

**ATTACHMENT A**

**PART 2 -**

**LAND USE PLAN**

# PART 2 LAND USE PLAN

The following series of maps are provided to add clarity to this section:

1. Mapbook 1: Landmarks
2. Mapbook 2: 2017 “Community Places”
3. Mapbook 3: 1997 General Plan Land Use Designations
4. Mapbook 4: Proposed 2017 General Plan Update Land Use Designations
5. Mapbook 5: Differences between 1997 and 2017 Land Use Designations
6. Mapbook 6: Population Density by Census Tract (2010 Census data)
7. Mapbook 7: Job Density

## Community Places

Eureka includes a number of “Community Places,” which are distinct areas, neighborhoods, or districts of the City that are recognizable by their geography and general character. It is important to note the designation of “Community Place” has no regulatory function; these designations are about place-making, about acknowledging how various parts of the City are currently perceived by the community, and about envisioning what the City of Eureka can become. The mapping of Community Places significantly influenced the development and mapping of the Land Use Designations outlined later in this chapter. Each Community Place described below may contain more than one Land Use Designation, each land use designation may appear in more than one Community Place, and General Plan policies may be applicable to one or more community place. Eureka’s key community places are described below and illustrated throughout Mapbook 2.

## Core Area

The Core Area is the traditional business center and cultural hub of the City. Built upon a grid pattern of streets that extends to the waterfront with an extensive inventory of historic structures, the Core Area the largest concentration of multistory 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. Key Community Places within the Core Area are:

- **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, offices, and 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. 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.
- **Downtown.** Incorporates buildings from varied eras, many multi-story, extending inland from Old Town and spanning from Broadway on the west to Myrtle Avenue on the east. Though it contains the highest traffic volume roadways in Humboldt County, Downtown has wide sidewalks, is pedestrian friendly, and includes well-marked crosswalks and pedestrian crossing signals. Downtown includes professional offices, government offices, a range of retail storefronts, restaurants, museums and cultural facilities, art galleries, theaters, lodging facilities, the Humboldt County courthouse, City Hall, the only five-story buildings in the City, and residential uses above the first floor. Envisioned to become an even stronger regional center of retail, cultural facilities, and office-based professional and business services with a dense development pattern, multi-story buildings, and upper floor office and residential uses.
- **Library District.** East of Old Town and north of Downtown and one of the earliest residential neighborhoods in Eureka. Within easy walking distance of Old Town, the Commercial Bayfront, and Downtown. Contains multiple historic residential structures that have been converted into professional offices, office buildings, vacation rentals, limited restaurants, single-family homes, and multi-family residential structures, with the Carson Mansion (Ingomar Club) and the Humboldt County Library in the heart of the District. Envisioned to continue as a “quiet” district of low impact uses (such as offices and vacation rentals) and well-preserved historic structures.
- **Commercial Bayfront.** Consists of the Eureka waterfront north of 1<sup>st</sup> Street and the railroad tracks, east of C Street, and extends east of the Core Area to Y Street. Contains C Street Plaza, F Street Plaza, the Eureka Boardwalk, the Adorni Center, Halverson Park, and the Eureka Waterfront Trail. 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, 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.

## Commercial Corridors

Eureka contains a number of commercial corridors outlying the Core Area that provide a variety of commercial uses and services along primary arterial roadways. Key commercial corridors include:

