



**CITY OF CRESCENT CITY PLANNING COMMISSION
AND ARCHITECTURAL REVIEW COMMITTEE**

**Commission Members: Ray Altman, Chairperson
Holly Greene, Vice-Chairperson • Brad Kime • John Wendt • Ray Walp**

Incorporated April 13, 1854

web: www.crescentcity.org

Regular Meeting

**Thursday, December 10, 2020 at 5:30 p.m.
VIRTUAL VIA ZOOM MEETINGS**

Due to the current public health emergency resulting from COVID-19, the public may access and participate in the public meeting using one or more of the following three methods: (1) participate online via Zoom—details to join the meeting will be on both the City of Crescent City—City Hall Facebook page as well as the City of Crescent City website (www.crescentcity.org); (2) watch the meeting via livestream on YouTube (Channel: City of Crescent City, California) and submit comments via publiccomment@cityofcrescentcity.org; or submit a written comment by filing it with the City Clerk at 377 J Street, Crescent City, California 95531 prior to 4:00 pm, December 10, 2020. If you require a special accommodation, please contact Heather Welton at (707) 464-9506 ext.226.

AGENDA

I. CALL TO ORDER:

ROLL CALL:

II. PUBLIC COMMENT: The public may address the Planning Commission on any item of interest that is within the Commission's subject matter jurisdiction or that appears on the agenda. The Commission is not able to discuss extensively or act on any items that do not appear on the agenda. After receiving recognition by the Chairperson, please state your name and city or county residency for the record. Public comment is limited to three (3) minutes or other reasonable limitations specified by the Chairperson on particular topics or individual speakers (Gov't Code §54954.3(b)).

III. CONSENT CALENDAR: None.

IV. APPROVAL OF MINUTES:

IV-A. Approval of the minutes of the November 12, 2020 Regular Meeting of the Crescent City Planning Commission and Architectural Review Committee.

V. ARCHITECTURAL REVIEW:

V-A. Variance for 411 A Street Application #V20-05 & AR20-03

A variance to allow a reduction in side yard and rear yard setbacks. The variance will allow the proposed garage to be constructed at a 15-ft rear yard setback, a reduction from the required 20-ft rear yard setback and 10-ft side yard setback, a reduction from the required 20-ft side yard setback for garages.

VI. NEW BUSINESS:

VI-A Beach Front Master Park Plan Presentation from Holly Wendt, Recreational Director and PGA Design

VI-B Selection of Chairperson and Vice Chairperson for 2021

VII. REPORTS, CONCERNS, REFERRALS: In accordance with Gov't Code §54954.2(a)(2),

Planning Commissioners or staff may briefly respond to public comment, make brief announcements or reports, or ask questions for clarification. Planning Commissioners or the Commission may also direct staff to report back on any matter at a subsequent meeting or to place a matter of business on a future agenda.

IX. ADJOURNMENT: Adjourn to the regular meeting of the City of Crescent City Planning Commission and Architectural Review Committee. Next meeting scheduled for Thursday January 14, 2020 at 5:30 p.m. at the Flynn Center, 981 H Street, Crescent City, CA 95531

POSTED:

December 7, 2020

By: Heather Welton

Office Technician



**CITY OF CRESCENT CITY PLANNING COMMISSION
AND ARCHITECTURAL REVIEW COMMITTEE**

**Commission Members: Ray Altman, Chairperson
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**Thursday, November 12, 2020 at 5:30 p.m.
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Minutes

I. CALL TO ORDER: Chairman Altman called the meeting to order at 5:30 pm.

ROLL CALL: Commissioners Present: Chairman Raymond Altman, Vice-Chair Holly Greene, Commissioner Brad Kime, Commissioner John Wendt, Commissioner Ray Walp.
Staff Present: City Manager Eric Wier, Public Works Director Jonathan Olson, Office Technician/Planning Secretary Heather Welton, SHN Contract planner Garry Reese.

II. PUBLIC COMMENT: The public may address the Planning Commission on any item of interest that is within the Commission's subject matter jurisdiction or that appears on the agenda. The Commission is not able to discuss extensively or act on any items that do not appear on the agenda. After receiving recognition by the Chairperson, please state your name and city or county residency for the record. Public comment is limited to three (3) minutes or other reasonable limitations specified by the Chairperson on particular topics or individual speakers (Gov't Code §54954.3(b)).

There was no public comment.

III. CONSENT CALENDAR: *There was none.*

Commissioner Kime joined the meeting at 5:38

IV. APPROVAL OF MINUTES:

IV-A. Approval of the minutes of the August 13, 2020 Regular Meeting of the Crescent City Planning Commission and Architectural Review Committee.

On a motion by Commissioner Wendt, seconded by Vice Chair Greene and carried unanimously on a 4-0 polled vote, with Commissioner Walp absent, the Crescent City Planning Commission and Architectural Review Committee approved the minutes of the August 13, 2020 Regular Meeting.

IV-B. Approval of the minutes of the October 8, 2020 Regular Meeting of the Crescent City Planning Commission and Architectural Review Committee.

On a motion by Vice Chair Greene, seconded by Commissioner Wendt, and carried unanimously on a 4-0 polled vote, with Commissioner Walp absent, the Crescent City Planning Commission and Architectural Review Committee approved the minutes of the October 8, 2020 Regular Meeting.

V. ARCHITECTURAL REVIEW:

V-A. Conditional Use Permit Amendment for CAN 20-01A Fifth and Green

Review the applicant's request to amend their existing Conditional Use Permit (CAN 20-01) that was approved by the Planning Commission on August 13, 2020 for a cannabis dispensary (storefront retail) and delivery service. The current application proposes a cannabis microbusiness that would include cannabis manufacturing (non-volatile) and distribution, in addition to the previously approved storefront retail and delivery service activities. All these activities would occur on the same premises in an existing building at 1611 Fifth Street (APN 118-100-024).

Chairman Altman opened the Public Hearing at 5:43 pm.

Garry Reese, with SHN, gave a brief background and description of the proposed amendment to CAN 20-01A for Fifth and Green.

The following residents addressed the Commission:

Julie Baldorek- A property owner of 509 O Street. A property that is across the road from Fifth and Green. She stated that she was in support of the proposed amendment but wanted to make sure that the CEQA exemption was correct and that it didn't infer with any wetland. She said she is doing her own research with a biologist and would like the Planning Commission to make their decision at a later date so she can do more research on the CEQA exemption.

There was no further public comment.

Eric Gunither, applicant, stated that the process in which they're proposing involves extracting from the plants with water and ice and that everything involved is purely an organic matter and processed inside the facility.

Eric Taylor, applicant, stated that the Fifth and Green is located in an already developed parcel and that they location is already connected to City water and sewer. He said if they were to submit for a new development then it would have to go the CEQA process, but it is unnecessary for what they're proposing.

Chairman Altman closed the Public Hearing at 6:07 pm.

Commissioner Walp joined the meeting at 6:11 pm.

On a motion by Commissioner Kime, seconded by Commissioner Wendt, and carried unanimously on a 4-0 polled vote, with Commissioner Walp abstaining his vote, the Crescent City Planning Commission and Architectural Review Committee approved the Conditional Use Permit Amendment to CAN 20-01A for Fifth and Green with Condition of Approvals 1-13 being met.

VI. NEW BUSINESS: *There was none.*

VII. REPORTS, CONCERNS, REFERRALS: In accordance with Gov't Code §54954.2(a)(2),

Planning Commissioners or staff may briefly respond to public comment, make brief announcements or reports, or ask questions for clarification. Planning Commissioners or the Commission may also direct staff to report back on any matter at a subsequent meeting or to place a matter of business on a future agenda.

Director Olson let the Commission know that there was not going to be a Special Planning Commission Meeting in November.

City Manager, Eric Wier, stated that the Beach Front Park Master Plan should be ready by the next Regular Planning Commission Meeting. He also stated that it looked like Measure S may pass.

IX. ADJOURNMENT: There being no further business to come before the Planning Commission, Chairman Altman adjourned the meeting at 6:11 pm to the Regular Meeting of the City of Crescent City Planning Commission and Architectural Review Committee. Next meeting scheduled for Thursday, December 10, 2020 at 5:30 p.m. at the Flynn Center, 981 H Street, Crescent City, CA 95531

ATTEST:

Heather Welton, Planning Secretary/Office Technician

**Crescent City Planning Commission
December 10, 2020
Staff Report**

Agenda Item#: V.A.

