

CITY OF CRESCENT CITY
PLANNING COMMISSION & ARCHITECTURAL DESIGN REVIEW COMMITTEE

Commission Members: Steve Shamblyn, Chairperson * Ray Walp, Vice-Chair
John Wendt * Kristine DeCossio * Shawna Hyatt



Incorporated April 13, 1854

web: www.crescentcity.org

AGENDA - REGULAR PLANNING COMMISSION MEETING

Thursday, April 10, 2025, at 5:30 P.M.

Wastewater Treatment Plant (WWTP), 210 Battery Street, Crescent City, CA 95531

PART I – CALL TO ORDER & ROLL CALL

PART II - PUBLIC COMMENT PERIOD

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. Due to the Brown Act, the Commission is not able to discuss extensively or act on any items that do not appear on the agenda. Such items can be referred to staff for appropriate action, which may include placement on a future agenda. All comments shall be directed toward the entire Planning Commission. Any comments that are not at the podium are out of order and will not be a part of the public record. 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 (Gov't Code §54954.3(b)).

PART III - APPROVAL OF MINUTES: November 14, 2024, February 13, 2025, and March 13, 2025.

PART IV - AGENDA ITEMS:

- 1. A Public Hearing to consider a Minor Site Plan & Architectural Design Review (Application AR25-01) for the exterior remodel of Burger King, located at 1250 9th Street (APN 118-370-010, -011).**

Recommendation: Adopt Resolution No. PC2025-03, A Resolution of the Planning Commission of the City of Crescent City to approving a Minor Site Plan & Architectural Design Review (Application AR25-01) granting the exterior remodel of Burger King.

- 2. A Public Hearing to consider accepting the 2024 General Plan Annual Progress Report (GP APR) and recommend acceptance to the City Council.**

Recommendation: Adopt Resolution No. PC2025-04, A Resolution of the Planning Commission of the City of Crescent City to accept the 2024 General Plan Annual Progress Report and recommend acceptance to the City Council.

- 3. A Discussion to consider amendments to the Commercial Cannabis Regulations Ordinance (Chapter 17.95).**

Recommendation: Provide direction to Staff.

CITY OF CRESCENT CITY PLANNING COMMISSION
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PART V – STAFF UPDATES TO PLANNING COMMISSION

PART VI – ADJOURNMENT: to 5:30 pm Thursday, May 8, 2025

POSTED on April 7, 2025 by Heather Welton, Community Development Specialist. A full agenda packet may be reviewed at City Hall, 377 J Street, Crescent City, CA or on our website: www.crescentcity.org.

THE PUBLIC IS INVITED TO PARTICIPATE IN THE FOLLOWING MANNER:

- **In-Person:** a 3-minute public comment at the podium will be allowed.
- **In-Writing:** prior to 12:00 PM the day of the meeting, via publiccomment@crescentcity.org or by filing with the City Clerk at 377 J Street, Crescent City, CA, 95531. *Written public comments will be forwarded to the Planning Commission, posted on the website, and will not be read aloud during the meeting.*

If you have any questions about this agenda, please contact:
Ethan Lawton, Contract City Planner, at elawton@shn-engr.com.

If you need any accommodations for the meeting, please contact:
the City Clerk's office at (707)464-7483, ext. 223 at least 48 hours prior to the meeting.
For TTYDD use for speech and hearing impaired, please dial 711.

Vision: The City of Crescent City will continue to stand the test of time and promote quality of life and community pride for our residents, businesses and visitors through leadership, diversity, and teamwork.

Mission: The purpose of our city is to promote a high quality of life, leadership and services to the residents, businesses, and visitors we serve. The City is dedicated to providing the most efficient, innovative and economically sound municipal services building on our diverse history, culture and unique natural resources.

Values: Accountability, Honesty & Integrity, Excellent Customer Service, Effective & Active Communication, Teamwork, and Fiscally Responsible

CITY OF CRESCENT CITY
PLANNING COMMISSION & ARCHITECTURAL DESIGN REVIEW COMMITTEE

Commission Members: Ray Walp, Chairperson * John Wendt, Vice-Chair
Candace Tinkler * Steve Shamblin * Kristine DeCossio



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MINUTES - REGULAR PLANNING COMMISSION MEETING

Thursday, November 14, 2024, at 5:30 P.M.

Wastewater Treatment Plant (WWTP), 210 Battery Street, Crescent City, CA 95531

PART I – CALL TO ORDER & ROLL CALL

Chair Walp called the meeting to order at 5:30 p.m.

Commissioners present: Commissioner Candace Tinkler, Commissioner Kristine DeCossio, Commissioner Steve Shamblin, Vice Chair John Wendt, Chair Ray Walp

Staff present: City Manager Eric Wier, City Attorney Martha Rice, Public Works Director Dave Yeager, Contract Planner Ethan Lawton and Community Development Specialist Heather Welton

PART II - PUBLIC COMMENT PERIOD

None.

PART III - APPROVAL OF MINUTES

1. Approve September 12, 2024 meeting minutes as presented.

On a motion by Vice Chair Wendt, seconded by Commissioner DeCossio and carried on a 5-0 polled vote, the Crescent City Planning Commission and Architectural Review Committee approved the September 12, 2024 minutes as presented.

PART IV - AGENDA ITEMS:

1. A Public Hearing to consider a Conditional Use Permit (Application UP24-07) requesting the sale of alcoholic beverages and expansion of residential use at 15 I Street.

Planner Lawton gave a slideshow presentation.

Over saturation of facilities with alcoholic beverages use permits was discussed on a commission level.

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Applicant Nathan Goodman said he will be an asset to the community. He said he has been working hard on the building and has given it a face lift. He said a lease was just signed with a takeout restaurant to go in the building. He said one of the locations in the building is already rented by a restaurant and it is doing amazing business wise.

Training and procedures were discussed on a commission level.

There was no public comment.

On a motion by Commissioner Tinkler, seconded by Commissioner Shamblin and carried on a 5-0 polled vote, the Crescent City Planning Commission and Architectural Review Committee approved a Conditional Use Permit (Application UP24-07) granting Big E Bar LLC's request for the sale of alcoholic beverages and expansion of residential use.

2. A Public Hearing to consider a Conditional Use Permit (Application UP24-08) requesting the sale of alcoholic beverages at Chipotle Mexican Grill at 895 L Street..

Planner Lawton gave a slideshow presentation.

Applicant Brett on behalf of Chipotle Mexican Grill spoke. He said there are about 2000 restaurants throughout the country and the majority of them offer alcoholic beverages and follow ABC laws very closely.

There was no public comment.

On a motion by Vice Chair Wendt, seconded by Commissioner Tinkler and carried on a 5-0 polled vote, the Crescent City Planning Commission and Architectural Review Committee adopted Resolution No. PC2024-23: A Resolution of the Planning Commission of the City of Crescent City Approving a Conditional Use Permit (Application UP24-08) granting Chipotle Mexican Grill's request for the sale of alcoholic beverages.

3. A Discussion concerning amendments to the Site Plan and Architectural Review (Chapter 17.46), Use Permits (Chapter 17.54), and Variances (Chapter 17.56) ordinances of the City's Municipal Code.

Planner Lawton gave a slideshow presentation.

Site plan and architectural review were discussed on a commission level.

Parking waivers were discussed on a commission level.

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Variances and consistencies with code were discussed on a commission level.

There was no public comment.

PART V – STAFF UPDATES TO PLANNING COMMISSION

Commissioner Tinkler asked if there could be updates to the commission about council deliberations on items that the Planning Commission had worked on.

Planner Lawton presented Commissioner Tinkler a certificate of appreciation for her time on the Planning Commission as she is going to be joining the City Council.

Planner Lawton said the December Planning Commission meeting will be cancelled.

City Manager Wier said the ribbon was cut on the third phase of Front Street. Phase four is set to start in Spring 2025.

Director Yeager gave an update on the Pebble Beach slide wall.

PART VI – ADJOURNMENT:

There being no further business to come before the Commission, Chair Walp adjourned the meeting at 7:41 p.m. to the regular meeting of the City of Crescent City Planning Commission and Architectural Review Committee scheduled for Thursday January 9th, 2025 at 5:30 p.m.

ATTEST:

Heather Welton

Community Development Specialist

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MINUTES - REGULAR PLANNING COMMISSION MEETING
Thursday, February 13, 2025, at 5:30 P.M.

Wastewater Treatment Plant (WWTP), 210 Battery Street, Crescent City, CA 95531

PART I – CALL TO ORDER & ROLL CALL

Chairman Walp called the meeting to order at 5:32 p.m.

Commissioners present: Commissioner Shawna Hyatt, Commissioner Kristine DeCossio, Commissioner Steve Shamblin, Vice Chair John Wendt, Chair Ray Walp

Staff present: City Manager Eric Wier, Public Works Director Dave Yeager, Contract Planner Ethan Lawton (Virtually) and Community Development Specialist Heather Welton

PART II - PUBLIC COMMENT PERIOD

Eric Guinther, County resident- Spoke about an agendized item. He said CAN25-01's location is close to the movie theatres and candy store. He thinks there are many empty locations that would be better suited. He said there is another cannabis dispensary that is closing.

PART III - APPROVAL OF MINUTES:

None.

CEREMONIAL ITEMS:

A ceremonial item was added to the agenda. New Planning Commissioner Shawna Hyatt was sworn in by City Manager Eric Wier.

PART IV - AGENDA ITEMS:

1. Planning Commission Training

Planner Lawton gave a slideshow presentation.

League of Cities Planning Commissioners Academy was discussed on a commission level.

CITY OF CRESCENT CITY PLANNING COMMISSION
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- 2. A Public Hearing to consider a Commercial Cannabis Use Permit (Application CAN25-01) for Robert Derego (Grovy's LLC) proposed a Commercial Cannabis storefront retail within the C-2 zone (General Commercial District), located at 377 M Street, Crescent City, CA 95531 (APN 118-410-002).**

Planner Lawton gave a slideshow presentation.

Security and location were discussed on a commission level.

There was a discussion to update the cannabis ordinance at a future meeting.

Applicant Robert Derego said he was the very first dispensary that opened in the County limits. He ended up closing it. He said this new proposed location's rental agreement says that there will be no cannabis advertising outside.

The following residents addressed the commission:

Eric Guinther, county resident- Said he wanted to respond to comments made by the applicant. He wanted to say that his previous business partner was retired from the City and had nothing to do with the cannabis ordinance when it was created.

On a motion by Vice Chair Wendt, seconded by Commissioner DeCossio and carried on a 4-0 polled vote, with Commissioner Hyatt recusing herself, the Crescent City Planning Commission and Architectural Review Committee adopted Resolution No. PC2025-01, read by title only, A Resolution of the Planning Commission of the City of Crescent City Approving a Commercial Cannabis Use Permit (Application CAN25-01) granting Grovy's LLC's request for a Commercial Cannabis storefront retail with the addition of revisiting the cannabis ordinance at a future meeting.

- 3. A Public Hearing to consider a Coastal Development Permit (Application CDP24-02) for Timothy York and Bridget Williams (Williams Lyon) proposed development of a single-family residential dwelling with two attached garages, located on South Pebble Beach Drive and West 7th Street* (APN 118-150-001)**.**

Planner Lawton gave a slideshow presentation.

Applicant Bridget Williams said it has been a long journey to get to this point in their application. There were a few setbacks. She said this proposed house is her families dream home.

The Coastal Development portion for this project was discussed on a commission level.

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There was no public comment.

On a motion by Commissioner Shamblin, seconded by Commissioner Hyatt and carried on a 5-0 polled vote, the Crescent City Planning Commission and Architectural Review Committee adopted Resolution No. PC2025-02: A Resolution of the Planning Commission of the City of Crescent City Approving a Coastal Development Permit (Application CDP24-02) for Timothy York and Bridget Williams (Williams Lyon) request for the development of a single-family residential dwelling.

4. Planning Commission Elections.

Vice Chair Wendt nominated Commissioner Shamblin as Chair.

On a motion by Vice Chair Wendt, seconded by Chair Walp, with a 5-0 vote, Commissioner Shamblin was voted Chair.

Chair Shamblin nominated Commissioner Walp as Vice Chair.

On a motion by Chair Shamblin, seconded by Commissioner DeCossio, with a 5-0 vote, Commissioner Walp was voted Vice Chair.

PART V – STAFF UPDATES TO PLANNING COMMISSION

Direction from the commission was to have the commercial cannabis regulations ordinance come back for discussion on a future agenda.

Underground utilities were discussed on a commission level.

Commissioner Wendt spoke about an annual poetry contest in Bend, OR. He said the winning poem is then stamped into the next city sidewalk that is poured. He thinks its neat and something the city should look into.

Director Yeager gave an update on the Pebble Beach slide. He said the sidewalks, curbs and gutters are installed. Next the road will be fixed.

The Pebble Beach slide was discussed on a commission level.

PART VI – ADJOURNMENT:

There being no further business to come before the Commission, Chair Shamblin adjourned the meeting at 7:45 p.m. to the regular meeting of the City of Crescent City Planning Commission and Architectural Review Committee scheduled for Thursday March 13th, 2025 at 5:30 p.m.

*CITY OF CRESCENT CITY PLANNING COMMISSION
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ATTEST:

Heather Welton

Community Development Specialist

CITY OF CRESCENT CITY
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MINUTES - REGULAR PLANNING COMMISSION MEETING

Thursday, March 13, 2025, at 5:30 P.M.

Wastewater Treatment Plant (WWTP), 210 Battery Street, Crescent City, CA 95531

PART I – CALL TO ORDER & ROLL CALL

Vice Chair Walp called the meeting to order at 5:35 p.m.

Commissioners present: Commissioner Shawna Hyatt, Commissioner Kristine DeCossio, Commissioner John Wendt, Vice Chair Ray Walp

Commissioners absent: Chair Steve Shamblin

Staff present: City Manager Eric Wier, City Attorney Martha Rice, Public Works Director Dave Yeager, Contract Community Development Director Bob Brown, Contract Planner Ethan Lawton and Community Development Specialist Heather Welton

PART II - PUBLIC COMMENT PERIOD

None.

PART III - APPROVAL OF MINUTES:

None.

PART IV - AGENDA ITEMS:

1.A Discussion to consider the General Plan Annual Progress Report.

Recommendation: Provide direction to Staff.

Planner Lawton gave a slideshow presentation.

Census population was discussed on a commission level.

A few grammar errors were pointed out by Vice Chair Walp.

The commission pointed out that pages 17 & 18 are missing.

Commissioner Wendt asked if the library could be added to page 7.

CITY OF CRESCENT CITY PLANNING COMMISSION
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There was no public comment.

2. A Discussion to consider amendments to the Commercial Cannabis Regulations Ordinance (Chapter 17.95). Recommendation: Provide direction to Staff.

Planner Lawton gave a slideshow presentation.

The number of cannabis permits were discussed on a commission level.

Recommendation was to cap the amount of cannabis permits.

Alcohol and tobacco cap was discussed on a commission level.

Vice Chair Walp recommended a cannabis use permit cap of 8.

The following residents addressed the commission:

Eric Taylor, County Resident- *Asked for clarification on the number of market fronts. He said caps aren't unprecedented and he thinks that cannabis at the State level hasn't caught up, in the future they may put a cap. He said Eureka is over saturated in shops. He thinks 4-5 is the city carrying capacity. He said certain jurisdictions have an RFP process. He said in July state taxes will go up.*

Planner Lawton continued with his discussion.

Restriction on location was discussed on a commission level.

Health and safety criteria were discussed on a commission level.

Recommendation was for further discussion at the next Planning Commission meeting. And to add a topic of discussion of caps and findings for health and safety on a location basis.

3. A Discussion concerning amendments to the Site Plan and Architectural Review (Chapter 17.46), Use Permits (Chapter 17.54), and Variances (Chapter 17.56) ordinances of the City's Municipal Code

Planner Lawton gave a slideshow presentation.

Vice Chair Walp called a break at 7:28 p.m.

CITY OF CRESCENT CITY PLANNING COMMISSION
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The meeting started back up at 7:30 p.m.

Planner Lawton continued with his presentation.

The following residents addressed the commission:

Eric Taylor, county resident- Spoke about architectural reviews.

PART V – STAFF UPDATES TO PLANNING COMMISSION

Commissioner Wendt asked if an annual poetry sidewalk could come before the commission.

Sidewalks were discussed on a commission level.

Director Yeager said the pool has been filled and things are getting straightened out to open. Next week there will be a soft opening. Front street will have a few more blocks to do this year. The Cultural Center will start construction soon. Bank of America and the new city hall was discussed. He said the Pebble Beach wall was finished and lots of plants were planted.

Planner Lawton said the previously approved CDP was approved with no appeals that we know of. He went over items that will be at the next meeting. He said Leanna or Bob might attend meetings due to Ethans scope of work.

PART VI – ADJOURNMENT:

There being no further business to come before the Commission, Vice Chair Walp adjourned the meeting at 8:03 p.m. to the regular meeting of the City of Crescent City Planning Commission and Architectural Review Committee scheduled for Thursday April 10th, 2025 at 5:30 p.m.

ATTEST:

Heather Welton

Community Development Specialist

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STAFF REPORT
AGENDA ITEM #1

TO: Chairperson Shamblin and Members of the Planning Commission

FROM: Community Development Department, Planning & Zoning
Ethan Lawton, Contract City Planner

BY: Community Development Department, Planning & Zoning
Ethan Lawton, Contract City Planner

DATE: Thursday, April 10, 2024

SUBJECT: A Public Hearing to consider a Minor Site Plan & Architectural Design Review (Application AR25-01) for the exterior remodel of Burger King, located at 1250 9th Street (APN 118-370-010, -011).

SECTION 1: EXECUTIVE SUMMARY

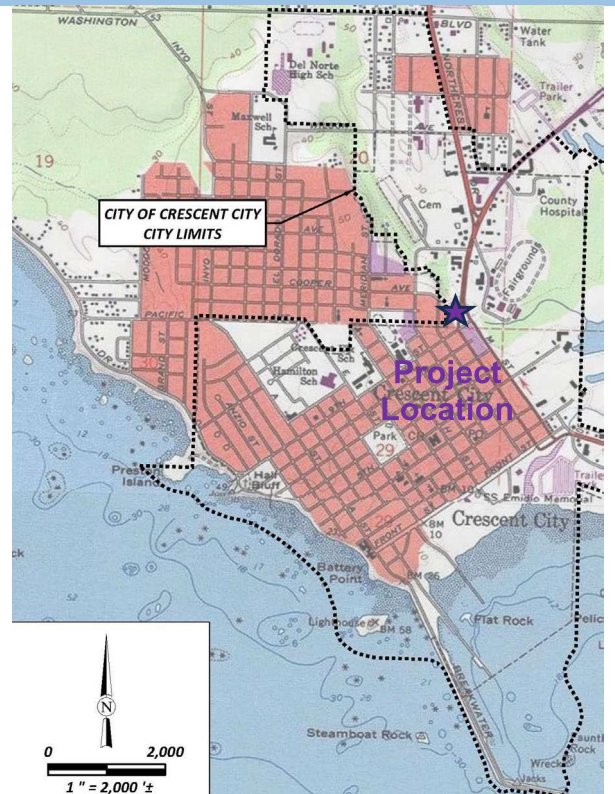
Amir Sahlebalzamany (John Dodson) has submitted a Minor Site Plan & Architectural Design Review (Application AR25-01) for the exterior remodel of an existing Burger King within the C-2 zone (General Commercial District), located at 1250 9th Street (APN 118-370-010, -011).

STAFF RECOMMENDS: "Motion to adopt Resolution No. PC2025-03, A Resolution of the Planning Commission of the City of Crescent City to approve a Minor Site Plan & Architectural Design Review (Application AR25-01) granting the exterior remodel of Burger King."

ATTACHMENTS:

- A) UP25-01 Application
- B) UP25-01 Conditions of Approval
- C) Resolution No. PC2025-03

FIGURE 1-1: PROJECT LOCATION MAP



Source: Housing Element (December 2022)

SECTION 2: BACKGROUND INFORMATION

The existing parcel has an existing commercial structure housing an existing fast-food restaurant (Burger King, Stoe #3530) which has been maintained since the initial construction in October 1982 (Permit No. 82-271-B). The most recent Site Plan & Architectural Design Review was completed in January 2001 (Application AR21-04), with no special conditions or limitations beyond standard requirements.

ADDRESS:	APN:	PARCEL SIZE:	PROJECT SIZE:
1250 9 th Street Crescent City, CA 95531	118-370-010-000 118-370-011-000	+/- 0.270 acres +/- 11,761 sf	0.05 acres 2,415 sf

FIGURE 2-1: PROJECT PARCEL



Source: Parcel Quest (March 2025)

The proposed project is located within the Visitor and Local Commercial (VLC) General Plan land use designation and within the General Commercial District (C-2) zoning designation (See Section 4: General Plan Consistency and Section 5: Zoning Consistency).

2.1. NOTICE OF PUBLIC HEARING:

A Notice of Public Hearing was submitted to the Del Norte Triplicate newspaper (on 3/14/24) to be published (on 3/26/24) in print/online circulation. A similar Notice of

Public Hearing was mailed (on 3/26/24) to the property owners within 300-ft of the project location (CCMC §17.46.050) as required (Cal. Gov. Code §65090 & §65094).

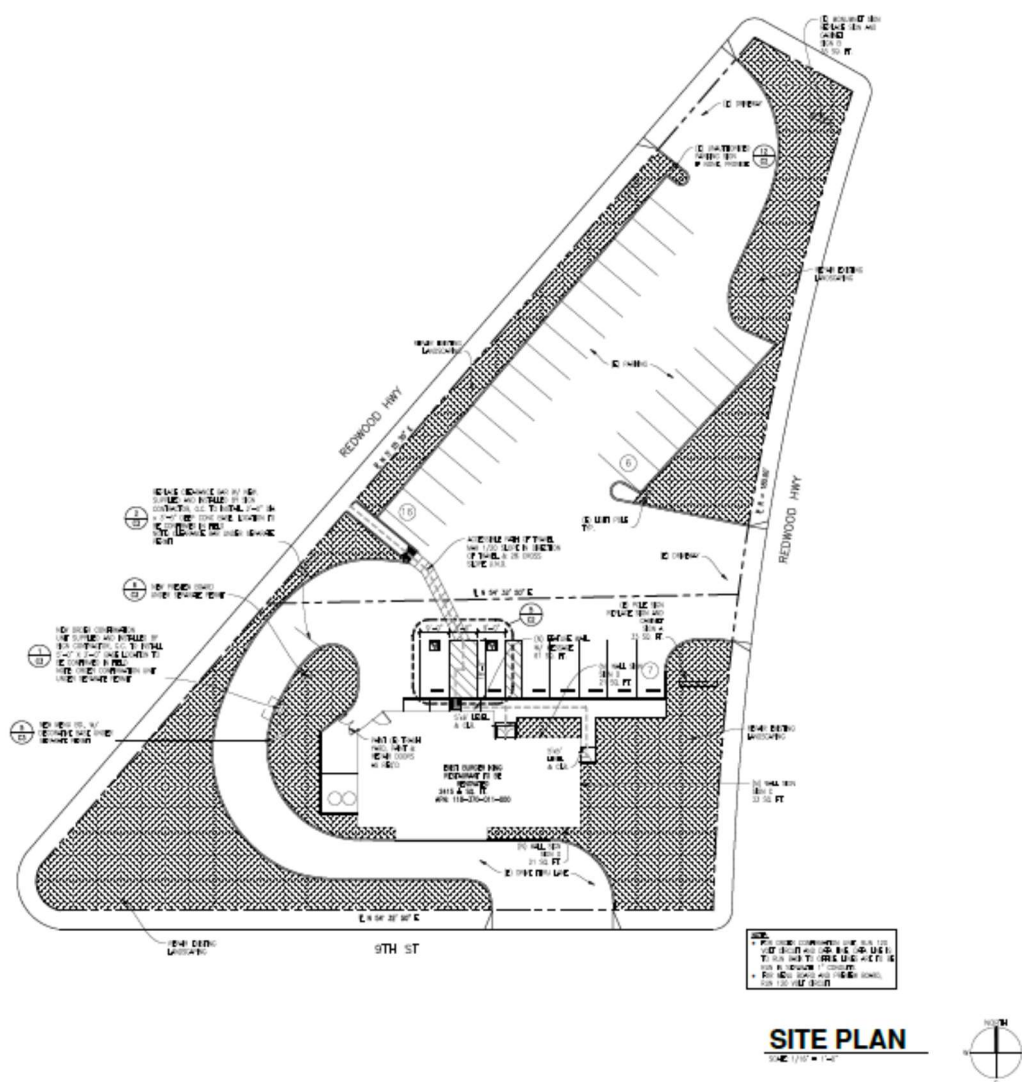
2.2. REQUIRED FINDING BY THE COMMISSION:

The Planning Commission has considered this proposed project on this date at a duly noticed public hearing, staff report, and public testimony.

SECTION 3: PROPOSED PROJECT DESCRIPTION

The proposed project includes the remodel of an existing commercial fast-food establishment (Burger King) within an existing commercial structure with no proposed increase to the square footage, increase in the height of the existing structure, nor decrease in existing off-street parking spaces. The proposed project includes improvements to existing landscaping, improvements to existing ADA parking, and replacement of existing signage (See Figure 3-1: Proposed Site Plan).

FIGURE 3-1: PROPOSED SITE PLAN



Source: Site Plan (December 17, 2024) See Attachment A: UP25-01 Application

3.1. Information Submitted by the Applicant.

The project is located at 1250 9th St. in Crescent City. In this project it is proposed to remodel the existing 2415 sq. ft. Burger King. The Burger King is on a 33,300 square foot lot with 29 parking stalls and perimeter landscaping. The building was built in the

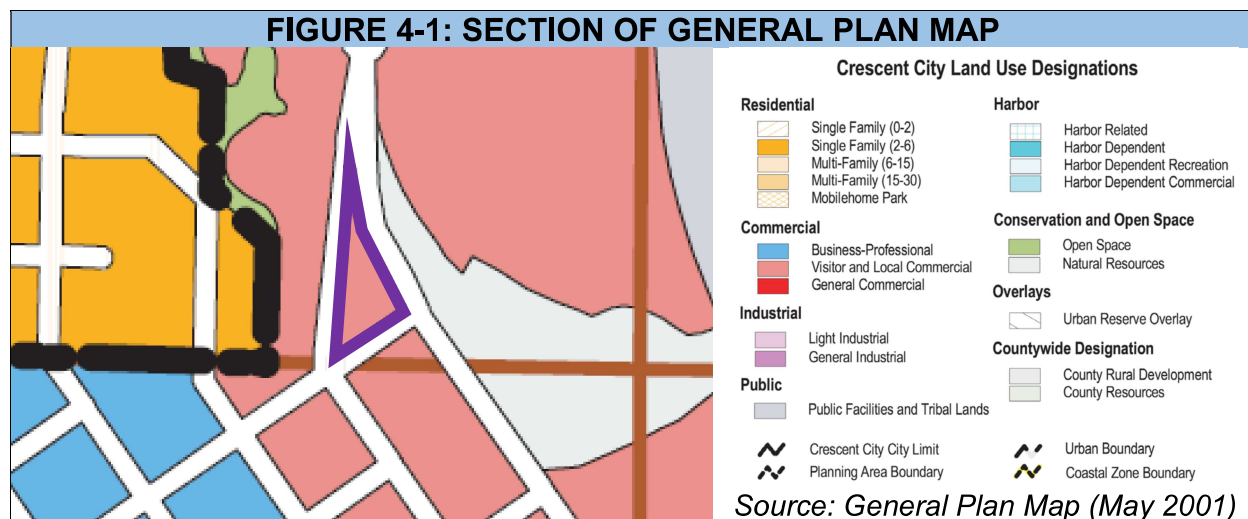
mid to late 1980's. It is proposed to bring this restaurant up to current image standards. exterior facades are to be upgraded, mansards are to be removed, walls will be squared off, and the existing 125 sq. ft. green house is to be removed. A variety of exterior materials, including Nichiha siding, Nichiha paneling, and brick veneers, will be incorporated into the elevations. New bronze canopies with led lighting will be set around the new parapet walls. The intent is to provide for a clean modern look for the building. Accessible site upgrade to provide an accessible path of travel from the public way, to the accessible parking and accessible entrance are proposed. It is proposed to update the existing landscaping. It is also proposed to update the interior dining room and restrooms to meet current image standards and make accessible upgrades as required. All building and site signs are to be replaced to meet current image standards.

3.2. REQUIRED FINDING BY THE COMMISSION:

Amir Sahlebalzamany (John Dodson) has submitted a Minor Site Plan & Architectural Design Review (Application AR25-01) for the exterior remodel of an existing Burger King within the C-2 zone (General Commercial District), located at 1250 9th Street, Crescent City, CA 95531 (APN 118-370-010 & 118-370-011).

SECTION 4: GENERAL PLAN CONSISTENCY

The proposed remodel of an existing commercial fast-food establishment (Burger King) within an existing commercial structure is located within the Visitor & Local Commercial (VLC) General Plan land use designation (See Figure 4-1: Section of General Plan Map).



4.1. General Plan Land Use Designation:

The VLC General Plan land use designation principally permits “*commercial uses including visitor-serving commercial uses, local-serving commercial uses, and regional-serving commercial uses... includ[ing], but are not limited to, commercial activities...and...a full range of retail uses including...restaurants.*” as the intended uses “*provides for a combination of commercial uses including visitor-serving commercial uses, local-serving commercial uses, and regional-serving commercial uses.*”

4.2. Surrounding Uses:

The proposed remodel of an existing restaurant (Burger King) within an existing commercial structure is an existing use consistent with the VLC and is similar to some of the surrounding uses (See Table 4-1: Comparison of surrounding Properties).

TABLE 4-1: COMPARISON OF SURROUNDING PROPERTIES		
Vicinity	Land Use Designation	Current Use
Project Property	Visitor and Local Commercial (VLC)	Burger King
North	Visitor and Local Commercial (VLC)	Parking, 101 Hwy
South	Visitor and Local Commercial (VLC)	Chipotle Mexican Grill & Young and Company Insurance Brokers
East	Natural Resources (NR) and Visitor and Local Commercial (VLC)	Del Norte County Fairgrounds
West	Visitor and Local Commercial (VLC)	US Cellular, H&R Block

4.3. SUPPORTING GENERAL PLAN GOALS/POLICIES:

- Goal 1.A.** – *“To encourage the overall economic and social growth of the City while maintaining its position of importance in the county and improving its overall aesthetic appeal.”*
- Policy 1.A.2.** – *“The City shall encourage infill development that makes efficient use of existing public infrastructure and is compatible with existing development.”*
- Policy 1.A.3.** – *“The City shall encourage project sites to be designed to increase the convenience, safety, and comfort of people using public transportation, walking, or cycling.”*
- Goal 1.B.** – *“To create a compact, pedestrian-oriented, economically-robust Visitor and Local Commercial (VLC) area that provides a clear geographic focus for attracting visitors and residents and for increasing private sector investment.”*
- Policy 1.B.1** – *“The City shall actively encourage, support, and provide incentive, where feasible, for the types of development it prefers in the Visitor and Local Commercial (VLC) area, including the following: (a) Mixed-use projects; (b) Regional anchor stores; (c) Tourism-related uses; (d) Projects that reinforce viable existing uses; and (e) Projects that reinforce the identity of the VLC area.”*
- Policy 1.B.15.** – *“The City shall promote the creation of a strong and appealing retail environment by requiring the use of transparent commercial storefronts (i.e., windows and doors) and continuous and compatible building facades.”*
- Goal 1.D.** – *“To expand and enhance the Visitor and Local Commercial (VLC) area, Crescent City Harbor, and downtown as a tourist destination.”*
- Goal 1.G.** – *“To designate adequate commercial land for and promote development of commercial uses compatible with surrounding land uses to meet the present and future needs of Crescent City residents, the regional community, and visitors and to maintain economic vitality.”*
- Policy 1.G.1** – *“The City shall promote high quality design, visual attractiveness, proper location, adequate sites, sufficient off-street parking, and a convenient circulation system for commercially-designed areas of the city.”*
- Policy 1.G.6.** – *“The City shall work with property owners in older commercial areas to either rehabilitate their properties or convert them to productive uses that are consistent with this General Plan.”*
- Goal 1.I.** – *“To maintain a healthy and diverse local economy that meets the present and future employment, shopping, recreational, public safety, and service needs of Crescent City residents and to expand the economic base to better serve the needs of residents.”*
- Policy 1.I.1.** – *“The City shall maintain the area designated as Visitor and Local Commercial (VLC) as the main retail/visitor commercial activity center of the city.”*
- Goal 1.J.** – *“To maintain and enhance the quality of Crescent City’s built environment (i.e., historical buildings, major corridors, city entrances, landscape, and streetscape).”*
- Policy 1.J.5.** – *“The City shall ensure that all new development in the Crescent City area be quality design and provide an adequate level of amenities.”*

4.4. REQUIRED FINDING BY THE COMMISSION:

The Planning Commission finds that the proposed project is consistent with the

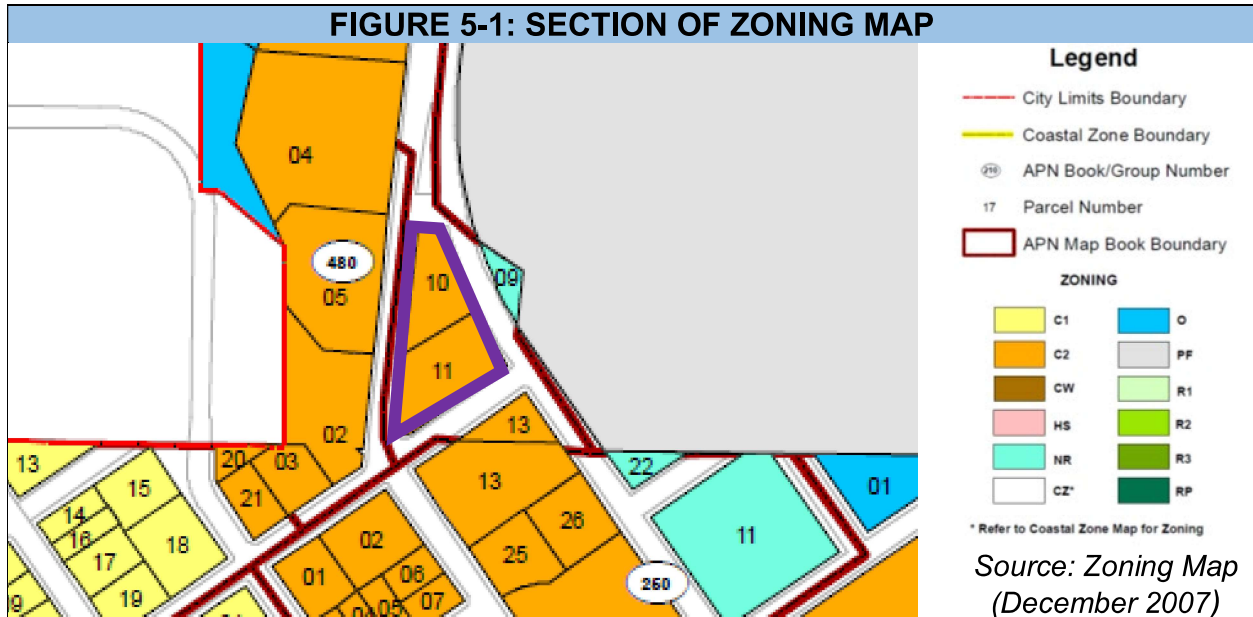
Crescent City General Plan's Visitor and Local Commercial (VLC) land use designation, in that the proposed project:

- a) Is categorized as "restaurants" within the VLC;*
- b) "Provides for a combination of commercial uses including visitor-serving commercial uses, local-serving commercial uses, and regional-serving commercial uses" within the VLC; and*
- c) Is supported by the General Plan goals (1.A, 1.B, 1.D, 1.G, 1.I, & 1.J) and policies (1.A.2, 1.A.3, 1.B.1, 1.B.15, 1.G.1, 1.G.6, 1.I.1, 1.J.5).*

SECTION 5: ZONING CONSISTENCY

The proposed remodel of an existing commercial fast-food establishment (Burger King) within an existing commercial structure is located within the General Commercial District (C-2) zoning designation (See Figure 5-1: Section of Zoning Map).