- **Broadway Corridor.** Consists of those properties adjacent to Broadway (US 101) from 5<sup>th</sup> Street to Herrick Avenue. Broken into four sub-corridors: North Broadway, Central Broadway, Bayshore Mall, and South Broadway. The primary entry to the City from the south, the Broadway Corridor is inconsistent in character and quality, comprised of a mix of strip and larger-scale retail, lodging and other services. Envisioned to increase in density with taller buildings than currently exist and to become a beautiful and well-coordinated entry-way into the City and a key retail and service-commercial corridor.
- **The North Gateway District.** Located south of the Bridge District and east of Downtown, consisting of those properties adjacent to 4<sup>th</sup> and 5<sup>th</sup> Streets between Myrtle Avenue and the Eureka Slough. Contains a diverse mix of service commercial, hotel uses, offices, drive-through fast food, and big box retail. Envisioned to continue to grow as an area of diversely intermixed service commercial uses.
- **Wabash Avenue.** Encompasses all of the properties along Wabash Avenue from Union Street to F Street and serves as a central neighborhood commercial corridor in the geographic center of residential zones on the western half of the City. Envisioned to mature into a more robust neighborhood-oriented and pedestrian-friendly shopping and professional service-related corridor.
- **Myrtle Avenue.** Extends from 5<sup>th</sup> Street to the City limits at Harrison Avenue and contains two clusters of neighborhood commercial areas, including a cluster of substantial shopping center at the intersection of Myrtle Avenue and West Avenue. Envisioned to continue to serve the commercial needs of surrounding neighborhoods.

## Other Commercial Centers

In addition to the Core Area and the Commercial Corridors, Eureka contains a few pocket commercial centers that provide a range of retail and service uses. Key centers include:

- **Henderson Center.** Encompasses a pedestrian-oriented neighborhood shopping district centrally located within the residential portion of the City. The central part of this area contains traditional storefronts oriented towards the street with limited to no setbacks. The outer edges of the area consist of single-family residential homes, some of which have been converted to retail and office uses. Envisioned to remain and grow as a pedestrian-oriented, limited scale neighborhood shopping district.
- **The Marina District.** Commonly referred to as the Balloon Track, the Marina District represents the largest undeveloped property within the City. Previously occupied by the Southern Pacific Railroad, the site has been unused for over 30 years. Over this period Eureka's public Marina has been revitalized and the Warfinger Building is a vibrant facility that has become one of Humboldt's premier locations for community events. The waterfront trail will travel directly along the entire length of the property's western boundary, making this the ideal location for a high-quality mixed use commercial district emphasizing retail shopping and service commercial uses supplemented by upper floor office and residential uses. Development will be driven by the unobstructed views of the Marina, Humboldt Bay and the Samoa Peninsula as well as the pedestrian connectivity along the Eureka waterfront trail. The City aspires for this site to expand the look and feel of Old Town to the west instead of expanding the look and feel of Broadway to the north.

- **Harris and Summer Center.** A small neighborhood commercial corridor that encompasses most of the properties along Harris Avenue from Albee Street to California Street that serves residential areas to the north and south of Harris. Envisioned to mature into a more robust neighborhood-oriented and pedestrian-friendly shopping and professional service-related corridor.

## Employment Areas

Eureka contains a range of employment types spread throughout the City. As shown in Mapbook 7, the vast majority of employment in the City is located within the Core Area, with the Broadway Corridor serving as the second largest employment center. Other major employment areas include:

- **Hospital Medical District.** Centered around St. Joseph Hospital (the largest private employer in the County), the Hospital Medical District is home to the majority of Eureka's medical service businesses. Envisioned to densify and expand as the regional hub for medical services and to provide space for the continued need for additional medical services in the future.
- **Westside Industrial District.** Located entirely within the coastal zone, the Westside Industrial District is strategically positioned between Broadway and the City's waterfront in an area historically consisting of port- and railroad-dependent uses. Has become the center of manufacturing in Eureka. Envisioned to expand as a center of non-coastal dependent manufacturing and warehouse retail uses.
- **3<sup>rd</sup> Street Industrial District.** A center of light manufacturing west of Old Town and north of Downtown, located mostly in the Coastal Zone. A busy and dense district with a historic development pattern similar to Old Town and a current range of light manufacturing uses. Envisioned to continue a pattern of dense development for light industrial uses.
- **Fishing Industrial District.** Entirely in the Coastal Zone. West of the Bayfront Commercial District and north of the 3rd Street Industrial District. Entirely north of 1<sup>st</sup> Street/Waterfront Drive, spanning from C Street to the building west of Commercial Street, this string of industrial properties along the City's bayfront is currently entirely related to the fishing industry. Includes several City-owned fishing-related facilities, including the Fisherman's Terminal, the F Street dock, the Coast Guard building, the Commercial Street Dock, and the EDA fish plant. Is the largest employment center for the fishing industry in Eureka. Envisioned to grow and expand as the center of the fishing industry.
- **Eureka Marina.** Entirely in the Coastal Zone. Northwest of Marina Way between Commercial Street and Marina Way. West of the Balloon Track and south of the Fishing Industrial District. Consisting of entirely City-owned property, including a boat launch, parking lot, public marina, boat slips, and the Wharfinger building. Envisioned to remain as a high-functioning public marina with unobstructed public access to the Bay.
- **Bayfront Industrial District.** Entirely in the Coastal Zone. Located west of Waterfront Drive, north of Del Norte Street, and south of Marina Way. South of the Eureka Marina and west of The Westside Industrial District. Home to the largest industrial docks and the largest industrially-zoned parcels in the City. Contains some of the last Coastal Dependent Industrial uses remaining on Humboldt Bay, but also contains a significant amount of vacant industrial lands. Envisioned to become a thriving industrial district that meets ever-changing industrial market demands by