Application #: V20-05 & AR20-03

Recommended Planning Commission Actions:

Staff recommends that the Planning Commission take the following actions:

- A) Open the public hearing.
 - 1) Receive the Staff Report on the Variance Permit application.
 - 2) Receive presentation from applicant concerning consistency with the conditions in Section 17.56.010 (E) of the CCMC. These provide the justification to help support the approval or denial of the variance request.
 - 3) Receive public comments on the Variance Permit application.
- B) Close the public hearing.
- C) Consider the alternatives for approval/denial in the staff report.
- D) Adopt the Recommended Findings.
- E) Take action on the application #V20-05 subject to the Resolution 2020-02 and any additional conditions adopted by the Planning Commission at the public hearing.

Project: A variance to allow a reduction in side yard and rear yard setbacks. The variance will allow the proposed garage to be constructed at a 15-ft rear yard setback, a reduction from the required 20-ft rear yard setback and 10-ft side yard setback, a reduction from the required 20-ft side yard setback for garages.

Applicant: Jeremy LaFazio (LNL Construction)

Owner: Deborah Holloway

Site Address: 411 A Street

APN: 118-150-066

Lot Size: +/- 6,787 sq. ft. / +/- 0.155 acres

Project Size: +/- 720 sq. ft.

General Plan Land Use: Residential Multi-Family (6-15)

Zoning: R-2 (Moderate Density Residential District)

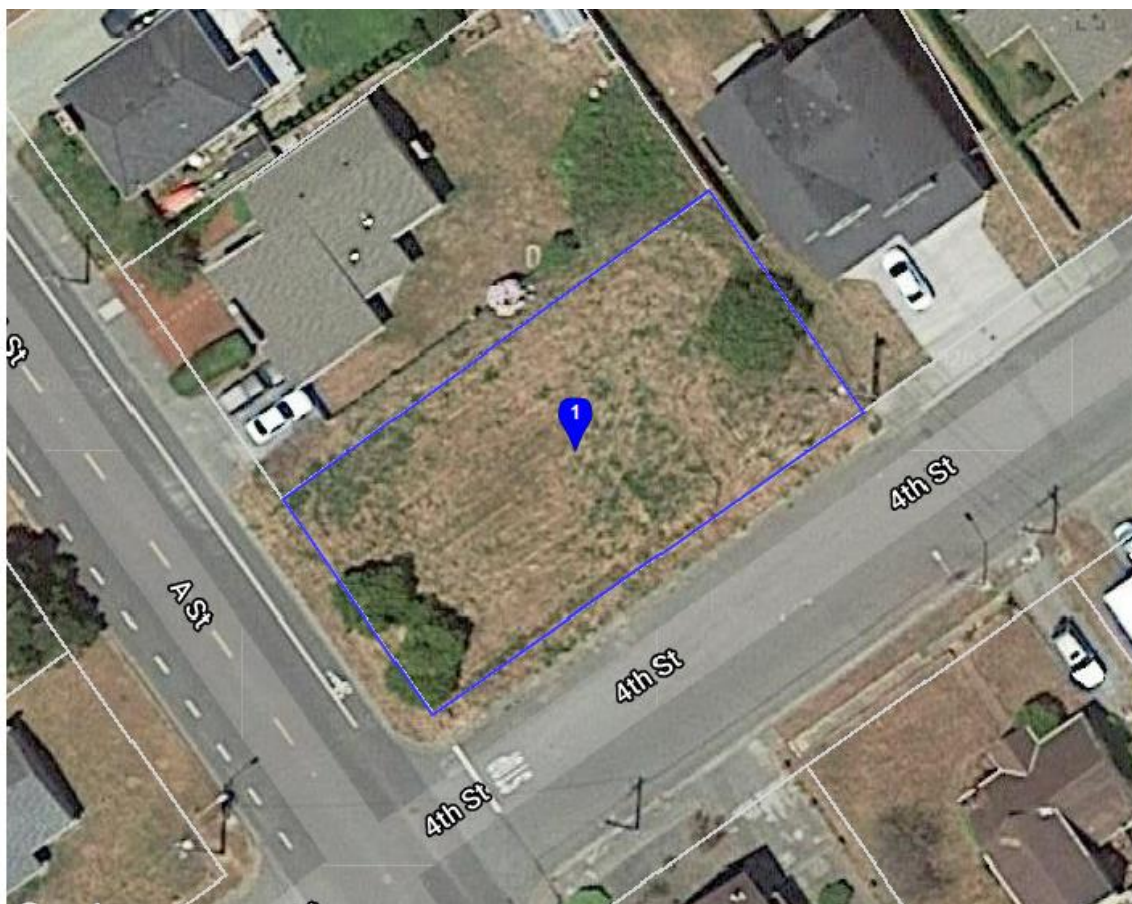
Coastal: No

Surrounding Zoning/Uses: South – R-2 (Moderate Density Residential District)
 East - R-2 (Moderate Density Residential District)
 West - R-2 (Moderate Density Residential District)
 North - R-2 (Moderate Density Residential District)

Background & Project Description:

The project site is an undisturbed vacant parcel adjacent to an existing residential development. The site is zoned for multi-family residential development consistent with the applicant's plans. The applicant intends to install a 27'x56' (1,512 sq. ft.) single story manufactured home on the parcel along with a 24'x30' (720 sq. ft.) detached garage containing an accessory dwelling unit (ADU) on the second floor, but the garage will not fit within the setbacks (20-foot rear). The applicant requests a variance to have the garage encroach into the rear setback by 5 feet creating a

15-foot rear setback and 10-ft side yard setback, a reduction from the required 20-ft side yard setback for garages. The installment of the manufactured home and the ADU do not require a variance.



Picture: ParcelQuest (accessed 11/18/2020)

General Plan Consistency:

The general plan designates the project site within the Multi-Family Residential (6-15) (MF 6-15). The MF 6-15 land use designation reads as follows:

This designation provides for moderate to high density residential development within the urban boundary. Residential densities range from a minimum of six to a maximum of 15 dwellings units per acre. The principal permitted uses are duplexes and clustered multiple-unit buildings. Other uses permitted in this designation include single family dwellings, accessory buildings, and home occupations. The City may grant conditional use permits for churches, day care (exceeding 14 children), convalescent or assisted care homes, professional offices, guest lodging, parking lots and small public facilities (page 1-7).

The General Plan envisions a multi-family residential with accessory structures. However, a reduction in setbacks requires a variance permit (see below). Staff believes that the proposed use (a residential with an accessory structure) is consistent with the Land Use Plan.

Zoning Code Consistency:

The Crescent City Municipal Code (CCMC) defines the following applicable uses as principally permitted in the R-2 (Moderate Density Residential) District:

The purpose of the R-2 district is to provide living areas within the city where the residential density is of moderately dense concentrations and where regulations are designed to be those of a low density residential district, except as to the concentrations of dwelling units and ancillary compatible uses (17.14.010(A)).

17.14.020 Uses.

A. The principal permitted use in the R-2 district is low density multi-family which includes:

- 1. Dwelling groups consisting of one-family, two-family, or multiple dwellings, commensurate with the requirements of Section 17.14.030;*
- 2. Accessory buildings;*

Staff believes that the proposed project is a principally permitted use defined as a “one-family dwelling” with an “accessory building” use is consistent with the R-2 (Moderate Density Residential) District. However, as previously discussed, the project does not meet the required minimum rear setback specified in the Municipal Code Zoning Ordinance. The R-2 District’s setbacks are:

17.14.030 Height and area regulations.

In the R-2 district the height of buildings and the minimum dimensions of yards and lots shall be as follows:

B. Area and Yards.

- 1. Front Yard. Twenty feet;*
- 2. Side Yard. Minimum five feet for interior and corner lots. Reverse corner lots of the street side shall have a side yard equal to one-half the required front yard of the lots abutting the rear of such reversed corner lots;*
- 3. Rear Yards. Minimum twenty feet;*

A review of the submitted site plan (See Attachment A), reveals a proposed a 15-ft rear yard setback, a reduction from the required 20-ft rear yard setback and 10-ft side yard setback, a reduction from the required 20-ft side yard setback for garages. A reduction in setbacks requires a variance permit.