5.1. COASTAL: This proposed project is not located within the Coastal Zone and is not appealable to the Coastal Commission.



5.2. USE: The C-2 Zoning District principally permits “Indoor and outdoor recreational or travel activities and services, such as: all eating and drinking places” (CCMC § 17.22.020) as the intended uses “provides the permanent shopping goods, financial and business, as well as the entertainment center of the community” (CCMC § 17.22.010).

5.3. ZONING: The proposed remodel of an existing commercial fast-food establishment (Burger King) within an existing commercial structure is a use consistent with the C-2 Zoning District and is similar to some of the surrounding uses (See Table 5-1: Comparison of surrounding Properties):

TABLE 5-1: COMPARISON OF SURROUNDING PROPERTIES		
Vicinity	Land Use Designation	Current Use
Project Property	General Commercial (C-2)	Burger King
North	General Commercial (C-2)	Parking, 101 Hwy
South	General Commercial (C-2)	Chipotle Mexican Grill & Young and Company Insurance Brokers
East	Public Facility (PF) and Natural Resources (NR)	Del Norte County Fairgrounds
West	General Commercial (C-2)	US Cellular, H&R Block

DEVELOPMENT STANDARDS & PROPOSED PROJECT:

5.4. Height and Area Regulations: All permitted uses within the C-2 Zoning District are subject to height and area regulations and are addressed below (See Table 5-2: Comparison of Height and Area Regulations).

TABLE 5-2: COMPARISON OF HEIGHT AND AREA REGULATIONS			
Standards	CCMC §	Regulation	Proposed
Height	17.22.040(A)	45-ft	No Change 16-ft/8-in
Front Yard	17.22.040(B)(1)	00-ft	No Change
[Exterior] Side Yard	17.22.040(B)(2)	00-ft	No Change
[Interior] Side Yard	17.22.040(B)(2)	00-ft	No Change
Rear Yard	17.22.040(B)(3)	10-ft	No Change
Lot Area	17.22.040(B)(4)	No Min	No Change
Lot Coverage	17.22.040(B)(5)	50%	No Change

5.5. Parking, Fencing, and Signs: All permitted uses within the C-2 Zoning District are subject to the general requirements regarding Parking (CCMC § 17.22.060(A)), Fencing (CCMC § 17.22.060(B)), and Signs (CCMC § 17.22.060(C)) and are further addressed under Section 6: Site Plan & Architectural Design Review below.

5.6. Site Plan: All permitted uses within the C-2 Zoning District require a Site Plan & Architectural Design Review (CCMC § 17.22.070) and is further addressed under Section 6: Site Plan & Architectural Design Review below.

5.8. REQUIRED FINDINGS BY THE COMMISSION:

The Planning Commission finds that the proposed project (with a Site Plan & Architectural Design Review) is consistent with the Crescent City's General Commercial District (C-2) Zoning Code, in that the proposed project:

- a) *Is not located within the Coastal Zone and is not appealable to the Coastal Commission;*
- b) *Is consistent with the "all eating and drinking places" (CCMC § 17.22.020);*
- c) *"Provides the permanent shopping goods, financial and business, as well as the entertainment center of the community" (CCMC § 17.22.010);*
- d) *Is subject to all zoning regulations (CCMC § 17.22.010);*
- e) *Requires a Site Plan & Architectural Design Review (CCMC § 17.22.070).*

SECTION 6: SITE PLAN & ARCHITECTURAL DESIGN REVIEW

The proposed remodel of an existing commercial fast-food establishment (Burger King) within an existing commercial structure is a permitted use within the C-2 Zone (CCMC §17.22.070) requiring the scheduled public hearing for the Planning Commission to determine whether the proposed Site Plan & Architectural Design Review (Application AR25-01 -Attachment A) shall be approved or denied (CCMC §17.46.040(A)), based on the following standards:

6.1. Architectural Design (CCMC § 17.46.010(A)):

The proposed project will provide modernization improvements to the exterior/interior of an existing structure, which is consistent with modernization facades throughout the city (See Attachment A: AR25-01 Application).

6.2. Zoning (CCMC § 17.46.035(A)):

The proposed project is considerate of existing and potential uses of the proposed location and is consistent with the Crescent City's Downtown Business District (C-2) Zoning Code (with a Site Plan & Architectural Design Review). (See Section 2: Background Information and Section 3: Project Description).

6.3. Parking (CCMC §§ 17.22.060(A) & 17.46.035(A)):

Fast food establishments, one space per fifty square feet (50-sf) of floor area (CCMC § 17.42.060(D)(3)). The proposed project has a 2,415-sf footprint which would require 48 spaces. The project site is already developed with 29 off-street parking spaces. These spaces have been maintained since the initial construction in October 1982 (Permit No. 82-271-B). The most recent Site Plan & Architectural Design Review was completed in January 2001 (Application AR21-04), with no additional parking required. Although there are proposed improvements to ADA parking, no additional spaces are proposed or required, as no increase in square footage is proposed and no decrease in parking spaces are proposed so the maintenance of existing status is consistent with previous approvals. Therefore, the proposed project is consistent with parking requirements.

6.4. Landscaping (CCMC §§ 17.46.035(A) & 17.43.010(B)):

The proposed project site contains existing landscaping that is consistent with landscaping requirements. However, the proposed project includes proposed "repair" of existing landscaping, the maintenance of landscaping is included in the Conditions of Approval (Attachment B) and is therefore consistent with landscaping requirements.

6.5. Fencing (CCMC §§ 17.22.060(B) & 17.46.035(A)):

The proposed project does not include any proposed fencing, beyond maintaining existing fences, and is therefore consistent with fencing requirements. Any future fencing would be subject to a fence permit.

6.6. Signage (CCMC §§ 17.22.060(C) & 17.46.035(A)):

The proposed project includes replacement of existing signage including the (1) Clearance bar, (2) Drive-thru canopy with order confirmation unit (OCU), (3) Pole sign,

(4) Monument sign, and (5) three wall signs. Permits for signs are ministerially approved but may be included within the Site Plan & Architectural Design Review (CCMC § 17.46.030(B)). The sign regulations and are addressed below (See Table 6-1: Comparison of Sign Regulations).

TABLE 6-1: COMPARISON OF SIGN REGULATIONS			
Standards	CCMC §	Regulation	Proposed
Clearance Bar	N/A	N/A	N/A
Drive-thru Canopy	N/A	N/A	N/A
Pole Sign	17.39.040(E)	Max 30-ft height Max -one	~24-ft height one
Monument Sign	17.39.040(F)	Max 5-ft height	5-ft height
Wall Sign #1	17.39.040(C)	18-in projection	3-in
Wall Sign #2		Max 50%	3-in
Wall Sign #3		Roofline-limitation	4½-in

Therefore, the proposed signs are consistent with signage requirements. Any future signage will be subject to a sign permit.

6.7. Right-of-Way (CCMC §§ 17.46.035(A) & 17.46.070):

The project site is already developed with sidewalks and public roads. None are proposed or required; therefore, the proposed project is consistent with sidewalk and street requirements.

6.8. Utilities (CCMC §§ 17.46.035(A) & 17.46.070):

The project site currently maintains existing underground provisions of water, sewage, and drainage facilities. None are proposed or required; therefore, the proposed project is consistent with public services requirements.

6.9. REQUIRED FINDING BY THE COMMISSION:

The proposed site plans and designs of structures satisfies the Site Plan & Architectural Design Review requirements (CCMC §§ 17.46.010 & 17.46.035), in that the structures:

- a) *Are compatible, both in harmony and in appearance with the neighborhoods;*
- b) *Reduce negative impacts on adjacent properties, reduce the unnecessary destruction of the environment and ground cover to avoid the creation of hazardous conditions and drainage problems;*
- c) *Avoid monotonous and otherwise nonaesthetic development injurious to the overall community;*
- d) *Provide a [means] to encourage full development of streets servicing the properties;*
- e) *Assures full installation of all public utilities necessary to serve such properties; and*
- f) *Is consistent with the applicable zoning, parking and landscaping, fencing, signage, street, sidewalk and public services requirements.*

SECTION 7: ENVIRONMENTAL DETERMINATION SUMMARY

The proposed remodel of an existing commercial fast-food establishment (Burger King) within an existing commercial structure is determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Class 1 § 15301(a) (Existing Facilities), Class 3 §15303 (New Construction), and Class 32 § 15332 (In-fill Development), pursuant to following sections of the CEQA Guidelines:

7.1. Class 1 § 15301(a). Existing Facilities, consists of the proposed project:

1. Interior or exterior alterations:

The proposed project proposes remodel (an exterior/interior alteration) for existing structure/facility and existing/continuing use.

7.2. Class 3 §15303(c). Conversion of Small Structures, consists of the proposed project:

1. A restaurant, in an urbanized area, not involving the use of significant amounts of hazardous substances, and not exceeding 10,000 square feet in floor area on sites zoned for such use where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive:

The proposed project is located within an urbanized area, with no amounts of hazardous substances, not exceeding 2,415-sf of floor area, zoned for restaurants, with public services, and not surrounding environmentally sensitive areas.

7.3. Class 32 § 15332. In-Fill Development Projects, consists of the proposed project:

1. Is consistent with the applicable general plan designation, policies, and zoning designation and regulations:

The proposed project is consistent with the Crescent City General Plan's Visitor & Local Commercial (VLC) land use designation and is consistent with the Crescent City's General Commercial (C-2) Zoning Code (with Site Plan & Architectural Design Review);

2. Development occurs within city limits on a project site (<5 acres) substantially surrounded by urban uses:

The project site is located in the City of Crescent City, is approximately 0.27 acres, and is located adjacent to existing commercial uses;

3. Site has no value, as habitat for endangered, rare, or threatened species:

The project will be located on a site that has had past disturbances, is already developed and is surrounded by paved surfaces and contains no habitat for rare, threatened, or endangered species;

4. Approval would not result in any significant effects relating to traffic, noise, air quality, or water quality:

The project proposes commercial use in a developed commercial area that already services commercial use and has a limited potential to result in significant traffic, noise, air quality, or water quality impacts;

5. Site can be adequately served by all required utilities and public services:

The site is surrounded by and is already adequately served by utilities and public services.

7.4. REQUIRED FINDING BY THE COMMISSION:

The Planning Commission finds that the proposed project is determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Class 1 § 15301(a) (Existing Facilities), Class 3 §15303 (New Construction), and Class 32 § 15332 (In-fill Development) of the CEQA Guidelines, in that the proposed project:

- a) *Proposes remodel (an exterior/interior alteration) for existing structure/facility and existing/continuing use.*
- b) *Is located within an urbanized area, with no amounts of hazardous substances, not exceeding 2,415-sf of floor area, zoned for restaurants, with public services, and not surrounding environmentally sensitive areas.*
- c) *Is consistent with the Crescent City General Plan's VCL (Visitor and Local Commercial) land use designation and is consistent with the Crescent City's General Commercial (C-2) Zoning Code (with Site Plan & Architectural Design Review);*
- d) *Is located in the City of Crescent City, is approximately 0.27 acres, and is located adjacent to existing commercial uses;*
- e) *Is located on a site which has had past disturbances, contains existing development, and is surrounded by paved surfaces containing no habitat for rare, threatened, or endangered species;*
- f) *Is within a developed commercial area that already services commercial use and has a limited potential to result in significant traffic, noise, air quality, or water quality impacts; and*
- g) *Is surrounded by and is already adequately served by utilities and public services.*

SECTION 8: INTER-DEPARTMENTAL PLANNING REFERRALS

The Inter-Departmental Planning Referrals were provided (on 3/14/25) for other City departments which included the following comments/conditions:

8.1. Police Department: Approved with "No comments or concerns" (3/14/25).

8.2. Fire and Rescue: Approved with no comments (3/14/25).

8.3. Building Department: None

8.4. Public Works Department: None

8.5. REQUIRED FINDING BY THE COMMISSION:

The proposed project is to be subject to the Conditions of Approval found in Attachment B.

SECTION 9: PLANNING COMMISSION ACTION OPTIONS

The proposed remodel of an existing commercial fast-food establishment (Burger King) within an existing commercial structure is a permitted use within the C-2 Zone (CCMC § 17.22.070) requiring the scheduled public hearing for the Planning Commission to determine whether the proposed Site Plan & Architectural Design Review (Application AR25-01 -Attachment A) shall be approved or denied (CCMC § 17.46.040(A)):

9.1. APPROVAL. Making all the required findings.

- **“I move to adopt Resolution No. PC2025-03, A Resolution of the Planning Commission of the City of Crescent City to approve a Minor Site Plan & Architectural Design Review (Application AR25-01) granting the exterior remodel of Burger King.”**
- Planning staff will send the applicant an approval letter, after the 10-day appeal period (CCMC § 17.46.050), along with the resolution, as adopted by the Planning Commission during the public hearing. The applicant would be granted approval on their AR25-01 application, allowing them to construct the residential accessory structure. Approved plans, together with such conditions, shall be signed, dated, and mailed to the applicant (CCMC § 17.46.040(C)). The planning commission secretary shall place one copy of the approved plans in the files of the planning commission (CCMC § 17.46.040(C)).

9.2. DENIAL. Denying one, or more, of the required findings.

- **“I move to deny the Site Plan and Architectural Design Review (AR25-01) due to the requirements not being fully satisfied, specifically regarding _____.”**
- Planning staff will send the applicant a denial letter stating why the application was denied. The applicant would not be allowed to build the residential accessory structure.

9.3. REQUEST ADDITIONAL INFORMATION. Requiring additional information to make the necessary findings.

- **“I move to request additional information regarding _____ be brought back to the May 8, 2025 (or, time certain, Special) Planning Commission meeting for consideration.”**
- Planning staff will follow up with the applicant requesting any additional information, which will continue this item on the next scheduled Planning Commission meeting agenda (CCMC § 17.46.050) scheduled for Thursday, May 8, 2025 or a specific alternative Special Planning Commission meeting.

If no action is taken by the Commission sixty days after receipt of all drawings and applications, it shall be deemed accepted and building permits may then be issued, which are in compliance with the drawings submitted for review (CCMC § 17.26.040(B)).

SECTION 10: STAFF RECOMMENDATION

1. (Chair) "Agenized Item #1: A Public Hearing to consider a Minor Site Plan & Architectural Design Review (Application AR25-01) for the exterior remodel of Burger King, located at 1250 9th Street (APN 118-370-010, -011).."
2. (Chair) "I will open the Public Hearing."
3. (Chair) "We will now receive the Presentation on the Staff Report from Planner Lawton."
4. (Chair) "Does any Commissioners have any clarifying questions for staff?"
 - a. (Chair) "Does the Applicant wish to address the Planning Commission?"
5. (Chair) "I will Open Public Comment, which we will receive at podium."
 - a. "We request that (1) you state your name and residency, (2) subject to a three-minute comment be directed to the Planning Commission for consideration, and (3) please state if you are for-or-against the proposed project."
 - b. (Chair) "Any clarifying questions?"
6. (Chair) "I will Close Public Comment."
7. (Chair) "Is there any discussion on this item from the Commissioners?"
8. (Chair) "I believe a motion would be in order."
 - a. **(Commissioner) "I move to adopt Resolution No. PC2025-03, A Resolution of the Planning Commission of the City of Crescent City to approve a Minor Site Plan & Architectural Design Review (Application AR25-01) granting the exterior remodel of Burger King."**
 - b. *Note: Any changes should be included in the motion.*
9. (Chair) "A motion has been made by Commissioner _____. Is there a second?"
10. (Chair) "It was seconded by Commissioner _____."
11. (Chair) "A motion was made and seconded to: **Adopt Resolution No. PC2025-03, A Resolution of the Planning Commission of the City of Crescent City to approve a Minor Site Plan & Architectural Design Review (Application AR25-01) granting the exterior remodel of Burger King.**"
 - a. *Note: Any changes should be included in the motion.*
12. (Chair) "Is there any additional discussion from the Commissioners on the motion?"
13. (Chair) "Seeing as there is no further discussion, it is time for a vote on the motion, Specialist Welton, can you poll the vote?"
14. (Chair) "The motion passes (or fails) by a vote of ____-to-____." (Example 5-0)

----- END OF REPORT -----

Print

CITY OF CRESCENT CITY Development Permit Application

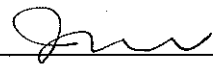
Return completed application to:
Planning Department
377 J Street
Crescent City, CA 95531
(707) 464-9506 (707) 465-4405 fax

TYPE OR PRINT CLEARLY

Applicant AMIR SAHEBALZAMANY	Street Address 7011 KOLL CORN	City PLEASANTON, CA	Zip Code 94566	Day Phone 925 989 1195
Representative (if any) JOHN DOGSON	Street Address 1330 OLYMPIC BLVD	City SANTA MONICA, CA	Zip Code 90404	Day Phone 310 463 0277
Property Owner	Street Address	City	Zip Code	Day Phone

Correspondence to be sent to ☐ Applicant ☒ Representative ☐ Owner

Project Address 1250 9TH ST. CRESCENT CITY, CA 95531	Assessor's Parcel No. 118 570 010 & 011	
Description of proposed project (attach sheets if necessary) EXTENSION RENOVATION TO UPDATE BUILDING FLOOR TO CURRENT IMAGE SOMEWHERE EXISTING MATERIALS, & TOWER ELEMENT TO BE REMOVED. NEW BRICK SIDING TO BE ADDED, NEW CANNABIS, & NEW SIGNAGE TO REPLACE EXISTING SIGNAGE. BUILDING TO BE PAINTED		
Existing Land Use COMMERCIAL	Adjacent Uses COMMERCIAL	Building Coverage 2415 sq.ft. existing
Project Acreage .8	Project Height	Building Coverage 2415 sq.ft. proposed
Parking (number of spaces) 200	Paved Area 17050 SQFT.	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 <u></u> Date 02.15.25	Signed <u>amir sahebalzamany</u> Date 02/21/2025

TYPE OF APPLICATION	<input checked="" type="checkbox"/> Architectural Review	<input type="checkbox"/> Lot Line Adjustment/Parcel Merger	<input type="checkbox"/> Subdivision/Major
	<input type="checkbox"/> CEQA Review	<input type="checkbox"/> Municipal Code Amendment/Rezone	<input type="checkbox"/> Use Permit - Standard
	<input type="checkbox"/> Coastal Development Permit	<input type="checkbox"/> ROW or Street Abandonment	<input type="checkbox"/> Use Permit - Cannabis
	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Special Review	<input type="checkbox"/> Variance or Waiver
	<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Subdivision/Minor	<input type="checkbox"/> Other

REQUIRED SUPPLEMENTAL	<input type="checkbox"/> Application Form	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 checked="" type="checkbox"/> Landscaping/irrigation plans/dumpster <input checked="" type="checkbox"/> Sign plans/elevations <input checked="" 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
	<input type="checkbox"/> Application Fee	
	<input type="checkbox"/> Supplemental Application Forms (variance, etc.)	
	<input type="checkbox"/> Project property deed(s)	
	<input type="checkbox"/> Proof of applicant's legal interest in the property (escrow, etc.)	
	<input type="checkbox"/> Commercial Cannabis Use Permit Application Checklist	

*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) AR25-01	Filing Fees \$600.00	Date Filed 03/06/2025	Receipt #
	Date Application Completed 03/13/2025	Zoning C-2	General Plan (LUP) VLC	
	CEQA: Exempt <input checked="" type="checkbox"/> 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

PROJECT NARRATIVE

For Burger King

1250 9th St.

Crescent City, CA 95531

The project is located at 1250 9th St. in Crescent City. in this project it is proposed to remodel the existing 2415 sq. ft. Burger King. The Burger King is on a 33,300 square foot lot with 29 parking stalls and perimeter landscaping. The building was built in the mid to late 1980's. it is proposed to bring this restaurant up to current image standards. exterior facades are to be upgraded, mansards are to be removed walls will be squared off, and the exiting 125 sq. ft. green house is to be removed. A variety of exterior materials, including Nichiha siding, Nichiha paneling, and brick veneers, will be incorporated into the elevations. new bronze canopies with led lighting will be set around the new parapet walls. the intent is to provide for a clean modern look for the building.

Accessible site upgrade to provide an accessible path of travel from the public way, to the accessible parking and accessible entrance are proposed.

It is proposed to update the exiting landscaping.

It is also proposed to update the interior dining room and restrooms to meet current image standards and make accessible upgrades as required.

All building and site signs are to be replaced to meet current image standards.

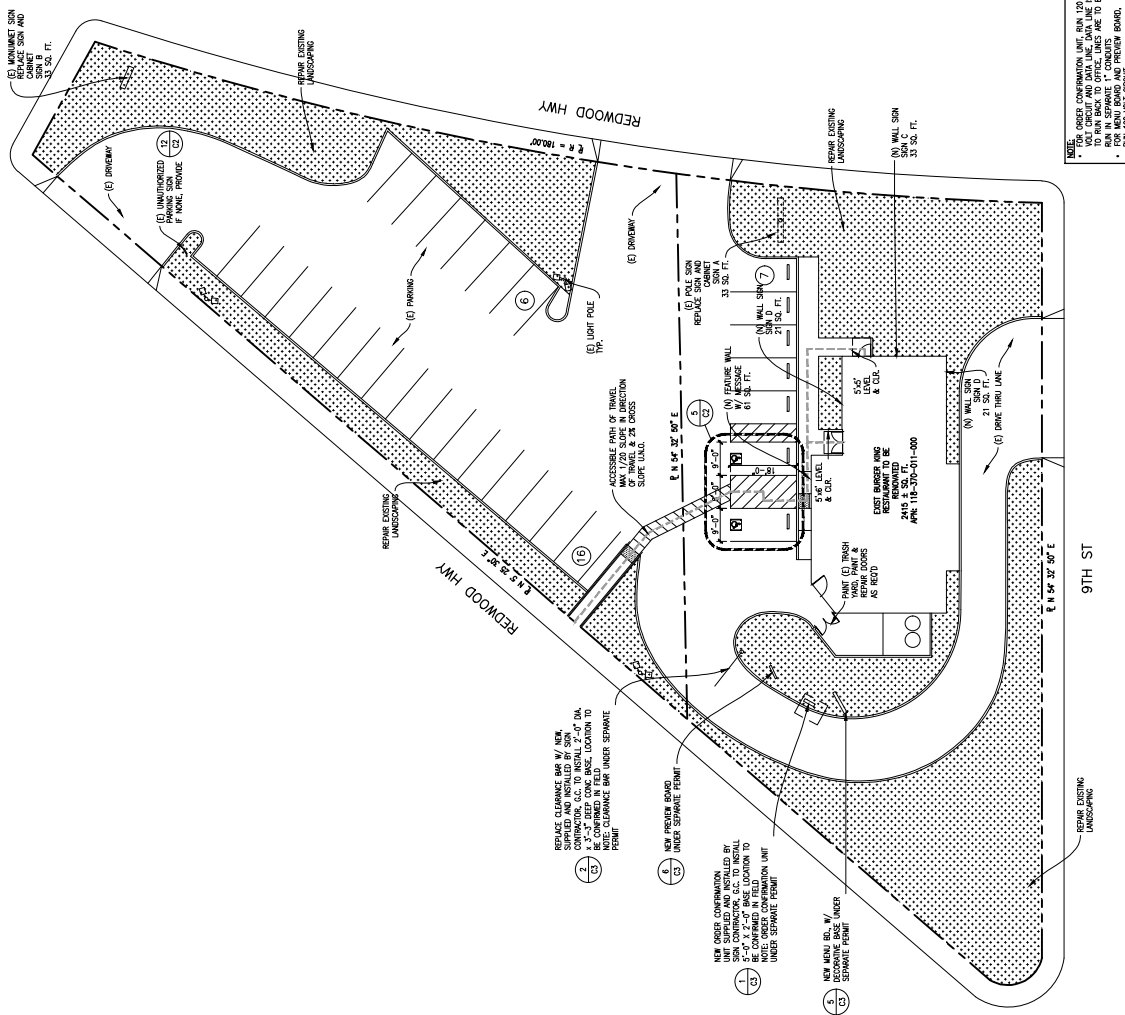
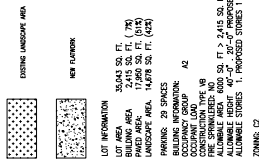
SITE PLAN NOTES

- [illegible]

PROJECT NARRATIVE

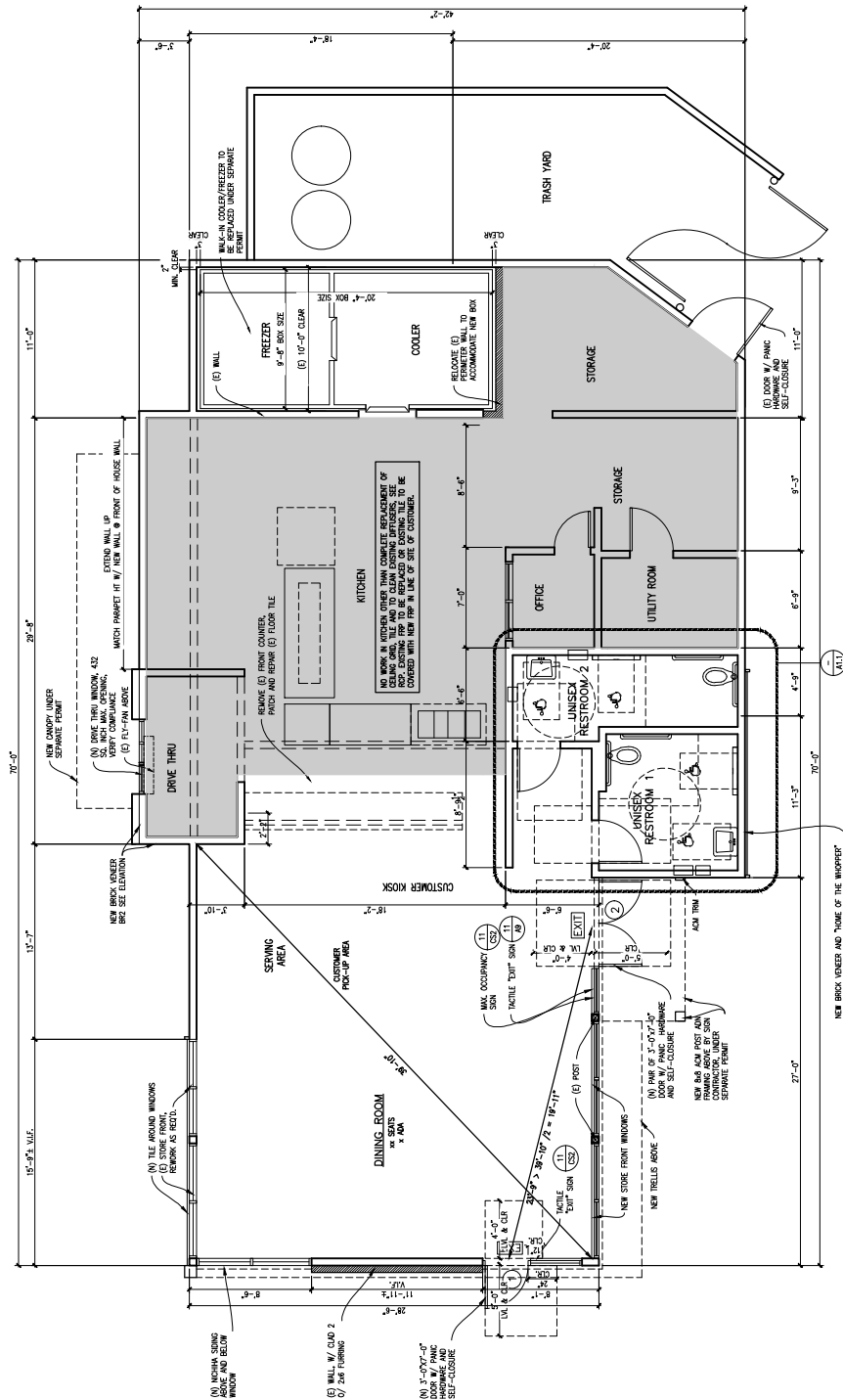
[illegible]

LEGEND



SITE PLAN

SCALE: 1/16" = 1'-0"



FLOOR PLAN

2007

FLOOR PLAN NOTES

1. EXISTING LIGHT & EXTERIOR WALL TO BE REPLACED BY VAN UNIT EQUAL LED V. JUMP DOWN LENSE & SLOTTED PER B.A. STANDARDS. CONTRACTOR SHALL VERIFY ALL EXISTING QUANTITIES.
 2. PATCH, REPAIR AND PAINT EXISTING PLASTER @ BOTTOM OF EXTERIOR WALL WHERE 1" MIN. DEEPENING WITH NEW FINISH.
 3. EXTERIOR WALLS CEILING AND FLOORS ARE SMOOTH, DIBLANK AND NON-ABSORBENT. COVE BASE AT ROOM/WALL JUNCTION TO HAVE 3/8" RADUS & MIN. 4" EXT. SEE DRAWING ON SET SHEET.
 4. EXTERIOR WALLS CEILING AND FLOORS ARE SMOOTH, DIBLANK AND NON-ABSORBENT. COVE BASE AT ROOM/WALL JUNCTION TO HAVE 3/8" RADUS & MIN. 4" EXT. SEE DRAWING ON SET SHEET.
 5. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE FINISH SURFACE LEVEL.
 6. SEE DETAILS 1 THROUGH 4 ON SHEET C25 FOR BUILDING ACCESSIBILITY REQUIREMENTS. DETAILS ARE LISTED FOR CODE COMPLIANCE PURPOSES.
 7. SEE DETAILS 7 THROUGH 10 ON SHEET C25 FOR OTHER ACCESSIBILITY REQUIREMENTS. DETAILS ARE LISTED FOR CODE COMPLIANCE PURPOSES.
 8. SEE DETAILS 11 THROUGH 13 ON SHEET C25 FOR OTHER ACCESSIBILITY REQUIREMENTS. DETAILS ARE LISTED FOR CODE COMPLIANCE PURPOSES.
 9. EXISTING STORMWATER FRAME AND GLASS SHALL BE CLEANED AND REPAIRED AS REQUIRED.
 10. REPAIR EXISTING OPTICUM BEAM AND OTHER FINISH @ INTERIOR WHERE DISTURBED BY THE WORK.
 11. SEE ELEVATIONS FOR EXTERIOR FINISH.
 12. SEE SHEET A4 FOR WINDOW SCHEDULE.
 13. SEE SHEET A4 FOR WINDOW SCHEDULE.
 14. PROVIDE MASONRY FOR ALL VERTICAL EXTERIOR WALLS CONNECTED TO EXISTING CROCK.
 15. INSTALL NEW FRP ON ALL EXTERIOR WALLS EXCEPT FROM PUBLIC AREA.
 16. REPLACE ALL BROKEN FLOOR TILES IN KITCHEN, SERVICE AND DINE THRU ARE. STORMAGE, OFFICE AND EMPLOYEE ROOM.
 17. PRIOR TO REMOVAL OF ANY WALLS, CONFIRM RESPONSE WALL IS NON-STRUCTURAL WALL.

