



AGENDA - REGULAR PLANNING COMMISSION MEETING **Thursday, May 14, 2026, 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: October 16, 2025, February 12, 2026, and April 9, 2026

PART IV - AGENDA ITEMS:

- 1. A Public Hearing to consider a Mural Architectural Review (Application AR26-04) for Dirt & Glitter's proposed seven murals on electrical boxes located at H Street between Front and 2nd street (APN 118-070-026), G Street between Front and 2nd Street (APN 118-060-020), 4th and E Street (APN 118-130-009), Front and G Street (APN 118-020-031), Transit Center parking lot facing Mason Mall (APN 118-070-025).**

Recommendation: Adopt Resolution No. PC2026-08, A Resolution of the Planning Commission of the City of Crescent City approving a Mural Architectural Review (Application AR26-04) granting Dirt & Glitter's proposed seven murals.

- 2. A Public Hearing to consider a Mural Architectural Review (Application AR26-05) for Lezlie Duncan's proposed two murals, located at 983 3rd Street (APN 118-070-023) and 1080 Mason Mall (APN 118-070-021).**

Recommendation: Adopt Resolution No. PC2026-09, A Resolution of the Planning Commission of the City of Crescent City approving a Mural Architectural Review (Application AR26-05) granting Lezlie Duncan's proposed two murals.

- 3. A Public Hearing to consider a Major Site Plan & Architectural Review**

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(Application AR26-06) for Sam Schauerma’s proposed demolition permit and an 8-unit residential-only development located at 780 J Street (APN 118-240-027).

Recommendation: Adopt Resolution No. PC2026-10, A Resolution of the Planning Commission of the City of Crescent City approving a Major Site Plan & Architectural Review (Application AR26-06) granting Sam Schauerma’s proposed demolition permit and 8-unit residential-only development.

PART V – STAFF UPDATES TO PLANNING COMMISSION

PART VI – ADJOURNMENT: to 5:30 pm Thursday, June 11, 2026

POSTED on May 11, 2026, 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@crecentcity.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. 12 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



MINUTES - REGULAR PLANNING COMMISSION MEETING **Thursday, February 12, 2026, 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 5:30pm

Commissioners present: Chairman Ray Walp, Vice Chair Kris DeCossio, Commissioner Shawna Hyatt, Commissioner Debra Perius

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

Roger Gitlin, City resident- Spoke about what is going on at Battery Point, he stated the project is not progressing because people are not getting paid. He said there was a notice that went out that said it was due to the weather. He wants to know where the grant money went and he would like to see this on a future agenda

Donna Westfall, City resident- Would like to see Battery Point on a future agenda. She said she would like to talk about a previous meeting, and quoted Chair Shamblin. She wants to know about low-income housing statistic.

Adrienne McAndrews, City resident- Still is concerned about the project going on the corner of J and 7th. She is concerned about parking, she said she came from a town that had high density and knows how bad parking can get.

PART III - APPROVAL OF MINUTES:

July 10, 2025, September 11, 2025, December 4, 2025, and January 8, 2026 Minutes.

On a motion by Vice Chair DeCossio seconded by Commissioner Hyatt, and carried on a 4-0 polled vote, the Crescent City Planning Commission and Architectural Review Committee approved the July 10, 2025, December 4, 2025 and January 8, 2026 meeting minutes as presented.

PART IV - AGENDA ITEMS:

**1. Planning Commissioner Training – Overview of Handbook
Recommendation: Receive Presentation from Planner Lawton.**

Planner Lawton gave a power point presentation.

**2. A Public Hearing to consider a Major Site Plan & Architectural Review
(Application AR25-02) for Elk Creek Builder's proposed 14-unit Multi-Family
Residential-Only Development, located at 708 J Street (APN 118-240-029).**

Commissioner Hyatt recused herself for living within 300 ft of the project and left the room.

Public hearing opened at 5:57pm.

Planner Lawton gave a slideshow presentation.

Robert Tupy, City resident- Presented the commission with pictures of flooding around the project site. He said as it is he has to unplug the storm drain on a normal rain day. He also spoke about the proposed parking and doesn't think there will be enough room. He spoke about issues with the Harbor Point project and how it clogged up roadways and fears the same will happen with this project. He objects to this project.

Joyce Tupy, City resident- Objects due to the parking. She also spoke about the century-old architecture that is in the area and how well they've been taken care of. She is concerned for the future of the neighborhood.

Roger Gitlin, City resident- He said personally he would like to see a park in the location to compliment the Victorian homes. He spoke about negative impacts of Harbor Point Apartments. He asked the commission to slow down and look at this carefully. He opposes this project. He asked if it was subsidized projects? He spoke about an explosion of housing since last year. He spoke about enhancing it instead of max density.

Donna Westfall, City resident- She spoke about the hotel that was formally in the location. She said she is in favor of senior apartments. She would like to know about the developer and who sits on his LLC board. She asked if the storm drains had been resolved. She spoke about a former proposal of expanding the Wastewater Treatment Plant. She spoke about her former time on the Council. She spoke about investigations and former fraud.

Eric Wier wanted to set the record straight. There are 14 units, that will be market rate. There will be full public improvements with sidewalks surrounding the development and there are no grants from the city involved.

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Applicant Sam Schauerma said he hears the public comments. He said housing is needed. He said these are targeted to bring growth. He said the location is zoned for what's being proposed. He said it was for sale; anyone could have bought it. He said he is trying to partake in the positive growth of the community and bring more people downtown.

Public comment continued:

Donna Westphall, City resident- Asked if Sam was willing to sell the property and how much it would be.

Joyce Tuby, City resident- Spoke about parking and how much is allotted.

Roger Gitlin, City resident- He said the commission needs to take a step back and see what this will do to the climate, to the look of Crescent City.

Elevations were discussed on a commission level.

Applicant Sam Schauerma spoke about how the proposed development will be aesthetically pleasing. He said he will maintain them and does not plan on selling them.

Parking and driveways were discussed on a commission level.

Public hearing was closed at 6:28pm.

Roll over curbs were discussed on a commission level.

On a motion by Vice Chair DeCossio, seconded by Commissioner Perius, and carried on a 3-0 polled vote, with Commissioner Hyatt recusing herself, the Crescent City Planning Commission and Architectural Review Committee Adopted Resolution No. PC2026-01, A Resolution of the Planning Commission of the City of Crescent City Approving an Architectural Review (Application AR25-02) granting Elk Creek Builder's 14-unit residential-only development.

A break was called at 6:33pm.

The meeting started back at 6:35pm.

3. A Public Hearing to consider a Major Site Plan & Architectural Review (Application AR26-01) for Redwood Coast Transit Authority's proposed Transit Center, located at 1000 Front Street (APN 118-070-025).

Public Hearing opened at 6:43pm.

Planner Lawton gave a power point presentation.

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Parking spaces were discussed on a commission level.

Applicant Joe Rye, Executive Director of Redwood Coast Transit Center spoke about the need for a transit center, which came from a survey put out. He spoke about the ability to buy tickets and passes and how this will help. He spoke about some of the positives such as a bathroom installed down there, a tenant to assist residents.

The current and future transit center was discussed on a commission level.

The following residents addressed the commission:

Roger Gitlin, City resident- He spoke about how the current parking lot is used for a lot of illegal overnight camping. He asked if farmers market will be moved. He thinks it sounds like a good project and he supports it.

Jody Magnum, City resident- Asked about where cars would go that were dropping people off at the library. She asked if any of the trees would be removed.

Linda Sutter, County resident- Suggested having cameras put up to help with security.

Surveillance was discussed on a commission level.

Jillian Moore, Humboldt County resident- Said she has a business in the area, she said her staff and clients will lose their parking spaces. She is not opposed to the project; she does ask in terms of accessibility to the building make it safe for her clients to load and unload due to some of their clients having accessibility issues.

Parking was discussed on a commission level.

Bus schedules were discussed on a commission level.

Restrooms were discussed on a commission level.

Greyhound and other transits were discussed on a commission level.

CEQA was discussed on a commission level.

The public hearing was closed at 7:56pm

On a motion by Vice Chair DeCossio , seconded by Chair Walp , and carried on a 3 -0 polled vote, with Commissioner Hyatt recusing herself, the Crescent City Planning Commission and Architectural Review Committee adopted Resolution No. PC2026-02, A Resolution of the Planning Commission of the City of Crescent City Approving a Major Site Plan & Architectural Review (Application AR26-01) granting Redwood Coast Transit Authority's Transit Center.

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A break was called at 7:58pm.

The meeting was called back to order at 8:03pm.

4. A Public Hearing to consider a Coastal Development Permit Consolidation Request for the City's Wastewater Treatment Facility, located at 210 Battery Street (APN's 118-030-017, 118-020-012, -012, -014, -015, -016, -31).

Public Hearing opened at 8:03pm.

Planner Lawton gave a presentation.

The action before the planning commission was discussed on a commission level.

Storm drains and sewer pipes were discussed on a commission level.

The following residents addressed the commission:

Donna Westfall, City resident- She spoke about the staff report. She asked how much the project is going to cost. She spoke about all the development and what the capacity of the facility is when things are fixed. How many more connections will be available when they are done. If the grant is forgiven on the principle how much will the interest be or how much will the city pay. She said other meetings recordings have been destroyed and she wants clarification. She spoke about toxic pipes. She asked who allows the meetings to take place at the WWTP?

Jody Magnum, City resident- Asked if something is grant funded if it needs to go through CEQA? She asked about the developments that are personally funded does that clash with the WWTP being grant funded? She also asked if the WWTP is in compliance at the moment? She asked about the demonic acid on the clams and if it has anything to do with the discharge from the WWTP? She spoke about compliance and the development behind Walmart. She asked if it's affecting the local Dungeness crab. She asked about testing.

Commissioner Hyatt requested staff to come back with capacity reports.

The project on the corner of J Street and 7th was discussed on a commission level.

The permitting and the hookup capacity was discussed on a commission level.

On a motion by Commissioner Hyatt, seconded by Commissioner Perious and carried on a 4-0 polled vote, the Crescent City Planning Commission and Architectural Review Committee adopted Resolution No. PC2026-03, A Resolution of the Planning Commission of the City of Crescent City Approving a Coastal Development Permit Consolidation Request for the City of Crescent City's Wastewater Treatment Facility's improvements.

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

This item was postponed to an upcoming meeting.

PART V – STAFF UPDATES TO PLANNING COMMISSION

Contract Planner, Ethan Lawton- Said the next meeting will have the progress report and a 36 unit development called Redwood Downtown. He does want to apologize for the delay of this agenda packet.

PART VI – ADJOURNMENT:

There being no further business to come before the Commission, Chair Shamblin adjourned the meeting at 9:01p.m. to the regular meeting of the City of Crescent City Planning Commission and Architectural Review Committee scheduled for Thursday March 12, 2026 at 5:30 p.m.

ATTEST:

Heather Welton
Community Development Specialist



MINUTES - SPECIAL PLANNING COMMISSION MEETING

Thursday, October 16, 2025, at 5:30 P.M.

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

PART I – CALL TO ORDER & ROLL CALL

Chair Shamblin called the meeting to order 5:33pm.

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

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

PART II - PUBLIC COMMENT PERIOD

There was no public comment.

PART III - APPROVAL OF MINUTES:

None.

PART IV - AGENDA ITEMS:

1. A Public Hearing to consider an Amendment to the Zoning Ordinance Amendment (Application ZOA25-01) to the Signs Regulations Ordinance (Chapter 17.39) to allow off-site advertising.

Ethan gave a slideshow presentation. He went over proposed amendments.

The ordinance was discussed on a commission level.

Applicant Dr. John Kirk discussed the project.

There was no public comment.

On a motion by Commissioner DeCossio seconded by Vice Chair Walp and carried on a 4-0 polled vote, the Crescent City Planning Commission and Architectural Review

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Committee adopted Resolution No. PC2025-11, A Resolution of the Planning Commission of the City of Crescent City recommending the City adopt the amendments to the Signs Regulations Ordinance, Chapter 17. 39 of the City's Municipal Code with the additional amendment to reduce size to 100 sqft.

2. A Public Hearing to consider amendments to the Accessory Dwelling Unit (ADU) Ordinance (Chapter 17.35) of the City's Municipal Code.

Planner Lawton stated the updates are to comply with the new State laws.

There was no public comment.

On a motion by Commissioner DeCossio seconded by Vice Chair Walp and carried on a 4-0 polled vote, the Crescent City Planning Commission and Architectural Review Committee Adopt Resolution No. PC2025-12, A Resolution of the Planning Commission of the City of Crescent City recommending the City Council adopt the amendments to the Accessory Dwelling Unit (ADU) Ordinance, Chapter 17.35 of the City's Municipal Code.

3. A Public Hearing to consider a Zoning Ordinance Amendment to the Commercial Cannabis Regulations Ordinance (Chapter 17.95).

City Attorney Martha Rice gave an update to the commission.

The cannabis ordinance changes were discussed on a commission level.

The following residents addressed the commission:

Robert Derigo, County resident- Asked if there would be annual planning hearings for this.

On a motion by Vice Chair Walp seconded by Commissioner DeCossio and carried on a 4-0 polled vote, the Crescent City Planning Commission and Architectural Review Committee adopted Resolution No. PC2025-13, A Resolution of the Planning Commission of the City of Crescent City recommending the City Council adopt the amendments to the Commercial Cannabis Regulations Ordinance, Chapter 17. 95 of the City's Municipal Code with the amendment to prohibit new indoor cultivation after this date.

PART V – STAFF UPDATES TO PLANNING COMMISSION

Public Works Director, Dave Yeager- Said the temporary certificate of occupancy was issued for the Harbor Point Apartments.

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Former planning approved projects, vouchers and affordable housing was discussed on a commission level.

City Manager, Eric Wier- Spoke about the recent weather event and flooding that happened.

Current and proposed projects were discussed on a commission level.

City Manager, Eric Wier-Continued his updates. He spoke about the continued work on the Downtown Master Plan. He spoke about the underground power on Front, K and Third Streets.

Signs were discussed on a commission level.

Battery Point Apartments were discussed on a commission level.

Contract Planner, Ethan Lawton- Said and other planning staff attended a State planning conference. And that a four plex may be coming before the commission next month.

PART VI – ADJOURNMENT:

There being no further business to come before the Commission, Chair Shamblin adjourned the meeting at 6:48 p.m. to the regular meeting of the City of Crescent City Planning Commission and Architectural Review Committee scheduled for Thursday November 13, 2025 at 5:30 p.m.

ATTEST:

Heather Welton
Community Development Specialist

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MINUTES - REGULAR PLANNING COMMISSION MEETING
Thursday, April 9, 2026, 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 Shawna Hyatt, Commissioner Paul Martinez, Commissioner Debra Perius, Chair Ray Walp

Commissioners absent: Vice Chair Kristine DeCossio

Staff present: City Manager Eric Wier, City Attorney Martha Rice, Public Works Director Dave Yeager, City Planner Lawton (Virtually), Community Development Specialist Heather Welton.

PART II - PUBLIC COMMENT PERIOD:

Doug Dye, County resident- Spoke at the City Council and ran out of time and wanted to talk about the Battery Point Apartment construction at this meeting. He said the site is in critical distress after so many months. He wanted to apologize and stated the city has always been professional. He wants this in the record. He said watch the March 12, 2026 Planning Commission meeting and come to your conclusion. In his opinion the City Manager inserted himself to change the vote. He said he was hand holding while walking people through the motions, he pointed out nods and winks.

Dave Garcia, County resident- Wanted to talk about public art in general. He believes public art gives people a sense of community, he said the branding of "From the Redwoods to the Sea" is appropriate.

PART III - APPROVAL OF MINUTES:

There was none.

PART IV - AGENDA ITEMS:

1. A Public Hearing to consider a minor Architectural Review (Application AR26-

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03) for Elk Valley Artisan's proposed mural, located at 1180 Mason Mall (APN 118-100-021).

Planner Lawton gave a slideshow presentation. He stated its exempt from CEQA.

Applicant Jill Munger presented a board with the proposed mural as well as other murals that the artist has done before. She said it will have an anti graffiti spray on it

The mockup was discussed on a commission level.

There was no public comment.

On a motion by Commissioner Perius, seconded by Commissioner Martinez, with Vice Chair DeCossio absent, the Crescent City Planning Commission and Architectural Review Committee adopted Resolution No. PC2026-07, A Resolution of the Planning Commission of the City of Crescent City to grant Elk Vally Artisan's minor Architectural Review (Application AR26-03) for a proposed mural.

PART V – STAFF UPDATES TO PLANNING COMMISSION

Contract Planner, Ethan Lawton- Said there are two murals slated for next month's meeting. There might be a few demolition architectural reviews coming before the commission.

City Manager, Eric Wier- Said the next phase of Beachfront Park will have bid results next week. The Front Street project will be starting soon. The Kamome Festival will be next week, and he went over a few of the events that will be at the Kamome Festival.

Chair Walp asked for an update on Battery Point Apartments

City Manager Eric Wier said at this time the project has stopped, he said they have promised they will be working through those issues and will get started in the next couple months.

Grant funding for the Battery Point was discussed on a commission level.

PART VI – ADJOURNMENT:

There being no further business to come before the Commission, Chair Walp adjourned the meeting at 6:08 p.m. to the regular meeting of the City of Crescent City Planning Commission and Architectural Review Committee scheduled for Thursday May 14, 2026, at 5:30 p.m.

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ATTEST:

Heather Welton

Community Development Specialist

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STAFF REPORT AGENDA ITEM #1

TO: Chairperson Walp 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, May 14, 2026

SUBJECT: A Public Hearing to consider a Mural Architectural Review (Application AR26-04) for Dirt & Glitter's proposed seven murals on electrical boxes located at H Street between Front and 2nd street (APN 118-070-026), G Street between Front and 2nd Street (APN 118-060-020), 4th and E Street (APN 118-130-009), Front and G Street (APN 118-020-031), Transit Center parking lot facing Mason Mall (APN 118-070-025).

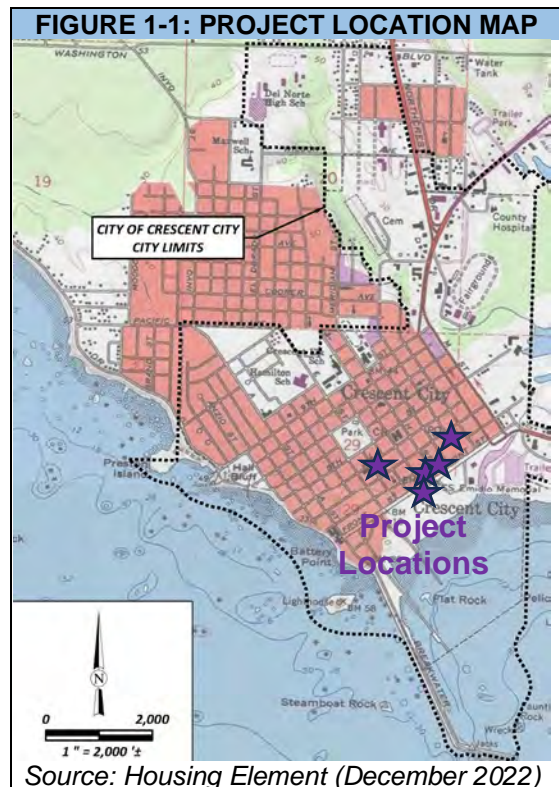
SECTION 1: EXECUTIVE SUMMARY

Dirt & Glitter has submitted a Mural Architectural Review (Application AR26-04) for seven murals on electrical boxes located at H Street between Front and 2nd street (APN 118-070-026), G Street between Front and 2nd Street (APN 118-060-020), 4th and E Street (APN 118-130-009), Front and G Street (APN 118-020-031), Transit Center parking lot facing Mason Mall (APN 118-070-025).

STAFF RECOMMENDS: "Motion to adopt Resolution No. PC2026-08, A Resolution of the Planning Commission of the City of Crescent City approving a Mural Architectural Review (Application AR26-04) granting Dirt & Glitter's proposed seven murals."

ATTACHMENTS:

- A) AR26-04 Application
- B) AR26-04 Conditions of Approval
- C) Resolution No. PC2026-08



SECTION 2: BACKGROUND INFORMATION

The existing parcel is a developed lot with an existing Mason Mall.

ADDRESS:	APN:	PARCEL SIZE:	PROJECT SIZE:
3 Vacant Parcels, 535 Fourth Street, 391 Front Street Crescent City, CA 95531	118-070-026-000 118-060-020-000 118-130-009-000 118-020-031-000 118-070-025-000	N/A	N/A

FIGURE 2-1: PROJECT PARCEL



Source: ATT A: AR26-04 Application (April 2026)

The proposed project is located within the Visitor and Local Commercial (VLC), Business-Professional (B-P), and Open Space (OS) General Plan land use designation and within the Waterfront Commercial (C-W), Residential-Professional District (R-P), and Coastal Zone – Open Space (CZ-O) zoning designation (See Section 4: General Plan Consistency and Section 5: Zoning Consistency).

2.1. APPLICATION:

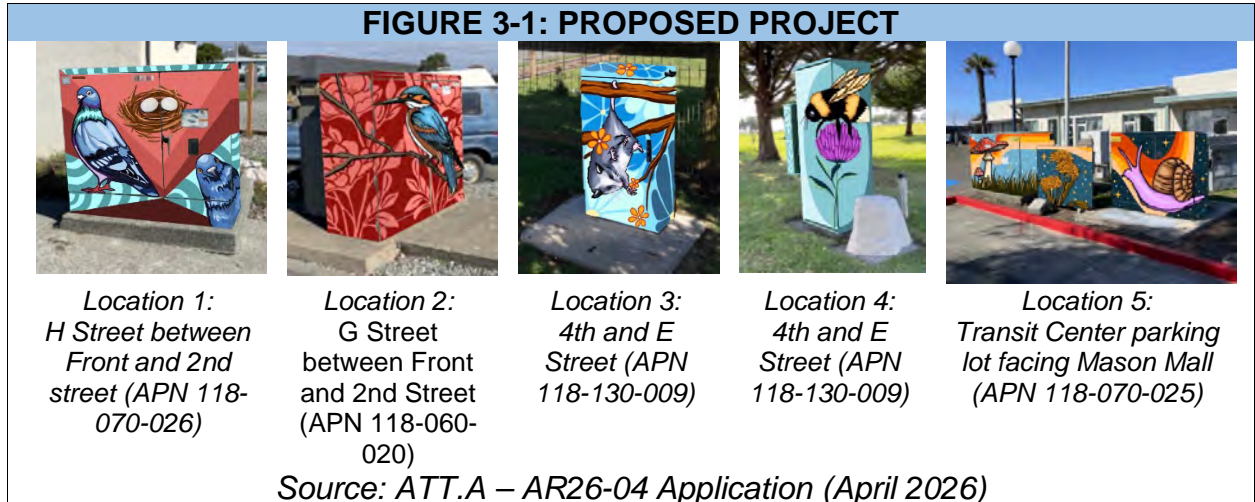
On April 2, 2026, Dirt & Glitter submitted a Mural Architectural Review (Application AR26-04) for seven murals on electrical boxes located at H Street between Front and 2nd street (APN 118-070-026), G Street between Front and 2nd Street (APN 118-060-020), 4th and E Street (APN 118-130-009), Front and G Street (APN 118-020-031), Transit Center parking lot facing Mason Mall (APN 118-070-025). Additional submittals were provided to the City on April 7 and May 4, 2026. The Application was deemed complete on May 4, 2026.

