



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
AND ARCHITECTURAL DESIGN REVIEW COMMITTEE

*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.

THE PUBLIC IS INVITED TO PARTICIPATE IN THE FOLLOWING MANNER:

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

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

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

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

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

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

CITY OF CRESCENT CITY
PLANNING COMMISSION & ARCHITECTURAL DESIGN REVIEW COMMITTEE

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



Incorporated April 13, 1854

web: www.crescentcity.org

STAFF REPORT
AGENDA ITEM #1

TO: Vice-Chairperson DeCossio 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, March 12, 2026
SUBJECT: A Public Hearing to consider accepting the 2025 General Plan Annual Progress Report (GP APR) and recommend acceptance to the City Council.

SECTION 1: EXECUTIVE SUMMARY

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

STAFF RECOMMENDS: *“Motion to adopt Resolution No. 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.”*

ATTACHMENTS:

- A) 2025 General Plan Annual Progress Report
- B) Resolution PC2026-04

SECTION 2: BACKGROUND INFORMATION

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

Planning Commission

The 2025 General Plan Annual Progress Report (GP APR) was scheduled for the

*City of Crescent City – Regular Planning Commission Meeting
Staff Report - Agenda Item: #1*

February 12, 2026, and March 12, 2026, Crescent City Planning Commission meeting. The meeting is being held in the Wastewater Treatment Plant Conference Room at 5:30 pm, 210 Battery Street, Crescent City, CA.

City Council

The GP APR is scheduled for the March 16, 2026, City Council Meeting. The meeting is being held in the Flynn Center Board Chambers at 6:00 pm, 981 H Street, Crescent City, CA.

The State of California

Once the GP APR is accepted by the City Council, it will then be submitted to the Governor's Office of Land Use and Climate Innovation (LCI), and the Housing and Community Development (HCD) prior to the April 1, 2026, deadline.

2.1. NOTICE OF PUBLIC HEARING:

A Notice of Public Hearing was submitted to the Del Norte Triplicate newspaper (on 02/23/26) to be published (on 02/25/26) in print/online circulation and provided to the Commissioners (on 02/23/26). A similar Notice of Public Hearing was mailed (on 02/24/26) to the property owners within 300-ft of the project location (CCMC § 17.46.050) as required (Cal. Gov. Code §§ 65090 & 65094).

Public Notice Posting In Addition to Newspaper Publishing

A Notice of Public hearing was posted (on 02/24/26) 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>).

2.2. 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 3: REPORT DESCRIPTION

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

- A. The City of Crescent City General Plan's growth threshold has not been met and the Plan continues to be a valid guiding document to the City.

- B. The City intends to prepare updates to all eight of the General Plan Elements within the next four years.
- C. The City, in 2025, has acted to continue implementing and upholding the Goals of the General Plan.
- D. The General Plan’s goals and policies are up-to-date and valid.

The GP APR also identifies which Elements are planned to be updated in the near future:

TABLE 3.1: GENERAL PLAN UPDATES			
General Plan Elements	Year Adopted	Year Updated/Adopted	Planned Update
Land Use and Community Development Element	2001	N/A	2029
Housing Element	2001	2016 and 2023	2030
Transportation and Circulation Element	2001	N/A	2029
Public Facilities and Services Element	2001	N/A	2030
Recreational and Cultural Resources Element	2001	N/A	2028
Natural Resources and Conservation Element	2001	N/A	2028
Health & Safety Element	2001	N/A	2027
Environmental Justice Element	N/A	N/A	2027

By 2030, all eight Elements will have been recently updated. With the proposed Element updates, a comprehensive General Plan update is not necessary, and the findings listed above would remain valid.

3.1. REQUIRED FINDINGS BY THE COMMISSION:

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

- a) *The City of Crescent City General Plan’s growth threshold has not been met, and the Plan continues to be a valid guiding document to the City.*
- b) *The City intends to prepare updates to all eight of the General Plan Elements within the next four years.*
- c) *The City, in 2025, has acted to continue implementing and upholding the Goals of the General Plan.*
- d) *The General Plan’s goals and policies are up-to-date and valid.*

SECTION 4: ENVIRONMENTAL DETERMINATION SUMMARY

The 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.

4.1. 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.)