providing a mix of heavy industrial uses, light industrial uses, and coastal dependent industrial uses.

- **The Bridge District.** Entirely in the Coastal Zone. Located to the east of the Library District, south of the Commercial Bayfront district, north of 4<sup>th</sup> Street, and west of Y Street, the Bridge District is home to medium density residential uses as well as a diverse mix of business-serving commercial uses, offices, and light manufacturing. Envisioned to continue to grow as an area of diversely intermixed uses.
- **Jacob's Avenue.** Entirely in the Coastal Zone. Sandwiched between Eureka Slough (to the south and west), US 101 (to the north), and the Murray Field Airport (to the east). Jacob's Avenue is a unique combination of service commercial, light industrial, warehousing, and mobile home uses. Envisioned to continue providing a diverse mix of service commercial uses.
- **Woodley Island.** Entirely in the Coastal Zone. Includes a marina on Humboldt Bay with full services for commercial and recreational vessels, as well as docking facilities, a restaurant and offices, including the operations center of the Humboldt Bay Harbor and Recreation District. The remainder of Woodley Island serves as protected wildlife habitat. Envisioned to remain a center of the fishing industry, recreational boating, and natural resource protection.

## Residential Neighborhoods

Eureka contains numerous distinct residential neighborhoods offering a variety of living options. The majority of residences are within traditional and historic neighborhoods structured on a grid and block pattern with a variety of building types, architectural styles, and densities. The City also includes a few suburban neighborhoods with non-grid and block patterns with contemporary designs. Schools, parks and neighborhood-market commercial uses are integrated into and dispersed throughout the residential neighborhoods.

# Land Use Designations

The General Plan designates land uses for all properties within the Planning Area. Land Use designations are regulatory in nature and generally determine allowable uses and general development standards. Land Use Designations are designed to match, build upon, or be inspired by the “Community Places” outlined above. The land use designations are broadly structured to allow flexibility and account for changes in housing and employment characteristics over time. Typically a single land use designation will be applied to a given area. However, to encourage a mix of complementary uses and unique development types, two or more land use designations may be combined.

The General Plan establishes density/intensity standards for each land use designation. These standards regulate the maximum amount of development that will be allowed on a site. For residential uses, the density is expressed as a maximum number of dwelling units per acre. For nonresidential uses, intensity is expressed as a maximum Floor Area Ratio (FAR). Permitted uses and specific development standards are established by the City’s Zoning Code.

Eureka’s Land Use Diagram is provided as Mapbook 4. Parcel specific land use information is available through the Community Development Department.

## Residential Uses

### **Estate Residential (ER)**

Single-family detached homes, secondary residential units and limited agricultural uses on larger lots. Intended to retain a lower density, rural character compatible with adjacent agriculture, timberland and open space uses. The City may approve the clustering of ER units to preserve significant open space resources.

**Density:** Up to 4.0 dwelling units per gross acre

### **Low Density Residential (LDR)**

Single-family detached and attached homes, accessory dwelling units and compatible public/quasi-public uses. Intended to be suburban in character and located in proximity to parks, schools, and public services. Limited neighborhood serving market-commercial uses may be allowed where they enhance the quality of life of the neighborhood as provided by the applied zoning district.

