PART II
GOALS, POLICIES, AND PROGRAMS

PART II

GOALS, POLICIES, AND PROGRAM

INTRODUCTION

Part II of this *Policy Document* contains explicit statements of goals, policies, standards, implementation programs, and quantified objectives that constitute the formal policy of the City of Eureka for land use, development, and environmental quality. Part II is divided into eight sections:

- Section 1: Land Use and Community Design
- Section 2: Housing
- Section 3: Transportation and Circulation
- Section 4: Public Facilities and Services
- Section 5: Recreational & Cultural Resources
- Section 6: Natural Resources
- Section 7: Health and Safety
- Section 8: Administration & Implementation

Each section includes goal statements relating to different sub-issues or different aspects of the issue addressed in the section. Under each goal statement are policies which amplify the goal statement. Implementation programs are listed at the end of each section and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. Section 1 (Land Use and Community Design) also describes the designations appearing on the Land Use Diagram and outlines the standards of population density and building intensity for these land use designations. Section 3 (Transportation and Circulation) contains a diagram depicting the proposed circulation system and a description of the street classification system. The housing section (Section 2) also includes a statement of quantified housing objectives required by state law as part of the housing element.

The following define "goals", "policies", "standards", "implementation programs", and "quantified objectives" as they are used in this document:

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: A specific statement in text or diagram guiding action and implying clear commitment.

Standard: A specific, often quantified guideline, incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.

Implementation Program: An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Quantified Objective (Housing only): The number of housing units that the City expects to be constructed and the number of households the City expects will be assisted through Housing Element programs and based on general market conditions during the time frame of the Housing Element.

In interpreting and thoroughly understanding the City's overall land use and development philosophy, users of this *Policy Document* should remember that the goals, policies, and programs articulated in Part II are as important, if not more so, than the Land Use Diagram. Accordingly, any review of development proposals must consider this *Policy Document* as a whole, rather than focusing solely on the Land Use Diagram or on particular policies and programs.

SECTION 1

LAND USE AND COMMUNITY DESIGN

This section contains diagrams, designations, standards, goals, policies, and programs that set the basic framework to guide the type, location, intensity, and quality of future development and the protection of Eureka's natural and built environment.

LAND USE DIAGRAM AND STANDARDS

The most familiar part of any general plan is the map, or land use diagram, showing the types and locations of development called for in the plan. In order to accurately interpret the development implications of the various designations shown on the diagram, the reader must understand the intent of and the standards for each designation. The following sub-sections first describe how the standards are expressed generally, then outline the standards for each of the designations shown on the City of Eureka's General Plan Land Use Diagram (inserted separately in this document).

ALLOWABLE USES

Each of the designations shown on the Land Use Diagram provides for a unique range of allowable uses consistent with the intent of the designation. The uses specified in the subsequent subsections for each designation are indicative, not inclusive, of the range of uses allowed in the designation. Zoning more precisely specifies the permissible uses for individual parcels, consistent with General Plan prescriptions. In addition to the principal uses, the Zoning Ordinance typically authorizes similar and compatible uses, such as incidental or accessory uses (e.g., garage in a single family district) and public and quasi-public uses (e.g., fire station or church in a single-family district). In the area of the city within the coastal zone (see Figure 1-1), however, the list of allowable uses for each land use designation is prescribed more precisely: Appendix B provides a supplemental description of the purposes and allowable uses, both principal and conditional, for each land use designation falling within the coastal zone.

DEVELOPMENT STANDARDS

State law mandates that general plans include standards of population density and building intensity for all of the territory covered by the plan. To satisfy this requirement, the *City of Eureka General Plan* includes such standards for each of the land use designations appearing on the Land Use Diagram. These standards are stated differently for residential and non-residential development. Following are explanations of how these standards operate.

Residential Uses

Standards of building intensity for residential uses are stated in terms of the allowable range of dwelling units per net acre. For purposes of determining development entitlements, net acreage is defined as that part of gross (total) area of a particular parcel or lot available for

development after all constrained, undevelopable, or otherwise dedicated areas have been excluded (i.e., street and road rights-of-way and valuable natural areas such as wetlands).

While not specified directly in this plan, *standards of population density* for residential uses can be derived by multiplying the maximum allowable number of dwelling units per net acre by the average number of persons per dwelling unit assumed for the applicable residential designation. Typically, household sizes are larger in single-family homes than in multiple-family units, therefore assumed household sizes vary according to the types of housing and densities allowed in each residential designation.

The assumed average number of persons per dwelling unit for each residential designation has been extrapolated from population and housing unit estimates prepared by the California State Department of Finance (DOF) for the City of Eureka for 1995. This plan assumes these will not change significantly over the next 20 years. The following table shows the assumed average number of persons per unit for each of the residential land use designations, which are based on the type of units likely to develop under the designation (i.e., single family detached in the Low Density Residential designation, multi-family: 5 plus for High Density Residential).

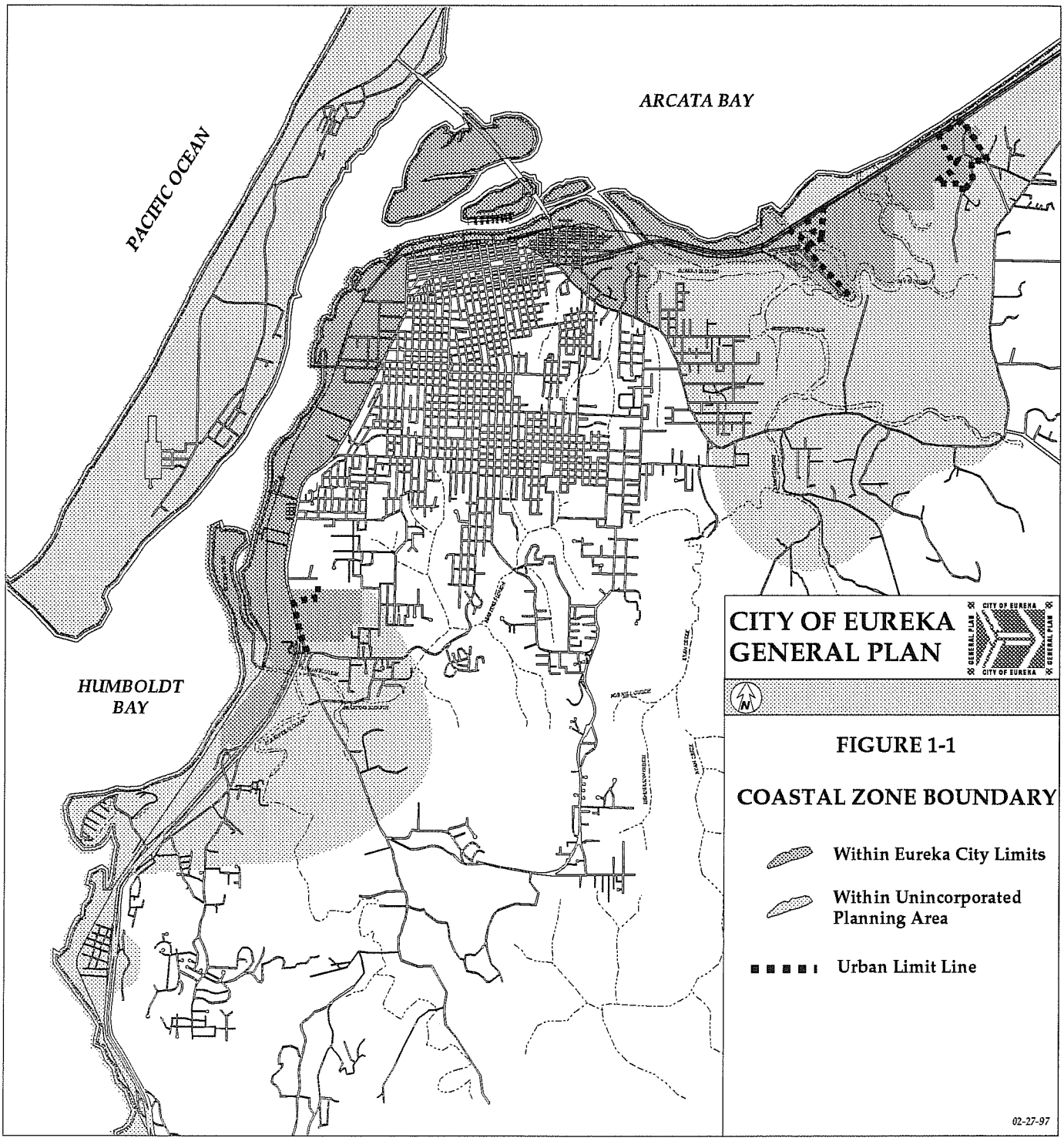
Unit Type	Assumed Persons Per Dwelling Unit
Single Family Detached	2.70
Single Family Attached	2.50
Multi-Family: 2 to 4	2.00
Multi-Family: 5 plus	1.50
Mobilehomes	1.50
Overall Average	2.40