LEGEND

- EXISTING WALL
- NEW WALL
- REPLACE (E) EXIST SIGN
WITH NEW EXIT SIGN
- 30"x48" CLEAR SPACE
-
- The diagram illustrates the placement of a new exit sign. A dashed rectangular box represents the required 30"x48" clear space. Inside this box, a solid rectangular box represents the new exit sign, which contains the word "EXIT" and a right-pointing arrow. To the left of the clear space, a hatched rectangular area represents the new wall. To the left of the hatched wall, two parallel solid lines represent the existing wall. The text "EXISTING WALL" is positioned to the left of the parallel lines, "NEW WALL" is to the left of the hatched area, and "30\"x48\" CLEAR SPACE" is to the right of the dashed box. The text "REPLACE (E) EXIST SIGN WITH NEW EXIT SIGN" is positioned above the dashed box.



ARMET DAVIS NEWLOVE &
ASSOCIATES, AIA ARCHITECTS
13150 WILSON BLVD.
SAN DIEGO, CALIFORNIA 92161
PH 619-455-5533 FAX 619-455-4742

REV. DATE DESCRIPTION

THE USE OF THIS PLAN AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS PLAN OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS, IS PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR FOR THE RESULTS OF ANY CONSTRUCTION BASED THEREON.



OWNER

STORE #BX
1250 9TH ST
CRESCENT CITY, CA 95531

DATE

2/3/2025

BY

DA

THROW UP

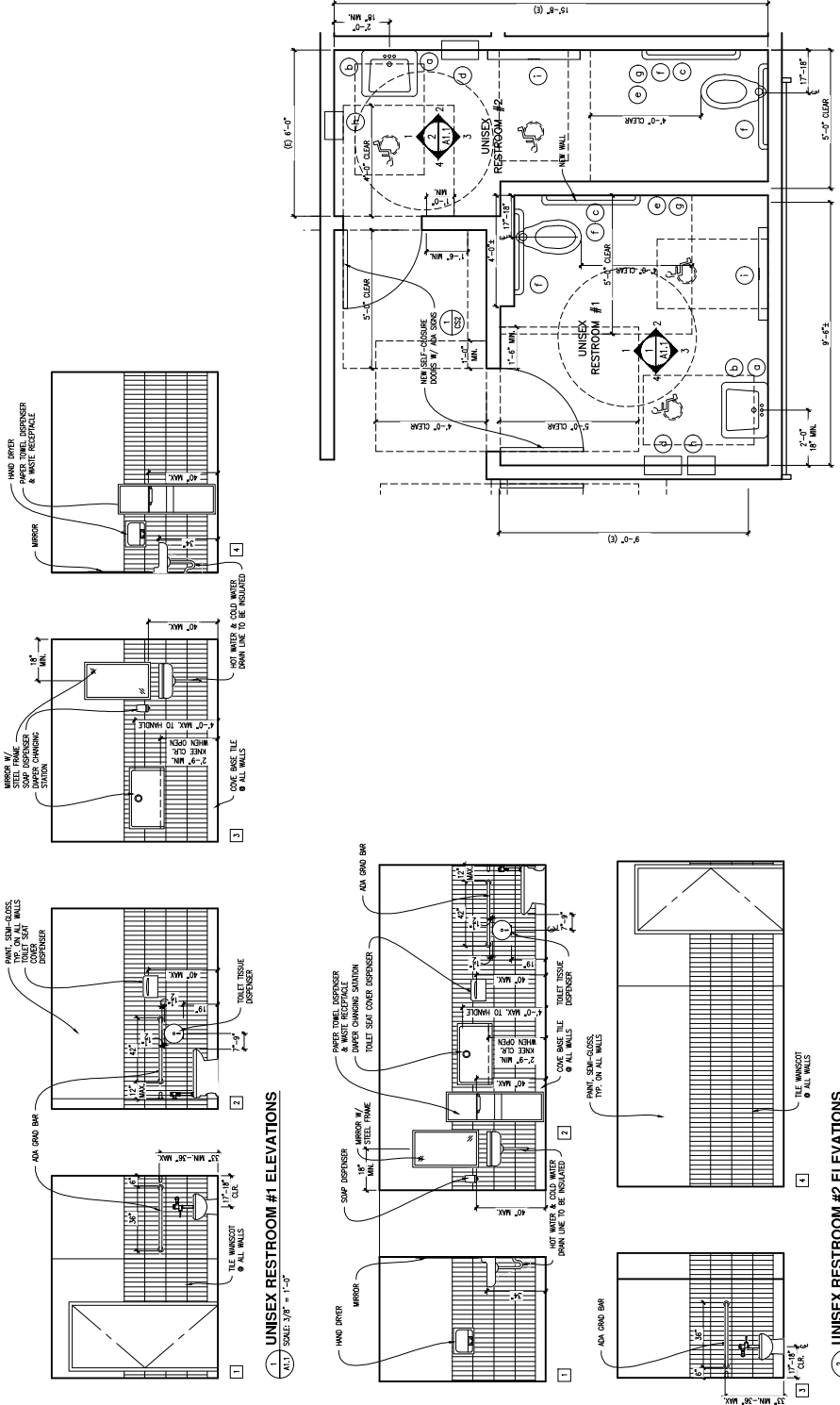
CHECKED BY

FILE NAME

A1 Floor Plan.dwg

ENLARGED RESTROOM
PLAN AND ELEVATIONS

A1.1



ENLARGED BATHROOM PLAN

SCALE: 1/8" = 1'-0"

FLOOR PLAN NOTES

- 1. REWORK/CIP PLUMBING AS REQUIRED FOR RELOCATION/DELETION OF FIXTURES IN BOTH RESTROOMS
- 2. ALL FIXTURES, PARTITIONS AND ACCESSORIES AT RESTROOMS TO BE REPLACED WITH NEW WITH AIA REQUIRED
- 3. FLOOR AND WALL FINISH TO BE TILE AND CEILING FINISH TO BE SEMI-GLOSS PAINT ON GYPSUM BOARD. SEE DRAWING 1 AND 2 ON SHEET A1.2 FOR FLOOR TO WALL TILE DETAIL
- 4. BOTH RESTROOMS TO HAVE COORD TIE BASE.
- 5. WALL TILE TO BE 12" X 12" GLAZED CERAMIC TILE, 1/4" GROUT, 1/4" GAP BETWEEN BOTTOM OF HAND DRYER AND TOP OF ANY ACCESSORIES/TILE TRIMS/TOILET VALVES PER DCA 112-400A
- 6. PROVIDE FILLER BETWEEN WALL AND MIRROR AND OTHER TOILET ACCESSORIES WHERE THERE IS A GAP ABOVE TILE WINDOW.

LEGEND

- EXISTING WALL
- 30"X48" CLEAR SPACE

TOILET ACCESSORY SCHEDULE

- ① - MIRROR W/ STEEL FRAME - BURROCK B-251-1B36
- ② - MIRROR W/ STEEL FRAME - BURROCK B-251-1B36
- ③ - TOILET TISSUE DISPENSER - BURROCK B-2500
- ④ - TOILET TISSUE DISPENSER - BURROCK B-2500
- ⑤ - TOILET SEAT COVER DISPENSER - BURROCK B-251
- ⑥ - CRAB BARS - BURROCK B-4106 SERIES
- ⑦ - CRAB BARS - BURROCK B-4106 SERIES
- ⑧ - HAND DRYER - EXCEL DRYER, ALUMINUM/HAND DRYER NL-58 W/ AIA COMPLIANT RECESS KIT
- ⑨ - HAND DRYER - EXCEL DRYER, ALUMINUM/HAND DRYER NL-58 W/ AIA COMPLIANT RECESS KIT
- ⑩ - TOILET PARTITION - SPECIFICATION PER COLOR DRAWINGS

* SUBMIT CUT SHEETS TO FOR OWNER'S CONFIRMATION

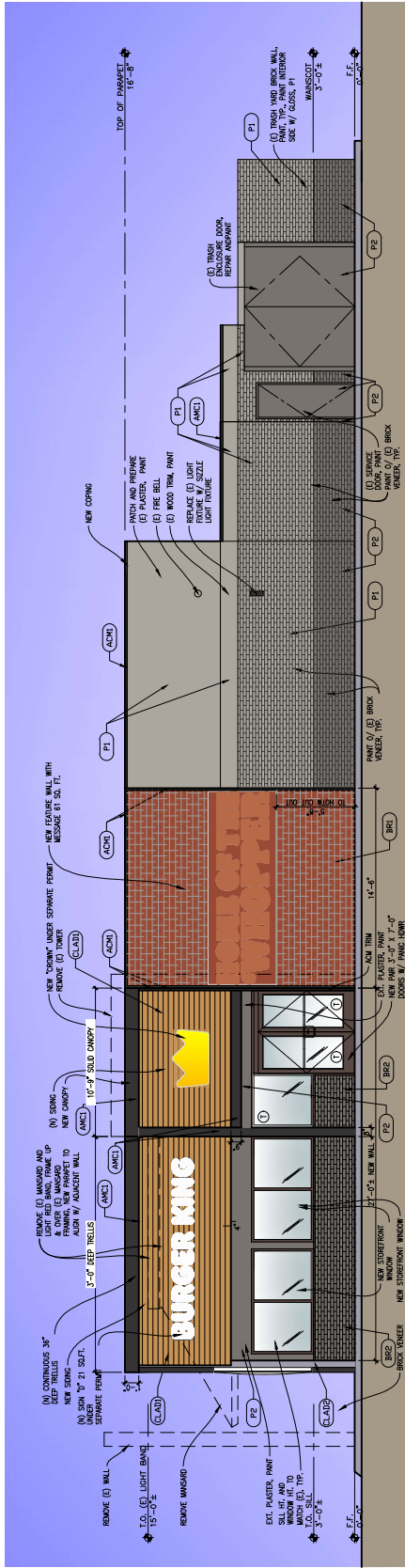
STORE #3530

ALL FINISHES AS PER "SIZZLE" FINISH SCHEDULE

BURGER KING PROTOTYPE MATERIALS & FINISH SCHEDULE

ID		NAME		LOCATION		MATERIAL DESCRIPTION		PROPERTY		TEST RESULTS		STATUS	
NO.	REF.	NAME	LOC.	DESC.	QTY.	UNIT	TYPE	VAL.	UNIT	TEST	RESULT	DATE	BY
1	101	CONCRETE	101	CONCRETE	101	101	CONCRETE	101	101	101	101	101	101
2	102	CONCRETE	102	CONCRETE	102	102	CONCRETE	102	102	102	102	102	102
3	103	CONCRETE	103	CONCRETE	103	103	CONCRETE	103	103	103	103	103	103
4	104	CONCRETE	104	CONCRETE	104	104	CONCRETE	104	104	104	104	104	104
5	105	CONCRETE	105	CONCRETE	105	105	CONCRETE	105	105	105	105	105	105
6	106	CONCRETE	106	CONCRETE	106	106	CONCRETE	106	106	106	106	106	106
7	107	CONCRETE	107	CONCRETE	107	107	CONCRETE	107	107	107	107	107	107
8	108	CONCRETE	108	CONCRETE	108	108	CONCRETE	108	108	108	108	108	108
9	109	CONCRETE	109	CONCRETE	109	109	CONCRETE	109	109	109	109	109	109
10	110	CONCRETE	110	CONCRETE	110	110	CONCRETE	110	110	110	110	110	110
11	111	CONCRETE	111	CONCRETE	111	111	CONCRETE	111	111	111	111	111	111
12	112	CONCRETE	112	CONCRETE	112	112	CONCRETE	112	112	112	112	112	112
13	113	CONCRETE	113	CONCRETE	113	113	CONCRETE	113	113	113	113	113	113
14	114	CONCRETE	114	CONCRETE	114	114	CONCRETE	114	114	114	114	114	114
15	115	CONCRETE	115	CONCRETE	115	115	CONCRETE	115	115	115	115	115	115
16	116	CONCRETE	116	CONCRETE	116	116	CONCRETE	116	116	116	116	116	116
17	117	CONCRETE	117	CONCRETE	117	117	CONCRETE	117	117	117	117	117	117
18	118	CONCRETE	118	CONCRETE	118	118	CONCRETE	118	118	118	118	118	118
19	119	CONCRETE	119	CONCRETE	119	119	CONCRETE	119	119	119	119	119	119
20	120	CONCRETE	120	CONCRETE	120	120	CONCRETE	120	120	120	120	120	120
21	121	CONCRETE	121	CONCRETE	121	121	CONCRETE	121	121	121	121	121	121
22	122	CONCRETE	122	CONCRETE	122	122	CONCRETE	122	122	122	122	122	122
23	123	CONCRETE	123	CONCRETE	123	123	CONCRETE	123	123	123	123	123	123
24	124	CONCRETE	124	CONCRETE	124	124	CONCRETE	124	124	124	124	124	124
25	125	CONCRETE	125	CONCRETE	125	125	CONCRETE	125	125	125	125	125	125

PARKING LOT ELEVATION

$$\frac{1}{4} = 1' - 0''$$


FRONT ELEVATION

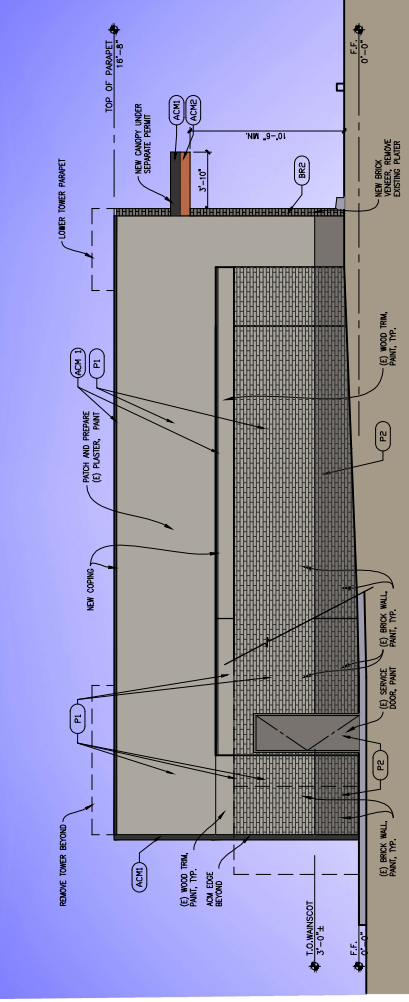
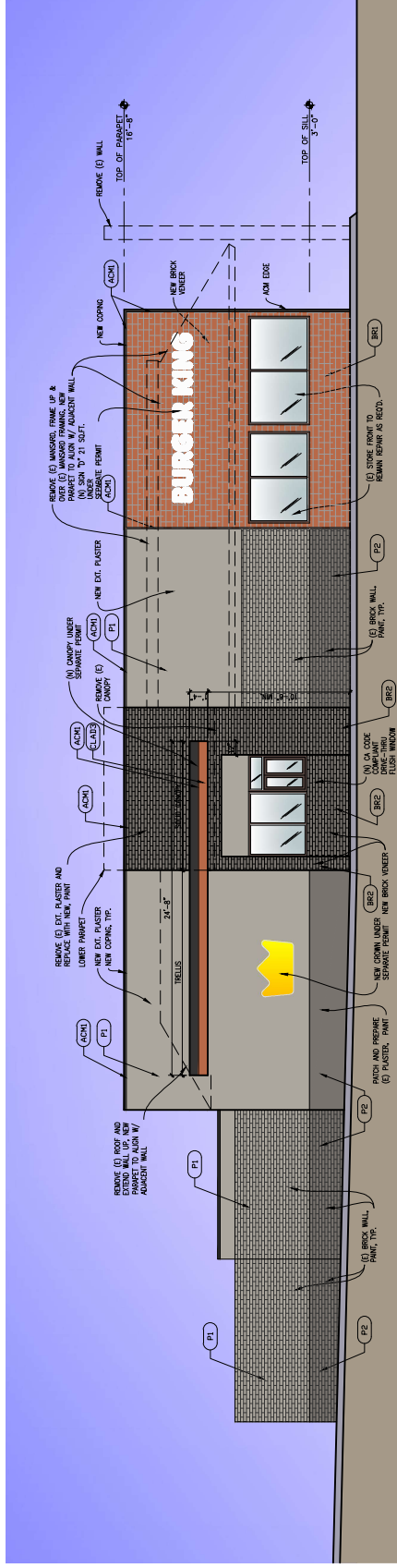
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- ALL SURFACE UNITS TO BE REMOVED AND REINSTALLED. SEE DETAIL 8 ON SHEET A-1.
ALL EXISTING LIGHT PARTS TO BE REMOVED AND REINSTALLED.
PATCH, REPAIR AND PAINT ALL EXISTING EXTERIOR PLASTER TO REMAIN. REFER TO DRAWINGS 1, 2 AND 6 ON SHEET A-1 FOR EXISTING CONDITIONS.
EXISTING STONEWORK FRAME AND GLASS SHALL BE CLEANED AND REPAIRED AS REQUIRED.
NEW STONEWORK FRAME FINISH SHALL BE BUAZE FINISH. EXISTING FRAMES TO BE PAINTED TO MATCH NEW STORE FRONT.
SEE SHEET A-1 FOR EXTERIOR WALL DETAILS.
PROVIDE ALL NEW COPING, CURB OR TOP COPIING FISH THROUGHOUT.
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ACO BORDERS, PANELS AND CANNIES BY SIGN CONTRACTOR TO ARCHITECT FOR REVIEW AND APPROVAL.

DRIVE-THRU ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. ALL SURFACES UNLESS OTHERWISE FINISH.
2. ALL EXISTING LIGHT BURNED AND REMOVED AND INSTALL NEW. SEE DETAIL 8 ON SHEET A4.
3. ALL EXISTING FLOOR HAND TO BE REMOVED AND REPAIRED AS REQUIRED.
4. PATCH, REPAIR AND PAINT ALL EXISTING EXTERIOR TO REMAIN. REPAIR TO DIMENSIONS 1, 2 AND 3 ON SHEET A9 FOR DETAILS.
5. EXISTING STAIRCASE FRAME AND GLASS SHALL BE CLEANED AND REFINISHED AS REQUIRED.
6. NEW STOREFRONT FRAME FINISH SHALL BE BRONZE FINISH. EXISTING FRAMES TO BE PAINTED TO MATCH NEW STORE FRONT.
7. NEW STOREFRONT FRAME FINISH SHALL BE BRONZE FINISH. EXISTING FRAMES TO BE PAINTED TO MATCH NEW STORE FRONT. SEE SHEET A11 FOR EXTERIOR WALL DETAILS.
8. PROVIDE ALL NEW CORNER, CHAMFER AND CORNER FINISH THROUGHOUT.
9. PROVIDE ALL NEW SUSHI, SHAM, DOP AND ACOING BRIDGE, PANELS AND CANNOPES BY SIGN CONTRACTOR TO ARCHITECT FOR CONSTRUCTION.

BURGER KING PROTOTYPE MATERIALS & FINISH SCHEDULE

PAC	MATERIAL	LOCATION	MATERIAL DESCRIPTION	QUANTITY		UNIT	REMARKS	DATE	STATUS	APPROVED BY	REVISION
				AMOUNT	UNIT PRICE						
AC-01	ALUMINUM CORRUGATED PIPE	CONCRETE	BLACK PIPE 1000	1000	1000	1000	1000	1000	1000	1000	1000
AC-02	ALUMINUM CORRUGATED PIPE	CONCRETE	WHITE PIPE 1000	1000	1000	1000	1000	1000	1000	1000	1000
AC-03	ALUMINUM CORRUGATED PIPE	CONCRETE	BLACK PIPE 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-01	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-02	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-03	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-04	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-05	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-06	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-07	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-08	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-09	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-10	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-11	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-12	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-13	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-14	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-15	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-16	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-17	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-18	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-19	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-20	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-21	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-22	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-23	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-24	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-25	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-26	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-27	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-28	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-29	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-30	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-31	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-32	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-33	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-34	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-35	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
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BC-38	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-39	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
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BC-56	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-57	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
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BC-59	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-60	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-61	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-62	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-63	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-64	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-65	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-66	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-67	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-68	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-69	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-70	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-71	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-72	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-73	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
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BC-75	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-76	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-77	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-78	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-79	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-80	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-81	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-82	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-83	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-84	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-85	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-86	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-87	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-88	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-89	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-90	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-91	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-92	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-93	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-94	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-95	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-96	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-97	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-98	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-99	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-100	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-101	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-102	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-103	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-104	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-105	BRICK	CONCRETE	RED BRICK 1000	1000	1000	1000	1000	1000	1000	1000	1000
BC-106	BRICK	CONCRETE</									



LOCATION
STORE #3530
1250 9TH ST
CRESCENT CITY, CA 95531

2/21/2025

OWN BY _____ CHECKED BY _____

FILE NAME

A483 Elevation5.dwg

ELEVATIONS

A4

STORE #3530

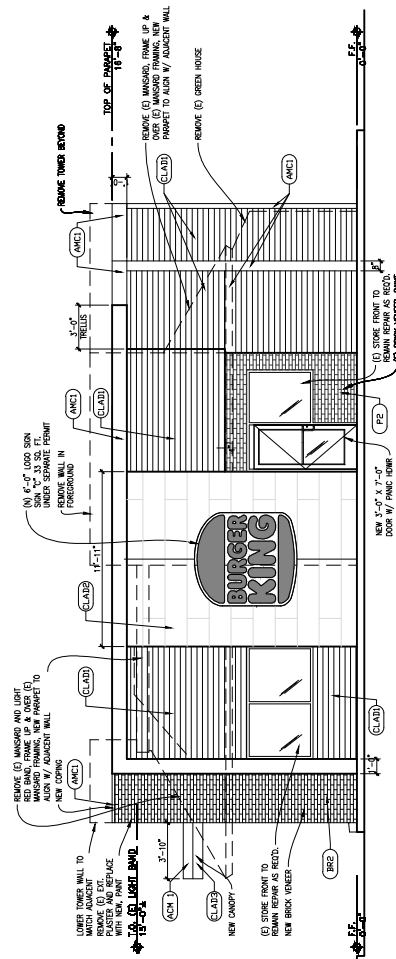
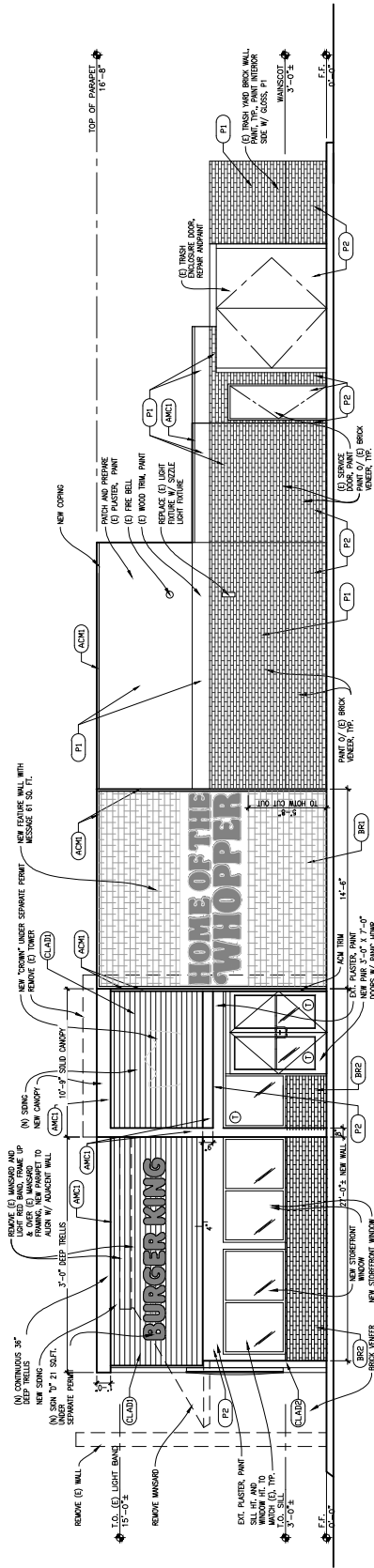
ALL FINISHES AS PER "SIZZLE" FINISH SCHEDULE

BURGER KING PROTOTYPE MATERIALS & FINISH SCHEDULE

[illegible]

PARKING LOT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL NOTES

- ALL EXPOSURE UNITS ESTIMATE PRICED.
ALL EXPOSING UNITS WANT TO BE REMOVED AND INSTALL NEW. SEE DETAIL 8 ON SHEET A4.
PATCH, REPAIR AND PAINT ALL EXISTING EXTERIOR PLASTER TO REMAIN. REFER TO DRAWINGS 1, 2 AND 6 ON SHEET A4 FOR DETAILS.
EXISTING ROOFING MATERIAL AND GLASS SHALL BE CLEANED AND REPAIRED AS REQUIRED.
NEW STORAGE/FRONT PANEL FINISH SHALL BE BEVAZE FINISH. EXISTING FRAMES TO BE PAINTED NEW EXTERIOR WHITE.
SEE SHEET A11 FOR EXTERIOR WALL DETAILS.
SEE SHEET A12 FOR EXTERIOR WALL DETAILS.
PROVIDE ALL NEW COPING, KICK OR BOARD COPING FISH THROUGHOUT.
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ACO BORDERS, PANELS AND CAPPED BY SIGN CONTRACTOR TO ARCHITECT FOR REVIEW AND APPROVAL.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION OR PUBLICATION OF ANY PORTION OF THESE PLANS AND SPECIFICATIONS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED. IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. ANY REUSE, REPRODUCTION, OR PUBLICATION OF ANY PORTION OF THESE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED. ANY REUSE, REPRODUCTION, OR PUBLICATION OF ANY PORTION OF THESE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.



LOCATION
STORE #3530
1250 9TH ST
CRESCENT CITY, CA 95531

DATE 2/21/2025

2/21/2020

JOB NO.

FILE NAME	CHECKED BY	DATE

A4&5 Elevations.dwg

ELEVATIONS

A

STORE #3530

ALL FINISHES AS PER "SIZZLE" FINISH SCHEDULE

BURGER KING PROTOTYPE MATERIALS & FINISH SCHEDULE

ID	NAME	LOCATION	MATERIAL	DESCRIPTION		STATUS	DATE	ACTION
				MATERIAL	DESCRIPTION			
1-01	Steel Plate	Warehouse A	Carbon Steel	10mm Thick	Structural	Active	2023-10-26	View Details
1-02	Aluminum Sheet	Warehouse B	6061-T6	5mm Thick	Cladding	Active	2023-10-27	View Details
1-03	Concrete Block	Site 1	Precast	20x20x40cm	Foundation	Active	2023-10-28	View Details
1-04	Reinforcing Bar	Site 2	Steel	12mm Diameter	Structural	Active	2023-10-29	View Details
1-05	Insulation Panel	Warehouse C	Polystyrene	50mm Thick	Thermal	Active	2023-10-30	View Details
1-06	Roofing Tile	Warehouse D	Ceramic	30x45cm	Roofing	Active	2023-10-31	View Details
1-07	Window Frame	Warehouse E	Aluminum	1.5m x 2m	Window	Active	2023-11-01	View Details
1-08	Door Panel	Warehouse F	Steel	2m x 1m	Door	Active	2023-11-02	View Details
1-09	Wall Panel	Warehouse G	Concrete	1m x 2m	Wall	Active	2023-11-03	View Details
1-10	Floor Tile	Warehouse H	Ceramic	60x60cm	Floor	Active	2023-11-04	View Details
1-11	Roof Truss	Warehouse I	Steel	150mm x 150mm	Roof	Active	2023-11-05	View Details
1-12	Beam Column	Warehouse J	Steel	200mm x 200mm	Structural	Active	2023-11-06	View Details
1-13	Column Base	Warehouse K	Steel	300mm x 300mm	Structural	Active	2023-11-07	View Details
1-14	Truss Joint	Warehouse L	Steel	100mm x 100mm	Structural	Active	2023-11-08	View Details
1-15	Roof Vent	Warehouse M	Aluminum	1m x 1m	Roof	Active	2023-11-09	View Details
1-16	Roof Drain	Warehouse N	Aluminum	1m x 1m	Roof	Active	2023-11-10	View Details
1-17	Roof Gutter	Warehouse O	Aluminum	1m x 1m	Roof	Active	2023-11-11	View Details
1-18	Roof Flashing	Warehouse P	Aluminum	1m x 1m	Roof	Active	2023-11-12	View Details
1-19	Roof Ridge	Warehouse Q	Aluminum	1m x 1m	Roof	Active	2023-11-13	View Details
1-20	Roof Eave	Warehouse R	Aluminum	1m x 1m	Roof	Active	2023-11-14	View Details
1-21	Roof Soffit	Warehouse S	Aluminum	1m x 1m	Roof	Active	2023-11-15	View Details
1-22	Roof Fascia	Warehouse T	Aluminum	1m x 1m	Roof	Active	2023-11-16	View Details
1-23	Roof Batten	Warehouse U	Aluminum	1m x 1m	Roof	Active	2023-11-17	View Details
1-24	Roof Purlin	Warehouse V	Aluminum	1m x 1m	Roof	Active	2023-11-18	View Details
1-25	Roof Joist	Warehouse W	Aluminum	1m x 1m	Roof	Active	2023-11-19	View Details
1-26	Roof Rafter	Warehouse X	Aluminum	1m x 1m	Roof	Active	2023-11-20	View Details
1-27	Roof Truss	Warehouse Y	Aluminum	1m x 1m	Roof	Active	2023-11-21	View Details
1-28	Roof Truss	Warehouse Z	Aluminum	1m x 1m	Roof	Active	2023-11-22	View Details
1-29	Roof Truss	Warehouse A	Aluminum	1m x 1m	Roof	Active	2023-11-23	View Details
1-30	Roof Truss	Warehouse B	Aluminum	1m x 1m	Roof	Active	2023-11-24	View Details
1-31	Roof Truss	Warehouse C	Aluminum	1m x 1m	Roof	Active	2023-11-25	View Details
1-32	Roof Truss	Warehouse D	Aluminum	1m x 1m	Roof	Active	2023-11-26	View Details
1-33	Roof Truss	Warehouse E	Aluminum	1m x 1m	Roof	Active	2023-11-27	View Details
1-34	Roof Truss	Warehouse F	Aluminum	1m x 1m	Roof	Active	2023-11-28	View Details
1-35	Roof Truss	Warehouse G	Aluminum	1m x 1m	Roof	Active	2023-11-29	View Details
1-36	Roof Truss	Warehouse H	Aluminum	1m x 1m	Roof	Active	2023-11-30	View Details
1-37	Roof Truss	Warehouse I	Aluminum	1m x 1m	Roof	Active	2023-12-01	View Details
1-38	Roof Truss	Warehouse J	Aluminum	1m x 1m	Roof	Active	2023-12-02	View Details
1-39	Roof Truss	Warehouse K	Aluminum	1m x 1m	Roof	Active	2023-12-03	View Details
1-40	Roof Truss	Warehouse L	Aluminum	1m x 1m	Roof	Active	2023-12-04	View Details
1-41	Roof Truss	Warehouse M	Aluminum	1m x 1m	Roof	Active	2023-12-05	View Details
1-42	Roof Truss	Warehouse N	Aluminum	1m x 1m	Roof	Active	2023-12-06	View Details
1-43	Roof Truss	Warehouse O	Aluminum	1m x 1m	Roof	Active	2023-12-07	View Details
1-44	Roof Truss	Warehouse P	Aluminum	1m x 1m	Roof	Active	2023-12-08	View Details
1-45	Roof Truss	Warehouse Q	Aluminum	1m x 1m	Roof	Active	2023-12-09	View Details
1-46	Roof Truss	Warehouse R	Aluminum	1m x 1m	Roof	Active	2023-12-10	View Details
1-47	Roof Truss	Warehouse S	Aluminum	1m x 1m	Roof	Active	2023-12-11	View Details
1-48	Roof Truss	Warehouse T	Aluminum	1m x 1m	Roof	Active	2023-12-12	View Details
1-49	Roof Truss	Warehouse U	Aluminum	1m x 1m	Roof	Active	2023-12-13	View Details
1-50	Roof Truss	Warehouse V	Aluminum	1m x 1m	Roof	Active	2023-12-14	View Details

DRIVE-THRU ELEVATION














SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL NOTES

- ALL BRONZE LINERS SEPARATE EVENT.
ALL EXISTING LIGHT BANDS TO BE REMOVED AND INSTALL NEW. SEE DETAIL 6 ON SHEET A4.
ALL EXISTING LIGHT BANDS TO BE REMOVED AND INSTALL NEW. SEE DETAIL 6 ON SHEET A4.
PATCH, REPAIR AND PAINT ALL EXISTING EXTERIOR PLASTER TO REMAIN, REFER TO DRAWINGS 1, 2 AND 6 ON SHEET A4 FOR
DETAILS.
EXISTING STONEWORK FINISH AND GLASS SHALL BE CLEANED AND REPAIRED AS REQUIRED.
NEW STONEWORK FINISH FINISH SHALL BE BRONZE FINISH. EXISTING FRAMES TO BE PAINTED TO MATCH NEW STORE FRONT.
EXISTING STONEWORK FINISH FINISH SHALL BE BRONZE FINISH. EXISTING FRAMES TO BE PAINTED TO MATCH NEW STORE FRONT.
SEE SHEET A11 FOR EXTERIOR WALL DETAILS.
PROVIDE ALL NEW CORNER, SHOT OF CORNER COPING 3" THROUGHOUT.
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL BRONZE PANELS AND DAMPERS BY SIGN CONTRACTOR TO ARCHITECT
FOR REVIEW.

