepare for and Adapt to Sea-Level Rise

The Managed Retreat Scenario best achieves SLR accommodation by focusing development outside of vulnerable shoreline areas, except for low-intensity and temporary uses. Elements of this scenario would be required to conform with this principle, including limiting certain uses, such as residential on the first floor of buildings; elevating land and/or buildings; and flood proofing in vulnerable shoreline areas.

E. Foster a Diverse and Robust Business Community

Each scenario supports the local business community; however, the Tourism and Visitor-Serving and Complete Communities Scenarios both have a stronger focus on commercial and retail uses. The Tourism and Visitor-Serving Scenario focuses on increasing tourism, which would increase local revenues through **Transient Occupancy Tax (TOT)** and sales tax revenues. Such revenues help provide services and infrastructure that enhance the sense of place and welcome residents and visitors alike to patron a clean, well-maintained community of local shops and businesses.

Transient Occupancy Tax (TOT)

The transient occupancy tax is a tax that people pay when they stay at a hotel or motel. This tax helps the City pay for public services and infrastructure such as parks, roads, and other services that people use when they visit.

WEP Chapter 5

Land Use, Housing, and Mobility

Introduction

This Chapter describes in detail the land use and mobility components of the Waterfront Eureka Plan (WEP) to guide new development within the Waterfront Eureka Plan Area (Plan Area) and associated mobility improvements including roadway, pedestrian, and bicycle facilities, to enable the movement of goods and people in the Plan Area.

Content in this Chapter draws from community and stakeholder input and provides the foundation for the detailed land use regulations and development and design standards found in **WEP Chapter 6 Regulations, Standards, and Guidelines**. **WEP Chapter 7 Administration and Implementation** further expands upon the goals and policies laid out below.

Land Use Plan

The Land Use Plan for the WEP establishes general land uses and intensity standards for the Plan Area to support the City's goals of creating a vibrant Core Area. The general distribution, location, and intensity of land uses established by the Land Use Plan are based on the WEP's Guiding Principles specified in **WEP Chapter 1 Introduction**. The Coastal Core Area is designed to serve as the cultural hub and business center in the Coastal Zone portion of the City, with increased opportunities for bayfront commercial, visitor-serving, and upper floor residential uses. The approximately 130-acre Plan Area provides the opportunity to create and expand recreational, retail, and residential uses for Eureka residents and visitors.

The Land Use Plan (see **WEP Figure 5-1, Land Use Plan Map**) and the Development Standards in **WEP Chapter 6 Regulations, Standards, and Guidelines** provide the framework for development of the Plan Area.

Core Area

The Core Area is the traditional business center and cultural hub of the City and encompasses the Commercial Bayfront, Old Town, and Library Districts within the Coastal Zone (the Coastal Core Area and Plan Area), as well as the inland Downtown. Built upon a grid pattern of streets, which extend to the Plan Area, with an extensive inventory of historic structures, the Core Area currently contains the largest concentration of multi-story buildings, cultural facilities (such as museums and theaters), restaurants, and professional offices on the north coast of California

(Humboldt, Mendocino, Del Norte Counties). The Core Area presents numerous opportunities for revitalization and also includes a significant number of resources worth preserving. In the coming 20 years, the City envisions the Core Area expanding its influence as the business and cultural center of the City, with increased opportunities for tourism and expanded upper floor residential uses. **WEP Table 5-1** below explains how the various key community places within the Core Area will change by 2040.

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WEP Table 5-1. 2040 Key Community Place Descriptions within the Core Area

2040 General Plan Core Area Descriptions	Preferred Futures Based on Community Feedback	New Core Area Descriptions
<p>Commercial Bayfront Consists of the Eureka waterfront north of 1st Street spanning from C Street on the west to Y Street on the east. This district includes C Street Plaza, F Street Plaza, the Eureka Boardwalk, the Adorni Center, Halverson Park, and a portion of the Eureka Waterfront Trail. The district primarily consists of vacant land that was once home to buildings and facilities that supported Eureka’s bustling maritime-industrial activities. The majority of buildings that once stood in this area have been demolished. All but one of the legacy maritime buildings that remain standing have been converted to commercial uses, residential, office uses, and other non-coastal-dependent uses. The area has significant potential for development and is envisioned to become a centerpiece for bayfront commercial development, tourism, recreation, leisure activities, retail uses, hotels, and upper floor residential uses. The entire area is envisioned to include substantial future development that will be compatible with and similar to the historic development pattern of Old Town. Future development is expected to include dense multi-story buildings at the back of the sidewalk that include pedestrian-scaled shops, storefronts, restaurants, museums and cultural facilities, art galleries, theaters, lodging facilities, other related uses lining the sidewalks, and a range of office and residential uses in non-street-facing portions of buildings and above the first floor.</p>	<ul style="list-style-type: none"> • Celebrate the Waterfront Trail and engage pedestrians with open space and design elements that connect to the interior of the Plan Area and beyond. • Ground floor uses primarily include retail, restaurant, and recreational uses, while upper floor uses include housing and commercial lodging, among other uses, in Old Town and the western portion of the Commercial Bayfront. • New development is designed and sited to address coastal hazards, including sea-level rise (SLR), over its design life. • Utilize the boardwalk to address SLR, and require properties interact with boardwalk on western portion of the Commercial Bayfront. • Line of buildings interact with boardwalk, open space, and First Street. 	<p>Commercial Bayfront (CB) Consists of the Eureka bayfront north of First Street/Waterfront Drive spanning from C Street on the west to Y Street on the east. This district includes Madaket Plaza (C Street Plaza), Coast Guard Plaza (F Street Plaza), the Eureka Boardwalk, the Adorni Center, Halverson Park, and a portion of the Eureka Waterfront Trail. The western portion of the district from C Street to F Street is part of the nationally recognized Old Town Historic District. The entire district primarily consists of vacant land that was once home to buildings and facilities supporting Eureka’s bustling maritime-industrial activities, as well as mixed-use and visitor-serving neighborhood uses. The majority of the legacy maritime buildings that once stood in this area have been demolished, with the remaining structures having been converted to commercial, residential, office, and other non-coastal-dependent uses. The area is envisioned to become a centerpiece for bayfront commercial development, tourism, recreation, leisure activities, retail, hotels, and upper floor office and residential uses. The Commercial Bayfront for the western portion of the area is envisioned to develop in a manner compatible with and similar to the historic development pattern of Old Town, with multi-story buildings at the back of the sidewalk containing pedestrian-scaled uses, and a range of office and residential uses in non-street-facing portions of buildings and above the first floor. New development along the Boardwalk may utilize the Boardwalk to address sea-level rise and will interact with the Boardwalk and First Street. The central portion of the Commercial Bayfront includes larger buildings accommodating recreational and fishing uses, largely oriented toward the water. Development on the eastern portion of the Commercial Bayfront connects to Waterfront Drive and the Waterfront Trail with pedestrian pathways and accommodates sea-level rise by promoting temporary recreational and community-serving outdoor uses in high-risk flood areas. Future development throughout the area is expected to promote cultural tourism, and connect the public to Native American history, culture, and environment,</p>

WEP Table 5-1. 2040 Key Community Place Descriptions within the Core Area

2040 General Plan Core Area Descriptions	Preferred Futures Based on Community Feedback	New Core Area Descriptions
<p>Old Town Includes historic multi-story buildings from the 1850s and beyond with pedestrian-scaled shops, storefronts, restaurants, museums and cultural facilities, art galleries, theaters, lodging facilities, other related uses lining the sidewalks, and a range of office and residential uses above the first floor. The original heart of the City, Old Town has been declared a Historic District and is on the National Register of Historic Places. Old Town is envisioned to continue its legacy as a premiere historic district with a dense development pattern, multi-story buildings, and upper floor office and residential uses, and to become a primary regional center for tourism, recreation, leisure activities, and shopping.</p>	<ul style="list-style-type: none"> • Include a dense mix of retail, arts, cultural facilities, commercial uses, housing, hotels, and live/work units. • Urban design encourages walking, biking, kids playing, and dog walking to increase eyes on the street. • Wayfinding helps visitors find “park-once” areas. • Architecture for new buildings complements existing historic structures. • Adapt to climate change by ensuring a stormwater management system is improved to increase capacity and accommodate more frequent flooding. 	<p>and include open space and new development designed and sited to address coastal hazards, including sea-level rise, over its design life.</p> <p>Old Town Includes historic multi-story buildings from the 1850s and beyond with pedestrian-scaled shops and storefronts, restaurants, museums and cultural facilities, art galleries, theaters, lodging facilities, other related uses lining the sidewalks, and a range of office and residential uses above the first floor. The original heart of the City, portions of Old Town (along with portions of the Library District and western Commercial Bayfront) have been declared a Historic District and is on the National Register of Historic Places. Old Town is also the center of the Eureka Cultural Arts District. Old Town is envisioned to continue its legacy as a premiere historic district with a dense development pattern and a mix of retail, arts, cultural facilities, commercial uses, housing, hotels, and live/work units, in multi-story buildings with upper floor office and residential uses to allow Old Town to continue and expand as a primary regional center for tourism, recreation, leisure activities, and shopping. “Park-once” strategies with wayfinding will encourage walking, biking, kids playing, and dog walking. New development will preserve and complement existing historic structures, and stormwater improvements will preemptively address potential stormwater drainage capacity and rising groundwater issues in the lower-lying, western-most portion of the district as the climate changes and sea levels rise.</p>
<p>Library East of Old Town, north of Downtown, and one of the earliest residential neighborhoods in Eureka, the Library District includes multiple historic single-family homes, and multi-family residential structures as well as residential structures that have been converted into professional offices, office buildings, vacation rentals, restaurants, and entertainment and cultural uses, with the Carson Mansion (Ingomar Club) and the Humboldt County Library in the heart of the district. The Library District is envisioned to continue as a “quiet” district of</p>	<ul style="list-style-type: none"> • Retain its lower intensity and quiet neighborhood character and accommodate housing through accessory dwelling unit, townhome, and mid-rise mixed-use infill opportunities. • Commercial uses primarily support residents by providing everyday goods and services such as childcare, grocery, and hardware stores. • Uses in the Library District include offices, live/work opportunities, coworking spaces, commercial lodging, and home-based businesses. 	<p>Library District East of Old Town, north of Downtown, and one of the earliest residential neighborhoods in Eureka, the Library District includes multiple historic single-family homes and multi-family residential structures, as well as residential structures converted to professional offices, office buildings, vacation rentals, restaurants, and entertainment and cultural uses, with the Carson Mansion (Ingomar Club) and the Humboldt County Library in the heart of the district. The Library District is part of the nationally recognized Old Town Historic District and the Eureka Cultural Arts District and is</p>

WEP Table 5-1. 2040 Key Community Place Descriptions within the Core Area

2040 General Plan Core Area Descriptions	Preferred Futures Based on Community Feedback	New Core Area Descriptions
low impact uses (such as offices and vacation rentals) and well-preserved historic structures.		located on a raised terrace above the Commercial Bayfront, outside of areas subject to flood risk. The Library District is envisioned to continue as a “quiet,” walkable district of low-impact uses, such as offices, live/work opportunities, coworking spaces, commercial lodging, neighborhood-serving commercial uses (childcare, corner grocery, and hardware stores) and single- and multi-family homes, accessory dwelling units, and vacation rentals, while preserving historic structures.

Land Use Designations

WEP Table 5-2, Land Uses, describes generally what was heard during the WEP community outreach process for each district (consistent with the preferred futures in **WEP Chapter 4 Future Opportunities**) and provides new land use designation descriptions, which build upon the 2040 General Plan’s land use designations and “Community Places” descriptions and are applied to properties within the Plan Area as shown in **WEP Figure 5-1**.

WEP Table 5-2. Land Uses

WEP Land Use Designation	2040 General Plan Land Use Designation Description	Preferred Futures Based on Community Feedback	New Land Use Designations
Commercial Bayfront West (CBW) Commercial Bayfront Central (CBC) Commercial Bayfront East (CBE)	Visitor-related retail, restaurants, multi-story lodging, entertainment, recreation, boating, and tourist services, as well as residential, office, and a mix of coastal and non-coastal dependent uses. Intended to emphasize commercial retail and tourism-related uses, leisure activities, hotels, and upper floor office/residential uses along the bayfront. Primarily caters to local and non-local visitors in multi-story buildings with pedestrian-scaled storefronts lining the sidewalks, boardwalk, and waterfront trails. Residential and office uses are	<ul style="list-style-type: none"> • Celebrate the Waterfront Trail and engage pedestrians with open space and design elements that connect to the interior of the Plan Area and beyond. • Ground floor uses primarily include retail, restaurant, and recreational uses, while upper floor uses include housing and commercial lodging, among other uses, in Old Town and the western portion of the Commercial Bayfront. • New development is designed and sited to address coastal hazards, including sea-level rise (SLR), over its design life. 	Commercial Bayfront West (CBW) Located between C and I Streets, north of First Street with uses primarily catering to local and non-local visitors, with a mix of coastal and non-coastal dependent uses. Intended as an extension of Old Town with pedestrian-focused, visitor-related retail, casual and outdoor restaurants, outdoor seating, and family-friendly spaces for outdoor concerts and markets, multi-story lodging, entertainment, leisure activities, recreation, and tourist services, as well as residential uses on upper floors, and office uses on upper floors or non-street-facing portions of buildings. Intensity: Maximum 4.0 FAR Commercial Bayfront Central (CBC)

WEP Land Use Designation	2040 General Plan Land Use Designation Description	Preferred Futures Based on Community Feedback	New Land Use Designations
	<p>primarily allowed only on upper floors or non-street facing portions of buildings, and only as provided by the applied zoning district.</p> <p>Intensity: Maximum 4.0 FAR</p>	<ul style="list-style-type: none"> Utilize the boardwalk to address SLR, and require properties interact with boardwalk on western portion of the Commercial Bayfront. Line of buildings interact with boardwalk, open space, and First Street. 	<p>Located between I Street and the Sacco Amphitheater/Bonnie Gool Guest Dock, and north of Waterfront Drive, with larger buildings accommodating recreational, fishing, entertainment, and boating and tourist services catering to local and non-local visitors. Recreational and coastal-dependent and -related ground floor uses, restaurants, residential uses on upper floors, and office uses primarily on upper floors or non-street-facing portions of buildings, only as provided by the applied zoning district.</p> <p>Intensity: Maximum 4.0 FAR</p> <p>Commercial Bayfront East (CBE) Located east of the Sacco Amphitheater/Bonnie Gool guest dock to Y Street with uses primarily catering to local and non-local visitors, with a mix of coastal and non-coastal dependent uses. Retail, restaurant, lodging, and recreational ground floor uses, with residential uses on upper floors, and office uses primarily on upper floors or non-street-facing portions of buildings, only as provided by the applied zoning district. New development connects to Waterfront Drive and the Waterfront Trail with pedestrian pathways and accommodates sea-level rise by promoting temporary recreational and community-serving outdoor uses in high-risk flood areas.</p> <p>Intensity: Maximum 4.0 FAR</p>
Old Town Commercial (OC)	<p>Visitor-related retail, restaurants, lodging, entertainment, recreation, and tourist services, as well as residential and office uses. Intended to emphasize commercial retail and tourism-related uses, recreation, leisure activities, hotels, and upper floor office/residential uses. Primarily caters to local and non-local visitors in historic and multi-story buildings with pedestrian-scaled storefronts lining the sidewalks. Residential and office uses are primarily allowed only on upper floors and non-street-facing portions of buildings, and only as provided by the applied zoning district. Intensity:</p> <p>Maximum 5.0 FAR</p>	<ul style="list-style-type: none"> Include a dense mix of retail, arts, cultural facilities, commercial uses, housing, hotels, and live/work units. Urban design encourages walking, biking, kids playing, and dog walking to increase eyes on the street. Wayfinding helps visitors find “park-once” areas. Architecture for new buildings complements existing historic structures. Adapt to climate change by ensuring a stormwater management system is improved to increase capacity and accommodate more frequent flooding. 	<p>A dense mix of visitor- and non-visitor-related retail, restaurants, lodging, entertainment, arts, cultural facilities, recreation, and services, as well as residential, live/work, and office uses. Intended to emphasize commercial retail and tourism-related uses, recreation, leisure activities, hotels, and upper floor office/residential uses. Recognizes and honors historic architecture and promotes cultural tourism and outdoor uses along the street and for events in public rights-of-way. Primarily caters to local and non-local visitors in historic and multi-story buildings with pedestrian-scaled storefronts lining the sidewalks. Residential and office uses are allowed only on upper floors and non-street-facing portions of buildings, and only as provided by the applied zoning district.</p> <p>Intensity: Minimum 1.0 FAR; maximum 5.0 FAR</p>

WEP Land Use Designation	2040 General Plan Land Use Designation Description	Preferred Futures Based on Community Feedback	New Land Use Designations
Library (L)	<p>Customer-serving and non-customer-serving professional offices, clinics, hospitals, and related retail and services, as well as residential uses. Also applied to areas with a mix of single-family and multi-family housing, small scale offices, some converted residential buildings, and lodging where the intent is to generally retain the character, scale and form of the residential neighborhood. Intended to provide a mix of office and residential uses in an environment with a different character and lower intensity than the mixed-use commercial districts of the City. Limited commercial uses may be allowed as provided for by the applied zoning district.</p> <p>Intensity: Maximum 2.5 FAR</p>	<ul style="list-style-type: none"> • Retain its lower intensity and quiet neighborhood character and accommodate housing through accessory dwelling unit, townhome, and mid-rise mixed-use infill opportunities. • Commercial uses primarily support residents by providing everyday goods and services such as childcare, grocery, and hardware stores. • Uses in the Library District include offices, live/work opportunities, coworking spaces, commercial lodging, and home-based businesses. 	<p>A mix of single- and multi-family housing, small-scale offices, commercial retail and services, artisan manufacturing, and lodging, where the intent is to generally retain the character, scale, and form of the residential neighborhood, with adaptive re-use of historic structures. Intended to provide a balanced mix of residential and commercial/office uses that generally retain the character and scale of historic residential neighborhoods and differ in character from other mixed-use commercial districts of the City. Limited-scale convenience retail, restaurants, and personal services, including pedestrian-oriented neighborhood retail to promote short neighborhood-based trips, and limited-scale visitor-serving uses supporting cultural tourism.</p> <p>Intensity: Minimum 1.0 FAR; maximum 2.5 FAR</p>

WEP Figure 5-1. Land Use Plan Map



Consistent with the land use designations in **WEP Table 5-1**, detailed use regulations and requirements are established by the applied zoning districts provided in the Development Standards in **WEP Chapter 6 Regulations, Standards, and Guidelines**.

