

CALIFORNIA COASTAL COMMISSION

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Date Filed: September 28, 1995
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 Staff: Robert Merrill
 Staff Report: December 1, 1995
 Meeting of: December 13, 1995
 Commission Action:

TO: COMMISSIONERS AND INTERESTED PARTIES

FROM: Thomas A. Crandall, Deputy Director
 Steven F. Scholl, District Director
 Robert Merrill, Coastal Planner

SUBJECT: **CITY OF EUREKA LCP AMENDMENT NO. 2-95 (major)**
 (For public hearing and Commission action at the December 13, 1995
 meeting in San Francisco)

SYNOPSIS

Amendment Description

The proposed amendment of the Eureka LCP, effectively certified in January of 1985, would amend the text of both the LUP and the Implementation Plan (Zoning Ordinance) to accommodate the future development of a hotel at the Woodley Island Marina Complex on Woodley Island, in Humboldt Bay. The LCP amendment would amend the text of chapters 4 and 10 of the Land Use Plan to allow for "one hotel, motel, or inn" at Woodley Island and would amend the Implementation Plan to add to the list of permitted uses in the PF/M (Public Facilities-Marina) zoning district "one motel, hotel, or inn or other lodging facility."

Summary of Staff Recommendation

Staff recommends that the Commission, upon completion of the public hearing, deny the proposed LCP Amendment. The proposed amendment would introduce a none coastal-dependent use into an area that has been reserved exclusively for coastal dependent commercial fishing and recreational boating and related support uses and would create conflicts with those uses in a manner inconsistent with Sections 30255, 30220, 30234, and 30224 of the Coastal Act. In addition, the proposed hotel use would provide for future construction of a development that would not be visually compatible with the character of the area, contrary to the requirements of Section 30251 of the Coastal Act. Furthermore, the addition of a hotel as an allowable use on Woodley Island would not be consistency with existing LCP policies that call for channeling such visitor serving commercial facilities to the Downtown waterfront.

City of Eureka LCP Amendment No. 2-95 (major)

Page 2

Analysis Criteria

To approve the amendment to the Land Use Plan portion of the City of Eureka LCP, the Commission must find that the LUP, as amended, is consistent with the policies of Chapter 3 of the Coastal Act. To approve the amendment to the Implementation Plan portion of the LCP, the Commission must find that the Implementation Plan, as amended, is consistent with and adequate to carry out the amended Land Use Plan.

Additional Information

The Commission has received a great deal of correspondence from the public on this matter. The correspondence that has been received to date has been compiled in a separate attachment that has been mailed to the Commissioners as part of the agenda packet. Anyone else who wishes to receive a copy of the attachment or who may want additional information about the proposed Amendment should contact Robert Merrill at the North Coast Area office at the above address and phone number (415) 904-5260. Please mail any new correspondence on this matter to the same address.

II. Staff Recommendation, Motions, and Resolutions

A. Denial of LUP Amendment No. 2-95, as submitted

Staff recommends that the Commission adopt the following resolution:

MOTION I:

"I move that the Commission certify Amendment No. 2-95 to the City of Eureka Land Use Plan as submitted by the City."

Staff recommends a NO vote which would result in the adoption of the following resolution and findings for denial of the amendment request. An affirmative vote by a majority of the appointed Commissioners is needed to pass the motion.

RESOLUTION I:

The Commission hereby rejects Amendment No. 2-95 to the Land Use Plan of the City of Eureka Local Coastal Program for the specific reasons discussed in the following findings on the grounds that it does not meet the requirements of Chapter 3 of the Coastal Act. There are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse environmental effects which the approval of this amendment would have on the environment.

City of Eureka LCP Amendment No. 2-95 (major)

Page 3

B. Denial of Amendment No. 2-95 (Implementation Plan Amendment), as submitted

Staff recommends that, following a public hearing, the Commission adopt the following resolution and related findings:

MOTION II:

"I hereby move that the Commission reject Amendment No. 2-95 to the Implementation Plan of the City of Eureka Local Coastal Program."

Staff recommends a YES vote, which would result in the adoption of the following resolution and findings and denial of the amendment request. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.

RESOLUTION III:

The Commission hereby rejects Amendment No. 2-95 to the Implementation Plan of the City of Eureka Local Coastal Program on the grounds that, as submitted, it does not conform with and is inadequate to carry out the provisions of the Land Use Plan as certified. There are feasible alternatives or feasible mitigation measures available that would substantially lessen any significant adverse impact, within the meaning of CEQA, that the approval of the Implementation Program would have on the environment.

II. FINDINGS FOR DENIAL OF LUP AMENDMENT

The Commission finds and declares the following for the LUP amendment portion of LCP Amendment No. 2-95 (major) to the City of Eureka LCP:

A. Amendment Description.

The proposed amendment of the LUP is intended to allow for the development of one hotel, motel, or inn on Woodley Island (see Exhibits 1-4). Currently, the LUP limits development on the island to generally commercial fishing and recreational boating and related support uses with some minor visitor serving uses. The specific changes proposed include adding "one (1) hotel, motel, or inn," to the list of permitted uses on the island found in Chapter 10, Public Works and Public Facilities, Subchapter B. In addition, a policy on where overnight accommodations may be permitted would be amended to allow for overnight accommodations in the Public Facilities Marina (PF-M) zoning district. The specific LUP changes proposed are as follows:

1. Chapter 4, Recreation and Visitor Serving Facilities, Subsection B of the Eureka LCP is amended to read:

Overnight accommodations are also permitted in other commercial zones and in the Public Facilities Marine (PF-M) District.

City of Eureka LCP Amendment No. 2-95 (major)

Page 4

2. Chapter 10, Public Works and Public Facilities, Subchapter B is amended to read:

Consistent with the Coastal Development Permit issued by the California Coastal Conservation Commission-North Coast Region in 1976 (NCR-76-C-369), pursuant to Proposition 20, the Eureka LCP by reference incorporates all of the uses, conditions, and findings of that permit. The LCP specifically permits docks, piers, (including fishing piers), and wharves; boat launching facilities; commercial fishing boat and fishing boat berthing facilities; recreational boating and boat berthing facilities not to exceed the percentage allowed by the coastal permit; restaurants, including on-site fish sales and processing incidental to the permitted or conditionally permitted restaurants; offices and shops directly related to marine uses; a hotel, motel, or inn; ice vending stations; and marine and boat sales, services, and repairs. In addition, the LCP as a conditional use allows a third restaurant subject to conditions that will preclude the displacement of commercial fishing uses, their support facilities, or related parking. In recognition of the public commercial fishing, recreational boating, visitor serving, and related uses provided by the Woodley Island Marina, the developed (or, to be developed) parts of the island, are designated Public Facilities/Marina (PF-M).

The proposed LCP amendment was initiated by prospective developers interested in building a hotel at a specific location at the west end of the island (see Exhibits 2-4). As proposed, the hotel would be built on a vacant site at the west end of the island adjacent to a memorial statue to fishermen lost at sea and between the wildlife reserve to the north and an existing parking lot and commercial fishing boat berths to the south. The site was previously authorized by the Commission in 1976 pursuant to Coastal Development Permit No. NCR-76-C-369 (now renumbered as 1-84-169) for the development of a relatively small two-story commercial structure to contain a 250-seat upstairs restaurant above a ground floor commercial space to be devoted to shops directly related to the marine uses on the island such as a marine hardware store or chandlery, cabinet shop, diesel injector shop, electronic sales and repair, and marina oriented businesses. The authorized commercial building has never been built as the Humboldt Bay Harbor, Recreation & Conservation District has never found potential lessees to build and operate the facility. The prospective hotel developer submitted a conceptual plan for the hotel project to the City of Eureka at the time the City considered the proposed LCP amendment. The conceptual plan called for the development of a 45,000-square-foot complex consisting of a two story 60 room lodging facility and a 150-seat restaurant as a third story (see Exhibits 5 & 6). The agent for the developer indicates the conceptual plan may change radically before applications are submitted for permits. The developer has indicated that if the LCP Amendment is approved, a public design workshop will be held to receive public comments on design before a final plan is selected for the hotel.

City of Eureka LCP Amendment No. 2-95 (major)

Page 5

Although the proposed LCP amendment was generated by a particular hotel proposal, the LUP amendment is not tied to that particular hotel proposal or any other. The amendment would simply amend the LUP in a way to allow one hotel, motel, or inn of any size or height to be located anywhere at the Woodley Island complex outside of the wildlife reserve area. If the proposed LCP amendment were effectively certified, no particular hotel project could go forward until the Harbor District first obtained any necessary local permits and an amendment of Coastal Development Permit No. NCR-76-C-369 (now renumbered as 1-84-169) from the Commission. No permit amendment request has yet been submitted to the Commission.

B. Site Description and History of Commission Actions.

Woodley Island is located in central Humboldt Bay, across the Eureka Inner Channel from Old Town Eureka. The Island is accessed by boat and by automobile via the Samoa Bridge (Highway 255) which touches down on the eastern end of the island as it crosses Humboldt Bay from downtown Eureka to the Samoa Peninsula. The approximately southwestern one-third of the island and the adjoining tidelands have been developed with a marina complex that serves both recreational boaters and commercial fishermen. The remaining two-thirds of the island has been set aside as a wildlife habitat reserve. The reserve contains woody riparian habitat, grasslands, and freshwater ponds in its upland areas and many acres of salt marsh and mudflat around the perimeter of the upland area. Prior to development of the marina around 1980, the rest of the island contained a similarly rich mosaic of habitat values.

The Coastal Commission has an extensive history of review of development proposals for Woodley Island. A marina complex was first proposed for the island in 1976. The North Coast Regional Commission approved a 650-berth marina project on the island in June of 1976 that was appealed to the State Coastal Commission. The State Commission denied the original permit. Issues involved in the denial included (1) the proposed destruction of eight acres of salt marsh to provide for future expansion of the marina, (2) whether the custodianship of the wildlife reserve area was strong enough to ensure no further development, (3) whether adequate off-site mitigation would be provided, (4) whether too much area was devoted to paved parking lots, (5) whether the access road down the middle of the island should be narrowed, and (6) whether alternate sites involving less habitat impacts had been adequately investigated.

Following the denial of the permit application, the Humboldt Bay Harbor District appointed an Ad Hoc Committee (representing industry, environmental groups and governmental agencies) to try to compile an approvable project. An application for a scaled down project that proposed development of a total of 26 acres instead of the original 44.3 acres, 228 boat slips with the potential to expand to 400 rather than 650 boat slips, 355,000 cubic yards of dredging versus 556,000 cubic yards, and a total allowance of 550 parking spaces as opposed to over 1,000.

City of Eureka LCP Amendment No. 2-95 (major)

Page 6

The Regional Commission approved the project in December of 1976, and the permit was not appealed to the State Coastal Commission. The facilities approved in the permit in its final form consisted mainly of recreational boating and commercial fishing uses and a certain amount of support facilities to support the boating and commercial fishing uses. The specific new facilities approved included: (1) 228 boat slips accommodating 237 vessels, over 60% of which are dedicated for commercial vessel use; (2) a work dock equipped with a two-ton hoist; (3) a fishermen's work area adjacent to the work dock where fisherman can overhaul their nets and trawl gear or make other minor repairs as necessary; (4) a two-story structure near the center of the development containing harbor harbor administrative offices, a marina office, restrooms, a locker room with showers, a laundry and a coffee shop that was originally intended to support the fishing fleet and now includes bar and dinner service for the general public; (5) the previously described 20,000-square-foot two-story commercial structure at the west end of the island to contain a 250-seat upstairs restaurant above a ground floor commercial space to be devoted to shops directly related to marine uses; (6) parking to accommodate 350 vehicles with a maximum expansion capability of 550 vehicles; (7) highway offramps and a 33-foot-wide interior access road (Startare Drive); (8) an 8-foot-wide walkway with benches and tables for public access use; and (9) landscaping. The permit was issued with numerous special conditions that primarily required the applicant to mitigate for the impacts of development on the marina on the natural habitats on and around Woodley Island. Among other things, the permit conditions required the establishment of the wildlife habitat reserve over the two-thirds parts of the island that were not approved for marina development, and extensive off-site mitigation for the dredging and fill impacts of the project.

Since approval of the original permit in 1976, the permit has been amended a number of times. One of the more significant amendments included Amendment No. 1-84-169-A2, approved in March of 1993 for the so-called "Woodley Island Improvement Project," the centerpiece of which consisted of a 28,800-square-foot dry boat storage building for 200 boats with 22,200 square feet of outdoor paved work area, a 2,500-square-foot launching pier, 15,000 square feet of parking, a 3,600-square-foot interior boat sales and service building, and a 2,000-gallon boat fueling facility. This amendment also authorized construction of a 600-square-foot office building for the Coast Guard, additional storage lockers, a 180-foot debris deflector, and a seasonal work area primarily for tending to fishermen's nets.

Another significant amendment, Amendment No. 1-84-169-A3, approved in July of 1993, to adjust the boundary of a required wildlife habitat reserve to accommodate construction of a new weather forecast office of the National Weather Service. The Commission concurrently approved a consistency determination from the National Weather Service for the facility. The facility was determined to be a support use for the commercial fishermen as it provides a readily accessible source of weather information critical for commercial fishing operations.

City of Eureka LCP Amendment No. 2-95 (major)

Page 7

Most of the approved development has been constructed with two significant exceptions. The dry boat storage building and the rest of the Woodley Island Improvement Project authorized by 1-84-169-A2 has not been built as the Harbor District voted not to accept approved federal funding for the project after the Commission's approval of the amendment. The other significant approved development that has not been built is the previously described two-story structure to house the upstairs restaurant and downstairs commercial business serving the boating and fishing uses of the island.

C. Coastal Dependent Uses

The proposed amendment would allow a non-coastal dependent land use in an area that heretofore has been primarily reserved for recreational boating and commercial fishing and related support uses. Recreational boating and commercial fishing uses are considered coastal dependent uses under the Coastal Act as they require a site on, or adjacent to the sea to be able to function at all. The Coastal Act contains a number of policies that call for the protection of recreational boating and commercial fishing uses.

Section 30255 of the Coastal Act states in applicable part that Coastal-dependent developments shall have priority over other developments on or near the shoreline.