Variance Permit Review:

Under California planning law granting of a variance requires that specific findings be made, primarily where physical constraints would limit a property in a unique situation. City Code (Chapter 17.56 Variances Municipal Code) generally reflects these requirements noting that it shall be shown:

When unreasonable and unnecessary hardships or results inconsistent with the general purpose of this title result through the strict and literal interpretation and enforcement of the provisions thereof, the planning commission of the city shall have authority as an administrative act subject to the provisions of this section, to grant upon such conditions as it may determine such

variances from the provisions of this code as may be in harmony with its general purpose and intent so that the spirit of this code shall be observed, public safety and welfare secured, and substantial justice done. The sole purpose of any variance shall be to prevent discrimination and undue hardship and no variance shall be granted which would have the effect of granting a special privilege not shared by other property in the same vicinity and zone. Before any variance may be granted the planning commission or the city council on appeal, it shall be shown:

- A. That there are exceptional and extraordinary circumstances of conditions applicable to the property involved;*
- B. That such a variance is necessary for the preservation and enjoyment of the substantial property right possessed by other property in the same vicinity and zone and denied to the property in question;*
- C. That the granting of such variance will not be marginally detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which property is located;*
- D. The granting of such variances will not adversely affect the general plan for Crescent City;*
- E. That a public hearing wherein the applicant is heard and in which he substantiates all of the conditions cited above; and*
- F. That the planning commission is reviewing such requests and hearing the evidence finds that the conditions of subsections A through F of this section have been met.*

Staff Analysis:

Proposal – Allow 15-foot rear yard setbacks and 10-ft side yard setbacks for the garage. The Applicant is requesting a variance from the minimum rear yard and side yard setback for garages. The applicant is requesting a 15-foot rear yard setback instead of the 20-foot rear yard setback and 10-ft side yard setback, a reduction from the required 20-ft side yard setback for garages as required by Sections 17.14.020 & 17.14.030 of the CCMC. The ADU is not part of the variance (Gov. Code, § 65852.2, subd. (a)(3)) and neither is the manufacturing home.

This project is consistent with the Crescent City General Plan and Land Use. The project does not meet the required minimum rear yard and side yard setbacks specified in the Municipal Code Zoning Ordinance. The following determinations must be made:

Garage. Per the CCMC 17.04.205, a “Private garage” means an accessory building or portion of the main building designed and/or used for the shelter or storage of vehicles by the occupants of the main building

Parking. The garage fulfills the required covered parking for the main residence, per CCMC 17.14.050(A) "A minimum of two off-street parking spaces for each dwelling unit, one of which shall be covered." The ADU does not require additional parking.

Height. Although the accessory structure/garage are limited to 13-ft in height (CCMC 17.14.040(D)), there are no ADU height [maximum] restrictions in state ADU law, but local agencies may impose height limits provided that the limit is no less than 16 feet. (Gov. Code, § 65852.2, subd. (a)(1)(B)(i)). In other words, the City may not restrict an ADU up to a height of

16-ft but may set a maximum height above 16-feet. There are currently no local ADU height restrictions and the State ADU laws supersedes local laws in ADU matters (until a local ADU ordinance is implemented).

Setbacks. The ADU can have reduced setbacks through state guidelines (Gov. Code, § 65852.2, subd. (a)(1)(D)(vii)) the variance allows the garage setbacks to be aligned with the proposed ADU.

Accessory building/garage. The following additional City code discusses the regulations for accessory structures and garages for the R-2 District followed by staff determinations:

Coverage of the rear yard by accessory buildings or covered patios shall be limited to fifty percent of the required rear yard area. In addition, no portion of the main building shall extend into the rear yard twenty-foot setback. (CCMC 17.14.040(B))

As proposed, the accessory building/garage will not exceed the 50% coverage of the required rear yard, nor does any portion of the main building extend into the rear yard setbacks.

Accessory buildings, structures for covered patios, may be located anywhere within the required rear yard provided all building and fire prevention code requirements are met and a five-foot passage from one side yard, to the area to the rear of the main building, to the other side yard shall be maintained. This passage shall provide ready access around the main building. Further, that construction on accessory buildings may only be started after the main building on the lot has been roofed and has had the siding constructed. (CCMC 17.14.040(C))

As proposed, the accessory building/garage will extend into the rear yard setbacks and fire prevention requirements and five-foot passages have been added to the conditions of approval. Additionally, the construction of the accessory building/garage shall be required to start after the main structure has been roofed and sided.

On corner lots or reverse corner lots no accessory building, structure or covered patio shall be located closer to the street side property line than a distance equal to the required side yard on the street side. (CCMC 17.14.040(E))

As proposed, the accessory building/garage will not be located closer than 10-ft to the side street property line, equal to the distance of the required side yard setbacks on the street side.

Garages on interior lots may occupy side yards to a point not to exceed twenty-five feet from rear property lines. Garages on corner or reverse corner lots shall not be built closer than twenty feet to any street side property line. (CCMC 17.14.040(G))

As proposed, the accessory building/garage will be constructed within 20-ft of the property line of the street side property line. This proposed plan would require a variance to allow a 10-ft side yard setback for the garage, a reduction from the required 20-ft side yard setbacks for garages.

The neighboring properties are single-family homes with two car garages which is what the applicant intends for the subject property. Granting the variance will not be detrimental to the public or injurious to the property and it will not be in conflict with the city's general plan. Staff supports the granting of the variance.

Subsection E. above provides an opportunity for the applicant to provide the justification for making the findings required to approve this variance request.

Staff Recommendations:

Based upon the analysis of information available the staff has developed two alternatives to be considered by the commission. It is recommended that the Planning Commissioners visit the site prior to the meeting.

Alternative One:

Grant the variance request to allow the garage to be constructed with a 15-foot rear yard and 10-foot side yard setbacks. With this alternative the property would be brought into legal non-compliance with the rear yard and side yard setback requirements.

Alternative Two:

Deny the variance request. The denial would mean a relocation of the garage to meet the minimum 20-foot rear yard and 20-foot side yard setbacks. With this alternative the property would be brought into compliance with the rear yard and side yard setback requirements. This would require redesigning the proposed project

Environmental Determination:

The proposed project is determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3), 15303(e), 15305(a), and 15332 of the CEQA Guidelines.

A project is exempt from CEQA if: The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (14 CCR § 15061(b)(3))

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. (14 CCR § 15303(e))

Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but

not limited to: (a) Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel. (14 CCR § 15305(a))

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.(c) The project site has no value, as habitat for endangered, rare or threatened species.(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.(e) The site can be adequately served by all required utilities and public services. (14 CCR § 15332)

Recommended Findings:

Staff recommends that the Planning Commission make the following findings:

- A. The proposed project is consistent with the Crescent City General Plan and Zoning Code.
- B. Approve the Site Plan and Architectural Review.
- C. The project satisfies items A through F of Chapter 17.46 (Variances) of the Municipal Code.
- D. The proposed activity, as conditioned, will not result in significant and unavoidable impacts on the environment.
- E. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Sections 15061(b)(3), 15303(e), 15305(a), and 15332 of the CEQA Guidelines.
- F. The proposed location of the variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Further Action:

Alternative One: The Commission may set any additional conditions of approval in the following Resolution (See Attachment B).

Alternative Two: No further action on this item is necessary unless the Commission's actions are appealed to the City Council.