Housing

A major component and outcome of the WEP will be the development and redevelopment of vacant and underutilized sites and buildings within the Plan Area, which will include residential units. To address potential concerns of displacement and gentrification, the City prepared the Affordable Housing and Anti-Displacement Strategies report (included as **WEP Appendix A**). The report outlines strategies and actions that are consistent with the WEP that the City may consider to minimize the displacement of vulnerable populations within the Plan Area.

As summarized in the **WEP Chapter 2 Background Report**, the City is experiencing a housing shortage across all income levels that is reflective of California's statewide housing supply and affordability crisis. To address the need for housing, the City identified new and expanded actionable strategies in the 6th Cycle Housing Element, in addition to the various ongoing housing assistance programs the City continues to offer. Another major catalyst to increase residential units is the 2040 General Plan. Below is a brief description of the existing housing landscape in the Plan Area, along with the 2040 General Plan's vision to infuse new housing opportunities into the Plan Area.

Commercial Bayfront - The Commercial Bayfront consists of the Eureka Plan Area, and includes commercial and public sites. Much of the Commercial Bayfront is vacant land that once supported a bustling maritime- and timber-industrial setting as well as mixed-use and neighborhood-serving uses. While there are currently no residential units within the district, the 2040 General Plan envisions residential and office uses primarily on upper floors or non-street-facing portions of buildings to allow for a mix of uses and density, while still focusing on engaging activities along the street. The 2040 General Plan identifies sufficient capacity to accommodate 773 additional housing units in the district and 1,219 jobs through the development and redevelopment of vacant and underutilized areas.

Old Town District - While the Old Town District serves as the retail, local small business, and entertainment hub of Eureka, it also supports some residential and office spaces. The Old Town District contains approximately 100 parcels, totaling approximately 19 acres. The 2040 General Plan identifies sufficient capacity to accommodate approximately 226 additional housing units in the district and 355 jobs through the development and redevelopment of vacant and underutilized areas.

Library District - The Library District, while having easy access to culture, retail, recreation, and community events, primarily maintains a residential and more quiet nature. Some of the non-residential uses (such as retail, accommodation, professional office) occupy historic houses, which maintain the aesthetics of the neighborhood. The vision in the 2040 General Plan for this land use is to promote "a mix of single-family and multi-family housing, small scale offices, some converted residential buildings, and lodging where the intent is to generally retain the character, scale and form of the residential neighborhood." The 2040 General Plan identifies sufficient capacity to accommodate 14 additional housing units in the district and 75 jobs through the development and redevelopment of vacant and underutilized areas.

Mobility Plan

The Mobility Plan for the WEP provides for a multi-modal circulation system of public roadways with parking, sidewalks with parkways, tree plantings, landscaping, and alleyways, which invite and activate the Plan Area setting. The WEP's vision and Guiding Principles included in **WEP Chapter 1 Introduction**, and the Preferred Futures included in **WEP Chapter 4 Future Opportunities**, help inform

the Mobility Plan by describing desired mobility infrastructure and accessibility improvements, which will be established through the WEP.

Mobility in the Plan Area is intended to provide multi-modal internal circulation, as well as easy access to nearby destinations, transit stops, and the bayfront as summarized below and conceptually shown on **WEP Figures 5-2 and 5-3**. These improvements are supported by the goals, policies, and strategies listed at the end of this Chapter.

A. Bicycle and Multi-modal Facilities

Eureka Waterfront Trail. The Plan Area contains a portion of the Eureka Waterfront Trail, a Class I and Pacific Coast Bike Route, which is an important recreational and tourism asset.

Bicycle facilities. As summarized in the **WEP Chapter 2 Background Report**, the Plan Area contains several existing bicycle facilities. To support the land use mix and future density in the Plan Area resulting in additional people living, working, and visiting, there are opportunities to implement additional bicycle facilities, which link multiple destinations within and between the Plan Area to increase access and connectivity for people who bike. Bicycle facilities include Class I, Class II, Class III, Class III-B, and Class IV.

- Class I - Pathway for people biking and walking that is completely separated from a street or highway. It is the safest bikeway, but also the most difficult to acquire the necessary right-of-way.
- Class II - On-road, separated lane for people biking, often painted green.
- Class III and Class III-B - On-road route for people biking, sharing a travel lane with cars. Class III-B are bike boulevards, which have increased traffic calming, signs, and other safety features to slow and discourage vehicle traffic.
- Class IV - Buffered travel lane for bikes. Similar to Class II with additional safety features preventing cars from entering the bike lane.

Based on community input received during the planning process, there is an opportunity to explore the implementation of a **Woonerf** along Second Street from K to M Streets, and along F Street from First to Second Street. Through the street redesign, there is typically additional space on Woonerfs to install street furniture, such as planters, street trees, and benches, which create the feeling of a livable public space. Woonerfs allow cars, but they are generally discouraged.

Woonerf

A type of street originally implemented in the Netherlands that uses a variety of techniques to create a shared space for pedestrians, cyclists, and motorists, including elimination of curbs to create a continuous space for all users, low speed limits, and traffic-calming measures.

B. Alleyways

The Plan Area contains a large number of existing alleys, which are primarily used for trash collection, vehicle access, circulation, and loading, as well as additional building access. Portions of Opera Alley and Snug Alley have been enhanced for pedestrians and include special pavement treatment, murals, commercial storefront orientation and access, and pedestrian-only access. Given the number of alleys and the future density in the Plan Area resulting in additional people living, working, and visiting, there are opportunities to enhance select alleys to create improved secondary pedestrian passageways.

C. Pedestrian Access and Safety

The Plan Area contains various existing pedestrian crossing treatments, including standard unsignalized intersections, crosswalks with special pavement and intersection treatments, and curb extensions. To support the land use mix and future density resulting in additional people walking and biking in the Plan Area, there are opportunities to enhance existing pedestrian crossing treatments and install new high visibility or enhanced crosswalks to promote pedestrian safety and improve walkability and connections to transit.

D. Parking

As summarized in **WEP Chapter 2 Background Report**, the Plan Area contains several public parking options, including on-street, as well as surface parking lots, which contribute to the parking supply for the area. There are opportunities to increase public awareness of parking options to make efficient use of existing parking supply and resources through new parking lot and wayfinding signage for all users.

WEP Figure 5-2. WEP Bike Facility Plan



WEP Figure 5-3. WEP Pedestrian Facility Plan



Infrastructure Consistency

The City of Eureka is committed to providing adequate infrastructure and services to support the needs of residents and businesses and recognizes the importance of infrastructure in ensuring a high quality of life. The General Plan emphasizes improving existing infrastructure, the development of management plans, and the implementation of Best Management Practices to support development consistent with the vision for Eureka. As detailed in WEP Appendix C, the WEP is consistent with the General Plan, including the goals and policies in Chapter 3.4 of the 2040 General Plan (Our Infrastructure). All foreseeable impacts to public services, spaces, facilities, and utilities resulting from the implementation of the General Plan were determined to be less than significant in the General Plan Environmental Impact Report. For each infrastructure impact area in Appendix G of the California Environmental Quality Act (CEQA) Guidelines, the City either already has sufficient capacity, is already meeting its goals, or includes policies in the General Plan to accommodate the potential growth resulting from the WEP. The only exception is stormwater infrastructure, which the City identified as an area for improvement in 2016. Work is currently underway to improve stormwater management and is addressed in the WEP's Implementation Plan. Furthermore, most development is expected to be multi-family infill development, which has less of an impact on City services and utilities than greenfield development or development of single-family homes as mixed-use infill development more efficiently shares infrastructure and services. Further, the City completed a Sea Level Rise Vulnerability and Capital Improvement Project (CIP) Adaptation Plan in February 2021, which will ensure future investment in City assets and infrastructure to strategically address sea-level rise.

Goals

The goals below were developed based on community feedback and the Preferred Futures developed in **WEP Chapter 4 Future Opportunities**. These goals are desired end states, supported by policies that provide specific direction to achieve the goal. These policies are implemented through specific actions and projects outlined in **WEP Chapter 7 Administration and Implementation**.

Goal WEP-1: A diverse mix of residential housing options serving all income levels.

WEP-1.1 Promote multi-family housing choices in mixed-use buildings in the Commercial Bayfront and Old Town by allowing them by-right (no use permit) and by developing funding mechanisms to assist with design and pre-permitting costs.

WEP-1.2 Promote accessory dwelling units, live/work units, multi-family housing choices, and townhomes in the Library District by allowing them by-right (no use permit) and by developing funding mechanisms to assist with design and pre-permitting costs.

WEP-1.3 Encourage maintenance and improvement of existing housing stock including resolution of safety and code violations such as through educational materials, and City- and grant-funded programs.

WEP-1.4 Increase housing choices by removing barriers to development and incentivizing denser housing by prohibiting new detached single-family homes; eliminating maximum density, minimum setbacks, and open space standards; and reducing or eliminating parking requirements.

WEP-1.5 Streamline environmental review for housing developments by preparing a CEQA Streamlining Workplan for discretionary projects (Coastal Development Permit, Use Permit, Design Review, and Historic Preservation).

WEP 1.6 Apply for grant funding to conduct a feasibility study on potential new funding streams to increase opportunities for housing preservation, rehabilitation, production, and assistance as is outlined in **WEP Appendix A**, the Affordable Housing and Anti-Displacement Strategies report.

WEP 1.7 Provide increased access to multi-lingual materials and legal services to help empower and protect at-risk residents from displacement as outlined in **WEP Appendix A**, the Affordable Housing and Anti-Displacement Strategies report.

Goal WEP-2: A vibrant and safe destination for residents, tourists, businesses, and the arts.

WEP-2.1 Support well-planned, “infill first” development that builds upon Eureka’s historic development patterns by utilizing greater intensities and building heights than have been allowed in past Local Coastal Programs and pairing this with the proposed infill and adaptive reuse programs found in the Implementation Matrix in **WEP Chapter 7 Administration and Implementation**.

WEP-2.2 Provide an environment that inspires healthy and active living such as by providing more playgrounds, parklets, and pedestrian-oriented and -focused streetscapes.

WEP-2.3 Promote multi-modal transportation options and “complete streets,” which accommodate walking, biking, driving, and using public transit, such as exploring the feasibility of converting some streets in Old Town into Woonerf streets and providing amenities that make multi-modal transportation safer and more pleasant.

WEP-2.4 Address homelessness in a proactive and progressive manner through housing assistance and an updated Homelessness Strategy specific to the Plan Area.

WEP-2.5 Encourage Heritage Tourism, which authentically represents the stories and people of the past and present, such as by providing educational signage and facilities for cultural events.

WEP-2.6 Ensure new development enhances the pedestrian environment and protects Eureka’s unique identity, historic character, and sense of community, such as providing Design Guidelines for both new buildings and renovation of or additions to existing structures and historic buildings.

Goal WEP-3: A thriving business community.

WEP-3.1 Foster a diverse and resilient local economy, friendly to new business investment and the creation and retention of quality jobs by connecting with the business community and providing amenities such as wayfinding and electric vehicle (EV) chargers for local and visiting customers.

WEP-3.2 Implement innovative parking strategies to accommodate visitors and support a safe and comfortable pedestrian environment, such as by considering parking permit programs and expanding parking in high demand areas, and wayfinding.

WEP-3.3 Deliver appropriate levels of public services in an efficient, equitable, and cost-effective manner such as providing more public amenities (restrooms, bicycle pump stations, food vendor spaces, community gardens, bicycle boulevards, traffic-calming elements) throughout the Plan Area.

Goal WEP-4: Safe and enjoyable access to Humboldt Bay.

WEP-4.1 Improve the Waterfront Trail with new paving in deteriorating areas, wayfinding and cultural information signage as appropriate, and creation of new extensions inland, such as improving existing unimproved access points from Waterfront Drive to the Waterfront Trail on the east side of Halverson Park and under the Samoa Bridge, and upgrade and expand inland extensions.

WEP-4.2 Encourage water-oriented and water-related development along the bayfront by creating, maintaining, and increasing cultural, historical, environmental, and recreational programs, activities, and services, and facilitating access to the bay.

WEP-4.3 Preserve and enhance the beautiful coastal habitat resources within and surrounding the Plan Area, while allowing for compatible urban development, such as allowing temporary, outdoor, visitor-serving uses and support structures, which effectively mimic the natural environment, such as outdoor markets, farmer's markets, and coastal-trail- or -water-related recreational equipment, such as bicycles, scooters, kayaks, paddle or surf boards, and sail or pedal boats.

Goal WEP-5: A Plan Area that accommodates sea-level rise, while protecting important infrastructure and historic resources.

WEP-5.1 Preserve and protect existing development, coastal-dependent uses, and historic structures from the impacts of sea-level rise through infrastructure improvements, fortification, and retrofits.

WEP-5.2 Prepare the built environment for anticipated coastal hazards and storm events by utilizing the ecosystem services of natural spaces and prioritizing low-impact development in infrastructure upgrades.

WEP-5.3 Maintain the functionality of our infrastructure systems and maximize public access and recreational opportunities to and along the shoreline as sea levels rise, through upgrading stormwater facilities and planning for adaptation of critical infrastructure that is threatened by sea-level rise during its anticipated structure life.

WEP-5.4 Limit risk by requiring adequate elevation of habitable spaces, utilities, and hazardous materials above flood elevations given anticipated sea-level rise. If elevation to account for sea-level rise over the anticipated life of the development is not feasible or appropriate, require design for future accommodation of additional elevation, other adaptation strategies, or future removal.

WEP-5.5 Conduct a detailed vulnerability assessment for the Commercial Bayfront District to avoid the need for parcel-by-parcel hazard analysis.

WEP Chapter 6

Regulations,

Standards, and

Guidelines

Introduction

This Chapter sets out the land use regulations, development and design standards, and guidelines for the Waterfront Eureka Plan (WEP) Plan Area (Plan Area). The intent of the regulations, standards, and guidelines is to regulate new site and building development and ensure all proposed development supports **WEP Chapter 4 Future Opportunities**.

Applicability

Where regulations and standards of the WEP differ from the Coastal Zoning Code, the WEP shall take precedence unless otherwise specified herein. Where the WEP is silent on an issue, the City of Eureka (City) will utilize the 2040 General Plan and/or the Eureka Local Coastal Program (LCP) as appropriate. Further, any development, land use, or division of land approved in compliance with the following regulations must also be consistent with the 2040 General Plan and Coastal Land Use Plan.

Purpose of the WEP Zoning Districts

A. Zoning Districts. The WEP is composed of six zoning districts, each with their own purposes, as described below. The boundaries of each zoning district within the WEP are shown in **WEP Figure 6-1, Zoning**.

- **Commercial Bayfront West (CBW).** The CBW zoning district is an extension of the Old Town (OT) zoning district with an emphasis on water-oriented and visitor-serving commercial and recreational uses and leisure activities, and primarily upper floor residential and office uses, in a pedestrian-friendly and -engaging environment encouraging physical and visual access to the bayfront. Active ground floors are promoted with pedestrian-scaled shops and storefronts, restaurants, museums and cultural facilities, art galleries, theaters, and lodging facilities fronting the Boardwalk and First Street, as well as limited office and residential uses in portions of buildings that are not street-facing, and a mix of upper-floor residential and non-residential

uses. Cultural tourism is supported, and new development is designed and sited to address coastal hazards, including sea-level rise (SLR), over its design life.