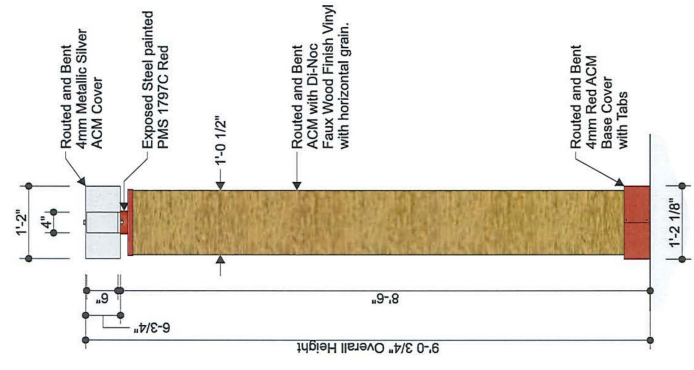
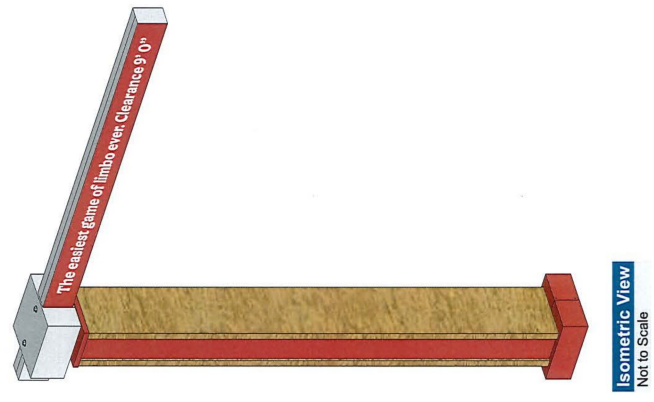
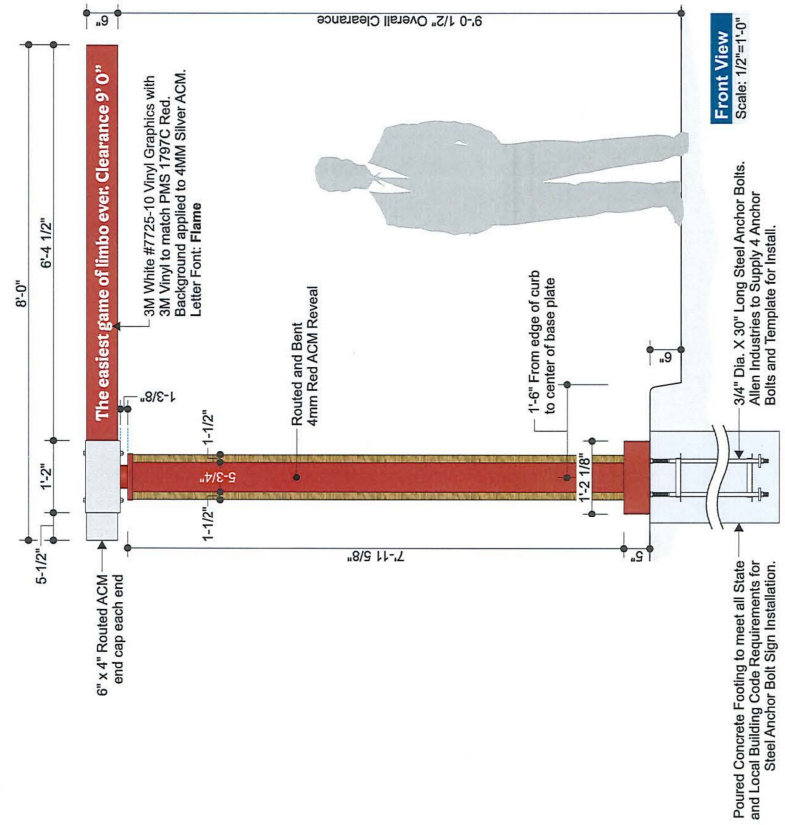
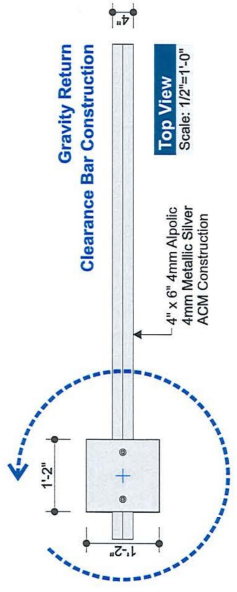
BURGER KING PROTOTYPE MATERIALS & FINISH SCHEDULE									
TAG		MATERIAL	LOCATION	MATERIAL DESCRIPTION	PROSPECT MANUFACTURER	PRODUCT	FINISH / COLOR	DIMENSION	
ACH-1		ALUMINUM COMPOSITE METAL	CANOPIES	BLACK WHITE FRAME	LOCAL SUPPLIER	ACH	TO MATCH P-3	REFERENCE DESIGN DOCUMENTS 4MM THICKNESS	
ACH-2		ALUMINUM COMPOSITE METAL	BOTTOM CANOPIES	ORANGE UNDER CANOPY	ALLEN INDUSTRIES	ACH	SHERWIN WILLIAMS LIGHT BROWN 6346	REFERENCE DESIGN DOCUMENTS 4MM THICKNESS	
ACH-3		ALUMINUM COMPOSITE METAL	MAIN CANOPY	CANOPY CEILING	ALLEN INDUSTRIES	ACH	CLEAR ALUMINUM FINISH	REFERENCE DESIGN DOCUMENTS 4MM THICKNESS	
BR-1		BRICK	MAIN ENTRANCE	WHOPPER BRICK WALL	Evolution Brick	Reversed Brick 1 1/2" Hazed Thickness	#95 - King Red + C-31 Type N Red Mortar by Brinnent #95 - King Red + C-31 Type N Red Mortar by Brinnent	1/2" Thin Brick + 1/2" PermalBase Panel 1/2" and 1" THIN Brick + 1/2" PermalBase Panel	
BR-2		BRICK	WAINSCOT	WHOPPER BRICK WALL	Evolution Brick	1/2" Thin Brick	#401 Graphite + Dark Gray Pre-Blend Mortar	1/2" Thin Brick + 1/2" PermalBase Panel	
IK-1		MORTAR FOR BRICK	MAIN ENTRANCE	WHOPPER BRICK WALL	Specifix	pre-mixed mortar	SM660 Finestone		
IK-2		MORTAR FOR BRICK	MAIN ENTRANCE	WHOPPER BRICK WALL	Specifix	pre-mixed mortar	Dark Gray		
MS-1		METAL	MAIN ENTRANCE	WHOPPER SCREEN WALL	ALLEN INDUSTRIES	COSTUME LIGHTBOX SCREEN	SHERWIN WILLIAMS LIGHT BROWN 6346, BACKGROUND: SHERWIN WILLIAMS BROWN 6342	TBD	
CLAD-1		CLADDING (WOOD)	MAIN ELEVATION, WAINSCOT & CEILING	FIBER CEMENT TEXTURED PANELS	NICHHA	NEW VINTAGE WOOD	POPULAR	18" x 10'-0"	
S-1		SEALANT FOR NICHHA WOOD	SEALANT FOR NICHHA WOOD	SEALANT	ADFAST	ADSEAL 458-14	YELLOWSTONE	2.86" x 10'-0"	
CLAD-2		CLADDING (CONCRETE)	MAIN FAÇADE	FIBER CEMENT TEXTURED PANELS	NICHHA	INDUSTRIALBLOCK CONCRETE SERIES	GRAY	18" x 10'-0"	
ST-1		STUCCO	DINING EXTERIOR & BOH	EXTERIOR SMOOTH STUCCO FINISH	STO OR APPROVED EQUAL	TEXTURE: FINE SAND	MATCH PAINT COLOR DEPENDING ON LOCATION	N/A	
P-1		PAINT	DINING EXTERIOR	EXTERIOR PAINT	SHERWIN-WILLIAMS	ACRYLIC LATEX - FLAT	SW 7017 (DORIAN GRAY) 244-C3	N/A	
P-2		PAINT	BOH	EXTERIOR PAINT	SHERWIN-WILLIAMS	ACRYLIC LATEX - FLAT	SW 7019 (GAUNTLET GRAY) 244-C6	N/A	
P-3		PAINT	METAL COLUMNS	EXTERIOR PAINT	BENJAMIN MOORE	TO MATCH ACH-1	2133-10 ONYX SEM-GLOSS	N/A	
SFP-1		STOREFRONT SYSTEM	ALUMINUM STOREFRONT SYSTEM	HOME OF THE WHOPPER RELIEF IN BRICK	LOCAL SUPPLIER	ALUMINUM STOREFRONT SYSTEM	BLACK WHITE	VARIES	

BK CRESCENT CITY

BK Clearance Bar
Di-Noc Woodgrain Vinyl
QUANTITY: XX

Color Specifications

	PMS 1797C
	Alzo Nobel Painted Satin Finish
	4mm ACM, PMS 1797C
	Alzo Nobel Painted Satin Finish
	4mm Metallic Silver ACM
	3mm ACM with 3M Di-Noc Faux Wood Finish Vinyl
	3M White #7725-10 Vinyl



Poured Concrete Footing to meet all State and Local Building Code Requirements for Steel Anchor Bolt Sign Installation.

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Client: Burger King #
Address:
City, State:

Date: 5/19/22
File Name: BK Retro Bun Logo Design Customer Artbook
Sales: House
Design: LB
PM: MP

**Date** **Description**

1	---	---
2	---	---
3	---	---
4	---	---
5	---	---
6	---	---

Client Review Status
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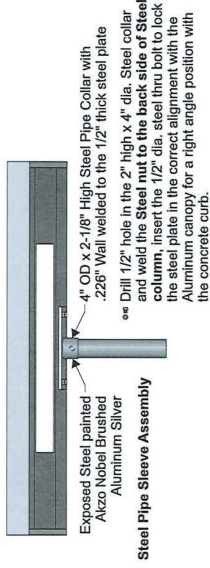
Client Signature:
Approval Date:

Drive Thru Canopy w/ OCU

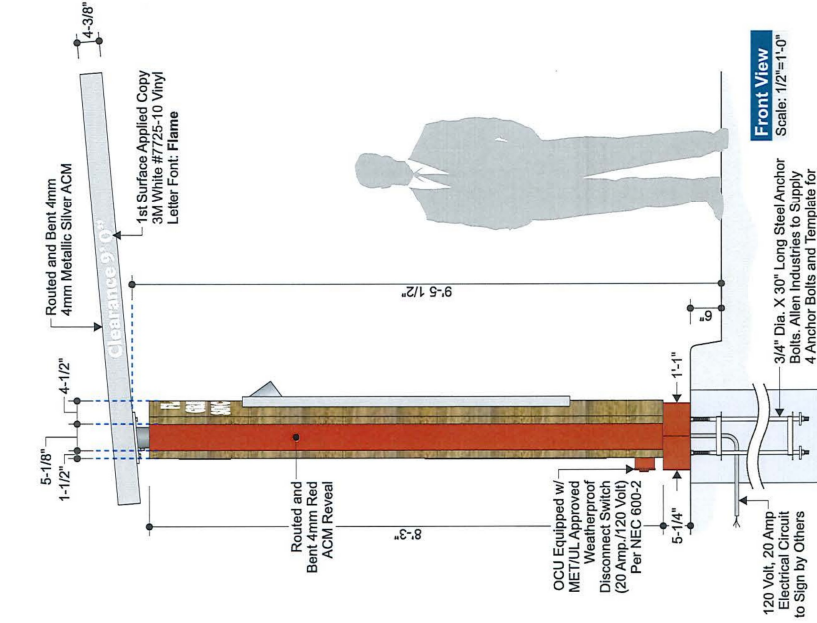
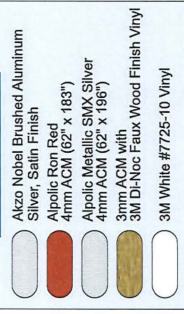
Samsung Combo Screen

QUANTITY: XX

Swing Away Canopy

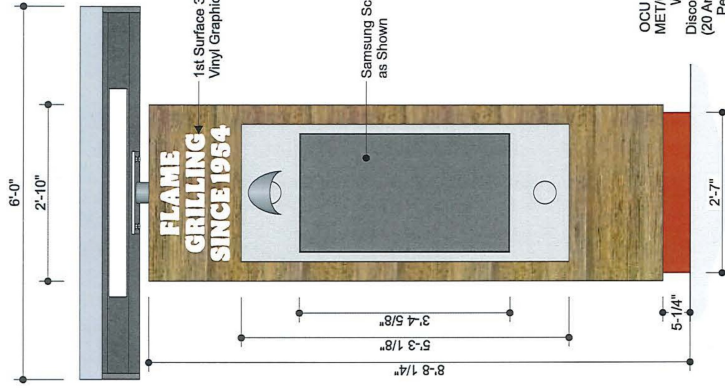


Color Specifications



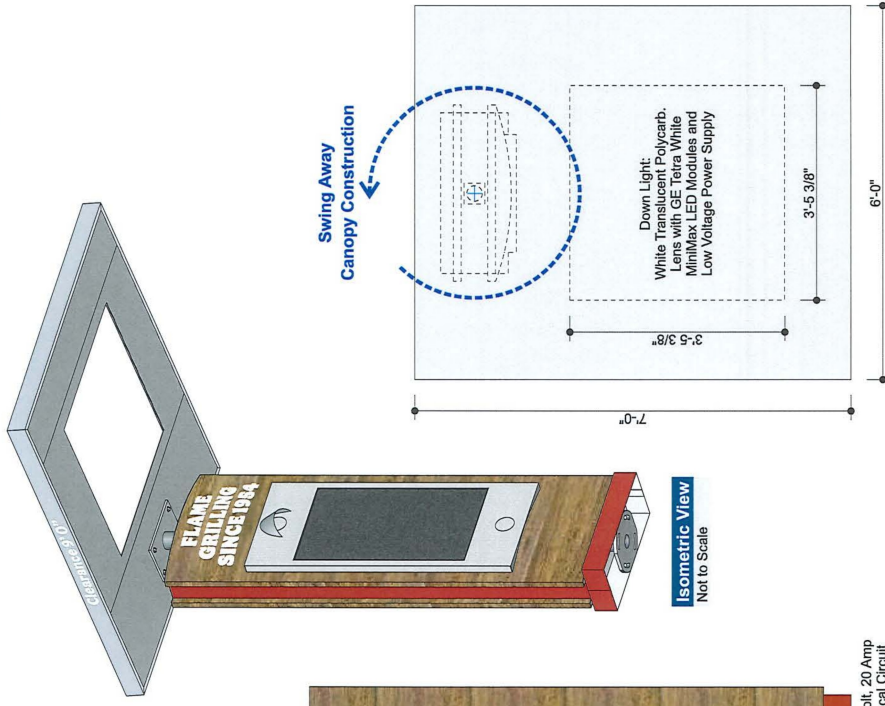
Front View

Scale: 1/2"=1'-0"



Side View

Scale: 1/2"=1'-0"



Top View

Scale: 1/2"=1'-0"

Isometric View

Not to Scale

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Client: **Burger King #**
Address:
City, State

Date: **5/19/22**
File Name: **BK Retro Bun Logo Design Customer Artbook**
Sales: **House** Design: **LB** PM: **MP**

Date Description
1 ---
2 ---
3 ---
4 ---

Client Review Status
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Client Signature: _____
Approval Date: _____

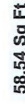
BK-RETRO-DF8 - Refurbish

1 1/2" x 1 1/2" x .080" thk.
Fabricated Alum. Retainer



FIELD SURVEY REQUIRED
Prior to Release to Production

DESIGN INTENT ONLY
Engineering Required to
Determine Actual Production
& Installation Requirements



Face: .177" thk. Clear Embossed Polycarbonate,
1/2" embossed face, 3/4" embossed logo and copy

Graphics: 2nd surface applied vinyl graphics.

Cabinet: Welded Alum. Frame, skinned with

1 1/2" x 1 1/2" Fabricated Alum. Retainer - BK Silver

Illum: White LEDs as required by manufacturer, Self-contained power supplies

Electrical: Actual # of Circuits to be detected

(1) 20 AMF Circuit, 120 volts

Install:



3M Vinyl #3630-84
Tangerine

3M Vinyl #3630-143
Bonny Red

BK Silver

.177" Clear
Polycarbonate

All paint finishes to be Satin unless otherwise specified



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Date:	Page #:	#	Date	Description	Initial	Client Review Status Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision. Client Signature: _____ Approval Date: _____
5/19/22	27 of 43	1	---	---	---	
File Name:		2	---	---	---	
BK Retro Bun Logo Design Customer Artbook		3	---	---	---	
Sales:		4	---	---	---	
Destination:		5	---	---	---	
House	LB	6	---	---	---	

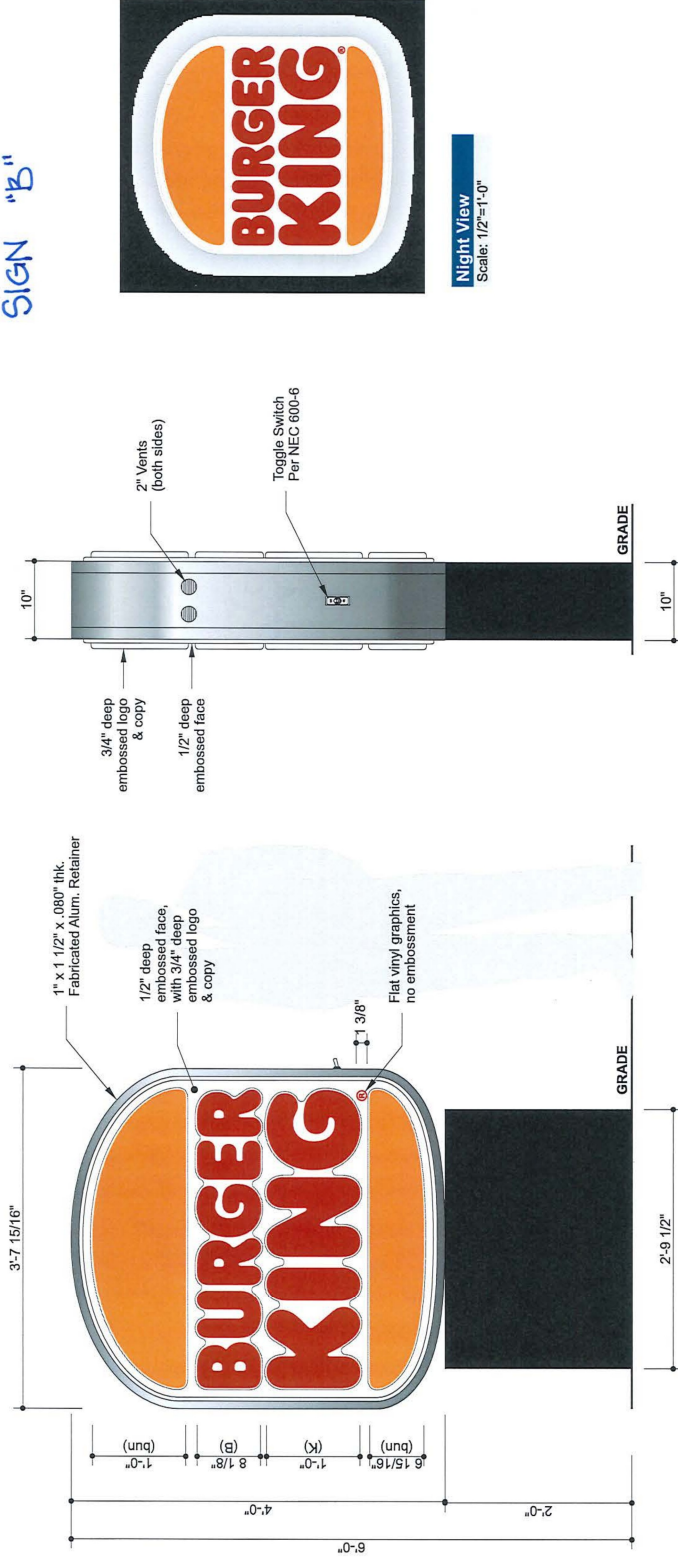
BK Retro Look Bun 6' D/F Monument Sign

BK-RETRO-M6

SIGN "B"

FIELD SURVEY REQUIRED
Prior to Release to Production

DESIGN INTENT ONLY
Engineering Required to
Determine Actual Production
& Installation Requirements



Night View
Scale: 1/2"=1'-0"

Side Elevation
Scale: 3/4"=1'-0"

14.6 Sq Ft

Front Elevation
Scale: 3/4"=1'-0"

General Specifications

- Face:** 177" thick Clear Embossed Polycarbonate.
1/2" embossed face, 3/4" embossed logo and copy
- Graphics:** 2nd surface applied vinyl graphics,
- Returns:** .080" thick Alum. - BK Silver
1" x 1 1/2" Fabricated Alum. Retainer - BK Silver
- Illum:** White LEDs as required by manufacturer, Self-contained power supplies
- Electrical:** Actual # of Circuits to be determined by Licensed Electrical Contractor,
(1) 20 AMP Circuit, 120 Volts
- Install:** Installed on new steel pole structure
- Quantity:** (1) ONE



Vinyl Specifications

3M Vinyl #3630-84
Tangerine

3M Vinyl #3630-143
Poppy Red

Color Specifications

BK Silver

177" Clear
Polycarbonate

White

All paint finishes to be Satin
unless otherwise specified

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Client: **Burger King #**
Address: _____
City, State _____

Date: **5/19/22**
File Name: **BK Retro Bun Logo Design Customer Artbook**
Sales: **House** Design: **LB** PM: **MP**

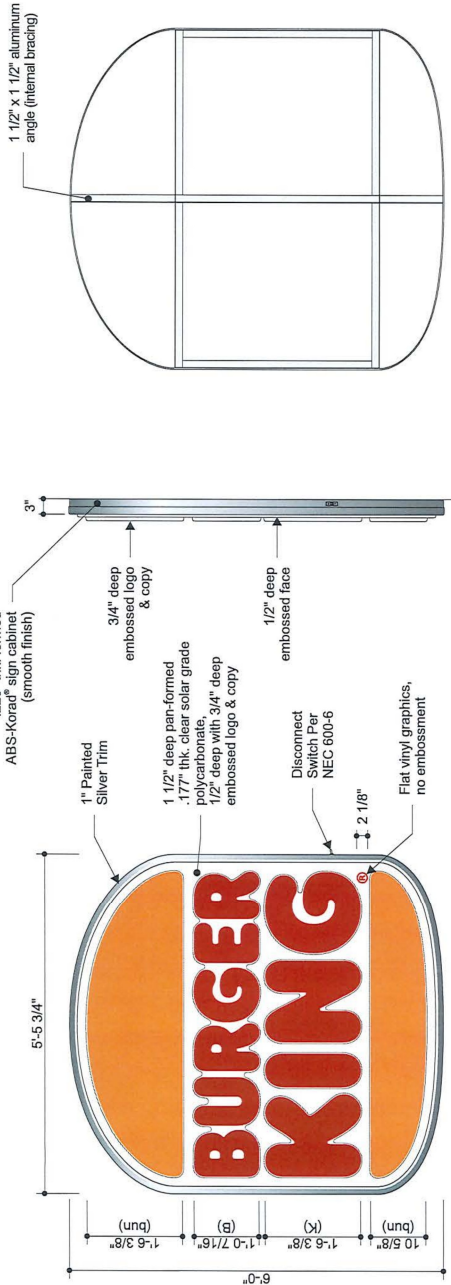
Page #: **36 of 43**
Date Description
1 ---
2 ---
3 ---
4 ---
5 ---
6 ---

Client Review Status
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Client Signature: _____ Approval Date: _____

BK Retro Look Bun S/F Wall Signs - 6'-0"

BK-RETRO-W6

SIGN 2

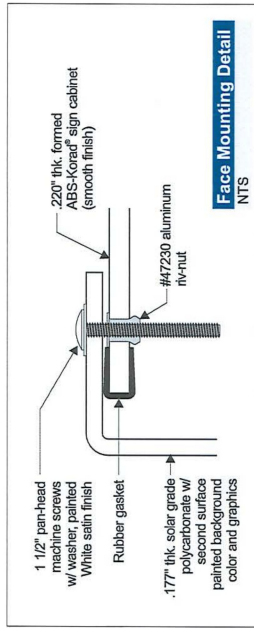


Front Elevation
Scale: 1/2"=1'-0"

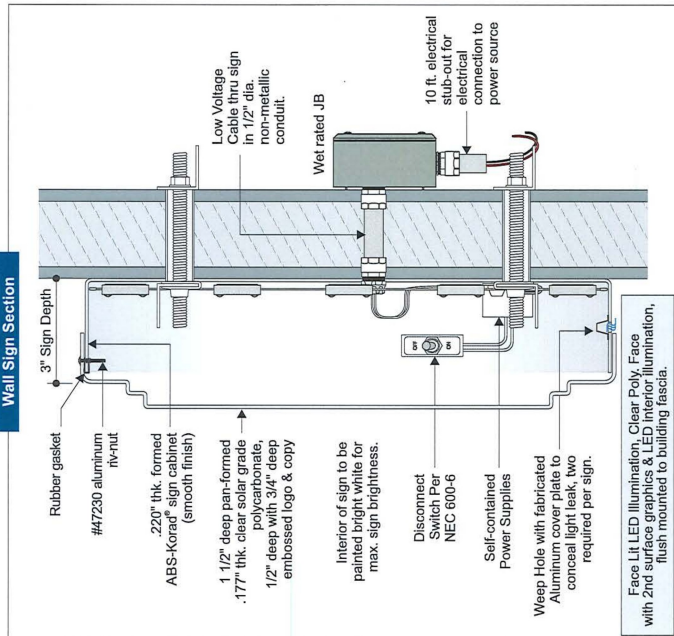
32.81 Sq Ft

Side Elevation
Scale: 1/2"=1'-0"

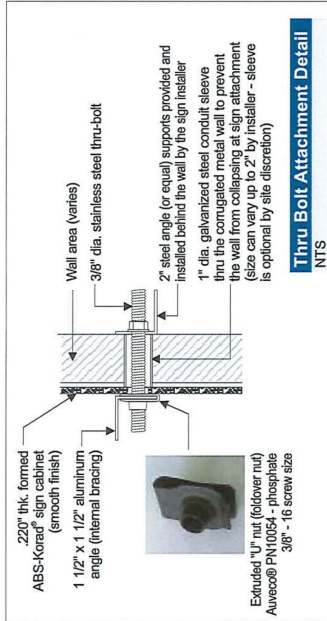
Framing Details
Scale: 1/2"=1'-0"



Face Mounting Detail
NTS



Wall Sign Section
Face Lit LED Illumination, Clear Poly, Face flush mounted to building fascia.



Thru Bolt Attachment Detail
NTS

General Specifications

- Face: 1 1/2" deep pan-formed .177" thick clear solar grade polycarbonate
- Graphics: 2nd surface applied vinyl graphics,
- Cabinet: .220" thick, formed ABS-Korad® sign cabinet (smooth finish), with internally aluminum angle bracing
- Illum: White LEDs as required by manufacturer, Self-contained power supplies
- Electrical: Actual # of Circuits to be determined by Licensed Electrical Contractor, (1) 20 AMP Circuit, 120 Volts
- Wall Type: Pending Location
- Install: Installed using min. 3/8" all thread fasteners (or approved equivalent) and wood blocking as required
- Quantity: (1) ONE

Vinyl Specifications

3M Vinyl #3630-84
Tangerine

3M Vinyl #3630-143
Poppy Red

Color Specifications

BK Silver

Translucent White

.177" Clear Polycarbonate

.220" thick, ABS-Korad®

All paint finishes to be Satin unless otherwise specified

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Client: **Burger King #**

Date: **5/19/22**

File Name: **BK Retro Bun Logo Design Customer Artbook**

Sales: **House**

Design: **LB**

PM: **MP**

Plate #: **6 of 43**

Date Description

1	---	---
2	---	---
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Client Signature: _____

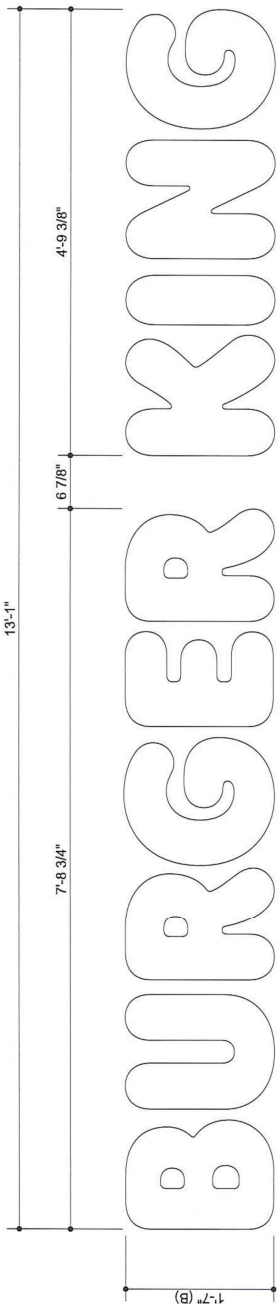
Approval Date: _____

Allen Industries
1000 Electric Sign Company Blvd
St. Louis, MO 63103
TEL: 314.291.1293

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE. GROUNDING AND BONDING OF THE SIGN.

BK 19" Channel Letters RM - White
BK-RETRO-L19RM-BK-W

Sign "D"



Front Elevation
Scale: 3/4"=1'-0"

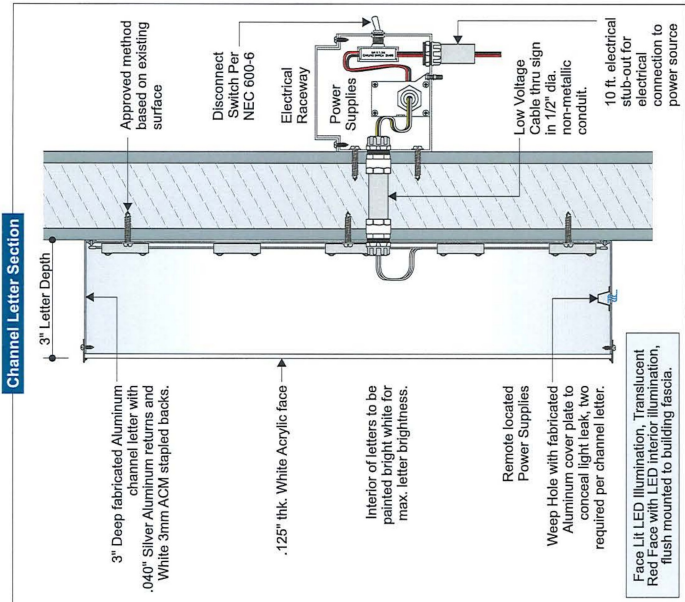
20.72 Sq Ft



Night View
Scale: 1/4"=1'-0"

General Specifications

- Face: .125" thk. White 7328 Acrylic
- Returns: 3" deep .040" Alum. - BK Silver
1" Jewelle Trimcap - BK Silver
- Backs: White 3mm ACM
- Illum: Red LEDs as required by manufacturer, Remote power supplies
- Wall Type: Pending Location
- Install: Installed using min. 3/8" all thread fasteners (or approved equivalent) and wood blocking as required
- Electrical: Actual # of Circuits to be determined by Licensed Electrical Contractor,
(1) 20 AMP Circuit, 120 Volts
- Quantity: (1) ONE



Color Specifications

- .040" Silver Aluminum
- BK Silver
- White 7328 Acrylic
- All paint finishes to be Satin unless otherwise specified

Allen Industries
THIS SIGN IS DESIGNED TO BE INSTALLED IN ACCORDANCE WITH THE 2009 NATIONAL ELECTRICAL CODE. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Electric Sign Company with UL48

NEW E71293

Initial	Date	Description
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---	2	---
---	3	---
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---	5	---
---	6	---
---	7	---
---	8	---
---	9	---

Client Review Status
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Client Signature: _____ Approval Date: _____

Date: 5/19/22 Page #: 9 of 43

File Name: BK Retro Bun Logo Design Customer Artbook

Sales: House Design: LB P.M: MP

Client: Burger King #

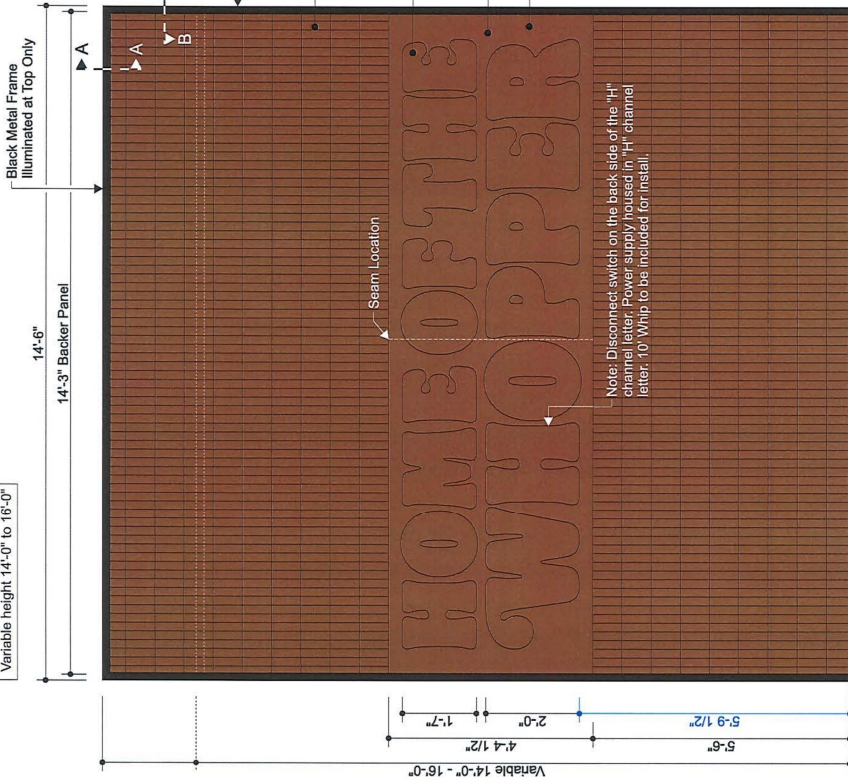
Address: _____ City, State _____

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FEATURE WALL

Note: Remodel/New Build
Variable height 14'-0" to 16'-0"



Front View
Scale: 3/8"=1'-0"

61.02 Sq Ft

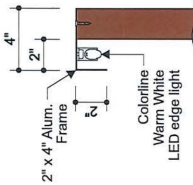
Color Specifications	
	Sierra Redwood
	Sherwin Williams 7598

CONCEPTUAL ONLY

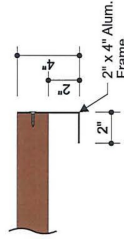
Sizzle Wall Brick Wall Panel
Production Details

COLORS & MATERIALS
All Materials And Colors Will Need To Be Approved And Authorized Via Client Signature Before Shop Drawings And Estimate Are Finalized.