3.1. REQUIRED FINDING BY THE COMMISSION:

Dirt & Glitter Dirt & Glitter has submitted a Mural Architectural Review (Application AR26-04) for seven murals on electrical boxes located at H Street between Front and 2nd street (APN 118-070-026), G Street between Front and 2nd Street (APN 118-060-020), 4th and E Street (APN 118-130-009), Front and G Street (APN 118-020-031), Transit Center parking lot facing Mason Mall (APN 118-070-025).

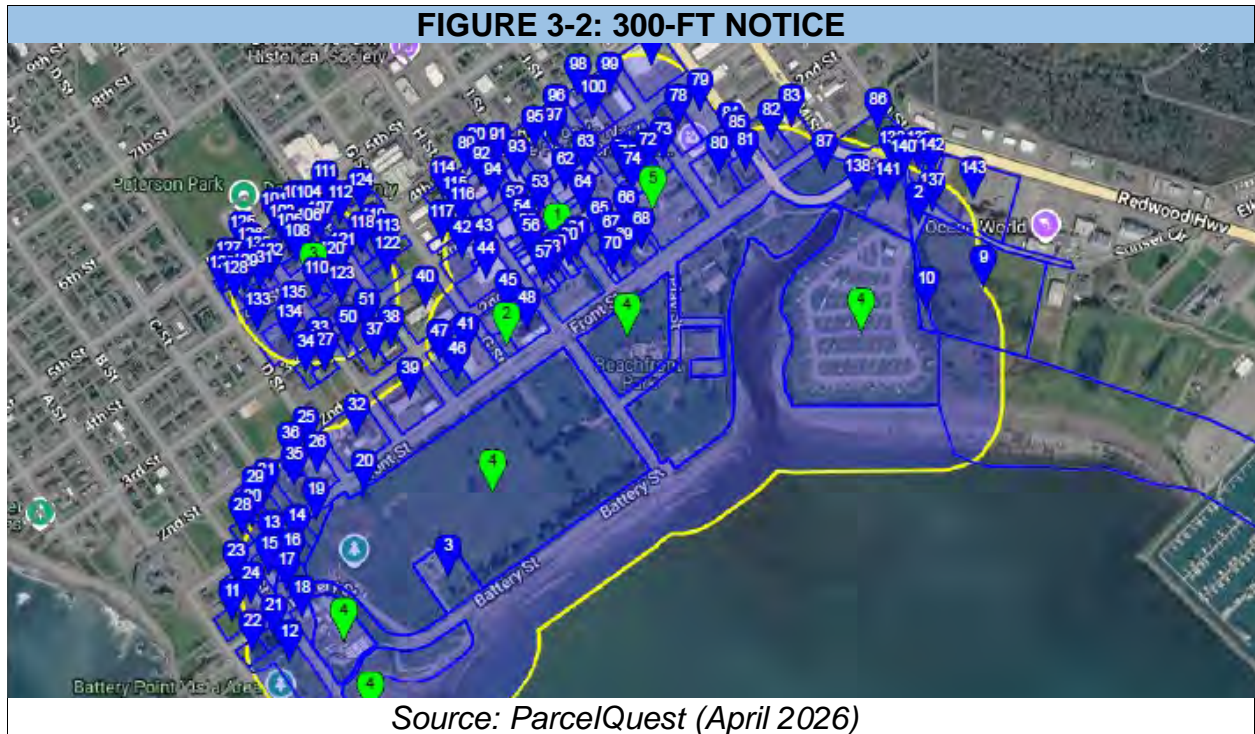
SECTION 3: PROPOSED PROJECT DESCRIPTION

The proposed murals consist of local birds, animals, insects, and plants.



3.1. NOTICE OF PUBLIC HEARING:

A Notice of Public Hearing was submitted to the Del Norte Triplicate newspaper (on 04/27/26) to be published (on 04/29/26) in print/online circulation and provided to the Commissioners (on 04/27/26). A Notice of Public Hearing was mailed (on 04/29/26) to the property owners within 300-ft of the project location (CCMC § 17.46.050) as required (Cal. Gov. Code §§ 65090 & 65094).



3.2. Public Notice Posting In Addition to Newspaper Publishing

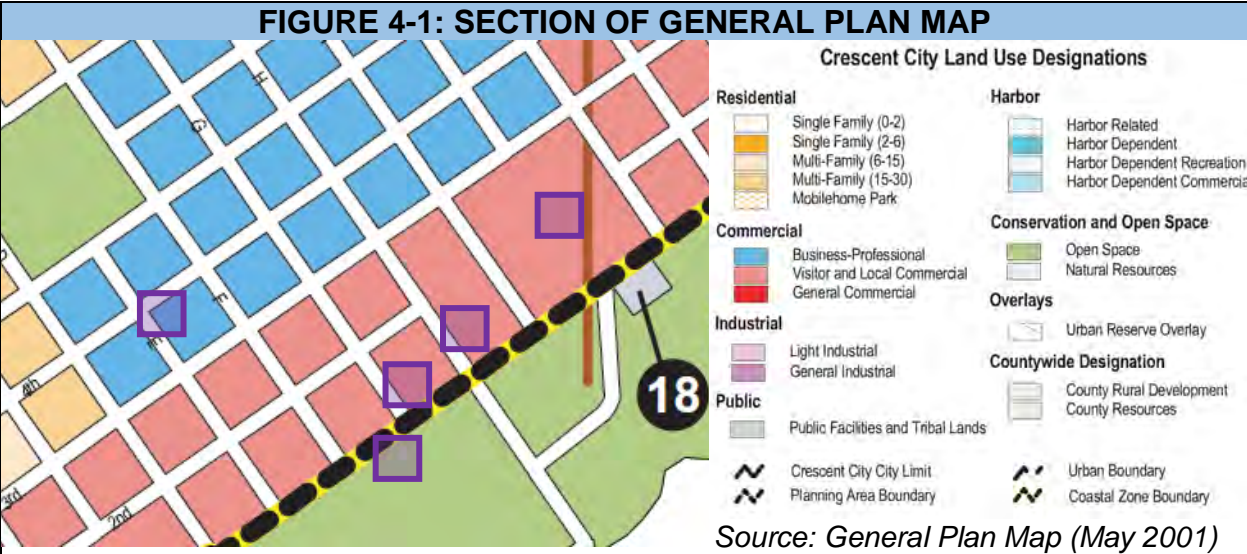
A Notice of Public hearing was posted (on 04/28/26, 04/29/26, & 04/30/26) at City Hall, Del Norte County Library, and the Flynn Center. The notice was also posted at the project location and on the City's website (<https://www.crescentcity.org/PublicNotices>).

3.3. REQUIRED FINDINGS 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 4: GENERAL PLAN CONSISTENCY

The proposed mural is located within the Visitor and Local Commercial (VLC), Business-Professional (B-P), and Open Space (OS) 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 allows “development of murals to enliven blank walls in the areas designated Visitor and Local Commercial (VLC) and Business Professional (B-P)” (Policy 1.J.14). Public Open Space includes “[p]otential improvements include creating a mural on the sides of buildings” (Policy 1.C.2.).

4.2. SUPPORTING GENERAL PLAN GOALS/POLICIES:

- Policy 1.J.6. – “The City shall develop an active program for providing public art.”
- Policy 1.J.14. - “The City shall encourage and assist in the development of murals to enliven blank walls in the areas designated Visitor and Local Commercial (VLC) and Business Professional (B-P).”
- Policy 1.J.14. - “The murals shall be consistent with the City’s three central themes.”
- Policy 1.J.11. - “The City’s three central themes are “Redwood National Park, Seacoast Fishing Village, and Crescent City’s historical past (e.g. 1964 Tsunami).”
- 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 spaces or village atmosphere where people could meet, socialize, and eat.”
- Policy 1.C.2. – “The City should work jointly with the Redevelopment Agency to transform the Third Street alley into a “functional alley” as to create an attractive seating area and gathering place and provide another access to Tsunami Landing. Potential improvements include creating a mural on the sides of buildings, providing outdoor street furniture, and doing minor landscaping improvements.”
- Policy 1.C.4. – “The City shall create usable, pedestrian-friendly public spaces that meet the criteria listed in Table 1-4.”

<i>GENERAL PLAN – TABLE 1-4 Criteria for public open spaces</i>	
<i>Street Relationship</i>	<i>Does the public space start at the street corner? (The most successful public spaces have an integral relationship to the street.)</i>
<i>Social</i>	<i>Are there opportunities to “people watch?” Are there places where people can easily interact?</i>
<i>Accommodations</i>	<i>Is there ample sitting spaces including tree planters, steps, fixed benches, and movable chairs?</i>
<i>Aesthetics</i>	<i>Are there features within the space that are visually appealing (e.g., vegetation, public art, water fountains)</i>
<i>Comfort</i>	<i>Is the sitting space comfortable (i.e., the right height) Does the public space receive enough sunlight? Are there places with the public space that provide shelter from the elements (i.e., wind and rain)?</i>
<i>Food</i>	<i>Are there places for people to eat their food?</i>

4.3. REQUIRED FINDING BY THE COMMISSION:

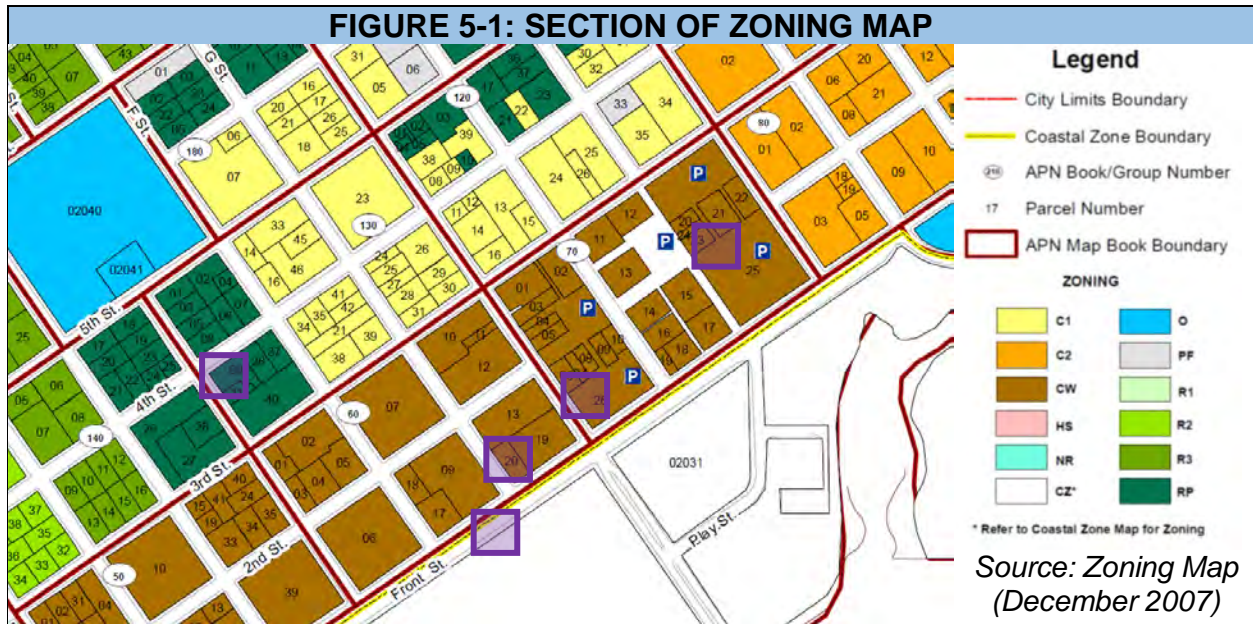
The Planning Commission finds that the proposed project is consistent with the Crescent City General Plan’s VLC (Visitor and Local Commercial), B-P (Business-Professional), and OS (Open Space) land use designation, in that the proposed project:

- a) *Is categorized as “murals to enliven blank walls” within the VLC; and*
- b) *Is supported by the General Plan goal (1.C) and policies (1.J.6, 1.J.11, 1.J.14, 1.C.2, & 1.C.4.).*

SECTION 5: ZONING CONSISTENCY

The proposed mural is located within the Waterfront Commercial District (C-W), Residential-Professional District (R-P), and Coastal Zone – Open Space (CZ-O) Zones (See Figure 5-1: Section of Zoning Map).

5.1. COASTAL: Four locations are not located within the Coastal Zone and are not appealable to the Coastal Commission. One location is located within the Coastal Zone but is not considered “development” which results in a physical change to the environment and does not require a Coastal Development Permit.



5.2. USE: The C-W and R-P Zoning Districts allows “Murals with no commercial message shall be allowed in all nonresidential zones, and on commercial use buildings in the residential-professional zones” (CCMC § 17.39.160(A)). This Item is further discussed under Section 6: Conditional Use Permit Review.

5.3. ZONING: The proposed mural is a use consistent with the C-W, R-P, and CZ-O Zoning Districts and is complementary to some of the surrounding uses (See Table 5-1: Comparison of surrounding Properties).

5.4. DEVELOPMENT STANDARDS & PROPOSED PROJECT:
The following items include a summary analysis of the Architectural Review Application submittal (See Attachment A: AR26-04 Application) and the C-W (Waterfront Commercial District), R-P (Residential-Professional), and CZ-O (Coastal Zone – Open Space) Zoning Development Standards (CCMC § 17.39), which is further analyzed under Section 6: Architectural Review below.

5.5. Site Plan: The proposed project is subject to an Architectural Review as “The mural

design must have the approval of the architectural review committee” (CCMC § 17.39.160(A)). This item is further discussed under Section 6: Architectural Review below.

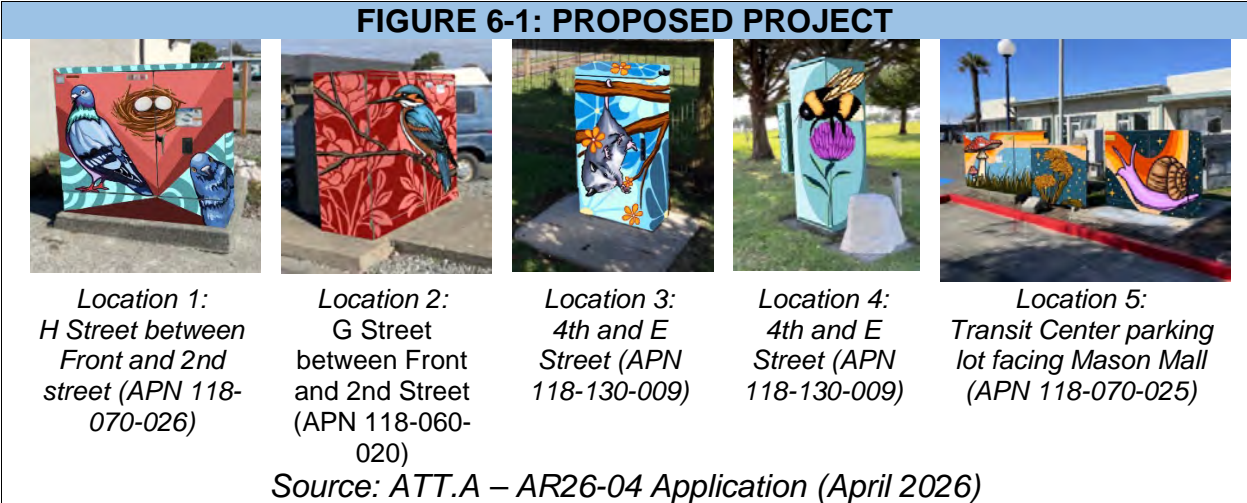
5.6. REQUIRED FINDINGS BY THE COMMISSION:

The Planning Commission finds that the proposed project is consistent with the Crescent City’s Waterfront Commercial District (C-W), R-P (Residential-Professional), and CZ-O (Coastal Zone – Open Space) Zoning Code, in that the proposed project:

- a) *Four locations are not located within the Coastal Zone and are not appealable to the Coastal Commission. One location is located within the Coastal Zone but is not considered “development” which results in a physical change to the environment and does not require a Coastal Development Permit;*
- b) *Is consistent with the “Murals with no commercial message shall be allowed in all nonresidential zones, and on commercial use buildings in the residential-professional zones” (CCMC § 17.39.160(A));*
- c) *“The mural design must have the approval of the architectural review committee” (CCMC § 17.39.160(A)); and*
- d) *Is subject to all zoning regulations (CCMC § 17.23.010).*

SECTION 6: MURAL ARCHITECTURAL REVIEW

The proposed murals are permitted use within the C-W, R-P, and CZ-O Zones (CCMC § 17.39.160(A)) requiring the scheduled public hearing for the Planning Commission to determine whether the proposed Architectural Review application (AR26-04 - Attachment A) shall be approved or denied (CCMC § 17.39.160(A)), based on the following standards:



6.1. Definition: A "mural" means a decorative scene or graphic design painted on and made an integral part of a wall surface, and making no reference to a specific business or brand of product offered for sale on the premises (CCMC § 17.39.030).

The proposed murals contain decorative scenes painted on a wall surface with no reference to a specific business or brand of product. Therefore, the proposed project is consistent with the mural definition.

6.2. Zoning: Murals with no commercial message shall be allowed in all nonresidential zones, and on commercial use buildings in the residential-professional zones (CCMC § 17.39.160(A)).

The proposed location is within the C-W (Waterfront Commercial District), R-P (Residential-Professional), and CZ-O (Coastal Zone – Open Space) zones. Therefore, the proposed project is consistent with zoning requirements.

6.3. Review: The mural design must have the approval of the architectural review committee ("Planning Commission") (CCMC § 17.39.160(A)).

The proposed mural is subject to architectural review by the Planning Commission and scheduled for a public hearing. Therefore, the proposed project is consistent with review requirements.

6.4. City's Central Themes: "The murals shall be consistent with the City's three central themes" (Policy 1.J.14) which are "Redwood National Park, Seacoast Fishing Village, and Crescent City's historical past (e.g. 1964 Tsunami)" (Policy 1.J.11).

The proposed two murals are consistent with the Redwood National Park central theme.

6.5. Maintenance: All murals shall be maintained in a clean and tidy condition (CCMC § 17.39.160(A)).

The proposed mural is conditioned to maintain a clean and tidy condition (See Attachment B: Conditions of Approval). Therefore, the proposed project is consistent with maintenance requirements.

6.6. REQUIRED FINDING BY THE COMMISSION:

The Planning Commission finds that the proposed mural satisfies the Architectural Review requirements in that the mural is consistent with:

- a) *the mural definition;*
- b) *the zoning requirements;*
- c) *the mural review requirements;*
- d) *the City's three central themes; and*
- e) *the mural maintenance requirements.*

SECTION 7: ENVIRONMENTAL DETERMINATION SUMMARY

The California Environmental Quality Act (CEQA) requires government agencies to consider the environmental consequences of their actions before approving plans and policies or committing to a course of action on a project.

This process is intended to: (1) inform government decision makers and the public about the potential environmental effects of proposed activities; (2) identify the ways that environmental damage can be avoided or significantly reduced; (3) prevent significant, avoidable environmental damage by requiring changes in projects, either by the adoption of alternatives or imposition of mitigation measures; and (4) disclose to the public why a project was approved if that project has significant environmental impacts that cannot be mitigated to a less than significant level.

7.1. Project: A "project" is defined by CEQA as a "whole action" subject to a public agency's discretionary funding or approval that has the potential to either (1) cause a direct physical change in the environment or (2) cause a reasonably foreseeable indirect physical change in the environment. "Projects" include discretionary activity by a public agency, a private activity that receives any public funding, or activities that involve the public agency's issuance of a discretionary approval and is not statutorily or categorically exempt from CEQA. (Pub. Res. Code § 21065.)

7.2. REQUIRED FINDING BY THE COMMISSION:

The Planning Commission finds that the proposed project is determined to not have the potential to either (1) cause a direct physical change in the environment or (2) cause a reasonably foreseeable indirect physical change in the environment according to the California Environmental Quality Act (CEQA) Guidelines.

SECTION 8: PLANNING COMMISSION ACTION OPTIONS

The proposed seven murals require an Architectural Review within the C-W, R-P, and CZ-O Zones (CCMC § 17.23.030) has been scheduled for a public hearing to determine whether the proposed Murals Architectural Review (Application AR26-04) (See Attachment A) shall be approved or denied (CCMC § 17.54.030):

8.1. ACTION TO APPROVE. Making all the required findings.

- **Recommended Motion: “I move to adopt Resolution No. PC2026-08, A Resolution of the Planning Commission of the City of Crescent City approving a Mural Architectural Review (Application AR26-04) granting Dirt & Glitter’s proposed seven murals.”**
- 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 request to construct the 10 murals. 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)).

8.2. ACTION TO DENY. Denying one, or more, of the required findings.

- **Motion Example: “I move to deny the minor Architectural Review (Application AR26-04) 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 construct a mural.

8.3. DELAY ACTION BY REQUESTING ADDITIONAL INFORMATION. Requiring additional information to make the necessary findings.

- **Motion Example: “I move to request additional information regarding _____ be brought back to the June 11, 2026 (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, June 11, 2026, or a specific alternative Special Planning Commission meeting.

SECTION 9: STAFF RECOMMENDATION

1. (Chair) “Agenized Item #1: A Public Hearing to consider a Mural Architectural Review (Application AR26-04) for seven murals on electrical boxes located at H Street between Front and 2nd street (APN 118-070-026), G Street between Front and 2nd Street (APN 118-060-020), 4th and E Street (APN 118-130-009), Front and G Street (APN 118-020-031), Transit Center parking lot facing Mason Mall (APN 118-070-025).”
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. PC2026-08, A Resolution of the Planning Commission of the City of Crescent City approving a Mural Architectural Review (Application AR26-04) granting Dirt & Glitter’s proposed seven murals.”**
 - 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. PC2026-08, A Resolution of the Planning Commission of the City of Crescent City approving a Mural Architectural Review (Application AR26-04) granting Dirt & Glitter’s proposed seven murals.**”
 - 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, Clerk Altman, can you poll the vote?”
14. (Chair) “The motion passes (or fails) by a vote of ____-to-____.” (Example 5-0)

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

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 DiRT & Glitter	Street Address 10240 US Hwy 199	City Zip Code Gasquet 95543	Day Phone (707) 218-4404
Representative (if any) Nicole Casado	Street Address 3608 Indiana Street	City Zip Code San Diego 92103	Day Phone (619) 665-2197
Property Owner City/PP&L	Street Address J Street	City Zip Code Crescent City 95531	Day Phone 707-458-4814
Correspondence to be sent to <input checked="" type="checkbox"/> Applicant <input checked="" type="checkbox"/> Representative <input type="checkbox"/> Owner			

Project Address multiple (see attachment)	Assessor's Parcel No. 118-
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Description of proposed project (attach sheets if necessary)
 Murals of local wildlife and insects designed by Jessica Cherry. These murals will be painted on 10 electric boxes in Del Norte County. This project is funded by DiRT & Glitter with the support of the Klamath Promised Neighborhood Grant. Please see attached document with design samples and specific sites.

Existing Land Use Electrical	Adjacent Uses N/A	Building Coverage N/A _____ sq.ft. existing
Project Acreage	Project Height	Building Coverage N/A _____ sq.ft. proposed
Parking (number of spaces) N/A	Paved Area N/A	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. Signed _____ Date _____	Property Owner/Authorized Agent: I have read this application and consent to its filing Signed _____ Date _____
--	--

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

REQUIRED SUPPLEMENTAL	<input checked="" type="checkbox"/> Application Form	Project plans: * <input type="checkbox"/> Project site plans (buildings, parking, etc.) <input type="checkbox"/> Building floor plans and elevations <input type="checkbox"/> Preliminary grading/drainage plans <input 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 checked="" type="checkbox"/> Application Fee	
	<input type="checkbox"/> Supplemental Application Forms (variance home occupation, etc.)	
	<input type="checkbox"/> Project property deed(s)	
	<input type="checkbox"/> Proof of applicant's legal interest in the property (escrow, etc.)	