- **Commercial Bayfront Central (CBC).** The CBC zoning district supports recreational and commercial fishing uses, while providing a mixed-use, pedestrian-friendly environment that balances coastal-dependent, visitor-serving, and service-oriented uses. Active ground floors promote pedestrian-scaled, visitor-serving retail, cultural, and lodging facilities along Waterfront Drive, as well as a range of office uses with a mix of upper-floor non-residential uses. Fishing and coastal-dependent uses are generally located bayside, and cultural tourism is supported. New development is designed and sited to address coastal hazards, including SLR, over its design life.
- **Commercial Bayfront East (CBE).** The CBE zoning district provides a mixed-use area that balances pedestrian-friendly, visitor-serving residential, service-oriented, and coastal-related uses by allowing a broad range of bayfront tourism, recreation and leisure activities, and retail, hotel, and office uses, with residential uses on upper floors. New development connects to Waterfront Drive and the Waterfront Trail with pedestrian pathways. Temporary, open space, and recreational uses capable of accommodating or retreating from SLR are supported, as well as more permanent development, when designed and sited to address coastal hazards, including SLR, over its design life.
- **Old Town (OT).** The OT zoning district maintains, promotes, enhances, and builds upon Eureka's Old Town as a vibrant center for residents, businesses, the arts, local/regional visitors, and out-of-town tourists. The district supports vertical mixed-use development with a diversity of uses that promote daytime and evening activity, including cultural, lodging, civic, professional office, live/work, entertainment, retail, and other customer-serving and employment-intensive uses with residential uses on upper floors. Multi-story buildings built to lot lines fully utilize available land and support a high-intensity economic and cultural center for the surrounding region. The district is characterized by a diversity of building types and architectural styles that support a vibrant pedestrian environment and active and inviting public spaces. The district allows a mix of non-residential and upper-floor residential uses. Cultural tourism is supported, and new development is designed and sited to address coastal hazards, including SLR, over its design life.
- **Library (L).** The L zoning district supports a mix of historic single-family homes, multi-family housing, lodging, and offices, within adaptively re-used and new buildings, with a limited selection of small-scale visitor- and local-serving commercial uses supporting cultural tourism and/or a self-sufficient neighborhood for residents. The district is characterized by a lower intensity mix of residential and commercial/office uses with the intent to retain the existing quiet character. A wide variety of ground-floor uses support the existing eclectic character of the neighborhood. The L zoning district allows a mix of residential and non-residential uses, integrated either horizontally or vertically.
- **Public Facilities (PF).** The PF zoning district provides locations for schools, governmental offices and facilities, community assembly uses, courthouses, social services, cemeteries, fairgrounds, airports, marinas and wharves, utility facilities, and other similar public and civic uses.

WEP Figure 6-1. Zoning



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Allowed Uses

A. **General.** WEP Table 6-1 identifies allowed uses and required permits organized by zoning district.

WEP Table 6-1. Allowed Uses in the Waterfront Eureka Plan Zoning Districts

P = Permitted Use M = Minor Use Permit Required C = Conditional Use Permit Required – = Prohibited Land Use	Zoning District						Additional Standards
	CBW	CBC	CBE	L	OT	PF	
<i>Residential</i>							
Accessory dwelling unit [1]	P	P	P	P	P	–	See certified IP, [2]
Live/work unit	[3][4]	[3][4]	[3][4]	[3]	[3][4]	–	[2]
Medical care housing, upper floors	C	C	C	C	C	–	
Medical care housing, ground floor, not street-facing	–	–	–	C	C	–	
Medical care housing, ground floor, street-facing	–	–	–	C	–	–	[2]
Micro/shared housing, upper floors	C	C	C	C	C	–	
Micro/shared housing, ground floor, not street-facing	–	–	–	C	C	–	
Micro/shared housing, ground floor, street-facing	–	–	–	C	–	–	[2]
Multi-family dwellings, upper floors	P	P	P	P	P	–	

WEP Table 6-1. Allowed Uses in the Waterfront Eureka Plan Zoning Districts

P = Permitted Use M = Minor Use Permit Required C = Conditional Use Permit Required – = Prohibited Land Use	Zoning District						Additional Standards
	CBW	CBC	CBE	L	OT	PF	
Multi-family dwellings, ground floor, not street-facing	–	–	–	P	P	–	
Multi-family dwellings, ground floor, street-facing	–	–	–	P	[5]	–	[2]
Nonmedical care housing, large, upper floors	P	P	P	P	P	–	
Nonmedical care housing, large, ground floor, not street-facing	–	–	–	P	P	–	
Nonmedical care housing, large, ground floor, street-facing	–	–	–	P	–	–	[2]
Nonmedical care housing, small, upper floors	P	P	P	P	P	–	
Nonmedical care housing, small, ground floor, not street-facing	–	–	–	P	P	–	
Nonmedical care housing, small, ground floor, street-facing	–	–	–	P	–	–	[2]

WEP Table 6-1. Allowed Uses in the Waterfront Eureka Plan Zoning Districts

P = Permitted Use M = Minor Use Permit Required C = Conditional Use Permit Required – = Prohibited Land Use	Zoning District						Additional Standards
	CBW	CBC	CBE	L	OT	PF	
Single-family home, attached (townhomes)	–	–	–	P	–	–	
Single-family home, detached (existing) [6]	P	P	P	P	P	–	
Single-family home, detached (new)	–	–	–	–	–	–	
<i>Commercial</i>							
<i>Commercial - Sales</i>							
Bars and nightclubs	P	P	P	–	P	–	[2]
General retail - indoor	P [4]	P [4]	P [4]	P	P [4]	–	[2]
General retail - outdoor, visitor-serving	P	P	P	M	P	–	
Water-dependent commercial	P	P	P	–	C	–	
Mobile vendors	P	P	P	P	P	P	See certified IP
Restaurants, cafes, and beverage sales	P	P	P	P	P	–	[2]
<i>Commercial - Service and Office</i>							
Car-share facility	P	P	P	P	P	–	
Commercial lodging, proprietor on site	P	P	P	P	P	–	[2]

WEP Table 6-1. Allowed Uses in the Waterfront Eureka Plan Zoning Districts

P = Permitted Use M = Minor Use Permit Required C = Conditional Use Permit Required – = Prohibited Land Use	Zoning District						Additional Standards
	CBW	CBC	CBE	L	OT	PF	
Commercial lodging, no proprietor on site	M	M	M	M	M	–	[2]
Daycare facility, upper floors	P	P	P	P	P	–	
Daycare facility, ground floor, not street-facing	P	P	P	P	P	–	
Daycare facility, ground floor, street-facing	–	–	–	P	–	–	[2]
Family daycare home, large	M	M	M	M	M	–	
Family daycare home, small	P	P	P	P	P	–	
Fitness, dance, or health facility, small, upper floors	P	P	P	P	P	–	
Fitness, dance, or health facility, small, ground floor, not street-facing	P	P	P	P	P	–	
Fitness, dance, or health facility, small, ground floor, street-facing	–	C	C	P	–	–	[2]
General services, upper floors	P	P	P	C	P	–	
General services, ground floor, not street-facing	P	P	P	C	P	–	

WEP Table 6-1. Allowed Uses in the Waterfront Eureka Plan Zoning Districts

P = Permitted Use M = Minor Use Permit Required C = Conditional Use Permit Required – = Prohibited Land Use	Zoning District						Additional Standards
	CBW	CBC	CBE	L	OT	PF	
General services, ground floor, street-facing	–	C [4]	C [4]	C	C [4]	–	[2]
Medical offices and clinics, upper floors	P	P	P	P	P	–	
Medical offices and clinics, not-street facing	P	P	P	P	P	–	
Medical offices and clinics, street-facing	–	–	–	P	–	–	[2]
Offices, upper floors	P	P	P	P	P	–	
Offices, ground floor, not street-facing	P	P	P	P	C	–	
Offices, ground floor, street-facing	–	C	C	P	–	–	[2]
Outdoor commercial recreation	P	P	P	–	–	–	
Parking lots and structures	C	C	C	C	C	–	
Personal service, upper floors	P	P	P	P	P	–	
Personal service, ground floor, not street-facing	P	P	P	P	P	–	
Personal service, ground floor, street-facing	M [4]	P [4]	P [4]	P	M	–	[2]

WEP Table 6-1. Allowed Uses in the Waterfront Eureka Plan Zoning Districts

P = Permitted Use M = Minor Use Permit Required C = Conditional Use Permit Required – = Prohibited Land Use	Zoning District						Additional Standards
	CBW	CBC	CBE	L	OT	PF	
<i>Industrial and Storage</i>							
Manufacturing, artisan [4][7]	P	P	P	C	P	–	
<i>Civic and Recreation</i>							
Civic institutions	P	P	P	P	P	P	
Colleges and trade schools, upper floor	P	P	P	P	P	P	
Colleges and trade schools, ground floor, not street-facing	C	C	C	P	C	P	
Colleges and trade schools, ground floor, street-facing	–	–	C	P	–	–	[2]
Government facilities	P	P	P	P	P	P	
Instructional services, upper floor	P	P	P	P	P	P	
Instructional services, ground floor, not street-facing	C	C	C	P	C	–	
Instructional services, ground floor, street facing	–	–	–	C	–	–	[2]
Places of assembly, upper floors	C	C	C	C	C	P	

WEP Table 6-1. Allowed Uses in the Waterfront Eureka Plan Zoning Districts

P = Permitted Use M = Minor Use Permit Required C = Conditional Use Permit Required – = Prohibited Land Use	Zoning District						Additional Standards
	CBW	CBC	CBE	L	OT	PF	
Places of assembly, ground floor	–	C	C	C	–	P	[2]
Parks, playgrounds, and trails	P	P	P	P	P	P	
Recreational fishing and boating facilities	P	P	P	–	–	P	
Recreational vehicle (RV) parks, and campgrounds	–	–	C	–	–	P	See certified IP
Social services, upper floors	P	P	P	P	P	–	
Social services, ground floor, not street-facing	P	P	P	P	C	–	
Social services, ground floor, street-facing	–	–	–	C	–	–	[2]
<i>Natural Resources</i>							
Aquaculture	–	C	C	–	–	–	
Resource protection and restoration	P	P	P	P	P	P	
Commercial fishing facilities	C	C	C	–	–	–	
<i>Other Uses and Activities</i>							
Cannabis uses	See Municipal Code Chapter 5, Article 30, and Chapter 158					–	
Home occupations	See certified IP					–	
Temporary uses	See Allowed Uses Section D.					–	

WEP Table 6-1. Allowed Uses in the Waterfront Eureka Plan Zoning Districts

P = Permitted Use M = Minor Use Permit Required C = Conditional Use Permit Required – = Prohibited Land Use	Zoning District						Additional Standards
	CBW	CBC	CBE	L	OT	PF	
Wireless telecommunication facilities [8]	P	P	P	P	P	P	See Municipal Code Chapter 159

Notes to the table:

CBW = Commercial Bayfront West; CBC = Commercial Bayfront Central; CBE = Commercial Bayfront East; L = Library; OT = Old Town; PF = Public Facilities; IP = Implementation Plan; WEP = Waterfront Eureka Plan.

[1] Accessory dwelling units and junior accessory dwelling units are allowed in conformance with the certified IP and California Government Code Sections 65852.2 and 65852.21.

[2] Additional regulations may be required pursuant to Development Standard E, Pedestrian-focused frontages.

[3] A live/work unit is principally permitted, except when located in a zone where the proposed commercial use requires a Conditional (C) or Minor (M) use permit, in which case the live/work unit shall require a C or M use permit.

[4] Ground-floor, street-facing uses are limited to uses generally open to the public that generate customer or visitor traffic, provide ground-floor display windows to promote views into the business, and sell goods typically consumed on premises or carried away by customers, or services of a personal or recreational nature.

[5] Ground-floor residential uses facing the street are permitted pursuant to Development Standards Section D.

[6] Reconstruction of a damaged or destroyed single-family detached home is allowed, provided reconstruction is commenced within 2 years of the date the building was damaged or destroyed.

[7] No use shall be permitted, and no process, equipment, or material shall be employed that is found by the Planning Commission to be objectionable to persons residing or working in the vicinity by reason of odor, insect nuisance, fumes, dust, smoke, cinders, dirt, refuse, water-carried wastes, noise, vibration, illumination, glare, unsightliness, or truck traffic, or to involve any hazard of fire or explosion.

[8] Wireless telecommunication facilities located within 100 feet of a residential zoning district require a Conditional Use Permit.

B. Additional permits. In addition to permits identified in **WEP Table 6-1**, proposed projects in the WEP zoning districts may require additional permits and approvals, such as Design Review or Historic Preservation review, as described in the certified Implementation Plan (IP).

C. Defined terms. Terms, phrases, and land use types used in this Chapter that are technical or specialized, or may not reflect common usage, are defined below.

Words, phrases, and terms set forth in this Chapter shall be deemed to have the meaning ascribed to them in this Chapter. Terms not defined in this Chapter shall have the same definitions provided in **WEP Chapter 8 Use Classification Glossary**.

1. **Attic.** The space within a building between the ceiling beams at the top story and the roof rafters.
2. **Basement.** A story or space in a building whose floor is more than 6 feet below the average level of the adjoining ground.
3. **Façade.** Exterior wall of a building.
4. **Frontage, building.** The linear measurement of a building wall which is parallel to a street or abuts a parking lot or pedestrian walkway.
 - a. **Ground floor, not street-facing.** Use has no street-facing storefront or display windows.
 - b. **Ground floor, street-facing.** Use has street-facing storefront or display windows.
5. **Ground floor.** The first level of a building closest to finished grade, other than a cellar or basement.
6. **Upper floor.** The second level and above of a building, other than an attic.
7. **Street.** A travel way more than 20 feet in width that affords a primary or principal means of access to abutting property. "Streets" includes private roads and highways.

D. Temporary uses and structures.

1. **Purpose.** This section establishes standards for temporary uses and structures to allow for appropriate short-term events and activities while limiting impacts on neighboring properties and the public.
2. **Applicability.** This section applies to all temporary uses and structures in the Plan Area.
3. **Permit requirements.** Specific types of temporary uses and structures are allowed either:
 - a. By-right without Community Development Department approval; or
 - b. With a zoning clearance.
 - i. **Applicant agreement.** An applicant requesting approval of a temporary use or structure requiring a zoning clearance must agree in writing to comply with all applicable standards as provided in this section.

4. General Standards.

a. **Standards for all temporary uses and structures.** All temporary uses and structures must comply with the following standards:

- i. **Encroachment permit.** Temporary uses and structures may not be located in the public right-of-way without an encroachment permit.
- ii. **Business license required.** Any person engaging in commercial activity or conducting a business in any manner as part of a temporary use must obtain a City of Eureka business license.
- iii. **Nuisance.** A temporary use or structure may not constitute a public nuisance as defined in Municipal Code Section 150.163 (Public Nuisance Specified).
- iv. **Obstructions.** A temporary use or structure may not obstruct pedestrian or vehicular traffic or block a driveway or alleyway.
- v. **Trash and litter.** Temporary uses must provide on-site trash receptacles as needed to keep the site free of trash and debris.
- vi. **Site condition after use.** Upon completion and removal of a temporary use, the site must be cleaned of debris and litter and returned to its original state. Temporary uses and structures may not result in permanent alterations to the site.
- vii. **Other applicable requirements.** Temporary uses and structures must comply with all other applicable standards, including, but not limited to applicable lighting standards, sign standards, and noise limitations.

E. Temporary uses and structures allowed by-right. The following temporary uses and structures are allowed without a zoning clearance or any other form of Community Development Department approval.

1. **Garage sales.** Garage sales for individual residences limited to three, 1- to 2-day events per calendar year. One block or neighborhood sale per calendar year is allowed in addition to individual sales.
2. **Outdoor fundraising events.** Outdoor fundraising events on commercial sites when sponsored by a non-profit organization directly engaged in civic or charitable efforts. Outdoor fundraising events are limited to 2 days each month for each sponsoring organization.
3. **Catering.** Mobile food vendors operating as caterers to private events when food or beverages are not sold to the general public.

4. **Dumpsters.** Dumpsters used to collect and store debris from building demolition and property clean-up activities are allowed on private property for the duration of the building permit or 30 days.
5. **On-site construction yards and equipment.** A construction yard on the same site as an approved construction project, including a trailer or modular unit used for security personnel, storage, office or other similar temporary use; dumpsters; and other construction equipment. Construction yards, trailers, and equipment must be removed within 10 days of completion of the construction project, or the expiration of the building permit, whichever occurs first.
6. **Recreational vehicles (RVs).** A recreational vehicle (RV), motor home, camper, and other similar vehicle, as follows:
 - a. **Supporting Construction or Rebuilding.** Used for living and sleeping purposes on a site with an active Building Permit for a construction project associated with an existing or proposed residence(s). Vehicles may be occupied only by the property owner and the property owner's family. Vehicles must be removed within 10 days of completion of the construction project, or the expiration of the Building Permit, whichever occurs first.
 - b. **Transient Uses.** Used for temporary living and sleeping purposes when associated with a residence where the RV is parked on private property (e.g., visiting relatives) for a maximum of 14 consecutive days and a maximum of 45 days per calendar year.
 - c. **Emergency Housing.** Used for emergency housing during a declared shelter crisis on City-owned or -leased properties specifically designated as safe parking facilities under the City's shelter crisis declaration.
 - d. **Prohibition.** A recreational vehicle (RV), motor home, camper, or other similar vehicle located outside of a legally established RV park may not be used for living or sleeping purposes except as allowed in Paragraph (1) of this division.

F. Temporary Uses and Structures Allowed with a Zoning Clearance. The following temporary uses and structures require a zoning clearance.