It is important to note that the number of persons per dwelling unit shown in the above table and cited under each residential designation *do not* represent City policy; they simply provide reasonable estimates for calculating standards of population density (i.e., persons per acre).

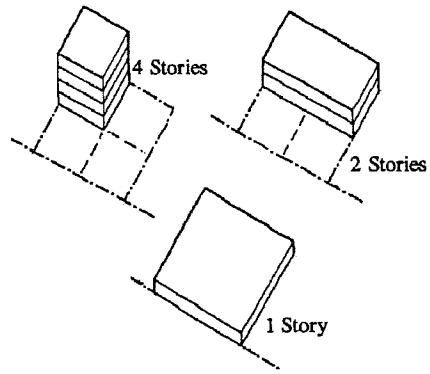
Non-Residential Uses

Standards of building intensity for the non-residential designations are stated in terms of maximum allowable *floor-area ratios* (FARs). A floor-area ratio is the ratio of the gross building square footage on a lot to the net square footage of the lot (or parcel), as shown in the equation to the right.

$$FAR = \frac{\text{Gross Building Area}}{\text{Net Lot Area}}$$


ARCATA BAY
PACIFIC OCEAN
HUMBOLDT BAY
CITY OF EUREKA GENERAL PLAN
CITY OF EUREKA GENERAL PLAN
FIGURE 1-1
COASTAL ZONE BOUNDARY
Within Eureka City Limits
Within Unincorporated Planning Area
Urban Limit Line
02-27-97

Various Building Configurations Representing a Floor-Area Ratio of 1.00 on the Same Lot



For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, an FAR of 0.50 would allow 5,000 square feet of floor area and FAR of 0.25 would allow 2,500 square feet. The diagram to the left illustrates how buildings of one, two, and four stories could be developed on a given lot with an FAR of 1.00.

LAND USE DESIGNATIONS

This sub-section describes the designations appearing on the General Plan Land Use Diagram, which is included as a separate enclosure in this report.

CORE AREA DESIGNATIONS

The Land Use Diagram applies four mixed-use designations to the Core Area, each designation emphasizing different development qualities. Unlike the designations for other areas of the city, the descriptions of the four Core Area designations specify primary and secondary uses for both the ground floors and upper floors of buildings. The intent is to not only allow, but to promote, the mixing of uses within buildings in the Core Area.

For each Core Area designation, the primary ground floor uses reflect the type of development that the City would prefer on the first floor of buildings facing the public sidewalk. The primary upper floor uses are those that the City would also like to encourage in the Core Area, but primarily *above* the street level in multi-story buildings. Where buildings have primary or secondary entrances oriented away from the principal pedestrian street frontage (i.e., on alleys or in courtyards), the City may permit upper floor primary uses on the ground floor away from the primary street frontage.

The secondary uses described under each designation for both the ground floor and upper floors complement the primary uses, but do not accomplish the City's principal objectives for the designation. In implementing the General Plan, primary uses will generally be allowed by right, while secondary uses will generally be subject to discretionary approval. The City will not allow single-use projects consisting of only secondary uses in the Core Area.

Core Retail Commercial (C-RC)

The primary intent of the C-RC designation is to promote intensive retail commercial uses and to maintain the compactness of the retail area in the Core Area. The designation emphasizes visitor-serving retail uses near the waterfront, and local-serving retail uses in the rest of the area (i.e., south of Third Street). The maximum FAR for buildings located in the C-RC designation is 3.00 and the assumed number of persons per dwelling unit is 1.5.

CORE RETAIL COMMERCIAL (C-RC)		
	Primary Uses	**Secondary Uses**
Ground Floor/ Street Level	Retail Commercial (Local and Visitor) Restaurants/Bars Theaters Museums/Art Galleries	Offices Multi-Unit Residential Hotels and Bed-and-Breakfast Inns Artist Live-Work Space
Upper Floors	Offices Multi-Unit Residential Hotels and Bed-and-Breakfast Inns Artist Live-Work Space	Light Manufacturing/Assembly Storage

Core Waterfront Commercial (C-WFC)

This designation provides for coastal-related businesses catering to visitors, including retail stores, boat landings, fishing-related activities, restaurants, and visitor accommodations. The maximum FAR for buildings in the C-WFC designation is 1.00 and the assumed number of persons per dwelling unit is 1.5.

CORE WATERFRONT COMMERCIAL (C-WFC)		
	Primary Uses	**Secondary Uses**
Ground Floor/ Street Level	Visitor-Serving Retail Commercial Restaurants/Bars Hotels and Bed-and-B[illegible] Inns Fisheries[illegible] Fisheries[illegible] Fisheries[illegible]	[illegible]e [illegible]Unit Residential [illegible]ive-Work Space
Upper Floors	Office Multi-Unit Residential Artist Live-Work Space	Light Manufacturing/Assembly Storage

Amended by Council Resolution 2008-08. (amended section on next page)

Core Coastal-Dependent Industrial (C-CDI)

The C-CDI designation is intended to rese[illegible] [illegible]rotect land adjacent to Humboldt Bay for coast[illegible] [illegible]al-related industrial uses. The primary int[illegible] [illegible]ncourage fisheries-related industrial use [illegible]. The maximum FAR for buildings in the C-CDI [illegible]signation is 0.50.

Amended by Council Resolution 2008-08. (amended section on next page)

The table of permissible primary and secondary uses for the Core Waterfront Commercial (C-WFC) land use designation, as set forth in Part II, Section 1 *Land Use and Community Design* of the LUP, is amended by Council Resolution 2008-08, adopted March 4, 2008, to read as follows:

CORE WATERFRONT COMMERCIAL (C-WFC)		
	Primary Uses	**Secondary Uses**
	Hotels, motels, and visitor-serving developments, such as antique shops, art galleries, restaurants, taverns, commercial recreation facilities, and commercial fishing industry facilities.	Professional offices, multiple-family units, residential uses on the upper floors of multi-story structures; oil and gas pipelines; public works projects; warehouses.