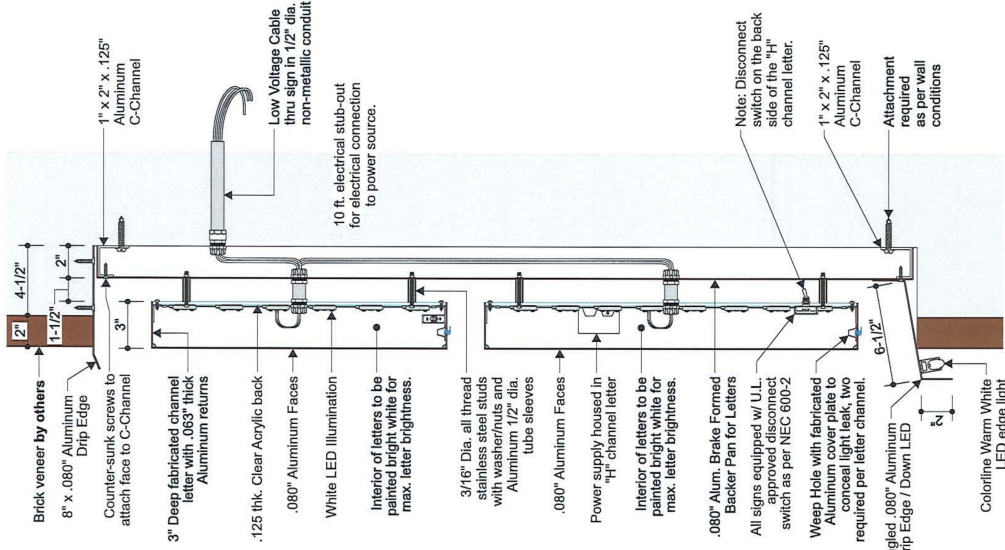
DESIGN INTENT ONLY
Engineering Required to Determine Actual Production & Installation Requirements



Section A-A
Scale: 1-1/2"=1'-0"



Section B-B
Scale: 1-1/2"=1'-0"



Section Details
Scale: 1-1/2"=1'-0"

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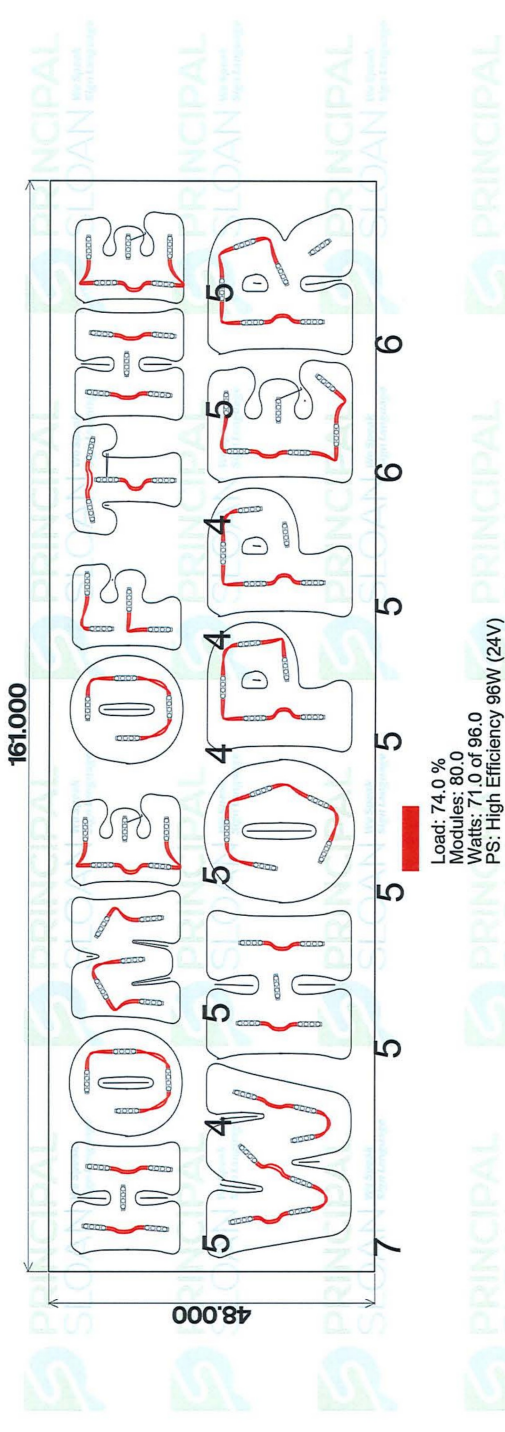
Client: **Burger King**
Address: _____
Sales: _____
Design: _____
PM: _____
MP: _____

#	Date	Description
1	04/23/24	Various revisions
2	06/05/24	Revised width to 14'-6"
3	06/20/24	Various revisions

Initial	Client Review Status
PN	Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.
PN	Client Signature: _____
PN	Approval Date: _____

Sizzle Wall Brick Wall Panel
LED Layout

MAX MODS PER SERIES	MAX MODS PER POWER SUPPLY	PRINCIPAL SLOAN We Speak Sign Language		Burger King - 201816		REV.
Prism Synergy Spec 3000K 54	Prism Synergy Spec 3000K 108 MODS PER 60W PS	3490 Venture Dr. San Angelo, TX 76905 1-325-227-4577 www.principalsloan.com layouts@pindustries.com		DATE: 05 Apr 2024	DRAWN BY : William Tallmon	1
				SIGN HEIGHT: 48 in	AMP DRAW: 1.76 A	
					FACE MATERIAL: Aluminum	
					SIGN DEPTH: 3 in w/ 1.5 in SO	
					MODULES PER FOOT: 2.35	
					LIGHTING: Halo Lit	



ESTIMATED PRODUCT PER SIGN

(80) Prism Synergy Spec 3000K Modules:
(UL#: PL-SY4-SP2-P (30), SKU#: M-SYSP0-30)

(1) High Efficiency 96W (24V) Driver(s):
(UL#: P-OH096-24-HE, SKU#: P-OH096-24-HE)

CAUTION: THIS LAYOUT IS ONLY AN ESTIMATE.
Channel letter depth, face color, material, and thickness can vary which may effect the number of modules required. To ensure accuracy, it is recommended that you test light in a darkened environment prior to installing or shipping to the site to ensure the light output is commercially acceptable. Final material estimates are the responsibility of the sign manufacturer. Unless noted in header, Layout is based on the use of acrylic face material.

	<div>Copyright © 2024 Allen Industries, Inc. This is an original, unpublished drawing, created by Allen Industries, Inc. and is not to be shown to or used by any other person without the written consent of Allen Industries, Inc. The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.</div> <div>Client: Burger King Address: _____</div>	<div>Date: 04/08/24 Estimate #: _____ Job #: _____ File Name: BK Sizzle Wall - Brick Wall Panel_303 Sales: House Design: PN PM: MP</div> <div># Date Description 1 04/23/24 Various revisions 2 06/05/24 Revised width to 14'-6" 3 08/20/24 Various revisions</div> <div>Draw #: 3 of 3</div>	<div>Initial: PN PN PN</div> <div>Client Review Status: Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision. Client Signature: _____ Approval Date: _____</div>
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CONDITIONS OF APPROVAL

Site Plan & Architectural Design Review – Application AR25-01

On April 10, 2025, the City of Crescent City's Planning Commission held a Public Hearing in which they voted to **APPROVE** (by adopting Resolution PC2025-03), to grant Amir Sahlebalzamany (John Dodson) a Minor Site Plan & Architectural Design Review (Application AR25-01) for the exterior remodel of an existing Burger King within the C-2 zone (General Commercial District), located at 1250 9th Street (APN 118-370-010, -011), subject to the following conditions:

1. **Zoning.** The applicant shall be required to maintain compliance with all requirements of the City's Municipal Code including, but not limited to, Chapter 17.22 (General Commercial District).
2. **Site Plan & Architectural Design.** The approved project shall be constructed according to the approved site plan & architectural design (AR25-01) dated 03/13/25 or as modified by the Planning Commission.
 - a. **Expiration.** A site plan or architectural design approval shall lapse and shall become void one year following the date on which approval by the committee, planning commission or city council became effective unless prior to the expiration of one year a building permit is issued by the building official, and the construction is commenced and diligently pursued toward completion on the site or structures which were the subject of the site plan or architectural design approval (CCMC § 17.46.090(A)).
 - b. **Extension.** Approval may be extended for an additional period for periods of one year upon written application to the planning commission before expiration of the first approval (CCMC § 17.46.090(B)).
 - c. **Transfer.** A site plan or architectural design approved pursuant to the provisions of chapter 17.46 shall run with the land and shall continue to be valid upon the change of ownership of the site which was the subject of the site plan or architectural design approval, subject to the provisions of Section 17.46.090 (CCMC § 17.46.100).
 - d. **Revisions.** Any minor deviations from approved plans may be approved by the Director of the Community Development Department.
3. **Off-Street Parking.** It is unlawful for any person, firm or corporation who owns, leases or controls a building or structure to fail, neglect or refuse to provide and maintain off-street parking and loading facilities as required (CCMC § 17.42.010).

CONDITIONS OF APPROVAL
Site Plan & Architectural Design Review – Application AR25-01

- a. **Required.** All off-street parking spaces shall be maintained in accordance with the Off-Street Parking regulations (CCMC § 17.42.120(B)).
 - b. **Use.** No sale, storage, repair work, dismantling or servicing of any kind shall be permitted on required parking spaces (CCMC § 17.42.120(G)).
4. **Landscaping.** Property owners or occupants shall maintain landscaping to be free from physical damage or injury arising from lack of water, chemical damage, insects, and diseases (CCMC § 17.43.020(G)).
 - a. **Replacement.** The property owner shall immediately replace any plant material that dies, deteriorates, or is damaged by the causes listed above (CCMC § 17.43.020(G)).
 - b. **Appearance.** Planting areas shall be kept free from weeds, debris, and undesirable materials which may be detrimental to safety, drainage, or appearance (CCMC § 17.43.040(C)).
 - c. **Maintenance.** Trees, shrubs, hedges, and other plant materials shall be maintained so as not to create sight hazard as determined by the Director of Public Works (CCMC § 17.43.040(D)).
5. **Departments.** The applicant shall comply with permit requirements of the City of Crescent City's Public Works Department, Police Department, Fire & Rescue, Finance Department, and Community Development Department, as applicable.
6. **Building Department.** The applicant shall comply with permit requirements of the City of Crescent City's Building Department.
 - a. **Building Permit.** Before a building permit shall be issued for any building or structure proposed as part of an approved site plan or architectural design, the building official shall determine that the proposed building location facilities and improvements are in conformity with the plans and conditions approved by the Planning Commission (CCMC § 17.46.080(A)).
 - b. **Issuance.** The Building Permit shall not be issued until the effective date of this notice, shown below.
 - c. **Certificate of Occupancy.** Before a building may be occupied the building official shall certify that the site or structure has been developed in conformity with the plans and conditions approved in this chapter (CCMC § 17.46.080(B)).

CITY OF CRESCENT CITY
PLANNING COMMISSION & ARCHITECTURAL DESIGN REVIEW COMMITTEE

Commission Members: Steve Shamblyn, Chairperson * Ray Walp, Vice-Chair
John Wendt * Kristine DeCossio * Shawna Hyatt



Incorporated April 13, 1854

web: www.crescentcity.org

RESOLUTION NO. PC2025-03

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
CRESCENT CITY TO APPROVE A MINOR SITE PLAN &
ARCHITECTURAL DESIGN REVIEW (APPLICATION AR25-01)
GRANTING THE EXTERIOR REMODEL OF BURGER KING**

WHEREAS, Amir Sahlebalzamany (John Dodson) has submitted a Minor Site Plan & Architectural Design Review (Application AR25-01) for the exterior remodel of an existing Burger King within the C-2 zone (General Commercial District), located at 1250 9th Street, Crescent City, CA 95531 (APN 118-370-010 & 118-370-011);

WHEREAS, the Planning Commission has considered this proposed project on this date at a duly noticed public hearing, staff report, and public testimony;

WHEREAS, the Planning Commission finds that the proposed project is consistent with the Crescent City General Plan's Visitor and Local Commercial (VLC) land use designation, in that the proposed project:

- a) *Is categorized as "restaurants" within the VLC;*
- b) *"Provides for a combination of commercial uses including visitor-serving commercial uses, local-serving commercial uses, and regional-serving commercial uses" within the VLC; and*
- c) *Is supported by the General Plan goals (1.A, 1.B, 1.D, 1.G, 1.I, & 1.J) and policies (1.A.2, 1.A.3, 1.B.1, 1.B.15, 1.G.1, 1.G.6, 1.I.1, 1.J.5).*

WHEREAS, the Planning Commission finds that that the proposed project (with a Site Plan & Architectural Design Review) is consistent with the Crescent City's General Commercial District (C-2) Zoning Code, in that the proposed project:

- a) *Is not located within the Coastal Zone and is not appealable to the Coastal Commission;*
- b) *Is consistent with the "all eating and drinking places" (CCMC § 17.22.020);*
- c) *"Provides the permanent shopping goods, financial and business, as well as the entertainment center of the community" (CCMC § 17.22.010);*
- d) *Is subject to all zoning regulations (CCMC § 17.22.010); and*
- e) *Requires a Site Plan & Architectural Design Review (CCMC § 17.22.070).*

WHEREAS, the Planning Commission finds that the proposed site plans and designs of structures satisfies the Site Plan & Architectural Design Review requirements (CCMC §§ 17.46.010 & 17.46.035), in that the structures:

- a) *Are compatible, both in harmony and in appearance with the neighborhoods;*

A MINOR SITE PLAN & ARCHITECTURAL DESIGN REVIEW
Application AR25-01

- b) Reduce negative impacts on adjacent properties, reduce the unnecessary destruction of the environment and ground cover to avoid the creation of hazardous conditions and drainage problems;*
- c) Avoid monotonous and otherwise nonaesthetic development injurious to the overall community;*
- d) Provide a [means] to encourage full development of streets servicing the properties;*
- e) Assures full installation of all public utilities necessary to serve such properties; and*
- f) Is consistent with the applicable zoning, parking and landscaping, fencing, signage, street, sidewalk and public services requirements.*

WHEREAS, the Planning Commission finds that the proposed project is determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Class 1 § 15301(a) (Existing Facilities), Class 3 §15303 (New Construction), and Class 32 § 15332 (In-fill Development) of the CEQA Guidelines, in that the proposed project:

- a) Proposes remodel (an exterior/interior alteration) for existing structure/facility and existing/continuing use.*
- b) Is located within an urbanized area, with no amounts of hazardous substances, not exceeding 2,415-sf of floor area, zoned for restaurants, with public services, and not surrounding environmentally sensitive areas.*
- c) Is consistent with the Crescent City General Plan's VCL (Visitor and Local Commercial) land use designation and is consistent with the Crescent City's General Commercial (C-2) Zoning Code (with Site Plan & Architectural Design Review);*
- d) Is located in the City of Crescent City, is approximately 0.27 acres, and is located adjacent to existing commercial uses;*
- e) Is located on a site which has had past disturbances, contains existing development, and is surrounded by paved surfaces containing no habitat for rare, threatened, or endangered species;*
- f) Is within a developed commercial area that already services commercial use and has a limited potential to result in significant traffic, noise, air quality, or water quality impacts; and*
- g) Is surrounded by and is already adequately served by utilities and public services.*

NOW THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Crescent City to approve Minor Site Plan & Architectural Design Review (Application AR25-01) granting the exterior remodel of Burger King located at 1250 9th Street, Crescent City, CA 95531 (APN 118-370-010 & 118-370-011), subject to the Conditions of Approval (Attachment B):

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Crescent City held on this 10th day of April 2025, by the following polled vote.

A MINOR SITE PLAN & ARCHITECTURAL DESIGN REIVEW
Application AR25-01

AYES:
NOES:
ABSTAIN:
ABSENT:

Steve Shamblin, Chairperson

ATTEST:

Heather Welton, Community Development Specialist

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CITY OF CRESCENT CITY
PLANNING COMMISSION & ARCHITECTURAL DESIGN REVIEW COMMITTEE

Commission Members: Steve Shamblyn, Chairperson * Ray Walp, Vice-Chair
John Wendt * Kristine DeCossio * Shawna Hyatt



Incorporated April 13, 1854

web: www.crescentcity.org

STAFF REPORT
AGENDA ITEM #2

TO: Chairperson Shamblyn and Members of the Planning Commission
FROM: Community Development Department, Planning & Zoning
Ethan Lawton, Contract City Planner
BY: Community Development Department, Planning & Zoning
Ethan Lawton, Contract City Planner
DATE: Thursday, April 10, 2025
SUBJECT: A Public Hearing to consider accepting the 2024 General Plan Annual Progress Report (GP APR) and recommend acceptance to the City Council.

SECTION 1: EXECUTIVE SUMMARY

Every year, a General Plan Annual Progress (GP APR) report is provided to the Planning Commission and the City Council. After approval a copy of this GP APR will be submitted to the Governor's Office of Land Use and Climate Innovation (LCI), and the Housing and Community Development (HCD).

STAFF RECOMMENDS: *"Motion to adopt Resolution No. PC2025-04, A Resolution of the Planning Commission of the City of Crescent City to accept the 2024 General Plan Annual Progress Report and recommend acceptance to the City Council."*

ATTACHMENTS:

- A) 2024 General Plan Annual Progress Report
- B) Resolution PC2025-04

SECTION 2: BACKGROUND INFORMATION

The General Plan is a guiding document for the long-term physical development of a community and is required to be updated periodically to reflect current circumstances. California Government Code Section 65400(a)(2) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and implementation progress.

The 2024 General Plan Annual Progress Report (GP APR) was scheduled as a discussion item at the March 13, 2025 Crescent City Planning Commission meeting and

acceptance at the April 10, 2025 Planning Commission meeting. The meetings are being held in the Wastewater Treatment Plant Conference Room at 5:30 pm, 210 Battery Street, Crescent City, CA. The GP APR is scheduled for the April 21, 2025 City Council Meeting. The meeting is being held in the Flynn Center Board Chambers at 6:00 pm, 981 H Street, Crescent City, CA,

Once the GP APR is accepted by the Planning Commission, it will then be submitted to the Governor's Office of Land Use and Climate Innovation (LCI), and the Housing and Community Development (HCD).

NOTICE OF PUBLIC HEARING:

A Notice of Public Hearing was submitted to the Del Norte Triplicate newspaper (on 03/14/2025) to be published (on 03/26/2025) in print/online circulation.

REQUIRED FINDING #1 (BY THE COMMISSION):

□ The Planning Commission has considered this proposed project on this date at a duly noticed public hearing, staff report, and public testimony.

SECTION 3: PROPOSED REVISIONS

The General Plan Annual Progress Report (GP APR) supports the finding that the GP is utilized by the City in the long-term physical development of the City. The APR is broken into 12 sections. Within these 12 sections it is discussed and concluded that the City of Crescent City GP is a useful and valuable tool to assist the City in providing policy direction to decision-makers and information for residents and interested parties. The GP APR concludes with the following findings:

- The City of Crescent City General Plan's growth threshold has not been met and the Plan continues to be a valid guiding document to the City.
- The City intends to prepare updates to seven of the General Plan Elements within the next three years.
- The City, in 2024, has acted to continue implementing and upholding the Goals of the General Plan.
- The General Plan's goals and policies are up-to-date and valid.

The GP APR also identifies which Elements are planned to be updated in the near future. The Health and Safety Element set to begin updating in 2025. State Law requires that after updating two GP Elements, the jurisdiction must also develop and adopt an Environmental Justice (EJ) Element. The City's 6th Cycle Housing Element was adopted by City Council on September 5, 2023 and certified by the California Department of Housing and Community Development (HCD) on November 17, 2023. Because the Housing Element was updated in 2023, this new EJ Element is set to be prepared and adopted in 2025.

The Land Use and Community Development Element and Transportation and Circulation Element are set to begin updating in 2026. The Recreational and Cultural Resources Element and Natural Resources and Conservation Element are set to begin updating in 2027. The Public Facilities and Services Element are set to begin updating in 2028.

By 2028, all eight Elements will have been recently updated. With the proposed Element updates, a comprehensive General Plan update is not necessary, and the findings listed above would remain valid.

REQUIRED FINDING #2 (BY THE COMMISSION):

□ The Planning Commission has determined that the City of Crescent City's General Plan is a useful and valuable tool to assist the City in providing policy direction to decision-makers and information for residents and interested parties, in that:

- a) The City of Crescent City General Plan's growth threshold has not been met, and the Plan continues to be a valid guiding document to the City.*
- b) The City intends to prepare updates to seven of the General Plan Elements within the next three years.*
- c) The City, in 2024, has acted to continue implementing and upholding the Goals of the General Plan.*
- d) The General Plan's goals and policies are up-to-date and valid.*

SECTION 4: ENVIRONMENTAL DETERMINATION SUMMARY

The proposed project is determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to following sections of the CEQA Guidelines:

Section 15061 - Review for Exemption

(b) A project is exempt from CEQA if:

(3) The activity is covered by the commonsense 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.

The General Plan Annual Progress Report does not propose an activity that would affect the environment. It reflects the progress on activity that occurred through 2023.

REQUIRED FINDING #3 (BY THE COMMISSION):

□ The proposed revisions are determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15061(b)(3) (Common Sense Exemption).

SECTION 5: PLANNING COMMISSION ACTION OPTIONS

- A. **APPROVAL**. Making all the required findings.
- “I move to adopt Resolution No. PC2025-04, A Resolution of the Planning Commission of the City of Crescent City to accept the 2024 General Plan Annual Progress Report and recommend acceptance to the City Council.”
 - Planning staff will send the resolution and GP APR to the City Council for acceptance. After approval a copy of this GP APR will be submitted to the Governor's Office of Land Use and Climate Innovation (LCI) and the Housing and Community Development (HCD).
- B. **DENIAL**. Denying one, or more, of the required findings.
- “I move to deny the General Plan Annual Progress Report due to the requirements not being fully satisfied, specifically regarding _____.”
 - Planning staff will not send the draft ordinance to the City Council for consideration. Staff will re-present the draft report addressing the required findings during the next Planning Commission meeting.
- C. **REQUEST ADDITIONAL INFORMATION**. Requiring additional information to make the necessary findings.
- “I move to request additional information regarding _____ be brought back to the May 8, 2024 (or, time certain, Special) Planning Commission meeting for consideration.”
 - Planning staff will follow up with the commissioners requesting any additional information, which will continue this item on the next scheduled Planning Commission meeting agenda (CCMC §17.46.050) scheduled for Thursday, May 8, 2024 or a specific alternative Special Planning Commission meeting.

SECTION 6: STAFF RECOMMENDATION

1. (Chair) “Agenized Item #2: A Public Hearing to consider accepting the 2024 General Plan Annual Progress Report (GP APR) and recommend acceptance to the City Council.”
2. (Chair) “I will open the Public Hearing.”
3. (Chair) “We will now receive a presentation on the Staff Report from Planner Lawton.”
4. (Chair) “Does any Commissioners have any clarifying questions for staff?”
5. (Chair) “I will open Public Comment, which we will receive at the podium.”
 - a. “We request that (1) you state your name and residency, (2) subject to a three-minute comment be directed to the Planning Commission for consideration, and (3) please state if you are for-or-against the proposed project.”

- b. (Chair) Any clarifying questions?
- 6. (Chair) "I will close Public Comment."
- 7. (Chair) "Is there any discussion on this item from the Commissioners?"
- 8. (Chair) "I believe a motion would be in order."
 - a. **(Commissioner) "I move to adopt Resolution No. PC2025-04, A Resolution of the Planning Commission of the City of Crescent City to accept the 2024 General Plan Annual Progress Report and recommend acceptance to the City Council."**
 - b. *Note: Any changes should be included in the motion.*
- 9. (Chair) "A motion has been made by Commissioner _____. Is there a second?"
- 10. (Chair) "It was seconded by Commissioner _____."
- 11. (Chair) "A motion was made and seconded to: **"Adopt Resolution No. PC2025-04, A Resolution of the Planning Commission of the City of Crescent City to accept the 2024 General Plan Annual Progress Report and recommend acceptance to the City Council."**
- a. *Note: Any changes should be included in the motion.*
- 12. (Chair) "Is there any additional discussion from the Commissioners on the motion?"
- 13. (Chair) "Seeing as there is no further discussion, it is time for a vote on the motion, Specialist Welton, can you poll the vote?"
- 14. (Chair) "The motion passes (*or fails*) by a vote of ____-to-____." (*Example 5-0*)

--- END OF REPORT ---

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CITY OF CRESCENT CITY 2024 GENERAL PLAN ANNUAL PROGRESS REPORT

Submitted by:

**City of Crescent City
Community Development Department
Planning & Zoning
377 J Street
Crescent City, CA 95531**

April 2025

**CITY OF CRESCENT CITY
2024 GENERAL PLAN (GP) ANNUAL PROGRESS REPORT (APR)**

CONTACT:

Name: **Ethan Lawton**
Title: **Contract City Planner**
Department: **Community Development Department, Planning & Zoning**
Email: **elawton@shn-engr.com**
Phone Number: **(707) 269-1073**

AGENCY:

Agency: **City of Crescent City**
Website: **crescentcity.org**
Community Development Department Director: **Bob Brown**
Email: **bbrown@shn-engr.com**
Phone Number: **(707) 464-7483**
Address: **377 J Street, Crescent City, CA 95531**

JURISDICTION:

Jurisdiction Type: **City**
Name of Jurisdiction: **City of Crescent City**
Charter City: **No**
County: **Del Norte**
Reporting Period Type: **Calendar Year**
Reporting Period: **January 1, 2024 through December 31, 2024**
Resubmittal: **No**
Planning Commission Acceptance Date: **April 10, 2025**
City Council Acceptance Date: **April 21, 2025**
Last General Plan Update: **2001**

CERTIFICATION OF ACCURACY

The undersigned, in the capacity of City Planner on behalf of the City of Crescent City, has reviewed the information provided in the forms and report contained herein, and certifies, to the best of his knowledge, that the information provided herein is true and correct.

Ethan Lawton, Contract City Planner

Date

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SECTION 1: INTRODUCTION

1.1. State Law and Local Planning:

The General Plan (GP) is a guiding document for the long-term physical development of a community and is required to be updated periodically to reflect current conditions and community needs. California Government Code Sections 65400(a)(2) and 65700 mandates that all cities and counties submit to their local legislative bodies an annual report on the status of the general plan and implementation progress. The 2024 General Plan (GP) Annual Progress Report (APR) must be accepted by the Crescent City Planning Commission prior to submittal. After acceptance, a copy of the 2024 GP APR will be submitted to the Governor's Office of Land Use and Climate Innovation (LCI) (formerly known as the Governor's Office of Planning and Research [OPR]), and the Housing and Community Development (HCD).

The APR should provide enough information for decision-makers to assess how the General Plan was implemented during the 12-month reporting period and explain how land use decisions relate to adopted goals, policies, and implementation measures of the General Plan. The APR provides enough information to identify any necessary "course adjustments" or modifications to the General Plan and means to improve local implementation.

The General Plan APR allows LCI to identify statewide trends in land use decision-making and how local planning and development activities relate to statewide planning goals and policies. APRs may also inform future modifications to LCI's General Plan Guidelines and other technical advisory documents. In addition, LCI can track progress on a local jurisdiction's comprehensive General Plan update using the information provided in the APR.

The City of Crescent City General Plan (2001) was adopted by the City Council on May 21, 2001. Since the plan's adoption, the City has sought to implement the programs contained in it through a variety of efforts including application of General Plan policies during the review of new development projects, substantive environmental review of new development, construction of new and updated infrastructure through the annual Capital Improvement Program, continued active code enforcement efforts, and an economic development program. The City's General Plan continues to be a valid and useful document with its goals and policies being advanced by City actions throughout the 2024 calendar year.

1.2. Executive Summary:

As described in this report, the City of Crescent City General Plan is a useful and valuable tool to assist the City in providing policy direction to decision-makers and information for residents and interested parties.

In that context and in terms of the City of Crescent City and its General Plan, this report

concludes the following:

- The City of Crescent City General Plan's growth threshold has not been met and continues to be a valid guiding document to the City.
- The City intends to prepare updates to seven of the General Plan Elements within the next three years.
- The City, in 2024, has acted to continue implementing and upholding the Goals of the General Plan.
- The General Plan's goals and policies are up-to-date and valid.

1.3. Date of Presentation:

This document, 2024 General Plan Annual Progress Report (GP APR), fulfills that mandate and will be received by the Planning Commission and City Council. The GP APR was scheduled as a discussion item during the March 13, 2025, Crescent City Planning Commission meeting and acceptance at the April 10, 2025, Planning Commission meeting (by Resolution No. PC2025-04). The meetings are being held in the Wastewater Treatment Plant Conference Room at 5:30 pm, 210 Battery Street, Crescent City, CA. The GP APR is scheduled to be presented during the April 21, 2025, City Council Meeting for acceptance. The main purpose of the APR is to provide the Planning Commission, the City Council, and the public with an update of the City's progress in implementing its General Plan vision. This annual assessment provides the City Council an opportunity to direct Staff to adjust or modify Council's policies or approach to implementation to ensure the City meets its stated vision. Once the GP APR is accepted by the Planning Commission, it will then be submitted to the Governor's Office of Land Use and Climate Innovation (LCI), and the Housing and Community Development (HCD).

SECTION 2: GENERAL PLAN IMPLEMENTATION

Crescent City's Planning Area is defined by an east west line coinciding with Blackwell Road, following south along Elk Valley Road, and then following the Federal and State lands to the east. The City itself is only 2.4 square miles. The Pacific Ocean borders the City to the West and State and Federal Lands border the City to the east.

2.1. General Plan Updates/Amendments:

A General Plan is the City's blueprint for growth. All development approvals must be consistent with the general plan. Therefore, a general plan is useful if it provides up-to-date information, goals, policies, and programs that are consistent with current City growth policies, and which are physically and economically feasible to implement.

State law allows the General Plan to be amended four times annually. This allows the General Plan to remain a current document responsive to the community's needs. Requests for amendments may be submitted by individuals or initiated by the City.

Updating Crescent City's General Plan will serve several important purposes related to the way the City plans and how the community participates in the planning process. These purposes include the following:

- Establishing within City government the capacity to analyze local and regional conditions and needs in order to respond effectively to the problems and opportunities facing the Crescent City community;
- Identifying of Crescent City's environmental, social, and economic goals;
- Recording the City government's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development;
- Providing Crescent City's citizens with information about their community and with opportunities to participate in the local planning and decision-making process;
- Improving the coordination of community development and environmental protection activities among the City, Del Norte County, and other regional, State, and Federal agencies; and
- Establishing a basis for subsequent planning efforts, such as preparation of specific plans, redevelopment plans, and special studies, to deal with unique problems or areas in the community.