The order of the planning commission in granting or denying a variance shall become final and effective ten days after the rendering of its report granting or denying the variance unless within such ten day period an appeal in writing is filed with the council by any person dissatisfied with the decision of the planning commission. The filing of such appeal within such limit shall stay the effective date of the order of the planning commission until such time as the council has acted on the appeal. (CCMC 17.56.030)

Attachments: A) Variance Application
B) Resolution

CITY OF CRESCENT CITY Development Permit Application

TYPE OR PRINT CLEARLY

V-A Attachment A
Return completed application to:
Planning Department
377 J Street
Crescent City, CA 95531
(707) 464-9506 (707) 465-4405 fax

Applicant	Street Address	City	Zip Code	Day Phone
Representative (if any)	Street Address	City	Zip Code	Day Phone
Property Owner	Street Address	City	Zip Code	Day Phone
Correspondence to be sent to <input type="checkbox"/> Applicant <input type="checkbox"/> Representative <input type="checkbox"/> Owner				

Project Address	Assessor's Parcel No.	
411 A Street Crescent City CA, 95531	118-150-006	
Description of proposed project (attach sheets if necessary)		
27x56 Manufactured home. 24x30 Garage with ADU on Second Story. Garage to be two story approx. 24' tall.		
Existing Land Use	Adjacent Uses	Building Coverage
NONE	Residential	2,232 sq.ft. existing
Project Acreage	Project Height	Building Coverage
	24'	sq.ft. proposed
Parking (number of spaces)	Paved Area	Grading Required? NO (if yes, attach preliminary grading plan)
Diking, dredging, or filling of open coastal water, wetlands or riparian/drainage areas. (Attach biological report and preliminary grading plans.)		
Land Division or Boundary Adjustment. (Include tentative map with existing property lines, proposed lots, lot sizes, dimensions, access, physical features and proposed improvements, utilities, etc.)		

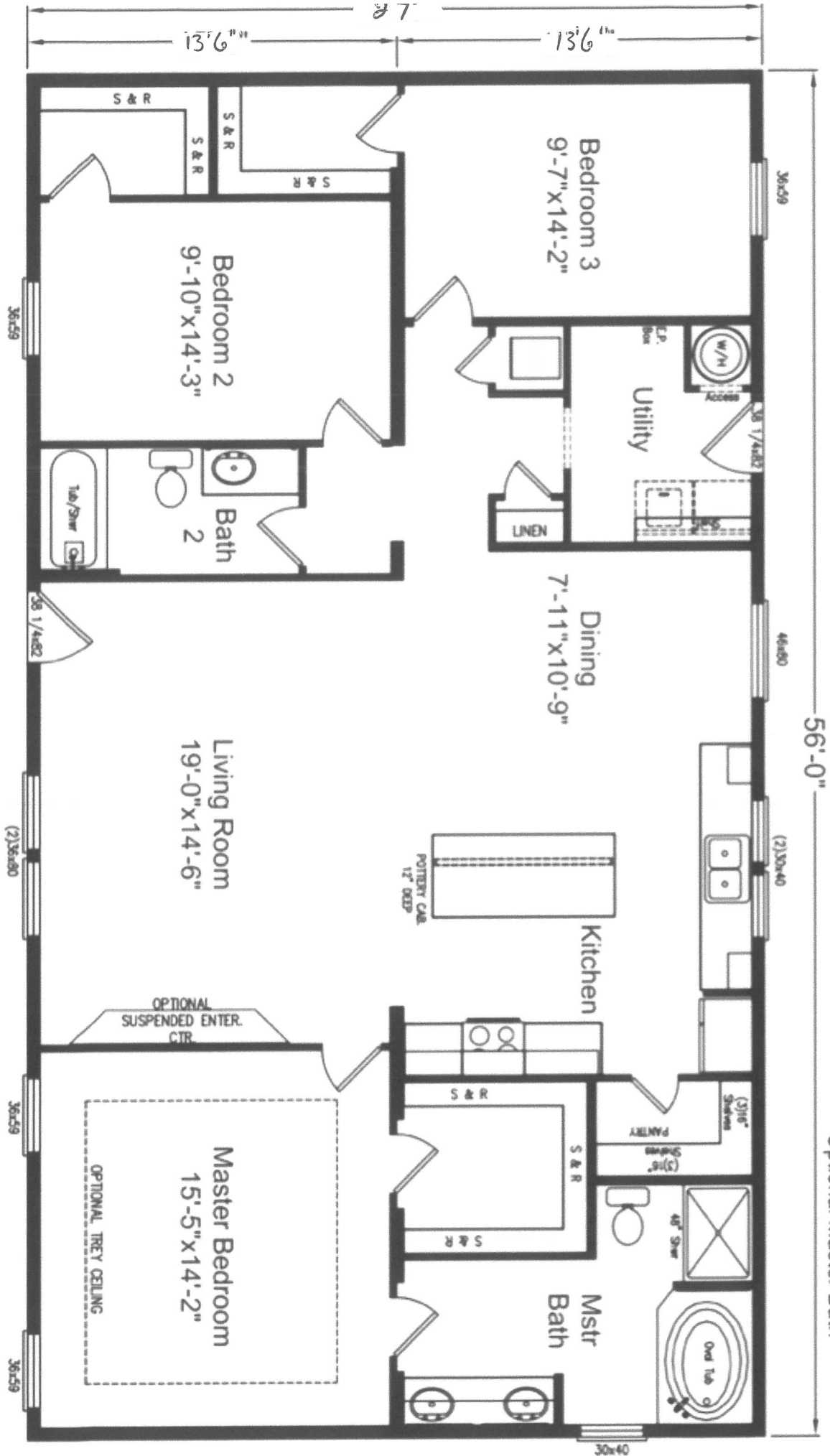
Applicant/Representative: I have reviewed this application and the attached material. The provided information is accurate.	Property Owner/Authorized Agent: I have read this application and consent to its filing
Signed _____ Date 11/5/2020	Signed _____ Date _____
TYPE OF APPLICATION <input type="checkbox"/> Architectural Review <input type="checkbox"/> CEQA Review <input type="checkbox"/> Coastal Development Permit <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Home Occupation	<input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Municipal Code Amendment/Rezone <input type="checkbox"/> Parcel Merger <input type="checkbox"/> ROW or Street Abandonment <input type="checkbox"/> Special Review
	<input type="checkbox"/> Subdivision/Minor <input type="checkbox"/> Subdivision/Major <input type="checkbox"/> Use Permit <input checked="" type="checkbox"/> Variance or Waiver <input type="checkbox"/> Other

REQUIRED SUPPLEMENTAL	<input checked="" type="checkbox"/> Application Form <input checked="" type="checkbox"/> Application Fee <input checked="" type="checkbox"/> Supplemental Application Forms (variance home occupation, etc.) <input checked="" type="checkbox"/> Project property deed(s) <input checked="" type="checkbox"/> Proof of applicant's legal interest in the property (escrow, etc.)	Project plans: * <input checked="" type="checkbox"/> Project site plans (buildings, parking, etc.) <input checked="" type="checkbox"/> Building floor plans and elevations <input checked="" type="checkbox"/> Preliminary grading/drainage plans <input type="checkbox"/> Landscaping/irrigation plans/dumpster <input type="checkbox"/> Sign plans/elevations <input type="checkbox"/> Color/materials samples <input type="checkbox"/> Subdivision/lot line adjustment map <input checked="" type="checkbox"/> Written Project Description <input type="checkbox"/> Preliminary Title Report <input type="checkbox"/> Special Project Justification/per code
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*Project Plans: For Subdivision one set of full size plans and/or one set not to exceed 11" by 18" in size are to be provided. Specific information may be required for plans - ask staff for additional information.

OFFICIAL USE ONLY	Application Number(s)	Filing Fees	Date Filed	Receipt #
	AR 20-03 120-05	924.50	11-17-20	879968
	Date Application Completed	Zoning	General Plan (LUP)	
	11-17-20			
	CEQA: Exempt Negative Declaration Mitigated Negative Declaration Environmental Impact Report			
	Review By Planning Commission City Council Architectural Review Planning/Public Works			
Public Hearing	Office Hearing	Appealable to Coastal Commission?		
Other Notes:		Approved:		

MAKE CHECKS PAYABLE TO CITY OF CRESCENT CITY



MAIN Home

2PG
CC

Doc # 20192180
Page 1 of 2
Date: 6/26/2019 10:49A
Filed by: CRESCENT LAND TITLE
Filed & Recorded in Official Records
of COUNTY OF DEL NORTE
ALISSIA D. NORTHRUP
COUNTY CLERK-RECORDER
Fee: \$93.00

277
16

RECORDING REQUESTED BY:
Crescent Land Title Company

**WHEN RECORDED MAIL TO AND MAIL
TAX STATEMENTS TO:**
Deborah H. Holloway
622 J Street
Crescent City, CA 95531

SB2 EXEMPT
A transfer subject to documentary
transfer tax (DDT)
GC 27388.1(a)(2)

Escrow No.: 27070CC
Title No.: 27070CC

APN: 118-150-066-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

- ☐ This transfer is exempt from the documentary transfer tax.
- ☒ **The documentary transfer tax is \$77.00** and is computed on:
 - ☒ the full value of the interest or property conveyed.
 - ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
- ☒ The property is located in the City of Crescent City

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Constance S. Cole, as Trustee of The Constance and Dennis Cole Living Trust, U/A dated July 19, 2006

hereby GRANT(S) to

Deborah H. Holloway, an unmarried woman

THE REAL PROPERTY HEREIN REFERRED TO IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF DEL NORTE AND IS DESCRIBED AS FOLLOWS:

All of that property situated in the County of Del Norte, State of California, and commonly known as 411 A Street, Crescent City, CA, which property is bounded and described as follows:

Beginning at the most Southerly corner of Block 35 of the City of Crescent City according to the Official Surveys and Monuments thereof: and running

thence Northerly along A Street 60 feet;

thence at right angles Easterly 120 feet;

thence at right angles Southerly 60 feet to Fourth Street; and

thence Westerly along Fourth Street 120 feet to the point of beginning.