*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) AR26-04	Filing Fees \$200.00	Date Filed 04/02/2026	Receipt # 8072790
	Date Application Completed 05/04/2026	Zoning C-W, R-P, CZ-O	General Plan (LUP) VLC, B-P, OS	
	CEQA: Exempt _____ Negative Declaration _____ Mitigated Negative Declaration _____ Environmental Impact Report _____			
	Review By Planning Commission _____ City Council _____ Architectural Review _____ Planning/Public Works _____			
	Public Hearing _____ Office Hearing _____ Appealable to Coastal Commission? _____			
	Other Notes: _____	Approved: _____		

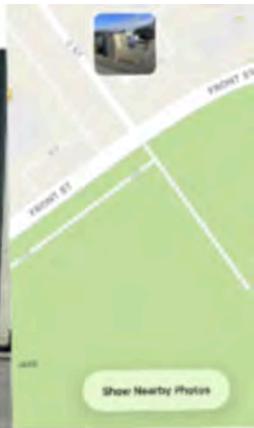
MAKE CHECKS PAYABLE TO CITY OF CRESCENT CITY

- PP&L Transformer Location
- City/Private Electrical Box Location





H Street between Front and 2nd Street



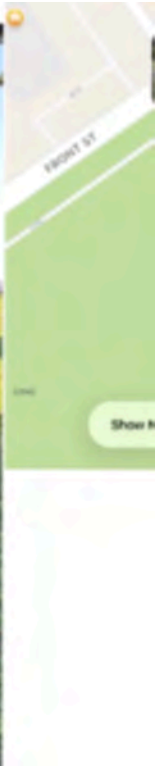
G Street
between Front
and 2nd Street

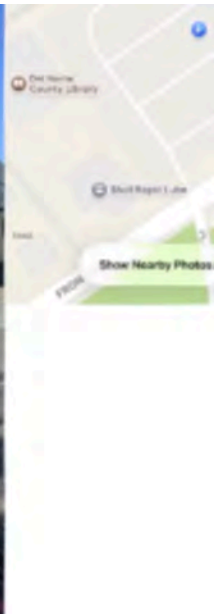


4th & E Street



Front and G Street





Transit Center parking lot facing Mason Mall

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DRAFT CONDITIONS OF APPROVAL
Mural Architectural Review – Application AR26-04

On May 14, 2026, the City of Crescent City’s Planning Commission held a Public Hearing in which they voted to **APPROVE** (by adopting Resolution PC2026-08), to grant Dirt & Glitter a Mural Architectural Review (Application AR26-04) for proposed murals on 10 electrical boxes at various locations, 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 17.23 (Waterfront Commercial District).
2. **Site Plan & Architectural Design.** The approved project shall be constructed according to the approved site plan & architectural design dated 04/02/26 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. **Departments.** The applicant shall comply with permit requirements of the City of Crescent City’s Public Works Department, Police Department, Fire & Rescue, Finance Department, Building Department, and Community Development Department, as applicable.
4. **Mural.** All murals shall be maintained in a clean and tidy condition (CCMC §

17.39.160(A)).

----- END OF CONDITIONS -----

DRAFT



DRAFT RESOLUTION NO. PC2026-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CRESCENT CITY APPROVING A MURAL ARCHITECTURAL REVIEW (APPLICATION AR26-04) GRANTING DIRT & GLITTER'S PROPOSED SEVEN MURALS

WHEREAS, Dirt & Glitter has submitted a Mural Architectural Review (Application AR26-04) for seven murals on electrical boxes located at H Street between Front and 2nd street (APN 118-070-026), G Street between Front and 2nd Street (APN 118-060-020), 4th and E Street (APN 118-130-009), Front and G Street (APN 118-020-031), Transit Center parking lot facing Mason Mall (APN 118-070-025);

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 VLC (Visitor and Local Commercial), B-P (Business-Professional), and OS (Open Space) land use designation, in that the proposed project:

- a) *Is categorized as "murals to enliven blank walls" within the VLC; and*
- b) *Is supported by the General Plan goal (1.C) and policies (1.J.6, 1.J.11, 1.J.14, 1.C.2, & 1.C.4.).*

WHEREAS, the Planning Commission finds that the proposed project (with a Conditional Use Permit) is consistent with the Crescent City's Waterfront Commercial District (C-W), R-P (Residential-Professional), and CZ-O (Coastal Zone – Open Space) Zoning Code, in that the proposed project:

- a) *Four locations are not located within the Coastal Zone and are not appealable to the Coastal Commission. One location is located within the Coastal Zone but is not considered "development" which results in a physical change to the environment and does not require a Coastal Development Permit;*
- b) *Is consistent with the "Murals with no commercial message shall be allowed in all nonresidential zones, and on commercial use buildings in the residential-professional zones" (CCMC § 17.39.160(A));*
- c) *"The mural design must have the approval of the architectural review committee" (CCMC § 17.39.160(A)); and*
- d) *Is subject to all zoning regulations (CCMC § 17.23.010).*

WHEREAS, the Planning Commission finds that the proposed mural satisfies the Architectural Review requirements in that the mural is consistent with:

ARCHITECTURAL REVIEW (APPLICATION AR26-04)

For seven Murals

- a) the mural definition;*
- b) the zoning requirements;*
- c) the mural review requirements;*
- d) the City's three central themes; and*
- e) the mural maintenance requirements.*

WHEREAS, the Planning Commission finds that the proposed project is determined to not have the potential to either (1) cause a direct physical change in the environment or (2) cause a reasonably foreseeable indirect physical change in the environment according to the California Environmental Quality Act (CEQA) Guidelines.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Crescent City approving a Mural Architectural Review (Application AR26-04) granting Dirt & Glitter's proposed seven murals at the address above be approved 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 14th day of May 2026, by the following polled vote.

AYES:
NOES:
ABSTAIN:
ABSENT:

Ray Walp, Chairperson

ATTEST:

Heather Welton, Community Development Specialist



STAFF REPORT AGENDA ITEM #2

TO: Chairperson Walp 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, May 14, 2026

SUBJECT: A Public Hearing to consider a Mural Architectural Review (Application AR26-05) for Lezlie Duncan's proposed two murals, located at 983 3rd Street (APN 118-070-023) and 1080 Mason Mall (APN 118-070-021).

SECTION 1: EXECUTIVE SUMMARY

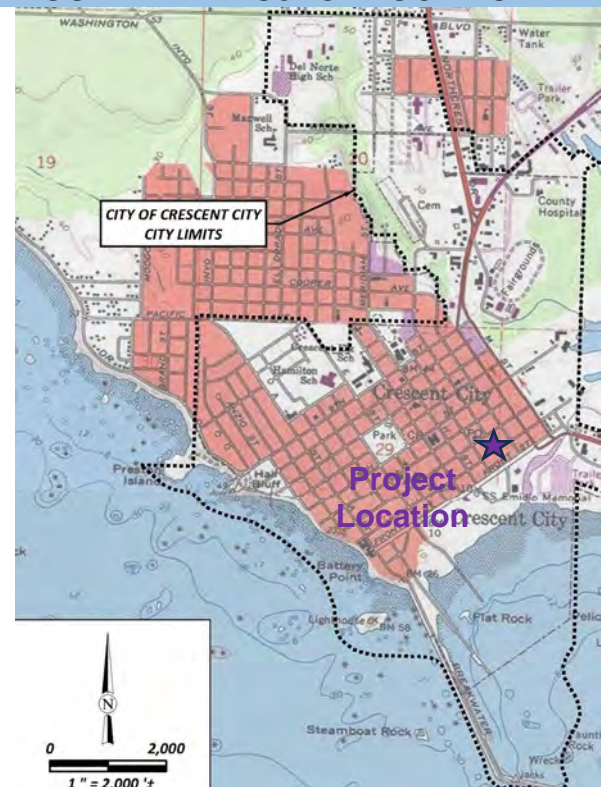
Lezlie Duncan has submitted a Mural Architectural Review (Application AR26-05) for two murals located within the CW Zone (Waterfront Commercial District) at 983 3rd Street (APN 118-070-023) and 1180 Mason Mall, Crescent City, CA 95531 (APN 118-100-021).

STAFF RECOMMENDS: "Motion to adopt Resolution No. PC2026-09, A Resolution of the Planning Commission of the City of Crescent City approving a Mural Architectural Review (Application AR26-05) granting Lezlie Duncan's proposed two murals."

ATTACHMENTS:

- A) AR26-05 Application
- B) AR26-05 Conditions of Approval
- C) Resolution No. PC2026-09

FIGURE 1-1: PROJECT LOCATION MAP



Source: Housing Element (December 2022)

SECTION 2: BACKGROUND INFORMATION

The existing parcels are developed lots with existing commercial structures.

ADDRESS:	APN:	PARCEL SIZE:	PROJECT SIZE:
983 3 rd Street & 1180 Mason Mall Crescent City, CA 95531	118-070-023-000 & 118-100-021-000	N/A & N/A	N/A & N/A

FIGURE 2-1: PROJECT PARCELS



Source: ParcelQuest (March 2026)

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

2.1. APPLICATION:

On April 2, 2026, Lezlie Duncan submitted a Mural Architectural Review (Application AR26-05) for two murals located within the CW Zone (Waterfront Commercial District) at 983 3rd Street (APN 118-070-023) and 1180 Mason Mall, Crescent City, CA 95531 (APN 118-100-021). Additional submittals were provided to the City on April 7, 2026, and May 5, 2026. The submitted Mural Architectural Review (Application AR26-05) was deemed complete on April 7, 2026

2.2. REQUIRED FINDING BY THE COMMISSION:

Lezlie Duncan has submitted a Mural Architectural Review (Application AR26-05) for two murals located within the CW Zone (Waterfront Commercial District) at 983 3rd Street (APN 118-070-023) and 1180 Mason Mall, Crescent City, CA 95531 (APN 118-100-021).

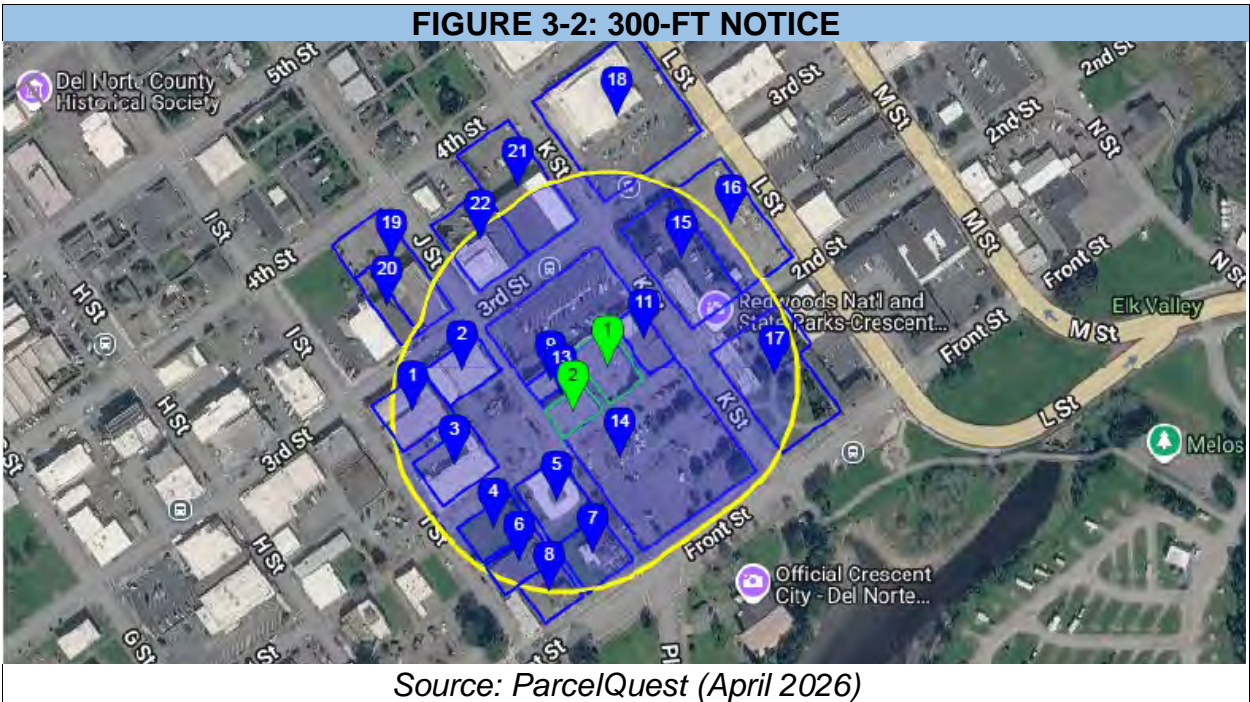
SECTION 3: PROPOSED PROJECT DESCRIPTION

The proposed mural consists of coastal fishing themes.



3.1. NOTICE OF PUBLIC HEARING:

A Notice of Public Hearing was submitted to the Del Norte Triuplicate newspaper (on 04/27/26) to be published (on 04/29/26) in print/online circulation and provided to the Commissioners (on 04/27/26). A Notice of Public Hearing was mailed (on 04/89/26) to the property owners within 300-ft of the project location (CCMC § 17.46.050) as required (Cal. Gov. Code §§ 65090 & 65094).



3.2. Public Notice Posting In Addition to Newspaper Publishing

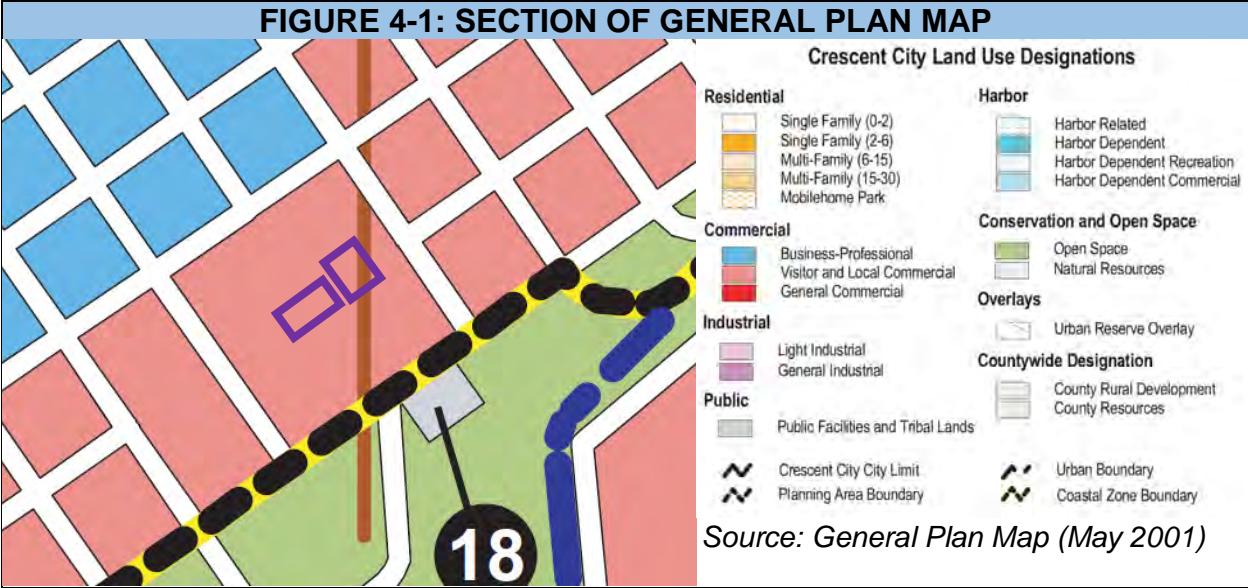
A Notice of Public hearing was posted (on 04/28/26, 04/29/26, & 04/30/26) at City Hall, Del Norte County Library, and the Flynn Center. The notice was also posted at the project location and on the City's website (<https://www.crescentcity.org/PublicNotices>).

3.3. REQUIRED FINDINGS 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 4: GENERAL PLAN CONSISTENCY

The proposed mural is located within the Visitor and 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 allows “development of murals to enliven blank walls in the areas designated Visitor and Local Commercial (VLC)” (Policy 1.J.14).

The proposed mural, which is a use consistent with the VLC and is similar to some of the surrounding uses (See Table 4-1: Comparison of surrounding Properties).

Vicinity	Land Use Designation	Current Use
Project Property	Visitor and Local Commercial (VLC)	Mason Mall, TAB & Associates
North	Visitor and Local Commercial (VLC)	Parking Lot
South	Open Space	Parking Lot
East	Visitor and Local Commercial (VLC)	Del Norte Child Care Council
West	Visitor and Local Commercial (VLC)	Vacant Building

4.2. SUPPORTING GENERAL PLAN GOALS/POLICIES:

- Policy 1.J.6. – “The City shall develop an active program for providing public art.”
- Policy 1.J.14. - “The City shall encourage and assist in the development of murals to enliven blank walls in the areas designated Visitor and Local Commercial (VLC) and Business Professional (B-P).”
- Policy 1.J.14. - “The murals shall be consistent with the City's three central themes.”
- Policy 1.J.11. - “The City's three central themes are "Redwood National Park,

- Seacoast Fishing Village, and Crescent City's historical past (e.g. 1964 Tsunami).”
- 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 spaces or village atmosphere where people could meet, socialize, and eat.”
 - Policy 1.C.2.** – “The City should work jointly with the Redevelopment Agency to transform the Third Street alley into a “functional alley” as to create an attractive seating area and gathering place and provide another access to Tsunami Landing. Potential improvements include creating a mural on the sides of buildings, providing outdoor street furniture, and doing minor landscaping improvements.”
 - Policy 1.C.4.** – “The City shall create usable, pedestrian-friendly public spaces that meet the criteria listed in Table 1-4.”

<i>GENERAL PLAN – TABLE 1-4 Criteria for public open spaces</i>	
<i>Street Relationship</i>	<i>Does the public space start at the street corner? (The most successful public spaces have an integral relationship to the street.)</i>
<i>Social</i>	<i>Are there opportunities to “people watch?” Are there places where people can easily interact?</i>
<i>Accommodations</i>	<i>Is there ample sitting spaces including tree planters, steps, fixed benches, and movable chairs?</i>
<i>Aesthetics</i>	<i>Are there features within the space that are visually appealing (e.g., vegetation, public art, water fountains)</i>
<i>Comfort</i>	<i>Is the sitting space comfortable (i.e., the right height) Does the public space receive enough sunlight? Are there places with the public space that provide shelter from the elements (i.e., wind and rain)?</i>
<i>Food</i>	<i>Are there places for people to eat their food?</i>

4.3. REQUIRED FINDING BY THE COMMISSION:

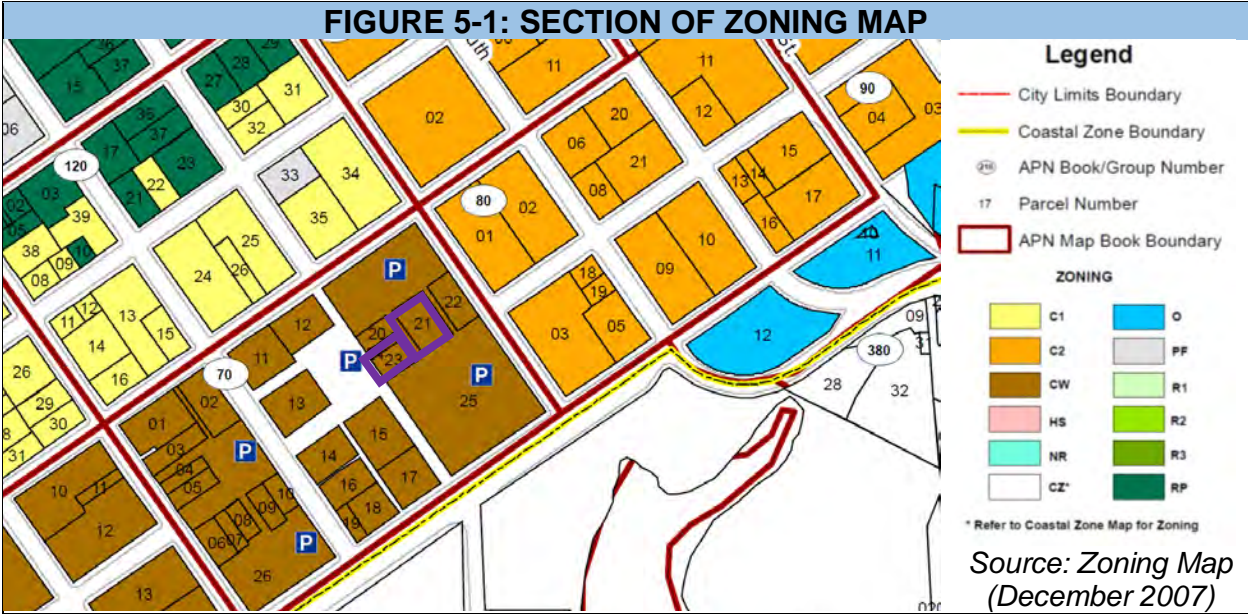
The Planning Commission finds that the proposed project is consistent with the Crescent City General Plan’s VLC (Visitor and Local Commercial), B-P (Business-Professional), and OS (Open Space) land use designation, in that the proposed project:

- a) *Is categorized as “murals to enliven blank walls” within the VLC; and*
- b) *Is supported by the General Plan goal (1.C) and policies (1.J.6, 1.J.11, 1.J.14, 1.C.2, & 1.C.4.).*

SECTION 5: ZONING CONSISTENCY

The proposed two murals are located within the Waterfront Commercial District (C-W) Zone (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-W Zoning District allows “Murals with no commercial message shall be allowed in all nonresidential zones, and on commercial use buildings in the residential-professional zones” (CCMC § 17.39.160(A)). This Item is further discussed under Section 6: Conditional Use Permit Review.

5.3. ZONING: The proposed mural is a use consistent with the C-W Zoning District and is complementary to some of the surrounding uses (See Table 5-1: Comparison of surrounding Properties).

TABLE 5-1: COMPARISON OF SURROUNDING PROPERTIES		
Vicinity	Zoning District	Current Use
Project Property	Waterfront Commercial (C-W)	Mason Mall, TAB & Associates
North	Waterfront Commercial (C-W)	Parking Lot
South	Coastal Zone Open Space (CZ-O)	Parking Lot
East	Waterfront Commercial (C-W)	Del Norte Child Care Council
West	Waterfront Commercial (C-W)	Vacant Building

5.4. DEVELOPMENT STANDARDS & PROPOSED PROJECT:
 The following items include a summary analysis of the Architectural Review Application

submittal (See Attachment A: AR26-05 Application) and the C-W (Waterfront Commercial District) Zoning Development Standards (CCMC § 17.39), which is further analyzed under Section 6: Architectural Review below.

5.5. Site Plan: The proposed project is subject to an Architectural Review as “*The mural design must have the approval of the architectural review committee*” (CCMC § 17.39.160(A)). This item is further discussed under Section 6: Architectural Review below.