CORE COASTAL-DEPENDENT INDUSTRIAL (C-CDI)		
	Primary Uses	**Secondary Uses**
Ground Floor/ Street Level	Fisheries-Related Processi Boat Building Recreationa Light Indust Warehouses	Work Space ommercial Uses
Upper Floors	Artist Live-Work Space	Offices

Amended by Council Resolution 2008-08. *(amended section on next page)*

Core Residential-Office (C-RO)

The primary focus of this designation is on providing residential uses (including hotels and bed and breakfast inns) and low-intensity professional office uses, principally in converted residential buildings. The maximum FAR for buildings in the C-RO designation is 1.50 and the assumed number of persons per dwelling unit is 1.5.

CORE RESIDENTIAL-OFFICE (C-RO)		
	Primary Uses	**Secondary Uses**
Ground Floor/ Street Level	Hotels and Bed-and-Breakfast Inns Single Family Residential Multiple-Unit Residential	Visitor-Serving Retail Restaurants Professional Offices
Upper Floors	Professional Office Single-Family Residential Multiple-Unit Residential Hotels and Bed-and-Breakfast Inns Visitor-Serving Retail	Restaurants

RESIDENTIAL DESIGNATIONS

Rural Residential (RR)

This designation provides for rural density residential development consisting primarily of single-family detached homes and limited agricultural uses. The RR designation permits a maximum residential density of 1.0 dwelling unit per net acre and the assumed number of persons per dwelling unit is 2.7.

Estate Residential (ER)

This designation provides for very-low density residential development consisting primarily of single family detached homes. The ER designation permits a residential density of between 1.1 and 4.0 dwelling units per net acre and the assumed number of persons per dwelling unit is 2.7.

Low Density Residential (LDR)

The LDR designation provides for suburban density single-family, detached homes. The permitted residential density is between 4.1 and 8.0 dwelling units per net acre and the assumed number of persons per dwelling unit is 2.7.

Part II, Section 1 *Land Use and Community Design* of the LUP, is amended by Council Resolution 2008-08, adopted March 4, 2008, to read as follows:

The C-CDI designation is intended to reserve and protect land adjacent to Humboldt Bay for coastal-dependent and coastal-related industrial uses. The primary intent of this designation is to encourage fisheries-related industrial uses west of C Street. Certain secondary uses are also conditionally permitted (e.g., "commercial uses incidental to the primary coastal dependent industrial use" as defined) provided they are of a type and scale so as not to negatively impact the primary coastal-dependent industrial use of the site. The maximum FAR for buildings in the C-CDI designation is 0.50.

CORE COASTAL-DEPENDENT INDUSTRIAL (C-CDI)		
	Primary Uses	**Secondary Uses**
	Uses that require a site on, or adjacent to, the Bay in order to be able to function at all, including, but not limited to: docks, waterborne carrier import and export facilities, ship building and boat repair, commercial fishing facilities, food fish processing plants, marine services, marine oil terminals, OCS service bases and pipelines serving offshore facilities.	Oil and/or gas processing and treatment facilities serving offshore production, onshore petroleum production facilities, electrical generating or other facilities which require ocean intake-outfall and pipelines, fish waste processing plants, ice and cold storage facilities, fishing piers, boat launching and berthing facilities, access support facilities, warehouses. commercial uses incidental to the primary coastal dependent industrial use.

Medium Density Residential (MDR)

The MDR designation provides for lower-intensity multi-family residential uses that will not significantly change the predominantly low-density residential character of their surroundings. The permitted residential density is between 8.1 and 18.0 dwelling units per net acre and the assumed number of persons per dwelling unit is 2.5.

High Density Residential (HDR)

The HDR designation is intended to provide higher-density multi-family residential uses in areas close to employment areas. The permitted residential density is between 18.1 and 30.0 dwelling units per net acre and the assumed number of persons per dwelling unit is 1.5.

COMMERCIAL DESIGNATIONS

Neighborhood Commercial (NC)

The NC designation provides for retail stores, offices, and personal service businesses that are intended primarily for residents of the immediate area, including neighborhood shopping centers of limited size and in locations that minimize adverse impact on adjoining residential uses. The maximum FAR for buildings in areas designated NC is 0.50, with upper floor residential units permitted in multi-story buildings The assumed number of persons per dwelling unit is 1.5.

Community Commercial (CC)

The CC designation provides for shopping areas offering a wide variety of goods and services drawing trade from the entire Humboldt Bay area. The maximum FAR for buildings in areas designated CC is 0.35, with upper floor residential units permitted in multi-story buildings. The assumed number of persons per dwelling unit is 1.5.

Highway Service Commercial (HSC)

The HSC designation provides for retail uses that are oriented primarily to traffic on Highway 101, such as hotels, motels, service stations, and restaurants. The maximum FAR for buildings in areas designated HSC is 0.50.

Automotive Service Commercial (ASC)

The ASC designation provides for retail, wholesale, and service uses involving automobiles, appliances, and other large consumer goods. The maximum FAR for buildings in areas designated ASC is 0.35.

General Service Commercial (GSC)

The GSC designation provides for land-extensive retail uses, warehouses, and wholesale commercial uses. The maximum FAR for buildings in areas designated GSC is 0.50.

Professional Office (PO)

The PO designation provides for professional and administrative offices and medical offices and clinics. Multiple-unit residential uses are permitted as secondary uses on upper floors of multi-story buildings. The maximum FAR for buildings in areas designated PO is 1.00 and the assumed number of persons per dwelling unit is 2.0.

Waterfront Commercial (WFC)

This designation provides for a variety of primary commercial uses to promote coastal-related establishments catering to visitors, including markets, boat landings, fishing-related activities, restaurants, and tourist accommodations. Multiple-unit residential uses and ancillary offices are permitted on the upper floors of multi-story buildings. The maximum FAR for buildings in areas designated CW is 1.00 and the assumed number of persons per dwelling unit is 1.5.

Medical Services Commercial (MSC)

The MSC designation provides for hospitals, medical offices, clinics, and medically-related commercial uses. Commercial uses in the MSC designation must be clearly dependent on or oriented to patrons and staff of nearby hospitals and medical offices (e.g., pharmacies, cafeterias). The maximum FAR for buildings in areas designated MSC is 1.00.

INDUSTRIAL DESIGNATIONS

Light Industrial (LI)

The LI designation provides for lower-intensity industrial development that has minimal affects on nearby commercial and residential uses. These uses include light manufacturing, warehouses, industrial parks, existing offices, and research and development operations. The maximum FAR for buildings in areas designated LI is 0.50.

General Industrial (GI)

The GI designation provides for intensive industrial development, including manufacturing, processing, and assembly uses. The maximum FAR for buildings in GI areas is 0.50.

Coastal Dependent Industrial (CDI)

The CDI designation is intended to reserve and protect land adjacent to Humboldt Bay for coastal-dependent and coastal-related industrial uses. The primary intent of this designation is to encourage industrial uses related to shipping or the fishing industry. The maximum FAR for buildings in areas designated CDI is 0.50.

PUBLIC/QUASI-PUBLIC DESIGNATIONS

Public/Quasi-Public (PQP)

The PQP designation provides for institutional uses such as schools,

hospitals, libraries, government offices and courts, churches, meeting halls, cemeteries and mausoleums, and public or institutional laboratories. The maximum FAR for buildings in areas designated PQP is 0.50.

Civic Government Center (CGC)

The CGC designation provides for high-intensity public and private institutional uses related to downtown Eureka's role as the regional center for government facilities and services. The maximum FAR for buildings in areas designated CGC is 3.00.

Park and Recreation (PR)

The PR designation provides for public parks and recreational facilities. The maximum FAR for buildings in areas designated PR is 0.10.