APN: 118-150-066-000

Dated: June 18, 2019

Constance S. Cole, as Trustee of The Constance and Dennis Cole Living Trust, U/A dated July 19, 2006

BY: Constance S. Cole, Trustee
Constance S. Cole, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

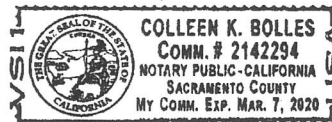
County of SACRAMENTO

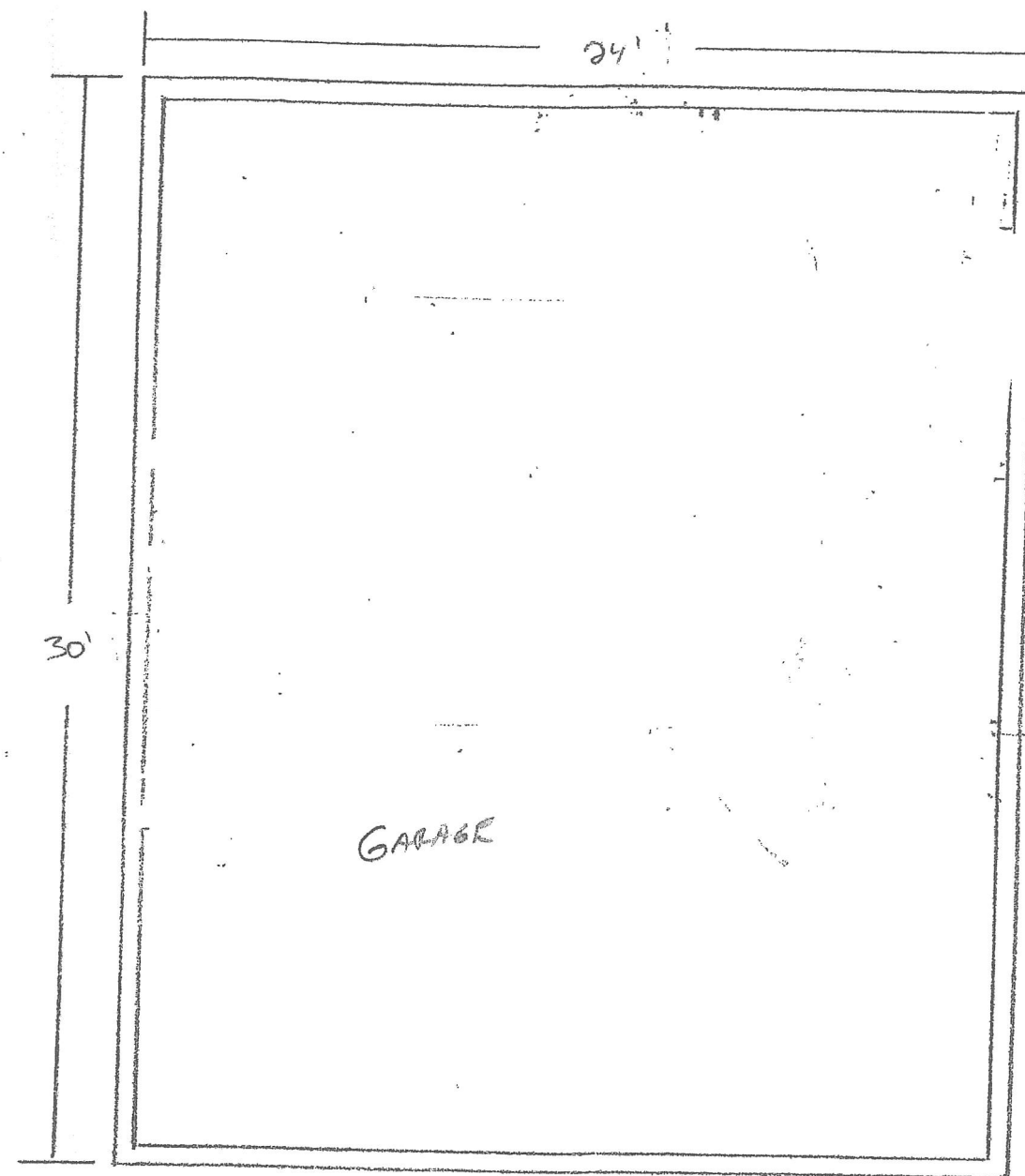
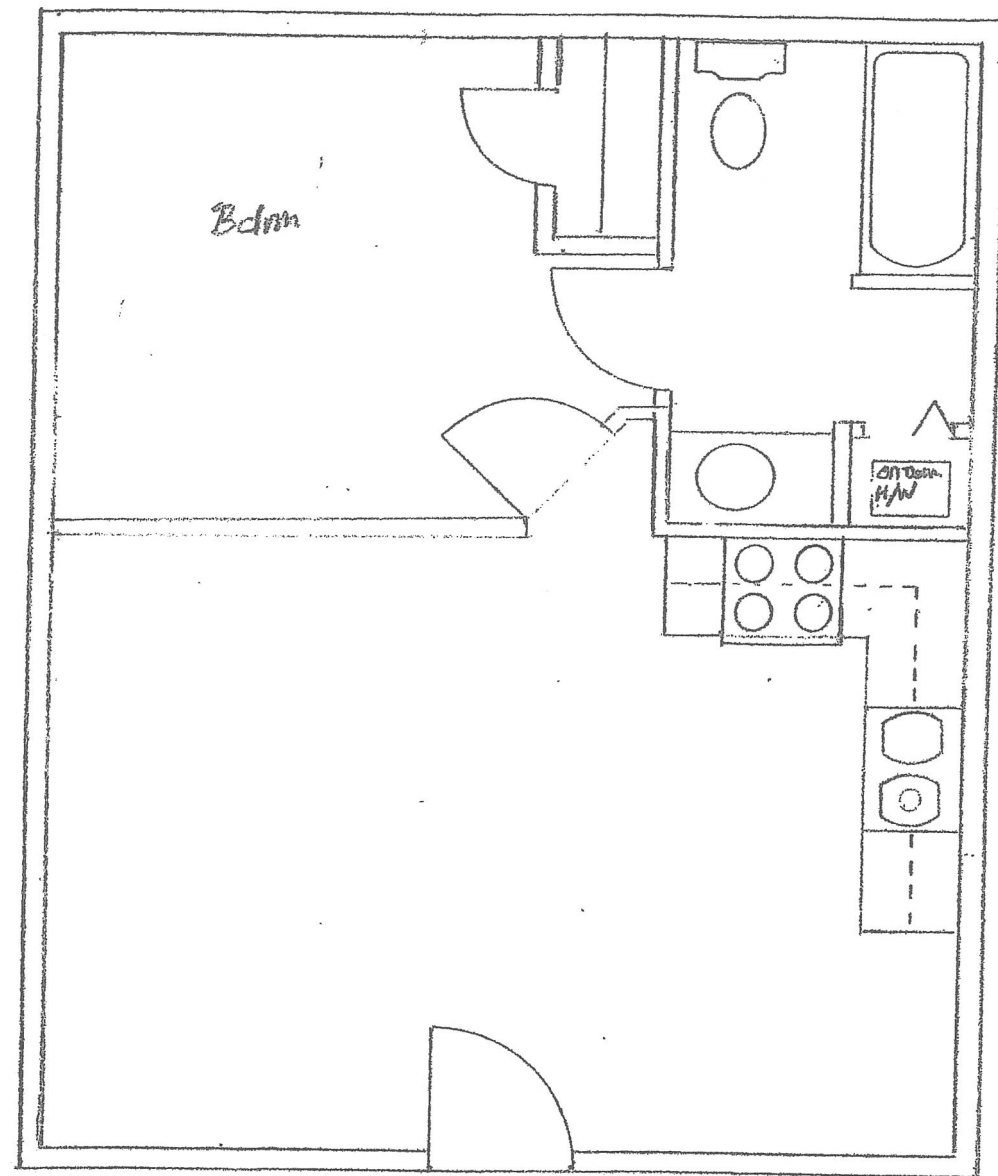
On 6/19/2019 before me, COLLEEN K BOLLES, Notary Public, personally appeared Constance S. Cole who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