4.2. 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 project is recommended by staff to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to following sections of the CEQA Guidelines:

Section 15061 - Review for Exemption

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

The General Plan Annual Progress Report does not propose an activity that would affect the environment. It reflects the progress on activity that occurred through 2025.

4.3. 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.).

4.4. 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)).

4.5. REQUIRED FINDING BY THE COMMISSION:

The Planning Commission finds that the proposed General Plan Annual Progress Report are determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15061(b)(3) (Common Sense Exemption).

SECTION 5: PLANNING COMMISSION ACTION OPTIONS

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

- **Recommended Motion: “I move to 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.”**
- Planning staff will send the resolution and GP APR to the City Council for acceptance. After approval a copy of this GP APR will be submitted to the Governor's Office of Land Use and Climate Innovation (LCI) and the Housing and Community Development (HCD).

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

- **Motion Example: “I move to deny the General Plan Annual Progress Report due to the requirements not being fully satisfied, specifically regarding _____.”**
- Planning staff will not send the draft ordinance to the City Council for consideration. Staff will re-present the draft report addressing the required findings during the next Planning Commission meeting.

5.3. 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 April 9, 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, April 9, 2026, or a specific alternative Special Planning Commission meeting.

SECTION 6: STAFF RECOMMENDATION

- 1. (Chair) “Agenized Item #1. A Public Hearing to consider accepting the 2025 General Plan Annual Progress Report (GP APR) and recommend acceptance to the City Council.”
- 2. (Chair) “I will open the Public Hearing.”
- 3. (Chair) “We will now receive 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. PC2026-04, 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.”**
 - 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. PC2026-04, 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.**”
 - 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 -----



**CITY OF CRESCENT CITY
2025 GENERAL PLAN
ANNUAL PROGRESS REPORT**

Submitted by:

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

March 2026

**CITY OF CRESCENT CITY
2025 GENERAL PLAN (GP) ANNUAL PROGRESS REPORT (APR)**

CONTACT:

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

AGENCY:

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

JURISDICTION:

Jurisdiction Type: **City**
Name of Jurisdiction: **City of Crescent City**
Charter City: **No**
County: **Del Norte**
Reporting Period Type: **Calendar Year**
Reporting Period: **January 1, 2025 through December 31, 2025**
Resubmittal: **No**
Planning Commission Acceptance Date: **February 12, 2026**
City Council Acceptance Date: **March 2, 2026**
Last General Plan Update: **2001**

CERTIFICATION OF ACCURACY

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

Ethan Lawton

03/06/2026

Ethan Lawton, Contract City Planner

Date

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SECTION 1: INTRODUCTION

1.1. State Law and Local Planning:

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

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

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

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

1.2. Executive Summary:

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

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

concludes the following:

- The City of Crescent City General Plan's growth threshold has not been met and continues to be a valid guiding document to the City.
- The City intends to prepare updates to all eight of the General Plan Elements within the next four years.
- The City, in 2025, has acted to continue implementing and upholding the Goals of the General Plan.
- The General Plan's goals and policies are up-to-date and valid.

1.3. Date of Presentation:

This document, 2025 General Plan Annual Progress Report (GP APR), fulfills that mandate and will be received by the Planning Commission and City Council. The GP APR was scheduled for acceptance during the February 12, 2026, Planning Commission meeting (by Resolution No. PC2026-04). The meeting was held in the Wastewater Treatment Plant Conference Room at 5:30 pm, 210 Battery Street, Crescent City, CA.

The GP APR is scheduled to be presented during the March 2, 2026, City Council Meeting for acceptance. The main purpose of the APR is to provide the Planning Commission, the City Council, and the public with an update of the City's progress in implementing its General Plan vision. This annual assessment provides the City Council an opportunity to direct Staff to adjust or modify Council's policies or approach to implementation to ensure the City meets its stated vision.

Once the GP APR is accepted by the Planning Commission, it will then be submitted to the Governor's Office of Land Use and Climate Innovation (LCI), and the Housing and Community Development (HCD) by the April 1, 2026, deadline.