OPEN SPACE DESIGNATIONS

Agricultural (A)

The A designation provides for protection of agricultural lands, including farmed or grazed wetlands, for long-term productive agricultural and wildlife habitat uses. The designation also ensures adequate separation between agricultural operations and adjacent development. Residential uses related to agricultural operations are also permitted. The maximum FAR for buildings in areas designated A is 0.10 and the assumed number of persons per dwelling unit is 2.7.

Timberland (T)

The T designation provides for the growing, harvesting, and production of timber. Residential uses related to timber production operations are also permitted. The assumed number of persons per dwelling unit is 2.7.

Natural Resources (NR)

The NR designation provides for the protection, enhancement, and restoration of environmentally-sensitive habitat areas and for resource dependent uses consistent with the continuance of such habitat areas.

Water--Development (WD)

The WD designation provides for port- and harbor-related uses of the estuarine waters of Humboldt Bay consistent with the City's resource protection policies.

Water--Conservation (WC)

The WC designation provides for the protection, enhancement, and restoration of valuable fish, wildlife, and sensitive habitat areas and for limited resource-dependent uses and public recreation in estuarine waters.

COASTAL LAND USE DESIGNATIONS

In preparing this General Plan, the City established land use designations that correspond essentially with all of the LCP designations. Table B-1 in Appendix B lists each designation appearing on the *Land Use Diagram* and indicates the [illegible] designation with which it corresponds. The Coastal Act [illegible] LCP Land Use Plan designations to include more [illegible] than required by State General Plan law. Accor[illegible] designation appearing on the *General Plan Land Us*[illegible] in the incorporated area of the Coastal Zone, Table B-1 [illegible] the corresponding LCP designation and the more detailed purpose description and use prescriptions contained in the LUP. Figure B-2 in Appendix B shows the *Land Use Diagram* land use designations for the area of the city within the Coastal Zone.

Amended by Council Resolution 2008-08. *(amended section on next page)*

The "Coastal Land Use Designations" segment of the General Plan Policy Document Part II Land Use and Community Design section (p. 1-9) is amended by Council Resolution 2008-08, adopted March 4, 2008, as follows:

COASTAL LAND USE DESIGNATIONS

In preparing this General Plan, the City established land use designations that correspond essentially with all of the LCP designations. Table B-1 in Appendix B lists each designation appearing on the Land Use Diagram and indicates the LCP's Land Use Plan (LUP) designation with which it corresponds. The Coastal Act requires LCP Land Use Plan designations to include more specificity than that required by State General Plan law. Accordingly, for each designation appearing on the General Plan Land Use Diagram within the incorporated area of the Coastal Zone, Table B-1 shows the corresponding LCP LUP designation, the more detailed purpose description and use prescriptions contained in the LUP, and indicates the zoning district designations that would implement the plan provisions. Figure B-2 in Appendix B shows the Land Use Diagram land use designations for the area of the city within the Coastal Zone.

TABLE 1-1

CITY OF EUREKA GENERAL PLAN
LAND USE DESIGNATIONS AND STANDARDS

Category	Designation	Residential Density (DUs/Net Acre)	Maximum Floor-Area Ratio (FAR)	Corresponding City Zoning Districts	Corresponding County GP Des.
Core	Retail Commercial (C-RC)		3.00	CC	
	Waterfront Commercial (C-WFC)		1.00	CW	
	Coastal-Dependent Industrial (C-CDI)		0.50	MC	
	Residential Office (C-RO)		1.50	OR	
Residential	Rural Residential (RR)	Up to 1.0		--	AS, RV
	Estate Residential (ER)	1.1 to 4.0		RS-12	RE
	Low Density Residential (LDR)	4.1 to 8.0		RS-6	RL
	Medium Density Residential (MDR)	8.1 to 18.0		RM-2	RM
	High Density Residential (HDR)	18.1 to 30.0		RM-1	RH
Commercial	Neighborhood Commercial (NC)		0.50	CN	CG
	Community Commercial (CC)		0.35	CP	--
	Highway Service Commercial (HSC)		0.50	CS	CS
	Automotive Service Commercial (ASC)		0.35	CS	CS
	General Service Commercial (GSC)		0.50	CS	CS
	Professional Office (PO)		1.00	OR	--
	Waterfront Commercial (WFC)		1.00	CW	CR
	Medical Services Commercial (MSC)		1.00	HM	CG
Industrial	Light Industrial (LI)		0.50	ML	MG
	General Industrial (GI)		0.50	MG	MG
	Coastal Dependent Industrial (CDI)		0.50	MC	MC
Public/Quasi-Public	Public/Quasi-Public (PQP)		0.50	P	PF, P
	Civic Government Center (CGC)		3.00	--	
	Park and Recreation (PR)		0.10	P	PR
Open Space	Agricultural (A)	2 du/lot	0.10	AC	AE,AG,AL,AEG,AR
	Timberland (T)	2 du/lot		--	T, TC
	Natural Resources (NR)			NR	NR, MR
	Water--Development (WD)		--	WD	
	Water--Conservation (WC)		--	WC	

GOALS, POLICIES, AND PROGRAMS

The goals and policies of this section are organized topically according to the following categories, each of which relates to a key set of related issues pertaining to land use and development in Eureka.

- Land Use and Development Framework
- Core Area
- Residential/Neighborhood Development
- Industrial Development
- Community Facilities

LAND USE AND DEVELOPMENT FRAMEWORK

Goal 1.A: To establish and maintain a land use pattern and mix of development in the Eureka area that protects residential neighborhoods, promotes economic choices and expansion, facilitates logical and cost-effective service extensions, and protects valuable natural and ecological resources.

Policies

1.A.1. The City shall encourage infilling of vacant urban land and reuse of underutilized urban land within the Planning Area as its first priority of accommodating demand for growth.

1.A.2. The City shall work with Humboldt County to coordinate development decisions in unincorporated areas surrounding Eureka to ensure compatibility between the County's planning efforts and the City's efforts.

1.A.3. The City supports annexation as a positive means of city expansions but shall evaluate annexation proposals on a case-by-case basis. In reviewing these proposals, the City shall consider the questions listed in Table 1-2. The City shall support only those annexations that:

a. Are broadly supported by affected residents and property owners
b. Are beneficial to the City
c. Promote orderly development and redevelopment of land within the city's sphere of influence
d. Promote efficiency in service delivery

TABLE 1-2

ANNEXATION CONSIDERATIONS

1. Resident Support	What is the likelihood of gaining political support from property owners in the annexation area?
2. Development and/or Redevelopment Potential	Will the annexation add vacant developable land to the city or is there potential for significant redevelopment?
3. Strategic Importance	Will the annexation further city goals?
4. Preemptive Action	Would the annexation help prevent unwanted or incompatible development on the city's periphery?
5. Revenue Potential	What amount of revenue can be anticipated from property, sales, and other taxes; will the annexation result in a net revenue gain or a net loss to the city?
6. Cost of Providing Ongoing Municipal Services	What will it cost to provide police services, fire services, road maintenance, parks and recreation, sewer service, and water service; can the city bear the cost of providing these ongoing services in the annexed area?
7. Need for Upgrading Existing Infrastructure	To what degree do existing drainage systems, water delivery systems, sewer collection systems, streets and roads, and other infrastructure need to be brought up to city standards; can the city bear this cost?
8. Potential for Improved Service Delivery	Is there potential for improved service delivery in the annexed area and/or the city as a whole or will some services be reduced?