Section 30220 of the Coastal Act states that Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

Section 30234 of the Coastal Act states, in applicable part, that facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded.

Finally, Section 30224 of the Coastal Act states:

Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

A common requirement of all four of these policies is that non-coastal dependent uses should not be allowed to preempt or interfere with coastal dependent recreational boating and commercial fishing. The proposed LUP amendment could preempt or interfere with recreational boating and commercial fishing in at least four ways.

City of Eureka LCP Amendment No. 2-95 (major)

Page 8

First, the proposed amendment could lead to the direct displacement of existing commercial fishing and recreational boating uses on the island. It is important to note that the amendment language simply adds "hotel, motel, or inn" use to the laundry list of permissible uses within the Public Facilities/Marina designated area (the southwestern one-third of the island not included in the wildlife reserve). Thus, the amendment would allow for a hotel, motel, or inn to be located anywhere within the developable portion of the island without regard to existing uses, or any other criteria. As currently proposed by the sponsors of the amendment, the hotel would be located in a vacant area. However, as noted previously, certification of the proposed amendment would allow for any hotel, motel, or inn to be developed and not just the particular hotel project currently proposed. If the particular developer proposing the hotel at the present time for any reason did not pursue the project as currently proposed, some other hotel, motel, or inn project could be proposed which may or may not be built in the vacant area. Such a project would be allowed under the LCP as amended, to displace recreational boating facilities, commercial fishing facilities, or other existing uses. Given that a commercial hotel, motel, or inn is likely to be more financially lucrative than a marina, allowing the LUP amendment as proposed would add development pressure to encroach upon the existing coastal dependent uses.

Second, even as currently proposed, the hotel project that would be accommodated by the proposed amendment will displace currently permitted marina support uses. As noted previously, the proposed hotel would be located where Coastal Development Permit No. 1-84-169, as amended, permits a 20,000 square foot structure with a restaurant above and marine-oriented commercial businesses on the ground floor. These commercial businesses are discussed in the findings for approval of the original permit as including such businesses as a marine hardware store or chandlery, cabinet shop, diesel injector shop, electronic sales and repair, all businesses that would provide products and services for recreational boating and commercial fishing. Finding a suitable location for these uses on the island would be difficult given that there are few other vacant locations that are not devoted to parking, existing marina development, or other permitted but not yet constructed facilities.

Third, adding a hotel use would greatly limit or preclude the ability to add other commercial fishing and recreational boating facilities or support uses to the island that may be needed in the future. The conceptual plan presented by the prospective hotel developer during local hearings calls for a 60-room, 45,000-square-foot structure which, with its supporting parking and other uses would occupy at least two acres of land. Given that most of the marina complex that is currently permitted is already built, development of the proposed hotel would not leave much land available for other uses, including recreational boating and commercial fishing uses. As the local area grows in the future, there may be a need to expand the recreational boating and commercial fishing facilities in the future to meet the demand for such

City of Eureka LCP Amendment No. 2-95 (major)

Page 9

facilities. As evidenced by the controversy surrounding the initial approval of a marina at Woodley Island and the substantial impacts on the natural environment that the original marina created, even in its scaled back form, developing new boating and commercial fishing facilities at entirely new sites would be very problematic. The impacts on natural habitat from expanding the existing marina complex would likely be substantially less than the impacts from building entirely new ones.

Fourth, building a hotel within the marina complex could create use conflicts between the proposed hotel use and the existing commercial fishermen operations, making it more difficult for the existing commercial fishing to conduct business and ultimately to continue operations. Commercial fishing operations can create glare, noise, vibrations, and odors bothersome to hotel guests. A longtime local fisherman, Ken Bates, submitted a letter to the Commission (see attachment to staff report of correspondence) describing one example. Mr. Bates points out that fishing vessels commonly moor overnight at the Woodley Island Marina with live or refrigerated fish on board. To maintain refrigeration at night, these vessels commonly run their main engine or generators all night long. In order to provide an adequate load for the diesel engines driving this equipment, deck lights or large sodium vapor flood lights are turned on. The use of engines, generators, and lights creates noise, glare, and vibrations that would be bothersome to hotel guests. Even though the commercial fishing uses on the island predate any lodging use that might be established on the island, one can expect that if the hotel use suffers as a result of what are considered to be nuisances from the commercial fishing operations, pressure will be put on the commercial fishermen to change or curtail their operations, such as by ending the practice of the fishing fleet to hold live or refrigerated product at Woodley Island. Given the low profit margin that many commercial fishermen endure in their operations, especially in years of low catches, any added restrictions on their ability to conduct business could have disastrous results to individual fishermen and ultimately on the ability of Woodley Island to support commercial fishing operations.

It should be pointed out that while the Coastal Act policies protect recreational boating and commercial fishing operations as coastal dependent uses, Coastal Act policies also protect certain hotel and overnight accommodations as lower cost visitor and recreational facilities. Section 30213 of the Coastal Act states that "lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. However, even though lower cost visitor serving facilities may be considered a priority use under the Coastal Act, Section 30255 of the Act very clearly states that "coastal-dependent developments shall have priority over other developments on or near the shoreline."

City of Eureka LCP Amendment No. 2-95 (major)

Page 10

With regard to the conflict between hotel use and commercial fishing operations on Woodley Island, it should also be pointed out that there are many fewer locations where commercial fishing operations can locate within Eureka than a hotel. There is only one other commercial fishing marina in Eureka besides Woodley Island, the Eureka Small Boat Basin located along Waterfront Drive at the northwestern corner of the City's waterfront. A limited number of additional commercial fishing berths are located along the northern Eureka waterfront. Policy 6.5 of the LUP specifically requires that the location of new or expanded berthing facilities for commercial fishing and recreational boating to meet demand shall be limited to sites in these three existing berthing areas. In contrast, a hotel could be located in the many commercially zoned areas throughout the City, whether along the waterfront or not. If a waterfront location is specifically desired for establishing a hotel use, a hotel could be located anywhere within the approximately one and a half miles of the waterfront adjacent to the Downtown area that the LCP currently designates as Waterfront Commercial (see Exhibit 7).

A major issue in the City's review of the proposed LCP amendment was the possibility of locating the proposed hotel use at alternative locations along the Eureka waterfront. Besides allowing Woodley Island to be reserved for coastal dependent uses and their support uses, locating a hotel along the Eureka waterfront would put the hotel in a location where it would be better served by restaurants, shops, and other services that hotel guests typically use, benefiting both the hotel and these other business establishments. The City reviewed the possibility of locating a hotel within this part of the Downtown waterfront and looked at three parcels in particular that are big enough to accommodate the two plus acres that are required for the proposed hotel development. These three parcels include the Lipsomb parcel (north of Second Street between C and D Streets, the Halvorsen parcel (north of Second and West of the Samoa Bridge) and Fishermen's parcels (north of Second between D and F Streets). Each of these three sites and virtually all the other properties in the Commercial Waterfront designated area have impediments to development that make them less easy to develop for the proposed hotel use than developing a hotel at Woodley Island. These impediments include the fact that most of the parcels have existing structures that would have to be torn down to make way for a new use, some are held by property owners who are asking above market prices for the land, and others have hazardous waste contamination problems that the City indicates will take two or three years to resolve. The prospective hotel developer claimed that these impediments to development would make it infeasible to develop his hotel project along the Downtown waterfront. In a desire to accommodate this particular development, the City ultimately approved the LCP amendment to allow the hotel to be located on Woodley Island.

The City's decision to approve the amendment was based on an apparent desire to accommodate the particular hotel development proposed by the developers and to meet the particular needs for the hotel as expressed by the developer. In addition, in approving the amendment, the City did not apparently question the

City of Eureka LCP Amendment No. 2-95 (major)

Page 11

developer's assumption that the hotel had to be located on a waterfront parcel to function, rather than nearby the shoreline or in some other location in the City. The City also apparently accepted the developer's assertions that the price certain waterfront parcel owners were asking for their land was too high, that hazardous waste cleanup costs would be too high, and that demolition costs were too high without examining a detailed financial analysis of the proposal. No financial feasibility study of alternative hotel locations was submitted with the LCP amendment request to the Commission.

The Commission notes that the amendment itself, was not generated by a determination by the City that its inventory of overnight accommodations was insufficient and that more land needed to be designated and zoned for hotel use. Rather, the amendment was generated by the specific desire of the developer to build at Woodley Island. The amendment would make a permanent change to the LUP and zoning for the City, allowing for hotel use on Woodley Island whether or not the particular hotel proposal of the developer goes forward or not. In examining the consistency of the LCP amendment with the policies of the Coastal Act, the Commission must look beyond the specific proposal and determine whether hotel use in general is appropriate in the Woodley Island setting and what effects the redesignation would have on coastal dependent uses and coastal resources.

For the reasons discussed above, the Commission finds that the amendment would not protect the coastal dependent uses of recreational boating and commercial fishing, contrary to the intent of the Coastal Act. As the proposed LUP amendment would allow hotel use to occur within the Public Facilities/Marina designated area on Woodley Island without regard to existing, permitted, or possible future recreational boating and commercial fishing uses and their support uses, the Commission finds the amendment is inconsistent with the requirements of Section 30234 of the Coastal Act that facilities serving the commercial fishing and recreational boating industries shall be protected, and where feasible, upgraded. As the proposed amendment would add a non-coastal dependent use without regard to other uses to a waterfront location that has been exclusively reserved for coastal dependent boating and commercial fishing and their support uses in the past, the Commission finds the amendment is inconsistent with Section 30255 of the Coastal Act in that coastal-dependent development would not be given priority over other developments on or near the shoreline. As the proposed amendment could lead to the displacement of recreational boating in coastal waters to accommodate the proposed hotel use, the Commission finds the amendment is inconsistent with Section 30220 of the Coastal Act in that a coastal area suited for water-oriented recreational activities that cannot readily be provided at inland water areas would not be protected for such uses. Finally, as the proposed amendment would allow a hotel use to potentially interfere with recreational boating use of coastal waters, the Commission finds the amendment is inconsistent with Section 30224 of the Coastal Act in that the amendment would allow a non-water-dependent land use to preclude boating support facilities.

City of Eureka LCP Amendment No. 2-95 (major)

Page 12

D. Visual Resources.

Section 30251 of the Coastal Act protects the visual qualities of coastal areas as an important resource and requires that permitted development be sited and designed to protect views to and along the ocean and to be visually compatible with the character of surrounding areas.

Woodley Island is highly visible from Old Town, the Eureka waterfront, the Samoa Bridge, and other vantage points in the surrounding area. The attractive views of Humboldt Bay, the marina, and the wildlife area form a very important part of the visual landscape as seen from the City. Policy 9.1 of the Eureka LCP designates Woodley Island as "a scenic coastal area of public importance." The LCP requires that development in areas designated as scenic coastal areas minimize alteration of natural landforms, be visually compatible with the area, protect views, and where feasible, enhance and restore views.

As noted previously, the proposed LUP amendment would allow for a hotel, motel, or inn to be located within the Public Facilities/Marina designated area of Woodley Island without regard to specific location or size. However, some sense of the visual impact of the proposal can be discerned from the conceptual plans for a hotel presented during local hearings by the prospective hotel developers. These plans show a 45,000-square-foot complex consisting of a two-story 60 room lodging facility and a 150-seat restaurant as a third story (see Exhibits 5 & 6). The specific site that the developer has proposed is in one of the most prominent locations on the entire island, the extreme western end of the island where no other significant structures or vegetation would block views of whatever structure is built (see Exhibit 4). The site is located prominently within the view corridors defined by the north/south streets that pass through the historic Old Town commercial area, the area in Eureka most frequented by tourists. The site is also prominent from the water as it guards the south entrance to the Eureka Inner Channel.

Given the visual prominence of the location, it is hard to imagine how any large structure could blend in with the visual character of the surrounding area, no matter how much landscaping or sensitivity to color and building materials was employed in the design of the structure. Recognizing the futility of trying to camouflage such a structure at that location, the prospective hotel developer has suggested that the structure should be designed instead as a landmark, a structure that would be visually appealing and therefore not need of camouflaging. Such an approach, however, would not be consistent with the intent of Section 30251 of the Coastal Act. The section requires that permitted development be visually compatible with the character of surrounding areas. As proposed, the hotel development that generated the LUP amendment would request would not be compatible with the character of the surrounding area, which consists of a mixture of undeveloped wildlife habitat and small scale one and two story structures all built to a common architectural theme. Instead, the concept behind the design of the proposed hotel is to redefine the character of the area by creating a landmark building.

City of Eureka LCP Amendment No. 2-95 (major)

Page 13

The prospective hotel developer points out that in evaluating the visual impacts of the proposed hotel, one needs to compare the proposed hotel to what already has been approved at that location pursuant to Coastal Development Permit No. 1-84-169, as amended. As noted previously, the permit authorized the construction of a 20,000-square-foot two-story commercial structure to contain a 250-seat upstairs restaurant above a ground floor commercial space to be devoted to shops directly related to the marine uses on the island. The permitted structure would certainly be visible as well from various vantage points. However, the permitted structure would be more in keeping with the existing development at the island as it would only be two stories in height, of similar size to the other major buildings on the island, and could be designed to employ the same architectural treatments and colors used on the other buildings in the marina. In contrast, the conceptual plan for the hotel presents a building more than double the size (45,000-square-feet), with an extra story, and a very different architectural treatment. Clearly, such a structure would be less visually compatible with the visual character of the island than the structure that has already been permitted.

As noted, the LUP amendment would not tie the proposed hotel use to any particular location within the Public Facilities/Marina zone and would not specify any particular size or design. As no specific analysis of what minimum number of rooms or building size is needed to make a hotel financially feasible was submitted with the amendment request, one can only assume that a structure similar in size to that proposed in the conceptual plan by the prospective hotel developer is required. Unless the proposed hotel were to be located where it would displace existing or other permitted recreational boating and commercial fishing facilities, it is difficult to imagine where else a hotel of that size could be located within the Public Facilities/Marina zone. Regardless of location, however, the structure would appear much bigger than most other existing and permitted structures on the island. The one exception is the permitted, but not built, dry stack storage structure at the eastern end of the developable part of the island. The 28,800-square-foot dry boat storage building would be approximately 40 feet high. However, one significant difference between the dry stack storage building as approved and any new hotel structure of the magnitude contemplated by the prospective hotel developer is that the dry stack storage building is located adjacent to a forested part of the island where the tree canopy averages approximately 50 feet in height. The Commission found that the height of the dry stack storage was compatible with the character of the area as it would not exceed the tree canopy in that area. Unless the hotel were built in the location of the dry stack storage facility, the hotel would not have the advantage of an adjacent forest with a canopy higher than the structure to mute its visual appearance.