1. **Seasonal sales.** Seasonal sales (e.g., Christmas trees, pumpkins) for a maximum of 60 days, no more than four times per year on a single property.
2. **Outdoor sales events.** Outdoor sales events conducted by a permanent on-site use for a maximum of 30 days in any 180-day period.
3. **Traveling sellers.** Temporary outdoor retail sales not associated with a permanent on-site use conducted in a fixed location as follows:

- a. **Duration.** A traveling seller may conduct sales for a maximum of 14 days and no more than four times per year on a single property. After 14 days, a traveling seller must move to a new location 1,000 feet or more from the previous location.
 - b. **Location.** Traveling sellers may locate only on commercial property, and only with approval of the property owner. Sales activities are not permitted in the public right-of-way.
 - c. **Exceptions.** Retail sales from a vehicle are not subject to these limitations. (See Mobile Vendor in WEP **Chapter 8 Use Classification Glossary.**)
4. **Portable moving and storage containers.** Moving and storage containers delivered to a home, loaded by residents, and delivered to another location, for a maximum of 2 weeks on private property. Containers placed in a street must comply with the City of Eureka Traffic Code Chapter 72 (Stopping, Standing and Parking). Large metal shipping containers (i.e., Conex box, or a large, reusable steel box designed to protect goods while they are shipped around the world) are prohibited.
 5. **Other temporary uses.** Other temporary uses compatible with the applicable zoning district and surrounding land uses as determined by the Community Development Director.

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Development Standards

A. General. WEP Table 6-2 provides key development standards by zoning district for the WEP. A reference to a section in WEP Table 6-2 indicates a WEP standard applies, but the standard is text-based and cannot be condensed into the table.

WEP Table 6-2. Key Development Standards

Standard	Zoning Districts						Additional Standards
	CBW	CBC	CBE	L	OT	PF	
Minimum lot area	No min.	No min.	No min.	No min.	No min.	N/A	
Maximum density (du/acre)	No max. [1]	No max. [1]	No max. [1]	No max. [1]	No max. [1]	N/A	
Floor-area ratio (FAR)							
Minimum	No min.	No min.	No min.	1.0	1.0	N/A	
Maximum	4.0	4.0	4.0	2.5	5.0	4.0	
Building height							
Accessory dwelling unit [2]	See [3]	See [3]	See [3]	See [3]	See [3]	N/A	
Minimum (stories)	No min.	No min.	No min.	2 [4]	2 [4]	No min.	
Maximum (feet)	45	55	80	45	60	50	
Third story and above step-backs (feet)	8	N/A	N/A	8	N/A	N/A	See WEP Development Standard A.1
Front setbacks							
Accessory dwelling unit [2] See [5]	See [5]	See [5]	See [5]	See [5]	See [5]	N/A	
All other structures							WEP Development Standard B
Minimum (feet)	0	0	0	0	0	0	
Maximum (feet)	0	0	0	10	5 [5]	0	
Minimum side setbacks (feet)	0	0	0	0	0	0	

WEP Table 6-2. Key Development Standards

Standard	Zoning Districts						Additional Standards
	CBW	CBC	CBE	L	OT	PF	
Accessory dwelling unit [2]	See [5]	See [5]	See [5]	See [5]	See [5]	N/A	
All other structures							
Minimum rear setbacks (feet)	0	0	0	0	0	0	
Maximum site coverage	No max.	No max.	No max.	No max.	No max.	N/A	

Notes to the table:

CBW = Commercial Bayfront West; CBC = Commercial Bayfront Central; CBE = Commercial Bayfront East; L = Library; OT = Old Town; PF = Public Facilities; N/A = not applicable; du/acre = dwelling unit per acre; WEP = Waterfront Eureka Plan; IP = Implementation Plan.

[1] Although there is no maximum residential density in the Waterfront Eureka Plan zoning districts, the number of residential units on a lot will be limited by the maximum floor-area ratio, maximum building height, required parking, minimum unit size requirements in the Building Code, and other applicable development standards.

[2] Applies only to either new construction, or an increase in footprint of an existing structure, for an accessory dwelling unit.

[3] Maximum 16 feet or height of existing single- or existing or proposed multi-family residential structure, whichever is higher.

[4] Building may be restored to historic height.

[5] Four feet, or setback of existing residential structure, whichever is less, provided the setbacks as proposed are sufficient for fire and safety as determined by the Building Official and pursuant to the California Building or Residential Code.

A. Building height.

1. **Upper-story step-backs.** In the L and CBW zoning districts, street-facing portions of new primary buildings exceeding two stories shall be stepped back at least 8 feet in depth in order to maintain a pedestrian scale and help reduce shade impacts of new buildings, maintaining a comfortable and enjoyable pedestrian experience. Upper-story step-backs are measured from the property line.

B. Maximum front setbacks.

1. **Standards.** Buildings shall be constructed at or within the required maximum front setback for a minimum of 50% of the lot's linear frontage. If not building to the front property line, the project must install landscaping between the front building wall and front lot line.
2. **Exception for outdoor dining.** Structures may be setback not more than 15 feet if a permanent outdoor dining area is provided between the building and front property line.

C. Residential ground-floor exceptions.

1. **Large Projects.** In the OT zoning district, for projects with 66 dwelling units per acre or more, ground-floor residential uses facing the street are permitted. For example, on a 6,000-square-foot lot, a new residential development with nine or more units may have residential units facing the street.
2. **Exceptions.** When allowed, ground-floor residential uses facing the street are not subject to the transparency requirement in WEP Development Standard E.4, Ground-floor building transparency.

D. Pedestrian-focused frontages.

1. **Purpose and applicability.** WEP Figure 6-2 shows the location of pedestrian-focused frontages. The façades of buildings facing these street frontages are subject to special land use regulations and development standards to maintain and enhance an active and engaging pedestrian environment. These standards do not apply to façades that do not front the street (e.g., multi-story building façades visible over shorter buildings, or frontages on alleys).
2. **Design review required.** Any exterior modification to a building façade facing a pedestrian-focused frontage requires Design Review in accordance with the certified IP. "Exterior modification" includes the addition of a new sign, but does not include refacing of an existing sign when there is no change in the size of the sign, and does not include a new, or refacing of an existing sign painted directly on the façade.
3. **Ground-floor ceiling height.** A new building with non-residential ground-floor uses facing the street must provide a minimum floor to ceiling height of 12 feet on the ground floor.

WEP Figure 6-2. Pedestrian-Focused Frontages



1. **Ground-floor building transparency.** With the exception of properties listed on the Local Register of Historic Places (LRHP), non-residential ground-floor uses facing the street shall comply with the following transparency requirements:
 - a. **Requirements.** The ground-floor, street-facing façade of non-residential uses must provide transparent windows and doors with views into the building for a minimum of 65% of the building frontage located 3 to 7 feet above the sidewalk as shown in WEP Figure 6-3.
 - b. **Privacy Exceptions.** Window and door area must be transparent to allow views into the building but may be translucent for privacy purposes up to 4 feet above the sidewalk, provided the windows can be returned to a transparent state.

WEP Figure 6-3. Pedestrian-Focused Frontages Transparency Illustration



E. Pedestrian passageway.

1. **Definition.** Pedestrian passageway connecting a public street to another public street, alley, or internal public space.
2. **Requirements for projects with 500 feet of frontage.** In all CB zoning districts, pedestrian passageways are required for projects with 500 feet of frontage to increase Plan Area access and connections to Humboldt Bay. Pedestrian pedestrian passageways shall meet the following requirements:
 - a. Be oriented toward the bay for the purposes of connecting the existing public street, sidewalk, or alleyway to the Plan Area.
 - b. Have an average width of at least 20 feet, with a minimum width of 15 feet.
 - c. Be physically and visually accessible from the connecting public sidewalk.
 - d. Use vehicle barricades, such as removable or collapsible bollards, that allow emergency vehicular access.
 - e. Have signage visible from the adjacent sidewalk identifying the space as a publicly accessible amenity and listing public hours.
 - f. At a minimum, a pedestrian plaza shall be open to the general public from 8 a.m. to 8 p.m. Commercial loading shall be limited to non-public hours.
 - g. Be accessible per the requirements of the Americans with Disabilities Act (ADA).
 - h. Be maintained by the property owner.

F. Parking and bicycle parking.

Parking and bicycle parking standards shall be subject to the certified IP, except as modified below or otherwise specified in this WEP.

1. **Bicycle parking.** Multi-family, commercial, and civic uses must provide short-term and long-term bicycle parking, as specified in **WEP Table 6-3**.

WEP Table 6-3. Required Bicycle Parking Spaces

Land Use [1]	Required Bicycle Parking Spaces [2]	
	Short-Term Spaces	Long-Term Spaces
Multi-family dwellings	1 space per 4 units	1 space per 3 units
Commercial uses	1 space per 1,000 square feet	1 space per 20 required automobile spaces for uses 10,000 square feet or greater
Civic uses		

Notes to the table:

[1] For mixed-use projects, required bicycle parking spaces is the combined total for the residential and commercial components of the project.

[2] When the calculation of required bicycle parking results in less than one space, a minimum of one bicycle parking space must be provided.

G. Landscaping.

Landscaping shall be subject to the certified IP, except as modified below or otherwise specified in this WEP.

1. **Environmentally Sensitive Habitat Area.** Within 100 feet of an Environmentally Sensitive Habitat Area (ESHA), 100% of required landscaping shall consist of species native to Eureka as listed by the California Native Plant Society.

H. WEP coastal hazard standards.

1. **Hazard Areas.** The Plan Area contains parcels subject to existing and potential future coastal hazards, which could present risks to life and property. New development and redevelopment proposed partially or wholly in potential hazard areas, including, but not limited to, those within areas of 2 meters (6.6 feet) as identified in **WEP Figure 6-4**, shall comply with the certified IP.
2. **New Structures.** New development and redevelopment shall be safe from waves, flooding, and inundation for the anticipated life of the development. New development shall be sited to avoid hazards, taking into account predicted SLR, such as eliminating basements, constructing raised foundations, and elevating mechanical and utility installations. If hazards cannot be completely avoided, then development shall be designed with adaptation strategies to be implemented in the future, such as when specific triggers are met.
3. **Finished Floor Elevations.** Within areas of 2 meters (6.6 feet) as identified in **WEP Figure 6-4**, new development and redevelopment shall be constructed so the lowest habitable finished floor elevation exceeds the base flood elevation, or the finished floor elevation prescribed in the Building Code, taking into account predicted SLR for the anticipated life of the development, whichever is higher.

WEP Figure 6-4. Coastal Hazard Areas



I. Design standards.

Building design shall be subject to the design standards in the certified IP, except as modified below or otherwise specified in this WEP.

1. **Mechanical equipment.** Roof- and ground-mounted mechanical equipment shall be screened from view from public rights-of-way through the use of landscaping and/or building design. Examples of screening include parapet walls for roof-mounted equipment and hedge planting for ground-mounted equipment. The use of barbed wire, chain-link, or razor wire for screening are not permitted.

Design Guidelines

A. Purpose. The purpose of the Design Guidelines is to guide conservation, adaptive reuse, and renovation of, and additions to, existing structures and historic buildings that are not on the LRHP, and development of new buildings, within the Plan Area, in a manner that respects the original design and architectural integrity of existing structures, enhances the pedestrian environment, and protects Eureka's unique identity, historic character, and sense of community. Structures and sites listed on the LRHP are subject to Eureka Municipal Code Chapter 157 and the Secretary of the Interior's Standards. Proposed development in areas with an established historical character are not required to duplicate a historic architectural style but must be harmonious with surrounding development.

B. Renovation of historic buildings.

- a. Refer to Municipal Code Chapter 157 (Historic Preservation) for the alteration and demolition of all structures on the LRHP.
- b. Refer to The Secretary of the Interior's Standards for the Treatment of Historic Properties, published by the U.S. Department of the Interior, National Park Service, for the alteration and demolition of all structures of historic significance.

C. Relationship to development standards. The WEP Development Standards utilize terms such as "shall" to require various quantitative and objective development conditions (e.g., building height and setbacks). As such, compliance with the Development Standards is mandatory. Complementary to the Development Standards are the Design Guidelines, which utilize terms such as "should" to recommend guidance on qualitative conditions related to building design. The Design Guidelines are highly encouraged where feasible but are not mandatory.

D. New buildings. In addition to the WEP Development Standards, which serve to regulate site design and the massing and scale of new buildings (e.g., building height, upper-story step-backs, ground-floor ceiling height and transparency, and building design), the design guidelines below provide additional recommendations for ensuring new development for non-residential uses responds to surrounding conditions and promotes consistency with the scale and historic character of existing buildings.

1. **Building mass and scale.** Buildings should use architectural elements that provide a sense of human scale to reduce the perceived mass of larger projects.
 - a. **Façade proportions.**
 - i. **Blank Walls.** Long, blank façades should be divided into a series of structural bays, or elements typically segmented by a series of columns of masonry piers that frame window, door, and bulkhead components, as well as proportioned (relationship of height to width) to enhance existing patterns along the street.
 - ii. **Considering Existing Buildings.** For new buildings proposed between two existing, adjacent structures, the proportion and spacing of window and door openings should consider those on adjacent façades.
 - b. **Façade articulation.** Long façades should be broken up with vertical and horizontal elements and articulation (e.g., sculpted, carved, or penetrated wall surface defined by recesses and reveals).
 - c. **Providing Visual Interest.** Façades facing the street should be broken up at the ground-level in one or more of the following ways:
 - i. Dividing the façade into a series of display windows with smaller panes of glass
 - ii. Constructing the façade with small scale materials such as brick or decorative tile along bulkheads
 - iii. Providing traditional recessed or corner entries
 - iv. Carefully sizing, placing, and designing signs

v. Providing consistent door and window reveals

- d. **Building entrances.** Primary building entrances to ground floor uses should be visible from the street and accentuated using elements such as architectural details, awnings, or canopy structures.

E. Rear entrances. All customer entrances should reflect the primary street-facing façade treatment and incorporate pedestrian-scale amenities such as display windows, awnings, and glass doors.

F. Building renovations and additions. The renovation or enhancement of existing buildings provides a valuable means of maintaining and reinforcing the character desired in the Plan Area. Special care should be taken to complete renovations or additions to existing structures in a manner that respects the original design. Original elements or decorative details should not become visual “leftovers.” Instead, these details should be restored as part of the original design or incorporated as design features in the new façade. In either case, the design of any improvement should consider building upon the remaining details. The design guidelines below provide recommendations for ensuring renovations or additions to existing structures are completed in a manner that respects the original design and architectural integrity of existing structures and enhances the character of the community.

1. **Renovations of existing structures.**

- a. **Preservation of original building elements.** Building façade elements (e.g., transoms, bulkheads, pilasters, signs) original to the existing structure should be preserved and restored.
- b. **Removal of inconsistent building elements.** Existing building façade elements incompatible with the original façade design of existing structures should be removed. For example, metal or aluminum canopies should be removed and, if appropriate, replaced with fabric awnings consistent with the original architectural style of the building.
- c. **Replacement of building materials.** Replacement building materials should closely match or complement original building materials in pattern, thickness, color, and texture. The use of “simulated” materials (e.g., artificial stone, simulated “aged” brick) is discouraged.
- d. **Windows and doors.** Original window and door openings should be preserved. If altered or blocked/filled in, openings should be restored to their original configuration and opened. Original window and door frames, ornamentation, and hardware (e.g., mullions, muntins, sashes) should be restored whenever possible. If missing or beyond repair, windows and doors should be replaced to match the original size, scale, proportion, color, material, and detailing.
- e. **Cleaning and repairing.** Necessary repairs (e.g., replacing rotten wood, repointing masonry mortar joints, removing rust from metal, thoroughly cleaning surfaces) should be completed before painting building façades. Sandblasting and other harsh cleaning methods may damage original building materials and generally should not be undertaken. Graffiti proofing sealers should be used after repair.

2. **Additions to existing structures.**

- a. **Immediate architectural context.** New additions to existing structures should be harmonious and complementary to the original size, scale, proportion, color, material, and detailing of the existing structure using modern construction methods. For example, this may be achieved through the extension of architecture datum lines from the existing structure to the addition; the repetition of window and entrance spacing; the use of harmonizing colors and materials; or the inclusion of similar, yet distinct, architectural details (e.g., window/door trim, lighting fixtures, or tile/brick decoration).
 - b. **Modifications.** New additions to existing structures should be designed and constructed so if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.
3. **Seismic retrofitting of existing structures.** Where structural improvements for seismic retrofitting affect the building façade, such improvements should be concealed and/or be seamlessly integrated into the design of the existing structure.

WEP 6.7 Reserved

WEP 6.8 Reserved

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WEP Chapter 7

Administration and

Implementation

This Chapter provides recommendations for the implementation (including California Environmental Quality Act [CEQA] streamlining efforts) and financing of the Waterfront Eureka Plan (WEP). An implementation matrix provided in **WEP Table 7-1**, organizes projects and programs according to the goals outlined in **WEP Chapter 5 Land Use, Housing, and Mobility**.

Implementation

The major driver of implementing the WEP is development that is consistent with, and incorporates and encompasses, the WEP's vision. In many cases, however, public projects and programs are needed to supplement and entice the new development. This section describes the actions the City of Eureka (City) will undertake to achieve the WEP.

The implementation matrix (**WEP Table 7-1**) organizes projects and programs according to the goals outlined in **WEP Chapter 5 Land Use, Housing, and Mobility**. Each implementation measure has a title and a brief description. **WEP Table 7-1** identifies the type of project (as defined in **WEP Table 7-2**), a timeframe (ongoing: current action; short: 1-2 years; medium: 2-5 years; and long: beyond 5 years), and the party/City department responsible for implementing the measure.

It is worth noting that over time, as the WEP is implemented, priorities may change, and new funding sources may become available, or existing ones may expire. The items and ideas in implementation are not intended to be set in stone, and the City should periodically revisit the WEP and make appropriate changes.