5.6. REQUIRED FINDINGS BY THE COMMISSION:

The Planning Commission finds that the proposed project is consistent with the Crescent City’s Waterfront Commercial District (C-W) 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 “Murals with no commercial message shall be allowed in all nonresidential zones, and on commercial use buildings in the residential-professional zones” (CCMC § 17.39.160(A));*
- c) *“The mural design must have the approval of the architectural review committee” (CCMC § 17.39.160(A)); and*
- d) *Is subject to all zoning regulations (CCMC § 17.23.010).*

SECTION 6: ARCHITECTURAL REVIEW

The proposed two murals are permitted use within the C-W Zone (CCMC § 17.39.160(A)) requiring the scheduled public hearing for the Planning Commission to determine whether the proposed Architectural Review (Application AR26-05 - Attachment A) shall be approved or denied (CCMC § 17.39.160(A)), based on the following standards:

FIGURE 6-1: PROPOSED PROJECT



6.1. Definition: A "mural" means a decorative scene or graphic design painted on and made an integral part of a wall surface, and making no reference to a specific business or brand of product offered for sale on the premises (CCMC § 17.39.030).

The proposed mural contains decorative scene painted on a wall surface with no reference to a specific business or brand of product. Therefore, the proposed project is consistent with the mural definition.

6.2. Zoning: Murals with no commercial message shall be allowed in all nonresidential zones, and on commercial use buildings in the residential-professional zones (CCMC § 17.39.160(A)).

The proposed location is within the C-W zone (Waterfront Commercial District). Therefore, the proposed project is consistent with zoning requirements.

6.3. Review: The mural design must have the approval of the architectural review committee ("Planning Commission") (CCMC § 17.39.160(A)).

The proposed two murals are subject to an architectural review by the Planning Commission and scheduled for a public hearing. Therefore, the proposed project is consistent with review requirements.

6.4. City's Central Themes: "The murals shall be consistent with the City's three central themes" (Policy 1.J.14) which are "Redwood National Park, Seacoast Fishing Village, and Crescent City's historical past (e.g. 1964 Tsunami)" (Policy 1.J.11).

The proposed two murals are consistent with the Seacoast Fishing Theme central theme.

6.5. Maintenance: All murals shall be maintained in a clean and tidy condition (CCMC § 17.39.160(A)).

The proposed mural is conditioned to maintain a clean and tidy condition (See Attachment B: Conditions of Approval). Therefore, the proposed project is consistent with maintenance requirements.

6.6. REQUIRED FINDING BY THE COMMISSION:

The Planning Commission finds that the proposed mural satisfies the Architectural Review requirements in that the mural is consistent with:

- a) the mural definition;*
- b) the zoning requirements;*
- c) the mural review requirements;*
- d) the City's three central themes; and*
- e) the mural maintenance requirements.*

SECTION 7: ENVIRONMENTAL DETERMINATION SUMMARY

The California Environmental Quality Act (CEQA) requires government agencies to consider the environmental consequences of their actions before approving plans and policies or committing to a course of action on a project.

This process is intended to: (1) inform government decision makers and the public about the potential environmental effects of proposed activities; (2) identify the ways that environmental damage can be avoided or significantly reduced; (3) prevent significant, avoidable environmental damage by requiring changes in projects, either by the adoption of alternatives or imposition of mitigation measures; and (4) disclose to the public why a project was approved if that project has significant environmental impacts that cannot be mitigated to a less than significant level.

7.1. Project: A "project" is defined by CEQA as a "whole action" subject to a public agency's discretionary funding or approval that has the potential to either (1) cause a direct physical change in the environment or (2) cause a reasonably foreseeable indirect physical change in the environment. "Projects" include discretionary activity by a public agency, a private activity that receives any public funding, or activities that involve the public agency's issuance of a discretionary approval and is not statutorily or categorically exempt from CEQA. (Pub. Res. Code § 21065.)

7.2. REQUIRED FINDING BY THE COMMISSION:

The Planning Commission finds that the proposed project is determined to not have the potential to either (1) cause a direct physical change in the environment or (2) cause a reasonably foreseeable indirect physical change in the environment according to the California Environmental Quality Act (CEQA) Guidelines.

SECTION 8: PLANNING COMMISSION ACTION OPTIONS

The proposed two murals require an Architectural Review within the C-W Zone (CCMC § 17.23.030) has been scheduled for a public hearing to determine whether the proposed minor Architectural Review (Application AR26-05) (See Attachment A) shall be approved or denied (CCMC § 17.54.030):

8.1. ACTION TO APPROVE. Making all the required findings.

- **Recommended Motion: “I move to adopt Resolution No. PC2026-09, A Resolution of the Planning Commission of the City of Crescent City approving a Mural Architectural Review (Application AR26-05) granting Lezlie Duncan’s proposed two murals.”**
- 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 request to construct the two murals. 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)).

8.2. ACTION TO DENY. Denying one, or more, of the required findings.

- **Motion Example: “I move to deny the Mural Architectural Review (Application AR26-05) 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 construct a mural.

8.3. DELAY ACTION BY REQUESTING ADDITIONAL INFORMATION. Requiring additional information to make the necessary findings.

- **Motion Example: “I move to request additional information regarding _____ be brought back to the June 11, 2026 (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, June 11, 2026, or a specific alternative Special Planning Commission meeting.

SECTION 9: STAFF RECOMMENDATION

1. (Chair) "Agenized Item #2: A Public Hearing to consider a Mural Architectural Review (Application AR26-05) for Lezlie Duncan's proposed two murals, located at 983 3rd Street (APN 118-070-023) and 1080 Mason Mall (APN 118-070-021)."
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. PC2026-09, A Resolution of the Planning Commission of the City of Crescent City approving a Mural Architectural Review (Application AR26-05) granting Lezlie Duncan's proposed two murals."**
 - 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. PC2026-09, A Resolution of the Planning Commission of the City of Crescent City approving a Mural Architectural Review (Application AR26-05) granting Lezlie Duncan's proposed two murals.**"
 - 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, Clerk Altman, 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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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 Lezlie Duncan	Street Address 432 N Pebble Beach Drive	City CC	Zip Code 95531	Day Phone 707.218.6402
Representative (if any)	Street Address	City	Zip Code	Day Phone
Property Owner Battery Point Group LLC	Street Address “	City	Zip Code “	Day Phone
Correspondence to be sent to <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Representative <input checked="" type="checkbox"/> Owner				

Project Address 983 3rd Street and 1080 Mason Mall	Assessor's Parcel No.	
Description of proposed project (attach sheets if necessary) Mural #1: Color mural of graphics that represent the area with the words, "Welcome to Downtown Crescent City" included in the design. Location: 983 3rd Street, dimensions: 10' x 120' Mural #2: Mosaic depiction of angel wings made from local shells. Location: 1080 Mason Mall, dimensions: 8'x8'		
Existing Land Use commercial	Adjacent Uses commercial	Building Coverage _____ sq.ft. existing
Project Acreage	Project Height see above	Building Coverage see above _____ sq.ft. proposed
Parking (number of spaces)	Paved Area	Grading Required? _____ (if yes, attach preliminary grading plan)
Diking, dredging, or filling of open coastal water, wetlands or riparian/drainage areas. (Attach biological report and preliminary grading plans.)		
Land Division or Boundary Adjustment. (Include tentative map with existing property lines, proposed lots, lot sizes, dimensions, access, physical features and proposed improvements, utilities, etc.)		

Applicant/Representative: I have reviewed this application and the attached material. The provided information is accurate.	Property Owner/Authorized Agent: I have read this application and consent to its filing
Signed _____ Date _____	Signed  Date _____

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

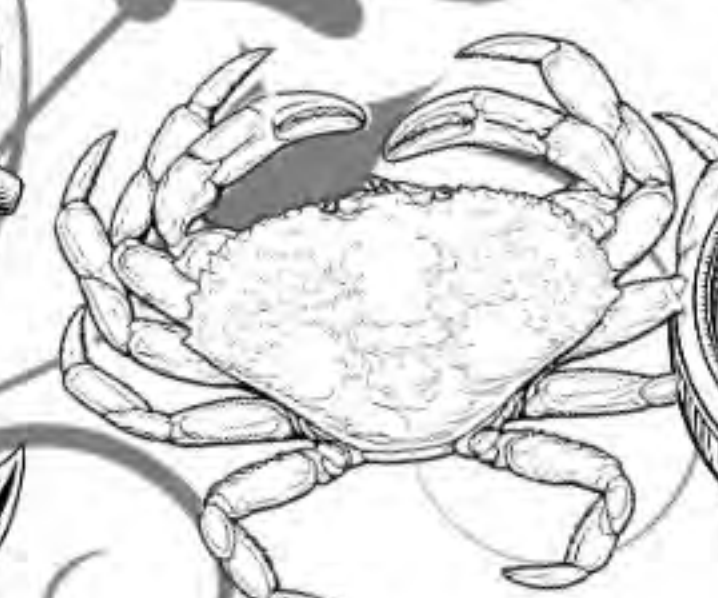
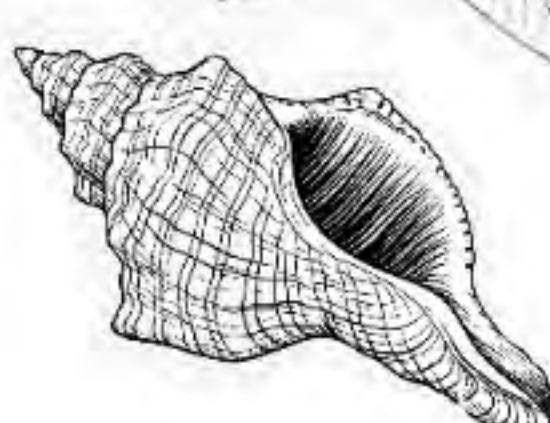
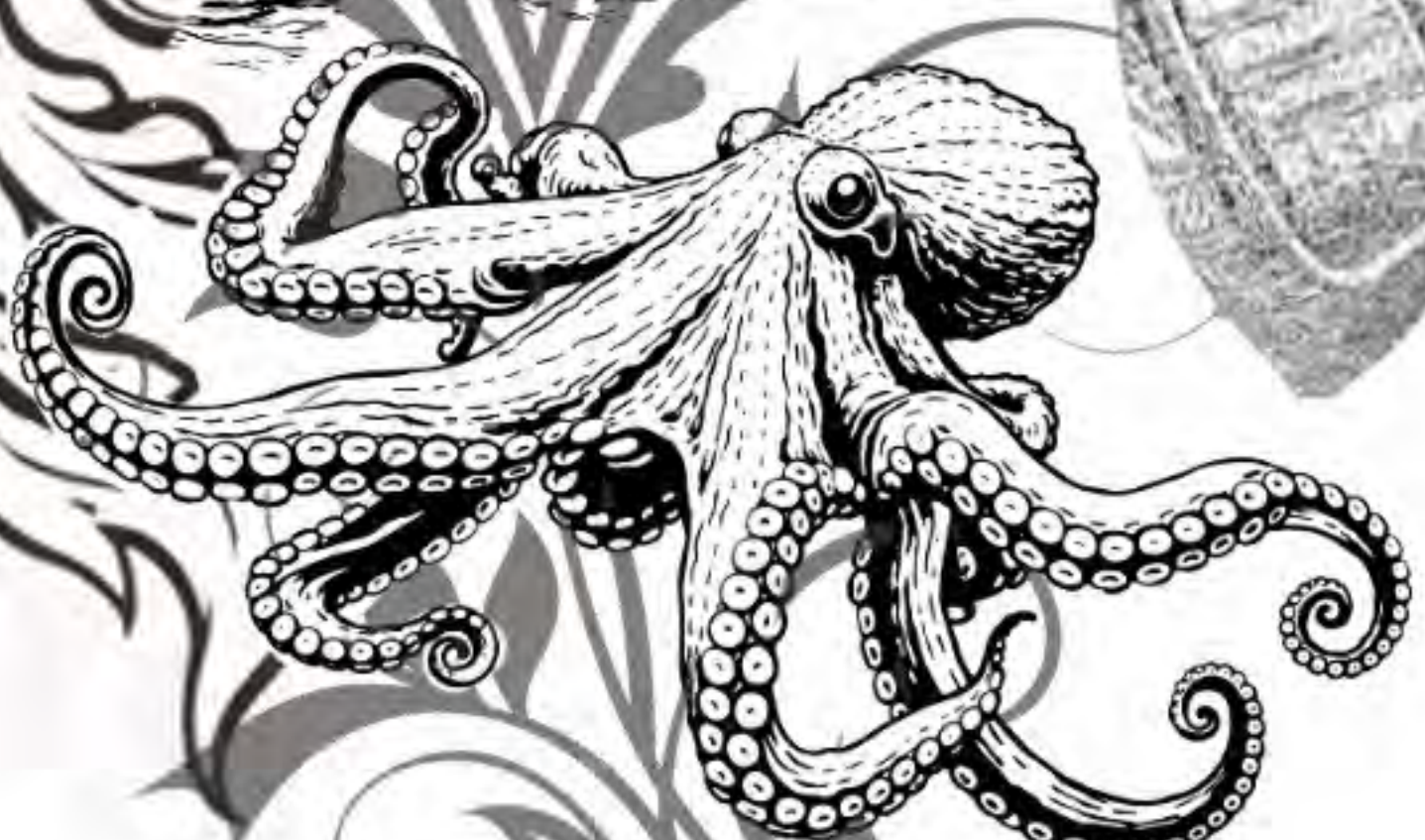
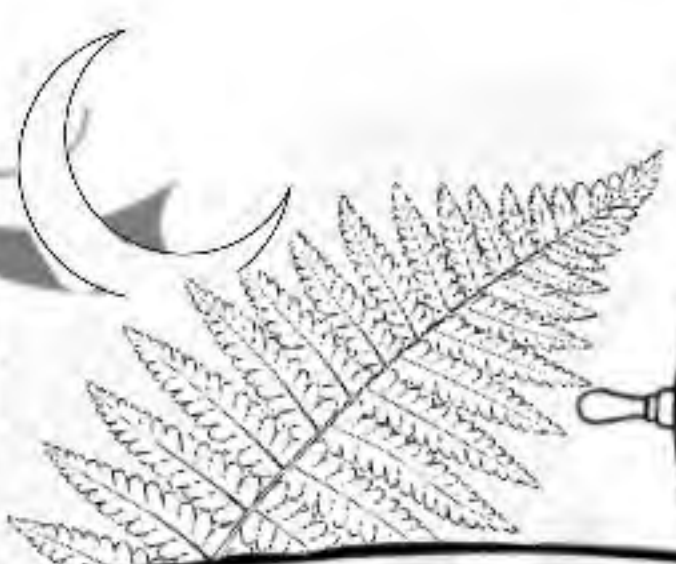
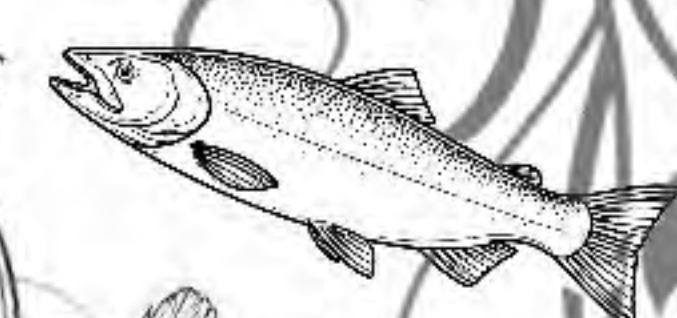
REQUIRED SUPPLEMENTAL	<input checked="" type="checkbox"/> Application Form	Project plans: * <input type="checkbox"/> Project site plans (buildings, parking, etc.) <input type="checkbox"/> Building floor plans and elevations <input type="checkbox"/> Preliminary grading/drainage plans <input type="checkbox"/> Landscaping/irrigation plans/dumpster <input checked="" type="checkbox"/> Sign plans/elevations <input type="checkbox"/> Color/materials samples <input type="checkbox"/> Subdivision/lot line adjustment map <input checked="" type="checkbox"/> Written Project Description <input type="checkbox"/> Preliminary Title Report <input type="checkbox"/> Special Project Justification/per code
	<input checked="" 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) AR26-05	Filing Fees \$200.00	Date Filed 04/07/2026	Receipt # 8073030	
	Date Application Completed 04/07/2026	Zoning C-W	General Plan (LUP) VLC		
	CEQA: Exempt _____ Negative Declaration _____ Mitigated Negative Declaration _____ Environmental Impact Report _____				
	Review By Planning Commission	City Council _____	Architectural Review _____	Planning/Public Works _____	
	Public Hearing	Office Hearing	Appealable to Coastal Commission?		
	Other Notes:			Approved:	

MAKE CHECKS PAYABLE TO CITY OF CRESCENT CITY

Welcome to
Downtown
Crescent City





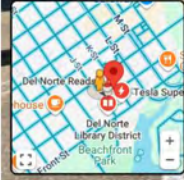
12' Wide x 10' tall

SIZE = 8'X8



Crescent City, California
Google Street View
Jun 2018

1080 Mason Mall



Angel Wings Mural

Google Maps



Angel Wings Wall

12x8

12x8



DRAFT CONDITIONS OF APPROVAL
Mural Architectural Review – Application AR26-05

On May 14, 2026, the City of Crescent City’s Planning Commission held a Public Hearing in which they voted to **APPROVE** (by adopting Resolution PC2026-09), to grant Lezlie Duncan’s Mural Architectural Review (Application AR26-05) for the proposed two murals within the C-W Zone (Waterfront Commercial District) located at 983 3rd Street (APN 118-070-023) and 1180 Mason Mall, Crescent City, CA 95531 (APN 118-100-021), 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 17.39 (Signs Ordinance). Murals are considered a community promotional sign that is architecturally controlled.
2. **Site Plan & Architectural Design.** The approved project shall be constructed according to the approved site plan & architectural design dated 04/07/26 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. **Departments.** The applicant shall comply with permit requirements of the City of Crescent City’s Public Works Department, Police Department, Fire & Rescue, Finance Department, Building Department, and Community Development

Department, as applicable.

4. **Mural.** All murals shall be maintained in a clean and tidy condition (CCMC § 17.39.160(A)).

----- END OF CONDITIONS -----

DRAFT

CITY OF CRESCENT CITY
PLANNING COMMISSION & ARCHITECTURAL REVIEW COMMITTEE

Commission Members: Ray Walp, Chairperson * Kristine DeCossio, Vice-Chair
Shawna Hyatt * Debra Perius * Paul Martinez



Incorporated April 13, 1854

web: www.crescentcity.org

DRAFT RESOLUTION NO. PC2026-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CRESCENT CITY APPROVING A MURAL ARCHITECTURAL REVIEW (APPLICATION AR26-05) GRANTING LEZLIE DUNCAN'S PROPOSED TWO MURALS

WHEREAS, Lezlie Duncan has submitted a Mural Architectural Review (Application AR26-05) for two murals located within the C-W Zone (Waterfront Commercial District) at 983 3rd Street (APN 118-070-023) and 1180 Mason Mall, Crescent City, CA 95531 (APN 118-100-021);

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 VLC (Visitor and Local Commercial) land use designation, in that the proposed project:

- a) *Is categorized as "murals to enliven blank walls" within the VLC; and*
- b) *Is supported by the General Plan goal (1.C) and policies (1.J.6, 1.J.11, 1.J.14, 1.C.2, & 1.C.4.).*

WHEREAS, the Planning Commission finds that the proposed project (with a Conditional Use Permit) is consistent with the Crescent City's Waterfront Commercial District (C-W) 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 "Murals with no commercial message shall be allowed in all nonresidential zones, and on commercial use buildings in the residential-professional zones" (CCMC § 17.39.160(A));*
- c) *"The mural design must have the approval of the architectural review committee" (CCMC § 17.39.160(A)); and*
- d) *Is subject to all zoning regulations (CCMC § 17.23.010).*

WHEREAS, the Planning Commission finds that the proposed mural satisfies the Architectural Review requirements in that the mural is consistent with:

- a) *the mural definition;*
- b) *the zoning requirements;*
- c) *the mural review requirements;*
- d) *the City's three central themes; and*
- e) *the mural maintenance requirements.*

ARCHITECTURAL REVIEW (APPLICATION AR26-05)

For two Murals

WHEREAS, the Planning Commission finds that the proposed project is determined to not have the potential to either (1) cause a direct physical change in the environment or (2) cause a reasonably foreseeable indirect physical change in the environment according to the California Environmental Quality Act (CEQA) Guidelines.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Crescent City approving a Mural Architectural Review (Application AR26-05) granting Lezlie Duncan's proposed two murals at the addresses above be approved 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 14th day of May 2026, by the following polled vote.

AYES:
NOES:
ABSTAIN:
ABSENT:

Ray Walp, Chairperson

ATTEST:

Heather Welton, Community Development Specialist



STAFF REPORT AGENDA ITEM #3

TO: Chairperson Walp and Members of the Planning Commission

FROM: Community Development Department, Planning & Zoning
Bob Brown, Contract Planner Director

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

DATE: Thursday, May 14, 2026

SUBJECT: A Public Hearing to consider a Major Site Plan & Architectural Review (Application AR26-06) for Sam Schauerman's proposed demolition permit and an 8-unit residential-only development located at 780 J Street (APN 118-240-027)

SECTION 1: EXECUTIVE SUMMARY

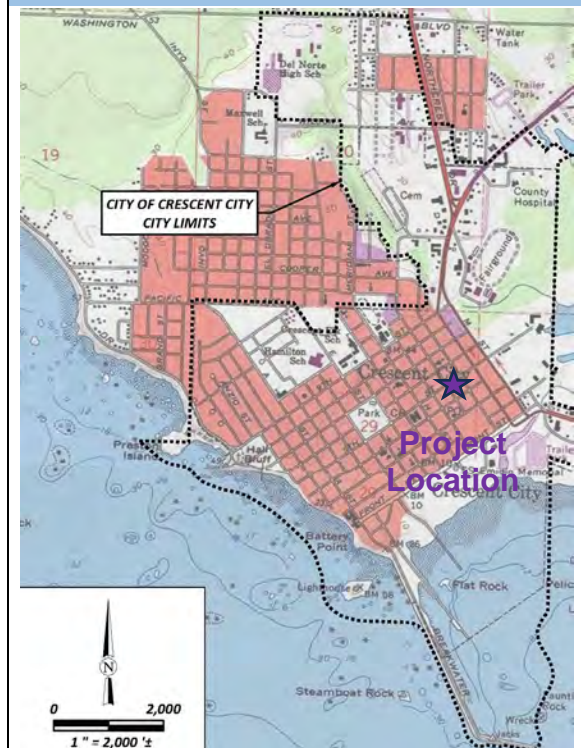
Sam Schauerman has submitted a Major Architectural Review (Application AR26-06) for a demolition permit and an 8-unit residential-only development located within the R-3 Zone (High-Density Residential District) at 780 J Street, Crescent City, CA 95531 (APN 118-240-027).

STAFF RECOMMENDS: "Motion to adopt Resolution No. PC2026-10, A Resolution of the Planning Commission of the City of Crescent City approving a Major Site Plan & Architectural Review (Application AR26-06) granting Sam Schauerman's proposed demolition permit and 8-unit residential-only development."