The General Plan elements are scheduled to begin review and updates according to the Table 2.1: General Plan Updates below:

TABLE 2.1: GENERAL PLAN UPDATES			
General Plan Elements	Year Adopted	Year Updated/Adopted	Planned Update
Land Use and Community Development Element	2001	N/A	2026
Housing Element	2001	2016 and 2023	2030
Transportation and Circulation Element	2001	N/A	2026
Public Facilities and Services Element	2001	N/A	2028
Recreational and Cultural Resources Element	2001	N/A	2027
Natural Resources and Conservation Element	2001	N/A	2027
Health & Safety Element	2001	N/A	2025
Environmental Justice Element	N/A	N/A	2025

The GP APR also identifies which Elements are planned to be updated in the near future. The Health and Safety Element set to begin updating in 2025. State Law requires that after updating two GP Elements, the jurisdiction must also develop and adopt an Environmental Justice (EJ) Element. The City's 6th Cycle Housing Element was adopted by City Council on September 5, 2023 and certified by the California Department of Housing and Community Development (HCD) on November 17, 2023. Because the Housing Element was updated in 2023, this new EJ Element is set to be prepared and adopted in 2025. The Land Use and Community Development Element and Transportation and Circulation Element are set to begin updating in 2026. The Recreational and Cultural Resources Element and Natural Resources and Conservation Element are set to begin updating in 2027. The Public Facilities and Services Element are set to begin updating in 2028.

By 2028, all eight Elements will have been recently updated. With the proposed Element updates, a comprehensive General Plan update is not necessary, and the findings listed above would remain valid.

The recent and planned Elements update half the 2001 General Plan. With the GP population threshold for buildout not yet met and the planned update of four Elements, the 2001 General Plan does, and will include up-to-date information and valid goals, policies, and programs to plan for the future. These may include both City-driven as well as applicant-driven amendments.

2.2. General Plan Threshold:

The 2001 General Plan established a threshold for planned build out consistent with the projected population growth. In 1996, as reported in the 2001 General Plan, Crescent City had a population of 4,653 people excluding residents of Pelican Bay State Prison. Del Norte County had a population of 27,292 people in 2001. The City has about 17

percent of the County's population. The Department of Finance (DOF) predicted the 2020 population of Del Norte County would be 27,683 people. The 2001 General Plan planned to accommodate 17% percent of the projected growth of the County.

Therefore, the General Plan's established threshold can accommodate a population of approximately 5,000 people. The City's population as reported in the 2020 census was 6,673 people, adjusted to exclude Pelican Bay State Prison residents, the City's population in 2020 was approximately 4,173 people. Thus, the City has only grown to 83 percent of the 2001 General Plans buildout threshold. The Crescent City General Plan threshold for growth has not been met.

Additionally, the DOF has predicted a negative population growth within the City consistent with the population projections shown in Table 2.2: Department of Finance Population Projections (2020-2060). Therefore, it is unlikely that the General Plan's growth threshold will be met in the near future. The General Plan's goals, policies, and programs are still relevant to accommodate projected growth within the City.

TABLE 2.2: DEPARTMENT OF FINANCE POPULATION PROJECTIONS						
Del Norte County	2020	2030	2040	2050	2060	2020-2060
Population Projections	27,683	24,783	23,347	21,836	20,740	-6,943
Increase/Decrease	None	-2,900	-1,436	-1,511	-1,096	-25%
<i>Source: California Department of Finance. Demographic Research Unit. Report P-2A: Total Population Projections, California Counties, 2020-2060 (Census 2020 PL94, 2020 Demographic Analysis; Bureaus Vintage 2020 Release). Sacramento: California. July 2021.</i>						

2.3. General Plan Implementation/Progress:

The progress of General Plan implementation is reported by first introducing the goals of each Element, enumerating the action steps taken towards implementing and upholding the goals of the General Plan, then a concluding statement of the Plans ability to continue guiding development throughout the City.

- Land Use and Community Development Element (GP Section 1)
- Housing Element (GP Section 2)
- Transportation and Circulation Element (GP Section 3)
- Public Facilities and Services Element (GP Section 4)
- Recreational and Cultural Resources Element (GP Section 5)
- Natural Resources/Conservation Element (GP Section 6)
- Safety Element (GP Section 7)

SECTION 3: LAND USE AND DEVELOPMENT ELEMENT

The General Plan’s Land Use and Community Development Element contains goal statements relating to different aspects of the Element, policies which amplify the goal statement, and implementation programs which briefly describe the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program.

TABLE 3.1: LAND USE AND COMMUNITY DEVELOPMENT ELEMENT			
REVIEW	ADDED	AMENDED	DELETED
Goals	None	None	None
Policies	None	None	None
Programs	None	None	None
Total	None	None	None

3.1. Goals, Policies, and Programs:

The following goals and summary of the analysis of policies and implementation programs for the General Plan’s Land Use and Community Development Element:

3.1.1. GROWTH AND DEVELOPMENT

Goal 1.A. – *“To encourage the overall economic and social growth of the City while maintaining its position of importance in the county and improving its overall aesthetic appeal.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.1.2. VISITOR AND LOCAL COMMERCIAL (VLC) AREA

Goal 1.B. – *“To create a compact, pedestrian-oriented, economically-robust VLC (Visitor & Local Commercial) area (see figure 6) that provides a clear geographic focus for attracting visitors and residents and for increasing private sector investment.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.1.3. PUBLIC OPEN SPACE

Goal 1.C – *“To enrich and enhance pedestrian/tourist activity in the downtown by creating attractive and well-maintained public open space that will provide a sense of central space or village atmosphere where people could meet, socialize, and eat.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.1.4. TOURISM

Goal 1.D – *“To expand and enhance the VLC (Visitor & Local Commercial) area, Crescent City Harbor, and downtown as a tourist destination.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.1.5. MAINTENANCE AND SAFETY

Goal 1.E – *“To create a safe, clean, and pedestrian-friendly downtown area.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.1.6. RESIDENTIAL DEVELOPMENT

Goal 1.F – *“To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Crescent City, while ensuring a high quality of residential development.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.1.7. COMMERCIAL DEVELOPMENT

Goal 1.G – *“To designate adequate commercial land for and promote development of commercial uses compatible with surrounding land uses to meet the present and future needs of Crescent City residents, the regional community, and visitors and to maintain economic vitality.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.1.8. INDUSTRIAL DEVELOPMENT

Goal 1.H – *“To designate adequate land for and promote development of industrial uses to meet the present and future needs of Crescent City residents for jobs and to maintain economic viability.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.1.9. ECONOMIC DEVELOPMENT

Goal 1.I – *“To maintain a healthy and diverse local economy that meets the present and future employment shopping, recreational, public safety, and services needs of Crescent City residents and to expand the economic base to better the need of residents.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.1.10. COMMUNITY DESIGN, VISUAL QUALITY, AND APPEARANCE

Goal 1.J. – *“To maintain and enhance the quality of Crescent City’s built environment (i.e., historical buildings, major corridors, city entrances, landscape, and streetscape).”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.1.11. HARBOR DEVELOPMENT

Goal 1.K. – *“To ensure optimum utilization of the Harbor’s commercial tourism and recreational potential, while allowing for appropriate public uses, developing access as*

a Harbor, conserving the Harbor's open water, improving the Harbor's aesthetic appeal and increasing its economic viability."

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.1.12. ADMINISTRATION AND IMPLEMENTATION

Goal 1.L. – *"To provide for the ongoing administration and implementation of the General Plan."*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.2. Implementation Programs:

The following implementation programs include the description, responsibility, timeframe, and analysis for the General Plan's Land Use and Community Development Element:

3.2.1. DOWNTOWN REVITALIZATION

Program 1.1. The City shall continue to implement the Action Plan for Downtown Revitalization.

Responsibility: Planning Department and Redevelopment Agency

Timeframe: Ongoing

3.2.2. STREAMLINE DEVELOPMENT

Program 1.2. The City will pursue streamlining of the development project review process to reduce the time required for review of new economic development proposals.

Responsibility: Planning Department and City Council

Timeframe: Ongoing

3.2.3. MINOR GENERAL PLAN REVIEW

Program 1.3. The Planning Commission shall review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the plan. The Planning Commission's report to the City Council shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan.

Responsibility: Planning Commission & Planning Department

Timeframe: Annually

3.2.4. MAJOR GENERAL PLAN REVIEW

Program 1.4. The City shall conduct a major review of the General Plan, including the General Plan Policy Document and Background Report, every five years and revise it as deemed necessary.

Responsibility: City Council, Planning Commission, & Planning Department

Timeframe: FY05-06; every five years thereafter

3.2.5. MAJOR GENERAL PLAN REVIEW FUNDING

Program 1.5. The City shall investigate and implement, as appropriate, mechanisms to be used to fund the five-year update of the General Plan.

Responsibility: City Manager & Planning Department

Timeframe: Ongoing

3.2.6. ORDINANCE AMENDMENTS

Program 1.6. The City shall review and amend, as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the General Plan.

Responsibility: Public Works Department & Planning Department

Timeframe: As necessary

3.2.7. PROJECT REVIEW

Program 1.7. The City Shall implement the provisions of this General Plan through its ongoing project review process.

Responsibility: Planning Commission, City Council, & Planning Department

Timeframe: Ongoing

3.3. Overall Analysis:

The Land Use and Community Development Element is general in its goals and policies in order to accommodate a variety of developments throughout the City. In 2024, the City processed 31 Business License Applications, 57 Building Permit Applications, 3 Site Plan & Architectural Design Reviews, 13 CEQA exemptions, and 143 General Plan Inquiries. In addition, the City Council adopted the 6th cycle Housing Element on September 5, 2023, which plans for development through 2030. During the update of the Housing Element, Crescent City made efforts to reach all community segments to determine housing needs and strategies through public outreach and to solicit community involvement. The Element also includes a site inventory listing all available and vacant sites appropriate for residential or mixed-use development and concludes that there is enough land for a range of residential densities for all segments of the population. It also identifies the need for special housing needs. Therefore, the Land Use Element remaining consistent with the current Housing Element and is valuable and adequate in characterizing the nature of the City and General Plans overarching goals and policies as the City undertook the measures and projects listed in Section 4: General Plan Action to advance the Land Use and Community Development Element. Amendments to this section are scheduled to begin in 2026. The City also plans on updating its downtown area-wide planning, currently funded by the EDA. If funding remains intact then the results will be folded into the Land Use and Community Development Element.

SECTION 4: HOUSING ELEMENT

The General Plan’s Housing Element contains goal statements relating to different aspects of the Element, policies which amplify the goal statement, and implementation programs which briefly describe the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program.

TABLE 4.1: HOUSING ELEMENT			
REVIEW	ADDED	AMENDED	DELETED
Goals	None	None	None
Policies	None	None	None
Programs	None	None	None
Total	None	None	None

4.1. Goals, Policies, and Programs:

The following goals and summary of the analysis of policies and implementation programs for the General Plan’s Housing Element:

4.1.1. HOUSING DEVELOPMENT

Goal HG-1: - *“Assure adequate, safe, cost-effective and energy-efficient housing opportunities for the community, while maintaining the quality living environment and character of the City of Crescent City, by planning for and enabling the development of balanced residential neighborhoods with access to affordable housing, community facilities, and public services, including transit.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

4.1.2. TARGETED HOUSING DEVELOPMENT

Goal HG-2: - *“Provide for adequate housing for persons with special housing needs such as target income groups, seniors, disabled, students, and single-parent-headed households.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

4.2. Implementation Programs:

The following implementation programs include the description, responsibility, timeframe, and analysis for the General Plan’s Housing Element:

4.2.1. DOWNTOWN MIXED-USE AND RHNA SITES

Program P-1. Promote infill and rehabilitation in the downtown core (C-1) in three parts:

1. Amend zoning code to permit multi-family residential in a mixed-use project by-right (subject to Site Plan and Architectural Review). Amend zoning code densities in the RP,

C-1, and CW to be consistent with the General Plan. 2. Amend zoning code to reduce parking requirements for the C-1 zone. 3. Revise the existing Site Plan and Architectural Review section to list objective design standards and ministerial review for certain types of housing development projects in the C-1 district, thereby reducing the need to obtain approval from the Planning Commission. These zoning code amendments will increase the availability of sites for residential development in Census Tract 1.01, which contains the City's downtown core. During the current planning period, it is projected that these rezoning actions could result in the development of a minimum of 25 additional multi-family residential units.

Responsibility: City Council, Planning Commission, and Planning Staff.

Time Frame: This item shall be reviewed by the Planning Commission before May 2024.

Funding Source: General Fund and/or grant funds.

4.2.2. GENERAL PLAN REVIEW

Program P-2. The City will review the City's Safety and Conservation Elements and any other General Plan Elements, as required, and ensure compliance with State General Plan Guidelines and State Law. In addition, the City will annually review the effectiveness of the programs in the Housing Element and make revisions as appropriate, including monitoring the effectiveness of programs to accommodate the Regional Housing Need. If programs are not effective in making progress toward the Regional Housing Need, the City will determine the steps necessary to remove constraints to achieve housing goals.

Responsibility: City Council, City Clerk, and Planning Staff.

Time Frame: Review annually by April of each year. Monitor the Housing Element programs annually and submit the Annual Progress Report (APR) to HCD by April each year.

Funding Source: General Fund and/or grant funds.

4.2.3. DENSITY BONUS

Program P-3. A three-part program: 1. Comply with state density bonus law (Government Code Section 65915, as revised). Revise the City's Zoning Ordinance to be consistent with State law. 2. Maximizing the use of vacant or underdeveloped parcels by eliminating or reducing certain limitations for housing developments in which at least 20 percent of the units are affordable to lower-income households or 30 percent of the units are affordable to special needs lower-income households. (see also low-income housing P-22) 3. The City shall encourage multi-family development at high-density rates as prescribed by the General Plan. This includes providing flexibility in development standards (reduced setbacks, reduced parking, increased building heights, etc.) to serve as incentives for multi-family development.

Responsibility: City Council, Planning Commission, and Building Official.

Time Frame: Set up a process by December 2024, ongoing as projects are processed.

Funding Source: General Fund and/or grant funds

4.2.4. HOUSING REHABILITATION

Program P-4. A four-part program: 1. Survey the City's housing stock. Complete a

windshield survey to determine need for Housing Rehabilitation. 2. Develop a table of a full diversity of housing types and define where and what process is required for their development. Encourage missing middle-density housing types (e.g., duplexes, triplexes, fourplexes, and courtyard buildings) to support affordable housing.3. Solicit a housing rehabilitation company, public or private, to include Crescent City in their domain. In conjunction with the housing rehabilitation company, the City shall pursue potential funding opportunities specific to special needs groups and low-income homeowners. 4. Hold a workshop, inviting owners of parcels identified in the housing stock survey, to determine interest and funding needs. Attention and priority shall be given to special needs groups. The workshop will educate residents and encourage rehabilitated units to include weatherization improvements, such as ceiling and floor insulation, caulking, and weather-stripping, and disseminate energy conservation information for existing housing by publicizing and / or providing information regarding energy audit and weatherization programs, such as those through the Senior Center, Pacific Power, and Energy Upgrade California.

Responsibility: City Council, Planning Staff, and Building Official.

Time Frame: Step one to be completed by December 2024. Step two to be completed by May 2025. Step three is ongoing and once an appropriate administrator has been secured, the City shall pursue funding. Step four shall be completed by December 2025.

Funding Source: General Fund and/or grant funds.

4.2.5. WORKFORCE HOUSING DEVELOPMENT

Program P-5. This program is three-part. 1. The first is to hold a workshop to connect developers, major local employers, and local government. Identify need and funding sources for workforce housing and receive input for a workforce housing overlay district. 2. Develop an overlay zone to allow workforce housing in areas with high accessibility to transit and services to support an employer's work force.3. This program will also commit the City to comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).

Responsibility: Planning Staff

Time Frame: Hold workshop by December 2023 and comply with state law continuously.

Funding Source: General Fund and/or grant funds.

4.2.6. HOME OCCUPATIONS

Program P-6. The City will continue to encourage appropriately licensed/permitted home occupation businesses, including those related to recreation/tourism, to a reasonable extent, to improve the City's economy, promote affordable housing, and increase living wage employment opportunities by implementing the following actions:1. Permit at least one (1) licensed day care or nursery school operation where appropriate. 2. Increase tourism revenues by promoting community events. 3. Increase opportunities for development of cottage industries / home occupations that are compatible with neighborhood character and environmental constraints. 4. Permit appropriate and necessary ancillary services to the recreational and commercial fishing industry – see also P-22.

Responsibility: City Council, City Clerk, and City Staff.

Time Frame: As feasible, hold annual meetings between the City Council and Business Community.

Funding Source: General Fund and/or grant funds.

4.2.7. HOUSING AUTHORITY SUPPORT

Program P-7. The City will continue to collaborate with and support the Housing Authority. The Housing Authority will maintain its programs, including the Housing Choice Voucher program and landlord education program, as one primary method of providing low-income housing within the City. The Housing Authority will monitor indications that assisted rental units may convert to market rate, and as such, these “at risk” developments/units will be included in the General Plan APR. The Housing Authority will coordinate with United States Department of Housing and Urban Development (HUD) on the issuance of HUD preservation vouchers, should an eligible local projectbased assisted housing complex, which is eligible; opt out of their contract with HUD to rent their units at market rates. The City shall pursue funding to support and expand this program as available.

Responsibility: Housing Authority and Planning Staff.

Time Frame: Ongoing throughout the planning period.

Funding Source: General Fund, HUD, and/or grant funds.

4.2.8. PROGRAM ADVERTISING

Program P-8. As resources are available, publicize available programs regarding the following topics through a local community newsletter, water billing, and/or City website: Subsidized Housing Programs; Shared Housing Opportunities; Available day care/nursery school programs; Permit process to become a licensed day care provider; Available adult day care program; Fair Housing Practices; Nearby Social Services; Housing Rehabilitation Programs, Weatherization Programs; Local Employment Opportunities; Energy efficiency and conservation programs; Grant funding opportunities; AFFA; Density Bonus; and Reasonable Accommodation.

Responsibility: City Council and City Clerk.

Time Frame: Ongoing, as programs are available.

Funding Source: General Fund and/or grant funds.

4.2.9. DEVELOPMENTAL DISABILITY HOUSING SERVICES

Program P-9. A two-part program: 1. Coordinate with the Redwood Coast Regional Center and City Housing Authority to implement an outreach program that informs families in the City about housing and services available for persons with developmental disabilities. The program shall include developing an informational brochure and directing people to service information on the City’s website. 2. Once an outreach program has been developed and housing and services are enumerated, the City shall identify any gaps in services and housing for individuals with developmental disabilities and develop an action step to overcome the identified gaps.

Responsibility: City Council, City Clerk, and Planning Staff.

Time Frame: Develop an outreach program within two years of adopting the 6th planning cycle Housing Element to assist persons with development disabilities.

Funding Source: General Fund and/or grant funds.

4.2.10. AT-RISK HOUSING

Program P-10. To ensure that assisted affordable housing remains affordable, the City will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to conserve such units. The City will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for conservation of properties.

Responsibility: City Council, City Clerk, Housing Authority, and Planning Staff.

Time Frame: On going as project approaches expiration.

Funding Source: General Fund and/or grant funds.

4.2.11. WATER SUPPLY

Program P-11. To comply with SB 1087, the City, as the water provider, will allocate water service allocations to proposed developments for a minimum of 62 units affordable to lower-income households.

Responsibility: City Council, City Clerk, and Planning Staff.

Time Frame: Set up a process by May 2024, ongoing as projects are processed.

Funding Source: General Fund and/or grant funds.

4.2.12. OBJECTIVE DESIGN STANDARDS

Program P-12. Utilize available fund (e.g., SB2, LEAP, REAP) to develop objective design standards aimed at streamlining permit review, ensuring maintenance of public health, safety, and general welfare for City residents, as part of the City's Site Plan and Architectural Review.

Responsibility: City Council, City Manager, and Planning Staff.

Time Frame: By the end of 2024 or grant funding deadlines (whichever comes later).

Funding Source: SB2/LEAP.

4.2.13. EMERGENCY SHELTERS AND SUPPORTIVE HOUSING TYPES

Program P-13. A six-part program: 1. Amend the General Commercial (C-2) zone to allow emergency shelters by-right, nondiscretionary action, in a zone that allows for residential development per Assembly Bill 2339. This step will expand the definition of Emergency Shelters to include other support services and set appropriate objective standards analyzed for constraints in Chapter 8. The Zone amendment shall include compliance with AB 139 regarding emergency shelter parking requirements. 2. Reasonable Accommodation. Update the City's Reasonable Accommodation Ordinance (17.92) to be consistent with State Law. 3. Permit transitional and supportive housing as permitted uses, subject to only the same restrictions on residential uses contained in the same type of structure. 4. Include provision for low-barrier navigation centers as required by AB 101. 5. Allow for residential care homes with six or fewer persons by-right in all residential zones, subject only to the same restrictions in that zone. 6. Amend the Zoning Ordinance to update its definition of "family" to be consistent with the State's definition, as amended.

Responsibility: City Council, Planning Commission, and Planning Staff.

Time Frame: Complete zoning amendments by 2025. The City will utilize HCD sample

ordinances regarding these topics to facilitate program implementation.

Funding Source: Grant Funding.

4.2.14. SB 35 STREAMLINING

Program P-14. The City will advertise procedures and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

Responsibility: City Council, Planning Commission, and Planning Staff.

Time Frame: Annually review, develop a SB 35 streamlining approval process by January 2024.

Funding Source: General Fund and/or grant funds.

4.2.15. ENERGY CONSERVATION

Program P-15. Continue to require all projects to comply with the current version of Title 24 of the California Building Standards Code.

Responsibility: City Building Inspector.

Time Frame: Ongoing, as projects are processed.

Funding Source: General Fund and/or grant funds.

4.2.16. AFFIRMATIVELY FURTHER FAIR HOUSING (AFFH)

Program P-16. The City has designated the City Housing Authority as the fair housing agency for the City. The City shall develop a plan with the Housing Authority to re-evaluate consistency with the AFFH requirements. The AFFH Plan shall state actions to address significant disparities in housing needs and access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and other relevant state and federal fair housing and planning law. Specific actions shall include but are not limited to: 1. Continue to provide dedicated staff that investigates fair housing complaints and enforces fair housing laws. 2. Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City's website. 3. City Council meetings will include a fair housing presentation at least once per year. 4. Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies. 5. Develop a proactive code enforcement program that holds property owners accountable for providing safe, healthy, and maintained properties. 6. Provide education to the community on the importance of completing Census questionnaires. 7. Review the Zoning Code and other City codes and policies for consistency with the fair housing law. 8. Review public investments to ensure equitable distribution of public facilities, services, and infrastructure to all areas of the community. 9. Annually review AFFH data to determine if significant changes have occurred. 10. The City will continue to pursue capital improvements in Census Tract 1.01, where the majority of housing occurs in the City (of all income levels) and where the majority of lower-income households reside. The City is currently pursuing or is committed to constructing capital improvements during the planning period in Census Tract 1.01

including, but not limited to: The City is committed to completing approximately 85 percent of these projects within the current planning period. These projects will improve the amenities and infrastructure within Census Tract 1.01, which will benefit the majority of residents in the City of all income levels.

Responsibility: City Council, Planning Commission, and Housing Authority.

Time Frame: Create Plan by June 2028 and implement on an ongoing basis.

Funding Source: General Fund and/or grant funds.

4.2.17. FIRST TIME HOMEBUYERS

Program P-17. As Notices of Funding Available (NOFAs) are released, apply for available grant funding through the CalHome or other programs to assist individual first-time home buyers through deferred-payment loans for down payment assistance, home rehabilitation, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance, or technical assistance for self-help homeownership.

Responsibility: City Council, Planning Commission, and Housing Authority.

Time Frame: Annually apply as NOFAs are released.

Funding Source: CalHome and other available funding sources.

4.2.18. RESERVED

Program P-18. Reserved

Responsibility: Reserved

Time Frame: Reserved

Funding Source: Reserved

4.2.19. HOUSING LAW SUPPORT

Program P-19. The City will encourage state legislators to refrain from the practice of introducing/passing statewide applicable housing laws that are only suited for urban areas, and to consider instead the specific needs and opportunities for housing in rural areas. The City will consider the State's priority of subsidized housing and pursue funding opportunities when it is appropriate for rural areas such as Crescent City.

Responsibility: City Council, Housing Authority, and City Staff.

Time Frame: Ongoing throughout the planning period.

Funding Source: General Fund, HUD, and/or grant funds.

4.2.20. PREVIOUSLY IDENTIFIED SITES

Program P-20. The City will rezone to allow developments at appropriate densities (state default density for Crescent City) and by-right, pursuant to Government Code section 65583.2(i), when 20 percent or more of the units are affordable to lower income households on sites identified in Table 6-3, to accommodate the lower income RHNA that was previously identified in past housing elements. Specifically, the City will rezone the vacant sites identified on Table 6-3 as previously identified for both the 5th and 4th cycle housing elements.

Responsibility: Community Development Department

Time Frame: Sites rezoned by September 2024.

Funding Source: General Fund

4.2.21. ACCESSORY DWELLING UNITS

Program P-21. A four-part program: 1. The City shall adopt an Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) ordinance in accordance with State law (e.g., Assembly Bill [AB] 2299, AB 345, and Senate Bill [SB] 1069, as amended) and local neighborhood compatibility. 2. The City will utilize the state's technical assistance products on ADUs when they are published such as pre-approved plans. 3. Developers proposing new housing units shall be encouraged to incorporate ADUs into their project. Technical assistance shall be provided at the front counter. 4. Monitor ADU and JADU development over a 4-year period beginning when the City adopts the ADU/JADU ordinance. Determine if ADU/JADU development goal is reachable and adjust, as necessary.

Responsibility: City Council, Planning Commission, and City Staff.

Time Frame: Adopt ADU and JADU ordinance by December 2023. Promote ADUs and JADUs continually as appropriate for projects. Monitoring to begin after ADU/JADU ordinance is adopted. Utilize State ADU technical assistance resources when made available.

Funding Source: General Funds and/or Grant Funding.

4.2.22. LOWER INCOME AND SUPPORTIVE HOUSING

Program P-22. A five-part program: 1. Single Room Occupancy Units (SROs). Allow SROs, as principally permitted in the High Density Residential (R-3), Residential-Professional (RP), Business Commercial (C-1) and Commercial Waterfront (CW) zones. 2. Manufactured housing/Mobile homes. Allow and define manufactured housing and mobile homes in the same manner and in the same zone as conventional or stick-built structures are permitted (Government Code Section 65852.3). 3. Promote development of low and extremely low-income housing and housing for targeted special needs groups with an applicant proposing multi-family developments. Ensure that development for or including low- and extremely low-income or special needs receive priority processing. Ongoing, throughout the planning period as projects are proposed. 4. Amend the Zoning Code and permit procedures to allow group homes of seven or more persons in all residential zone districts with objective standards to promote approval certainty similar to other residential uses of the same form and consistent with State law and fair housing requirements. 5. Update standards and zoning related to transitional and supportive housing for compliance with AB 2162 (Government Code section 65651). Specifically permitting supportive housing without discretion in multi-family zones and nonresidential zones permitting multi-family uses.

Responsibility: City Council, Planning Commission and City Staff.

Time Frame: Step one to be completed by May 2024. Step two to be completed by May 2025. Step three is ongoing. Step four and five to be completed by the end of 2025. Utilize HCD's model ordinances to help facilitate compliance.

Funding Source: General Funds and/or Grant Funding.

4.3. Overall Analysis:

The Element includes a sites inventory listing all available and vacant sites appropriate for residential or mixed-use development and concludes that there is enough land for a

range of residential densities for all segments of the population and identifies special programs for increasing public outreach, connecting developers, disability housing services, at-risk housing and lower income and supportive housing needs. The Housing Element adopted on September 5, 2023, by the City Council and certified by the California Department of Housing and Community Development (HCD) on November 17, 2023 with consistency with the City's General Plan and does not propose any goals, policies, or programs that are considered contrary to General Plan goals, policies, and programs. The City has also received the State's Pro-housing designation in 2024.

SECTION 5: TRANSPORTATION AND CIRCULATION ELEMENT

The General Plan’s Transportation and Circulation Element contains goal statements relating to different aspects of the Element, policies which amplify the goal statement, and implementation programs which briefly describe the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program.

TABLE 5.1: TRANSPORTATION AND CIRCULATION ELEMENT			
REVIEW	ADDED	AMENDED	DELETED
Goals	None	None	None
Policies	None	None	None
Programs	None	None	None
Total	None	None	None

5.1. Goals, Policies, and Programs:

The following goals and summary of the analysis of policies and implementation programs for the General Plan’s Transportation and Circulation Element:

5.1.1. STREET AND HIGHWAY SYSTEM

Goal 3.A. – *“To plan for the long-range planning development of Highway 101 to ensure the safe and efficient movement of people and goods.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

5.1.2. PUBLIC TRANSPORTATION

Goal 3.B. – *“To develop and maintain a safe and efficient public transportation system that reduces congestion and provides viable alternatives transportation in and through the Crescent City Planning Area.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

5.1.3. BICYCLE TRANSPORTATION

Goal 3.C. – *“To ensure the use of the bicycle as an alternative, energy efficient mode of transportation within the city and to develop a system of bikeways and bicycle parking facilities which will safely and effectively serve those wishing to utilize bicycles for commute and recreational trips.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

5.1.4. PEDESTRIAN TRANSPORTATION

Goal 3.D. – *“To encourage and facilitate walking throughout the city.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

5.1.5. AIR TRANSPORTATION

Goal 3.E. – *“To promote the improvements and maintenance of general and commercial aviation facilities within the parameters of compatible surrounding land uses.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

5.1.6. MARTIME TRANSPORTATION

Goal 3.F. – *To promote the maintenance and improvement of the Crescent City Harbor facilities.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

5.1.7. TELETRANSPORTATION

Goal 3.G. – *“To promote development of multimedia communications as a viable mode of transportation and commerce.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

5.2. Implementation Programs:

The following implementation programs include the description, responsibility, timeframe, and analysis for the General Plan’s Transportation and Circulation Element:

5.2.1. EMERGENCY ACCESS PLAN

Program 3.1. The Office of Emergency Services shall prepare an emergency access plan to be implemented at times when key segments of Highway 101 are temporarily closed.

Responsibility: Office of Emergency Services

Timeframe: First five years

5.2.3. WALKWAY AND TRAILS PLAN

Program 3.2. The City shall work with Del Norte County, the Local Transportation Commission, and related agencies to conduct a study within the Crescent City Planning Area to determine the adequacy of sidewalks and trail facilities and to develop a walkway and trail plan.

Responsibility: Planning Department

Timeframe: Two to four years

5.2.4. BICYCLE FACILITIES PLAN

Program 3.3. The City shall continue to update the Del Norte County and Crescent City Bicycle Facilities Plan.

Responsibility: Planning Department & Engineering Department

Timeframe: Every two years

5.2.5. JOINT TRAILS PLAN

Program 3.4 The City shall coordinate with the County and other local agencies in preparing a joint Crescent City/Del Norte County Trails Plan identifies funding sources, possible expansion areas, and specific standards and criteria all trails/paths.

Responsibility: City Council, Public Works Department, & Planning Department

Timeframe: Every two years

5.2.6. TELECOMMUNICATION GUIDELINES

Program 3.5. The City shall develop guidelines for the review and permitting of telecommunications facilities to address potential impacts to coastal resources, especially designated visual resources.

Responsibility: City Council, Planning Department, & Public Works Department

Timeframe: FY01-02

5.3. Overall Analysis:

The Transportation and Circulation Element in the General Plan is devised and designed to support the Land Use Element and policies for both current uses and future growth. The Transportation and Circulation Element has not been amended since its adoption, and the goals, policies, and programs of the Element remain valid as the City undertook the measures and projects listed in Section 4: General Plan Action to advance the Transportation and Circulation Element. Therefore, the Element continues to serve to facilitate the implementation of the Land Use Plan, and the assumptions and projections supporting its designations of streets and roadways are accurate and provide a legally adequate and viable plan. Amendments to this section are scheduled to begin in 2026 (check Table 2.1).

The City's 2001 General Plan Environmental Impact Report (EIR) evaluated the City road capacity in 1998, including U.S. Highway 101 that divides the City. When compared with 2023 traffic figures, there is similarity to numbers from 1998 with no appreciable increase. The 2023 Caltrans traffic counts for U.S. Highway 101 can be found at the following web address. <https://dot.ca.gov/programs/traffic-operations/census>.

SECTION 6: PUBLIC FACILITIES AND SERVICES ELEMENT

The General Plan’s Public Facilities and Services Element contains goal statements relating to different aspects of the Element, policies which amplify the goal statement, and implementation programs which briefly describe the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program.

TABLE 6.1: PUBLIC FACILITIES AND SERVICES ELEMENT			
REVIEW	ADDED	AMENDED	DELETED
Goals	None	None	None
Policies	None	None	None
Programs	None	None	None
Total	None	None	None

6.1. Goals, Policies, and Programs

The following goals and summary of the analysis of policies and implementation programs for the General Plan’s Public Facilities and Services Element:

6.1.1. GENERAL PUBLIC FACILITIES AND SERVICES

Goal 4.A. – *“To ensure the effective and efficient provisions of public facilities and services for existing and new development.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

6.1.2. WATER SUPPLY AND DELIVERY

Goal 4.B. – *“To ensure the availability of an adequate and safe water supply and the maintenance of high-quality water for residents of and visitors of the Crescent City urban area.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

6.1.3. WASTEWATER TREATMENT, COLLECTION, AND DISPOSAL

Goal 4.C. – *“To ensure adequate wastewater collection, treatment, and disposal within the Urban Boundary.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

6.1.4. SOLID WASTE DISPOSAL

Goal 4.D. – *“To ensure the safe and efficient disposal or recycling of solid waste generated in Crescent City.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

6.1.5. STORMWATER DRAINAGE

Goal 4.E. – *“To collect and convey stormwater in a manner that least inconveniences the public, reduces or prevents potential water-related damages, and protects the environment.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

6.1.6. SCHOOL FACILITIES

Goal 4.F. – *“To provide for the education needs of Crescent City residence.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

6.1.7. PROTECTION SERVICES

Goal 4.G. – *“To provide police and fire services that protect residents of visitors to Crescent City from injury and loss of life and protect property.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

6.1.8. UTILITIES

Goal 4.H. – *“To provide efficient and cost-effective utilities.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

6.2. Implementation Programs:

The following implementation programs include the description, responsibility, timeframe, and analysis for the General Plan’s Public Facilities and Services Element:

6.2.1. ANNEXATION INFRASTRUCTURE

Program 4.1. As part of the annexation of land within the Urban Boundary, the City shall include an analysis of public services for that land to determine if the infrastructure and capacity are available.