WEP Table 7-1. Implementation Matrix

Action Title	Description	Policy Type	Timeframe	Responsible Party	Source
Goal 1: A diverse mix of residential housing options serving all income levels.					
Policy 1.1: Promote multi-family housing choices in mixed-use buildings in the Commercial Bayfront and Old Town Districts by allowing them by-right (no use permit) and by developing funding mechanisms to assist with design and pre-permitting costs					
Action 1.1a: Community Land Trusts	Communicate and collaborate with local community land trusts, such as Dishgamu Humboldt, to gauge interest and understand what level of support or incentives are necessary for expansions that benefit the land trust and the City.	Outreach Materials	Ongoing	Development Services and Finance	Affordable Housing and Anti-Displacement Strategies Report
Action 1.1b: Affordable Housing Fund	Explore increasing the transient occupancy tax and dedicating resulting funds to support affordable housing development, acquisition, and rehabilitation.	Planning	Medium	Economic Development and Finance	Affordable Housing and Anti-Displacement Strategies Report
Action 1.1c: Housing Trust Fund	Explore the feasibility of establishing a Housing Trust Fund with an ongoing revenue source stemming from a vacation rental compliance fee, among other sources.	Planning	Short	Development Services and Finance	Affordable Housing and Anti-Displacement Strategies Report
Action 1.1d: Affordable Housing on Publicly Owned Properties	Coordinate with the competitively selected affordable housing developers for the development of affordable housing on publicly owned property within the Plan Area (as identified in the Housing Element IMP H-34) and identify additional locations for housing on City property within the Plan Area.	Planning, Incentives	Medium	Development Services	Housing Element IMP H-34
Policy 1.2: Promote accessory dwelling units, live/work units, and multi-family housing choices, and townhomes in the Library District by allowing them by-right (no use permit) and by developing funding mechanisms to assist with design and pre-permitting costs.					
Action 1.2a: Municipal Code Update	Amend Eureka's Municipal Code to allow accessory dwelling units, live/work units, and townhomes within the Library District by-right (no use permit).	Planning	Short	Development Services	Public engagement results and stakeholder feedback
Action 1.2b: Standard Accessory Dwelling Unit Drawings	Adopt standard drawings of accessory dwelling units that meet the Eureka Municipal Code, which residents can use to develop accessory dwelling units on their property.	Planning	Short	Development Services	Humboldt County
Policy 1.3: Encourage maintenance and improvement of existing housing stock including resolution of safety and code violations such as through educational materials and City- and grant-funded programs.					
Action 1.3a: Façade Improvements	Expand the Façade Improvement Rebate and Crime Prevention Through Environmental Design grant programs to extend funding to more businesses and property owners.	Municipal Operations	Medium	Economic Development	Public engagement results and stakeholder feedback
Action 1.3b: Building Weatherization and Adaptation Techniques	Promote weatherization to buildings and structures in the Plan Area. Coordinate with tasks in Housing Element IMP H-23 to prepare and distribute educational material explaining how residents and building owners can make weatherization and adaptation retrofits on their own, including support from the Redwood Coast Energy Authority's existing rebate programs. Maintain an internal list of retrofitted buildings in the Plan Area.	Partnerships, Planning, Incentives, Outreach Materials	Short	Development Services	Housing Element IMP H-23

WEP Table 7-1. Implementation Matrix

Action Title	Description	Policy Type	Timeframe	Responsible Party	Source
Policy 1.4: Increase housing choices by removing barriers to development and incentivizing denser housing by prohibiting new detached single-family homes; eliminating maximum density, minimum setbacks, and open space standards; and reducing or eliminating parking requirements.					
Action 1.4a: Unbundled Parking	Encourage property owners who are reducing parking requirements due to their proximity to mobility improvements, such as transit, to provide unbundled parking rents.	Ordinances and Codes	Short	Development Services	New - best practice
Action 1.4b: Off-Street Parking Requirements	Reduce required off-street parking ratios and allow parking exemptions for developments that create affordable housing.	Ordinances and Codes	Short	Development Services	New - best practice
Action 1.4c: Open Space Requirements	Eliminate group or private open space standards for parcels within proximity of 0.25 miles of public spaces or parks.	Ordinances and Codes	Short	Development Services	New - best practice
Policy 1.5: Streamline environmental review for housing developments by preparing a CEQA Streamlining Workplan for discretionary projects (Coastal Development Permit, Use Permit, Design Review, and Historic Preservation).					
Action 1.5a: TBD					
Policy 1.6: Apply for grant funding to conduct a feasibility study on potential new funding streams to increase opportunities for housing preservation, rehabilitation, production, and assistance as is outlined in WEP Appendix A, the Affordable Housing and Anti-Displacement Strategies report.					
Action 1.4d: Action 1.6a: Local Early Action Planning Grant	Apply for state grant funding through the Local Early Action Planning (LEAP) program to assist in funding the necessary feasibility study.	Infrastructure, Planning	Short	Development Services	New - best practice
Policy 1.7 Provide increased access to materials and legal services to help empower and protect at-risk residents from displacement as is outlined in WEP Appendix A, the Affordable Housing and Anti-Displacement Strategies report.					
Action 1.4e: Action 1.7a: Multilingual Tenant Outreach	Implement a foreign language housing materials program, as outlined in the City's sixth cycle Housing Element. Consider other best practices for accessible documents such as providing outreach presentations, resources, and City developments and planning documents in plain language and in multiple languages, as appropriate.	Partnerships, Outreach Materials	Short	Development Services	Housing Element
Action 1.4f: Action 1.7b: Legal Assistance for At-Risk Renters	Refer residents with inquiries to Legal Services of Northern California. Consider funding collaboration with local legal services if demand is high and grant funding is available.	Partnerships	Short	Development Services, Community Services	Housing Element
Goal 2: A vibrant and safe destination for residents, tourists, businesses, and the arts.					
Policy 2.1: Support well-planned, "infill first" development that builds upon Eureka's historic development patterns by utilizing greater intensities and building heights than have been allowed in past Local Coastal Programs and pairing this with the proposed infill and adaptive reuse programs.					

WEP Table 7-1. Implementation Matrix

Action Title	Description	Policy Type	Timeframe	Responsible Party	Source
Action 2.1a: Adaptive Reuse	Prioritize and promote adaptive reuse and revitalization of vacant and underutilized buildings and properties, including by facilitating the remediation of environmental contamination and by increasing flexibility of use and development standards.	Ordinances and Codes	Short	Development Services	Public engagement results and stakeholder feedback
Action 2.1b: Development Feasibility	Establish a regular process to meet with real estate brokers and developers to understand changing market dynamics and regulatory challenges and to promote development and redevelopment in the Plan Area.	Partnerships	Long	Development Services and Economic Development	Public engagement results and stakeholder feedback
Action 2.1c: Infill Grant Programs	Create educational material to promote market awareness of various state infill and transit-oriented development grant programs and incentives.	Partnerships, Outreach Materials	Short	Development Services and Economic Development	Public engagement results and stakeholder feedback
Action 2.1d: Create Infill-Appropriate Development Standards	Revise and update development standards to facilitate development of small footprint projects that may not be feasible under current regulations. Consider reduced setbacks and zero-lot line approaches.	Ordinances and Codes	Short	Development Services	New - best practice
Action 2.1e: Facilitate Small Lot Developments	Develop a small-lot ordinance to allow infill lots to subdivide below current minimum lot size to facilitate production of a variety of owner-occupied building types (e.g., townhomes).	Ordinances and Codes	Short	Development Services	New - best practice
Policy 2.2: Provide an environment that inspires healthy and active living such as by providing more playgrounds, parklets, and pedestrian-oriented and -focused streetscapes.					
Action 2.2a: Family-Focused Uses	Promote kid-friendly and family-oriented facilities, such as playground equipment and pathways wide enough to accommodate wheelchairs and strollers, in the Plan Area.	Planning	Short	Community Services	Public engagement results and stakeholder feedback
Action 2.2b: Parklet Program	Continue to monitor and expand the existing parklet program that enhances and adds to the pedestrian environment throughout the Plan Area.	Infrastructure	Long	Development Services	Public engagement results and stakeholder feedback
Action 2.2c: Comfortable Active Transportation Corridors	Promote urban greening, public art, and amenities such as benches and wayfinding along major pedestrian corridors including alleyways to encourage active transportation.	Infrastructure, Planning	Medium	Community Services, Economic Development, and Public Works	Public engagement results and stakeholder feedback
Policy 2.3: Promote multi-modal transportation options and “complete streets,” which accommodate walking, biking, driving, and using public transit, such as exploring the feasibility of converting some streets in Old Town into Woonerf streets and providing amenities that make multi-modal transportation safer and more pleasant.					
Action 2.3a: Expansion of Transportation Options	Consider the development of a shuttle system throughout the Plan Area as development intensity increases.	Infrastructure	Long	Public Works	Public engagement results and stakeholder feedback
Action 2.3b: Activated Waterfront Trail	Provide amenities for people walking and biking such as restrooms, bike racks, tire pumping stations, water fountains, benches and indoor or outdoor storage, retail, and rental opportunities along the Waterfront Trail	Planning	Long	Community Services and Public Works	Waterfront Edge Design Guidelines
Action 2.3c: Alley Enhancement	Support alley improvement and provide design and permitting assistance for lighting, landscaping, and common spaces improvements alleys where noted on WEP Figures 5-2 and 5-3.	Planning	Long	Public Works	Public engagement results and stakeholder feedback

WEP Table 7-1. Implementation Matrix

Action Title	Description	Policy Type	Timeframe	Responsible Party	Source
Policy 2.4: Address homelessness in a proactive and progressive manner through housing assistance and an updated Homelessness Strategy specific to the Plan Area.					
Action 2.4a: Homeless Action Plan	Support implementation of the Eureka Homeless Action Plan (adopted November 1, 2022), including but not limited to the following: <ul style="list-style-type: none"> - Construct a facility that will provide interim housing for up to 40 individuals living in encampments on the Waterfront Trail (Action Item 1d). - Implement innovative programs, including but not limited to ongoing town hall meetings and de-escalation trainings, to provide opportunities for community members and businesses to support the City of Eureka's efforts to address homelessness (Action Item 3c). - Actively recruit and retain landlords to provide affordable housing opportunities for community members experiencing homelessness through UPLIFT Eureka's Rapid Rehousing Program (Action Item 4c). - Continue to address public health and safety concerns on sites where people experiencing homelessness are encamped, including hazardous waste and trash removal (Action Item 7c). 	Planning	Ongoing	City Manager's Office, The Betty Kwan Chinn Foundation, UPLIFT, Eureka Police Department, and Public Works	Housing Element IMP H-27
Action 2.4b: Rental Subsidy and Rental Assistance Programs	In coordination with Housing Element IMP H-29, conduct outreach to direct residents to the Housing Authority and provide information on the affordable housing program, including but not limited to the following: <ul style="list-style-type: none"> - Continue to refer applicants to the Housing Authority of the City of Eureka. - Continue to encourage local property owners in the Plan Area to accept rental vouchers. - Support the County in acquiring other State/Federal rental subsidy and rental assistance programs as they become available. 	Education and Outreach, Outreach Materials	Short	Community Access Project for Eureka (CAPE)/UPLIFT, Development Services, and Finance	Housing Element IMP H-29
Action 2.4c: Homeless Prevention Program	Secure a sustainable funding source to operate prevention programs that help individuals at risk of homelessness with temporary assistance.	Planning	Ongoing	Development Services, Finance	Eureka's Homeless Action Plan (2022)
Policy 2.5: Encourage Heritage Tourism, which authentically represents the stories and people of the past and present, such as by providing educational signage and facilities for cultural events.					
Action 2.5a: Community Events	Promote cultural celebrations and opportunities to grow our understanding of Plan Area history such as experiential heritage walking tours, self-guided heritage trails, and festivals.	Partnerships	Ongoing	Community Services, Economic Development, and Eureka Main Street	Waterfront Edge Design Guidelines
Action 2.5b: Educational Signage	Work with academic and non-profit institutions to install educational plaques to inform the public about the natural and cultural history of the Plan Area.	Partnerships	Short	Community Services, Economic Development, and Eureka Main Street	Waterfront Edge Design Guidelines

WEP Table 7-1. Implementation Matrix

Action Title	Description	Policy Type	Timeframe	Responsible Party	Source
Action 2.5c: Community Facilities	Provide facilities or host stewardship and educational organizations for free or at low cost.	Infrastructure	Medium	Community Services, Economic Development, and Eureka Main Street	Waterfront Edge Design Guidelines
Action 2.5d: Visitor Experience Enhancements	Improve the visitor experience by embedding historical, cultural, recreational, and environmental elements within public areas, and provide free or low-cost programming expressing the historical, cultural, recreational, and environmental context.	Education and Outreach	Short	Community Services	Waterfront Edge Design Guidelines
Policy 2.6: Ensure new development enhances the pedestrian environment and protects Eureka's unique identity, historic character, and sense of community, such as providing Design Guidelines for both new buildings and renovation of or additions to existing structures and historic buildings.					
Action 2.6a: Design Guidelines for Properties Not on the Local Register of Historic Places (LRHP)	Guide conservation, adaptive reuse, and renovation of, and additions to, existing structures and historic buildings which are not on the LRHP, and development of new buildings, within the Plan Area, in a manner that respects the original design and architectural integrity of existing structures, enhances the pedestrian environment, and protects Eureka's unique identity, historic character, and sense of community.	Planning, Education and Outreach	Ongoing	Development Services	Core Area Design Guidelines
Goal 3: A thriving business community,					
Policy 3.1: Foster a diverse and resilient local economy, friendly to new business investment and the creation and retention of quality jobs by connecting with the business community and providing amenities such as wayfinding and electric vehicle (EV) chargers for local and visiting customers.					
Action 3.1a: Wayfinding	Include wayfinding features to draw visitors to the waterfront and throughout the area. Signs should include information on direction, walk time, amenities, and wheelchair accessibility.	Municipal Operations	Short	Public Works	Waterfront Edge Design Guidelines
Action 3.1b: Market Analysis and Investments	Periodically conduct market analyses to determine the demand for retail, dining, and entertainment businesses in the Plan Area; use these market analyses to inform public investment in business attraction efforts, including marketing and promotion; outreach to developers, businesses, and brokers; and attendance at trade shows.	Education and Outreach	Medium	Economic Development	Waterfront Edge Design Guidelines
Action 3.1c: Public Business Resource Workshops	Periodically conduct public workshops to introduce individuals interested in opening a new business in the Plan Area to the business start-up services and assistance available through various public agencies and non-profit organizations, as well as steps involved in permitting a new "pop-up" business	Education and Outreach	Medium	Economic Development	City of Redding
Action 3.1d: EV Chargers	Install EV fast chargers in public parking lots to encourage tourists traveling long distances to stop, charge, and shop in the Plan Area.	Infrastructure	Short	Public Works	Public engagement results and stakeholder feedback
Action 3.1e: VisitEureka.com Website	Seek opportunities to promote events, mixers, and other happenings that connect businesses with one another and/or attract new customers.	Education and Outreach	Ongoing	Economic Development	Public engagement results and stakeholder feedback

WEP Table 7-1. Implementation Matrix

Action Title	Description	Policy Type	Timeframe	Responsible Party	Source
Policy 3.2: Implement innovative parking strategies to accommodate visitors and support a safe and comfortable pedestrian environment, such as by considering parking permit programs and expanding parking in high demand areas, and wayfinding.					
Action 3.2a: Resident and Employee Parking Permit Program	Consider the development of a resident and employee parking permit program to allow residents and employees permits for parking in public parking spaces or on the street for extended periods of time. Conduct survey and needs assessment in the Plan Area and implement a pilot program based off those results.	Planning and Infrastructure	Medium	Public Works	Downtown Parking Plan
Action 3.2b: Public Awareness of Parking Options	Conduct public outreach and create informational material to increase the awareness of parking options in the Plan Area. Implementation tasks include but are not limited to the following: - Update City and Eureka Main Street websites. - Create parking education and outreach campaign. - Name or number existing public parking lots.	Infrastructure, Education and Outreach	Short	Development Services	Public engagement results and stakeholder feedback
Action 3.2c: Wayfinding and Directional Signage	Design and implement wayfinding throughout the Plan Area including but not limited to the following: - Create a parking brand. - Install and/or replace existing parking lot signage. - Install new directional and wayfinding signage.	Infrastructure	Short	Development Services, Public Works	Downtown Parking Plan
Action 3.2d: Smart Meters and Performance-Based Pricing	Explore dynamic app-based paid parking in high demand commercial areas where curb space is in high demand and businesses would like to encourage curb turnover.	Infrastructure	Medium	Public Works	Downtown Parking Plan
Action 3.2e: City-Owned Parcels at First and C to F Streets	Conduct a feasibility study to make temporary improvements to the vacant parcels at First and C to F Streets, prior to redevelopment.	Infrastructure	Long	Public Works	Downtown Parking Plan
Action 3.2f: Explore a Parking Structure	Once parking demand has reached a consistent 85% level of occupancy over a period of 5 or more years, conduct a feasibility study to determine the need for a parking structure.	Infrastructure	Long	Public Works	Downtown Parking Plan
Policy 3.3: Deliver appropriate levels of public services in an efficient, equitable, and cost-effective manner such as providing more public amenities (restrooms, bicycle pump stations, food vendor spaces, community gardens, bicycle boulevards, traffic-calming elements) throughout the Plan Area.					
Action 3.3a: C Street Bike Boulevard	Construct a bike boulevard that includes traffic-calming elements and additional bicycle and pedestrian safety improvements at busy intersections and throughout C Street (between Waterfront Drive and Harris Street) connecting the Plan Area through northwest Eureka.	Infrastructure	Short	Public Works	2022 Capital Improvement Program
Action 3.3b: Old Town Square and Gazebo Reconstruction	Reconstruct the Old Town Square and Gazebo to enhance usability and create a town center.	Infrastructure	Short	Public Works	2022 Capital Improvement Program