ATTACHMENTS:

- A) AR25-06 Application
- B) AR25-06 Conditions of Approval
- C) Resolution No. PC2026-10
- D) Demolition – Legal Memorandum

FIGURE 1-1: PROJECT LOCATION MAP

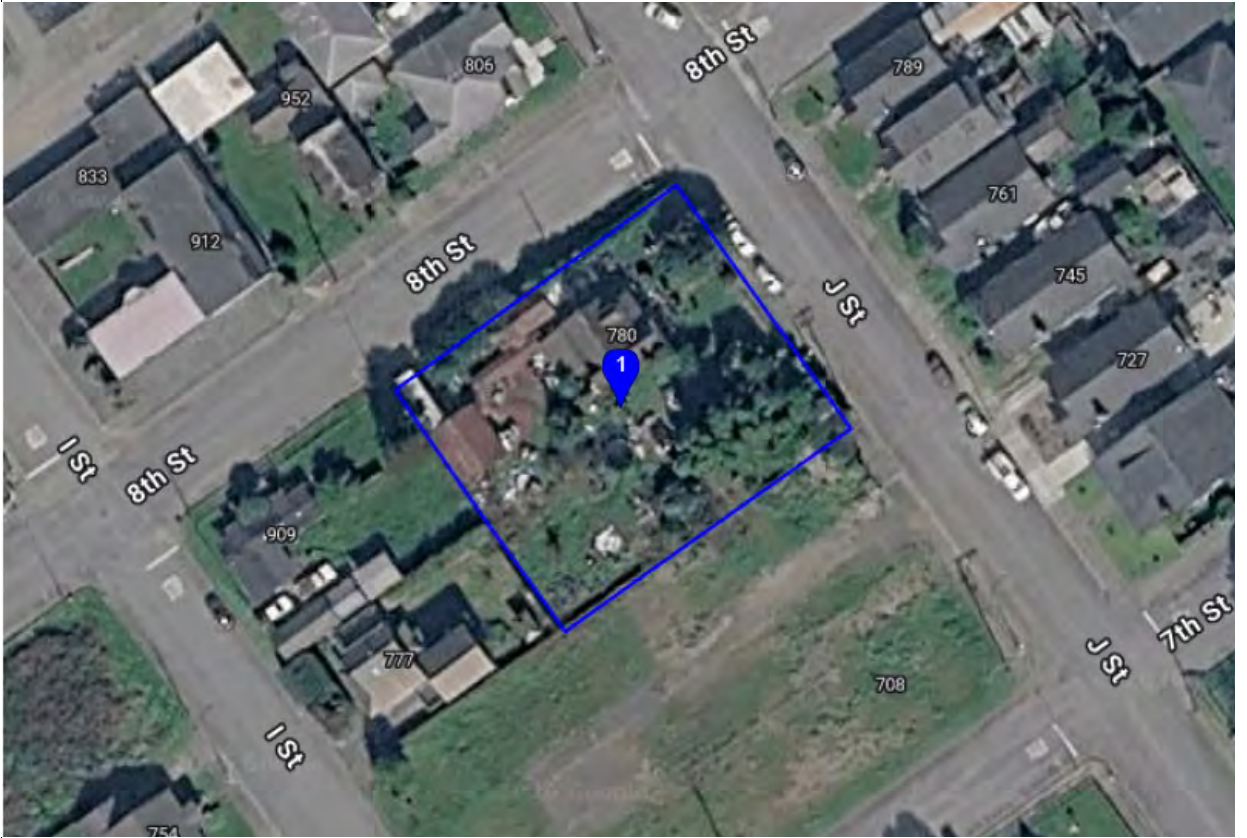


Source: Housing Element (December 2022)

SECTION 2: BACKGROUND INFORMATION

ADDRESS: 780 J Street Crescent City, CA 95531	APN: 118-240-027-000	PARCEL SIZE: +/- 0.384 acres +/- 16,744 sf	PROJECT SIZE: 0.384 acres 16,744 sf
--	--------------------------------	---	--

FIGURE 2-1: PROJECT PARCEL



Source: Parcel Quest (April 2026)

The proposed project is located within the Multi-Family Residential 15-30-du per acre (MF 15-30) designation General Plan land use designation and within the High-Density Residential District (R-3) zoning designation (See Section 4: General Plan Consistency and Section 5: Zoning Consistency).

2.1. APPLICATION:

On April 13, 2026, Sam Schauerman submitted a Major Site Plan & Architectural Review (Application AR26-06) for a proposed demolition permit and an 8-unit residential-only development on a 0.38-acre parcel within the R-3 Zone (High-Density Residential District) located at 780 J Street, Crescent City, CA 95531 (APN 118-240-027). Additional submittals were provided to the City on April 14, 2026. The submitted Major Site Plan & Architectural Review (Application AR26-06) was deemed complete on April 14, 2026.

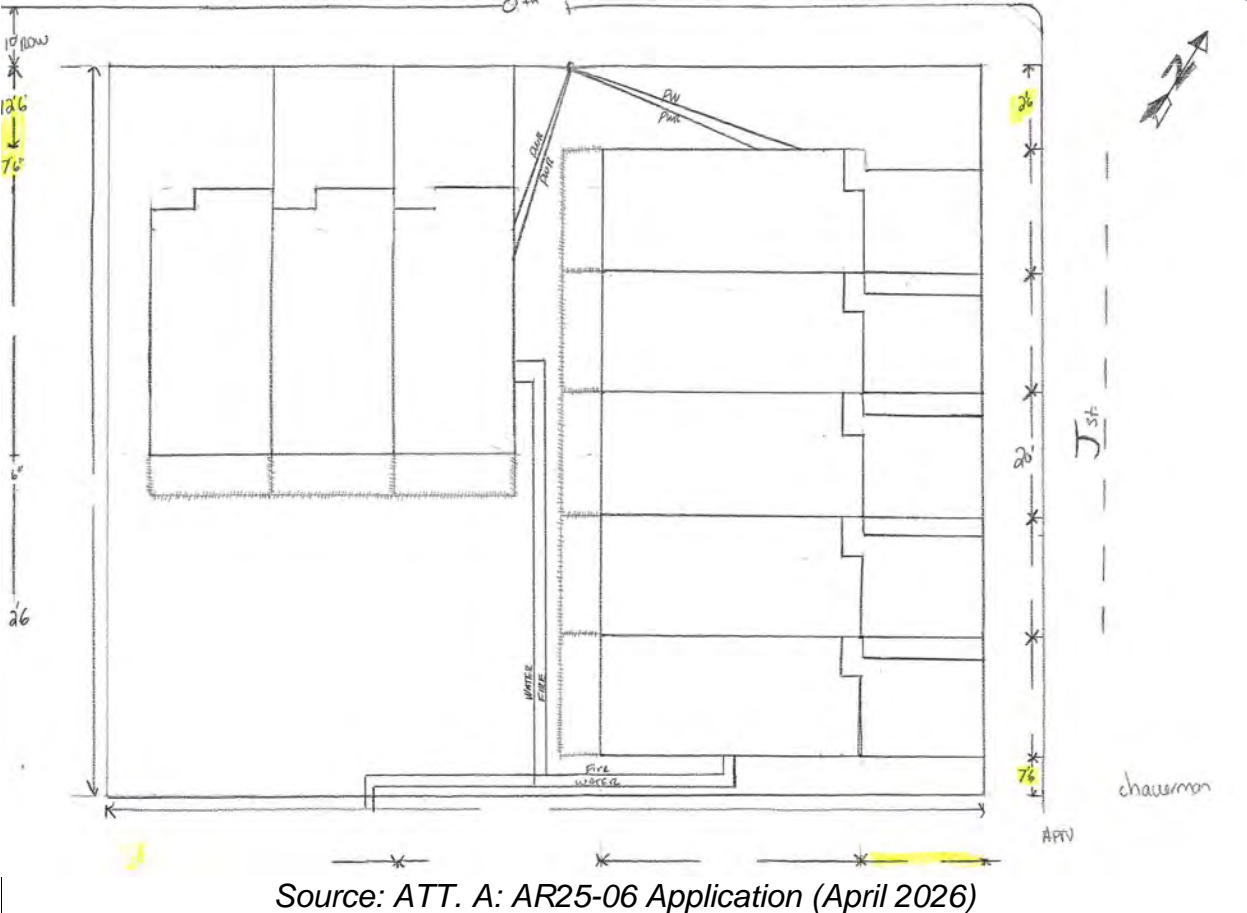
2.1. REQUIRED FINDINGS BY THE COMMISSION:

Sam Schauerman has submitted a Major Architectural Review (Application AR26-06) for a proposed demolition permit and an 8-unit residential-only development on a 0.38-acre parcel within the R-3 Zone (High-Density Residential District) located at 780 J Street, Crescent City, CA 95531 (APN 118-240-027).

SECTION 3: PROPOSED PROJECT DESCRIPTION

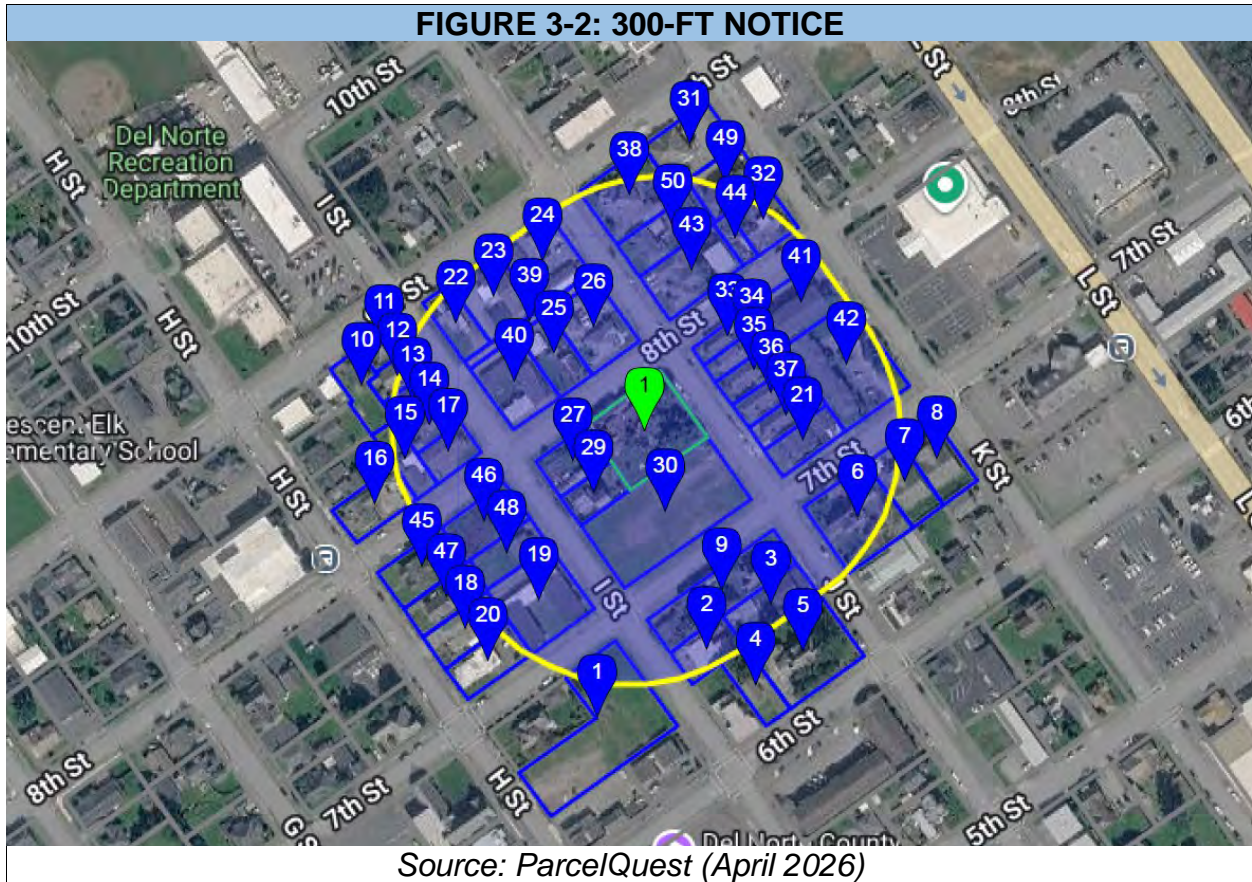
Sam Schauerman has submitted a Major Architectural Review (Application AR26-06) for a demolition permit and an above-moderate 8-unit residential-only development (2-bed, 2.5-bath) residential-only town-house style development on a partially developed residential 0.38-acre parcel within the R-3 Zone (High-Density Residential District), located at 780 J Street, Crescent City, CA 95531 (APN 118-240-027).

FIGURE 3-1: PROJECT PARCEL



3.1. NOTICE OF PUBLIC HEARING:

A Notice of Public Hearing was submitted to the Del Norte Triplicate newspaper (on 04/27/26) to be published (on 04/29/26) in print/online circulation and provided to the Commissioners (on 04/27/26). A Notice of Public Hearing was mailed (on 04/29/26) to the property owners within 300-ft of the project location (CCMC § 17.46.050) as required (Cal. Gov. Code §§ 65090 & 65094).



3.2. Public Notice Posting In Addition to Newspaper Publishing

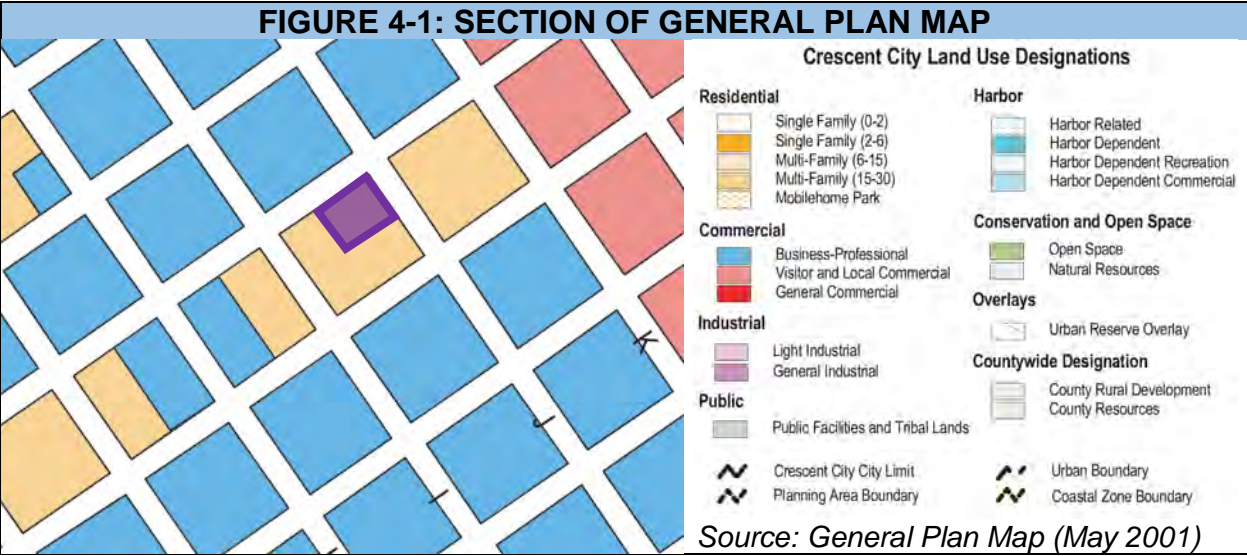
A Notice of Public hearing was posted (on 04/28/26, 04/29/26, & 04/30/26) at City Hall, Del Norte County Library, and the Flynn Center. The notice was also posted at the project location and on the City's website (<https://www.crescentcity.org/PublicNotices>).

3.3. REQUIRED FINDINGS 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 4: GENERAL PLAN CONSISTENCY

The proposed demolition permit and an 8-unit residential-only development are located within the Multi-Family Residential 15-30 dwelling units per acre (MF 15-30) General Plan land use designation (See Figure 4-1: Section of General Plan Map).



4.1. General Plan Land Use Designation:

The MF 15-30 General Plan land use designation principally permits “*clustered multiple-unit buildings*” for “*Residential densities range from a minimum of six to a maximum of 15 dwelling units per acre,*” as the intended uses “*provides for moderate to high density residential development.*”

The proposed demolition permit and an 8-unit residential-only development is a use consistent with the MF 15-30 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	MF 15-30 (Multi-Family Residential 15-30 dwelling units per acre)	Single-Family
North	B-P (Business-Professional)	Residential Single-Family & Multi-Family
South	MF 15-30 (Multi-Family Residential 15-30 dwelling units per acre)	Residential Multi-Family
East	MF 15-30 (Multi-Family Residential 15-30 dwelling units per acre)	Residential Multi-Family
West	MF 15-30 (Multi-Family Residential 15-30 dwelling units per acre)	Residential Multi-Family

4.2. SUPPORTING GENERAL PLAN GOALS/POLICIES:

- 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.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.”*
- Policy 1.F.2.** - *“The City shall ensure that infill development (either new or rehabilitated residential structures) is compatible with the overall established character of residential neighborhoods.”*
- Policy 1.F.3.** - *“The City shall encourage higher residential densities at locations where convenient access and adequate facilities, including parks and open space, are readily available.”*
- 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.1.** - *“The City shall preserve, to the greatest degree possible, the remaining older structures which serve as a physical reminder of the City’s historical past. The City shall give priority to preserving those structures of architectural or historical significance.”*
- Policy 1.J.3.** - *“The City shall make the improvements or removal of dilapidated buildings throughout the city a code enforcement program priority. This is particularly important in the downtown area and the residential neighborhoods of the city.”*
- Policy 1.J.4.** - *“The City shall selectively allow conversions of older structures from single-family residential to other uses (such as commercial or multi-family residential) if the intrinsic character and outward appearance of the structure is not altered. Demolition of these structures should be very selective.”*
- Policy 1.J.5.** - *“The City shall ensure that all new developments in the Crescent City area be of quality design and provide an adequate level of amenities.”*
- Policy 4.E.5.** - *“The City shall encourage new project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions.”*
- Policy 4.E.6.** - *“Future drainage system requirements shall comply with applicable State and Federal pollutant discharge requirements.”*
- Policy 4.E.9.** - *“The City shall require that best management practices (BMPs) for controlling stormwater runoff and maintaining water quality be incorporated into development design and operation. All post-construction structural BMPs (or suites of BMPs) for new residential, commercial, and industrial development within the Coastal Zone shall be designed to treat, infiltrate or filter stormwater runoff from each storm event, up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile 1-hour storm event for flow-based BMPs.”*
- Policy 4.G.5.** - *“The City shall cooperate with the Crescent Fire Protection District in creating an inventory and eliminating structurally unsafe and fire-hazardous housing structures that are beyond repair or rehabilitation.”*
- Goal 5.F.** - *“To encourage development of private recreational facilities to supplement*

- public facilities and to provide for economic development opportunities.”*
- Policy 5.F.1.** – *“The City shall encourage development of private recreation facilities to reduce demands on public agencies.”*
 - Policy 5.F.2.** – *“The City shall encourage private landowners to develop areas for fee-based recreational use.”*
 - Policy 5.F.3.** – *“The City shall encourage private recreational development that complements the natural features of the area, including the topography, waterways, vegetation, and soil characteristics.”*
 - Goal 5.G.** – *“To encourage identification, protection, and enhancement of Crescent City's important historical, archaeological, paleontological, and cultural sites and activities, and their contributing environment.”*
 - Policy 5.G.1.** – *“The City shall require appropriate surveys and site investigations when needed as part of the initial environmental assessment for development projects in accordance with the California Environmental Quality Act (CEQA). Surveys and investigations shall be performed under the supervision of a professional archaeologist or other person qualified in the appropriate field approved by the City.”*
 - Policy 5.G.2.** – *“The City shall require that discretionary development projects identify and protect from damage, destruction, and abuse, important historical, archaeological, paleontological, and cultural sites and their contributing environment. Such assessments shall be incorporated into a citywide cultural resource database.”*
 - Policy 5.G.3.** – *“The City should encourage property owners and other land managers to preserve or rehabilitate important historical, archaeological, paleontological, and cultural sites rather than destroying or allowing them to deteriorate.”*

4.3. SUPPORTING HOUSING ELEMENT GOALS & POLICIES:

- Goal HG-1.** – *“Assure adequate, safe, cost-effective and energy-efficient housing opportunities for all segments of 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.”*
- Policy HP-1.1.** – *“Review new residential development for consistency with the character of the community and blend with existing development, while at the same time, ensure sustainability and environmental protection.”*
- Policy HP-1.2.** – *“Encourage compatible multi-family developments on feasible lots in the Moderate Density (R-2), High Density Residential (R-3), Residential-Professional (RP), Downtown Business (C-1), General Commercial (C-2), and Commercial Waterfront (C-W) zones by adhering to minimum density standards and streamlining the application review process.”*
- Policy HP-1.4.** – *“Promote conservation and improvement of the existing housing stock, with emphasis on older structures. Specific areas of concern include energy efficiency, electrical wiring, foundation stability, and prevention of water damage.”*
- Policy HP-1.5.** – *“Conserve the City's older housing stock and its historical and cultural heritage through preservation and innovative reuse of older structures, utilizing the Secretary of Interior's Standards for the Treatment of Historic properties.”*

4.4. REQUIRED FINDING BY THE COMMISSION:

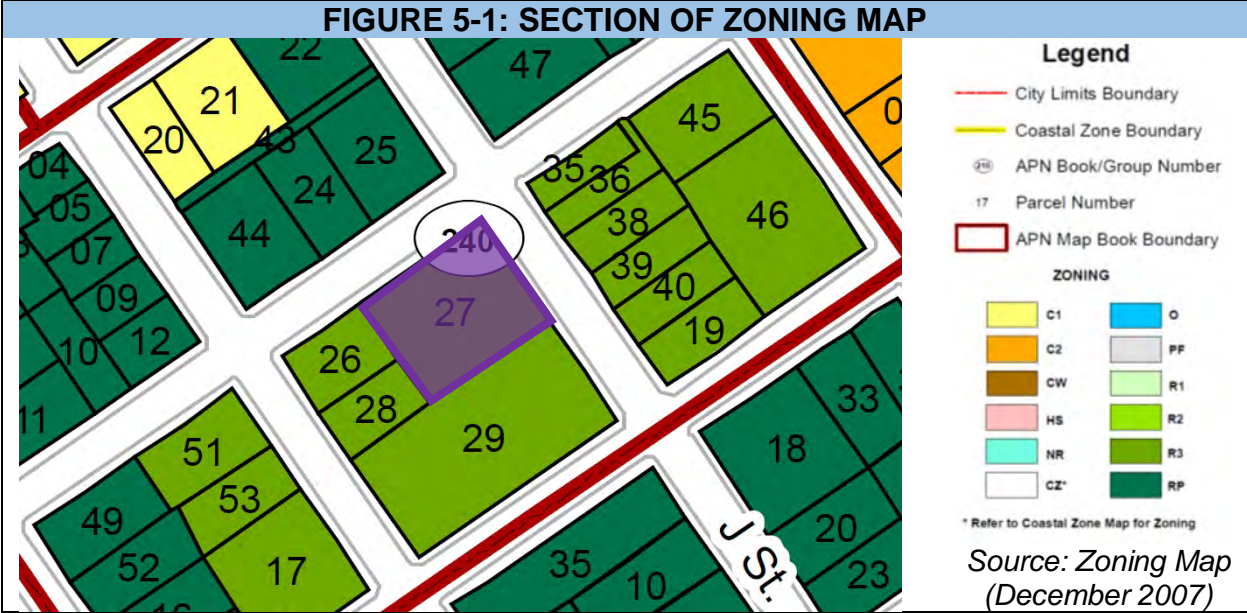
The Planning Commission finds that the proposed project is consistent with the Crescent City General Plan's MF 15-30 (Multi-Family Residential 15-30-du per acre) land use designation, in that the proposed project:

- a) *Is categorized as "townhouses (row houses)" with "Residential densities range from a minimum of 15 to a maximum of 30 dwelling units per acre" within the MF 15-30;*
- b) *"Provides for high density residential development within the urban boundary" within the MF 15-30; and*
- c) *Is supported by the General Plan goals (1.F, 1.J, 5.F, & 5.G.) and policies (1.A.2, 1.A.3, 1.F.2, 1.F.3, 1.J.1, 1.J.3, 1.J.4, 1.J.5, 4.E.5, 4.E.6, 4.E.9, 4.G.5, 5.F.1, 5.F.2, 5.F.3, 5.G.2, & 5.G.3).*
- d) *Is supported by the Housing Element goal (HG-1) and policies (HP-1.1, HP-1.2, HP-1.4, & HP-1.5).*

SECTION 5: ZONING CONSISTENCY

The proposed demolition permit and an 8-unit residential-only development is located on a vacant parcel within the High-Density Residential District (R-3) Zone (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 R-3 Zoning District principally permits “*Dwelling groups consisting of one-family, two-family, or multiple-family dwellings*” (CCMC § 17.16.020(A)) as the intended uses “*provides for high density concentrations of dwelling units together*” (CCMC § 17.16.010(A)).