Therefore, the Commission finds that the proposed LUP amendment is inconsistent with Section 30251 of the Coastal Act as it would provide for future development that could not be found to be visually compatible with the character of the area.

City of Eureka LCP Amendment No. 2-95 (major)

Page 14

D. Inconsistencies With Existing LUP Policies.

The proposed amendment would not be consistent with existing policies of the LUP as certified in at least three respects.

First, as noted previously, over one and a half miles of the Downtown waterfront area is currently designated in the LUP as Waterfront Commercial (CW), a designation that allows for hotel use and other visitor-serving commercial facilities. These uses are appropriate for this area as it includes the historic Old Town area, the primary tourist destination within the City, and also portions of the central business district of the city. This area contains numerous restaurants, shops, and other services that hotel guests typically use. In addition, existing development along the waterfront in this location is not limited to coastal dependent uses that could be displaced by a hotel development and as it is a developed area, construction of a hotel would have minimal impacts on coastal resources. Revitalizing the downtown area of the City and its waterfront is a major goal of the LCP. Policy 4.1 of the LUP states the following:

"As indicated on the land use maps in Chapter 15, the areas along the norther waterfront of the City shall be designated for waterfront commercial use. The northern waterfront shall be preserved, enhanced, and redeveloped as a recreational and visitor-serving coastal resource in order to maximize its scenic and historical values and to create new employment opportunities in the coastal zone..."

The City has invested a great deal of attention and resources to improving the attractiveness of the area to draw tourists and has achieved much success to date. A major hotel development would in many ways provide a key anchor facility that could stimulate economic growth and further the revitalization of the area. Conversely, locating a major hotel development on Woodley Island could siphon off growth and the demand for hotel rooms away from the Downtown, thereby creating an impediment to revitalization of the Old Town/waterfront area, contrary to the goals of the LUP.

A more technical inconsistency of the proposed LUP amendment with existing LUP policies is that the inclusion of a hotel, motel, or inn in the list of permissible uses within the Public Facilities/Marina designation under Chapter 10, Public Works and Public Facilities, Subchapter B, would be inconsistent with the introductory first sentence of the section. The sentence states as follows:

"Consistent with the Coastal Development Permit issued by the California Coastal Conservation Commission-North Coast Region in 1976 (NCR-76-C-369), pursuant to Proposition 20, the Eureka LCP by reference incorporates all of the uses, conditions, and findings of that permit."

City of Eureka LCP Amendment No. 2-95 (major)

Page 15

The permit referenced in the sentence is the permit previously described, that authorizes development of the Woodley Island complex. The permit referenced has been renumbered to consistent with the Commission's current nomenclature, as Coastal Development Permit No. 1-84-169. The inconsistency arises because the permit does not currently authorize any hotel, motel, or inn use. Thus, inclusion of a hotel, motel, or inn use would not be consistent with the permit as stated in the sentence. As this statement is not proposed to be changed, the proposed amendment would make this LUP policy inherently inconsistent with itself.

Finally, a third inconsistency of the proposed amendment with existing LUP policies is that the amendment as proposed, does not amend Policy 10.9 of the LUP which mirrors the policy language that the City does propose to amend under Chapter 10, Public Works and Public Facilities, Subchapter B. Leaving this policy unchanged would create an inherent conflict between the two sections.

II. FINDINGS FOR DENIAL OF IMPLEMENTATION PLAN AMENDMENT

The Commission finds and declares the following for the Implementation Plan amendment portion of LCP Amendment No. 2-95 (major) to the City of Eureka LCP:

A. Amendment Description.

The proposed amendment of the Implementation Plan is intended to mirror and carry out the proposed amendment to the LUP, and similarly allow for the development of one hotel, motel, or inn on Woodley Island. The specific changes proposed include adding "one (1) hotel, motel, or inn or other lodging facility," to the list of permitted uses on the island within the Public Facilities/Marina zoning district. The specific changes proposed are as follows (proposed Amendments are underlined):

Sec. 10-5.29188.2 Permitted Uses in the PF-M District.

Consistent with coastal development permit NCR-76-C-369 (as amended), permitted uses within that part of Woodley Island and adjacent waters designated for development shall be limited to:

Docks, piers, (including recreational fishing piers), and wharves;
Boat launching facilities;
Commercial fishing facilities and fishing boat berthing facilities;
Recreational Boating facilities and boat berthing facilities (not to exceed thirty 30%) percent of the total number of berths permitted by the 1976 coastal permit;
Two (2) Restaurants;
Offices and shops directly related to marine uses;
One (1) hotel, motel, or inn or other lodging facility;

City of Eureka LCP Amendment No. 2-95 (major)

Page 16

Ice vending stations;
Marine and boat sales, services, and repairs;
On-site fish sales and processing incidental to permitted restaurants;
Parking; and
Public access facilities.

B. Inadequacy of Implementation Plan Amendments To Carry Out the LUP

As the Commission does not certify the portion of Eureka LCP Amendment No. 2-95 that amends the LUP, the Commission also does not certify the proposed Implementation Plan amendment. Amending the IP in the manner proposed without simultaneously amending the LUP as proposed by the City would create an inherent conflict between the IP and LUP, and make the IP inadequate to carry out the LUP.

III. CEQA FINDINGS

The Coastal Commission's LCP process has been designated by the Secretary of Resources as the functional equivalent of CEQA. CEQA requires less environmentally damaging alternatives to be considered to lessen significant adverse effects which may result from the proposal. Approval of the amendment would have significant adverse environmental effects for which feasible alternatives which have not been employed are available which would substantially lessen such effects on the environment, as required by the California Environmental Quality Act.

8483p

EXHIBIT NO. 1
APPLICATION NO. EUREKA LCP AMDT 2-95
RESOLUTION
(1 of 2) California Coastal Commission

RESOLUTION NO. 95-34

RESOLUTION OF SUBMITTAL

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EUREKA APPROVING THE LORING LOCAL COASTAL PROGRAM AMENDMENT

On August 1, 1995 and September 19, 1995, the City Council of the City of Eureka considered the matter referenced above and resolved as follows:

WHEREAS, Ted Loring, Jr. has applied for a Local Coastal Program Amendment (Text Amendment) to change the listing of principally permitted uses in the PF-M (Public Facilities-Marina) District to include the development of one hotel, motel, inn, or other lodging facility; and

WHEREAS, the Local Coastal Program Amendment may be approved if it can be found that (1) the Amendment is consistent with the objectives outlined in Sections 10-5.102 and 10-5.2902 of the Eureka Municipal Code; (2) the Amendment is in conformance with the City's Local Coastal Program; and (3) the Amendment is consistent with the policies of Chapter 3 of the Coastal Act; and

WHEREAS, the Community Development Department has prepared and published a notice in a newspaper of general circulation and mailed notices, to the required list of interested parties, of the pending application and of the availability of the Draft Local Coastal Program Amendment; and

WHEREAS, the Community Development Department has prepared and filed with the City Council reports containing evidence, findings and conclusions showing that evidence does exist in support of making the required findings for granting the Local Coastal Amendment; and

WHEREAS, the Secretary for the State Department of Resources has determined that the State Coastal Commission is responsible for the environmental documentation required by the California Environmental Quality Act; and

WHEREAS, the City Council has reviewed and considered said reports and other written evidence and testimony presented; and

WHEREAS, the City Council held a public hearing to consider the requested Local Coastal Program Amendment and to receive other evidence and public testimony;

NOW, THEREFORE BE IT RESOLVED BY THE EUREKA CITY COUNCIL that the following findings are hereby made:

1. The proposed Local Coastal Program Amendment is consistent with the objectives stated in Sections 10-5.102 and 10-5.2902 of the Eureka Municipal Code for reasons explained in the staff report.
2. The proposed amendment is consistent with the City's Local Coastal Program.

- 3. The proposed Amendment to the City's Local Coastal Program is consistent with State Law including but not limited to policies of the Eureka LCP and of Chapter 3 of the Coastal Act for reasons explained in the staff report.

BE IT FURTHER RESOLVED that the City Council approves the Local Coastal Program Amendment.

BE IT FURTHER RESOLVED by the City Council that the following actions will be taken:

- 1. City staff will forward the Resolution to the California Coastal Commission as a Resolution of Submittal for certification of the revisions to Eureka's Local Coastal Program; and
- 2. The City will carry out the proposed Amendment in a manner consistent with the Coastal Act and the implementing Local Coastal Plan; and

AND FURTHER BE IT RESOLVED the City Council:

- 1. Does not support recommended or suggested modifications to the Local Coastal Program Amendment by the California Coastal Commission without first obtaining the consent of the City Council in the form of a supplemental resolution; and
- 2. Directs that the Local Coastal Program Amendment shall take effect after action by the California Coastal Commission to approve the Amendment as submitted by the City and action by the City to adopt the Zoning measures implementing the Amendment.

Passed, approved and adopted by the City Council of the City of Eureka, County of Humboldt, State of California on the 19th day of September, 1995 by the following votes:

AYES:	COUNCILMEMBERS	WARNES, WORTHEN, MCKELLAR, MADSEN
NOES:	COUNCILMEMBERS	JAGER
ABSENT:	COUNCILMEMBERS	NONE
ABSTAIN:	COUNCILMEMBERS	NONE

Nancy Fleming

 MAYOR OF THE CITY OF EUREKA
 NANCY FLEMMING

ATTEST:

Sally Goetz

 CITY CLERK
 SALLY GOETZ

APPROVED AS TO ADMINISTRATION:

John E. Arnold

 CITY MANAGER
 JOHN E. ARNOLD


APPROVED AS TO FORM:

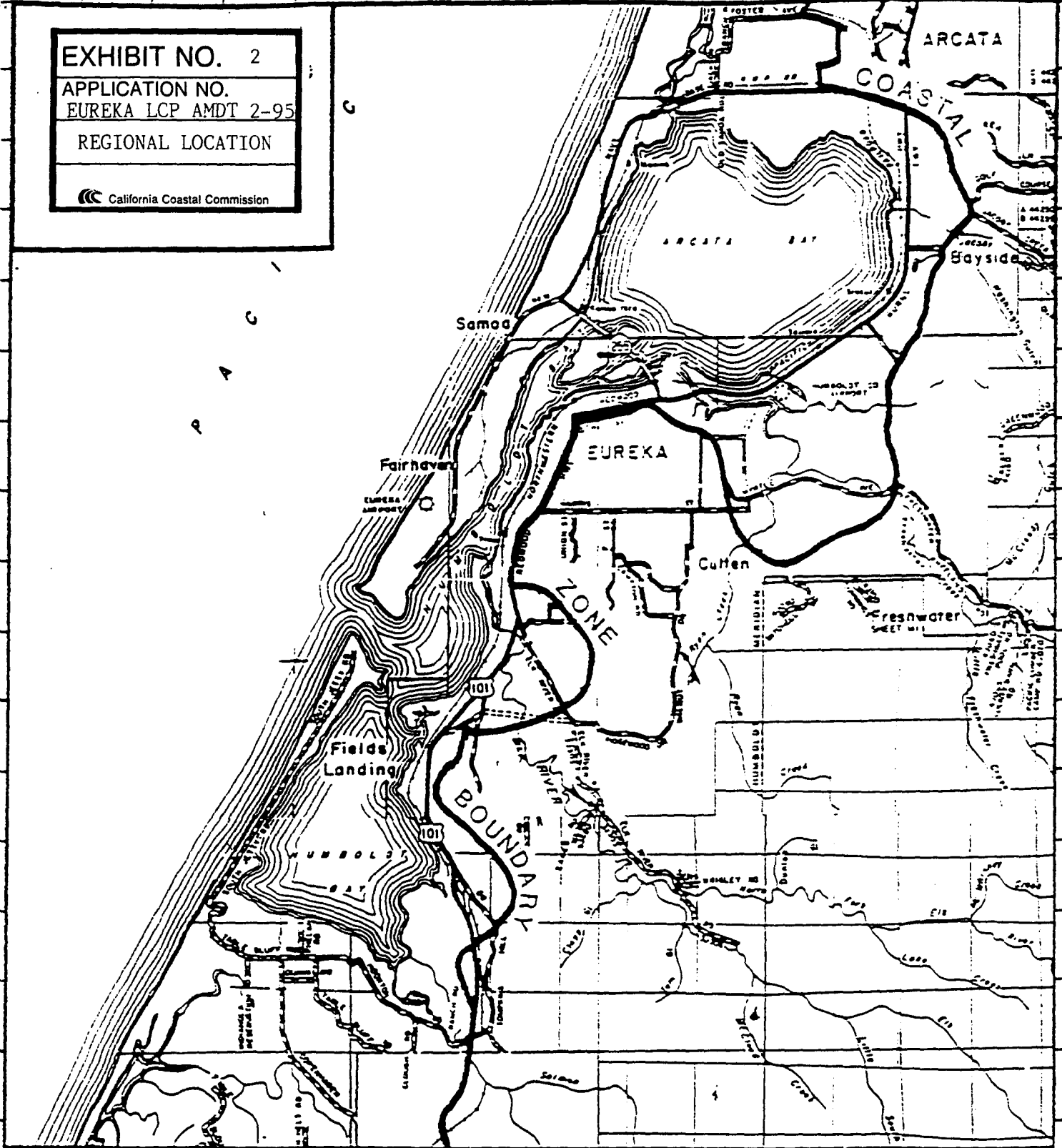
David Tranberg

 CITY ATTORNEY
 DAVID TRANBERG

EXHIBIT NO. 1
APPLICATION NO. EUREKA LCP AMDT 2-95
RESOLUTION
(2 of 2) California Coastal Commission