WEP Table 7-1. Implementation Matrix

Action Title	Description	Policy Type	Timeframe	Responsible Party	Source
Goal 4: Safe and enjoyable access to Humboldt Bay.					
Policy 4.1: Improve the Waterfront Trail with new paving in deteriorating areas, wayfinding and cultural information signage as appropriate, and creation of new extensions inland, such as improving existing unimproved access points from Waterfront Drive to the Waterfront Trail on the east side of Halverson Park and under the Samoa Bridge, and upgrade and expand inland extensions.					
Action 4.1a: Halvorsen Trail Rehabilitation	Repair existing paved trail and install memorial garden and playground.	Infrastructure	Medium	Public Works	2022 Capital Improvement Program
Action 4.1b: Plan Area Pedestrian Improvements	Implement the following pedestrian improvements as shown on WEP Figure 5-2 : <ul style="list-style-type: none"> - Woonerfs from First to Second Street along F Street and from Second to Third Street along E Street. - Woonerf from K to M Street along Second Street. - Vertical access connections from First Street to K Street and from First Street to the Library. - Sidewalk expansions connecting the Waterfront Trail terminals to the Plan Area via First Street and T Street. - Sidewalk expansion along D and E Streets on the north side of Waterfront Drive. - Waterfront Trail expansion along the waterfront between G and I Streets. - Alleyway trail paralleling Waterfront Drive along the train tracks. 	Infrastructure	Medium	Public Works	Waterfront Eureka Plan
Action 4.1c: Plan Area Bike Improvements	Implement the following bikeway improvements as shown on WEP Figure 5-3 : <ul style="list-style-type: none"> - Woonerfs from First to Second Street along F Street and from Second to Third Street along E Street. - Woonerf from K to M Street along Second Street. - Vertical access connections from First Street to K Street and from First Street to the Library. - Waterfront Trail expansion along the waterfront between G and I Streets. - Alleyway trail paralleling Waterfront Drive along the train tracks. - Class I bike lane crossing Waterfront Drive near O Street. - Class II bike lane along First Street from M Street to X Street. - Class III bike lane along L Street. - Class IV bike lanes on H and I Streets. 	Infrastructure	Medium	Public Works	2022 Capital Improvement Program

WEP Table 7-1. Implementation Matrix

Action Title	Description	Policy Type	Timeframe	Responsible Party	Source
Policy 4.2: Encourage water-oriented and water-related development along the bayfront by creating, maintaining, and increasing cultural, historical, environmental, and recreational programs, activities, and services, and facilitating access to the bay.					
Action 4.2a: Samoa Boat Launch Improvements	Implement the Samoa Boat Launch Improvement Project, to replace the restroom, improve ADA access to the parking lot and restroom on site, repair the existing motorized dock, and create a new dock for non-motorized vessels.	Infrastructure	Medium	Community Services	2022 Capital Improvement Program
Action 4.2b: Diverse and Sustainable Maritime Activity	Promote low-impact, safe design of wharves and piers that accommodates a diverse range of vessels and facilitates educational programming by including educational placards, hands-on learning activities, interactive play areas, and other offerings.	Planning	Short	Development Services	Waterfront Edge Design Guidelines
Policy 4.3: Preserve and enhance the beautiful coastal habitat resources within and surrounding the Plan Area, while allowing for compatible urban development, such as allowing temporary, outdoor, visitor-serving uses and support structures, which effectively mimic the natural environment, such as outdoor markets, farmer's markets, and coastal-trail- or -water-related recreational equipment, such as bicycles, scooters, kayaks, paddle or surf boards, and sail or pedal boats.					
Action 4.3a: Temporary and Mobile Retail along the Plan Area	Promote temporary and mobile retail and visitor serving uses along the Plan Area such as kayak rental and storage.	Planning	Short	Development Services	Public engagement results and stakeholder feedback
Action 4.3b: Ecologically Enhanced Structural Components	Explore and consider techniques to lower the impact and improve the biodiversity of artificial edges through mimicking the structural heterogeneity and materials of a natural shoreline.	Infrastructure	Short	Development Services	Waterfront Edge Design Guidelines
Goal 5: A Plan Area that accommodates sea-level rise, while protecting important infrastructure and historic resources.					
Policy 5.1: Preserve and protect existing development, coastal-dependent uses, and historic structures from the impacts of sea-level rise through infrastructure improvements, fortification, and retrofits.					
Action 5.1a: Tide Gates	Assess, repair, and/or replace tide gates in the Plan Area. Ensure tide gates are adequate to accommodate anticipated sea-level rise.	Infrastructure	Medium	Public Works	Sea Level Rise Adaptation Planning Report (2016)
Action 5.1b: Plan Area Fortification	Fortify the Plan Area shoreline along Highway 101 with hard or green engineering measures to protect marine facilities and properties from erosion and tidal inundation if the shoreline elevation is increased.	Infrastructure	Medium	Public Works	Sea Level Rise Adaptation Planning Report (2016)
Action 5.1c: Resilient Docks	Replace or increase the height of pilings that anchor floating docking to help keep these marine facilities in place as sea level rises.	Infrastructure	Medium	Public Works	Sea Level Rise Adaptation Planning Report (2016)
Action 5.1d: Resilient Artificial Shoreline	Identify which docks will need to be raised and to what water level, and then through the future Resiliency Plan development, explore opportunities to make vulnerable artificial shoreline reaches more resilient to sea-level rise to protect land uses and developments from tidal inundation.	Infrastructure	Long	Public Works	Sea Level Rise Adaptation Planning Report (2016)
Action 5.1e: Resilient Shoreline Structures	Explore a shoreline protection strategy within a future Resiliency Plan that aims to enhance the resiliency of all shoreline structures to protect land uses and developments from 2 feet of sea-level rise.	Infrastructure	Long	Public Works	Sea Level Rise Adaptation Planning Report (2016)

WEP Table 7-1. Implementation Matrix

Action Title	Description	Policy Type	Timeframe	Responsible Party	Source
Policy 5.2: Prepare the built environment for anticipated coastal hazards and storm events by utilizing the ecosystem services of natural spaces and prioritizing low-impact development in infrastructure upgrades.					
Action 5.2a: Nature-Based Sea-Level Rise Solutions	Study the feasibility of implementing nature-based solutions to protect against the risk of sea-level rise, including but not limited to living seawalls and wetland restoration.	Infrastructure	Medium	Public Works	<i>Critical Infrastructure at Risk: Sea Level Rise Planning Guidance for California's Coastal Zone</i> (California Coastal Commission 2021)
Action 5.2b: Flood Parks	Investigate the possibility of converting public spaces, vacant public properties, and existing parks within the Plan Area into flood parks (green spaces designed to increase water storage capacity at the time of extreme weather events) that can accommodate tidal waters and freshwater rainfall.	Infrastructure	Medium	Public Works	"How Can Cities Use Nature-based Solutions to Tackle Urban Flooding" (WSP 2022)
Action 5.2c: Sustainable Surface Water System	Promote porous materials to allow for drainage, filter-drain systems, bioswales, and tree pits when designing mobility improvements	Infrastructure	Short	Public Works	"Case Study: Nature-Based Flood Relief Scheme" (The Climate Action Regional Offices, accessed 2022)
Action 5.2d: Open Space Maintenance	In a future Resilience Plan, identify a list of potential undeveloped areas that could be maintained as open space to allow natural areas such as coastal wetlands to migrate inland with sea-level rise.	Planning	Long	Planning, Property Owners	Sea Level Rise Adaptation Planning Report (2016)
Action 5.2e: Detention Basins	Create stormwater runoff detention basins to attenuate backwater flooding upstream of stormwater outlets.	Infrastructure	Long	Planning, Public Works	Sea Level Rise Adaptation Planning Report (2016)
Policy 5.3: Maintain the functionality of our infrastructure systems and maximize public access and recreational opportunities to and along the shoreline as sea levels rise, through upgrading stormwater facilities and planning for adaptation of critical infrastructure that is threatened by sea-level rise during its anticipated structure life.					
Action 5.3a: Second Street Stormwater Improvement and Adaptation Project	Install, replace, repair, or relocate storm drainage facilities to accommodate rising tides and anticipated new development promoted in the WEP.	Infrastructure	Short	Public Works	2022 Capital Improvement Program; Eureka Water Resources Plan
Action 5.3b: Eureka Waterfront Drive Revitalization Project (Stormwater)	Install, replace, repair, or relocate storm drainage facilities to accommodate rising tides and anticipated new development promoted in the WEP.	Infrastructure	Short	Public Works	2022 Capital Improvement Program
Action 5.3c: Low-Impact Development (LID)	Explore developing an in-lieu program for off-site/upslope LID improvements in the low-lying Plan Area to reduce the amount of stormwater draining to the Plan Area.	Planning	Medium	Finance, Development Services	Waterfront Edge Design Guidelines
Policy 5.4: Limit risk by requiring adequate elevation of habitable spaces, utilities, and hazardous materials above flood elevations given anticipated sea-level rise. If elevation to account for sea-level rise over the anticipated life of the development is not feasible or appropriate, require design for future accommodation of additional elevation, other adaptation strategies, or future removal.					
Action 5.4a: Beneficial Reuse of Sediment	Allow for the beneficial reuse of sediment to raise vulnerable Plan Area property. Adding fill to a Plan Area site could help protect inland sites, as long as stormwater runoff and floodwaters are accounted. Identify opportunities for inland protective structures, where berms are constructed or hard armoring buried inland of the shoreline is implemented, to protect development if	Infrastructure	Ongoing	Development Services, Public Works, Property Owners	Sea Level Rise Adaptation Planning Report (2016)

WEP Table 7-1. Implementation Matrix

Action Title	Description	Policy Type	Timeframe	Responsible Party	Source
	and when the shoreline retreats but can be constructed without resulting in wetland fill or in compliance with the Coastal Act.				
Action 5.4b: Staged Adaptation Program	Develop short-, medium-, and long-term adaptation strategies to reduce impacts from sea-level rise on existing and future structures, sites, and infrastructure, including roadways and utilities for areas and assets within the Plan Area vulnerable to sea-level rise, phasing adaptation actions over time based on observed water level thresholds.	Infrastructure	Short	Public Works	Sea Level Rise Adaptation Planning Report (2016)
Policy 5.5: Conduct a detailed vulnerability assessment for the Commercial Bayfront District to avoid the need for parcel-by-parcel hazard analysis.					
Action 5.5a. Hazard Analysis Funding	Explore state funding (e.g., The Climate Ready Program) for detailed hazard analysis of the northern Plan Area, to help mitigate costs developers would not need to pay for site-specific hazard reports.	Planning	Short	Development Services	Sea Level Rise Adaptation Planning Report (2016)

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WEP Table 7-2. Policy Types

Name	Notes
Municipal Operations	City-funded and -operated programs
Ordinances and Codes	Regulatory updates, generally affecting private developers and property owners
Planning	Programs that require larger planning efforts to successfully implement
Partnerships	Programs that are implemented by educational institutions and non-profits
Education and Outreach	Staff time spent educating stakeholders on opportunities to increase investment and property improvement in the Plan Area
Outreach Materials	Model documents or physical/digital outreach materials, such as an informational flyer
Infrastructure	Physical development, funded by the City, private developers, or grants, to implement the WEP

CEQA Streamlining

Funding and Financing Sources

Funding for the WEP may come from a variety of sources. This section describes potential funding sources in four groups: special funding districts, developer contributions, municipal funding, and grant funding.

Special Funding Districts

In accordance with California law, the City of Eureka may establish special funding districts. Special funding districts are geographically defined areas within a jurisdiction where a tax or fee can be collected from property owners to generate revenue for public improvements or programs. They can only be established through popular vote. There are many different types of special funding districts, the most pertinent of which are outlined below.

A. Assessment Districts

Assessment districts are intended to generate revenue for improvements to public property, rights-of-way, and easements. All property owners in the district must pay for improvements that provide more general public benefits, but individual property owners who benefit from specific or targeted benefits may be assessed for the costs of those benefits, proportionally. The WEP is intended to provide more general public benefits but may provide more targeted benefits to some property owners in the area. For example, an assessment district could be established to help generate revenue for coastal flood protection measures, as mentioned in Policy SL-1.7 of the 2040 General Plan.

Local jurisdictions may establish assessment districts per the following laws:

- Geologic Hazard Abatement Districts (Beverly Act of 1979 [Senate Bill 1195]) Division 17 of the Public Resources Code, Sections 26500-26654)
- Improvement Bond Act of 1915 (Streets and Highways Code Sections 8500 et seq.)
- Improvement Act of 1911 (Streets and Highways Code Sections 5000 et seq.)
- Municipal Improvement Act of 1913 (Streets and Highways Code Sections 10000 et seq.), which contains provisions for establishing assessment districts

These laws outline the process for establishing an assessment district in detail and include a provision that prohibits the establishment of such a district if a majority of affected property owners object. There are also limitations regarding the use of the assessment district revenue. While assessment districts may help finance the construction of public infrastructure improvements, they cannot be used to fund operations, maintenance, or future improvements to the same infrastructure. However, another assessment district may be established for the purpose of making additional improvements. Assessment districts are often established to finance the construction of the following infrastructure:

- Local streets
- Streetlights
- Parks
- Landscaping
- Sidewalks
- Sanitary sewers
- Water supply and distribution facilities
- Gas and electric power
- Flood control and drainage improvements
- Parking facilities

B. Parking Districts

Public parking is an important resource to ensure the vitality of the Plan Area and the success of the WEP. In order to finance the construction of new parking facilities and changes to existing ones, the City may consider establishing a parking management district or expanding the City's existing parking assessment district, which already includes a portion of the Plan Area, to encompass the entire Plan Area. Per Streets and Highways Code Section 31500, the City may use the revenue generated from a parking management district to finance any of the following:

- Construction, operation, and maintenance of parking facilities and garages
- Associated project costs, including professional staff

Per Streets and Highways Code 11000, the City may also use parking management district revenue to finance pedestrian improvements including, but not limited to:

- Street paving
- Water, flood control, sewer, and drainage facilities
- Street lighting
- Fire protection
- Statues, fountains, and decorations
- Landscaping and tree planting
- Childcare facilities
- Public assembly facilities

Special assessments, fees, parking meter charges, and property taxes are all potential revenue sources within parking management districts. Parking meter charges have become particularly favorable to local jurisdictions due to new technology that allows users to pay electronically and enables parking rates to be adjusted instantaneously. Revenue from meters can be used to fund physical improvements to the district including improvements to sidewalks and landscaping.

While the City may contract out for these services, they are typically responsible for the following:

- Enforcement of parking regulations
- Parking permits
- Parking meter operations (including revenue collection)
- Day-to-day management of shared parking
- Researching parking usage and developing parking pricing strategies.

C. Business Improvement Districts

Business improvement districts (BIDs) are public-private partnerships to improve the attractiveness and functionality of a business district, improve the business climate, help existing businesses grow and prosper, attract new businesses, and attract more visitors and customers to the district. In 1983, the businesses of the Downtown and Old Town Districts created the Eureka Business Improvement District Association (EBIDA). Funds raised by the assessment were primarily used for promotions, marketing, and a beautification effort along F Street from First to Eighth Street. By 1987, the City applied to become a California Main Street demonstration city, and the Eureka Main Street was eventually launched in 1992.

BIDs are partnerships between businesses and local governments in which the two work together to finance and complete infrastructure improvement projects within the district. Local governments will either assess individual businesses (B-BIDs) or real property owned by businesses (P-BIDs) and levy taxes or fees accordingly. Revenue generated from these taxes or fees is then used to finance physical improvements to the district and programs that promote business growth and improve the community. There are important differences between B-BIDs and P-BIDs that should be considered when deciding which type of BID to establish.

B-BIDs are authorized by the Parking and Business Improvement Area Law of 1989. They are best used to provide direct benefits to businesses within the BID, such as advertising, marketing, and events that promote tourism as well as the businesses themselves. While B-BIDs can also be used to fund certain physical improvements, P-BIDs tend to better serve this purpose.

P-BIDs are authorized by the Property and Business Improvement District Law of 1994. They function similarly to assessment districts and tend to be more impactful than B-BIDs, especially when it comes to infrastructure finance. Revenue from P-BIDs can be used to finance the following:

- Parking facilities*
- Benches*
- Trash receptacles*
- Street lighting*
- Decorations*

- Parks*
- Fountains*
- Closing, opening, widening, or narrowing of existing streets
- Facilities and equipment to enhance security of persons and property within the area
- Ramps, sidewalks, plazas, and pedestrian malls
- Rehabilitation or removal of existing structures
- Promotion of public events that take place on or in public places*
- Furnishing of music in any public place*
- Promotion of tourism*
- Activities that benefit businesses located and operating in the area*
- Marketing and economic development, including retail retention and recruitment
- Supplemental security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services
- Activities that benefit businesses and real property located in the district

Improvements shown with an asterisk (*) can also be funded with a B-BID.