**Density:** Up to one primary unit and one accessory dwelling unit per lot.

### **Medium Density Residential (MDR)**

Single-family detached and attached homes, multi-family housing, accessory dwelling units and compatible public/quasi-public uses. Intended to compliment the character of adjacent lower density residential and neighborhood commercial development, and be

located in proximity to parks, schools, public services, and employment centers. Limited neighborhood serving market-commercial uses may be allowed as provided by the applied zoning district.

**Density:** Up to 22 dwelling units per gross acre (equivalent to maximum of three units on a standard 6,000 square foot City lot).

## **High Density Residential (HDR)**

Higher density multi-family housing, accessory dwelling units, and compatible public/quasi-public and related uses. Intended to be urban in character and located in proximity to commercial and employment uses, parks, schools, and public services. Limited neighborhood serving market-commercial uses and limited mixed use development may be allowed as provided by the applied zoning district.

**Density:** Up to 44 dwelling units per gross acre (equivalent to maximum of six units on a standard 6,000 square foot City lot).

# Commercial, Office and Mixed Uses

## **Downtown (DC)**

Mix of ground floor retail, restaurants, lodging, entertainment, cultural, and visitor services, with primarily upper floor offices and residential uses. Applied to the bulk of the Core Area, which serves as the traditional business and cultural center for the City. Intended to have a high intensity urban form, retain and enhance Eureka's identity and historic character, and promote a vibrant pedestrian environment. Residential and office uses are primarily allowed only on upper floors and only as provided by the applied zoning district.

**Intensity:** Maximum 6.0 FAR

## **Neighborhood Commercial (NC)**

Limited-scale convenience retail, restaurants, offices, residential, office, and personal services, including pedestrian oriented neighborhood retail. Intended to primarily serve nearby neighborhoods, be compatible with the character and form of adjacent residential uses, support a vibrant pedestrian environment, and promote short neighborhood-based trips. Residential and office uses are primarily allowed only on upper floors of multi-story commercial buildings and only as provided by the applied zoning district.

**Intensity:** Maximum 3.0 FAR

## **General Commercial (GC)**

Broad variety and scale of retail, office, restaurants, lodging, entertainment, building and garden supplies, vehicle and marine sales, storage, warehousing, wholesale, and

residential uses. Intended to be an intensive auto- and pedestrian-oriented commercial district primarily located in or adjacent to highly visible areas, and provide for local, regional and visitor needs. Residential and office uses are primarily allowed only on upper floors of multi-story commercial buildings, and only as provided by the applied zoning district.

**Intensity:** Maximum 2.5 FAR

## **Old Town (OC)**

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 only as provided by the applied zoning district.

**Intensity:** Maximum 5.0 FAR

## **Bayfront Commercial (BC)**

Visitor-related retail, restaurants, multi-story lodging, entertainment, recreation, boating, and tourist services, as well as residential, office, and non-coastal dependent uses. Intended to emphasize commercial retail and tourism-related uses, recreation, 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 primarily allowed only on upper floors and only as provided by the applied zoning district.

**Intensity:** Maximum 4.0 FAR

## **Professional Office (PO)**

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.

**Intensity:** Maximum 2.5 FAR

# Industrial Uses

## **Light Industrial (LI)**

Lower-intensity manufacturing, assembly, packaging, processing, wholesaling, warehousing, distribution, research and development and other employment-generating uses. Intended to be able to operate in close proximity to commercial and residential uses with minimum mutual adverse impacts. Small scale retail and service uses that support employees and are incidental to the primary use may be allowed as provided by the applied zoning district.

**Intensity:** Maximum 2.0 FAR

## **General Industrial (GI)**

Intensive manufacturing, assembly, packaging, processing, wholesaling, warehousing, distribution, research and development and other employment generating uses. Intended to be located away from residential, commercial and visitor serving uses due to the potential to produce loud noise, noxious odors and emissions, vibrations and high volumes of truck traffic. Retail and service uses that support employees and are incidental to the primary use may be allowed as provided by the applied zoning district.