A B C D E F G H I J K L M N O

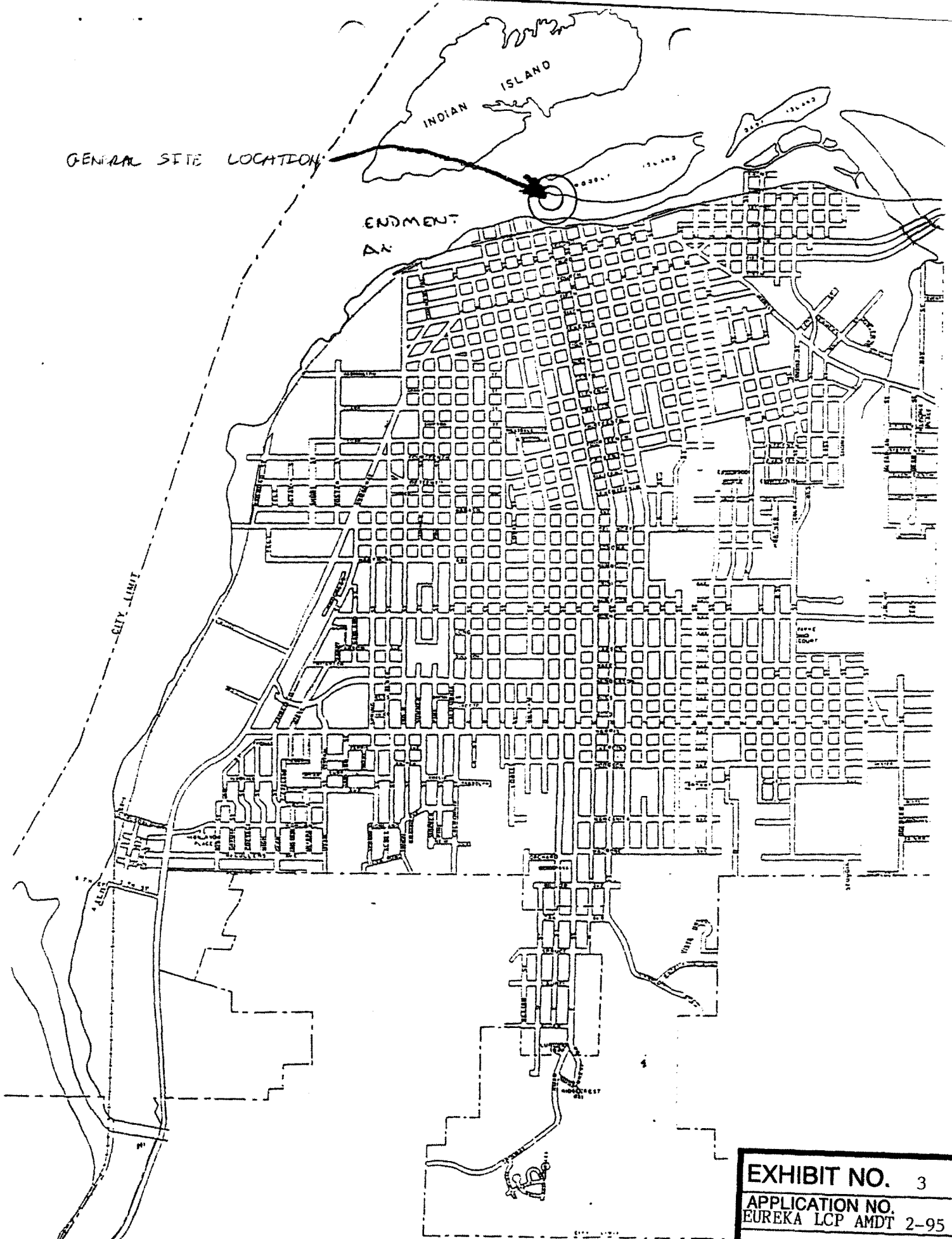
EXHIBIT NO. 2
APPLICATION NO. EUREKA LCP AMDT 2-95
REGIONAL LOCATION
 California Coastal Commission



 California Coastal Commission

LOCATION MAP

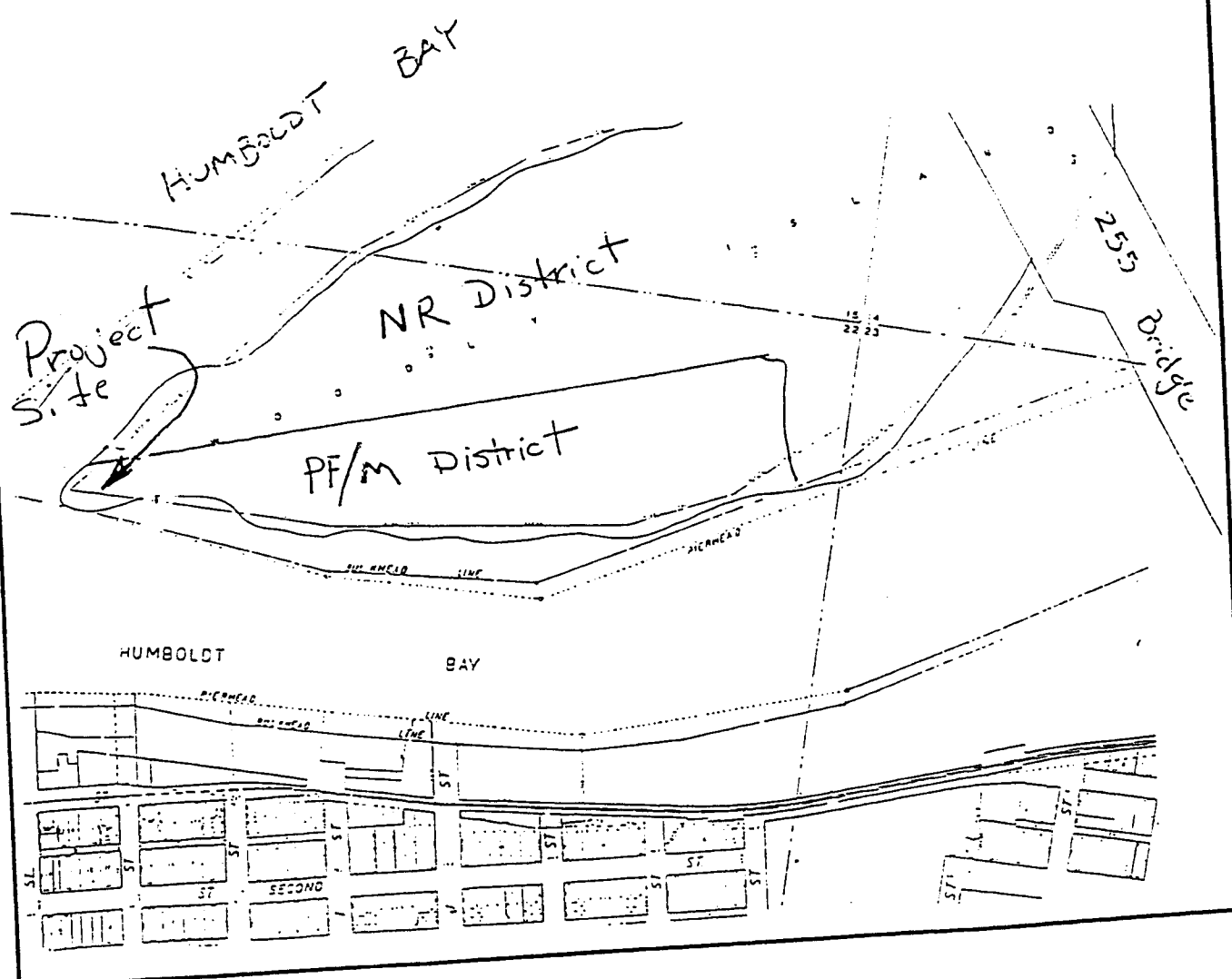




COMMUNITY DEVELOPMENT

EXHIBIT NO. 3
APPLICATION NO. EUREKA LCP AMDT 2-95
VICINITY MAP
California Coastal Commission

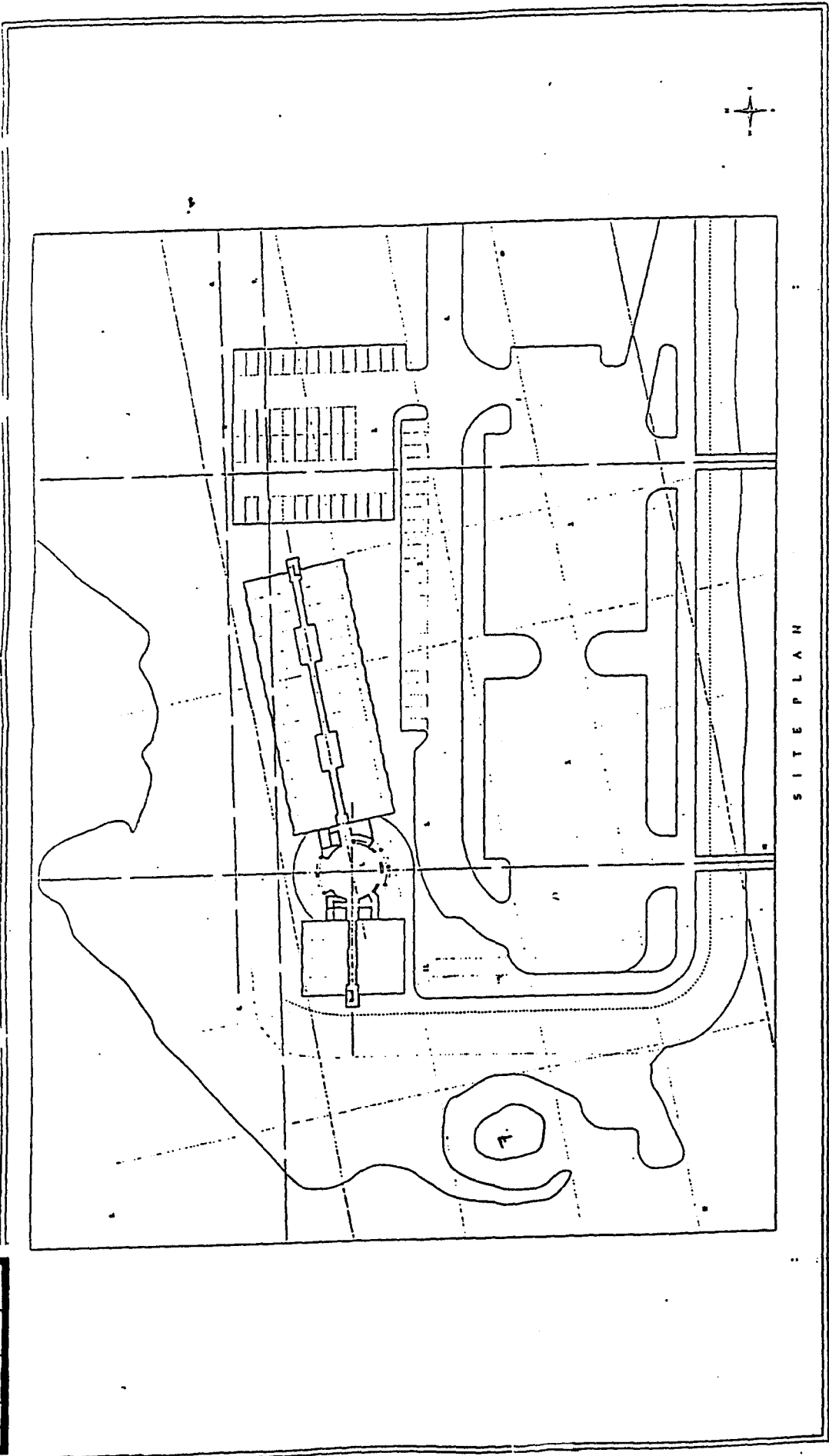
EXHIBIT NO. 4
 APPLICATION NO.
 EUREKA LCP AMDT 2-95
 PROPOSED HOTEL SITE
 California Coastal Commission



Vicinity Map

Loring Text Amendment to the Zoning Provisions Applicable in the "PF/M" District on Woodley Island; Application No. TA-2-94;

A text amendment to Section 10-5.29188.2 of the City of Eureka Municipal Code, which identifies the permitted uses in the PF/M District. This proposal is an amendment to the listing of uses principally permitted in the PF/M (Public Facilities-Marina) district, to provide for the opportunity to establish one (1) motel or hotel, or inn on Woodley Island, in addition to the uses currently authorized in this District.