In order to establish a B-BID, a majority of businesses in the proposed district must be in support of it. Similarly, a majority of commercial property owners must be in support of establishing a P-BID in order to do so. One important difference, however, is that P-BIDs must be initiated via a petition by commercial property owners in the proposed district whereas B-BIDs can be initiated by the local government. Moreover, P-BIDs must be operated by a non-profit property owners association contracted by the local government. This property owners association is responsible for managing the BID and proposing an annual work plan.

Both types of BIDs are required to have an annual public hearing before the governing council. At this hearing, the council or board will decide whether to approve the proposed BID workplan for the upcoming year. Businesses or commercial property owners are not allowed to vote unless the proposal includes an assessment increase. If such an increase is proposed, the annual workplan can only be approved with a majority vote by businesses or property owners in the BID.

D. Community Facilities Districts

A local jurisdiction's ability to establish a community facilities district (CFD) is authorized by the Mello-Roos Community Facilities Act of 1982. Unlike other types of special funding districts, CFDs operate based on a special tax based on property value rather than a special assessment based on the level of benefit received. Because CFDs are tax-based, a two-thirds majority of property owners within a proposed CFD must vote in favor of the district in order to establish it. This can be difficult when proposed CFDs include only a few property owners. If there are less than 12 registered voters who own property in the proposed district, votes may be weighted based on the amount of property each voter has. In the case that there are 12 or more registered voters who own property in the proposed district, all votes are weighted equally. Moreover, establishing a CFD only requires a general overview of the infrastructure and services the district will fund and benefit from rather than a detailed report like that required by an assessment district.

CFDs may fund the construction of the following types of facilities:

- Local park, recreation, parkway, and open-space facilities
- Elementary and secondary school sites and structures
- Libraries
- Childcare facilities
- Transmission/distribution facilities for water, natural gas, telephone, electrical energy, and cable television
- Flood, storm protection, and storm drainage facilities
- Other governmental facilities that the legislative body creating the district is authorized by law to contribute revenue toward, construct, own, or operate
- Work to bring public or private buildings or real property into compliance with seismic safety standards and regulations

CFDs may also fund the following types of services:

- Police protection services
- Fire protection and suppression services and ambulance and paramedic services
- Recreation program services, library services, maintenance services for elementary and secondary school sites and structures, and the operation and maintenance of museums and cultural facilities
- Maintenance of parks, parkways, and open space
- Flood and storm protection services including, but not limited to, the operation and maintenance of storm drainage systems and sandstorm protection systems
- Removal or remedial action services for the cleanup of any hazardous substance released or threatened to be released into the environment

E. Enhanced Infrastructure Financing Districts

Enhanced infrastructure financing districts (EIFDs) are special districts that can collect additional tax revenue from any agency or organization in the district with the ability to tax (except for county offices of education, school districts, and community college districts). This is known as tax increment financing and involves “freezing” tax revenues in a particular tax year and collecting any additional revenue generated from tax increases that year. This additional revenue can then be shared with the EIFD and used to fund any of the following infrastructure improvements:

- Highways, interchanges, ramps and bridges, arterial streets, parking facilities, and transit facilities
- Sewage treatment and water reclamation plants and interceptor pipes
- Facilities for the collection and treatment of water for urban uses
- Flood control levees and dams, retention basins, and drainage channels
- Childcare facilities
- Libraries

- Parks, recreational facilities, and open space
- Facilities for the transfer and disposal of solid waste, including transfer stations and vehicles
- Brownfield restoration and other environmental mitigation
- The development of projects on a former military base
- The acquisition, construction, or rehabilitation of housing for persons of very low, low, and moderate income, as defined in Sections 50105 and 50093 of the Health and Safety Code, for rent or purchase
- Acquisition, construction, or repair of industrial structures for private use
- Transit priority projects, as defined in Section 21155 of the Public Resources Code, located within a transit priority project area
- Projects that implement a sustainable communities strategy
- Port or harbor infrastructure, as defined by Section 1698 of the Harbors and Navigation Code

F. Community Revitalization and Investment Authorities

Another potential financing option using tax increment financing is establishing a Community Revitalization and Investment Authority (CRIA). CRIAs are public agencies, separate from any local jurisdiction that creates them, which use property tax increment financing for the purpose of planning and financing improvements and affordable housing in disadvantaged communities. In many ways, CRIAs are similar to the redevelopment agencies that preceded them. They were first authorized by the Assembly Bill 2 in 2015, which made many changes to redevelopment law.

CRIAs function similarly to EIFDs. Any agency or organization with the ability to levy property taxes, with the exception of school districts, may direct a portion or the entirety of its tax increment funds to a CRIA with jurisdiction over the same area. The CRIA then has the authority to use the revenue for any of the following activities:

- Adopt community revitalization and investment plan
- Provide funding for infrastructure
- Provide for affordable housing
- Oversee brownfield remediation and cleanup
- Oversee seismic retrofits of existing buildings
- Acquire and sell property
- Issue bonds
- Borrow funds and make loans
- Receive cap and trade funds designated for disadvantaged communities or enter agreements with a qualified community development entity to coordinate the investment of federal New Market Tax Credit Funds
- Provide direct assistance to businesses within the plan area
- Receive funds allocated to it pursuant to a resolution adopted by a city, county, or special district to transfer these funds from:

- The increased property tax revenues that a city, county, or special district receives from the dissolution of redevelopment agencies (RDAs)
- Property taxes received by a city or county in lieu of former vehicle license fee funds
- Funds derived from various assessments that may be imposed by special districts

As part of their essential duties, CRIAs must adopt a formal plan that outlines the implementation of revitalization programs and the uses of the tax increment revenue received. This plan must include all of the following:

- Statement of principal goals and objectives
- Description of the deteriorated or inadequate infrastructure and program for repair and upgrade
- Housing program
- A program to remedy or remove the release of hazardous substances
- A program to provide funding for or otherwise facilitate the economic revitalization of the area
- A fiscal analysis setting forth projected receipt of revenues and expenses over a 5-year planning horizon
- Time limits to establishing loans, advances, and indebtedness and fulfilling all the authority's housing obligations

CRIAs may purchase or lease property and may also acquire it through a conveyance or through eminent domain.

Development Impact Fees

Development impact fees are a common way to generate revenue to provide infrastructure improvements and public services. They involve collecting a fee directly from developers during the local permitting process. The revenue is then used to finance improvements and services that are usually directly related to the type of fee collected. For example, a water impact fee may be used to improve water infrastructure or support the additional public resources needed to serve new development. The City already collects several impact fees including a fire impact fee, water impact fee, and sewer impact fee. The City is also considering implementing a traffic impact fee as part of its 2040 General Plan implementation strategy.

Local jurisdictions are authorized to implement development impact fees per the Fee Mitigation Act. In order to do so, they must first complete a nexus study. A nexus study helps to determine what share of impact costs the developer should cover (via the impact fee) based on the level of impact the development will have on public infrastructure and services. By law, the City cannot require developers to pay an impact fee greater than what is determined to be fair by the nexus study nor can the City require developers to pay an impact fee for something they will not have an impact on.

While development impact fees can help finance improvements in an area, they can also deter developers from building there. Therefore, both the costs and benefits of implementing new impact fees should be considered when deciding whether to use them to help finance the WEP. The City may also consider reducing impact fees within the Plan Area, specifically in order to attract more development.

General Fund Revenue

The City's general fund is used for resources and expenditures for general governmental activities, except those that are required to be accounted for in separate, usually restricted, funds (special revenue, enterprise, internal services, and trust and agency funds, and a private-purpose trust fund). Although a variety of revenue types flow into the general fund, three of the largest—property taxes, sales taxes, and transient occupancy taxes—account for 65% of general fund revenue.

Eureka's general fund can be used for a wide variety of public resources and services, but its ability to fund the implementation of the WEP may be limited. This is because the WEP would have to compete with other important projects and services financed by the general fund. Moreover, the general fund is intended to be used to continue existing public services and maintain existing infrastructure. Nonetheless, there are cases in which it may be feasible to look to the general fund to help finance specific plan implementation.

Over three-quarters of the general fund is obtained through local taxes, including property taxes, sales taxes, and transient occupancy taxes. Because these taxes are directly related to the WEP, and because more tax revenue from these sources is likely to be generated by the WEP, it is possible this revenue could be used for implementation. However, additional tax revenue from new development and business activity associated with the WEP would not be generated until several years after implementation. Therefore, the general fund often presents a better financing option for future maintenance of the specific plans than it does for initial implementation.

For a variety of reasons, growth in tax revenue does not automatically imply the general fund can or should pay for Plan Area improvements. First, general fund tax revenues are used for continuation of existing levels of service. Unless the new development, new businesses, and increases in visitors generate more revenues than they generate in costs for public facilities and services, there would be no net increase in general fund revenues. Second, because the implementation measures would attract and support new development, expansion of retail and dining businesses, and increased tourism, the investment in implementation measures would need to occur prior to the potential increase in general fund revenues. Finally, WEP implementation measures that could be funded through the general fund would have to compete with every other Citywide worthy cause seeking funding through the general fund.

Over time, the City may decide to use the general fund to pay some of the costs of implementing the WEP. After all, the general fund already supplements special revenues for road maintenance and improvements, helps pay for economic development programs, provides park facilities and recreation programs, and so forth. Some grant programs require or reward using local funds to leverage grant funding. Finally, retail, dining, lodging, and office-based businesses are generally considered to generate net general fund revenue increases, so general fund revenue used to attract and help develop such business can be considered an investment that will generate a fiscal return.

The sales tax and the transient occupancy tax could be increased to generate additional revenues. However, to ensure that the increased revenue would be restricted to implementing the WEP, the WEP would require approval as a special tax by two-thirds of voters.

Special Revenue Funds

Special revenue funds account for the proceeds of legally restricted resources earmarked for specific purposes. For implementing the WEP, the most relevant special revenue funds include the following:

A. Parking Fund

This fund accounts for the receipts of parking-related revenues and expenditures. As discussed above, effective collection of parking fees could provide additional revenue for parking improvements.

B. Gas Tax Street Improvement Fund

This fund accounts for the construction and maintenance of the street system of the City. Financing is provided by the State and is restricted to street expenditures. Although this revenue can be used for street improvements in the specific plan area, improvement projects would have to compete for funding with street improvement needs elsewhere in the City.

C. Community Development Block Grant Fund

The Community Development Block Grant (CDBG) fund was established to account for financing and rehabilitation of homes and government structures. Financing is provided by Federal Housing and Urban Development. The use of CDBG funds is discussed in the subsequent Grant Funding section.

D. Low- and Moderate-Income Housing Asset Fund

This fund accounts for subsidies received on behalf of low- to moderate-income families. Financing is provided by Federal Housing and Urban Development and a portion of tax increment revenue from the former redevelopment project area property. Although California eliminated redevelopment, remaining funds can still be used to incentivize the development of affordable housing in the Plan Area.

E. General Special Revenue

This fund was established to account for receipts and disbursements of special revenues required to be segregated from the general fund revenues. These are primarily development impact fees and park in-lieu fees.

F. Landscape Maintenance Assessment Districts

This fund accounts for the activities of landscape maintenance assessment districts. The landscape maintenance assessment districts collect assessments to pay for landscape maintenance in the assessment area. Although there are several such districts in the City, there are none in the Plan Area. The potential to establish a landscape maintenance district is discussed in the previous Special Funding Districts section.

Grant Funding

There are many Federal, State, and private grant opportunities that may help fund the implementation of the WEP. Some especially relevant grants are discussed below, and other potential grant opportunities are listed at the end of the section.

A. Community Development Block Grants

The CDBG Program is administered by the U.S. Department of Housing and Urban Development. It is intended to provide funding to states and local jurisdictions to improve communities, especially those of low and moderate income. While the City of Eureka is not an entitlement community and thus is not automatically allocated CDBG funding each year, it may still apply for CDBG funds for a variety of public improvement projects, including the WEP.

B. Climate Ready Program

The Climate Ready Program is administered by the California Coastal Conservancy (CCC) and provides grants for projects that use natural systems to help coastal communities adapt to climate change. Through this program, the CCC has supported local jurisdictions in planning and redesigning their communities in preparation for sea-level rise (SLR) and allocated a significant portion of funding to projects that demonstrate benefits to disadvantaged communities. The WEP may qualify for Climate Ready Program funds.

C. Proposition 68 Grant Programs

The California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act, or Proposition 68, was passed by California voters in 2018. It funds various grant programs administered by several State agencies including the CCC. The grants are intended to fund a variety of natural resource improvement and climate resilience projects, including coastal climate adaptation efforts. They may be awarded to coastal jurisdictions like the City of Eureka to complete projects promoting lower cost coastal accommodations and climate resiliency. Considering these are two major goals of the WEP, Proposition 68 grants may be a feasible funding opportunity.

D. Active Transportation Program

The Active Transportation Program (ATP) is administered by the California Department of Transportation (Caltrans). Caltrans awards grants to local jurisdictions for the purpose of implementing programs and infrastructure projects that promote walking and biking. Eligible projects satisfy the following criteria:

- Increase the percentage of trips completed by foot or bike
- Increase the safety and accessibility of walking and biking
- Support regional greenhouse gas reduction efforts
- Improve public health
- Promote social equity by ensuring disadvantaged communities benefit from the project
- Support a variety of active transportation users

Because the WEP includes active transportation policies that may satisfy some of these criteria, ATP grants have been identified as a potential funding source for the active transportation-related components of the WEP.

E. Affordable Housing and Sustainable Communities Program

The Affordable Housing and Sustainable Communities (AHSC) Program is administered by the California Strategic Growth Council. AHSC grants and affordable housing loans are intended to provide funding for infrastructure projects that reduce transportation-related greenhouse gas emissions and produce affordable units. Therefore, eligible projects must reduce vehicle miles traveled through infill, mixed-use, and transit-oriented development and promote affordable housing development. Because the WEP meets both criteria, AHSC grants have been identified as a potential funding source.

F. Infill Infrastructure Grant Program

The Infill Infrastructure Grant (IIG) Program is administered by the California Department of Housing and Community Development. IIG funds are awarded to Capital Improvement Projects that qualify as infill development, per program guidelines. The grants can be used for any physical improvements to capital assets or to facilitate the development of the project. The City of Eureka is considered a small

jurisdiction for the purposes of the program and, thus, may be awarded funding via an over-the-counter process. Components of the WEP constitute infill development; therefore, the IIG Program is a potential funding source.

G. Veterans Housing and Homelessness Prevention Program

The Veterans Housing and Homelessness Prevention (VHHP) program provides grants for the acquisition, construction, rehabilitation, and preservation of affordable multi-family housing for veterans and their families to allow veterans to access and maintain housing stability.

H. Land and Water Conservation Fund

The Land and Water Conservation Fund (LWCF) is administered by the U.S. Department of the Interior. While there are many grant programs funded by the LWCF, some award funding to local jurisdictions for creating new outdoor recreational opportunities such as parks, coastal access areas and trails, and active transportation infrastructure. Certain recreational and active transportation-related components of the WEP may be eligible for LWCF grants.

I. Ocean Protection Council Grant Programs

The Ocean Protection Council (OPC) administers several grant programs established through ballot propositions.

The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act, or Proposition 84, was passed by California voters in 2006. It led to the creation of the OPC Proposition 84 Grant Program, which is intended to fund a variety of resilience and coastal resource-related projects including SLR adaptation.

Similarly, the Water Quality, Supply, and Infrastructure Improvement Act, or Proposition 1, was approved by voters in 2014. This led to the establishment of the OPC Proposition 1 Grant Program, which aims to provide funding for multi-benefit coastal restoration and resilience projects.

WEP Chapter 8

Use Classification

Glossary

Purpose

Use classifications describe one or more uses of land having similar characteristics but do not list every use or activity that may appropriately be within the classification. The Community Development Director shall determine whether a specific use is deemed to be within one or more use classifications or not within any classification in this section. The Community Development Director may determine that a specific use is not deemed to be within a classification, whether or not named within the classification, if its characteristics are substantially incompatible with those typical of uses named within the classification.

Primary and Secondary Uses

This section describes use classifications classified as either a primary use or a secondary use. See the Allowed Uses section in **WEP Chapter 6 Regulations, Standards, and Guidelines** for requirements that apply generally to primary and secondary uses.

Use Classifications

8.A. Residential Uses.

1. **Accessory Dwelling Unit.** An attached or detached residential dwelling unit with complete independent living facilities for one or more persons. An accessory dwelling unit includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as an existing or proposed single-family residence or an existing multi-family residence and meets the standards of 155.316 (Accessory Dwelling Units). An accessory dwelling unit also includes:
 - a. An efficiency unit, as defined in Section 17958.1 of Health and Safety Code
 - b. Junior accessory dwelling unit as defined in Government Code Section 65852.22
 - c. A Tiny house on wheels permitted in a residential zone district pursuant to 155.304.130 (Tiny Houses on Wheels)
 - d. A manufactured home, as defined in Section 18007 of the Health and Safety Code
2. **Bed and Breakfast.** See Commercial Lodging.
3. **Hospice.** See Medical Care Housing.
4. **Hostel.** See Commercial Lodging.