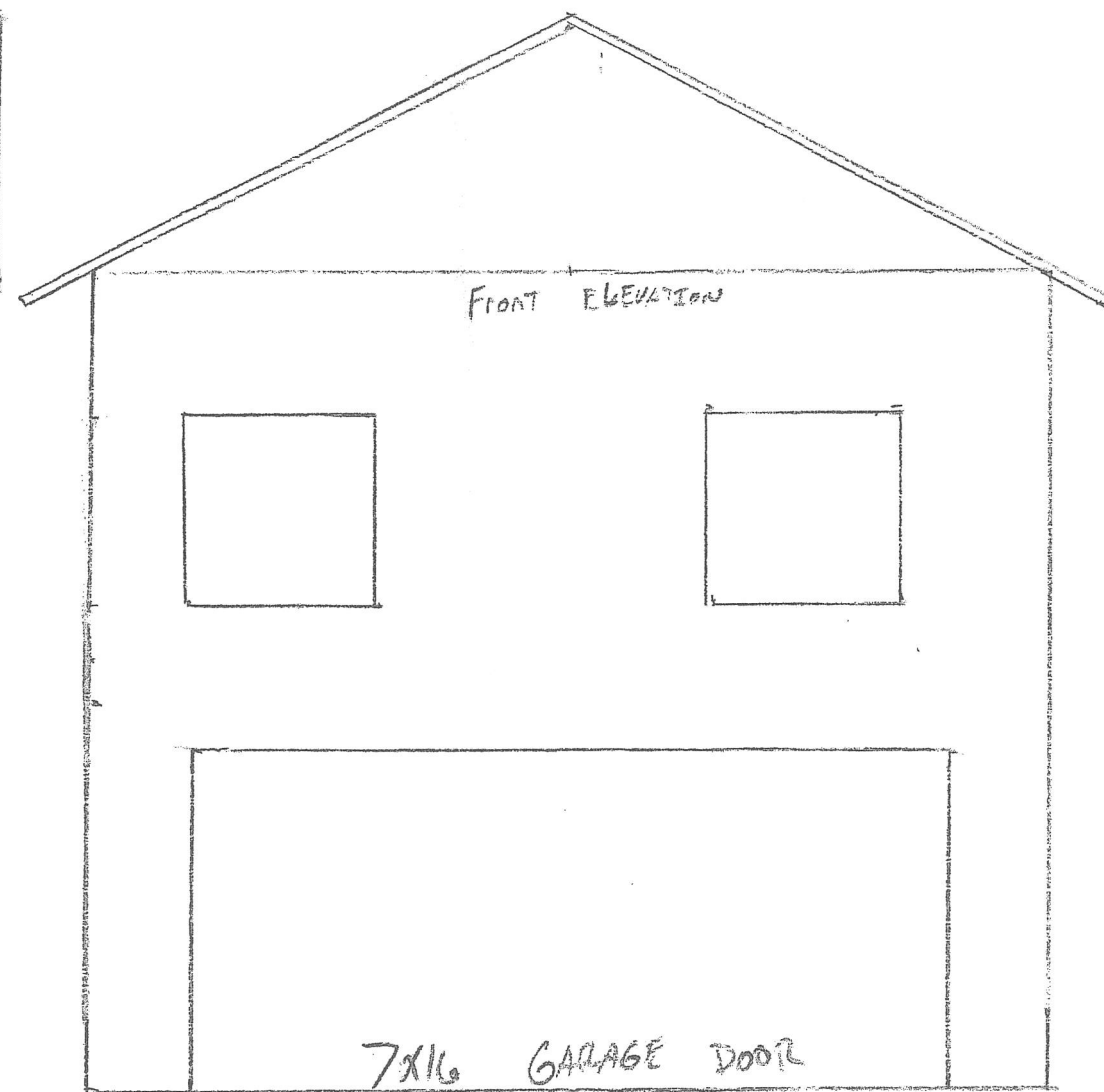
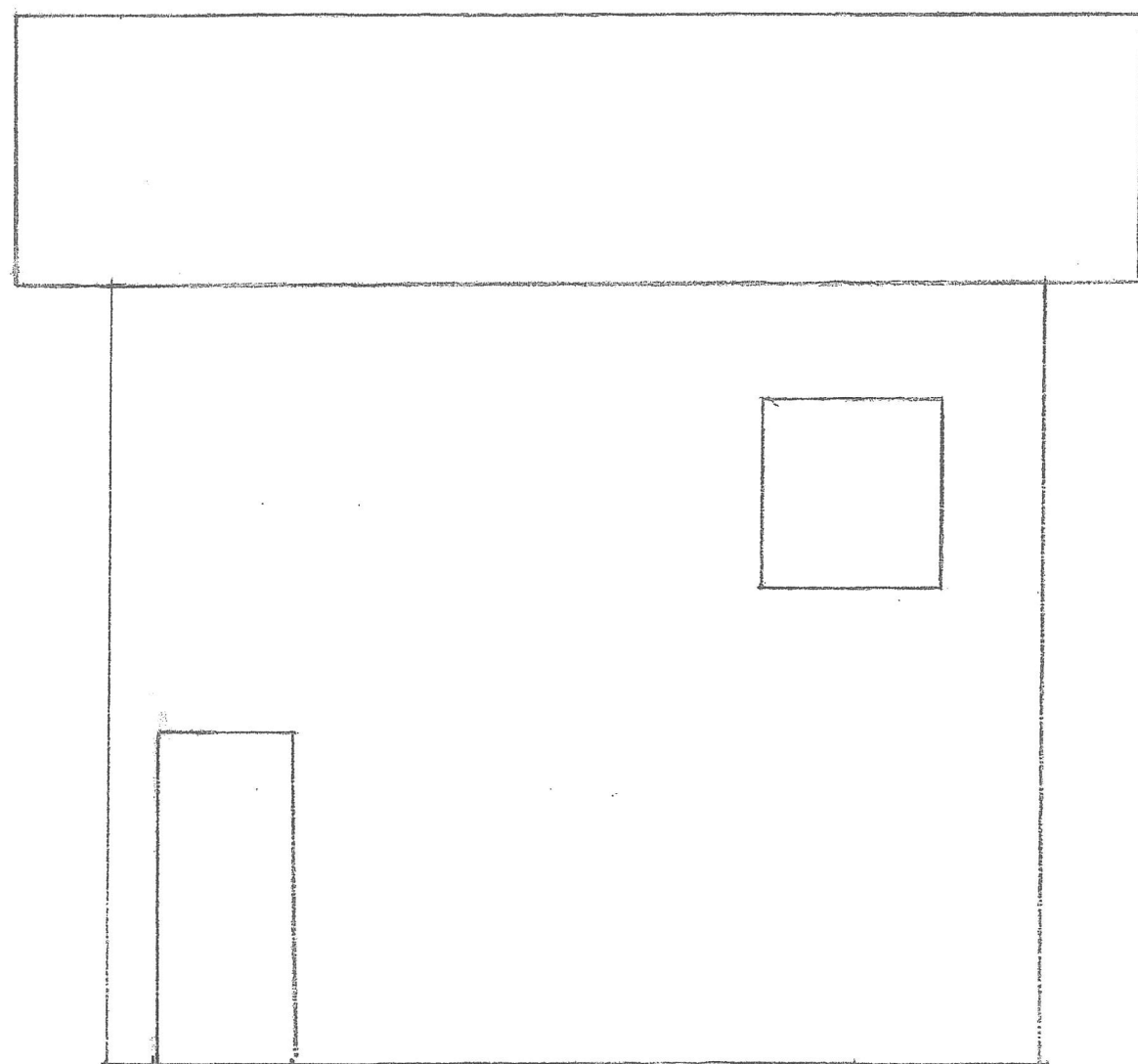
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