1.A.1. To promote the public safety, health, and welfare, and to protect private and public property, to assure the long-term productivity and economic vitality of coastal resources, and to conserve and restore the natural environment, the City shall protect the ecological balance of the coastal zone and prevent its deterioration and destruction.

1.A.2. Within the coastal zone, the City shall ensure that coastal-dependent developments have priority over other developments on or near the shoreline. Except as provided elsewhere in this General Plan, coastal-dependent development shall not be sited in a wetland. Coastal-related developments shall generally be accommodated proximate to the coastal-dependent uses they support.

1.A.3. The City shall continue to work with the Humboldt Bay Harbor, Recreation, and Conservation District to implement the projects described in the City's *Eureka Waterfront Revitalization Program* and listed below:

a. Establishment of a comprehensive wetland management program that includes all of Eureka's restored and natural wetland areas.
b. Implementation of the PALCO Marsh Enhancement Plan.
c. Construction of a public access vista point at the foot of Truesdale Street.
d. Reconstruction of the Landing dock near the foot of C Street.
e. Design and construction of a public berthing facility in Inner Reach near the Adorni Center.
f. Development of a multi-use building between C and F Streets to house a Fisherman's-Farmer's Market and retail stores.
g. Development of Fisherman's Parcel for fishing fleet activities.
h. Rehabilitation of the existing small boat basin, dredging and expansion of the Humboldt Yacht Club, and development of a fishing industry support facility.

i. Completion of a waterfront bicycle/pedestrian trail from K Street to Del Norte Street.
j. Development of a Wetland Mitigation Bank as a comprehensive tool for mitigating the loss of wetlands to development.
k. Development of a facility for the Humboldt Bay Rowers Association near the Adorni Center.

CORE AREA

Concentrated Mixed-Use Core

Goal 1.B: To create a compact, pedestrian-oriented, economically robust, central Core Area that provides a clear geographic focus for attracting visitors and residents and for increasing private sector investment.

Policies

1.B.1. The City shall promote the development of a compact Core Area of concentrated commercial, residential, fishing-related, civic, cultural, and recreational activities by unifying parts of the three historical central "districts" (i.e., Old Town, Downtown, and the Waterfront).

1.B.2. The City shall actively encourage, support, and provide incentives, where feasible, for the types of development it prefers in the Core Area, including the following:

a. Mixed-use projects.
b. Housing in upper stories of buildings.
c. Professional offices in upper stories of buildings.
d. Projects that reinforce viable existing uses, such as fisheries.
e. Projects that reinforce the identity of the Core Area.

1.B.3. The City shall promote development in areas immediately adjacent to the Core Area that support and complement Core Area uses.

1.B.4. The City shall promote the development of major public and private facilities that attract numerous patrons--such as a performing arts center, conference center, cinema, transit center, public market--within or directly adjacent to the Core Area where they have the maximum positive effect on the economic and social vitality of the Core Area. The City shall discourage development of these same uses outside the Core Area and directly adjacent areas.

1.B.5. The City shall promote the establishment and maintenance of pedestrian-oriented commercial uses such as retail stores, cafes, and restaurants along F Street and 2nd Street, particularly at the street level. The City shall encourage the establishment and maintenance of less pedestrian-oriented uses such as professional offices and multi-family residential uses on the upper floors of multi-story buildings.

1.B.6. The City shall explore the feasibility of closing 2nd Street between A and B Streets and locating a permanent public market or similar active public use (e.g., Pike Street Market in Seattle) adjacent to the proposed intermodal transportation center. This would provide a major public facility and visitor-oriented landmark at the west end of the retail section of 2nd Street and create a line of demarcation between the Core Area and the light industrial area to the west.

1.B.7. The City shall attempt to maximize the effectiveness of public sector investment by concentrating on a limited number of strategically-located, mutually-reinforcing, highly-visible projects that will stimulate private-sector investment.

1.B.8. The City shall work with local banks to develop public sector-private sector funding programs for retrofit and rehabilitation of unreinforced masonry buildings in the Core Area.

1.B.9. The City shall encourage economic investment in buildings, ranging from modest signage improvements and new paint, to major facade improvements, remodels, and new buildings.

1.B.10. The City shall use unified landscaping and streetscape elements (i.e., streetlights, seating, signage, banners) to create a single Core Area identity and to unify the three historical central "districts" (i.e., Old Town, Downtown, and the Waterfront.)

1.B.11. The City shall encourage and provide incentives, where feasible, for retrofit and rehabilitation of unreinforced masonry buildings in the Core Area that pose an earthquake risk.

1.B.12. The City shall discourage development at the western edge of the Core Area that could erode the economic viability of industrial uses in the adjacent light industrial area. This includes discouraging uses in the Core Area that would prompt significant increases in property values that would in turn lead to displacement of adjacent or nearby light industrial uses.

1.B.13. The City shall cooperate with Humboldt County in an effort to relocate the County's 2nd and J Street facilities that are no longer appropriate for the Core Area. The sites should be redeveloped for visitor-accommodations and residential uses. The City shall consider providing incentives to the County where feasible and appropriate for such relocation.

1.B.14. The City shall encourage and provide incentives, where feasible, for the relocation of privately-owned industrial facilities that are no longer appropriate for the Core Area.

1.B.15. The City shall discourage the development or continued operation of facilities that promote the concentration of homeless or transients in the Core Area. The City supports the establishment of these facilities in the Eureka area outside of the Core Area.

Arts and Culture

Goal 1.C: To promote cultural arts within the Core Area that help to activate and economically revitalize the Core Area.

Policies

1.C.1. The Core Area shall be the City's first choice in siting or relocating new cultural facilities, museums, and performing or visual arts facilities. The City shall promote the development of a cultural arts/theater district within the Core Area that focuses primarily on the F Street Corridor.

1.C.2. The City shall provide leadership and support for creating a performing arts complex near the Eureka Theater and Carnegie Library.

1.C.3. The City shall participate in studies to determine the feasibility of renovation of other cultural facilities, such as the Ingomar Theater.

1.C.4. The City shall encourage the interim use of empty stores in the Core Area as temporary (phantom) art galleries.

1.C.5. The City shall support rehabilitation and conversion of vacant upper floors of buildings in the Core Area as artist live-work spaces.

1.C.6. The City shall develop an active program for providing public art.

1.C.7. The City shall encourage and assist in the development of murals to enliven blank walls in the Core Area.

Waterfront

Goal 1.D: To revitalize the Core Area waterfront, enhancing coastal-related tourism and recreation, while maintaining the economic base and employment provided by the fishing industry.

Policies

1.D.1. The City shall retain the historic waterfront building scale, building form, and general character in waterfront revitalization and development as a means of creating a "Victorian Seaport" identity for the waterfront area. New buildings developed along the waterfront north of First Street/Waterfront Drive should not exceed three stories or 50 feet in height.

1.D.2. Except for safety reasons in industrial operations, the City shall ensure public access along the full length of the shoreline within the Core Area through development of multiple access points such as walkways, paths, docks, and piers.

1.D.3. The City shall promote the continued operation of existing fisheries and fisheries-related industry throughout the Core Area waterfront.

1.D.4. The City shall encourage expansion of the fisheries industry west of C Street in the Core Area.

1.D.5. The City shall expand and enhance opportunities for recreational and visitor-serving uses and activities along the waterfront, including visitor accommodations, boating facilities, water transportation, fishing, and other similar attractions.

1.D.6. The City shall encourage expansion of the F Street pier into a major facility that focuses and anchors waterfront public access and open space.

Tourism

Goal 1.E: To expand and enhance the Core Area as a tourist destination.