5. **Live/Work Unit.** Live/work unit or “live/work space” means a building or spaces within a building (e.g., studio, loft, or single-family apartment) used for commercial and residential purposes where the residential use of the space is accessory to the primary use as a place of work. A live/work unit (a) combines a commercial activity allowed in the zone with a residential living space for the owner of the commercial business, or the owner’s employee, and that person’s household; (b) is where the resident owner or employee of the business is responsible for the commercial activity performed; and (c) is where the commercial activity conducted takes place subject to a valid business license associated with the premises.
6. **Medical Care Housing.** A residential facility licensed as a skilled nursing facility by the State of California that provides 24-hour medical, convalescent, or chronic care to individuals who are unable to care for themselves by reason of advanced age, chronic illness, or infirmity. Excludes facilities providing nonmedical social and personal care to residents (see “Nonmedical Care Housing”).
7. **Micro/Shared Housing.** Shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent to permanent or semi-transient residents for long-term occupancy (30 days or more). Includes rooming and boarding houses, single-room occupancy housing, dormitories, convents and monasteries, and other types of organizational housing. Excludes hotels, motels, bed and breakfast inns, and vacation rentals (see “Commercial Lodging” and “Residential Lodging”) and State-licensed facilities providing social and personal care to residents (see “Nonmedical Care Housing”).
8. **Multi-family Dwellings.** Two or more residential units located on a single lot. Includes duplexes with units side-by-side or stacked vertically. Excludes detached single-family homes with an accessory dwelling unit in compliance with the certified Implementation Plan (IP) (i.e., coastal zoning code).
9. **Nonmedical Care Housing.** A state-licensed residential facility that provides nonmedical social and personal care for residents. Includes community care facilities as defined in California Health and Safety Code (H&SC) Section 1500 et seq, residential care facilities for the elderly (H&SC Section 1569 et seq.), facilities for the mentally disordered or otherwise handicapped (California Welfare and Institutions Code Section 5000 et seq.), alcoholism or drug abuse recovery or treatment facilities (H&SC Section 11834.02), supportive housing (California Government Code Section 65582), transitional housing (California Government Code Section 65582), and other similar facilities.
 - a. Nonmedical Care Housing, Large. A nonmedical care facility for 7 or more persons.
 - b. Nonmedical Care Housing, Small. A nonmedical care facility for 6 or fewer persons.
10. **Nursing Home.** See Medical Care Housing.
11. **Single-Family Home.** A residential structure designed for occupancy by one household. A single-family dwelling provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
 - a. Single-Family Attached Home (Townhome). Two or more single-family dwelling units connected by common walls along the side property lines, sometimes called a townhouse or row house.

- b. **Single-Family Detached Home.** A detached building that contains one single-family dwelling. Includes individual mobile homes and manufactured housing units installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code and meeting the standards of 155.304.080 (Manufactured Housing) A detached single family home with an attached accessory dwelling unit remains a single-family home and is not considered a multi-family dwelling.

12. **Single Room Occupancy (SRO).** See Micro/Shared Housing.

13. **Supportive Housing.** See Non-medical Care Housing.

14. **Transitional Housing.** See Non-medical Care Housing.

8.B. Commercial – Sales.

1. **Bars and Nightclubs.** Businesses devoted to serving alcoholic beverages for consumption by guests on the premises and in which the serving of food is only incidental to the consumption of such beverages. Includes cocktail lounges, taverns, dance clubs, and other similar uses. Excludes tasting rooms ancillary to breweries, wineries, and other alcoholic beverage production uses.
2. **Food Truck.** See Mobile Vendor.
3. **General Retail.** Stores and shops selling merchandise to the general public, and which may include related services. Includes antique shops, art galleries, automotive supply stores, bookstores, clothing stores, convenience markets, gift shops, furniture stores, drug stores, florists, liquor stores, pet shops, retail bakeries, supermarkets, garden supply stores, lumber yards, and other similar retail-based establishments.
 - a. **General Retail - Indoor.** A general retail establishment where merchandise is stored and displayed indoors. Includes the temporary outdoor display of merchandise under covered entryways, such as produce at grocery stores. Also includes temporary sidewalk displays of merchandise (which may require an Encroachment Permit and other permits). Excludes the prominent display/storage of merchandise in an outdoor setting as a part of regular business operations, which is subject to separate limitations (see “General Retail - Outdoor, Visitor-Serving”). General Retail - Indoor falls into three categories:
 - i. **Large General Retail - Indoor.** A general retail indoor facility that is between 20,000 square feet and 30,000 square feet.
 - ii. **Medium General Retail - Indoor.** A general retail indoor facility that is between 10,000 square feet and 20,000 square feet.
 - iii. **Small General Retail - Indoor.** A general retail indoor facility that is less than 10,000 square feet in total floor area.
 - b. **General Retail - Outdoor, Visitor-Serving.** A primary use that allows the prominent display of merchandise and rental equipment in an outdoor setting. Includes outdoor markets, farmer’s markets, street fairs, and coastal-trail- or -water-related recreational equipment, such as bicycles, scooters, kayaks, paddle or surf boards and sail or pedal boats. Excludes equipment rentals and non-visitor-servicing uses, such as automobile and RV sales, lumber yards, and building material sales.

4. **Mobile Vendor.** Any vehicle from which a product is made, sold, or distributed at retail.
5. **Restaurants, Cafes, and Beverage Sales.** A business selling prepared food and/or beverages for on- or off-premise consumption. Includes full service, fast-food, and carry-out restaurants; cafes; coffee shops; juice/smoothie bars; retail bakeries; and other similar eating and drinking establishments. Includes outdoor seating/service areas, which are subject to the same regulations and restrictions as indoor seating/service areas. Excludes businesses primarily selling alcoholic beverages for on-site consumption (see “Bars and Nightclubs”). Excludes grocery stores and alcohol sales for off-site consumption (see “General Retail - Indoor”).

8.C. Commercial – Service and Office.

1. **Commercial Lodging.** A commercial establishment providing overnight accommodations to transient patrons for 30 consecutive calendar days or less. Commercial lodging establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests and the general public. Includes hotels, motels, hostels, and other similar commercial establishments. Also includes dwelling units or portions thereof rented to transient patrons for 30 consecutive calendar days or less (i.e., vacation rental).
 - a. **Proprietor On-Site.** Any commercial lodging with the proprietor in residence on the site for the duration of the rental.
 - b. **No Proprietor On-Site.** Any commercial lodging when the proprietor is not a resident on-site during any portion of the duration of the rental.
2. **Day Care Facility.** A facility that provides nonmedical care and supervision of children or adults for periods of less than 24 hours. Includes nursery schools, day nurseries, childcare centers, infant day care centers, cooperative day care centers, adult day programs, and similar uses. Day care facilities may be operated in conjunction with a school or church facility, or as an independent land use.
3. **Family Day Care Home.** A state-licensed facility that regularly provides care, protection, and supervision for children, in the provider’s own home, for periods less than 24 hours per day, while the children’s parents or guardians are away.
 - a. **Large Family Day Care Home.** A home that provides family day care for 9 to 14 children as defined in California Health and Safety Code Section 1597.465.
 - b. **Small Family Day Care Home.** A home that provides family day care for up to 8 children as defined in California Health and Safety Code Section 1597.44.
4. **Fitness, Dance, or Health Facility, small.** An indoor fitness center, gymnasium, athletic club, dance studio, yoga studio, or other similar use with a floor area of less than 8,000 square feet.
5. **General Services.** An indoor commercial establishment that provides services to the general public, involves frequent visits by customers, and which may involve limited product sales related to the service provided. Includes banks, funeral parlors, indoor commercial recreation establishments that do not sell alcohol (e.g., video arcades, indoor mini-golf, indoor batting cages), laundromats, photocopy stores, customer-serving dry cleaners, household item repairs, veterinary clinics, tattoo/piercing parlors, customer-serving printers, animal grooming with no overnight boarding, recording studios, and other similar uses that provide on-site services to customers. Excludes places of employment that do not provide on-site services

directly to customers (see “offices”) and facilities that provide medical services (see “Medical Care Services”). Excludes establishments that provide body-care related services (see “Personal Services”) and fitness-related establishments (see “Fitness, Dance, or Health Facility”). For alcohol-serving indoor commercial recreation establishments, see “Bars and Nightclubs” or “Restaurants, Cafes, and Beverage Sales.”

6. **Hotel.** See Commercial Lodging.
7. **Medical Offices and Clinics.** Facilities where medical, mental, dental, vision, or other personal health services are provided on an outpatient basis using specialized equipment. Includes offices for physicians, dentists, physical therapists, optometrists, diagnostic centers, blood banks and plasma centers, and emergency medical clinics offered exclusively on an outpatient basis. Includes mental health services such as marriage/family therapists, councilors, psychologists, psychiatrists, and other similar uses. Also includes alternative medicine facilities such as acupuncture, chiropractors, state-licensed therapeutic massage, nutritional consultation, herbology, and other similar facilities. May include educational aspects such as medical instruction and/or training, as well as house a laboratory, radiology/imaging, pharmacy, rehabilitation and other similar services as accessory uses.
8. **Motel.** See Commercial Lodging.
9. **Offices.** A place of employment occupied by businesses providing professional services. Includes offices for accountants, architects, insurance agents, attorneys, engineers, real estate agents, travel agents, artist studios, and other similar professions. Excludes businesses that provide regular service to frequent walk-in customers (see “General Services”), medical offices (see “Medical Offices and Clinics”), governmental offices (see “Governmental Facility”), and art galleries that are primarily intended to display saleable art and attract retail sales (see “General Retail - Indoor”). Internal office space that is incidental to a different primary use is not considered an “office” use. For example, a manager’s office at a visitor-serving outdoor retail establishment and the office of an inventory specialist at a grocery store both would not be considered separate or stand-alone office uses.
10. **Outdoor Commercial Recreation.** A privately owned commercial facility providing outdoor recreation, amusement, and entertainment services. Includes water and water-related tours and boat houses; coastal-trail- or -water-related recreational equipment rentals, such as bicycles, scooters, kayaks, paddle or surf boards, and sail or pedal boats; and outdoor swimming pools, miniature golf, and other similar uses. Excludes municipal parks, non-commercial recreational facilities (see “Parks and Recreational Facilities”), General Retail - Outdoor, Visitor-Serving, and Water-Dependent Commercial uses.
11. **Parking Lots and Structures.** Surface lots and structures for use of occupants, employees, or patrons on the subject site or offering parking to the public for a fee when such use is the primary use on the lot and not incidental to another on-site activity. Excludes ancillary lots associated with a permitted use (i.e., parking lot for employees).
12. **Personal Services.** An indoor commercial establishment that typically provides one-on-one body-care related services that involve frequent visits by customers and that are typically scheduled on an appointment-basis. May involve limited product sales related to the service provided. Includes hair salons, nail salons, make-up application studios, skincare treatment salons, non-therapeutic massage, health spas, and other similar nonmedical personal service

uses. For therapeutic massage and other clinical-health-related uses, see “Medical Offices and Clinics.”

13. **Vacation Rental.** See Commercial Lodging.

14. **Water-Dependent Commercial.** A commercial establishment that requires a site on, or adjacent to, marine waters as central to the business. This includes visitor-serving uses such as kayak rentals. Excludes Aquaculture, Commercial Fishing Facilities, and Recreational Fishing and Boating Facilities (Marinas) uses.

8.D. Industrial

1. **Manufacturing, Artisan.** Artistic, artisan, craft-oriented, and small-scale manufacturing businesses engaged in the on-site assembly of individually fabricated parts or the fabrication of custom/craft goods, and the incidental direct sale to consumers of primarily those goods produced on site. The facilities are compatible with a general retail and mixed-use setting. Goods are predominantly manufactured and fabricated involving the use of hand tools or small-scaled mechanical equipment and kilns that do not generate noise, odors, or vibration detectable beyond the interior walls of the facility. Typical uses include craft food and beverage, ceramic studios, fabrics, inlays, tile work, weaving, leather work, limited woodwork, limited metal or glass work, candle making, custom tailors, custom wedding dress production, custom jewelry, and other similar uses. May include limited tasting-rooms ancillary to the craft production of alcoholic beverage production uses.

8.E. Natural Resources.

1. **Aquaculture.** Facilities or areas for the cultivation of marine or freshwater fish, shellfish, or plants under controlled conditions. Includes aquaponics that integrates aquaculture with hydroponics by recycling the waste products from fish to fertilize hydroponically growing plants. Includes cultured oyster beds and similar uses.
2. **Commercial Fishing Facilities.** The activity of catching fish and other seafood for commercial profit, mostly from wild fisheries. Includes ancillary fish and seafood processing, fish and seafood storage and distribution, and fish and seafood sales. Excludes cultivation of fish and seafood under controlled conditions (see “Aquaculture”).
3. **Resource Protection and Restoration.** Lands and management activities dedicated to the protection and conservation of natural resources, such as aquatic environments, wetland and sensitive riparian habitat, water recharge areas, and rare or endangered plant or animal habitat. Includes marine and wildlife preserves and the management of estuarine waters of Humboldt Bay for fish and wildlife habitat and nature study.

8.F. Civic and Recreation.

1. **Civic Institution.** Public or non-profit institutions that support and contribute to the cultural development of the community and provide community-serving programs and services on site. Includes libraries, museums, performing art centers (primarily non-retail), aquariums, zoos, environmental education centers, non-profit art centers and galleries, botanical gardens, and other similar uses. Excludes public and private schools, colleges and trade schools, and other similar educational facilities (See “Instructional Services” or “Schools, Public and Private”).

2. **Colleges and Trade Schools.** Institutions of higher education providing curricula of a general, religious, or professional nature, typically granting recognized degrees or certificates. Includes junior colleges, business and computer schools, management training, vocational education, and technical and trade schools.
3. **Government Facilities.** A facility operated by a governmental agency providing services to the general public. Includes governmental offices, public recreational facilities, community centers, public meeting spaces, civic auditoriums, fire stations, police stations, dispatch facilities, vehicle storage, and other similar facilities. Excludes schools (see “Schools, Public and Private”), facilities that primarily provide maintenance and repair services and storage facilities for vehicles and equipment, parks and playgrounds (see “Parks, Playgrounds, and Trails”), public utilities (see “Public Utility”), and facilities providing group-services to persons in need (see “Social Services”).
4. **Instructional Services.** Establishments that offer specialized programs in personal growth and development. Includes music studios/schools, drama schools, dance academies dedicated primarily to instruction, art schools, tutoring schools, and instruction in other cultural and academic pursuits.
5. **Parks, Playgrounds, and Trails.** Publicly owned and operated parks, playgrounds, and trails providing open space and/or outdoor recreational opportunities to the public. Includes multi-use trails (walk, bike, roll), athletic fields, picnic areas, tennis courts, tot lots, community gardens, cemeteries, and other similar outdoor facilities.
6. **Places of Assembly.** Facilities that provide space for public or private meetings or gatherings. Includes places of worship, fraternal lodges, meeting space for clubs and other membership organizations, social halls, union halls, banquet halls, conference centers, theaters, and other similar facilities.
7. **Recreational Fishing and Boating Facilities (Marinas).** A commercial or public berthing facility (other than moorings or anchorage) in which vessels are wet-stored (in water) and/or dry-stored (on land/racks). Includes boat launch ramps, boat harbors and wharves, and onshore facilities (e.g., administrative offices, bathrooms, laundry facilities, storage lockers, picnic areas, snack bar) that directly supports a marina.
8. **Recreational Vehicle Parks.** An establishment designed, established, or used for exclusive occupancy by two or more recreational vehicles. Recreational vehicle parks are owned by a single owner or organizations where RV spaces are temporarily rented or leased to a person occupying a recreational vehicle.
9. **Schools, Public and Private.** Educational institutions providing instruction to minors as required by the California Education Code. Includes public and private elementary, junior high, and high schools.
10. **Social Services.** Establishments providing group outpatient assistance and aid to those persons requiring counseling, services, activities, and/or treatment for psychological problems, addictions, learning disabilities, elderly, and physical disabilities. Includes welfare offices, child/adult protective services, service centers for disabled individuals, counseling centers for individuals with substance abuse disorder, and veteran services. Excludes homeless shelters, transitional and supportive housing (see “Non-medical Care Housing”), establishments

providing individual (non-group) services (see “Medical Office”), after-school programs (see “Places of Assembly”), and adult day care centers (see “Day Care Facility”).

8.G. Infrastructure and Utilities.

1. **Public Utility.** A permanent structure or facility providing a utility service to the general public. Includes generating plants, electric substations, solid waste collection, solid waste treatment and disposal, water or wastewater treatment plants, and similar facilities. Excludes electrical distribution lines, underground water/sewer lines, and similar utilities.

8.H. Other Uses and Activities.

1. **Accessory Use.** A land use that is incidental and subordinate to a primary land use located on the same lot.
2. **Animal Keeping.** The keeping of animals for personal use as provided in Municipal Code Chapter 91 (Animal Keeping).
3. **Cannabis Uses.** See Municipal Code Chapter 5, Article 30: Cannabis, and Chapter 158: Cannabis.
4. **Home Occupation.** A business within a dwelling unit or residential site, with the business activity being subordinate to the residential use of the property. See certified IP.
5. **Wireless Communication Facility.** See Municipal Code Chapter 159.

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Appendix A

Affordable Housing and Anti-Displacement Strategies

Note: WEP Appendices A and B are available in a separate PDF file

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Appendix B

Online Engagement Results

Note: WEP Appendices A and B are available in a separate PDF file

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Appendix C

General Plan Consistency Analysis

Note: WEP Appendix C will be made available at a later date

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