Responsibility: Public Works Department & Planning Department

Timeframe: Ongoing

6.2.2. CAPITAL IMPROVEMENT REPORT

Program 4.2. The City shall reserve funds to expand the capacity of its wastewater treatment system in order to develop additional operational capacity necessary for the full development of areas in and out of the Coastal Zone. The City shall prepare a summary report of its meetings with the County and Harbor Commission, and a copy of its Capital Improvement Budget. Said report shall describe the future development plans and method for providing sewer connections. Upon completion of the report, copies shall be available for public review and comment.

Responsibility: Public Works Department & Planning Department

Timeframe: First two years

6.2.3. INTEGRATED WASTE MANAGEMENT PLAN

Program 4.3. The City shall work with the solid waste management agency to regularly review and revise as necessary the Del Norte Integrated Waste Management Plan.

Responsibility: Solid Waste Management Authority & Public Works Department

Timeframe: First two years

6.3. Overall Analysis:

The Public Facilities and Services Element goals contain policies and programs that seek to ensure adequate services and public facilities for Crescent City's existing and projected population which contains standards and guidelines that ensure adequate water supply, wastewater treatment, stormwater, solid waste, protection services, and utilities within the City and relevant portions of the planning area. The Public Facilities and Services Element contained within the General Plan has been used by staff and has provided valuable guidance and policy direction for the City. This Element is current and accurate and remains useful and legally adequate as the City undertook the measures and projects listed in Section 4: General Plan Action to advance the Public Facilities and Services Element. However, in the future update, adding the library to this element will be explored.

SECTION 7: RECREATION AND CULTURAL RESOURCES ELEMENT

The General Plan’s Recreation and Cultural Resources Element contains goal statements relating to different aspects of the Element, policies which amplify the goal statement, and implementation programs which briefly describe the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program.

TABLE 7.1: RECREATION AND CULTURAL RESOURCES ELEMENT			
REVIEW	ADDED	AMENDED	DELETED
Goals	None	None	None
Policies	None	None	None
Programs	None	None	None
Total	None	None	None

7.1. Goals, Policies, and Programs:

The following goals and summary of the analysis of policies and implementation programs for the General Plan’s Recreation and Cultural Resources Element:

7.1.1. CITY PARKS AND RECREATION

Goal 5.A. – *“To encourage the development and maintenance of existing and new parks and recreational facilities to serve the needs of present and future residents, employees, and visitors.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

7.1.2. RECREATIONAL TRAILS

Goal 5.B. – *“To develop a system of interconnected hiking, riding, and bicycling trails and paths suitable for active recreation and transportation and circulation.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

7.1.3. COASTAL ZONE RECREATION

Goals 5.C. – *“To provide full coastal recreation opportunities for the public while assuring the protection of important coastal resources and the rights of private property owners.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

7.1.4. COASTAL ZONE ACCESS

Goal 5.D. – *“To provide the full benefits of access to coastal recreation to all residents of and visitors to Crescent City.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

7.1.5. COASTAL VISUAL RESOURCES

Goal 5.E. – *“The City shall encourage the maintenance of the visual and scenic beauty of Crescent City.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

7.1.6. PRIVATE RECREATIONAL FACILITIES AND OPPORTUNITIES

Goal 5.F. – *“To encourage development of private recreational facilities to supplement public facilities and to provide for economic development opportunities.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

7.1.7. CULTURAL RESOURCES

Goal 5.G. – *“To encourage identification, protection, and enhancement of Crescent City’s important historical, archeological, paleontological, and cultural sites and activities, and their contributing environment.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

7.2. Implementation Programs:

The following implementation programs include the description, responsibility, timeframe, and analysis for the General Plan’s Recreation and Cultural Resources Element:

7.2.1. PARKS MASTER PLAN

Program 5.1. The City shall prepare a Parks Master Plan to identify locations of major parks and recreational facilities, specific criteria and standards for the development of sports and recreational facilities, identification of funding sources for the development, and maintenance of parks and open space resources.

Responsibility: City Council & Planning Department

Timeframe: Next five years

7.2.2. REGIONAL TRAIL PLAN

Program 5.2. The City shall work with the County to prepare and adopt a plan for a countywide trail system plan.

Responsibility: Planning Department

Timeframe: First five years

7.2.3. ROADWAY SIGN PROGRAM

Program 5.3. The City shall develop a roadway sign program which provides for specially marked scenic drive routes which visitors can follow to visit coastal scenic areas in the Crescent City urban area, including the Harbor and lighthouse-to-lighthouse routes.

Responsibility: Public Works Department

Timeframe: FY02-04

7.2.4. UNDERGROUNDING UTILITIES

Program 5.4. The City shall develop a priority list for use in the undergrounding of existing utilities in scenic resources areas, gateway, and scenic drive.

Responsibility: Public Works Department

Timeframe: Ongoing

7.3. Overall Analysis:

Tribal Consultation occurred either formally according to AB 52, or, more often, informally (beyond minimum legal requirements) to receive direction on City projects and to gain support for grant application submittals from representative tribes.

The Recreational and Cultural Resources Element goals contain policies and programs that generally seek to maintain and protect recreation and cultural resources which contains standards and guidelines that protect existing recreation uses, and new potential recreation uses, all while considering their impacts to residents and cultural resources. The Recreational and Cultural Resources Element contained within the General Plan has been used by staff and has provided valuable guidance and policy direction for the City. This Element is current and accurate and remains useful and legally adequate as the City undertook the measures and projects listed in Section 4: General Plan Action to advance the Recreation and Cultural Resources Element.

SECTION 8: NATURAL RESOURCES/CONSERVATION ELEMENT

The General Plan’s Natural Resources/Conservation Element contains goal statements relating to different aspects of the Element, policies which amplify the goal statement, and implementation programs which briefly describe the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program.

TABLE 8.1: NATURAL RESOURCES/CONSERVATION ELEMENT			
REVIEW	ADDED	AMENDED	DELETED
Goals	None	None	None
Policies	None	None	None
Programs	None	None	None
Total	None	None	None

8.1. Goals, Policies, and Programs:

The following goals and summary of the analysis of policies and implementation programs for the General Plan’s Natural Resources/Conservation Element:

8.1.1. MARINE RESOURCES

Goal 6.A. – *“To maintain and where possible enhance marine resources, coastal waters, and sensitive coastal habitats, thereby recognizing the economic and biologic significance of these resources.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

8.1.2. WATER RESOURCES

Goal 6.B. – *“To protect and enhance the natural qualities of Crescent City’s streams, creeks, and groundwater and to ensure sufficient water supplies of good quality for all beneficial uses.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

8.1.3. SOILS RESOURCES

Goal 6.C. – *“To maintain the productivity of soils, reduce erosion, and prevent unsafe and unhealthy soil conditions within Crescent City Planning Area.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

8.1.4. BIOLOGICAL RESOURCES

Goal 6.D. – *“To protect, restore, and enhance wildlife habitat that support fish and wildlife species throughout the Crescent City Planning Area.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

8.1.5. AIR RESOURCES

Goal 6.E. – *“To protect and improve air quality in Crescent City and the region.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

8.1.6. AGRICULTURAL RESOURCES

Goal 6.F. – *“To promote development of agriculture uses that support the continued viability of agriculture activities in the Crescent City Planning Area.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

8.1.7. TIMBER RESOURCES

Goal 6.G. – *“To conserve forest resources, enhance the quality and diversity of forest ecosystems, reduce conflicts between forestry and other uses, and the encourage a continued yield of forest products in the Planning Area.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

8.2. Implementation Programs:

The following implementation programs include the description, responsibility, timeframe, and analysis for the General Plan’s Natural Resources/Conservation Element:

NONE

8.3. Overall Analysis:

These goals contain policies and programs that seek to protect the natural resources present within the Crescent City Planning Area. The Natural Resources and Conservation Element remains useful and relevant and has served the City over the last year. The element has not been amended since its adoption, and the goals, policies, and programs of the element remain valid as the City undertook the measures and projects listed in Section 4: General Plan Action to advance the Natural Resources and Conservation Element.

SECTION 9: HEALTH AND SAFETY ELEMENT

The General Plan’s Health and Safety Element contains goal statements relating to different aspects of the Element, policies which amplify the goal statement, and implementation programs which briefly describe the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program.

TABLE 9.1: HEALTH AND SAFETY ELEMENT			
REVIEW	ADDED	AMENDED	DELETED
Goals	None	None	None
Policies	None	None	None
Programs	None	None	None
Total	None	None	None

9.1. Goals, Policies, and Programs:

The following goals and summary of the analysis of policies and implementation programs for the General Plan’s Health and Safety Element:

9.1.1. GENERAL HAZARDS

Goal 7.A. – *“To protect the public health, safety, and welfare and minimize the damage to structures, property, and infrastructure as a result of seismic, geologic, fire, and flood hazards.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

9.1.2. SEISMIC HAZARDS

Goal 7.B. – *“To minimize the loss of life, injury, and property damage due to seismic hazards.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

9.1.3. GEOLOGIC HAZARDS

Goal 7.C. – *“To minimize the loss of life, injury, and property damage due to geological hazards.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

9.1.4. FLOOD HAZARDS

Goal 7.D. – *“To protect the lives and property of the citizens of Crescent City from hazards associated with development in floodplains.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

9.1.5. FIRE HAZARDS

Goal 7.E. – *“To prevent and minimize the risk of loss of life, injury, and property damage resulting from unwanted fires.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

9.1.6. HAZARDOUS MATERIALS

Goal 7.F. – *“To minimize the risk of loss of life, injury, serious illness, damage to property, and economic and social dislocations resulting from the use, transport, treatment, and disposal of hazardous materials and hazardous materials waste.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

9.1.7. DISASTER PLANNING

Goal 7.G. – *“To provide planning, response, and recovery capabilities to deal with the range of natural and manmade hazards that could impact the Crescent City Planning Area.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

9.1.8. NOISE

Goal 7.H. – *“To prevent incompatible land uses, by reason of excessive noise levels, from occurring in the future. This includes protecting sensitive land uses from exposure to excessive noise and to protect the economic base of the city by preventing the encroachment of incompatible land uses within area affected by existing or planned noise-producing uses.”*

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

9.2. Implementation Programs:

The following implementation programs include the description, responsibility, timeframe, and analysis for the General Plan’s Health and Safety Element:

9.2.1. SEISMIC POLICY CONSISTENCY

Program 7.1. The City should review existing codes and ordinances regulating development and modify them if necessary to ensure their consistency with seismic policies.

Responsibility: Building Department

Timeframe: First five years

9.2.2. ABATEMENT OF HAZARDOUS STRUCTURES PROGRAM

Program 7.2. The City shall recommend that programs be initiated through the Uniform Code for the Abatement of Hazardous Structures for the identification and abatement of buildings susceptible to earthquake damage. These programs should be long range in order to avoid economic hardship and/or dislocation problems. Structures should be

allowed to remain as-is if their occupancy is significantly reduced, or if their use is made less critical. In establishing a program of hazardous building abatement, the following structures should be given priority: unreinforced masonry structures; buildings constructed prior to a specific date determined by the history of adoption and enforcement of building codes, and critical facilities whose use is necessary during an emergency, building whose occupancy is involuntary, high occupancy buildings. Single family dwellings should be given lowest priority in abatement programs, since they are predominantly wood frame construction and should, therefore, perform relatively well during seismic shaking.

Responsibility: Building Department

Timeframe: Ongoing

9.2.3. SEISMIC SAFETY INFORMATION

Program 7.3. The City, with the assistance of other governmental agencies, should develop and disseminate seismic safety information to the City's citizens. This should include such matters as: what to do in case of an earthquake; how to get official information in case of a disaster; directions to the closest disaster center; and/or public health information.

Responsibility: Public Works Department

Timeframe: As needed

9.2.4. WATER & RECORDS

Program 7.4. The City should ensure that adequate records are kept of the materials penetrated and rates of penetration in water (or other) wells drilled in the Smith River Plain. Generally, one or two core holes fifty feet deep should accomplish this, drilled under the supervision of an engineering geologist.

Responsibility: Public Works Department

Timeframe: As needed

9.2.5. GEOLOGICAL HAZARDS IMPLEMENTATION

Program 7.5. The City should designate a responsible person to coordinate the ongoing implementation of those geological hazard policies which will require engineering and/or geologic expertise. Under this person's direction, procedures should be established for: 1) requiring detailed geological and/or soils investigations for proposals within landslide and coastal erosion areas designated herein; 2) reviewing of such investigations; 3) establishing a systematic filing procedure for such investigations so that overtime, a detailed database can be developed for specific areas; 4) establish a standardized landslide and coastal erosion report procedure and format; 5) develop and make available to the public upon request information on potential slope stability problems and mitigation measures designed for the City; and 6) establishing the required building setbacks and/or foundation design for the proposed new development based upon the full economic life of the proposed new development (i.e., 75-100 years) such that the need for future shoreline protection works is fully precluded.

Responsibility: Public Works Department

Timeframe: First two years

9.2.6. FLOOD PROOFING STRUCTURAL STANDARDS

Program 7.6. The City should review all existing flood proofing structural standards to ensure their adequacy, and/or need for their revision.

Responsibility: Building Department

Timeframe: First two years

9.2.7. REFERRALS FOR FLOOD PRONE AREAS

Program 7.7. The City should ensure that the Public Works Department has the opportunity to review, comment, and make recommendations on any development proposal which might be affected by flooding.

Responsibility: Public Works Department

Timeframe: As needed

9.2.8. RETENTION OF FLOOD PRONE AREAS

Program 7.8. The City should investigate methods for the permanent retention of flood prone areas in open space or low intensity use. Methods to be studied should include, but not be limited to: fee simple of purchase; purchase of easements; development rights; leaseback and saleback; tax delinquent property; mandatory dedication; tax incentives; donation; and land banking.

Responsibility: Public Works Department

Timeframe: First five years

9.2.9. FLOOD PRONE AREAS

Program 7.9. The City should develop, and make available to the public upon request, information on flood prone areas and City policies dealing with them.

Responsibility: Public Works Department

Timeframe: Ongoing

9.2.10. REFERRALS FOR FIRE PRONE AREAS

Program 7.10. The City should ensure that appropriate fire prevention agencies are consulted for review and recommendations relative to all development proposals in fire prone areas.

Responsibility: Planning Department & local fire protection districts

Timeframe: Ongoing

9.2.11. EMERGENCY RESPONSE PLAN

Program 7.11. In revising and updating the Emergency Response Plan, emphasis should be placed upon Readiness Condition No. 4 (the Normal peace time situation) in accordance with the recommendations outlined in this section, under Disaster Planning.

Responsibility: Public Works Department

Timeframe: Ongoing

9.2.12. TSUNAMI PUBLIC EDUCATION OUTREACH PROGRAM

Program 7.12. The City shall develop a public education outreach program and planning initiatives to minimize the risks of both life and property to tsunami hazards. Public education shall be focused on providing hotel/motel facts sheets, beachfront

signage, mailers to residents, inclusion local schools' public safety curriculum. The tsunami planning initiatives shall include detailed procedures for hazard assessment, warning, and evacuation response.

Responsibility: Fire Department & Police Department

Timeframe: FY01-02

9.2.13. NOISE ORDINANCE

Program 7.13. The City should develop a comprehensive noise ordinance based on quantitative measures of acceptable noise levels identified in this element.

Responsibility: Planning Department

Timeframe: First five years

9.3. Overall Analysis:

These goals contain policies and programs that aim to protect Crescent City's existing and projected populations from natural and manmade hazards. The Health and Safety Element Goals are implemented in planning operations on a day-to-day basis guiding all projects in the City. The Health and Safety Element contains information and goals, policies, and programs regarding general, seismic, geologic, flood, and fire hazards, as well as hazardous materials, disaster planning, and noise. This element has not been amended since its adoption and remains valid as the City undertook the measures and projects listed in Section 4: General Plan Action to advance the Health and Safety Element. Amendments to this section are scheduled to take place in 2025.

SECTION 10: GENERAL PLAN ACTION

10.1. Action Items:

The goals within each Element contain policies and programs that seek to ensure a high quality of life, efficient development, and economic growth. Within that framework, City staff worked on the following items throughout the 2024 calendar year to ensure that the goals set forth in the General Plan have been addressed:

4.1.1. Beach Front Park Improvement Project:

The project proposes improvements to Beachfront Park including, but not limited to, an expansion of Kid Town playground, a bike park with pump tracks, and an amphitheater. Project includes a one-mile and ½ mile walking loops with exercise stations. There will be walking trails with cultural inclusion for our local Tolowa Tribes. General accessibility is included compliant with ADA requirements for park and/or family events.

4.1.2. Crescent City Cultural Gateway and Beautification Project:

The project proposes to clean-up and beautify a portion of Front Street by establishing a gateway, expanding the Beachfront Park beyond US Highway 101 to Front and N Street, restoring Elk Creek, improving public access at the Cultural Center/Visitor's Center and Veteran's Monument, establishing a designated starting point for the Tolowa Interpretive Walk, and moving the Transit Hub to a safer and more convenient location. The project includes a gateway monument, landscaping on U.S. 101 to mimic coastal dunes and other environmental features, improved public access to the Crescent City Cultural Center and the Point of Honor veteran's monument.

4.1.3. Front Street Storm Drain Project:

The project is installing a redundant storm drain piping system within the C Street drainage basin between 5th Street and Front Street, and F Street drainage basin between Front Street and 5th Street, and Front Street from B Street to L Street. The project also includes street improvements, ADA compliant curb ramps, sidewalks and curb and gutter on the affected streets. Along Front Street, a new 8-inch water main has been installed. Additional street lighting has/will be installed to increase public safety. The City secured a Community Development Block Grant for the project, which will reduce flooding of residential properties in Census Tract 1.01.

4.1.4. Sunset Circle Multi-Use Trail Project:

The project will provide the final segment of the California Coastal Trail through Crescent City, connecting pedestrian and bicycle traffic from Pebble Beach to South Beach. The project is funded by the Active Transportation Program, Del Norte Transportation Commission and the Coastal Conservancy.

4.1.5. Fred Endert Pool Rehabilitation Project:

The project will replace the failing infrastructure of the boilers, domestic hot water, and building envelope improvements. The project will additionally upgrade the HVAC system to include dehumidification for comfort and energy savings. The project will replace the aging and failing pool deck and locker rooms with a non-slip flooring.

4.1.6. Amador Tank Rehabilitation Project:

The project will replace in part or in full the failing rafters, OSHA improvements for manways ladders and platforms, interior coating, exterior painting, and seismic improvements to the fill and supply piping, and providing seismic designed foundation and anchor bolts.

4.1.7. Water Meter Replacement Project:

The City has begun a five-year project for the replacement of the existing water meters with a new electronic Automatic Meter Reading (AMR) system. This project will replace approximately 3,800 mechanical meters.

4.1.8. Redundant Well Installation Project:

The project funded through the North Coast Resource Partnership (NCRP) Integrated Regional Water Management (IRWM) grant will drill a test well and a new water supply well on a city owned parcel north of the chlorination building. The proposed well will be of sufficient size to provide 10% of the city's daily water demand to offset risk of loss of the primary Ranney well or distribution network north of the chlorination building. The location of the new well (upstream of chlorination) will eliminate the necessity of building a secondary chlorination site.

4.1.9. City Hall Renovation Project:

This project will renovate the city purchased building at 240 H Street for the purpose of relocating City Hall – located within Census Tract 1.01. The project will include general contracting for the replacement of the HVAC system, conversion of the 'great room' into office spaces necessary for future headcount expansion, increased security for public access, weather-controlled document storage, and creation of a council chambers for public/private meetings.

Police Department Renovation Project: The project will build an addition to the existing building to provide on-site locker rooms, a briefing room, interview room, armory, secure evidence lockup, and ADA compliant bathrooms for police and public use. This project is also within Census Tract 1.01.

4.1.10. Corporation Yard Renovation Project:

The project will repair the equipment storage building which has degraded due to age and minor collisions with the support columns. The equipment storage building will also be repaired for roof and siding as required. The project will also include stormwater management upgrades due to vehicle washout and fueling stations. The office space will be renovated to provide a briefing room, kitchen/break room, bathroom, 3 offices and weather-controlled storage. The public works crew locker room will be renovated to provide lockers, roof replacement, wall/ceiling insulation and wallboards, kitchen/break room, and a bathroom.

4.1.11. Sanitary Sewer Repair Project:

As a result of the River Watch Settlement, the project will firstly document the Pipeline Assessment Certification Program (PACP) condition of all the sewer lines within the city

limits. The repair of any sewer line with a structural grade of 4-5 within 200 feet of surface water is required within 6 months of discovery. The city has completed the inspection and identified sewer lines which meet these requirements. The project will prioritize the sewer line repairs per the agreement but has additionally identified projects which will repair the entire sewer systems to minimum PACP level 3 or better. The project will require replacement of the failed pipes and street repair as necessary.

4.1.12. Wastewater Treatment Plant (WWTP) Rehabilitation:

This project will update and replace the aging Rotating Biological Collector (RBC) for secondary fluid processing, rehabilitate or replace the digesters for solids processing, replace valves and flow meters at the secondary clarifiers, install HVAC improvements to the belt filter press building, replace the primary clarifier building, install security cameras, and maintain the chopper pump and motor at the influent well.

4.1.13. Measure S Funded Infrastructure Projects:

Measure S, a sales tax passed by the citizens of Crescent City was voted in and has since been upheld in a subsequent election. A portion of this tax revenue has been pledged to be solely spent on the annual repair of the City's roads, sidewalks, and pavement markings. This has enabled the City to make progress on the existing road conditions above and beyond routine maintenance. Through Measure S funding the City has revitalized 33 blocks of roads in the past 4 years. Through grant funding the City has completed and is currently working on the completion of 17 blocks of new or rehabbed roads, including infrastructure improvements to storm drain and water distribution, in the downtown areas of Tract 1.01. The City also continues to pursue and receive grant funding for road and infrastructure projects to continue and improve future development accessibility. This road infrastructure commitment will continue into the coming years.

10.2. General Plan Compliance:

At the time the 2001 General Plan was written, the state required seven elements be included which are described in this report. Recent state legislation requires that an environmental justice element also be included in a General Plan. According to Government Code Section 65302(h)(2) this element must be included in the General Plan upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018. As stated in the General Plan Updates section, the Environmental Justice Element is set to be developed and adopted in 2025 after the anticipated Transportation and Circulation, and Health and Safety Elements are updated. The Land Use and Community Development Element will be updated in 2026.

Government Code requires that the Housing Element be updated and adopted every 8 years, while the other elements of the General Plan should be revised "as needed" to keep information current. As previously stated, the 6th Cycle Housing Element was adopted and certified on September 5, 2023. The City of Crescent City General Plan contains all seven of the required elements.

With the adoption of the 6th cycle Housing Element and the subsequent, Transportation

and Circulation Element, and Health and Safety Element update. The State will require that the City develop and adopt an Environmental Justice Element. It is anticipated this will occur in 2026.

Land Use and Community Development Element. The City is currently preparing a General Plan amendment to the Land Use and Community Development Element to address inconsistencies between allowable General Plan land use designation densities and zoning district densities. Additionally, the Land Use and Community Development Element update will further the City's goal to prioritize infill development and other land use priorities. This update is set to be complete by September 2026.

10.3. Tribal Consultation:

The City of Crescent City has seven contacts for tribal outreach according to the Native American Heritage Commission including: Cher-Ae Heights Indian Community of the Trinidad Rancheria, Elk Valley Rancheria, Karuk Tribe, Melochundum Band of Tolowa Indians, Pulikla Tribe of Yurok People (Formerly Resighini Rancheria Coastal Indian Community), Tolowa Dee-ni' Nation, and Yurok Tribe. The City initiates informal tribal consultation with all the above tribes through referrals and formal tribal consultation when required by SB 18, AB 52, or Section 106. The City frequently informally requests input on City projects from tribes adjacent to the City and will continue to do so. Maintaining a healthy relationship with the surrounding Tribes is beneficial to the City.

SECTION 11: HOUSING ELEMENT APR

The City of Crescent City 2022-2030 Housing Element update (Housing Element or HE) was adopted by the City Council on September 5, 2023. The HE was certified by the California Department of Housing and Community Development (HCD) for compliance with state housing element law.

State law requires that all General Plans include a Housing Element that provides a plan for accommodating future housing production needs. State law further requires that all cities and counties create an Annual Progress Report (APR) that describes the community's progress toward implementing their Housing Element. The Housing Element APR fulfills statutory requirements to report certain housing information, including: the local agency's progress in meeting its share of regional housing needs (i.e., applications, entitlements, permits, and certificates of occupancy), certain rezoning activities, actions taken towards completion of housing element programs, and local efforts to remove governmental constraints to the development of housing (Government Codes Sections 65584.3(c) and 65584.5(b)(5)). Each jurisdiction is required to report certain housing information in accordance with state housing law (refer to Government Code Sections 65400, 65583, and 65584).

California state law (Government Code Section 65584) recognizes that local governments play a vital role in developing affordable housing. In 1969, the state mandated that all California cities, towns and counties must plan for the housing needs of our residents—regardless of income. This state mandate is called the Regional Housing Needs Allocation (RHNA). As part of RHNA, the California Department of Housing and Community Development, or HCD, determines the total number of new homes the County of Del Norte and the City of Crescent City need to build—and how affordable those homes need to be—in order to meet the housing needs of people at all income levels.

The City's 6th cycle RHNA has a total allocation of 189 dwelling units. The projection period begins in September of 2018 and ends in September of 2030. The planning period begins in 2022 and ends in 2030. The RHNA allocation of 189 units is broken down into income categories and is expressed in Table 5.1: Projected Needs (Regional Housing Need Allocation).

TABLE 5-1: PROJECTED NEEDS (REGIONAL HOUSING NEED ALLOCATION)					
Jurisdiction	Very-Low	Low	Moderate	Above Moderate	Total
Crescent City	39	22	27	101	189
Percentage of Total	20.6%	11.6%	14.3%	53.4%	100%
<i>Source: Crescent City (2022-2030)6th Cycle Housing Element</i>					

The Housing Element APR must be delivered to the Governor's Office of Land Use and Climate Innovation (LCI), and the Housing and Community Development (HCD) each year and must cover the previous calendar year. The HE APR allows HCD to track the progress of the implementation of a jurisdiction's Housing Element and requires its submission as a threshold requirement for several State housing funding programs. The following information is from the Crescent City' 6th Cycle Housing Element (HE) 2024 Annual Progress Report (APR):

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	70
	Non-Deed Restricted	0
Low	Deed Restricted	90
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		53
Total Units		213

Note: Units serving extremely low-income households are included in the very low-income permitted units totals.

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	0	0
2 to 4 units per structure	0	0	0
5+ units per structure	211	185	0
Accessory Dwelling Unit	1	27	1
Mobile/Manufactured Home	1	1	0
Total	213	213	1

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	5	213
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	5
Number of Proposed Units in All Applications Received:	213
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	5	213
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	162
Number of Projects Permitted with a Density Bonus	1
Number of Units in Projects Permitted with a Density Bonus	162

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	22
Sites Rezoned to Accommodate the RHNA	0

SECTION 12: PLANNING SERVICES

The City's day-to-day planning services are one of the ways the General Plan (GP) is implemented. Day-to-day services include planning inquiries, business license issuance, sign permit issuance, building permit approvals, site plan and architectural review permit approvals, and other various permits and projects. Table 6-1: 2024 Planning Services Statistics show the day-to-day services provided to City residents through 2024:

TABLE 1: 2024 PLANNING SERVICES STATISTICS				
2024	Planning Services	2023	2022	2021
143	Planning Inquiries (INQ)	149	151	162
9	Zoning Ordinance Updates/Creation (ORD)	2	3	3
31	Business License Applications (BLA)	50	71	50
8	Sign Permit Applications (SPA)	9	8	13
57	Building Permit Applications (BPA)	49	44	49
3	Site Plan & Architectural Design Review (ADR)	16	1	3
9	Conditional Use Permits (CUP)	8	3	4
0	Cannabis Conditional Use Permit (CAN)	0	1	1
0	Variance Permit (VAR)	3	1	1
0	Parking Waiver Request (PWR)	3	0	0
0	Burn Down Letter (BDL)	0	1	4
5	Coastal Development Permit (CDP)	0	1	0
0	CDP Consolidation Requestion (CON)	1	0	1
0	Lot Line Adjustment (LLA)	1	0	0
0	Rezoning Request (RZR)	1	0	0
0	Zoning Ordinance Amendment (ZOA)	1	0	0
0	General Plan Amendment (GPA)	2	0	0
13	CEQA Notice of Exemption (NOE)	19	14	16
9	Other	2	3	7
<i>Minor/Major Subdivisions (SDA), Lot Merger Request (LMR), Planned Unit Development (PUD), Reversion to Acreage (RTA), Street & Alleyway Abandonment (SAA), Local Coastal Plan (LCP) Amendment, Environmental Impact Report (EIR), Parking Reduction Request (PRR)</i>				

The City of Crescent City GP has in the past and currently provides meaningful direction to elected officials, City staff, landowners, citizens, and parties interested in the future of Crescent City. Through the end of calendar year 2024, the GP remained essentially in the City's direction and policy foundations.

As described throughout this document, the City's GP does not need a comprehensive update. The current GP and its planned Element updates do and will provide accurate and useful policy guidance for the City. The GP is adequate and functional, and contains goals, policies, and programs that continue to serve the needs of the City of Crescent City.

Ordinance Updates:

1. **Incentives for Affordable Housing Ordinance** (Adopted June 3, 2024, by Ordinance No. 841))
2. **R-1, R-2, R-3, R-P Ordinances** (Adopted September 3, 2024, by Ordinance No. 843)
3. **Landscaping Ordinance** (Adopted November 4, 2024, by Ordinance No. 848)
4. **C-1 Ordinance** (Adopted October 21, 2024, by Ordinance No. 846)
5. **Signs Ordinance** (Adopted October 7, 2024, by Ordinance No. 839)
6. **Recreational Vehicles Ordinance** (Adopted October 21, 2024, by Ordinance No. 847)
7. **C-2 Ordinance** (Adopt by August 2025)
8. **Conditional Use Permit Ordinance** (Adopt by September 2025)
9. **Architectural Design Review Ordinance** (Adopt by September 2025)
10. **Variance Permit Ordinance** (Adopt by September 2025)
11. **Fence Ordinance** (Adopt by October 2025)
12. **C-W Ordinance** (Adopt by November 2025)
13. **Parking Ordinance** (Adopt by December 2025)

2024 Recap:

1. Created a City Coastal Development Permit (CDP) Notice of Pending Permit (NPP) template.
2. Created a City Final Local Action Notice (FLAN) for the California Coastal Commission (CCC).
3. Significantly improved the Planning Commission (PC) Staff Report (SR) templates for the standard Planning permits (CUP/ADR/VAR).
4. Updated the Departmental Referral (REF) letter and form, the Notice of Action (NOA), and Letter of Approval (LOA).
5. Created a City CEQA Notice of Exemption (NOE) template approved by the State Clearing House (SCH).
6. Utilizing Crescent City Planning group email.

2025 Goals:

1. **Create a template for Notice of Incomplete (NOI) and Notice of Complete (NOC) application** (Finalize by February 2025).
2. **Update the Planning & Zoning section of the Business License Application (BLA)** (Finalize by March 2025).
3. **Create a City Coastal Development Permit (CDP) Application and Checklist** (Finalize by April 2025).
4. **Complete/Adopt/Submit General Plan Annual Progress Report** (Submit by May 2025)
5. **Fix the Planning Permits on MyGov** (Finalize by June 2025).
6. **Add ADU/JADU building permit to MyGov** (Finalize July 2025).
7. **Create a local Appeal Form and finalize the appeal process** (Finalize by August 2025).

8. **Update Zoning Map** (Adopt by September 2025).
9. **Improve the Coastal Development Permit (CDP) Staff Report (SR)** (Finalize by October 2025).
10. **Develop Mobile Vending Map** (Finalize by November 2025).
11. **Update Safety Element** (Adopt by December 2025).

----END OF REPORT-----

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CITY OF CRESCENT CITY
PLANNING COMMISSION & ARCHITECTURAL DESIGN REVIEW COMMITTEE

Commission Members: Steve Shamblyn, Chairperson * Ray Walp, Vice-Chair
John Wendt * Kristine DeCossio * Shawna Hyatt



Incorporated April 13, 1854

web: www.crescentcity.org

RESOLUTION NO. PC2024-09

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF CRESCENT CITY TO ACCEPT
THE 2024 GENERAL PLAN ANNUAL PROGRESS REPORT
AND RECOMMEND ACCEPTANCE TO THE CITY COUNCIL.**

WHEREAS, the Planning Commission has considered the General Plan is a guiding document for the long-term physical development of a community and is required to be updated periodically to reflect current circumstances;

WHEREAS, the California Government Code Section 65400(a)(2) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and implementation progress;

WHEREAS, the Planning Commission has considered this proposed report on this date at a duly noticed public hearing, staff report, and public testimony;

WHEREAS, the Planning Commission has determined that the City of Crescent City's General Plan is a useful and valuable tool to assist the City in providing policy direction to decision-makers and information for residents and interested parties, in that:

- a) The City of Crescent City General Plan's growth threshold has not been met and the Plan continues to be a valid guiding document to the City.*
- b) The City intends to prepare updates to seven of the General Plan Elements within the next three years.*
- c) The City, in 2024, has acted to continue implementing and upholding the Goals of the General Plan.*
- d) The General Plan's goals and policies are up-to-date and valid.*

WHEREAS, the Planning Commission finds that the proposed revisions are determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15061(b)(3) (Common Sense Exemption).