5.3. ZONING: The proposed demolition permit and an 8-unit residential-only development is a use consistent with the R-3 Zoning District and are similar to some of the surrounding uses (See Table 5-1: Comparison of surrounding Properties).

TABLE 5-1: COMPARISON OF SURROUNDING PROPERTIES		
Vicinity	Zoning District	Current Use
Project Property	R-3 (High-Density Residential)	Single-Family
North	R-P (Residential-Professional)	Residential Single-Family & Multi-Family
South	R-3 (High-Density Residential)	Residential Multi-Family
East	R-3 (High-Density Residential)	Residential Multi-Family
West	R-3 (High-Density Residential)	Residential Multi-Family

5.4. DEVELOPMENT STANDARDS & PROPOSED PROJECT:

The following items include a summary analysis of the Site Plan & Architectural Review Application submittal (See Attachment A: AR26-06 Application) and the R-3 (High-Density Residential District) Zoning Development Standards (CCMC § 17.16), which is further analyzed under Section 7: Site Plan & Architectural Review below.

5.5. Conditional Use Permit: No conditional use permit is required as the R-3 Zoning District principally permits “Dwelling groups consisting of one-family, two-family, or multiple-family dwellings” (CCMC § 17.16.020(A)).

5.6. Height and Area Regulations: All permitted uses within the R-3 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	17.16.030(A)(1)	35-ft	28-ft
Front Yard	17.16.030(B)(1)(a)	10-ft	20-ft (J Street)
[Exterior] Side Yard	17.16.030(B)(2)(b)	10-ft	12.6-ft (8 Street)
[Interior] Side Yard	17.16.030(B)(2)(a)	5-ft	7.6-ft
Rear Yard	17.16.030(B)(3)(a)	10-ft	10-ft
Lot Area	17.16.030(C)(1)	6,000-sf	16,744 sf
Lot Coverage	17.16.030(E)(1)	65%	~6,812-sf = ~40%
Density	17.16.030(D)(2)	30-du per acre (11.4-units)	8-du (3-units under)

5.7. Parking, Fencing, and Signs: All permitted uses within the R-3 Zoning District are subject to the general requirements regarding Parking (CCMC § 17.16.070(C)), Fencing (CCMC § 17.16.070(D)), and Signs (CCMC § 17.16.070(E)). These items are further discussed under Section 7: Site Plan & Architectural Review below.

5.8. Site Plan & Landscaping: All development within the R-3 district shall be subject to Site Plan & Architectural Review (CCMC § 17.16.070(A)) and Landscaping (CCMC § 17.16.070(B)). These items are further discussed under Section 7: Site Plan & Architectural Review below.

5.9. REQUIRED FINDINGS BY THE COMMISSION:

The Planning Commission finds that the proposed project is consistent with the Crescent City’s High-Density Residential District (R-3) 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 “Dwelling groups consisting of one-family, two-family, or multiple-family dwellings” (CCMC § 17.16.020(A));*
- c) *“Provides for high density concentrations of dwelling units together” (CCMC § 17.16.010(A)); and*
- d) *Is subject to all zoning regulations (CCMC § 17.16.010(B)).*

SECTION 6: DEMOLITION ARCHITECTURAL REVIEW

The proposed demolition permit for a building exceeding 45 years old (CCMC § 17.16.070(A)) requires the scheduled public hearing for the Planning Commission to determine whether the proposed Architectural Review shall be approved or denied (CCMC § 17.46.035), based on the following standards:

Where a structure(s) forty-five years or older is proposed for remodel or demolition, a review of the potential for impact upon a site listed on the National Historical Register or a site of local historical significance shall be made and considered in the architectural review decision. It is the goal of the city general plan to encourage property owners and other land managers to preserve or rehabilitate important historical and cultural site rather than destroy them” (CCMC § 17.46.035). Attachment D: Demolition Legal Memorandum is located in the staff package and utilized to make the following determinations.

6.1. National Historic Registry

The structure is NOT listed on the National Historic Registry (Attachment D: Demolition Legal Memorandum, page 2).

6.2. Local Historic Significance

The answer to this question requires the Planning commission to exercise independent judgment based on the evidence presented to them at the public hearing. The CCMC does not define what constitutes a “site of local historical significance” (Attachment D: Demolition Legal Memorandum, page 3).

“The structure is not listed on any local historical register, list, or survey. Neither the City nor the County have created or maintained a local registry, list or survey of sites of local historical significance” (Attachment D: Demolition Legal Memorandum, page 3).

6.3. California Historic Building Code

“The California Historical Building Code (CHBC) applies to a ‘qualified historical building or property’ located within the jurisdictional limits of the City. The purpose of the CHBC is to provide alternative building standards for qualified properties to support their preservation while also ensuring safety and accessibility” (Attachment D: Demolition Legal Memorandum, page 3). This can be done through the following analysis:

6.3.1. The structure IS a “building site, object, place, location, district or collection of structures” (Attachment D: Demolition Legal Memorandum, page 3).

6.3.2. The structure is NOT “deemed of importance to the history, architecture of culture of an area by appropriate local, state, or federal governmental jurisdiction” (Attachment D: Demolition Legal Memorandum, page 3).

The structure is NOT a historical building on, or determined eligible for national state or local historical registers or inventories, such as the National Register of Historic Places,

California Register of Historical Resources, State Historical Landmarks, State Points of Historical Interest (Attachment D: Demolition Legal Memorandum, page 3).

The structure is NOT a historical building on a city or county register, inventory or survey of historical or architecturally significant sites, places, or landmarks (Attachment D: Demolition Legal Memorandum, page 4).

6.4. CEQA Historic Resource Analysis

The California Environmental Quality Act (“CEQA” codified in Division 13 of the California Public Resources Code) requires that projects subject to discretionary approval by a local or state government comply with the Act. CEQA has its own historical resource impact analysis. Public Resources Code Section 21084.1 states that a project which may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment under Public Resources Code § 21084.1 and 14 CCR § 15064.5:

6.4.1. The building is NOT a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (Attachment D: Demolition Legal Memorandum, page 4).

6.4.2. The building is NOT included in a local register of historical resources adopted by a local resolution or ordinance (Attachment D: Demolition Legal Memorandum, page 5).

6.4.3. The building is NOT deemed significant pursuant to criteria set forth in Public Resources Code Section 5-24.1(g) (Attachment D: Demolition Legal Memorandum, page 5).

6.4.4. The building is NOT a local historic resource as defined in Public Resources Code Section 5020.1(j) (Attachment D: Demolition Legal Memorandum, page 5).

Additionally, the building must have maintained its integrity – “the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (14 CCR 4852(c)). In other words, has the building retained enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance? Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling and association (14 CCR § 4852(c)). If the building has not retained sufficient integrity, then the structure may be determined to not be a historical resource.

It is the City Attorney’s recommendation (04/06/2026) that the Planning Commission evaluate the site for local historic significance under PRC § 21084.1. Subsequently, the CEQA analysis must be completed. Under the CCMC, a demolition permit may not be issued for 780 J Street without an architectural review before the Planning Commission, the purpose of which would be to determine if the proposed demolition will impact a site of local historic significance under the CCMC and subsequently reviewed under CEQA.

The applicant has submitted a Repair/Restoration Feasibility report by Stover Engineering, a letter from the Crescent City Fire & Rescue, Building Department Red Tag, structural pictures, and CEQA Exemption request document to support the Planning Commissioner’s determination. Collectively, according to the applicant, this information supports the finding that the structure has lost its integrity from ‘demolition by neglect’ and is beyond the ability to restore its historical integrity.

6.5. REQUIRED FINDINGS BY THE COMMISSION:

The Planning Commission finds that the proposed project is consistent with the Crescent City’s Architectural Review Standards, in that the proposed project:

- a) *The structure is NOT listed on the National Historic Registry;*
- b) *The structure is NOT listed on any local historical register, list, or survey of sites of local historical significance;*
- c) *The structure, according to the California Historic Building Code (CHBC) IS a “building site, object, place, location, district or collection of structures”;*
- d) *The structure has NOT been, according to the CHBC “deemed of importance to the history, architecture of culture of an area by appropriate local, state, or federal governmental jurisdiction”;*
- e) *The building, according to CEQA, is NOT a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources;*
- f) *The building, according to CEQA, is NOT included in a local register of historical resources adopted by a local resolution or ordinance;*
- g) *The building, according to CEQA, is NOT deemed significant pursuant to criteria set forth in Public Resources Code Section 5-24.1(g); and*
- h) *The building, according to CEQA, is NOT a local historic resource as defined in Public Resources Code Section 5020.1(j).*

SECTION 7: SITE PLAN & ARCHITECTURAL REVIEW

The proposed demolition permit and an 8-unit residential-only development is a permitted use located within the R-3 Zone (CCMC § 17.16.070(A)) requiring the scheduled public hearing for the Planning Commission to determine whether the proposed Site Plan & Architectural Review shall be approved or denied (CCMC §17.46.040(A)), based on the following standards:



7.1. 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 High-Density Residential District (R-2) Zoning Code (with a Site Plan & Architectural Review). (See Section 5: Zoning Consistency).

7.2. Parking (CCMC §§ 17.16.060(A) & 17.46.035(A)):

The proposed project includes 24 off-street parking spaces which exceeds (by 8) the required 16 spaces. All residential developments with 3 or more units are required to provide 1.5 spaces per unit (CCMC 17.42.040(B)). The proposed project is consistent with parking requirements. The maintenance of off-street parking spaces is included in the Conditions of Approval (Attachment B).

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

The proposed project includes trees and low-lying plants) that are consistent with landscaping requirements. Additionally, all new multi-family residential developments, with five (5+) or more units, shall provide common usable open space (CCMC § 17.43.060) at a minimum of twenty percent (20%) square footage of the lot. However, the proposed project is located within 950-ft of Peterson Park and would qualify for an exemption (CMC § 17.43.060(G)). The applicant is proposing a shared courtyard/plaza

with a gazebo structure. The maintenance of landscaping is included in the Conditions of Approval (Attachment B).



7.4. Fencing (CCMC §§ 17.16.060(B) & 17.46.035(A)):

The proposed project includes minimum fencing to enclose backyards for each unit and is therefore consistent with fencing requirements. Any future fencing would be subject to a fence permit.

7.5. Signage (CCMC §§ 17.16.060(C) & 17.46.035(A)):

The proposed project does not include any signage. Therefore, the proposed signs are consistent with signage requirements. Any future signage will be subject to a sign permit.

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

The proposed project includes development of public sidewalks and street trees within City right-of-way in conjunction with Public Works Department and standards. Therefore, the proposed project is consistent with sidewalk and street requirements.

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

The proposed project includes hook-ups to existing underground provisions of water, sewage, electrical, and drainage facilities accessible to the parcel. Therefore, the proposed project is consistent with public services requirements.

7.8. REQUIRED FINDING BY THE COMMISSION:

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

- a) *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;*
- b) *Avoid monotonous and otherwise nonaesthetic development injurious to the overall community;*
- c) *Provide a [means] to encourage full development of streets servicing the properties;*
- d) *Assures full installation of all public utilities necessary to serve such properties; and*
- e) *Is consistent with the applicable zoning, parking and landscaping, fencing, signage, street, sidewalk and public services requirements.*

SECTION 8: ENVIRONMENTAL DETERMINATION SUMMARY

The proposed demolition permit and an 8-unit residential-only development is located on a vacant parcel is a permitted use within the R-3 Zone (CCMC § 17.16.070(A)) requiring CEQA review. The California Environmental Quality Act (CEQA) requires government agencies to consider the environmental consequences of their actions before approving plans and policies or committing to a course of action on a project.

This process is intended to: (1) inform government decision makers and the public about the potential environmental effects of proposed activities; (2) identify the ways that environmental damage can be avoided or significantly reduced; (3) prevent significant, avoidable environmental damage by requiring changes in projects, either by the adoption of alternatives or imposition of mitigation measures; and (4) disclose to the public why a project was approved if that project has significant environmental impacts that cannot be mitigated to a less than significant level.

8.1. Project: A "project" is defined by CEQA as a "whole action" subject to a public agency's discretionary funding or approval that has the potential to either (1) cause a direct physical change in the environment or (2) cause a reasonably foreseeable indirect physical change in the environment. "Projects" include discretionary activity by a public agency, a private activity that receives any public funding, or activities that involve the public agency's issuance of a discretionary approval and is not statutorily or categorically exempt from CEQA. (Pub. Res. Code § 21065.)

8.2. Exemption: There are CEQA exemptions (including categorical exemptions) that are created through the regulatory process and are found in CEQA Guidelines §§ 15300-15333. The proposed 36-unit mixed-use development is recommended by staff to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the following sections of the CEQA Guidelines:

8.3. 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 Multi-Family Residential 15-30-du per acre (MF 15-30) land use designation and is consistent with the Crescent City's High-Density Residential District (R-3) Zoning Code;

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 0.38 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.

8.4. Exceptions: No exceptions apply to the proposed project in that (1) there is NO reasonable possibility of a significant effect on the environment due to unusual circumstances; (2) NO significant cumulative impacts from projects of the same type will result; or (3) the project will NOT have impacts on a uniquely sensitive environment (CEQA Guidelines § 15300.2.).

A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource (Cal. Code Regs. Tit. 14, § 15300.2(f)). If the structure has lost its historic integrity (Section 6.4) then the exception doesn't apply. If the structure has not lost its historic integrity, then the exception applies and a Categorical Exemption cannot be used. A focused Environmental Impact Report (EIR) would need to be prepared.

8.5. Notice: A Notice of Exemption (NOE) will be filed at the County Courthouse and the State Clearing House upon project approval (Pub. Res. Code § 21167(d) & Guidelines § 15062(d)).

8.6. 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 32 § 15332 (In-fill Development) of the CEQA Guidelines, in that the proposed project:

- a) *Is consistent with the Crescent City General Plan's Multi-Family Residential 15-30-du per acre (MF 15-30) land use designation and is consistent with the Crescent City's High-Density Residential District (R-3) Zoning Code;*
- b) *Is located in the City of Crescent City, is approximately 0.38 acres, and is located adjacent to existing commercial uses;*
- c) *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;*
- d) *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*
- e) *Is surrounded by and is already adequately served by utilities and public services.*

SECTION 9: INTER-DEPARTMENTAL PLANNING REFERRALS

The proposed demolition permit and an 8-unit residential-only development is located on a vacant parcel is a permitted use within the R-3 Zone (CCMC § 17.16.070(A)) requiring review by other City Departments. The Inter-Departmental Planning Referrals were provided (on 04/17/2026) to the other City departments which included the following comments/conditions:

9.1. Police Department: Approved with “No concerns/comments.” (04/17/2026)

9.2. Fire and Rescue: Approved with comments. (04/20/2026)

“The fire department has no setback concerns with the project as depicted in the included plans.

Fire sprinklers contractor will need to confirm that existing fire supply underground piping at 708 J Street project can supply automatic sprinkler system demands for new project at 780 J Street as depicted in this plan. If piping as depicted is not adequate for new project, new piping with fire department connection and backflow prevention device will need to be supplied from J street water main.

Project will conform to applicable California Codes, including Building, Fire, and Automatic Fire Sprinkler Code.

Each unit shall be identified with code compliant numbering visible from the street showing address number and unit letter/number.”

9.3. Building Department: Approved with comments. (04/27/2026)

“Regarding the old Victorian at 780 J Street, I inspected building on 03/19/2026. I found many problems with this property. Porch floors and railings are failing and unsafe. There is exposed electrical wiring in various locations. Ceilings are failing in some areas due to leaks in the roof and evidence of mold throughout. Roofing is in bad condition and obviously contributing to the leaks and mold inside building. Some walls are damaged due to dry rot and open to the outside and not attached to the floor. Some areas of the floors are defecting and soft. I’m concerned that the underflooring framing has been compromised. Plumbing is substandard. The exterior chimney has cracks in the brick and mortar joints and is leaning away from the building. The stairway to the 2nd story is rotted and the railings are rotted and some of the railing is missing. The building has been posted with an unsafe building notice. For fire, life, and safety concerns it is in my opinion that this building should be abated as soon as possible.”

9.4. Public Works Department: Approved with comments. (04/27/2026)

“Demolition: As Director for the building department, I approve the demolition of all the property as requested. The building has been red-tagged for being an unsafe dwelling. The extent of the damage is extreme, with major structural failures. It also suffers from mold and moisture damage. Currently it is a danger to our community. The buildings removal will prevent unwanted occupation, protecting those that enter into, but also adjoining neighbors from a fire hazard.

8-unit Development: I approve the 8-unit residential project. The Project is requesting no waivers to the standard building codes, setbacks, or parking requirements. They will be required to make right-of-way improvements including sidewalks and ADA ramps as required by the City’s municipal code. The project will have to submit and receive approval for building and plan drawings before it will be permitted. The project will have to comply with storm water prevention and discharge requirements prior to receiving its certificate of occupancy.”

Additionally, City staff have worked closely with the applicant/developer through various meetings and correspondence.

9.5. REQUIRED FINDING BY THE COMMISSION:

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

SECTION 10: PLANNING COMMISSION ACTION OPTIONS

The proposed demolition permit and an 8-unit residential-only development requires an Architectural Review within the R-3 Zone (CCMC § 17.16.070(A)) has been scheduled for a public hearing to determine whether the proposed Architectural Review (Application AR25-06) (See Attachment A) shall be approved or denied (CCMC § 17.46.030):

10.1. ACTION TO APPROVE. Making all the required findings.

- **Recommended Motion: “I move to adopt Resolution No. PC2026-10, A Resolution of the Planning Commission of the City of Crescent City approving a Major Site Plan & Architectural Review (Application AR26-06) granting Sam Schauerma’s proposed demolition permit and 8-unit residential-only development.”**
- 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 request for the demolition of an +45-year-old structure and to construct an 8-unit residential-only development. 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)).

10.2. ACTION TO DENY. Denying the application, based on one, or more, of the required findings.

- **Motion Example: “I move to deny the Architectural Review (Application AR25-06) 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.

10.3. DELAY ACTION BY REQUESTING ADDITIONAL INFORMATION. Requiring additional information to make the necessary findings.

- **Motion Example: “I move to request additional information regarding _____ be brought back to the June 11, 2026 (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, June 11, 2026, or a specific alternative Special Planning Commission meeting.

SECTION 11: STAFF RECOMMENDATION

1. (Chair) "Agenized Item #3: A Public Hearing to consider a Major Site Plan & Architectural Review (Application AR26-06) for Sam Schauerman's proposed demolition permit and an 8-unit residential-only development located at 780 J Street (APN 118-240-027)."
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. PC2026-10, A Resolution of the Planning Commission of the City of Crescent City approving a Major Site Plan & Architectural Review (Application AR26-06) granting Sam Schauerman's proposed demolition permit and 8-unit residential-only development."**
 - 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. PC2026-10, A Resolution of the Planning Commission of the City of Crescent City approving a Major Site Plan & Architectural Review (Application AR26-06) granting Sam Schauerman's proposed demolition permit and 8-unit residential-only development.**"
 - 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 4-0*)

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

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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 <i>Sam Schauerman</i>	Street Address <i>PO Box 1103</i>	City <i>Crescent city Ca.</i>	Zip Code <i>95531</i>	Day Phone <i>707-951-0791</i>
Representative (if any) <i>''</i>	Street Address <i>''</i>	City <i>''</i>	Zip Code <i>''</i>	Day Phone <i>''</i>
Property Owner <i>''</i>	Street Address <i>''</i>	City <i>''</i>	Zip Code <i>''</i>	Day Phone <i>''</i>

Correspondence to be sent to Applicant Representative Owner

Project Address *780 J st. Crescent city Ca 95531* Assessor's Parcel No. *118-240-027*

Description of proposed project (attach sheets if necessary)
please see attached

Existing Land Use <i>Residential</i>	Adjacent Uses <i>Multi family</i>	Building Coverage <i>304220</i> sq. ft. existing
Project Acreage <i>.41</i>	Project Height <i>28'</i>	Building Coverage <i>#6812</i> - sq. ft. proposed
Parking (number of spaces) <i>24</i>	Paved Area <i>3,520-</i>	Grading Required? <i>—</i> (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. Signed <i>[Signature]</i> Date <i>4/7/26</i>	Property Owner/Authorized Agent: I have read this application and consent to its filing Signed <i>[Signature]</i> Date <i>4/7/26</i>
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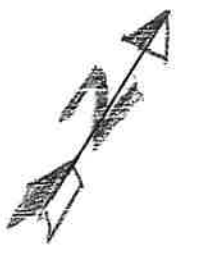
TYPE OF APPLICATION	<input checked="" type="checkbox"/> Architectural Review	<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Subdivision/Minor
	<input type="checkbox"/> CEQA Review	<input type="checkbox"/> Municipal Code Amendment/Rezone	<input type="checkbox"/> Subdivision/Major
	<input type="checkbox"/> Coastal Development Permit	<input type="checkbox"/> Parcel Merger	<input type="checkbox"/> Use Permit
	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> ROW or Street Abandonment	<input type="checkbox"/> Variance or Waiver
	<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Special Review	<input type="checkbox"/> Other

REQUIRED SUPPLEMENTAL	<input type="checkbox"/> Application Form	Project plans: * <input type="checkbox"/> Project site plans (buildings, parking, etc.) <input type="checkbox"/> Building floor plans and elevations <input type="checkbox"/> Preliminary grading/drainage plans <input type="checkbox"/> Landscaping/irrigation plans/dumpster <input type="checkbox"/> Sign plans/elevations <input type="checkbox"/> Color/materials samples <input type="checkbox"/> Subdivision/lot line adjustment map <input 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 home occupation, etc.)	
	<input type="checkbox"/> Project property deed(s)	
	<input type="checkbox"/> Proof of applicant's legal interest in the property (escrow, etc.)	