SECTION 2: GENERAL PLAN IMPLEMENTATION

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

2.1. General Plan Updates/Amendments:

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

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

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

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

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

TABLE 2.1: GENERAL PLAN UPDATES			
General Plan Elements	Year Adopted	Year Updated/Adopted	Planned Update
Land Use and Community Development Element	2001	N/A	2028
Housing Element	2001	2016 and 2023	2030
Transportation and Circulation Element	2001	N/A	2028
Public Facilities and Services Element	2001	N/A	2030
Recreational and Cultural Resources Element	2001	N/A	2029
Natural Resources and Conservation Element	2001	N/A	2029
Health & Safety Element	2001	N/A	2027
Environmental Justice Element	N/A	N/A	2027

The GP APR also identifies which Elements are planned to be updated in the near future. The Health and Safety Element set to begin updating in 2027. State Law requires that after updating two GP Elements, the jurisdiction must also develop and adopt an Environmental Justice (EJ) Element. The City’s 6th Cycle Housing Element was adopted by City Council on September 5, 2023 and certified by the California Department of Housing and Community Development (HCD) on November 17, 2023. Because the Housing Element was updated in 2023, this new EJ Element is set to be prepared and adopted in 2027. The Land Use and Community Development Element and Transportation and Circulation Element are set to begin updating in 2028. The Recreational and Cultural Resources Element and Natural Resources and Conservation Element are set to begin updating in 2029. The Public Facilities and Services Element and Housing Element are set to begin updating in 2030.

By 2030, all eight Elements will have been recently updated. With the proposed Element updates, a comprehensive General Plan update is not necessary, and the findings listed above would remain valid.

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

2.2. General Plan Threshold:

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

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

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

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

TABLE 2.2: DEPARTMENT OF FINANCE POPULATION PROJECTIONS						
Del Norte County	2020	2030	2040	2050	2060	2020-2060
Population Projections	27,648	28,160	27,921	27,217	26,401	-1,247
Increase/Decrease	None	+512	-239	-704	-816	-4%
<i>Source: California Department of Finance. Demographic Research Unit. Report P-2A: Total Population Projections, California Counties, 2020-2070 (Baseline 2024 Population Projections; Vintage 2025 Release). Sacramento: California. September 2025.</i> https://dof.ca.gov/forecasting/demographics/projections/						

2.3. General Plan Implementation/Progress:

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

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

SECTION 3: LAND USE AND DEVELOPMENT ELEMENT

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

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

3.1. Goals, Polices, and Programs:

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

3.1.1. GROWTH AND DEVELOPMENT

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.1.2. VISITOR AND LOCAL COMMERCIAL (VLC) AREA

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.1.3. PUBLIC OPEN SPACE

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.1.4. TOURISM

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.1.5. MAINTENANCE AND SAFETY

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.1.6. RESIDENTIAL DEVELOPMENT

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.1.7. COMMERCIAL DEVELOPMENT

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.1.8. INDUSTRIAL DEVELOPMENT

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.1.9. ECONOMIC DEVELOPMENT

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.1.10. COMMUNITY DESIGN, VISUAL QUALITY, AND APPEARANCE

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.1.11. HARBOR DEVELOPMENT

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

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.1.12. ADMINISTRATION AND IMPLEMENTATION