NOW THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Crescent City accepts this report and recommends that the City Council accepts the 2024 General Plan Annual Progress Report.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Crescent City held on this 10th day of April 2025, by the following polled vote.

AYES:
NOES:
ABSTAIN:
ABSENT:

Steve Shamblin, Chairperson

ATTEST:

Heather Welton, Community Development Specialist

CITY OF CRESCENT CITY
PLANNING COMMISSION & ARCHITECTURAL DESIGN REVIEW COMMITTEE

Commission Members: Steve Shamblin, Chairperson * Ray Walp, Vice-Chair
John Wendt * Kristine DeCossio * Shawna Hyatt



Incorporated April 13, 1854

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STAFF REPORT
AGENDA ITEM #3

TO: Chairperson Shamblin and Members of the Planning Commission
FROM: Community Development Department, Planning & Zoning
Ethan Lawton, Contract City Planner
BY: Community Development Department, Planning & Zoning
Ethan Lawton, Contract City Planner
DATE: Thursday, April 10, 2025
SUBJECT: Discussion to consider amendments to the Commercial Cannabis Regulations Ordinance (Chapter 17.95)

SECTION 1: EXECUTIVE SUMMARY

A Discussion to consider amendments to the Commercial Cannabis Regulations Ordinance (Chapter 17.95). This will provide directions to staff on proposed amendments for consideration during the next Planning Commission Meeting.

STAFF RECOMMENDS: *"Provide direction to staff."*

ATTACHMENTS:

A) Commercial Cannabis Regulations Ordinance (Chapter 17.95)

SECTION 2: BACKGROUND INFORMATION

At the February 13, 2025, Planning Commission Meeting, directions were provided to staff to add the Commercial Cannabis Regulations Ordinance (Chapter 17.95) to the agenda of the next Planning Commission Meeting for discussion to consider potential amendments. Staff will draft amendments to the Commercial Cannabis Regulations Ordinance for the Planning Commissioners consideration.

At the March 23, 2025, Planning Commission Meeting, directions were provided to staff to bring potential amendment language and examples for topics including:

1. A cap limit of 8 commercial cannabis use permits, and
2. Health and safety criteria findings for location approval.

Staff have included the following list of items for discussion and consideration based on the direction of the Planning Commission:

3. Location limitations:
 - a. Distance from schools.
 - b. Distance from other retailers.
4. Product limitations:
 - a. Limit high potency products.
 - b. No flavored products for combustion or inhalation.
 - c. No cannabis infused beverages.
 - d. Limit other products/packaging attractive to youth.
5. Marketing limitations:
 - a. Health warnings posted in store.
 - b. Health warnings handed out.
 - c. Prominent health warnings on ads.
 - d. Limit therapeutic or health claims.
 - e. Limit marketing attractive to youth.
6. The commercial cannabis use permit investigation by staff,
7. The commercial cannabis use permit annual review by staff,
8. The commercial cannabis use permit annual review by Planning Commission,
9. The surety bond requirements.

SECTION 3: PLANNING COMMISSION ACTION OPTIONS

- Provide additional direction to Staff.

SECTION 4: STAFF RECOMMENDATION

1. (Chair) "Agendized Item #3: Discussion to consider amendments to the Commercial Cannabis Regulations Ordinance (Chapter 17.95)."
2. (Chair) "We will now receive a presentation on the Staff Report from Planner Lawton."
3. (Chair) "Does any Commissioners have any clarifying questions for staff?"
4. (Chair) "I will open Public Comment, which we will receive at the podium."
 - a. "We request that (1) you state your name and residency, (2) subject to a three-minute comment be directed to the Planning Commission for consideration, and (3) please state if you are for-or-against the proposed project."
 - b. (Chair) Any clarifying questions?
5. (Chair) "I will close Public Comment."
6. (Chair) "Is there any discussion on this item from the Commissioners?"
7. (Chair) "What is our direction to staff?"

— END OF REPORT —

CITY OF CRESCENT CITY
PLANNING COMMISSION & ARCHITECTURAL DESIGN REVIEW COMMITTEE

Commission Members: Steve Shamblyn, Chairperson * Ray Walp, Vice-Chair
John Wendt * Kristine DeCossio * Shawna Hyatt



Incorporated April 13, 1854

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COMMERCIAL CANNABIS REGULATIONS ORDINANCE
CHAPTER 17.95

Title 17. Zoning

Chapter 17.95. COMMERCIAL CANNABIS REGULATIONS

§ 17.95.010. Purpose and findings.

A. Purpose. The purpose and intent of this chapter is to protect the public health, safety, and welfare through strong and effective regulatory and enforcement controls, to protect neighborhood character, and to minimize the potential negative impacts of commercial cannabis activity on people, communities, and the environment by establishing minimum land use controls. Within the Downtown Business (C-1) District, General Commercial (C-2) District, Waterfront Commercial (CW) District, and Highway Services (HS) District, commercial cannabis activity, as defined under Division 10 of the Business and Professions Code, may be permitted with a use permit, subject to the regulations governing the underlying zoning district, and the requirements set forth in this chapter.

B. Findings. The city council makes the following findings:

1. While cannabis is now legal in California for adult use (age twenty-one and older), it is still illegal for minors (under age twenty-one) to use and possess non-medicinal cannabis. The potential negative impacts on the health of minors and the intoxicating effects of cannabis justify regulations that help to: (a) keep cannabis out of the hands of minors; and (b) minimize the promotion of cannabis use in a manner that is directed or appealing to minors.

2. Commercial cannabis businesses are attractive targets for burglaries and robberies. Therefore, it is prudent to impose security requirements and other regulations on businesses that are aimed to provide a base level of protection against such thefts. Burglaries and robberies not only impact the business owner but also employees, patrons, the public, and law enforcement.

(Ord. 819 § 7, 2020)

§ 17.95.020. Interpretation and applicability.

A. No part of this chapter is to be deemed to conflict with federal law as contained in the Controlled Substances Act, 21 U.S.C. Section 800 et seq., nor to otherwise permit any activity that is prohibited under that Act or any other local, state, or federal law, statute, rule or regulation. Commercial cannabis activity in the city is controlled by the provisions of this chapter of the Crescent City Municipal Code.

ATTACHMENT A
Commercial Cannabis Regulations Ordinance

B. Nothing in this chapter is intended, nor is it to be construed, to burden any defense to criminal prosecution otherwise afforded by California law.

C. Nothing in this chapter is intended, nor is it to be construed, to preclude a landlord from limiting or prohibiting commercial cannabis activities by tenants.

D. Nothing in this chapter is intended, nor is it to be construed, to exempt any cannabis-related activity from any and all applicable local and state construction, electrical, plumbing, land use, or any other building or land use standards or permitting requirements.

E. Nothing in this chapter is intended, nor is it to be construed, to make legal any cannabis-related activity that is otherwise prohibited under California law.

F. All commercial cannabis activity within city limits is subject to the provisions of this chapter, regardless if the activity existed or occurred prior to adoption of this chapter or at the time of subsequent amendments to this chapter.

(Ord. 819 § 7, 2020)

§ 17.95.030. Definitions.

As used in this chapter, the following terms and phrases are defined as follows:

"Cannabis" means all parts of the plant *cannabis sativa* Linnaeus, *cannabis indica*, or *cannabis ruderalis*, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. Cannabis also means the separated resin, whether crude or purified, obtained from marijuana. Cannabis also means marijuana as defined by Section 11018 of the California Health and Safety Code as enacted by Chapter 1407 of the Statutes of 1972. Cannabis does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. For the purpose of this chapter, cannabis does not mean "industrial hemp" as defined by Section 81000 of the California Food and Agricultural Code or Section 11018.5 of the California Health and Safety Code.

"Cannabis activity" means the commercial cultivation, possession, manufacture, processing, storing, laboratory testing, research and development, labeling, transportation, distribution, delivery, or sale of cannabis or a cannabis product.

"Cannabis goods" means cannabis, including dried flower, and products containing cannabis.

"Cannabis manufacturer" means a person required to be licensed as a manufacturer pursuant to Division 10 (commencing with Section 26000) of the Business and Professions Code.

"Cannabis microbusiness or microbusiness" means a person licensed to conduct multiple commercial cannabis activities, as described in Business and Professions Code Section 26070.

"Cannabis processing" means, but is not limited to, the following activities: manicuring, drying, curing, pressing, cooking, baking, infusing, grinding, bagging, packaging, and rolling.

"Cannabis retailer" means a person required to be licensed as a retailer pursuant to Division 10 (commencing with Section 26000) of the Business and Professions Code.

"Commercial cannabis activity" means the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery, or sale of cannabis and cannabis products.

"Consumption" means the smoking, vaping, ingestion, or other method of use or consumption of cannabis goods.

"Cultivation" means any activity involving the indoor planting, growing, harvesting, drying, curing, grading, or trimming of commercial cannabis, including a nursery that produces only clones, immature plants, or seeds. This definition does not include outdoor cultivation or the processing (e.g., trimming) of commercial cannabis produced offsite.

"Cultivation area" means the cumulative gross floor area of the room or rooms where cannabis plants are grown.

"Delivery employee" means an individual employed by a permitted retailer or permitted microbusiness authorized to engage in retail sales who delivers cannabis goods from the permitted retailer or permitted microbusiness premises to a customer at a physical address.

"Distribution" means the procurement, sales, and transport of cannabis goods between licensed entities. Distribution also includes the inspection, storage, including during quality assurance and batch testing processes, labeling, packaging, and other processes required prior to transport to a licensed cannabis retailer or cannabis manufacturing facility.

"Facility" or "facilities" means a facility, premise, tenant space, site or location where one or more types of cannabis activity are undertaken.

"Manufacturing facility" means a facility for the production, preparation, propagation, or compounding of cannabis or cannabis products, either directly or indirectly, or by extraction methods, or independently by means of chemical synthesis or by a combination of extraction and chemical synthesis, and includes a location that packages or repackages cannabis or cannabis products, or labels or relabels its container.

"Non-storefront retail" means the commercial transfer of cannabis goods by delivery to a customer at a physical address. This definition does not include the mobile sales of cannabis goods.

ATTACHMENT A
Commercial Cannabis Regulations Ordinance

"Non-volatile manufacturing" means a manufacturing process that does not involve the manufacturing, processing, generation, or storage of materials that constitute a physical or health hazard, as listed in Tables 307.1(1) and 307.1(2) of the California Building Code (CBC).

"Nursery" means a facility that produces only clones, immature plants, seeds, and other agricultural products used specifically for the propagation and cultivation of cannabis.

"Off-site advertising sign" means any sign, poster, display, billboard, or any other stationary or permanently affixed advertisement promoting the sale of cannabis or cannabis products which are not cultivated, manufactured, distributed or sold on the same lot.

"Person" means and includes any individual, firm, partnership, joint venture, limited liability company, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver, assignee for the benefit of creditors, trustee, trustee in bankruptcy, or syndicate.

"Processing facility" means the location or facility where cannabis is dried, cured, graded, trimmed, and/or packaged by or under the control of one or more licensed cultivators, at a location separate from the cultivation site where the cannabis is grown and harvested.

"Storefront retail" means a physical storefront location that is open to the public and where cannabis goods are sold to customers. This definition includes the delivery of cannabis goods to a customer at a physical address.

"Testing laboratories" means a facility that offers or performs testing of cannabis or cannabis products where no commercial cultivation, processing, manufacturing, distribution, or sale of cannabis or cannabis products occurs.

"Volatile solvents" means a solvent that is or produces a flammable gas or vapor that, when present in the air in sufficient quantities, will create explosive or ignitable mixtures. For the purposes of this section, carbon dioxide and ethanol are non-volatile solvents, however, a use permit for manufacturing shall specify whether carbon dioxide or ethanol will be permitted.

(Ord. 819 § 7, 2020)

§ 17.95.040. Commercial cannabis uses allowed.

The following commercial cannabis uses are allowed in city limits:

- A. Storefront retail.
- B. Non-storefront retail (delivery only).
- C. Cultivation (indoor only).
- D. Non-volatile manufacturing.
- E. Processing facilities.
- F. Distribution.
- G. Microbusinesses.

H. Testing laboratories.

(Ord. 819 § 7, 2020)

§ 17.95.050. Commercial cannabis uses prohibited.

The following commercial cannabis uses are prohibited in city limits:

A. On-site consumption of cannabis.

B. Outdoor cultivation.

C. Volatile manufacturing or manufacturing facilities using volatile solvents.

D. Mobile or drive-thru retail sales.

(Ord. 819 § 7, 2020)

§ 17.95.060. Use permit required.

A. Commercial cannabis activity is not allowed in the corporate limits of the city of Crescent City without a use permit. Use permits to conduct commercial cannabis activity are governed primarily by this chapter. The procedures for use permits set forth in Chapter 17.54 of this title apply as well.

B. The use permit will be reviewed annually subject to the following requirements:

1. City staff will conduct an annual review of the use permit around the date of issuance of the state license.

2. An onsite compliance inspection may be conducted, with at least twenty-four hours prior notice, by appropriate city officials during regular business hours (Monday – Friday, nine a.m. – five p.m.). Appropriate city officials include those officials identified in Section 17.95.150 of this chapter.

3. At the discretion of city staff, annual review of the use permit may be conducted by the planning commission at a public hearing. The criteria for requiring annual review by the planning commission may include, but is not limited to:

a. Any violation of any provision of this chapter during the prior year of operation of the commercial cannabis facility.

b. Receipt of one or more complaints by city staff concerning operation of the commercial cannabis facility during the prior year. City staff shall investigate all complaints received prior to determining whether review by the planning commission is warranted.

4. During annual review, the planning commission may revoke the use permit, recommend administrative penalties, amend the use permit to include conditions necessary to ensure compliance with the provisions of this chapter, or take no action.

5. As part of the annual review, the holder of the use permit must remit an annual review fee as set by resolution of the city council. The annual review fee is to be no more than the reasonable estimated amount to recover all costs of the city associated with conducting the review and monitoring compliance with the terms of the use permit for the next year.

C. All commercial cannabis activity will be subject to the following:

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1. Before commencing operation of a commercial cannabis activity, the permittee must secure a license from the appropriate state licensing authority, pursuant to Division 10 of the Business and Professions Code. A copy of the license must be provided to the planning department.
2. The permittee must be in compliance with all conditions of the state license and all state laws, any violation of which will also constitute a violation of the Crescent City Municipal Code.
3. The permittee may operate only in accordance with the operating plans reviewed and approved by the city.
4. The permittee must timely remit all taxes required by state or local law to the appropriate agency and maintain all records necessary to determine the amount of tax owed, which records the city will have the right to inspect at all reasonable times.
5. The permittee must post or cause to be posted onsite the use permit and all required city and state permits and licenses required to operate. Such posting must be in a central location, visible to patrons, at the operating site, and in all vehicles that deliver or transport cannabis or cannabis products.
6. The permittee must maintain clear and adequate records and documentation demonstrating that all cannabis or cannabis products have been obtained from and are provided to other permitted and licensed cannabis operations. The city will have the right to examine, monitor, and audit such records and documentation at all reasonable times.
7. Signs. See Chapter 17.38 for sign requirements, unless specified otherwise in this chapter. Pursuant to Section 17.38.170 (Architecturally-controlled signs), all signage for cannabis uses shall be subject to architectural review by the planning commission as part of the use permit process.
8. The permittee is not allowed to advertise or market cannabis or cannabis products on an off-site advertising sign in a publicly visible location within one thousand feet of the perimeter of any school providing instruction in kindergarten or any grades 1 through 12, public playground or playground area in a public park (e.g., a public park with equipment such as swings and seesaws, baseball diamonds, or basketball courts), day care center (as defined in Health and Safety Code Section 1596.76), youth center (as defined in Health and Safety Code Section 11353.1(e)(2)), community-use center, or public library.
9. The permittee must not market, license, distribute, sell, or cause to be marketed, licensed, distributed, or sold, any item or service to a person under twenty-one years of age, which bears the brand name, alone or in conjunction with, any other word, logo, symbol, motto, selling message, recognizable color or pattern of colors, or any other indicia or product identification identical with, or similar to, or identifiable with, those used for any brand of cannabis product.

10. The operation of a commercial cannabis facility must not adversely affect the health or safety of the facility occupants or employees, or nearby properties through creation of mold, mildew, dust, glare, heat, noise, noxious gases, smoke, traffic, vibration, surface runoff, or other impacts, or be hazardous because of the use or storage of materials, process, products, or wastes.

11. All retail cannabis uses (storefront and non-storefront) in the city must comply with the following setback requirements:

- a. A retail cannabis use may not be located within a six hundred-foot radius of the perimeter of a public or private school providing instruction in kindergarten or grades 1 through 12 ("K-12 school") or a day care center (as defined in Health and Safety Code Section 1596.76). This does not include any private school in which education is primarily conducted in private homes nor does it include family child care homes.
- b. The distance specified in this section shall be defined as the horizontal distance measured in a straight line from the property line of the sensitive land use (i.e., K-12 school or day care center) to the closest property line of the lot on which the retail cannabis use is located.
- c. No setbacks are required between retail cannabis uses and the property containing the Del Norte County Fairgrounds (currently identified as APN 118-020-033).
- d. Exceptions to the setback requirements in this section may be granted by the planning commission as specified in Section 17.95.060(C)(12) of this chapter.

12. An exception to the setback requirements in Section 17.95.060(C)(11) of this chapter may be granted by the planning commission when requested as part of a use permit application. To grant an exception, the planning commission must make one or more of the following findings:

- a. The distance between the area on the property containing the sensitive land use (i.e., K-12 school or day care center) is a minimum of six hundred feet from the area on the property containing the retail cannabis use.
- b. There is enough development or other buffering between the sensitive land use (i.e., K-12 school or day care center) and the retail cannabis use to minimize potential harmful impacts.
- c. The location and design of the retail cannabis use is not likely to cause harmful impacts to minors at the sensitive land use (i.e., K-12 school or day care center) that is within the six hundred-foot radius.

13. Odor from cannabis activities must not be detectable from beyond the property boundaries. To achieve this, the area where cannabis activities capable of generating odors are conducted (e.g., cultivation, processing, manufacturing, testing, etc.), must be, at a minimum, mechanically ventilated with a carbon filter or other method to prevent the odor of cannabis from escaping the building and negatively impacting neighbors and the surrounding community. The ventilation and filtration system must be approved by the building official and installed prior to commencing cannabis activities

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within the structure. Failure to adequately control odors constitutes a public nuisance and subject to nuisance abatement procedures found in Title 8 of the Crescent City Municipal Code. Odor control issues may also be grounds for revocation of the use permit allowing commercial cannabis activity.

14. All waste cannabis material generated by cannabis activity must be stored in a secure location in the facility and disposed of at a permitted disposal facility.

15. All cannabis uses that propose to discharge effluent to the city's wastewater treatment system, including, but not limited to, waste products, chemical fertilizers or pesticides, are required to first obtain an Industrial Wastewater Discharge Permit from the Public Works Department. No such effluent may be discharged into septic systems, water systems, or other drainage systems including those that lead to rivers and streams.

16. The permittee must implement and maintain sufficient security measures to both deter and prevent unauthorized entrance into areas containing cannabis goods in compliance with Section 26070 of the California Business and Professions Code and any rules promulgated by the licensing authority. Security measures must include, but are not limited to, the following:

- a. Prevent individuals from loitering on the premises of the retailer if they are not engaging in activity expressly related to the operations of the retailer;
- b. Establish limited access areas accessible only to authorized dispensary personnel;
- c. All cannabis facilities containing cultivation, processing, non-volatile manufacturing, and distribution are required to have a mantrap at the public entrance to the building. A mantrap is a small room with an entry door on one wall and an exit door on the opposite wall. Mantraps are used to separate non-secure areas from secure areas to prevent unauthorized access;
- d. Store all cannabis goods in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss, except for limited amounts of cannabis goods used for display purposes, samples, or immediate sale; and
- e. Install security cameras on site.

17. The permittee is required to notify the Crescent City Police Department and the licensing authority within twenty-four hours after discovering any of the following:

- a. Significant discrepancies identified during inventory;
- b. Diversion, theft, loss, or any criminal activity involving the dispensary or any agent or employee of the retailer;
- c. The loss or unauthorized alteration of records related to cannabis, patients, or retailer's employees or agents; or
- d. Any other breach of security.

18. Operators of cannabis facilities are required to maintain active enrollment and participation in the state's track and trace program. The city may require participation in

a track and trace program separate from the state's track and trace program. Any separate program will be in addition to the state's track and trace program.

19. To ensure compliance with the provisions of this chapter, an onsite compliance inspection may be conducted, with at least twenty-four hours prior notice, by appropriate city officials during regular business hours (Monday – Friday, nine a.m. – five p.m.). Appropriate city officials include those officials identified in Section 17.95.150 of this chapter.

D. Before the planning commission approves any use permit for commercial cannabis activity, the planning commission must hold a public hearing, noticed pursuant to Government Code Section 65091, make the following findings, and set forth the facts supporting its determination in writing:

1. The applicant has demonstrated that it can and will comply with all requirements of the state and city to operate the proposed commercial cannabis activity.
2. The proposed activity, as conditioned, will not result in significant unavoidable impacts on the environment.
3. The operation plan includes adequate measures to minimize nuisances to the neighborhood and community, including minimizing odor, noise, light, traffic, and loitering.
4. The operation plan includes adequate security measures.
5. The proposed activity either: (a) meets the setback requirements in subsection (C)(11); or (b) makes the findings required by subsection (C)(12).

E. All applications for a use permit for a commercial cannabis activity shall be filed with the planning department. In all cases the application must contain, without limitation, the following documentation:

1. Notarized, written authorization from all persons and entities having a right, title, or interest in the property that is the subject of the application consenting to the application and the operation of the proposed commercial cannabis activity on the subject property.
2. The name and address of all persons and entities responsible for the operation of the commercial cannabis activity, including managers, corporate officers, any individual with an ownership interest, any member of a board of directors, any general or limited partner, and/or any member of a decision-making body for the commercial cannabis activity, and a complete list of all the valid licenses, including license type and license number which has been issued to each person by the state or any other city or county.
3. An application fee as prescribed by resolution of the city council. The application fee is to be no more than the reasonable estimated amount to recover all costs of the city associated with processing applications and monitoring compliance with the terms of the use permit for the next year. If the application is denied, then that portion of the fee attributed to monitoring activities will be refunded to the applicant.
4. An indemnification agreement on a form provided by the city.

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5. Proof of having obtained a surety bond in an amount not less than fifteen thousand dollars, payable to the city, issued by a corporate surety approved by the city, which is licensed to transact surety business in the state of California.
 6. A detailed operation plan, which includes:
 - a. Site plans, floor plans, conceptual improvement plans, and a general description of the nature, size, and type of commercial cannabis activity(ies) being requested;
 - b. Onsite security measures both physical and operational;
 - c. Standard operating procedures manual detailing how operations will comply with state and local regulations; how safety and quality of products will be ensured; recordkeeping procedures for financing, testing, and adverse effect recording; and product recall procedures;
 - d. Proposed hours of operation;
 - e. Waste disposal information;
 - f. Product supply chain information including where cultivation occurs, where the product is processed or manufactured, any required testing of cannabis or cannabis products, transportation, and packaging and labeling criteria;
 - g. A recordkeeping policy;
 - h. Track and trace measures;
 - i. Sustainability measures including water efficiency measures, energy efficiency measures, high efficiency mechanical systems, and alternative fuel transportation methods;
 - j. Odor prevention devices;
 - k. Size, height, colors, and design of any proposed signage at the site;
 - l. A parking plan, if applicable;
 - m. A storage protocol and hazardous response plan;
 - n. Information on products used during operation, including liquids, solvents, agents, and processes; and
 - o. A quality control plan.
 7. An application that includes a request for an exception from the setback standards specified in subsection (C)(11) of this section, must also contain the following information:
 - a. A map drawn to scale illustrating the requested setback reduction. The map must clearly identify the distance between the proposed retail cannabis use and the sensitive land use from which the setback reduction is being requested.
 - b. A justification for making one or more of the findings specified in subsection (C)(12) of this section.
 8. Such other information as city staff may reasonably require.
- (Ord. 819 § 7, 2020)

§ 17.95.070. Storefront retail.

Cannabis retailers conducting storefront retail, which can include deliveries, must meet the following minimum requirements:

- A. The use permit must specify whether the permittee may sell adult-use cannabis or medicinal cannabis, as those terms are used in Division 10 of the Business and Professions Code.
 - B. The city shall limit the hours of operation for a retail facility to begin no earlier than six a.m. and to end no later than ten p.m.
 - C. Retailers which have a retail/public floor area must have glass or transparent glazing in the windows and doors. No more than ten percent of any window or door area may be visually obstructed by signs, banners, or opaque coverings of any kind so that law enforcement personnel will have clear view of the entire public area in the premises from the public sidewalk.
 - D. Retailers must not distribute any cannabis or cannabis product unless the cannabis goods are labeled, and in a tamper-evident package, in compliance with Section 26120 of the California Business and Professions Code and any additional rules promulgated by the licensing authority.
 - E. Cannabis deliveries that are associated with a permitted retail facility located within city limits, and for which delivery originates from the retail facility, are only allowed when the delivery activity is specifically authorized under the use permit for the retail facility.
 - F. Cannabis deliveries that are associated with a permitted retail facility located within city limits must comply with all state regulations, including those implemented by the Bureau of Cannabis Control. This includes, but is not limited to, California Code of Regulations Title 16 Sections 5415 through 5421.
 - G. A vehicle used in the delivery of cannabis goods must not have any marking or other indications on the exterior of the vehicle that may indicate that the delivery employee is carrying cannabis goods for delivery.
 - H. While carrying cannabis goods for delivery, a permitted retailer's delivery employee must ensure the cannabis goods are not visible to the public. Cannabis goods are required to be locked in a fully enclosed box, container, or cage that is secured on the inside of the vehicle.
 - I. The retailer must not permit the smoking, vaping, ingestion, or consumption of cannabis onsite.
 - J. Sale or consumption of alcohol or tobacco is not allowed onsite.
- (Ord. 819 § 7, 2020)

§ 17.95.080. Non-storefront retail (delivery only).

Cannabis retailers conducting non-storefront retail (delivery only) activities must meet the following minimum requirements:

- A. Cannabis deliveries originating from non-storefront retail facilities within city limits must comply with all state regulations, including those implemented by the Bureau of

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Cannabis Control. This includes, but is not limited to, California Code of Regulations Title 16 Sections 5414 through 5421.

B. Cannabis deliveries originating from outside city limits, and delivering cannabis goods within city limits, are only allowed upon the granting of a business license.

C. A vehicle used in the delivery of cannabis goods must not have any marking or other indications on the exterior of the vehicle that may indicate that the delivery employee is carrying cannabis goods for delivery.

D. While carrying cannabis goods for delivery, a permitted retailer's delivery employee must ensure the cannabis goods are not visible to the public. Cannabis goods are required to be locked in a fully enclosed box, container, or cage that is secured on the inside of the vehicle.

(Ord. 819 § 7, 2020)

§ 17.95.090. Cultivation (indoor only).

Cannabis cultivators must meet the following minimum requirements:

A. The indoor cultivation of cannabis must comply with all applicable state, county, and local regulations, including fire and building codes. Outdoor cultivation is prohibited.

B. Only one use permit for commercial cannabis cultivation may be possessed or used by a person or entity, including the representatives, agents, parent entities, or subsidiary entities of that person or entity.

C. Only one use permit will be issued per legal parcel for commercial cannabis cultivation.

D. The maximum cultivation area allowed is two thousand square feet.

E. All cannabis cultivation activity must occur exclusively within a fully enclosed and secure structure.

F. Entrance to any cultivation area, and any cannabis storage areas, must be locked at all times, and under the control of the facility's staff.

G. Cannabis cultivation must be concealed from public view at all stages of growth and there may be no visual or auditory evidence of cultivation occurring at the premises from a public right-of-way or from an adjacent parcel. Indoor lighting used for the cultivation process must not be visible from outside the building.

H. Cannabis cultivation areas must be adequately secured to prevent unauthorized entry and must not be accessible to persons under twenty-one years of age.

I. Areas of the licensed premises for cultivation must be separated from the distribution and retail areas by a wall and all doors between the areas are to remain closed when not in use.

J. All areas recorded by the security cameras must have adequate lighting at all times to allow the surveillance cameras to effectively record images, except when lighting would interfere with the indoor cultivation cycle.

K. Applications for a use permit for cannabis cultivation are required to contain an energy calculator quantifying the expected electricity usage and greenhouse gas emissions, a list of energy efficiency measures, best practices, and proposed greenhouse gas emission offsets. A minimum of fifty percent emissions offset or equivalent in efficiency measures is encouraged for indoor cannabis cultivation. (Ord. 819 § 7, 2020)

§ 17.95.100. Non-volatile manufacturing.

Cannabis manufacturers must meet the following minimum requirements:

A. Cannabis manufacturing shall be conducted using only non-volatile solvents, or no solvents.

B. All employees of a cannabis manufacturing facility operating potentially hazardous equipment are required to be trained on the proper use of equipment and on the proper hazard response protocols in the event of equipment failure. In addition, employees handling edible cannabis goods or ingredients are required to be trained on proper food safety practices.

(Ord. 819 § 7, 2020)

§ 17.95.110. Processing facilities.

Cannabis processors must meet the following minimum requirements:

A. Cannabis processing facilities are facilities that process cannabis material that is produced off-site.

B. Processing facilities must be maintained in a clean and sanitary condition including all work surfaces and equipment.

C. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.

D. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.

E. Employees must wash hands before and after handling cannabis or use gloves.

F. Processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:

1. Employee accident reporting and investigation policies;
2. Hazard communication policies, including maintenance of material safety data sheets (MSDS);
3. Materials handling practices;
4. Job hazard analyses; and
5. Personal protective equipment policies, including respiratory protection.

(Ord. 819 § 7, 2020)

§ 17.95.120. Distribution.

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Cannabis distributors must meet the following minimum requirements:

A. The distribution of cannabis goods within city limits must comply with all state regulations, including those implemented by the Bureau of Cannabis Control. This includes, but is not limited to, California Code of Regulations Title 16 Sections 5300 through 5315.

B. Cannabis distribution conducted by a permitted cannabis use within city limits is only allowed when the distribution activity is specifically authorized through a use permit.

C. Cannabis distribution that is not conducted by a permitted cannabis use within city limits will only be allowed upon the granting of a business license.

(Ord. 819 § 7, 2020)

§ 17.95.130. Microbusinesses.

Cannabis microbusinesses must meet the following minimum requirements:

A. Microbusinesses operating within city limits must comply with all state regulations, including those implemented by the Bureau of Cannabis Control. This includes, but is not limited to, California Code of Regulations Title 16 Sections 5500 through 5507.

B. A microbusiness may only conduct the commercial cannabis uses identified in Section 17.95.040 of this chapter.

C. All retail, non-volatile manufacturing, and distribution activities conducted by a permittee under a microbusiness must occur on the same premises.

D. Areas of the licensed premises for manufacturing and cultivation must be separated from the distribution and retail areas by a wall, and all doors between the areas are to remain closed.

(Ord. 819 § 7, 2020)

§ 17.95.140. Testing laboratories.

Testing laboratories operating within city limits must comply with all state regulations, including those implemented by the Bureau of Cannabis Control. This includes, but is not limited to, California Code of Regulations Title 16 Sections 5700 through 5739.

(Ord. 819 § 7, 2020)

§ 17.95.150. Enforcement.

This chapter may be enforced in any lawful manner by any peace officer, or by any employee, agent, or officer of any of the following city department or agencies:

A. Police department

B. Community development department

C. City attorney

D. Fire department

(Ord. 819 § 7, 2020)

§ 17.95.160. Public nuisance.

Any violation of this chapter is hereby declared a public nuisance and may be abated by the city pursuant to Title 8 of this code.

(Ord. 819 § 7, 2020)

§ 17.95.170. Separate offense for each day.

Any person who violated any provision of this chapter will be guilty of a separate offense for each and every day during which any person commits, continues to permit, or causes a violation thereof.

(Ord. 819 § 7, 2020)

§ 17.95.180. Criminal penalties.

Any violation of any provision of this chapter may be prosecuted as a misdemeanor.

(Ord. 819 § 7, 2020)

§ 17.95.190. Administrative remedies.

In addition to the civil remedies and criminal penalties set forth above, any violation of this chapter may be subject to administrative remedies, as set forth by Chapter 1.24.

(Ord. 819 § 7, 2020)

§ 17.95.200. Other ordinance code provisions.

Notwithstanding this chapter, the city, its employees, agents, and officers have the authority to pursue any and all applicable remedies for any other violations of any local, state, or federal laws.

(Ord. 819 § 7, 2020)

-----END OF ORDINANCE-----