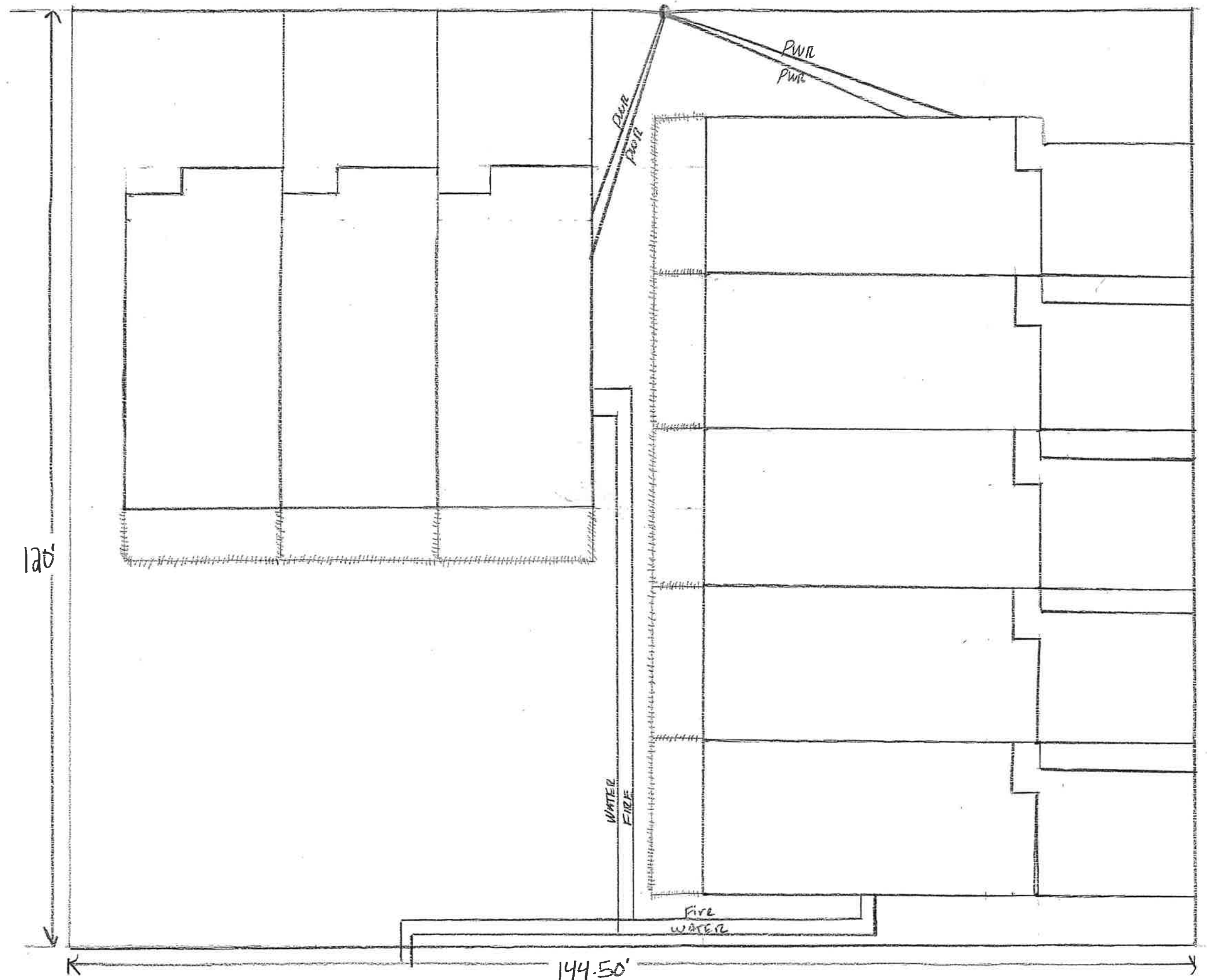
*Project Plans: For Subdivision one set of full size plans and/or one set not to exceed 11" by 18" in size are to be provided. Specific information may be required for plans - ask staff for additional information.

OFFICIAL USE ONLY	Application Number(s) <i>AR26-06</i>	Filing Fees <i>\$1,100.00</i>	Date Filed <i>04/14/26</i>	Receipt # <i>8074196</i>	
	Date Application Completed <i>04/14/26</i>	Zoning <i>R-3 (17.16)</i>	General Plan (LUP) <i>MF 15-30</i>		
	CEQA: Exempt <input type="checkbox"/> Negative Declaration <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/>				
	Review By <i>Planning Commission</i>	<i>City Council</i>	<i>Architectural Review</i>	<i>Planning/Public Works</i>	
	Public Hearing <input type="checkbox"/>	Office Hearing <input type="checkbox"/>	Appealable to Coastal Commission? <input type="checkbox"/>		
	Other Notes:		Approved:		

MAKE CHECKS PAYABLE TO CITY OF CRESCENT CITY



10' ROW
 12'6"
 7'6"
 43'6"
 6'6"
 120'
 42'6"
 7'6"



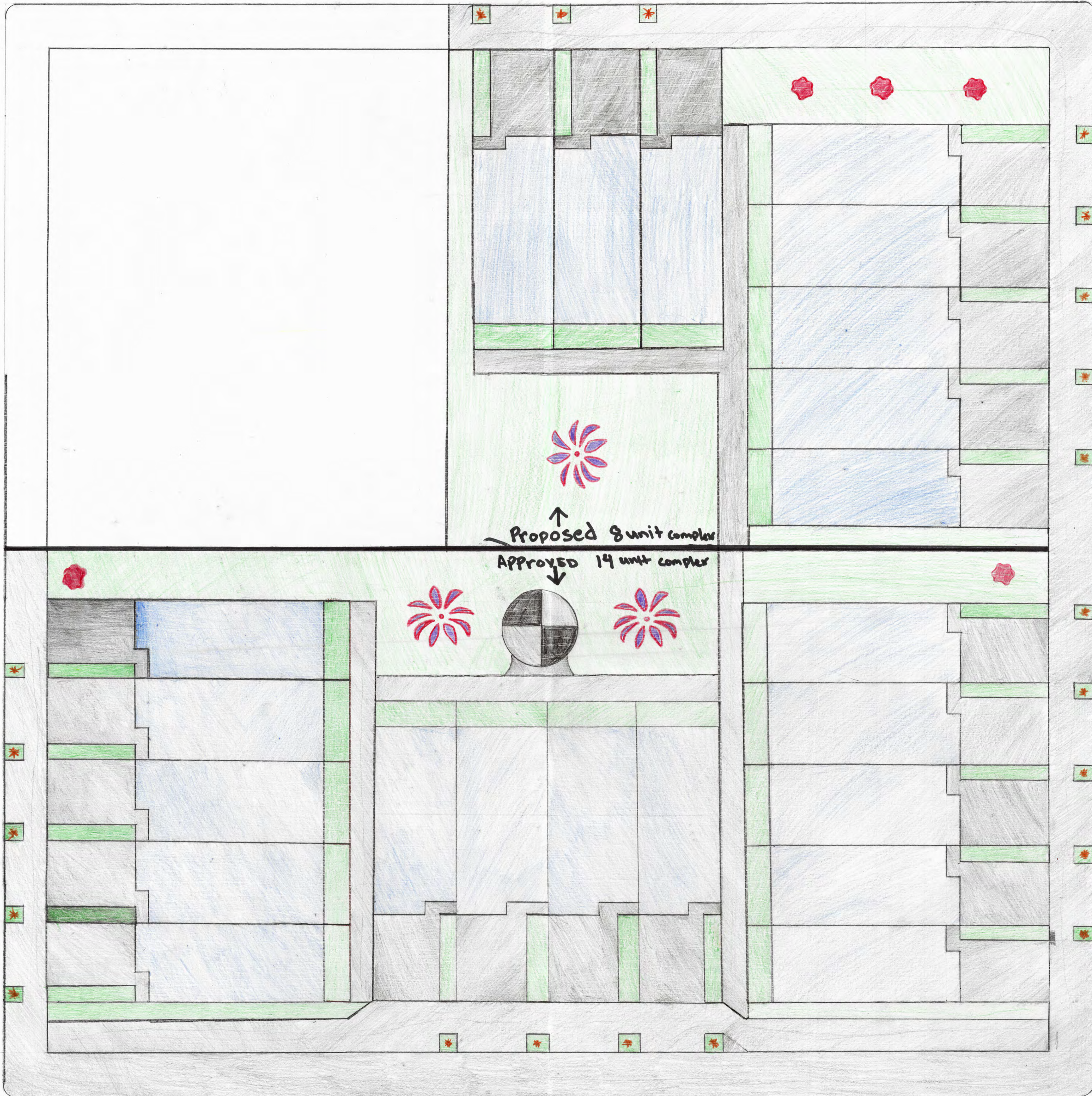
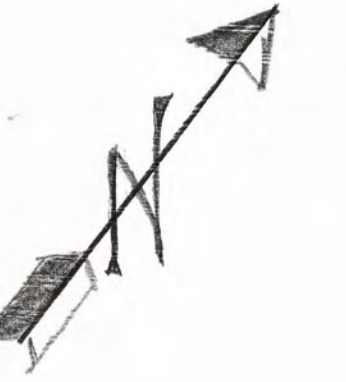
12'6"
 20'
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 7'6"

J St

10' * 20' * 20' * 20' * 4'6" * 6'6" * 43'6" * 20' * 10' ROW

Sam Schawmon
 780 J St.
 APTV 0118-240-027

8th St



I
P

J St

7th St

Sam Schauerman
780 J ST
APN 8 118-240-027
1" = 12'

STOVER ENGINEERING

Civil Engineers and Consultants

PO Box 783 - 711 H Street
Crescent City CA 95531
Tel: 707.465.6742
Fax: 707.465.5922
info@stovereng.com

SAM SCHAUERMAN
ELK CREEK BUILDERS LLC
PO BOX 1103
CRESCENT CITY CA 95531

Job Number: 4828.08

18 March 2026

RE: Repair/Restoration Feasibility – 780 J Street, Crescent City CA

Dear Sam,

I understand that you intend to obtain a demolition permit for the existing residence and related structures at the address referenced above. The City of Crescent City has requested that you provide an opinion letter to the feasibility to restore the structure before issuing the demolition permit. It is my opinion that the residence has suffered demolition by neglect for well over 25 years and poses a current attractive safety nuisance if not abated. It is also my opinion that full demolition of the structure appears to be the only financially feasible option to provide future construction based on the current state of disrepair.

The two-story residence was reported to be constructed in 1883 and is of wood-frame construction. At some later point, a 237 square foot (SF) kitchen addition was made to the westerly side. The residence was recently listed as 1337 square feet. Based on that, the original first floor is 826 SF with the 237 SF addition making the second floor 274 SF. It has 3 bedrooms and 1 bath.

The City of Crescent City does not have any historic preservation ordinances or regulations enforcing the maintenance and preservation of historic structures. I also understand the structure has not been listed on any historical register. There is no clear guidance how to determine what is financially feasible to restore a structure. In addition, we checked with the City to determine if there had been any blight or abatement enforcement actions regulated by the California Building Codes. The only complaint they recently received was from the recently evicted tenants regarding mold and other water damage issues with the structure. We are not aware of any enforcement actions taken by the City.

I visited the residence today to look at the structure and determine what would have to be done to make the residence habitable for occupancy. Photos representative of what I found are attached to this letter. Below is a brief list of items that need to be addressed:

- Foundation is post & pier construction with significant dry rot observed. Also significant settlement in the floor was observed. A concrete perimeter foundation would be needed to withstand the design earthquake loads of the 2025 Building Code. The foundation would have to be jacked to level the floors
- The front porch has significant dry-rot and would have to be replaced.
- The masonry fireplace has settlement cracking and is likely unreinforced masonry. Removing the fireplace is required and a new one constructed if it is to maintain the original architectural aesthetic.
- Many of the floors in the individual rooms are soft and deflect significantly under human loads. Plywood flooring and likely some or all floor joists would have to be evaluated and replaced.

SAM SCHAUERMAN

18 March 2026

Page 2

- Dry-rot damage was observed through the southerly wall letting daylight into one of the rooms.
- Black mold was found throughout the first floor of the house. Photos used in the real estate listing show where walls and ceilings had been power washed to remove black mold but have already returned. The existing wall coverings and wall boards would have to be removed and replaced with structural plywood and gypsum wallboard.
- I did not visit the second floor as the stairs appear unsafe to use under human loads. Water damage in the ceilings indicate the water is passing through the roof. I would expect conditions on the second floor to be similar to those found on the first floor.
- The north exterior has a missing awning permitting water intrusion with expected water damage and dry-rot beneath the siding.
- The west exterior has significant dry-rot and damage.
- The roof shows signs of remedial repairs and needs to be replaced.
- Roof gutters are failing. The gutters are plastic and do not match what likely were original redwood gutters.
- Some original windows have been replaced with aluminum framed windows. There is extensive dry-rot and siding damage around the replaced windows.

My evaluation did not include observations of the existing electrical and plumbing in the building. Based on the state of disrepair found in the structure, I would expect those need improvements as well.


It is my understanding that this house had a recent potential buyer that intended to rehabilitate and restore the building. I understand that buyer backed out because they found the estimated costs to not be financially feasible even coupled with a low asking price. I estimate that more than 50 percent of the building elements would have to removed and replaced. Through experience, I have found that the cost of remediation and restoration construction is nearly twice the cost of similar new construction. This building has a certain architectural style that would have to be closely matched which increases the potential costs more. For these reasons, it is my opinion that it would be more financially feasible to demolish and replace with new construction than to restore the existing residence.

I trust this letter provides the documentation the City requires to issue a demolition permit for a building that has already experienced significant demolition through neglect. Please feel free to contact me if you have any questions.



Very truly yours,

STOVER ENGINEERING


Ward L. Stover, PE
Principal

Attached Figures 1 - 12

STOVER ENGINEERING



Figure 1 - Dry rot steps and missing handrails on Front Porch



Figure 2 – Settling Masonry Fireplace



Figure 3 – Dry rot damage in South Exterior Wall



Figure 4 – Mold and Water Damage in Ceiling



Figure 5 – Kitchen Area with Extensive water Damage and Mold



Figure 6 – North Exterior. Note Missing Awning and Damaged Siding



Figure 7 – West Exterior with Kitchen Addition. Note Roof Disrepair.



Figure 8 – South Exterior with Damaged Siding and replaced Windows



Figure 9 – South Exterior at Fireplace with Damaged Siding



Figure 10 – Wood Post & Pier Foundation with Significant Dry-rot



Figure 11 – Southwest Corner Foundation with Significant Dry-rot



Figure 12 – North Exterior of the Original House



Crescent City Fire & Rescue
255 W Washington Blvd, Crescent City, CA 95531
Phone: (707) 464-2421

March 23, 2026

David Yeager
Public Works Director

RE: 780 J Street

Director Yeager,

On Monday, March 23, 2026, at approximately 4:15 PM I had the opportunity to walk through the vacant, dilapidated residence at 780 J Street, in Crescent City.

On approach to the front porch, the front steps and porch area show rotten boards and deterioration. The far-right portion of the porch is rotten and will not support the weight of a person. The glass in the front window is broken. There is a City of Crescent City Red Tag visible on the front exterior wall declaring the structure as unsafe.

Upon entry, though the rooms were cleared of furniture, there was an odor of decay and vermin. There was black mold visible on many ceilings and walls in rooms on the first floor. In numerous places there was electrical wiring exposed with uninsulated wire ends sticking out of the walls. The room immediately right of the entry had only wooden plank subfloor that had large gaps in between boards. The gaps were large enough to see into the space under the house, and out through the north side of the room to the exterior. The floor sagged and flexed when walked upon.

The kitchen appeared to have a slope in the floor running to the northwest, likely from missing or rotted supporting structure under the floor of the residence. Part of the cupboards were torn from the walls and laying on the floor. The sink was very dirty and stained, with evidence of vermin excrement visible. There was black mold on the walls and ceiling. Wiring appeared to have been yanked from the wall in places and was exposed. The room directly south of the kitchen had interior wall covering missing with studs exposed, and sections of the exterior wall broken out, with the room exposed to the exterior.

The stairs to the second floor were in significant disrepair. The banister rail was broken and unsupported in the bottom third of the stairway. The stairs appeared weakened and I could feel them flexing and moving downward while walking up to the second floor. It appeared that there was excrement from vermin in the carpet on the stairs.

The upper floor showed areas where the wall and ceiling covering was missing, showing open stud bays, and some of the second-floor wall covering was made up of wooden boards with gaps between them. The open walls and gaps between boards lead to rapid fire spread within the walls and allows fire to travel between floors and to the attic quickly, as the residence appears it may be of balloon frame construction consistent with building practices of the time. There were openings in the second-floor walls that lead directly into the attic space, which would also support rapid fire spread.

The building is in very poor condition, is unsafe and presents an attractive nuisance and danger to the community. Though the property owner is trying to keep the building secured to prevent entry, it would be very easy for children, adults and/or the unhoused to enter the property and gain access to the underside of the building, or gain access through a door, window, or the openings in the walls. The 2025 California Building Code, Section 116.1 Unsafe Conditions states:

"Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against unauthorized entry shall be deemed unsafe."

Because the building is in such a state of disrepair, it would be extremely challenging and cost prohibitive to make the building habitable again, to which the building would stand in its current or worsening condition, and continue to present a hazard and blight to the community. As the building currently stands, it presents a fire safety hazard to the fire department should a fire occur in the building and crews either have to attempt an attack or search for potential victims, especially trying to reach the second floor or in the weakened rooms on the first floor. The best path at this point would be to take the building down as referenced in code section 116.1 Unsafe Conditions in the 2025 California Building Code through demolition.

Respectfully,



Bill Gillespie
Fire Chief/Fire Marshal
Crescent City Fire & Rescue

Cc: Eric Wier, City Manager
Martha Rice, City Attorney
Dan Minges, Building Inspector

City of Crescent City 377 "J" Street, Crescent City, CA 95531



DAN MINGES
BUILDING OFFICIAL

E-mail: dminges@crecentcity.org Call: (707) 951-3447
Office: (707) 464-9506 ext 33 Fax (707) 465-4405

**DO NOT ENTER OR OCCUPY
(THIS PLACARD IS NOT A DEMOLITION ORDER)**

UNSAFE

This structure has been inspected, found to be seriously damaged and is unsafe to occupy, as described below:

- Porch Floor & Rails Failing & UNSAFE
- WINE EXTERIOR - EXPOSED WINDS
- PLUMBING SUBSTANDARD
- NO STEPS TO ADDITION
- CRIMNEY FAILING - ROOF FAILING
- SOUL WINDS & FLOORS BATTED - WOULD

Do not enter, except as specifically authorized in writing by jurisdiction. Entry may result in death or injury.

Date 02/19/2026
Time 11:00 AM

This facility was inspected under emergency conditions for:
CRESCENT CITY BUILDING DEPT
(Jurisdiction)

Inspector ID / Agency
D. Minges
R.L. Minges

Facility Name and Address:
CRESCENT CITY BUILDING DEPT.
377 J. ST
CRESCENT CITY CA 95531

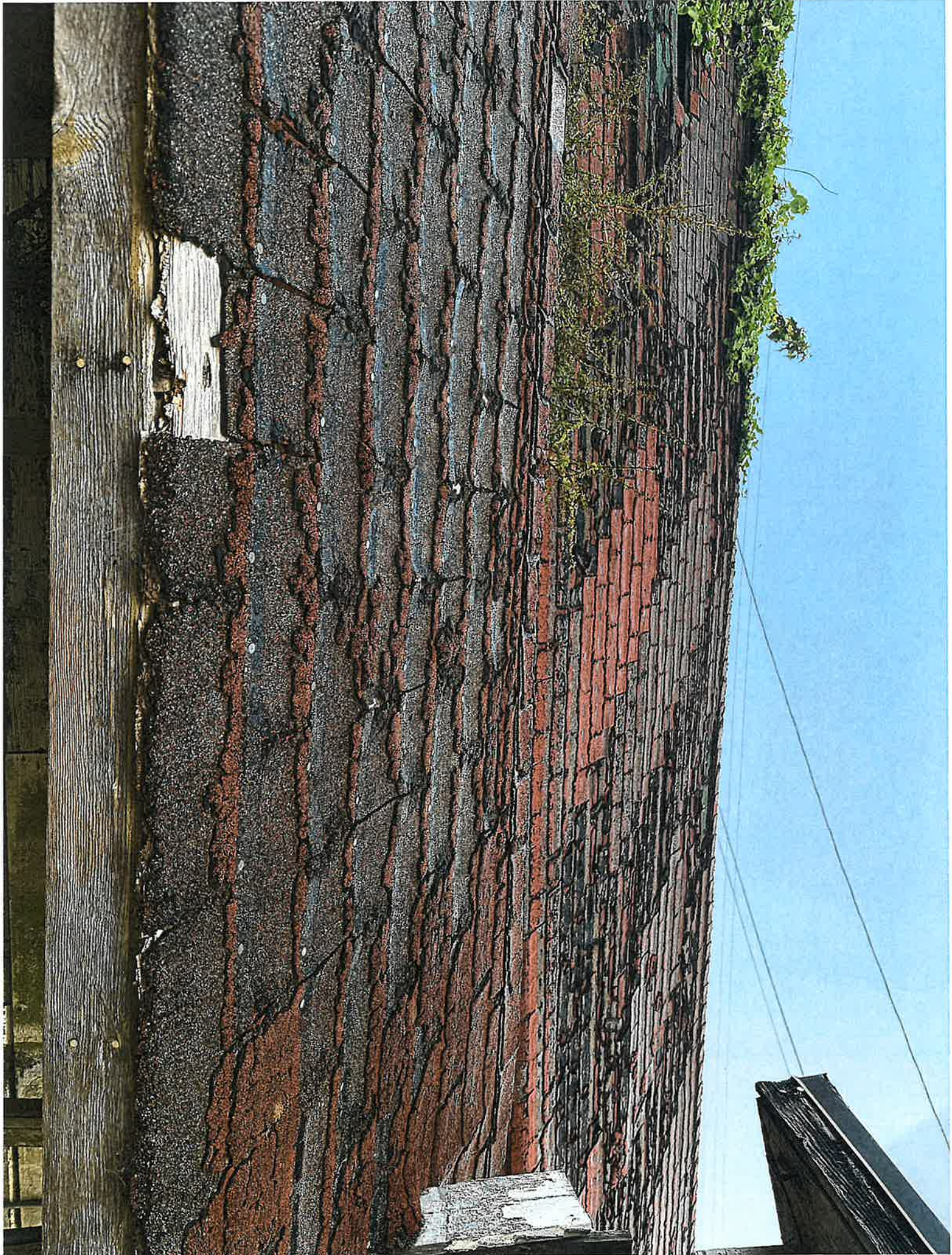
780 J. ST
CRESCENT CITY CA 95531

Do Not Remove, Alter, or Cover this Placard until Authorized by Governing Authority













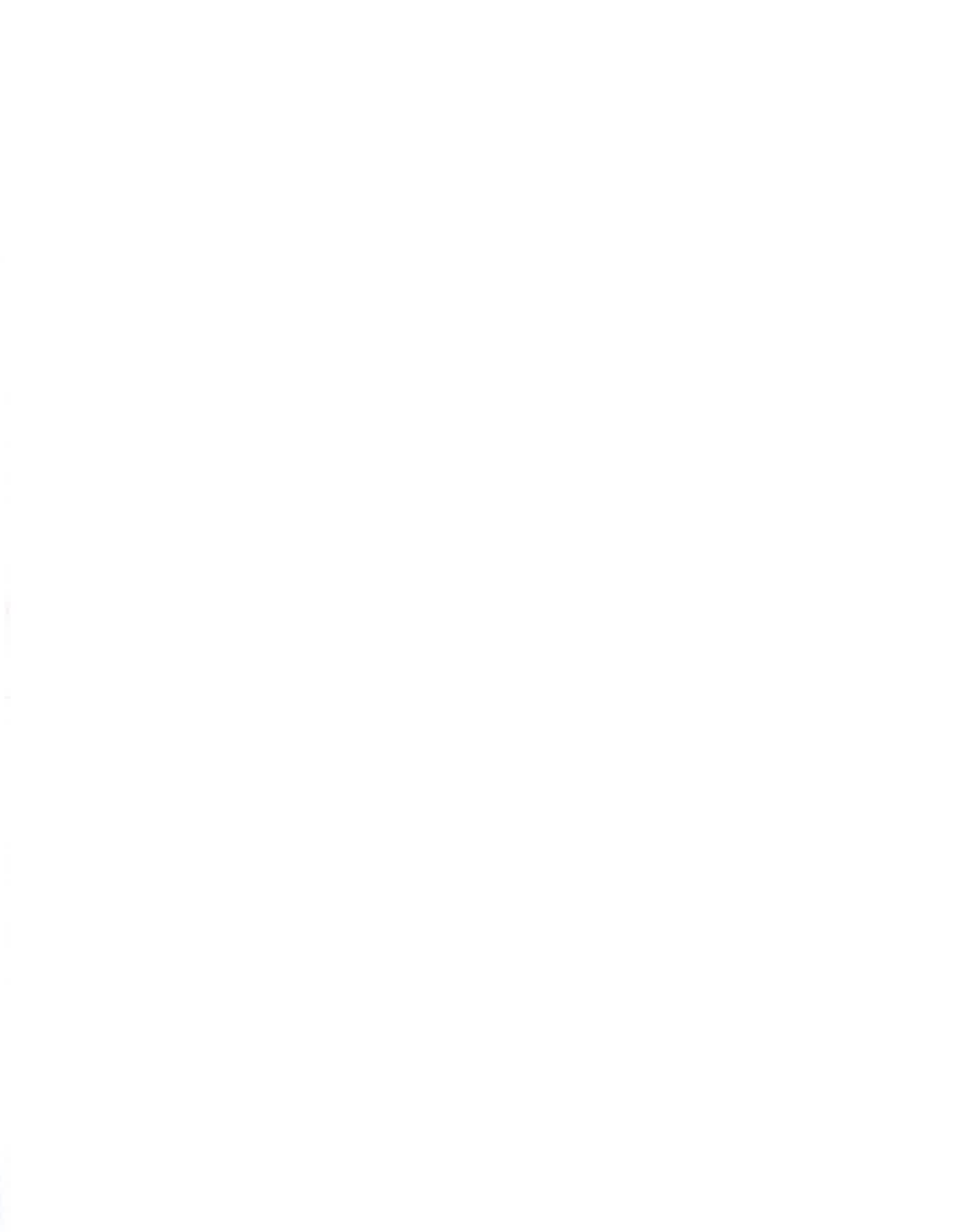


















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CEQA EXEMPTION REQUEST, HISTORIC RESOURCE EVALUATION, DEMOLITION JUSTIFICATION, AND PROJECT NARRATIVE

Project Address: 780 J Street, Crescent City, California

Applicant: Elk Creek Builders (Sam Schauerman)

1. PURPOSE AND PROJECT DESCRIPTION

This document is submitted in support of a combined application for the demolition of all existing structures located at 780 J Street, including the primary structure and all accessory outbuildings, and the development of eight (8) two-bedroom, two-bathroom townhome units consistent with the R3 zoning designation.