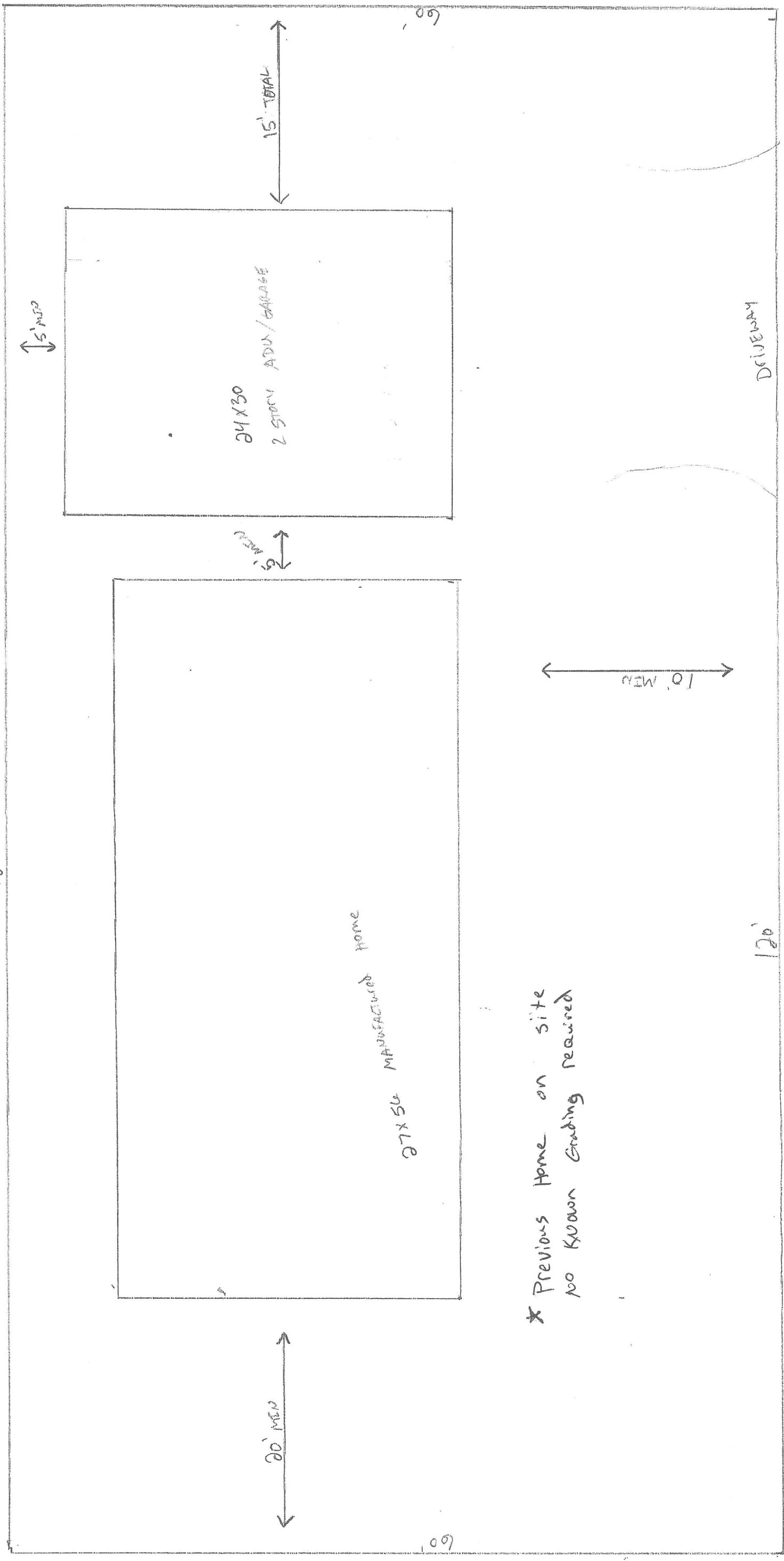
Signature Colleen K Bolles (Seal)







120'



* Previous Home on site
no known Grading required

A Street

Fourth Street

RESOLUTION NO. 2020-02

**RESOLUTION OF THE CRESCENT CITY PLANNING COMMISSION
 APPROVING VARIANCE V20-05
 FOR DEBORAH HOLLOWAY AT 411 A STREET, CRESCENT CITY
 (APN 118-150-066)**

WHEREAS, Deborah Holloway has applied for a Variance to build a garage within the 20-foot rear yard and 10-ft side yard setbacks of the R-2 zone at 411 A Street Crescent City; and

WHEREAS, the Planning Commission has held a public hearing regarding this application; and

WHEREAS, the Planning Commission finds that the project's extraordinary circumstances justify the reduction in the rear yard setbacks to be 15-ft, 5-ft less than the required 20-ft rear yard setbacks and the reduction in the side yard setbacks to be 10-ft, 10-ft less than the required 20-ft rear yard setbacks for garages; and

WHEREAS, the Planning Commission finds that the project is consistent with other nonconforming projects in the vicinity and zone; and

WHEREAS, the Planning Commission finds that the granting of such variance will not be materially detrimental to the public welfare but it will create a nonconforming structure on the property; and

WHEREAS, the Planning Commission finds that the project will not adversely affect the City's General Plan; and

WHEREAS, the Planning Commission finds that this application qualifies for a Class 3, 5, and 32 Exemptions under the California Environmental Quality Act;

NOW THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Crescent City that the Variance Application allowing the accessory building (garage) to be constructed within the rear yard setbacks by Deborah Holloway at the address above be approved with the following conditions:

1. Approval is for the project as described in the site plan (dated 11-17-2020) submitted with the Variance Permit application and included as Attachment A in the staff report.
2. The garage shall meet all fire prevention code requirements and shall maintain a five-foot passage from one side yard, to the area to the rear of the main building, to the other side yard shall be maintained. This passage shall provide ready access around the main building as required in CCMC 17.14.040(C).
3. The construction on garage shall be started after the main building on the lot has been

roofed and has had the siding constructed as required in CCMC 17.14.040(C).

4. The applicant will be required to comply with all other requirements of the City's Municipal Code including, but not limited to, Chapters 17.14 (Moderate Density Residential).
5. The applicant must meet all requirements of the various City Departments (i.e., the City Manager, Public Works Department, City Engineer, Police Department, Fire Department, Building Department, and Planning Department).
6. The applicant shall obtain building permits from the Building Department for any improvements that require a permit pursuant to the building code.

PASSED AND ADOPTED by the Crescent City Planning Commission on this 10th day of December 2020.