Policies

1.E.1. The City shall actively encourage, support, and provide incentives, where feasible, for locating visitor-serving development, particularly hotels and bed and breakfast inns, in the Core Area. Visitor-serving development should be concentrated primarily along the waterfront, 2nd Street, and the north end of F Street.

1.E.2. The City shall promote the development and expansion of such tourist activities as boat tours and carriage rides in the Core Area.

1.E.3. Where recreation or visitor-serving uses are integrated with coastal-dependent uses, the City shall ensure that the recreation or visitor-serving uses are secondary to and compatible with the coastal-dependent uses. To the extent feasible and permitted pursuant to other applicable law, fish

processing facilities should incorporate educational and tourist activities and facilities such as tours, fish markets or shops, restaurants and other attractions that support the fishing industry.

Core Area Residential Community

Goal 1.F: To expand the residential population of the Core Area.

Policies

1.F.1. The City shall promote expansion of the housing stock on the upper floors of multi-story buildings in the Core Area through rehabilitation, conversion, and infill.

1.F.2. The City shall promote a mix of housing types and costs in the Core Area, including market-rate, moderate- and low-income, and artist work-live space. The City shall assist, where feasible, development of low- and very-low-income housing in the Core Area.

1.F.3. The City shall encourage the development of both rental and for-sale housing in the Core Area.

1.F.4. The City shall support development of residential-serving services in the Core Area, such as neighborhood markets.

1.F.5. To increase the feasibility of residential development in the Core Area, the City shall consider reducing parking requirements for Core Area housing.

Core Public Open Space

Goal 1.G: To create a system of usable public open space that is attractive, historically-sensitive, and well-maintained.

Policies

1.G.1. The City shall provide a coordinated and unified system of plazas, squares, parks, and public-ways (including street trees and streetscape) that promotes pedestrian vitality in the Core Area.

1.G.2. The City shall redesign and retrofit Gazebo and Clark Plazas to increase their usefulness and to reduce their associated social problems.

1.G.3. The City shall expand the public pier at the foot of F Street to enhance leisure and recreation opportunities within the Core Area.

View Corridors

Goal 1.H: To maintain and expand views of the waterfront, inner harbor, and landmark buildings from public streets and other public spaces.

Policies

1.H.1. The City shall promote unobstructed view corridors to the waterfront from public streets and other public spaces through careful building siting and effective street tree maintenance.

1.H.2. The City shall create a gateway to the waterfront/inner harbor at the foot of F Street, defining the terminus of the street (e.g., flags, ships masts).

1.H.3. The City shall maintain unobstructed views of the Carson Mansion along the entire length of 2nd Street through street tree pruning or removal as necessary.

1.H.4. The City shall establish landmark features (e.g., buildings, sculptures) at the terminus of key Core Area streets, most importantly at the west end of 2nd Street (B Street) and at the foot of F Street.

Architectural/Landscape Character

Goal 1.I: To maintain the distinctive architecture, historic character, and landscape quality within the Core Area.

Policies

1.I.1. The City shall ensure that structures of historic or architectural interest are preserved and, wherever feasible, rehabilitated to protect the variety and quality of older buildings in the Core Area. In cases where such structures might be used to better advantage in new surroundings, the City shall encourage relocation.

1.I.2. The City shall aggressively support facade improvements for buildings in the Core Area, including provision of incentives. F Street and 2nd Street should have the highest priority for facade improvements.

1.I.3. The City shall enhance the historic quality of major traffic thoroughfares, particularly F, 4th, 5th, 6th, and 7th Streets, by encouraging property owners to remove "slip-cover" (i.e., contemporary/ remodeled) facades that have been placed over intact historic facades.

1.I.4. The City shall encourage property owners to maintain, enhance, and protect the existing character of historic buildings, with a particular emphasis on retaining or restoring original style, consistent with the Secretary of the Interior's standards.

1.I.5. The City shall require that new buildings in the Core Area be compatible with the surrounding building scale, character, and materials. In no event shall a new building exceed 75 feet in height. The City shall require that facades on new buildings in the Core Area are a minimum of 18 to 20 feet tall, including decorative front cornices.

1.I.6. The City shall require that signs in the Core Area are appropriate to the pedestrian environment and to the scale and character of the buildings they serve.

1.I.7. The City shall maintain the basic scale and character of the traditional grid street pattern in the Core Area, including street dimensions and alignment, sidewalk width, curb lines, and parallel parking.

1.I.8. The City shall maintain the historic pattern of building siting in the Core Area by requiring that buildings be built to the street property and side lines and, by retaining the building scale and cadence created by historic parcel dimensions, even where lot consolidation is necessary to create economically viable development.

1.I.9. The City shall promote the creation of a strong and appealing retail environment by requiring the use of transparent commercial storefronts (i.e., windows and doors) and continuous and compatible

building facades. Conversely, the City shall prohibit the creation of blank walls and discontinuity in building facades.

1.I.10. The City shall enhance the pedestrian environment through streetscape elements such as attractive planter boxes; comfortable seating that discourages domination by a single social group; attractive and functional lighting and street signs; attractive trash receptacles; clean, secure and convenient public restrooms; and convenient parking.

1.I.11. The City shall upgrade the visual and pedestrian amenity quality of 2nd Street through repair and renovation of existing street furniture, street lights, street signs and sidewalks; pruning of street trees, and where necessary, removal of street trees that are blocking views of the Carson Mansion; replacement of missing or damaged street trees; re-landscaping of planters and other planting areas; and other improvements within the public way.

Maintenance and Safety

Goal 1.J: To create a safe, clean, and pedestrian-friendly Core Area.

Policies

1.J.1. The City shall provide a high level of maintenance to ensure that the Core Area is free of trash and litter.

1.J.2. The City shall work with property owners to ensure that rear entries to stores are attractive and alleys are well maintained. The City shall encourage consolidation of dumpster areas in alleys and shall require upgrading of the visual quality of dumpster enclosures.

1.J.3. The City shall ensure that street lighting supports a safe, well-lighted pedestrian environment for night use of the Core Area.

1.J.4. The City shall provide adequate and attractive trash receptacles on sidewalks.

1.J.5. The City shall remove or upgrade obsolete or dysfunctional poles, posts, and bicycle racks on sidewalks in the Core Area.

1.J.6. The City shall maintain and prune trees and landscaping in public rights-of-way, parks, and plazas to facilitate visibility and surveillance of public spaces in the interest of public safety.

RESIDENTIAL/NEIGHBORHOOD DEVELOPMENT

Goal 1.K: To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Eureka.

1.K.1. The residential environment of Eureka should be guided by the following neighborhood development principles.

a. Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
b. Neighborhoods should have a center focus that combines commercial, civic, cultural and recreational uses.
c. Neighborhoods should contain an ample supply of specialized open space in the form of squares, greens and parks whose frequent use is encouraged through placement and design.

d. Public spaces should be designed to encourage the attention and presence of people at all hours of the day and night.
e. Streets, pedestrian paths, and bike paths should contribute to a system of fully-connected, interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees and lighting, and by discouraging high speed traffic.
f. Wherever feasible, the natural terrain, drainage and vegetation of the neighborhood should be preserved with superior examples contained within parks or greenbelts.
g. Neighborhood design should help conserve resources and minimize waste.
h. Neighborhoods should provide for the efficient use of water through the use of natural drainage, drought tolerant landscaping, and recycling.
i. New neighborhoods should be developed so that street orientation, the placement of buildings, and the use of shading should contribute to the energy efficiency of the neighborhood.