S I T E P L A N

- P FISHMAN'S DEVOLUTION
- 1 WINDSOR BAY
- 2 VISUAL AFFORDANCE A111
- 3 DOGS A
- 4 SERVICE ENTRANCE
- 5 FUREKA CITY GRID

H A R B O R I N N

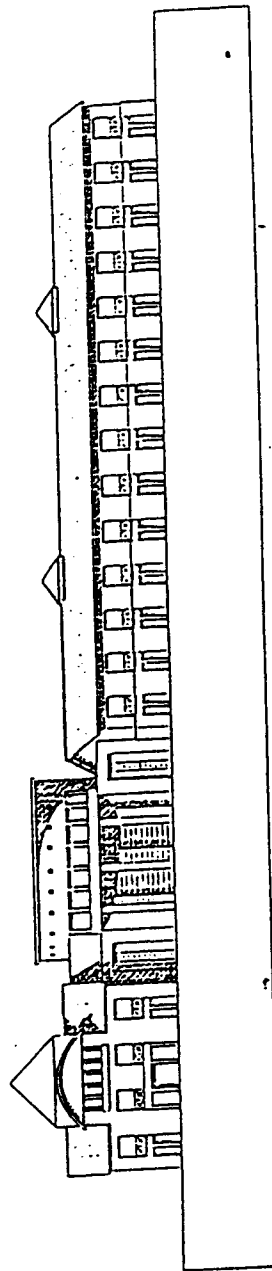
S E R A I G R O U P

HOLMES BIRD ARCHITECTS
11115 DELWOOD, ARDENHILL

1:1 SCALE
MAY 1994

- 1 HOTEL LOBBY
- 2 HOTEL PARKING
- 3 EXISTING PARKING
- 4 VEHICULAR AFFORDANCE
- 5 UNBOUNDING
- 6 WILDLIFE BOUNDARY

EXHIBIT NO. 5
APPLICATION NO. EUREKA LCP AMDT 2-95
SITE PLAN
(Conceptual) California Coastal Commission



SOUTH ELEVATION

SERA GROUP
H A R B O R I N N

HOLMES BIRD ARCHITECTS
11415 HOLMIST, ARCHITECT
1990 • 1991
1992 • 1993

EXHIBIT NO. 6
APPLICATION NO.
EUREK LCP AMDT 2-95
HOTEL ELEVATION
(Conceptual)
California Coastal Commission

LAND USE & ZONING

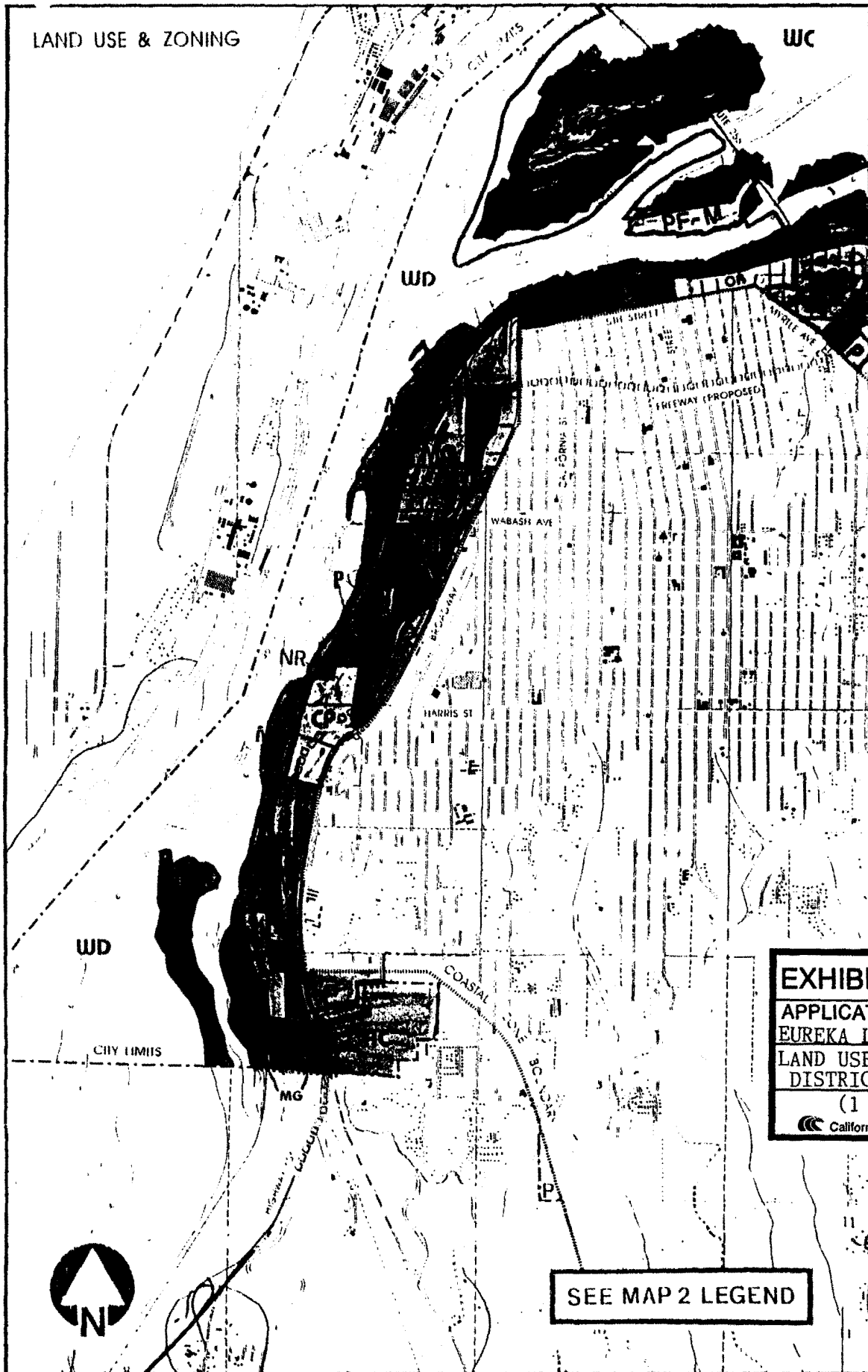


EXHIBIT NO. 7
APPLICATION NO.
EUREKA LCP AMDT 2-95
LAND USE AND ZONING DISTRICTS
(1 of 2)
California Coastal Commission

SEE MAP 2 LEGEND

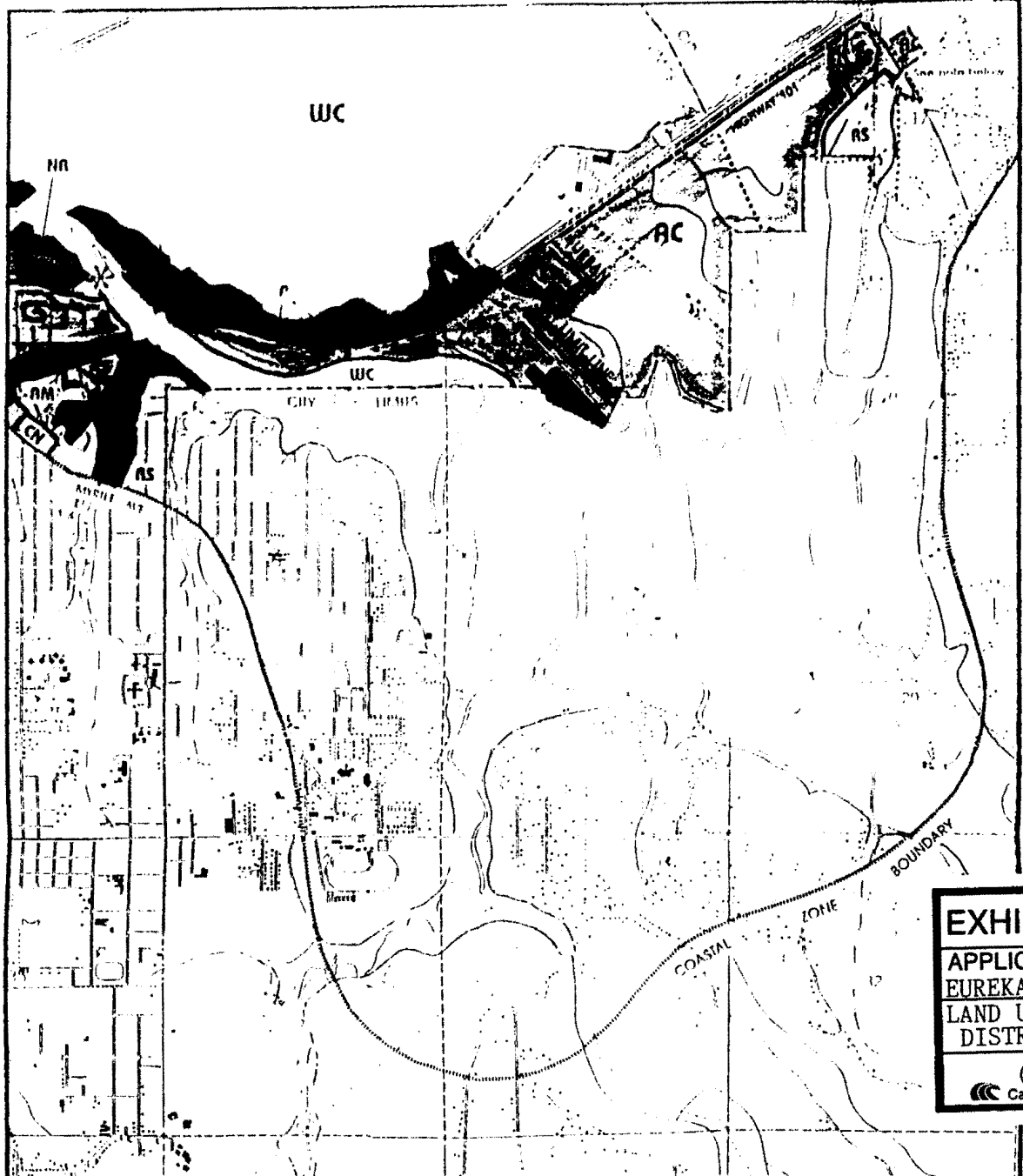



EXHIBIT NO. 7
APPLICATION NO.
EUREKA LCO AMDT 2-95
LAND USE AND ZONING
DISTRICTS
 (2 of 2)
 California Coastal Commission

LAND USE & ZONING	
MC Coastal Industry	RS Residential Single Family
MG General Industry	RM Residential Multi Family
ML Limited Industry	AC Coastal Agriculture
CW Waterfront Commercial	NR Natural Resource Area
CS Service Commercial	P Public
CP Planned Shopping Center	PF-M Public Marina
CN Neighborhood Commercial	WC Water Conservation
OR Office-Residential	WD Water-Development

* Recommended for Retention

SCALE 1:24,000



NORBERT H. DALL & ASSOCIATES

W 14b

Attachment to

EUREKA LCP

AMENDMENT NO. 2-95

(LORING)

RECEIVED

SEP 27 1995

CALIFORNIA
COASTAL COMMISSION

September 21, 1955

California Coastal Commission
Northcoast District
45 Fremont St.
San Francisco, Calif. 94105

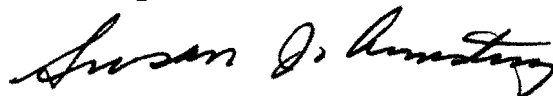
Dear Commissioners:

I am a frequent visitor to the marina and restaurant on Woodley Island. I strongly urge you to not allow a zone change permitting a multi-story motel on Woodley Island. Eureka already has lots of motels! Woodley Island contains a wildlife refuge. I remember when that refuge was created that several of my students camped out there to protect egret nesting grounds during construction of the marina.

We need to keep Eureka beautiful, and adding more motels will not do so. We need to safeguard our wildlife and the visual beauty of Eureka. Otherwise Eureka will lose its unique flavor. We can't sell out the coast for more dollars, because little will then be left to enjoy. A few will have lots of money, but the rest of us will have lost irreplaceable beauty.

Thank you for your attention to this matter.

Sincerely,



Susan J. Armstrong
1765 Virginia Way
Arcata, Calif. 95521

cc: Eureka City Council

April 25, 1995

To Whom It May Concern:

I am opposed to the "Loring Text Amendment to the Zoning Provisions Applicable in the PF/M District on Woodley Island (Application No. TA-2-94)". The proposed amendment would provide for the establishment of a hotel or inn on Woodley Island.

Woodley Island, including the PF/M district on the island, is a unique land use in the Coastal Plan for the City of Eureka. Much thought and community discussion lead to very specific permitted uses within the PF/M zone.

The initial application for a marina on Woodley Island which was submitted by the Humboldt Bay Harbor Recreation and Conservation District (HBHRC) was denied by the State Coastal Commission. "Following the denial, the HBHRC appointed an ad hoc committee...for the purpose of developing an approvable project. After numerous special meetings, the consulting engineering firm developed a modified version of the original project."¹

The project was modified as follows:

1. Total acreage was reduced from 44.3 acres to 26 acres or 40%.
2. The destruction of 8 acres of salt marsh was reduced to 1/2 acre.
3. Future expansion to include 7 additional acres of land was eliminated.
4. Parking was reduced 55% over the original proposal.
5. The total vessel slips were reduced 40% from the original 650 slips.
6. The access road was narrowed 3 feet and redesigned to minimum county standards.
7. The State Coastal Commission wanted "non-essential marina operations such as the restaurant eliminated from the project."²

By the physical act of downsizing the project, the participating parties essentially agreed that Woodley Island was unique and that only development which was water-dependent in nature would be permitted.

In the original feasibility study by Winzler and Kelly, Consulting Engineers (June, 1975), the planned coffee shop was to serve breakfast and lunch only. The proposed 250 seat upstairs restaurant, occupying only 10,000 square feet, was to serve dinner. Today, the coffee shop service has been enlarged to offer a bar and excellent dinner service. The justification, in 1975, for an additional restaurant was to serve dinner. That need no longer exists. In 1975, the Coastal Commission stated that "A restaurant's impact on the overall size of the project represents one concern. Another is the protrusion of a second story structure and its negative aesthetic effect."³ And, finally, the restaurant was not water-dependant or essential for marina operation.

Today these concerns carry even more weight. Eureka has one of the highest numbers of restaurants per capita for a city this size. It also has a wide variety of hotels, motels, and bed and breakfast establishments. There is currently nearly 1-1/2 miles of waterfrontage on the Eureka Inner Reach appropriately zoned Waterfront Commercial for location of another hotel or inn. Since many sites are available within permitted zoning and adjacent to the water, the change of permitted uses within the PF/M zone is unwarranted.

In approving the Woodley Island Project, the State Coastal Commission used water-dependency as a test for determining appropriate uses in the PF/M zone. The present list of permitted uses in PF/M zoning is limited to water-dependent uses only. Sleeping or allowing visitors to sleep within the Eureka City limits is not water-dependent. There is no justification for a hotel or inn in PF/M zoning based on the current Coastal Commission test of water-dependency as it relates to PF/M zoning.

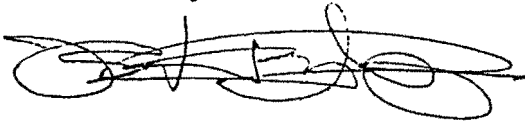
Furthermore, Woodley Island Marina was designed and built to service the commercial fishing fleet. Over 60% of the vessel berths are dedicated for commercial vessel use. Fishing vessels commonly moor overnight at the Marina with live or refrigerated product on board. These vessels run their main engine or generators to operate circulating pumps or refrigeration all night long. In order to provide an adequate load for the diesel engines driving this equipment, deck lights or large sodium vapor flood lights are turned on. The resultant engine exhaust noise, vibration and bright orange glare are permitted within this zone. The same glare, noise and vibration would not be allowed in waterfront commercial zoning. In fact, motels or inns located in waterfront commercial zoning, could, by law, terminate fishing activities such as these by reason of nuisance. If a hotel or inn is permitted in PF/M zoning, guests or operators of the hotel or inn could effectively, through complaints, end the fishing fleet's ability to hold live or refrigerated

Loring Text Amendment
April 25, 1995
Page 3

product at Woodley Island Marina. This form of waterfront gentrification has produced disastrous results for fishermen in many southern ports when normal fishing operations have conflicted with non-water-dependent waterfront use.