This report provides a comprehensive evaluation of historic resource status pursuant to the California Environmental Quality Act (CEQA), establishes the basis for demolition, and describes the proposed redevelopment of the site as a unified project.

2. EXISTING CONDITIONS AND DEMOLITION JUSTIFICATION

The subject property currently contains an existing primary structure and accessory outbuildings that have been formally red-tagged by the City of Crescent City and deemed unsafe for occupancy.

Documented conditions include structural instability and failing floors, roof and chimney failure, unsafe and exposed electrical systems, substandard plumbing, and extensive rot, deterioration, and mold. These conditions present a clear and ongoing risk to public health and safety.

A licensed engineer has evaluated the structures and determined that it is not feasible to repair or rehabilitate. Restoration would require substantial reconstruction beyond reasonable or practical limits.

In addition, a comprehensive asbestos survey identified asbestos-containing materials throughout the structures, including friable Regulated Asbestos-Containing Material (RACM), requiring controlled abatement prior to demolition.

The accessory outbuildings are similarly deteriorated, substandard, and unsafe. Demolition of all existing structures on the site, including the primary structure and all outbuildings, is necessary to eliminate public safety hazards.

3. REGULATORY FRAMEWORK (CEQA)

Under CEQA Guidelines Section 15064.5, a structure must meet criteria for historical significance and retain sufficient integrity to qualify as a historical resource.

Under CEQA Guidelines Section 15061(b)(3), a project is exempt where it can be seen with certainty that there is no possibility of a significant environmental effect.

Under CEQA Guidelines Section 15301 (Class 1), demolition of existing structures is categorically exempt unless the structure qualifies as a historical resource.

4. HISTORIC RESOURCE EVALUATION

The subject structure is not listed on the California Register of Historical Resources, is not listed on the National Register of Historic Places, and is not included in any known local historic register or

adopted historic resource survey.

There is no substantial evidence that the structure is associated with significant historical events or persons, embodies distinctive architectural characteristics, or represents the work of a master or possesses high artistic value.

The structure has undergone substantial alterations, including additions and material modifications that have compromised its design, materials, workmanship, and setting. Due to these changes, the structure does not retain sufficient integrity to qualify as a historical resource.

5. CEQA EXEMPTION ANALYSIS

The proposed demolition qualifies for exemption under CEQA Guidelines Section 15061(b)(3) because the structure is not a historical resource, lacks integrity, is unsafe and uninhabitable, and rehabilitation is not feasible. This exemption applies to demolition of all existing structures on-site, including the primary structure and all accessory outbuildings.

Demolition removes a documented hazard and does not create a significant environmental impact.

The project also qualifies under CEQA Guidelines Section 15301 as the demolition of an existing structure. No exceptions under Section 15300.2 apply.

6. RELATIONSHIP TO REDEVELOPMENT

The proposed demolition is directly tied to the redevelopment of the site with new multi-family residential housing. Removal of all existing structures is a necessary prerequisite to development and represents the transition from a hazardous, non-viable structure to a productive residential use consistent with zoning and planning objectives.

7. PROPOSED REDEVELOPMENT

The proposed project consists of eight (8) two-bedroom, two-bathroom townhome units designed in a two-story Craftsman architectural style.

The project includes three (3) off-street parking spaces per unit, totaling twenty-four (24) parking spaces, exceeding typical parking requirements and minimizing potential impacts to surrounding streets.

The design emphasizes residential scale, cohesive architecture, and functional layouts suitable for long-term occupancy.

8. PROJECT CONTEXT AND CONTINUITY

The project is adjacent to a previously approved 14-unit multi-family residential development by the same applicant. The proposed eight-unit development is designed to align with and complement the adjacent project, creating a cohesive and unified residential environment.

This continuity promotes orderly development and avoids fragmented land use patterns.

9. CONSISTENCY WITH R3 ZONING

The R3 zoning designation is intended to accommodate multi-family residential development. The proposed project provides multi-family housing, utilizes the site efficiently, and aligns with the density and residential use expectations of the zone.

10. COMMUNITY BENEFIT

The project provides clear community benefits, including removal of a documented unsafe structure and associated outbuildings, elimination of a public safety hazard, addition of eight residential units, and delivery of a cohesive and well-designed residential development with adequate off-street parking.

11. CONCLUSION

Based on the above analysis, the existing structure does not qualify as a historical resource under CEQA, is unsafe and infeasible to rehabilitate, and demolition is justified and necessary.

The project qualifies for CEQA exemption pursuant to Sections 15061(b)(3) and 15301. The proposed redevelopment is consistent with zoning and planning objectives.

The combined demolition of all existing structures, including the primary structure and accessory outbuildings, and the proposed redevelopment is appropriate and consistent with CEQA and applicable zoning and planning objectives.

Submitted by:

Sam Schauerman

Elk Creek Builders



DRAFT CONDITIONS OF APPROVAL
Site Plan & Architectural Review – Application AR26-06

On May 14, 2026, the City of Crescent City’s Planning Commission held a Public Hearing in which they voted to **APPROVE** (by adopting Resolution PC2026-10), to grant Sam Schauerman a Site Plan & Architectural Review (Application AR26-06) for a proposed demolition of +45-year-old existing structure and 8-unit residential only development within the R-3 Zone (High-Density Residential District) at 780 J Street, Crescent City, CA 95531 (APN 118-240-027), 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 17.16 (High-Density Residential District).
2. **Site Plan & Architectural Design.** The approved project shall be constructed according to the approved site plan & architectural design (AR26-06) dated 04/14/26 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 Review – Application AR26-06*

- 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. **Fire & Rescue Department.** The applicant shall comply with the following requirements of the City of Crescent City's Fire & Rescue Department, including:
 - a. **Codes.** Project will conform to applicable California Codes, including Building Code, Fire Code, and Automatic Fire Sprinkler Code.
 - b. **Addressing.** Each unit shall be identified with code compliant numbering visible from the street showing the address and unit letter/number.
7. **Public Works Department.** The applicant shall comply with the following requirements of the City of Crescent City's Public Works Department, including:
 - a. **Right-of-Way.** Project to comply with City Right of Way requirements including ADA approved sidewalks and ADA ramps as required by the City's municipal code requirements.
 - b. **Building.** On site plans shall comply with current building codes.
 - c. **Drainage.** The project will have to comply with storm water prevention and discharge requirements prior to receiving its certificate of occupancy.
8. **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)).

DRAFT

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DRAFT RESOLUTION NO. PC2026-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CRESCENT CITY APPROVING A SITE PLAN & ARCHITECTURAL REVIEW (APPLICATION AR26-06) GRANTING SAM SCHAUERMAN'S DEMOLITION PERMIT AND 8-UNIT RESIDENTIAL-ONLY DEVELOPMENT

WHEREAS, Sam Schauerman has submitted a Major Architectural Review (Application AR26-06) for a proposed demolition permit and an 8-unit residential-only development on a 0.38-acre parcel within the R-3 Zone (High-Density Residential District) located at 780 J Street, Crescent City, CA 95531 (APN 118-240-027);

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 MF 15-30 (Multi-Family Residential 15-30-du per acre) land use designation, in that the proposed project:

- a. *Is categorized as "townhouses (row houses)" with "Residential densities range from a minimum of 15 to a maximum of 30 dwelling units per acre" within the MF 15-30;*
- b. *"Provides for high density residential development within the urban boundary" within the MF 15-30; and*
- c. *Is supported by the General Plan goals (1.F, 1.J, 5.F, & 5.G.) and policies (1.A.2, 1.A.3, 1.F.2, 1.F.3, 1.J.1, 1.J.3, 1.J.4, 1.J.5, 4.E.5, 4.E.6, 4.E.9, 4.G.5, 5.F.1, 5.F.2, 5.F.3, 5.G.2, & 5.G.3).*
- d. *Is supported by the Housing Element goal (HG-1) and policies (HP-1.1, HP-1.2, HP-1.4, & HP-1.5).*

WHEREAS, the Planning Commission finds that the proposed project is consistent with the Crescent City's High-Density Residential District (R-3) 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 "Dwelling groups consisting of one-family, two-family, or multiple-family dwellings" (CCMC § 17.16.020(A));*
- c) *"Provides for high density concentrations of dwelling units together with specific ancillary and complementary uses" (CCMC § 17.16.010(A)); and*
- d) *Is subject to all zoning regulations (CCMC § 17.16.010(B)).*

*SITE PLAN & ARCHITECTURAL REVIEW (APPLICATION AR26-06)
For a demolition permit and 8-unit residential-only development*

WHEREAS, The Planning Commission finds that the proposed project is consistent with the Crescent City's Architectural Review Standards, in that the proposed project:

- a) *The structure is NOT listed on the National Historic Registry;*
- b) *The structure is NOT listed on any local historical register, list, or survey of sites of local historical significance;*
- c) *The structure, according to the California Historic Building Code (CHBC) IS a "building site, object, place, location, district or collection of structures";*
- d) *The structure has NOT been, according to the CHBC "deemed of importance to the history, architecture of culture of an area by appropriate local, state, or federal governmental jurisdiction";*
- e) *The building, according to CEQA, is NOT a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources;*
- f) *The building, according to CEQA, is NOT included in a local register of historical resources adopted by a local resolution or ordinance;*
- g) *The building, according to CEQA, is NOT deemed significant pursuant to criteria set forth in Public Resources Code Section 5-24.1(g); and*
- h) *The building, according to CEQA, is NOT a local historic resource as defined in Public Resources Code Section 5020.1(j).*

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

- a) *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;*
- b) *Avoid monotonous and otherwise nonaesthetic development injurious to the overall community;*
- c) *Provide a [means] to encourage full development of streets servicing the properties;*
- d) *Assures full installation of all public utilities necessary to serve such properties; and*
- e) *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 32 § 15332 (In-fill Development) of the CEQA Guidelines, in that the proposed project:

- a) *Is consistent with the Crescent City General Plan's Multi-Family Residential 15-30-du per acre (MF 15-30) land use designation and is consistent with the Crescent City's High-Density Residential District (R-3) Zoning Code;*
- b) *Is located in the City of Crescent City, is approximately 0.38 acres, and is located adjacent to existing commercial uses;*
- c) *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;*

*SITE PLAN & ARCHITECTURAL REVIEW (APPLICATION AR26-06)
For a demolition permit and 8-unit residential-only development*

- d) 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*
- e) 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 that the Site Plan & Architectural Review (Application AR26-06) granting Sam Schuaerman’s proposed demolition permit and 8-unit residential-only development at the address above be approved 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 14th day of May 2026, by the following polled vote.

AYES:
NOES:
ABSTAIN:
ABSENT:

Ray Walp, Chairperson

ATTEST:

Heather Welton, Community Development Specialist



Office of the City Attorney

Martha D. Rice, City Attorney
City of Crescent City
377 J Street
Crescent City, CA 95531

707.464.7483 ext. 11
mrice@crescentcity.org

LEGAL MEMORANDUM

TO: City Staff and Planning Consultants
FR: Martha D. Rice, City Attorney
DT: April 6, 2026
RE: 780 J Street Demolition Permit Issuance - - Historic Property Limitations

I. SUMMARY

Question: Are there any limitations on the City issuing a demolition permit for a 100+ year old residential building located at 780 J Street (R-3 Zone)?

Answer: Yes. Pursuant to the Crescent City Municipal Code, the demolition of structures 45 years or older within the R-3 Zone must go to the planning commission for review of the potential for impact upon a site listed on the National Historic Register or a site of local historical significance. In conjunction with this review, a CEQA determination must also be made.

II. BACKGROUND

The new owner of 780 J Street recently inquired about obtaining a demolition permit for the residence and appurtenant structures located thereon. Due to the age of the residential structure, which was reportedly built in 1883, the question arose as to what if any restrictions, limitations, analyses or procedures are required prior to issuing the demolition permit.

It is worth noting that the two-story residence has suffered from severe neglect for an extended period of time while under the title of prior owners. Extensive dry rot, mold, rodent infestation and water damage have been found throughout the building. The City Building Official has issued a Red Tag on the property due to the substandard and dangerous conditions of the building. An evaluation from a civil engineer found that more than 50 percent of the building elements would need to be removed and replaced in addition to upgrading the foundation itself to make the building code compliant.

The Fire Chief also recently inspected the property and noted that due to its extremely dilapidated condition, the building is unsafe and presents a danger to the community as an “attractive nuisance” and to fire department personnel should they need to attempt an attack on a fire or rescue potential victims within the structure.

III. LEGAL FRAMEWORK

A. California Building Code

California Code of Regulations Title 25 Section 16 requires written construction permits from enforcing agencies before erecting, constructing, altering, repairing, moving, or demolishing buildings. The California Building Code sets forth the required documents and information to be submitted with applications for building permits. CBC 105.3. The City’s building official is then required to issue the building permit if the proposed work conforms to the requirements of the Building Code and local ordinances. Thus, under the Building Code, the issuance of a demolition permit is ministerial and not subject to CEQA. Local agencies are allowed to adopt additional requirements for development beyond what is required in the Building Code.

B. Crescent City Municipal Code (CCMC)

The City has not adopted any local ordinances related to the issuance of building permits. The City does, however, regulate land use and development through Title 17, Zoning (“Zoning Code”). CCMC Section 17.16.070 (R-3 General provisions) states that “all development within the R-3 district shall be subject to the following general provisions: A. Site Plan and Architectural Design Review. Subject to the provisions of Chapter 17.46.” The review standards in Section 17.46.035 state:

“Where a structure(s) forty-five years or older is proposed for remodel or demolition, **a review of the potential for impact upon** a site listed on the National Historical Register or **a site of local historical significance shall be made and considered in the architectural review decision**. It is the goal of the city general plan to encourage property owners and other land managers to preserve or rehabilitate important historical and cultural sites rather than destroying them.”

A review of the potential for impact upon a site listed on the National Historical Register or a site of local historical significance is a task assigned to the Planning Commission by CCMC 17.46.035. The Planning Commission will need to determine if the site meets either of the following criteria.

1. Is the structure listed on the National Historic Register? *No, the structure is not listed on the National Historic Register.*

2. Is the structure one of local historical significance? *The answer to this question requires the Planning Commission to exercise its independent judgment based on the evidence presented to them at the public hearing. The CCMC does not define what constitutes a “site of local historical significance.”*

i. Local Ordinance or Resolution

The structure is not listed on any local historical register, list, or survey. Neither the City nor the County have created or maintained a local registry, list or survey of sites of local historical significance.

ii. California Historical Building Code

The California Historical Building Code (CHBC) applies to a “qualified historical building or property” located within the jurisdictional limits of the City. The purpose of the CHBC is to provide alternative building standards for qualified properties to support their preservation while also ensuring safety and accessibility. A “qualified historical building or property” is defined by Ch. 8-2 as “[a]ny building site, object, place, location, district or collection of structures, and their associated sites, deemed of importance to the history, architecture or culture of an area by an appropriate local, state or federal governmental jurisdiction. This shall include historical buildings or properties on, or determined eligible for, national state or local historical registers or inventories, such as the National Register of Historic Places, California Register of Historical Resources, State Historical Landmarks, State Points of Historical Interest, and city or county registers, inventories or surveys of historical or architecturally significant sites, places or landmarks.”

An analysis of the application of this definition to the site requires breaking it down into multiple parts.

1. Is the structure a “building site, object, place, location, district or collection of structures”? *Yes.*
2. Has the structure been “deemed of importance to the history, architecture or culture of an area by an appropriate local, state or federal governmental jurisdiction”? *To answer this question, we determine if the site qualifies under 2.a. or 2.b. below.*
 - a. Is the structure a historical building on, or determined eligible for, national state or local historical registers or inventories, such as the National Register of Historic Places, California Register of Historical Resources, State Historical Landmarks, State Points of Historical Interest”? *No.*

Note: A site is determined “eligible for listing” if it has been nominated for inclusion but cannot be listed solely because of the owner’s objection. (See Public Resources Code § 5024.1.)

- b. Is the structure a historical building on a city or county register, inventory or survey of historical or architecturally significant sites, places or landmarks”? *No.*

The residential building is not listed on nor has it been determined eligible for inclusion on a national, state, or local historical register or inventory, nor is it included on a city or county register, inventory or survey of historical or architecturally significant sites, places or landmarks. Because the building is not a “qualified historical building or property” as defined by the CHBC, it is not subject to the California Historical Building Code.

C. CEQA Historical Resource Analysis

The California Environmental Quality Act (“CEQA” codified in Division 13 of the California Public Resources Code) requires that projects subject to discretionary approval by a local or state government comply with the Act. Ministerial actions are not subject to CEQA. Because the planning commission must decide whether the site is of local historical significance, the architectural review is a discretionary action under CEQA.

CEQA has its own historical resource impact analysis. Public Resources Code Section 21084.1 states that a project which may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.

Because the CEQA historical resource analysis is the only clearly applicable analysis to the proposed demolition, using the same criteria for the determination of potential impacts to a site of local historical significance under 17.46.035 creates legal consistency and established criteria upon which to evaluate a potential historical resource.

The first question under CEQA: Is this structure a historical resource under Public Resources Code § 21084.1 and 14 CCR § 15064.5? There are several parts to question, broken down as follows.

1. Is the building a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources? (A property is determined “eligible for listing” if it has been nominated for inclusion but cannot be listed solely because of the owner’s objection. PRC § 5024.1.) *No.*

2. Is building included in a local register of historical resources adopted by local resolution or ordinance (PRC § 5020.1(k))? *No.*
3. Is this building deemed significant pursuant to criteria set forth in Public Resources Code Section 5024.1(g) (listed in an historical resource survey)? *No.*

If a building qualifies under any of the above three criteria, it is presumptively a historical resource. The presumption may be rebutted if a preponderance of the evidence demonstrates that it is not historically or culturally significant.

None of the buildings or structures located at 780 J Street qualify as a presumptive historical resource under Public Resources Code Section 21084.1. The last criterion on which to evaluate the historical value of the building is not presumptive and it requires subjective analysis and review.

4. Is the building a local historical resource as defined in Public Resources Code Section 5020.1(j), which states that a “local historical resource” includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California?¹ The implementing regulations state that a resource shall be considered “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (14 CCR 15064.5; PRC § 5024.1; 14 CCR § 4852) including the following:
 - a. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States; or
 - b. It is associated with the lives of persons important to local, California, or national history; or
 - c. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
 - d. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

¹ This analysis may be assisted with the work of a Historic Preservation consultant, a qualified professional who identifies and evaluates historical, architectural, and cultural resources.

Additionally, the building must have maintained its integrity – “the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.” 14 CCR 4852(c). In other words, has the building retained enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance? Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling and association. 14 CCR § 4852(c). If the building has not retained sufficient integrity, then the structure may be determined to not be a historical resource.

After a determination has been made as to whether the building constitutes a local historical resource, then a CEQA analysis must be conducted beginning with applicable statutory or categorical exemptions, such as Class 1 – Existing Facilities and Class 32 – Infill Development. If one or more exemptions are found to apply to the project, then the planning commission must decide if an exception applies to the exemption. This is where the historical resource analysis under CEQA applies. The CEQA Guidelines state that a categorical exemption shall not apply to a project which may cause a substantial adverse change in the significance of a historical resource. 14 CCR § 15300.2(f). “Substantial adverse change in the significance of a historical resource” is defined by the implementing regulations to mean the “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be impaired.” 14 CCR § 15064.5.

If the building is determined to not be a local historical resource, then the demolition of the building will not cause a substantial adverse change in the significance of a historical resource, and the adverse impact to a historical resource exception would not preclude the use of any applicable categorical exemption.

If the site is determined to be a local historical resource, then the proposed demolition must be reviewed and either a (1) negative declaration (or mitigated negative declaration) or (2) an environmental impact report (EIR) prepared prior to project approval.

IV. RECOMMENDATION

Sections 17.16.070 and 17.46.035 of the Crescent City Municipal Code require the Planning Commission to review the proposed demolition of a structure that is 45 years or older and located in the R-3 Zoning District for potential impacts to a site of “local historic significance.” The only applicable legal analysis regarding historical sites in this situation is that contained in the California Environmental Quality Act for historical resources (PRC § 21084.1). It is my recommendation that the Planning Commission evaluate the site for local historic significance under PRC § 21084.1. Subsequently, the

CEQA analysis must be completed. Under the CCMC, a demolition permit may not be issued for 780 J Street without an architectural review before the Planning Commission, the purpose of which would be to determine if the proposed demolition will impact a site of local historic significance under the CCMC and subsequently reviewed under CEQA.