1.K.2. The City shall promote the individuality and identity of each neighborhood while at the same time upgrading the overall environment through excellence of architecture, design, landscaping, retention of views, and street furniture.

1.K.3. The City should encourage retention of neighborhood convenience shopping that is compatible with the overall circulation and land use pattern so as to provide convenience for residential areas.

1.K.4. The City shall ensure that infill development (either new or rehabilitated residential structures) is compatible with the overall established character of residential neighborhoods.

1.K.5. The City shall encourage higher residential densities at locations where convenient access and adequate facilities, including parks and open space, are readily available.

1.K.6. The City shall encourage higher residential densities in the Core Area and in neighborhoods where existing and planned community facilities and utilities are designed to handle increased densities.

1.K.7. The City shall encourage rural and estate densities and planned unit developments in areas immediately adjacent to gulch greenways so as to preserve the openness and visual amenities of these valuable natural assets while reducing sprawl conditions and the cost of utilities, circulation, grading, and construction.

COMMERCIAL DEVELOPMENT

Goal 1.L: To ensure an adequate supply of commercial land for and promote the development of commercial uses to meet the present and future needs of Eureka residents and visitors and to maintain economic vitality.

Policies

1.L.1. The City shall discourage new commercial development within the city that will adversely affect the economic vitality of the Core Area. This City shall also encourage Humboldt County to discourage such development in adjacent unincorporated areas.

1.L.2. The City shall promote high quality design, visual attractiveness, proper location, adequate sites, sufficient off-street parking, and a convenient circulation system for commercially-designated areas of the city.

1.L.3. The City shall discourage isolated and sprawling commercial activities along major roads and instead reinforce the vitality of the Core Area and existing community and neighborhood shopping areas.

1.L.4. The City shall encourage consolidation and upgrading of established commercial centers over the development of new shopping centers within the Planning Area. The City shall also encourage Humboldt County to do likewise.

1.L.5. The City shall support the continued vitality and upgrading of Henderson Center within its existing boundaries.

1.L.6. The City shall support the retention and upgrading of small neighborhood retail centers serving the immediate residential neighborhoods and provide for such uses in new residential development. These centers should be located and designed to serve neighborhood pedestrian trade and should not occupy more than one-quarter of the block on which they are located.

1.L.7. The City shall require major commercial development to consolidate and control access to avoid congestion, confusion, and traffic conflicts.

1.L.8. The City shall require major commercial development projects to either be located in areas served by public transportation or in areas to which the existing public transportation service can be feasibly extended.

1.L.9. The City shall promote the location of community shopping developments in areas with access from an intersection of arterial streets and within areas of higher residential density.

1.L.10. The City shall work with property owners in deteriorated and deteriorating commercial areas to either rehabilitate their properties or convert them to productive uses that are consistent with this General Plan.

1.L.11. The City shall protect and, where feasible, upgrade facilities serving the commercial fishing and recreational boating industries. Existing commercial fishing and recreational boating space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. New recreational boating facilities shall, to the maximum extent feasible, be designed and located so as not to interfere with the needs of the commercial fishing industry.

1.L.12. The City shall promote the concentration of automobile-oriented retail development in the ASC-designated area at the west end of 6th and 7th Streets. In particular, the City will support the establishment and retention of auto dealerships in this area. The City shall also discourage the establishment of new dealerships outside of this area.

1.L.13. The City shall cooperate with Humboldt County to support the continued concentration of medical and related facilities and services in the Harrison Avenue Corridor. The City shall limit commercial development in the corridor to those uses directly dependent on or oriented to the patrons and staff of nearby hospitals and medical offices. The City shall also cooperate with the County to ensure that new projects in the corridor provide sufficient parking.

1.L.14. The City supports the redesignation and rezoning of the Lieber parcel in the northeast quadrant of the Elk River interchange on U.S. 101 for commercial, industrial, or mixed-use development if the project can meet the policies and requirements of the federal and state agencies that would have to approve the project.

INDUSTRIAL DEVELOPMENT

Goal 1.M: To ensure an adequate supply of industrial land for and promote the development of industrial uses to meet the present and future needs of Eureka and to maintain economic vitality.

Policies

1.M.1. The City shall protect industrially-designated land from pre-emption by residential, commercial, and other unrelated and incompatible uses.

1.M.2. The City shall promote development and upgrading of the Westside Industrial Area to accommodate industrial growth and the relocation of industry from unsuitable sites and areas.

1.M.3. The City shall support the retention of existing and establishment of new fishing facilities and related uses in the area north of the railroad tracks between Commercial Street and C Street in the Core Area. The City shall encourage new development in the area that reinforces the essentially industrial character of the area and reduces potential land use conflicts and speculative inflation of land values.

1.M.4. The City shall promote the development of a modern multiple-purpose dock at Dock B that would combine a cruise ship terminal with a break-bulk/container cargo terminal and fishing facilities.

1.M.5. If efforts to develop a multi-purpose terminal at Dock B are unsuccessful, the City will support the development of a non-coastal industrial park in the Dock B area, including the "balloon track" and the Wright-Schuchart site. In developing such an industrial park, the City would retain the Dock A area for possible long-term cargo terminal development.

1.M.6. The City shall consider developing an industrial park in the Hinge Area roughly defined by Broadway and C Streets. The focus of an industrial park in this area would be on making individual parcels and rehabilitated buildings available for small-scale industrial users.

1.M.7. The City shall encourage coastal-dependent industrial facilities to locate or expand within existing sites. Non-coastal-dependent uses located along the waterfront shall, if feasible, be relocated to other more appropriate areas within the city.

1.M.8. The City shall require that new industrial and heavy commercial development projects have convenient and safe access to major transportation facilities (highways, railroads, waterfront facilities) to minimize unnecessary and disruptive traffic through residential and other sensitive sections of the city.

1.M.9. The City shall prohibit new residential uses within or directly adjacent to industrial areas so as to avoid conflicts and the provision of unnecessary services and facilities.

1.M.10. The City shall permit mixed industrial and commercial uses only when such uses are determined to be compatible or necessary for operations.

1.M.11. The City shall require that industrial development avoids or minimizes creating substantial pollution, noise, glare, odor, or other significant offensive activity that would contribute negatively to adjacent uses and other areas of the city.

1.M.12. The City shall ensure that areas designated for industrial development be adequately served by utilities and facilities so as to promote consolidated development and reduce energy consumption.

1.M.13. The City shall ensure that the streets and corners in industrial areas are sufficiently wide to easily accommodate truck traffic.

1.M.14. The City shall require that industrial development projects provide ample space for truck loading, parking, and maneuvering.

1.M.15. The City shall treat exiting offices as permitted uses in the Light Industrial (LI) designation and shall allow their expansion within the boundaries of the same parcel, consistent with zoning standards.

COMMUNITY FACILITIES

Goal 1.N: To ensure an adequate supply of land for community facilities and services to meet the present and future needs of Eureka.

Schools *(see also Section 4, Public Facilities and Services)*

1.N.1. The City shall encourage the retention and upgrading of elementary school facilities to serve as the focal point of each neighborhood's social, cultural, vocational and recreational, as well as educational activities. Where ever feasible, open-space, playgrounds, neighborhood parks, and other neighborhood-scale facilities should be located adjacent to elementary schools.

1.N.2. The City shall work with local school districts to ensure that school sites are relatively free from external disturbing factors such as heavy traffic, excessive noise, offensive odors and incompatible land use.