Because Woodley Island Marina (PF/M) is of vital importance to the commercial fishing fleet, because the original planners went to great lengths to eliminate non-water-dependent uses from PF/M zoning, and because many potential hotel sites currently exist in Eureka's waterfront commercial zone, the proposed amendment of PF/M zoning should not be granted.

Thank you.

A handwritten signature in black ink, appearing to read 'Ken Bates', written over a horizontal line.

Ken Bates

KB/mj

Attachments

¹Coastal Commission Staff Summary - NCR-76-C-369

²ibid.

³ibid.

RECEIVED
SEP 26 1995
CALIFORNIA
COASTAL COMMISSION

September 20, 1995

California Coastal Commission
Northcoast District
45 Fremont Street
San Francisco, Ca 94105

Gentlemen:

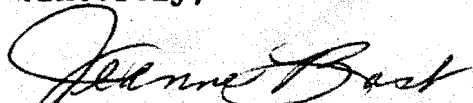
This letter concerns local Woodley Island in Eureka and the proposed zone change to permit a multi-story motel on the island.

Please accept this letter as my strong vote against the construction of such a motel.

As a local resident now living in Fortuna, Woodley Island is my favorite place to visit when in town. For use by commercial and private fisherman and local residents who enjoy the atmosphere of the island, it is great just the way it is!

Thank you.

Sincerely,



Jeanne Bost
2401 Newburg Road, #205
Fortuna, Ca 95540

jb

cc: 726 2nd Street
Eureka, California 95501

Patterson/Connors Insurance Services

2355 Myrtle Avenue

• Eureka, CA 95501 • (707) 442-8798

• Fax: (707) 442-6051

June 8, 1995

Darlene Penfold
Planning Commissioner
City of Eureka
531 K Street
Eureka, CA 95501

Dear Darlene:

I understand the commission will be entertaining a proposal to put a hotel on Woodley Island at the commission's July meeting. Please register this citizen's input as 'strongly positive' in favor of the idea. Presently, the Coastal Commission has already approved this location for a 20,000 square-foot restaurant and shop complex. Restaurants and shops are places people can spend money, but I see no great demand for more restaurants or retail outlets, and lodging facilities actually contribute to the basic economy of the area.

A positive, encouraging endorsement of this project by the planning commission, in the form of approval for the necessary amendment to the Local Coastal Plan, is definitely called for. My university contacts at HSU have told me this project would make Humboldt Bay a greater destination for what some call 'eco-tourists'--bird-watchers and the like. In the proposed location, that makes sense. A specially-sited facility like this one can enhance our ability to draw people to our area, rather than simply increasing competition for a static lodging economy. Between transient-occupancy taxes, sales and property taxes, and the ripple-effect of the tourist dollar, a target-marketed facility like this will add greatly to our economy and to the City of Eureka.

Sincerely,

Greg Connors
Agent/Broker

PATTERSON/CONNERS INSURANCE SERVICES

2355 Myrtle Avenue • Eureka, CA 95501 • (707) 442-6798 • FAX: (707) 442-6051

October 24, 1995

Bob Merrill
California State Coastal Commission
45 Fremont Street
San Francisco, CA 94105

RECEIVED
OCT 31 1995
CALIFORNIA
COASTAL COMMISSION

Dear Mr. Merrill,

Allow me to offer my support for passage of the Local Coastal Plan amendment now before you, on the recommendation of the Eureka City Council, regarding a hotel project for Woodley Island in Humboldt Bay. The City Council, Eureka Planning Commission, and Humboldt Bay Harbor, Recreation and Conservation District are on record supporting this project.

As a past chair of the City of Eureka Planning Commission's Committee on General Plan and Zoning, I have a working knowledge of Eureka's planning goals and zoning integrity. Without question, the project under consideration is supportive of the intent of our General Plan, and is compatible with the present zoning, traffic planning, and purpose of the area for which it is proposed.

Opposition to this project has been voiced by elements representing themselves to be speaking for the common good. In my belief, this opposition is not speaking for the general public welfare, but rather out of personal opinion. While they are certainly entitled to their opinions, their thoughts have been considered carefully at every stage in the local planning process, with the majority of elected and appointed officials hearing the issue voting appropriately to allow the project.

The general public does not voice opinions on planning issues, most of the time, unless they feel an issue affects them personally. Please consider my experience and understanding of the local planning process indicative of my sense of 'public good' and support this project. Thanks very much for your consideration.

Very truly yours,



Gregory N. Connors

2355 Myrtle Avenue
Eureka, CA 95501
(707) 442-6798



TELEPHONE
(707) 442-8488
FAX: (707) 442-0864

STEVE DOLFINI, President
STEVE GRAHAM, Vice President

FRESH FREEZE SUPPLY, INC.

Institutional Foods, Supplies and Equipment
445 W. WASHINGTON • EUREKA, CALIFORNIA 95501

June 16, 1995

Neil and Janet Prince
C/O Sera Group
P. O. Box 600
Eureka, Ca. 95501

Regarding the proposed Harbor Inn on Woodley Island

Dear Neil and Janet:

This is just a short note to let you know how much I support your proposed new Inn on Woodley Island. It is a great project. I hope that you get the necessary approvals from the city to make it a reality.

Additional commercial development on the Island has been planned since the marina was first proposed in the mid seventies. After twenty years, something is finally happening.

The master plan for the marina approved by the Coastal Commission called for another restaurant and a retail shop complex on the Island. Substituting an Inn for the shops is a good idea. Retail wouldn't work on the Island. An Inn will.

An Inn on Woodley Island will be good for the community. It will be good for my business. Feel free to cite me as one of your supporters when seeking approval from the Planning Commission, City Council and Coastal Commission for the project.

Sincerely yours,



STEVE DOLFINI, PRESIDENT
FRESH FREEZE SUPPLY, INC.

SD;nh

Administrative Offices For Redwood Restaurants

STANTON'S BARN, MCKINLEYVILLE

SAMOA COOKHOUSE, SAMOA

HUMBOLDT COFFEE SHOP, EUREKA

STANTON'S COFFEE SHOP AND WOODSMAN ROOM, EUREKA

FRESH FREEZE - HENDERSON CENTER, EUREKA

CAFE MARINA AND WOODLEY'S BAR,
WOODLEY ISLAND, EUREKA

DEB'S COFFEE SHOP AND DRIVE-IN, EUREKA

RECEIVED
SEP 26 1995
CALIFORNIA
COASTAL COMMISSION

September 20, 1995

California Coastal Commission
Northcoast District
45 Fremont Street
San Francisco, Ca 94105

Gentlemen:

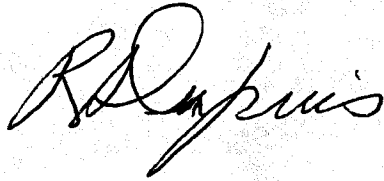
This letter concerns Woodley Island in Eureka and the proposed zone change to permit the construction of a multi-story motel on the island.

I am strongly opposed to the construction of a motel on the island!

Living in nearby Fortuna, Woodley Island is a favorite haunt when I am in town. The atmosphere is great, the marina always a place of activity and visual joy, and a commercial enterprise would be out of place.

Sincerely,

R. J. Dupuis
2130 Smith Lane #12
Fortuna, Ca 95540



RECEIVED
NOV 21 1995
CALIFORNIA
COASTAL COMMISSION

2225 Ohio Street
Eureka, CA 95501
November 16, 1995

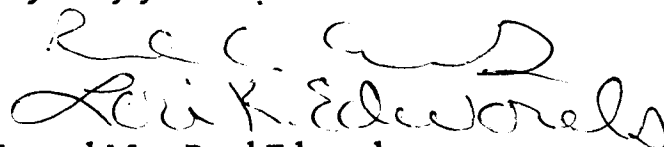
Bob Merrill
45 Fremont Street
San Francisco, CA 94105-2219

Dear Mr. Merrill:

Please inform the California State Coastal Commissioners of my feelings regarding the building of a hotel and restaurant on Humboldt Bay. We are excited about the possibility of something positive being done on the bay and in Humboldt County. We would like to go on record as being in favor of the beginning of development in our harbor and urge all of the commissioners to vote for the amendment to allow this complex to be created.

Thank you very much for your interest in this project.

Very truly yours,


Mr. and Mrs. Brad Edwards

Daily Coastal Commission
45 Fremont St.
San Francisco, CA 94105

9/29/95

Ref # 7A-2-94

I am against a motel being built
on Woodley Island. Do not amend
the proposed amendment of the
Eureka local coastal plan.

Leslie Formby
2355 Lincoln Ave
Sausalito, CA 94965

RECEIVED

DEC 01 1995

CALIFORNIA
COASTAL COMMISSION

November 30, 1995

FAX (415) 904-5400

Coastal Commission Members —

I am writing to express my opposition to the proposed construction plans for a privately owned motel on the Woodley Island Marina, a Harbor District area, in Eureka, California. I am a twelve year resident of Eureka, and I have many reasons for wanting to keep the island as close as possible to its current pristine habitat for the benefit of water fowl and people, in particular boaters and fisherman.

The island provides a haven for a peaceful and quick escape from the town of Eureka and other nearby towns. Fisherman who use the marina and the island facilities have special needs (for example, running pumps and lights into the evening at certain times of year) that would not allow an easy co-existence with an overnight lodging facility. I believe the fisherman should have priority over prospecting businessmen in this situation. (There are several locations along the Eureka Waterfront, facing the beautiful Marina, in need of renovation. However they are not as convenient, and as financially affordable for these developers.)

I would like to make one more point before I close and let you do the decision-making work you have been selected to do. Currently our boat docks are open for strollers during the daytime and early evening hours, with a Marina security guard in the area at all times. The island officially closes to the public at 11:00 p.m. each night. With a motel in this location, this would not be feasible, and the docks would need to be gated and locked, which would be a shame for those citizens who currently enjoy the area.

Thank you for you time. Please consider these points carefully, as my letter to you today represents the views of many local citizens (my friends, neighbors and co-workers) who also feel this way but whom I know have not made the effort to send a letter to express themselves. Know that I speak for many Eurekaans. Thank you again.

Sincerely,

Terri Freedman
529 15 Street
Eureka, CA 95501

RECEIVED

SEP 28 1995

CALIFORNIA
COASTAL COMMISSION

Coastal Commission
S. F., Calif.

Dear Sirs:

Please don't allow a Motel
on Stoddley Island!

I have a boat moored
there for which I pay a
high fee.

I and friends, have
gone to Stoddley Island, to
enjoy the quiet scenery
& the hike, enjoying the
wild life that is now
there.

Helen Gerber

PAID POLITICAL ADVERTISEMENT

EUREKA CITY COUNCIL

DON'T GIVE AWAY WOODLEY ISLAND!

**DON'T ALLOW A ZONE CHANGE PERMITTING A
MULTI-STORY MOTEL ON WOODLEY ISLAND.**
Properly zoned land is available on the Eureka side.

**WOODLEY ISLAND SHOULD REMAIN A MARINA
FOR COMMERCIAL FISHING, RECREATIONAL BOATING
AND MARINE DEPENDENT USES.**
A big motel will negatively impact the wildlife area,
parking, marina security, the viewshed from Eureka
and limit public access.

CITIZENS OF HUMBOLDT COUNTY

**MORE THAN 550 PEOPLE ALREADY HAVE SIGNED
A PETITION TO THE CITY COUNCIL AND TO THE
CALIFORNIA COASTAL COMMISSION AGAINST
MOTEL DEVELOPMENT ON WOODLEY ISLAND.**

**ADD YOUR VOICE IN SUPPORT OF REASONABLE
WATERFRONT DEVELOPMENT ON HUMBOLDT BAY:**

Attend tonight's Council meeting at the Adorni Center at
7:30 and express your opposition to the unnecessary and
non-conforming use of your public marina.

Express your opinion to the California Coastal Commis-
sion. Woodley Island should remain a public marina and not
be parcelled off into a private multi-story motel that does not
belong on State land dedicated to marine specific uses.

Write the Coastal Commission at:

CALIFORNIA COASTAL COMMISSION, NORTHCOAST DISTRICT
45 FREMONT STREET., SAN FRANCISCO, CA 94105



This ad paid for by 24 of the many
people opposed to this zoning
change. Write to 726 2nd St., Eureka,
CA 95501 for more information.



July 7, 1995

Dave Edmonds, Chair
and Members
Eureka City Planning Commission
Eureka City Hall
531 K Street
Eureka, CA 95501

Subject: TA-1-95, Woodley Island

Dear Mr. Edmonds and Members:

The Board of Directors of the Eureka Chamber of Commerce, at its June meeting, voted unanimously to support the concept of TA-1-95, amending Section 10-5.29188.2 of the Municipal Code, which would add a hotel or motel as a principally permitted use in the PF/M district.

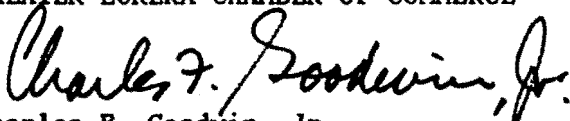
We have long supported the development by the Harbor District of their upland properties to bring additional revenue to support their regular programs on the harbor. The addition of other permitted uses to the PF/M district will give the Harbor District needed flexibility to generate revenue to support its mission, as defined in its enabling legislation. Additionally, our tourism department is constantly being asked by tourists for "locations on the water."

We do have concerns, however, with proposed recommendation 3a, regarding allowing "a two story hotel, inn, or other lodging facility." Artificially restricting development at a two story level imposes overly restrictive controls on the District and any tenant. This recommendation does nothing to consider the overall bulk, size or shape of a proposed hotel project. Design controls might better be imposed at some other level and, at the same time, give weight to a more sensitive and aesthetical balanced structure, without imposing this artificial cap on the number of stories permitted.

