

**CITY OF CRESCENT CITY**  
**PLANNING COMMISSION & ARCHITECTURAL DESIGN 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](http://www.crescentcity.org)

**AGENDA - REGULAR PLANNING COMMISSION MEETING**

**Thursday, March 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**

**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:** None

**PART IV - AGENDA ITEMS:**

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

*Recommendation: Adopt Resolution No. PC2026-04, A Resolution of the Planning Commission of the City of Crescent City to accept the 2025 General Plan Annual Progress Report and recommend acceptance to the City Council.*

- 2. A Public Hearing to consider a Site Plan & Architectural Design Review (Application AR26-02) for Community System Solutions proposed 36-unit mixed-use development, located at 962 & 964 3rd Street, Crescent City, CA 95531 (APN 118-120-025-000).**

*Recommendation: Adopt Resolution No. PC2026-05, A Resolution of the Planning Commission of the City of Crescent City Approving a Major Site Plan & Architectural Design Review (Application AR26-02) granting Community System Solutions 36-unit mixed-use development.*

- 3. A Public Hearing to consider a Conditional Use Permit (Application UP24-09) for Bruce Thompson's proposed 4-unit residential-only development, located on a vacant parcel at Front & F Street (APN 118-060-017).**

*Recommendation: Adopt Resolution No. PC2026-06, A Resolution of the Planning*

CITY OF CRESCENT CITY PLANNING COMMISSION  
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*Commission of the City of Crescent City Approving a Conditional Use Permit  
(Application UP24-09) granting Bruce Thompson's 4-unit residential-only  
development.*

**PART V – STAFF UPDATES TO PLANNING COMMISSION**

**PART VI – ADJOURNMENT:** to 5:30 pm Thursday, April 9, 2026

**POSTED** on March 9, 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](http://www.crescentcity.org).

**THE PUBLIC IS INVITED TO PARTICIPATE IN THE FOLLOWING MANNER:**

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

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

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

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

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

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