1.N.3. The City shall work with local school districts to ensure that all new schools are centrally located within the neighborhoods they serve and that new schools are sited to be compatible with surrounding neighborhood land uses. The City shall promote the development of new schools according to the following principles:

a. Elementary schools should be located close to the center of the residential areas served and away from arterial traffic routes so that children do not have to cross arterials.
b. Junior high schools should have direct access to collector streets, be located near a concentration of dwelling units, and with pedestrian walkways to provide access to and from the residential area served.
c. High schools should be centrally located so as to have direct arterial access while serving the total community.

1.N.4. The City shall work with local school districts to promote the concept of combined schools-parks whenever feasible (i.e., elementary school-neighborhood park, junior high school-community park, and high school-community park).

1.N.5. The City shall support the efforts of the school district to acquire new school sites.

Parks and Recreation *(see also Section 5, Recreational and Cultural Resources)*

1.N.5. The City shall ensure that sufficient area is provided for parks and open-space in all of Eureka's residential neighborhoods and shall plan for such uses as new residential development occurs.

1.N.6. The City shall encourage development of parks adjacent to school sites that contain facilities and equipment that enhance and are compatible with the residential character of neighborhoods.

Public and Quasi-Public Facilities *(see also Section 4, Public Facilities and Services)*

1.N.7. To reinforce downtown Eureka's role as the regional center for government facilities and services, the City shall encourage and support consolidation of civic and governmental offices, services, and functions within the area designated Civic Government Center on the Land Use Diagram. This will provide a single, efficient, and readily accessible location for the public.

1.N.8. The City shall encourage the coordination of public and private facilities whenever beneficial and avoid unnecessary duplication.

1.N.9. The City shall strive to provide high quality public facilities, utilities, and services throughout the urbanized area of Eureka and shall ensure that such facilities, utilities, and services are compatible with surrounding development.

1.N.10. In considering proposals for development of places of public assembly (e.g., meeting halls, places of worship), the City shall encourage the provision of direct access to an arterial street.

1.N.11. The City shall require that all public buildings comply with the requirements of the Americans with Disabilities Act (ADA).

1.N.12. The City shall continue to support the efforts of the Humboldt County Convention and Visitors Bureau to locate a community conference center within or at the edge of the Core Area.

1.N.13. The City shall promote the location of museums and regional cultural facilities within or adjacent to the Core Area.

1.N.14. The City shall work with other local, state, and federal agencies to locate governmental garages and corporation yards in heavy commercial or industrial areas. Such facilities should be adjacent to or very near an arterial street, but should not directly abut an arterial, since the ingress and egress of trucks and other equipment could slow usual arterial traffic. The yard site should also be large enough to meet reasonable future needs and be compatible with surrounding land uses. The City shall encourage Humboldt County to relocate its 2nd and J Street facilities to a more appropriate area.

1.N.15. The City shall ensure that fire stations are as compatible as feasible with neighboring land uses and that they relate to the City's major street system in the following manner:

a. With access to arterial streets, but not directly facing onto an arterial due to the difficulty and danger of entering traffic flow;
b. Location near, but not at, major street intersections due to possible traffic back-up.
c. Location on one-way streets should be avoided.

Medical Facilities *(see also Section 4, Public Facilities and Services)*

1.N.16. The City shall work with Humboldt County to encourage the consolidation and upgrading of medical facilities in the Harrison Avenue medical corridor consistent with high standards of design, an improved circulation system, joint use of facilities, and adequate parking facilities. In doing so, the City shall ensure the protection of the surrounding residential areas from excessive traffic, noise, and congestion.

1.N.17. In considering proposals for development of new medical facilities and services, the City shall promote the following principles:

a. Hospital and other acute care facilities should be located with access to arterial streets and should be served by public transportation. The actual site should include space for adequate parking and future expansion.
b. Medical offices and laboratory facilities should be provided around hospital facilities and/or at the edges of commercial centers with direct arterial access. Medical offices and laboratory facilities can establish a transition between hospitals and residential areas and between commercial uses and residential areas. Adequate off-street parking should be provided at all medical offices and joint use of parking should be encouraged.
c. Convalescent hospitals, nursing homes and related services for the elderly should be located in multi-family areas of the city, preferably near major medical facilities and public transportation.

Library Services *(see also Section 4, Public Facilities and Services)*

1.N.18. The City shall work with Humboldt County to ensure that City-County library facilities are available to help fulfill the general cultural, educational, informational, and recreational needs of the public and to allow room for expansion of service and community growth.

1.N.19. The City shall work with Humboldt County to ensure that a branch library is sited in southern Eureka to serve the southern Eureka, Cutten, Pine Hill, and South Bay areas.

IMPLEMENTATION PROGRAMS

1.1. The City shall undertake a comprehensive review and revision of its Zoning Ordinance to ensure its consistency with this General Plan.

Responsibility: City Council
Community Development Department
Time Frame: FY ; 97-98 ;98-99

1.2. The City shall prepare and adopt Design Guidelines to govern the design of new buildings and renovation of existing buildings and to guide public improvements in the Core Area.

Responsibility: City Council
Community Development Department
Redevelopment Agency
Time Frame: FY 96-97

1.3. The City shall revise the approved street tree list for the Core Area, limiting tree selection to fewer species more appropriate to the local climate and to use in commercial areas.

Responsibility: Parks and Recreation Department
Engineering Department
Time Frame: FY 96-97

1.4. The City shall prepare and adopt a capital improvement program and schedule for Core Area streetscape and landscape improvements.

Responsibility: City Council
Engineering Department
Redevelopment Agency
Community Development Department
Time Frame: FY; 97-98; annually thereafter

1.5. The City shall continue to operate a facade improvement program in the Core Area as funds are available.

Responsibility: Redevelopment Agency
Time Frame: Ongoing

1.6. The City shall undertake the redesign and renovation of Gazebo Plaza in a manner that is more appropriate to its historic architectural setting. The plaza seating should be less easily dominated by vagrants, more flexible in terms of use for civic and cultural events, and should provide strong support for the retail community, including attractiveness to visitors. A venue for cultural and musical performances should not dominate the plaza, but should be sited in the northwestern corner.

Responsibility: City Council
Redevelopment Agency
Community Development Department
Time Frame: FY 97-98

1.7. The City shall undertake the redesign and renovation of Clark Plaza, upgrading and enhancing the visual quality and pedestrian amenities, and converting the park into more useable public space. The park should reflect the historic character of its architectural setting, provide outdoor display and social gathering space for the Clark Museum, and accommodate outdoor dining for the several restaurants and food services adjacent to and near the park.

Responsibility: City Council
Community Development Department
Redevelopment Agency
Time Frame: FY 96-97

1.8. The City shall work aggressively with Humboldt County and private property owners to relocate inappropriate uses in the Core Area to more appropriate locations in the city.

Responsibility: Redevelopment Agency
Community Development Department
Engineering Department
Time Frame: Ongoing

1.9. The City shall undertake a needs assessment and design study for the area designated Automotive Service Commercial on the Land Use Diagram. The study should focus on accommodating the expansion needs of the automotive sales and service business in the area, developing a unified visual theme for the area, and cooperative efforts for regional marketing.

Responsibility: Redevelopment Agency
Community Development Department
Time Frame: FY 97-98

1.10. The City shall prepare and adopt a plan for the expansion and renovation of the F Street pier and surrounding area into a major facility that focuses and anchors waterfront public access and open space.

Responsibility: City Council
Community Development Department
Time Frame: FY 97-98

1.11. The City shall participate in the development of Fisherman's Parcel for fishing fleet activities.

Responsibility:	City Council Engineering Department Community Development Department Redevelopment Agency City Manager
Time Frame:	As funding becomes available