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Ray Altman
Chairperson, Crescent City Planning Commission

BEACHFRONT PARK MASTER PLAN

CRESCENT CITY, CALIFORNIA



LEGEND:

- PATH OF CULTURE - PATH WITH TOLOWA PATTERNED PAVING AND INTERPRETIVE SIGNAGE LINKING CULTURAL ELEMENTS IN PARK
- 1-MILE LOOP - FITNESS PATH WITH MILE MARKERS, EXERCISE EQUIPMENT
- A-W DISC GOLF COURSE - LETTERS A-W MARK STARTING TEES
- 1 DOG PARK - FENCED, WOODED DOG PARKS FOR SMALL AND LARGE DOGS
- 2 BIKE PARK - INTERMEDIATE/ADVANCED PUMP TRACK
- 3 BIKE PARK: SLOPE STYLE AND DIRT JUMPS - WITH START HILL
- 4 BIKE PARK: BEGINNER PUMP TRACK AND TOT AREA - WITH INFORMATIONAL SIGNAGE
- 5 BIKE HUB - ON COASTAL TRAIL. BIKE REPAIR STATION, WATER FOUNTAIN, SIGNAGE
- 6 EXISTING BATHROOM TO REMAIN
- 7 ACCESSIBLE BEACH ACCESS - IMPROVED ACCESSIBILITY AT EXISTING RAMP TO BEACH
- 8 ADDITIONAL ANGLED PARKING ON FRONT STREET- WITH STREET TREE PLANTING
- 9 PICNIC AREA - ADJACENT TO SEAQUAKE BREWING
- 10 NORTHCOAST MARINE MAMMAL CENTER- IMPROVED CIRCULATION AND SIGNAGE

- 11 VOLLEYBALL FIELDS- THREE, WITH STRIPING AND LAWN SURFACING
- 12 WATERSPORTS CENTER- WATERSPORTS INFORMATION AND RENTALS
- 13 LOOKOUT HILL- WITH ACCESSIBLE ROUTE TO LOOKOUT AREA
- 14 SOCCER FIELDS - REGULATION SIZE FOR AGE GROUPS U6, U8, U10, U12 AND U15
- 15 BASKETBALL, TENNIS AND PICKLEBALL COURTS
- 16 PICNICKING AND KITE FLYING LAWN
- 17 EXISTING WATERFRONT PARKING - RETAIN PARKING AND WIDEN HOWE DR. TO 30'
- 18 SENIOR EXERCISE BOSQUE - SENIOR EXERCISE EQUIPMENT, ACCESSIBLE SURFACING
- 19 PARK ENTRY GATEWAY- WITH BEACHFRONT PARK SIGN AND ENTRY COLUMNS
- 20 MEMORIAL CLEARING - WITH EXISTING PARK MEMORIALS AND NEW MEMORIALS COMMEMORATING CRIMES AGAINST INDIGENOUS PEOPLES
- 21 EXISTING BATHROOM AND PICNIC STRUCTURE
- 22 PLAZA AT AMPHITHEATER - DECOMPOSED GRANITE SURFACING, VENDOR HOOKUPS
- 23 SLOPED AMPHITHEATER LAWN - ACCESSIBLE SEATING LAWN WITH RAISED STAGE
- 24 WATERFRONT PLAZA- WITH OVERHEAD STRUCTURES, VENDOR HOOKUPS

- 25 RAMPED ACCESS TO BEACH - ON COASTAL TRAIL WITH INTERPRETIVE SIGNAGE
- 26 1-MILE LOOP HUB - EXERCISE EQUIPMENT, SIGNAGE EXPLAINING 1-MILE LOOP
- 27 CLIMBING BOULDERS - NATURALISTIC BOULDERS WITH SAFETY SURFACING
- 28 PLAYTOWN EXPANSION- WITH ACCESSIBLE FEATURES INTEGRATED THROUGHOUT
- 29 ADVENTURE PLAY AREA - CHALLENGING PLAY ELEMENTS, NATURAL MATERIALS
- 30 BOTANICAL GARDEN PLANTING- WITH INTERPRETIVE SIGNAGE. FOCUS ON NATIVE PLANTS IMPORTANT TO TOLOWA CULTURE
- 31 TOLOWA SLAB HOUSE AND DANCE PLATFORM
- 32 LABYRINTH - 48' DIAMETER, INCORPORATING CULTURALLY SIGNIFICANT OBJECTS
- 33. BANK OF ELK CREEK - REPAIR/REPLACE RIP-RAP AND OUTLETS ALONG NW BANK

60 FEET



DECEMBER, 2020

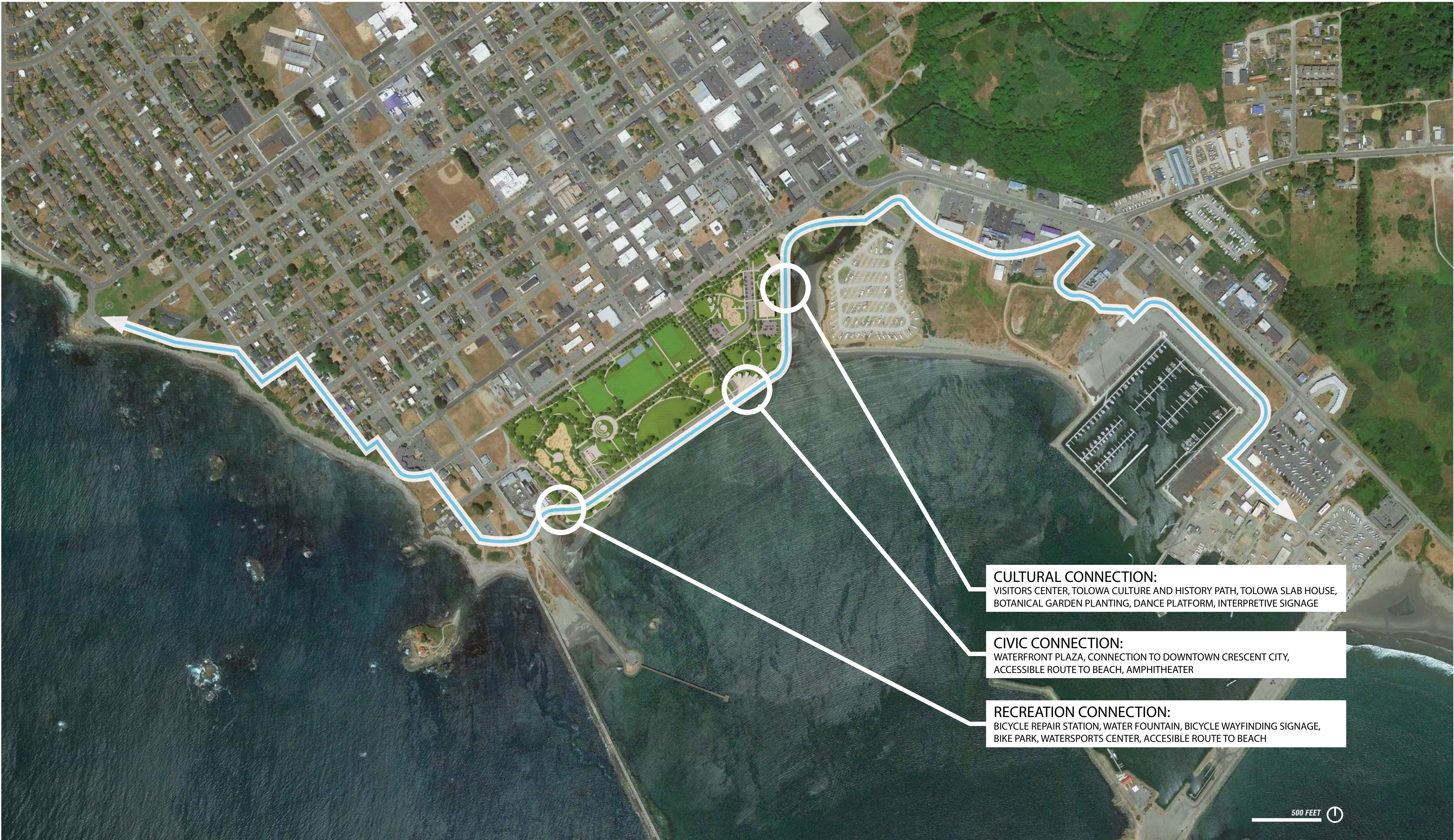
PGAdesign

LANDSCAPE ARCHITECTS



CALIFORNIA COASTAL TRAIL CONNECTIONS

BEACHFRONT PARK MASTER PLAN



PARK ENTRY AT H STREET (STAMPS WAY)
BEACHFRONT PARK MASTER PLAN



CULTURAL CORE AT VISITORS CENTER

BEACHFRONT PARK MASTER PLAN



RECREATION HUB: BIKE PARK, SPORTS FIELDS AND WATER SPORTS

BEACHFRONT PARK MASTER PLAN



AMPHITHEATER LAWN AND CELEBRATION PLAZA
BEACHFRONT PARK MASTER PLAN



WATERFRONT PLAZA AND CALIFORNIA COASTAL TRAIL

BEACHFRONT PARK MASTER PLAN



LOOKOUT HILL
BEACHFRONT PARK MASTER PLAN



ADVENTURE PLAY AND BOULDERING
BEACHFRONT PARK MASTER PLAN



PRECEDENT IMAGES

BEACHFRONT PARK MASTER PLAN