**Intensity:** Maximum 2.0 FAR

## **Coastal Dependent Industrial (CDI)**

Coastal-dependent and coastal-related manufacturing and processing, fishing, shipping, marine services, aquaculture, oil and gas facilities and other uses that must be located on or adjacent to Humboldt Bay in order to function. Intended to encourage activities related to the shipping and fishing industries and support those uses given priority by the California Coastal Act of 1976. Non-coastal-dependent and non-coastal-related retail and service uses that are incidental to the primary use may be allowed as provided by the applied zoning district. Non-coastal-dependent and non-coastal-related office spaces may be allowed on upper floors as provided by the applied zoning district. Interim non-coastal dependent uses may be allowed as provided by the applied zoning district.

**Intensity:** Maximum 2.0 FAR

# Public/Quasi-Public Use

## **Public/Quasi-Public (PQP)**

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. Intended to be applied to uses and facilities that are of a size and intensity that warrant an individual land use designation and/or to accommodate both active/programmable and passive/self-directed

recreational facilities. Retail and service uses that are incidental to the primary use may be allowed as provided by the applied zoning district.

**Intensity:** Maximum 4.0 FAR

## Open Space and Resource Related Uses

### **Agriculture (A)**

Production of crops, livestock grazing, animal and poultry raising, apiaries, dairies, stables and associated residences and farmworker housing. Intended to protect land, including farmed or grazed wetlands, that is primarily suitable for long-term agricultural and wildlife habitat uses and to ensure adequate separation from adjacent development. Compatible commercial and public/quasi-public uses may be allowed as provided by the applied zoning district.

**Density:** Maximum 2 dwelling units per lot.

### **Timberland (T)**

Growing, harvesting, and processing of timber and other forest products, resource management activities, and associated support uses and residences. Intended to protect land that is primarily suitable for long-term timber production and compatible resource related uses. Limited public recreation and agricultural uses may be allowed as provided by the applied zoning district.

**Density:** Maximum 2 dwelling units per lot.

### **Natural Resource (NR)**

Protection, enhancement, restoration, management, study, and passive recreational use of land-based habitats and natural areas. Intended to protect land that is primarily suitable for permanent habitat preservation, compatible resource related uses, nature study, and natural-resource-related recreation. Public access, passive recreation, and active recreation may be allowed as provided by the applied zoning district.

**Intensity:** Nature-study-related buildings/structures may be constructed at an intensity determined by the applied zoning district.

### **Water Conservation (WC)**

Protection, enhancement, restoration, management, and study of environmentally sensitive habitat within the estuarine waters of Humboldt Bay. Intended to protect waters that are primarily suitable for permanent habitat preservation, compatible resource related

uses, nature study, and natural-resource-related recreation. Public access, passive recreation, active recreation, commercial fishing, aquaculture, and other compatible uses may be allowed as provided by the applied zoning district.

Intensity: NA

## **Water Development (WD)**

Port, harbor, commercial fishing, recreation and aquaculture related uses of the estuarine waters of Humboldt Bay. Intended to be carried out consistent with the City's resource protection policies. Coastal dependent industrial, incidental public services, recreational use, nature study, and other compatible uses may be allowed as provided by the applied zoning district.

Intensity: NA

# Development Potential

Eureka is largely “built out” with much of its remaining undeveloped land located in areas that contain natural, regulatory or other constraints that limit development potential. There are, however, some remaining vacant and underutilized lands suitable for development within the City. Other substantial opportunities for development can be created by allowing for greater densities, intensities, and building heights than have been allowed by the previous three General Plans (going back to 1965). Much of Eureka’s future growth can be achieved through building intensively within the urban framework that already exists and by promoting development styles and patterns akin to the development that occurred in Eureka between the 1870s and the 1940s.

General Plan land uses have been allocated considering projected future housing and employment demands. For planning purposes, the General Plan establishes a horizon year of 2040. The horizon year is not an end point, but rather provides a long-term perspective to guide comprehensive planning and inform shorter-term decisions. The General Plan provides development capacity beyond projected 2040 needs in order to maximize opportunities for new job and revenue generating uses, and in recognition that not all lands will be available for development at a given time.