Thank you for considering our comments during this public hearing. Please include this letter in the public record.

Sincerely,

GREATER EUREKA CHAMBER OF COMMERCE


Charles F. Goodwin, Jr.
Executive Vice President

CG:hs



June 12, 1995

Neil and Janet Prince
Sera Group
P.O. Box 600
Eureka, CA 95502

Dear Neil and Janet:

In as much as I'm unable to attend the upcoming Planning Commission meeting concerning the proposed Woodley Island Hotel I thought I would, at the very least, write you with my support for the project. Feel free to share my letter with the commissioners should you feel this beneficial.

As an Old Town businessman and developer I have long felt the key to the viability of both Old Town and Eureka's core revolves around making our superb waterfront open to visitors and locals alike.

Woodley Island is a charming locale to provide lodging alternatives for our visitors. I'm sure this facility would likewise be a sought after venue for residents as well.

The Inn, as proposed, will attract new visitors and additional money to our area ... far from negatively impacting others I believe the project will help the economic existence of many.

To the extent that I understand the Local Coastal Plan it's always been my belief that the plan was based upon providing access to the water, the coast, as well as serving the fishing and the visitor industry. An Inn is clearly within the realm of tourist and visitor related enterprise. Current approvals allow for a restaurant and retail/shop complex to be constructed on Woodley Island. We are over-retailed. We are certainly not in the position of having too many small, upscale, waterfront hotels... to the contrary ... none exist in Eureka.

The Island is a treasure, a beautiful part of our community. I'd not be comfortable advocating summary or blanket approval of any project on the Island or our waterfront without scrutiny as to design and environmental implications. I, however, know your willingness to work with the agencies and local authorities to bring the appropriate design to fruition. I whole heartedly support your intent to bring a small hotel to the Island.

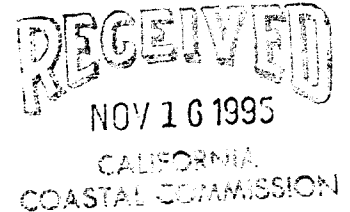
If I may answer any questions or assist you in any way, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Stephen Gordon".

Stephen Gordon
President & CEO
Restoration Hardware, Inc.

**ARNOLD S. HERSKOVIC
PLANNING CONSULTANT**



November 10, 1995

Bob Merrill, North Coast Staff
California Coastal Commission
45 Fremont Street
San Francisco, CA 94105-2219

Dear Mr. Merrill:

I would like to take this opportunity to express my support of the planned Woodley Island Inn project pending before the Commission at its December meeting. This project is the culmination of many years of planning for new badly-needed waterfront oriented motel rooms for the Eureka waterfront area. The site in question was unsuccessfully marketed for several years as a potential restaurant project site by the Humboldt Bay Harbor Recreation and Conservation District. Currently, the City of Eureka does not have any waterfront inns or hotel rooms available for visitors to our area. As you recall, the City of Eureka assisted Mr. Halvorsen for several years, including obtaining Coastal permits in the mid-1980s for a rather large eight story Hilton Hotel project.

The scale and size of the proposed Harbor Inn is much more harmonious with the existing Woodley Island marina area and would be very complementary to the many visitors who request accommodations on or near the Bay. Previous studies of Eureka also concluded that the area does not have enough quality rooms for visitors, particularly if conferences and other tourism-related activities were to be conducted. The Princes and their advisors have worked very closely with the Harbor District and patiently pursued this project through the City of Eureka's process and now await a favorable response from the Coastal Commission. In discussing this project with other local motel owners, I have encountered little opposition, but rather expressions of support for this major undertaking. The project itself will also be reviewed at a later date with respect to final architectural design and at this time requests your favorable recommendation with regard to the LCP amendment.

There is certainly ample need to continue to support the fishing industry on Woodley Island. I believe this project will not be a deterrent in the Harbor District's future efforts to make harbor improvements beneficial to the fishermen. Access to the waterfront and harmonious development such as the project proposed herein can and should be able to co-exist on our Bay. Again, thank you in advance for your patience, understanding and support for the LCP amendment for the Harbor Inn project.

Sincerely,

A handwritten signature in cursive script that reads "Arnie Herskovic".

Arnie Herskovic,
Planning/Redevelopment Consultant

July 10, 1870

Dear General Sherman
I have the honor to acknowledge
the receipt of your letter of the 7th

inst. in relation to the
proposed purchase of land
for the purpose of settling
the Indians of the Fort
Worth reservation with
land adjacent to the
residence of the
agent of the reservation
at Fort Worth

I have the honor to
acknowledge the receipt
of your letter of the 7th
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for the purpose of settling
the Indians of the Fort
Worth reservation with
land adjacent to the
residence of the
agent of the reservation
at Fort Worth

California
Coastal Commission,
North Coast District
45th Fremont St.
San Francisco, Ca 94105

Don't give away Woodley
Island. Keep it like it is.
It should remain a public
Marina. A big Motel would
ruin it. My husband and I
go there often. It is a beautiful
place it won't be if a big Motel
is put in.

Thank you.
J+V. Hawell
935 Webb Ln.
Rio Dell Ca.
95562

Phyllis A. Lammers

Data & Information Analysis
Market & Economic Research

(707) 444-8318
3410 Glenwood St.
Eureka, CA 95501

June 7, 1995

Neil & Janet Prince
c/o Sera Group
710 E Street, Suite 230
Eureka, CA 95501

Dear Mr. & Mrs. Prince:

I like to extend my support for the proposed Harbor Inn proposed for Woodley Island. I'd like to take a moment to outline why I believe a majority of this community also supports this type of development.

As staff for the Humboldt County Overall Economic Development Plan in 1993, I observed 18 committee members adopt goals and strategies for developing our communities. Among many others, favored strategies include:

- Encourage development of small businesses targeting services to tourists.
- Work to develop attractions ... which will increase the perception of Humboldt County as a vacation or conference destination.
- Encourage public support of tourism development.
- Encourage development of an economically and ecologically sound tourism industry.
- Develop the waterfront and other harbor improvements which would attract and entertain tourists.
- Encourage diverse uses of the port and waterfront with sensitivity to the ecology of Humboldt Bay.

The results of the 1994 Eureka Chamber of Commerce Membership Survey also supports this type of development. The 144 responding businesses ranked "travel/tourism" as the third most desirable industry to encourage out of 12 possible choices (behind "port facilities/trade" and "light manufacturing"). More significantly, all three Chamber membership surveys in the last 10 years have rated "Waterfront Development" as the #1 project for City leaders to support.

Lastly, as author of the Humboldt County Economic & Demographic Almanac, I know that the City's bed tax collections have not kept pace with inflation and that Eureka's market share of County bed tax collections is soon to fall below 50%. I believe this is at least partially due to newer facilities being developed in Arcata and Fortuna. The Harbor Inn will offer a tourist experience unique to any other in Humboldt County. As such, it is likely to be a success, create jobs, attract the attention of tourists and locals alike, and benefit the City through additional bed tax collections.

I am impressed that the plans for the Harbor Inn has received support from the Corps of Engineers and the State Department of Fish & Game with respect to environmental concerns at the site. We all know how limited the waterfront is with regard to environmentally-appropriate land to develop. This is another reason why I feel the community would support this development: we need to take advantage of every appropriate site since there are so few available.

In sum, my activities with the Humboldt County OEDP, the Eureka Chamber of Commerce and data in the Humboldt County Almanac leads me to believe that there is widespread support for the Harbor Inn on Woodley Island. The plans have met with the approval of the environmental agencies and the facility will not interfere with other uses of the waterfront. I wish you every success in securing the many approvals needed to make this project a reality. I look forward to my first meal overlooking the entire Bay!

Sincerely,

Phyllis Lammers
Phyllis A. Lammers

1316 G St.
Eureka, CA 95501
9/20/95

California Coastal Commission
Northcoast District
45 Fremont St.
San Francisco, CA 94105

To Whom it may concern,

As a resident of Eureka, it is my opinion that Woodley Island should remain in use solely as a public boating area. Please do not allow a zone change permitting a motel. Thank you.

Sincerely,

Catherine Lockett

OCT 3, 1995

CALIF. COASTAL COMMISSION
45 FREMONT ST
SAN FRANCISCO, CA 94105

APPLICATION: TA-2-94

I AM OPPOSED TO THIS AMENDMENT
TO BUILD A HOTEL ON WOODLEY
ISLAND.

~~Jim McArthur~~
JIM MCARTHUR
1425 HARRIS
EUREKA, CA 95503

Sept 29, 1995

Calif. Coastal Commission
45 Fremont St.
San Francisco, Ca 94105

I am opposed to the proposed text
amendment of the Eureka Local Coastal
Plan, application number TA-2-94

A motel should not be built on
the Island.

Pia J. McArthur
2030 Russ St.
Eureka, Ca 95501

RECEIVED
AUG 29 1995
CALIFORNIA
COASTAL COMMISSION

22 August 1995

William & Delores McBroome
601 Startare Drive, #9
Eureka, CA 95501

California Coastal Commission
Northcoast District
45 Fremont Street
San Francisco, CA 94105

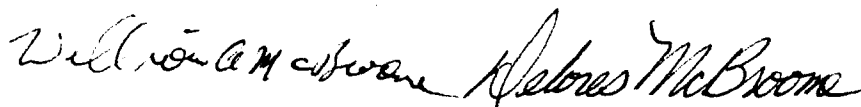
Dear Coastal Commission:

We object to the zoning change proposed to allow development of a motel on Woodley Island. The "Loring Text Amendment to the Zoning Provisions Applicable in the PF/M District on Woodley Island (Application No. TA-2-94" would seriously limit the ability of water-dependent public facilities from developing there in the future.

My wife and I have lived aboard our boat at Woodley Island for over ten years and have been quite proud of the development of both commercial fishing and recreational boating activities the island has experienced since the marina opened in 1981. Bringing sixty lodgers a night to the island and many more visitors each day who would frequent the proposed restaurant facilities at the motel would seriously stretch the island's capacity for sanitation/sewage and parking/road access. The fragile balance now maintained on the island between wildlife preserves and public facilities would be eroded by the intrusion of so many overnight visitors who would require these enlarged facilities. An example of already stretched facilities can be seen when on Saturday, August 12, 1995, the satellite and tenant restrooms were closed for several hours due to a sewage problem.

In addition to sanitation concerns, there will be increased parking (the motel is proposing 100 spots) which will encroach on island/marina buffer zones between the wildlife preserves and the public. In peak commercial fishing seasons, many vehicles are parked in all the marina lots. At present the parking facilities are well away from wildlife areas; however, this will not be so if a motel with 100 parking spaces is adopted. When the marina was created, it was clearly for public facilities/maritime development. Rezoning Woodley Island to accommodate motel developers disgruntled by the high cost of cleaning up the Eureka waterfront is inappropriate and destructive. Instead, please plan for the future of water-dependent facilities that will ultimately attract far more people and industry to Humboldt County than a motel designed for "birders, boaters, and eco-tourists" as Mr. Loring suggests.

Sincerely,



William A. McBroome & Delores Nason McBroome

*Redwood Region
Economic Development Commission*

520 E STREET
EUREKA, CALIFORNIA 95501
(707) 445-9651

EXECUTIVE DIRECTOR
JUDITH MCGINTY

FACILITATING HUMBOLDT COUNTY
BUSINESS DEVELOPMENT

July 7, 1995

Ted Loring, Jr.
Sera Group
710 E Street, Suite 230
Eureka, CA 95502

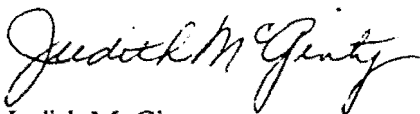
Dear Mr. Loring:

The Redwood Region Economic Development Commission is a county-wide economic development agency. In recent years the agency and staff have either participated in, or were responsible for, the county's Overall Economic Development Plan; the Enterprise Community application, the Eureka Waterfront Revitalization Plan, and other projects. All those sources have recognized the development of Humboldt Bay and the Eureka waterfront as key components in the region's economic development.

RREDC encourages and supports all economic development that creates jobs, diversifies the economic base of the county and strengthens the local economy by bringing new dollars to the community.

As you and Mr. and Mrs. Prince move forward with your plans for the Harbor Inn, please keep us informed of your progress and feel free to call on us for assistance.

Sincerely,



Judith McGinty
Executive Director

MEMBER AGENCIES

CITY OF ARCATA • CITY OF BLUE LAKE • CITY OF EUREKA • CITY OF FERNDALE • CITY OF FORTUNA • CITY OF RIO DELL • CITY OF TRINIDAD
COUNTY OF HUMBOLDT • HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT • HUMBOLDT BAY MUNICIPAL WATER DISTRICT
HUMBOLDT COMMUNITY SERVICES DISTRICT • MANILA COMMUNITY SERVICES DISTRICT • MCKINLEYVILLE COMMUNITY SERVICES DISTRICT
ORICK COMMUNITY SERVICES DISTRICT • REDWOODS COMMUNITY COLLEGE DISTRICT • HOOPA VALLEY TRIBE
WILLOW CREEK COMMUNITY SERVICES DISTRICT • ORLEANS COMMUNITY SERVICES DISTRICT • REDWAY COMMUNITY SERVICES DISTRICT

NOV 21 1995
CALIFORNIA
COASTAL COMMISSION

1383 Marsh Road
Eureka, CA 95501

November 15, 1995

Bob Merrill
California State Coastal Commission
45 Fremont Street
San Francisco, CA 94105-2219

Dear Mr. Merrill:

We are in favor of the proposed development of a three story hotel/restaurant complex on Woodley Island in Eureka, California.

This kind of project has long been needed in Eureka and on Humboldt Bay. Although we do have a lot of lodging facilities in Eureka, many of them along the thoroughfare are less than first class which encourages people to move on to the next town.

Please vote in favor of the Woodley Island development.

