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Memorandum

To: Mr. Robert Holmlund
Community Development Director
City of Eureka

From: Jack Crider
Executive Director

Date: October 5, 2015

Re: Woodley Island Land Use Designation

Humboldt Bay Harbor District staff and commissioners have been working with interested entities to develop a recommendation for revised land use designations on Woodley Island, Eureka, Ca. Changes in the land use designations could be achieved by modifying the existing Public / Quasi-Public (PQP) designation or by applying a modified Commercial Waterfront (CW) designation.

The District hasn't yet identified a final recommendation regarding revised land use designations. However, the attached draft depicts a modification of the existing PQP designation which aligns with the District's general intent to protect commercial fishing while allowing for limited commercial and visitor serving uses. The Harbor District Commission will be discussing this topic further during our October 8, 2015 board meeting.

**Potential Revisions to Public/Quasi-Public (Woodley Island)
City of Eureka General Plan Designation**

Purpose	Principal Uses	Conditional uses	Other
<p>To encourage, protect, maintain and provide public commercial marina fishing boat and related fishing industry facilities <u>and compatible recreation and visitor serving facilities</u> at the Woodley Island Marina. consistent with all of the uses granted to the Humboldt Bay Harbor, Recreation and Conservation District in permit NCR-76-C-369 and by the City of Eureka Planning Commission permit resolutions 76-25 and 78-39.</p>	<p>Docks, piers (including recreational fishing piers), and wharves; boat launching facilities; commercial fishing facilities, commercial fishing boat berthing facilities; recreational boating facilities; <u>live-aboard boats</u>; recreational boat berthing facilities not to exceed 20% of the total number of permitted berths; two restaurants; offices and shops directly related to marine uses; ice vending stations; marine and boat sales, services, and repairs; on-site sales and processing of fish incidental to permitted restaurants and from <u>commercial fishing vessels</u>; public access facilities; <u>up to two marina caretaker residences</u>; <u>transient occupancy spaces for people to stay on boats</u>; and parking areas to</p>	<ul style="list-style-type: none"> • A third restaurant, including incidental onsite sales and processing of fish; • <u>Wireless telecommunication facilities subject to a wireless telecommunication facility permit issued pursuant to Chapter 159</u>; • <u>Administrative, business, and professional offices, except medical and dental offices; cleaning</u>; • <u>Coin-operated (small equipment cleaning)</u>; • <u>Ice storage houses</u>; • <u>Laundries, self-service type</u>; • <u>Oil and gas pipelines</u>; • <u>Public utility service pumping stations, power stations, equipment buildings and installations, drainage ways and structures, storage tanks, and transmission lines found by the Planning Commission to be necessary for the public health, safety or welfare</u>; • <u>Radio and television towers and other support structures, commercial satellite dishes, antennas & equipment buildings necessary for the specific facility are subject to the provisions of Chapter 159</u>; • <u>Transient occupancy spaces, including for recreational vehicles, cabins and yurts, not to exceed a total of 30 units</u>; 	<p><u>Any other use which is determined by the Planning Commission to be similar to the listed conditional uses and which conform to the policies of the land use plan. In making such a determination, in addition to the findings prescribed in §§ 155.280 through 155.299 of this title, the Planning Commission must find:</u></p> <p>(a) <u>That consideration of all determinable characteristics of the use that is subject to the application indicates that the use has the same essential characteristics as a permitted or conditional use;</u></p> <p>(b) <u>That the use conforms to the purposes of the Public / Quasi-Public District;</u></p> <p>(c) <u>That the use will not create significantly more vehicular traffic or congestion than associated with permitted or conditional uses; or</u></p> <p>(d) <u>That the proposed use will not negatively affect recreation or visitor-serving facilities and coastal-dependent uses.</u></p> <p>(E) <u>Off-street parking. Off-street parking facilities shall be</u></p>

	<p>support other permitted uses.</p>	<p>Provided that the above uses shall not displace current or projected demand for principal uses and necessary support facilities, including parking. Conditional uses shall be designed and located so as not to interfere with permitted <u>primary</u> uses.</p>	<p><u>provided for each use as prescribed in §§ 155.155 through 155.124 of this title.</u></p> <p><u>(F) Off-street loading. Off-street loading facilities shall be provided for each use as prescribed in §§ 155.135 through 155.141 of this title.</u></p> <p><u>(G) Signs. No sign, outdoor advertising structure or display of any character shall be permitted except as prescribed in §§ 155.155 through 155.169 of this title.</u></p> <p><u>(H) Site plan review and architectural review. All permitted uses shall be subject to site plan review as prescribed in §§ 155.180 through 155.188 of this title. Conditional uses shall be subject to architectural review.</u></p>
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Existing and Proposed Woodley Island Land Uses
 Eureka General Plan Update