Sincerely,

Robert Modine

Robert Modine

Phyllis Modine

Phyllis Modine

MR. & MRS. ROY R. PARTEE

P. O. Box 730
Trinidad, CA 95570

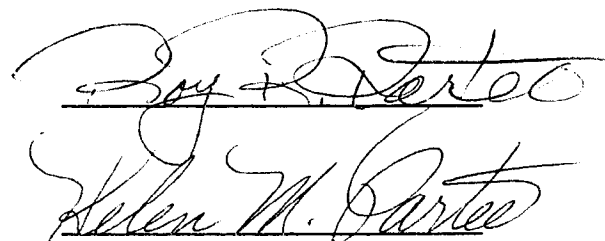
California Coastal Commission
North Coast District
45 Fremont St.,
San Francisco, CA 94105

Gentlemen:

We are strongly opposed to the proposed text amendment of the Eureka Local Coastal Plan, Application No. TA-2-94.

Please do not allow a motel to be built on "Woodley Island," which is reserved for marine-related uses. A motel would be better located on the Eureka downtown waterfront.

Respectfully,

The image shows two handwritten signatures in cursive. The top signature is "Roy R. Partee" and the bottom signature is "Helen M. Partee". Both signatures are written in dark ink and are positioned to the right of the typed text.

August 17, 1995

16 Sept 95.

Dear Mr. Merrill:

Sorry I missed you -
came by twice - I guess
the hotel ~~set~~ phone mail
System is not working well.

Please send any stuff
w/ part on Woodley Island
that is prepared prior
to a public hearing.

Thank you
P. B. Pratt

PAGE B. PRATT
1014 2ND ST.
EUREKA, CA 95501

3204 EDGEWOOD ROAD
EUREKA, CA 95501

RECEIVED
NOV 17 1995
CALIFORNIA
COASTAL COMMISSION

NOVEMBER 16, 1995

BOB MERRILL
CALIFORNIA STATE COASTAL COMMISSION
45 FREMONT STREET
SAN FRANCISCO, CA 94105-2219

DEAR MR. MERRILL:

WE ARE WRITING YOU IN THE HOPES OF GETTING YOUR SUPPORT FOR THE BUILDING OF A LODGING FACILITY ON WOODLEY ISLAND IN EUREKA CALIFORNIA.

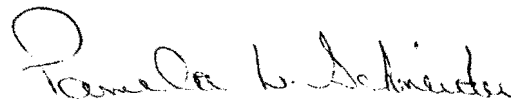
WE FEEL THAT THIS PROJECT WILL ANCHOR THE DEVELOPMENT OF OUR HUMBOLDT BAY INTO A FIRST CLASS TOURIST DESTINATION. OUR AREA NEEDS THIS TYPE OF DEVELOPMENT TO FORTIFY ITS' ECONOMIC BASE WHICH HAS SUFFERED OVER THE YEARS BY THE DECLINE IN THE LOCAL ECONOMIC MAINSTAYS OF FISHING AND LUMBER PRODUCTION.

WE ENCOURAGE YOUR FAVORABLE VOTE IN AMENDING THE LOCAL COASTAL PLAN AND ALLOWING THIS MUCH NEEDED PROJECT.

YOURS TRULY



DAVID R. SCHNEIDER



PAMELA L. SCHNEIDER

RECEIVED
SEP 27 1995
CALIFORNIA
COASTAL COMMISSION

September 20, 1995

California Coastal Commission
North Coast District
45 Fremont St.
San Francisco, CA. 94105

Dear Commissioners:

I am writing to encourage you to approve a first class lodging facility and restaurant on Woodley Island. I firmly believe that this development is a positive step and would be beneficial to the city of Eureka, the Harbor District and the tourists who visit Humboldt County.

I am a senior at Eureka High School and very concerned about the future of Eureka. Will I be able to find a job when I graduate? Will I have to leave Eureka because there are no jobs available? Will my family be able to maintain their jobs?

I believe that this project could be the beginning of the rejuvenation of Eureka. It will open job opportunities and bring added revenue to many local old town businesses. Economic Research Associates studied our overall motel market area and concluded that Eureka needs at least 400 new quality motel rooms if we are to remain competitive into the future.

In conclusion, I urge you to approve the text amendment allowing Neil and Janet Prince to develop the hotel and restaurant complex on Woodley Island. Thank you for your favorable consideration in this matter.

Sincerely,

Kasandra Schneider

cc: Neil and Janet Prince

1504 G St.
Eureka, CA 95501
9/19/95

California Coastal Commission
Northcoast District
45 Fremont St.
San Francisco, CA 94105

RECEIVED
SEP 27 1995
CALIFORNIA
COASTAL COMMISSION

To Whom it may concern,

As residents of Eureka, it is our opinion that Woodley Island ^{should} be reserved for public boating purposes. There is land available on the Eureka side of the bay that is more suitable - and zoned - for a motel. Please do not allow a zone change permitting a motel on Woodley Island.

Thank you.

Sincerely,

Elisabeth & John Swingdler
Elisabeth & John Swingdler

RECEIVED
NOV 21 1995
CALIFORNIA
COASTAL COMMISSION

6262 Purdue
Eureka, CA 95503
November 14, 1995

Bob Merrill
California State Coastal Commission
45 Fremont Street
San Francisco, CA 94105-2219

Dear Mr. Merrill:

We are writing you today to let you know how we feel about the possibility of the building of a hotel and restaurant on Woodley Island here in Eureka. We think this is going to be the best thing that has happened here in Humboldt County in a long, long time. This will create jobs here which is a very definite need. It will also improve the view of the harbor for visiting boats, yachts, and ships.

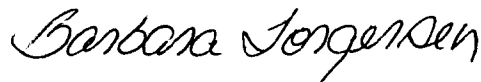
Please consider these things when you vote for the amendment change which will allow this project to commence.

Yours truly,

Tom Torgersen



Barbara Torgersen





Humboldt Bank

June 26, 1995

City of Eureka
Planning Commission
Eureka City Hall
Eureka, Ca. 95501

Subject: Harbor Inn Project
Woodley Island

Commissioners,

Over the past ten years, we have seen a tremendous decline in both the timber and fishing industries. Our only remaining major industry is the tourism industry, which not only supports the inn keepers, but restaurants, retail, and numerous other ancillary businesses as well.

Neil & Janet Prince are willing to accept the major responsibility of creating and operating a new inn, to be known as the Harbor Inn, located on Woodley Island.

The Harbor Inn will attract additional tourist to our community, thereby creating much needed new jobs on the North Coast. Additionally, the ideal location and the design of the Harbor Inn, should cause tourists to spend extra time in our area, and hopefully return at another time.

With the struggle of our community to retain a healthy economic base, I respectfully urge the planning commission to make a decision to allow this project to go forward.

Sincerely,

Edythe Vaissade,
Vice President

**SIERRA CLUB
REDWOOD CHAPTER
NORTH GROUP
Post Office Box 238
Arcata, California 95518**

RECEIVED
SEP 27 1995
CALIFORNIA
COASTAL COMMISSION

September 21, 1995

City of Eureka
531 K Street
Eureka, CA 95501

Attention: Kevin Hamblin,
Director of Community Development
and Members of Eureka City Council

Re: Proposed amendment to the Local Coastal Program to allow for a
motel/restaurant on Woodley Island.

Members of the Council and Mr. Hamblin,

The North Group of the Redwood Chapter, Sierra Club, is taking this
opportunity to make the following comments in regard to the above reference to
Woodley Island.

We cannot, at this time, support the proposed motel/restaurant project that we
contend will result in adverse environmental impacts to the Island and its maritime
environment.

Our concerns are:

- A motel/restaurant is **not** coastal dependent. There are existing Eureka waterfront properties already zoned for commercial purposes. Alternative sites must be addressed in a full EIR.
- Wildlife disturbance to the current natural area would be inevitable if additional traffic and human activities occur as a result of additional visitation.

The Sierra Club took a strong stand in the mid- to -late 1970's seeking protection of a large portion of the Island as a "natural area".

- The cumulative impacts of additional building, including any discharge to bay waters must be addressed in a full Environmental Impact Statement.
(Please refer to the statement of Dr. Milton Boyd in the Final EIR for the Marina, page B-39, August 1975).

- Aesthetically, the motel/restaurant proposal is not acceptable to us. There must be space left available for less obtrusive structures — such as envisioned in earlier documents — for use by the fishing industry and its maritime related needs.

- Early Woodley Island Marina plans had provisions for a restaurant, that is, **one** restaurant, not two. More than just a coffee shop, the *Cafe Marina* has operated as a full service restaurant and successful venture for many years. It can continue to serve the public well.

The proposed motel/restaurant would block views of Humboldt Bay as we now know them. Any large structure would affect the present low profile of the Island.

The Sierra Club has participated in the public hearing and review process regarding the Woodley Island Marina since 1975 and intends to follow through by monitoring any actions taken which may significantly alter earlier plans .

Please keep us informed of the City's next action in this matter.

Thank you.

For the Executive Committee

Lucille Vinyard, Secretary

cc: Calif. Coastal Commission
Attn: R. Merrill ✓

RECEIVED
AUG 16 1995
CALIFORNIA
COASTAL COMMISSION

2357 Lee Lane
Eureka, Ca. 95503

August 2, 1995

California Coastal Commission
Attention: Bob Merrill
45 Fremont Street, Suite #2000
San Francisco, Ca. 94105

Dear Mr. Merrill:

We were outraged to learn of a plan to develop a (3) three story motel/restaurant on Woodley Island. Our concern prompted us to secure details on this venture.

As you are aware the principals are seeking a text amendment to Local Coastal Program to allow construction of this complex. We strongly feel this facility would violate the remaining pristine quality of the island. It would also impact the existing restaurant.

This application is contrary to adopted LCP policies 9.2 and 9.4 as it pertains to visually compatible and protected views of scenic coastal areas. Further, it does not conform to the architectural theme established for all buildings at the Woodley Island Marina.

A study of staff report TA-1-95 for proponents Ted Loring, Jr., Mr. & Mrs. Neil Prince and SERA group disclosed several areas of concern in building a 60-room, 150-seat restaurant.

Their reports indicated (6) six sites were considered on the Eureka side of the waterfront. An evaluation by the Prince's found cause to reject ALL six sites. Quotes below are from their reports.

The Fisherman Building "site was too dilapidated". The Halvorsen Parcel was rejected on advice of an engineer friend "who insists on remaining nameless". The Rynecki Parcels were only given " cursory examination", etc.

It is a reasonable conclusion the six sites evaluation was only a superficial exercise. The true target site was and is Woodley Island.

We sincerely believe it is time to start development on the Eureka waterfront side. Land clearing or toxic clean-up is not economically prohibitive. If the principals are truly concerned about Eureka and its Victorian Seaport image, they would re-evaluate the Eureka side of the waterfront.

We, the undersigned, ask that you respect our opposition and act accordingly.

cc: California Coastal Commission
City of Eureka Planning Commission
The Times-Standard

NAME	ADDRESS	PHONE
1. Robert Murray	2357 Lee St. Eureka	(707) 442-1641
Thomas J. ...	1515 N. ...	707-442-9297
3. Joyce ...	1515 ...	707-442-9297
4. Myron ...	940. C 18th St Arcata	707-826-7465
5. Philip ...	1037 F St Eureka	445-8434
6. ...	1020 ... Eureka	445-8343
7. ...	2435 F St Eureka	445-8037
8. ...	123 W. ... Eureka	
9. ...	155 Center ... Arcata	
10. ...	3333 ... Eureka	443-4366 95503
11. ...	117 Leever ... Arcata	
12. Arcata	95519
13.	_____	
14.	_____	
15.	_____	

SEP 13 1995

From

❖ NO MOTEL ON WOODLEY ISLAND ❖

If you **Do Not** want to see a zoning change to permit the development of a motel on Woodley Island, please join in opposition of the "Loring Text Amendment to the Zoning Provisions Applicable in the PF/M (Public Facilities/Marina) District on Woodley Island (Application No. TA-2-94)." The proposed amendment would provide for the establishment of a motel on Woodley Island and may limit future water-dependent public facilities from being developed.

We, the undersigned, are opposed to a motel being developed on Woodley Island.

NAME	ADDRESS	PHONE	MY NAME MAY BE USED IN ENDORSEMENTS/ADVERTISEMENTS
<i>Gene Casagrande</i>	<i>738 Second St</i>	<i>442-7861</i>	<i>yes</i>
<i>Douglas Casagrande</i>	<i>206 "I" St</i>	<i>442-4054</i>	<i>yes</i>
<i>Angela Casagrande</i>	<i>206 "I" St.</i>	<i>442-4054</i>	<i>yes</i>
<i>Gene Stray</i>	<i>728 2nd St</i>	<i>442-5741</i>	<i>no</i>
<i>Diana Casey</i>	<i>1624 Lowell St.</i>	<i>442-5520</i>	<i>NO</i>
<i>John K</i>	<i>4127 SOULE ST.</i>	<i>442-1419</i>	<i>YES</i>
<i>Al</i>	<i>309 Second St.</i>	<i>443-9842</i>	<i>no</i>
<i>DARRIN BREEN</i>	<i>3601 HST</i>	<i>442-7482</i>	<i>NO</i>
<i>Darlene Lytle</i>	<i>5064 Vance Ave. #6</i>	<i>443-4491</i>	<i>Yes</i>
<i>Glyssa Bernhart</i>	<i>539 5th Street</i> <small>EUREKA, CA</small>	<i>445-1411</i>	<i>NO</i>
<i>W. DeMunick</i>	<i>2585 W. WilliamSt</i>	<i>442-7493</i>	<i>NO</i>
<i>Mimi Battle</i>	<i>1475 John Hill Rd.</i>	<i>442-4447</i>	<i>Yes</i>
<i>Fritz Sorensen</i>	<i>1651 Vernon Eureka</i>	<i>443-5448</i>	<i>Yes</i>
<i>Robin Sorensen</i>	<i>1651 Vernon st.</i>	<i>443-5448</i>	<i>Yes</i>
<i>John Gullam</i>	<i>P.O. Box 4906 Arcata</i>	<i>626-9121</i>	<i>yes</i>

"TO SAVE COPYING AND MAILING COSTS, ONLY THE FIRST SHEET OF THE PETITION HAS BEEN REPRODUCED. A TOTAL OF 546 PEOPLE SIGNED THE PETITION."