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

3.2. Implementation Programs:

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

3.2.1. DOWNTOWN REVITALIZATION

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

Responsibility: Planning Department and Redevelopment Agency

Timeframe: Ongoing

3.2.2. STREAMLINE DEVELOPMENT

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

Responsibility: Planning Department and City Council

Timeframe: Ongoing

3.2.3. MINOR GENERAL PLAN REVIEW

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

Responsibility: Planning Commission & Planning Department

Timeframe: Annually

3.2.4. MAJOR GENERAL PLAN REVIEW

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

Responsibility: City Council, Planning Commission, & Planning Department

Timeframe: FY05-06; every five years thereafter

3.2.5. MAJOR GENERAL PLAN REVIEW FUNDING

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

Responsibility: City Manager & Planning Department

Timeframe: Ongoing

3.2.6. ORDINANCE AMENDMENTS

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

Responsibility: Public Works Department & Planning Department

Timeframe: As necessary

3.2.7. PROJECT REVIEW

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

Responsibility: Planning Commission, City Council, & Planning Department

Timeframe: Ongoing

3.3. Overall Analysis:

The Land Use and Community Development Element is general in its goals and policies in order to accommodate a variety of developments throughout the City. In 2025, the Community Development Department, Planning & Zoning processed 51 Business License Applications, 31 Building Permit Applications, 7 Site Plan & Architectural Design Reviews, 29 CEQA exemptions, and 210 General Plan Inquiries. In addition, the City Council adopted the 6th cycle Housing Element on September 5, 2023, which plans for development through 2030. During the update of the Housing Element, Crescent City made efforts to reach all community segments to determine housing needs and strategies through public outreach and to solicit community involvement. The Element also includes a site inventory listing all available and vacant sites appropriate for residential or mixed-use development and concludes that there is enough land for a range of residential densities for all segments of the population. It also identifies the need for special housing needs. Therefore, the Land Use Element remaining consistent with the current Housing Element and is valuable and adequate in characterizing the nature of the City and General Plans overarching goals and policies as the City undertook the measures and projects listed in Section 4: General Plan Action to advance the Land Use and Community Development Element. Amendments to this section are scheduled to begin in 2029. The City also plans on updating its downtown area-wide planning, currently funded by the EDA. If funding remains intact then the results will be folded into the Land Use and Community Development Element.

SECTION 4: HOUSING ELEMENT

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

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

4.1. Goals, Polices, and Programs:

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

4.1.1. HOUSING DEVELOPMENT

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

4.1.2. TARGETED HOUSING DEVELOPMENT

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

4.2. Implementation Programs:

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

4.2.1. DOWNTOWN MIXED-USE AND RHNA SITES

Program P-1. Promote infill and rehabilitation in the downtown core (C-1) in three parts:
1. Amend zoning code to permit multi-family residential in a mixed-use project by-right (subject to Site Plan and Architectural Review). Amend zoning code densities in the RP,

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

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

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

Funding Source: General Fund and/or grant funds.

4.2.2. GENERAL PLAN REVIEW

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

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

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

Funding Source: General Fund and/or grant funds.

4.2.3. DENSITY BONUS

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

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

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

Funding Source: General Fund and/or grant funds

4.2.4. HOUSING REHABILITATION

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

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

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

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

Funding Source: General Fund and/or grant funds.

4.2.5. WORKFORCE HOUSING DEVELOPMENT

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

Responsibility: Planning Staff

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

Funding Source: General Fund and/or grant funds.

4.2.6. HOME OCCUPATIONS

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

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

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

Funding Source: General Fund and/or grant funds.

4.2.7. HOUSING AUTHORITY SUPPORT

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

Responsibility: Housing Authority and Planning Staff.

Time Frame: Ongoing throughout the planning period.

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

4.2.8. PROGRAM ADVERTISING

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

Responsibility: City Council and City Clerk.

Time Frame: Ongoing, as programs are available.

Funding Source: General Fund and/or grant funds.

4.2.9. DEVELOPMENTAL DISABILITY HOUSING SERVICES

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

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

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

Funding Source: General Fund and/or grant funds.

4.2.10. AT-RISK HOUSING

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

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

Time Frame: On going as project approaches expiration.

Funding Source: General Fund and/or grant funds.

4.2.11. WATER SUPPLY

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

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

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

Funding Source: General Fund and/or grant funds.

4.2.12. OBJECTIVE DESIGN STANDARDS

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

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

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

Funding Source: SB2/LEAP.

4.2.13. EMERGENCY SHELTERS AND SUPPORTIVE HOUSING TYPES

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

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

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

ordinances regarding these topics to facilitate program implementation.

Funding Source: Grant Funding.

4.2.14. SB 35 STREAMLINING

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

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

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

Funding Source: General Fund and/or grant funds.

4.2.15. ENERGY CONSERVATION

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

Responsibility: City Building Inspector.

Time Frame: Ongoing, as projects are processed.

Funding Source: General Fund and/or grant funds.

4.2.16. AFFIRMATIVELY FURTHER FAIR HOUSING (AFFH)

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

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

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

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

Funding Source: General Fund and/or grant funds.

4.2.17. FIRST TIME HOMEBUYERS

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

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

Time Frame: Annually apply as NOFAs are released.

Funding Source: CalHome and other available funding sources.

4.2.18. RESERVED

Program P-18. Reserved

Responsibility: Reserved

Time Frame: Reserved

Funding Source: Reserved

4.2.19. HOUSING LAW SUPPORT

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

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

Time Frame: Ongoing throughout the planning period.

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

4.2.20. PREVIOUSLY IDENTIFIED SITES

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

Responsibility: Community Development Department

Time Frame: Sites rezoned by September 2024.

Funding Source: General Fund

4.2.21. ACCESSORY DWELLING UNITS

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

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

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

Funding Source: General Funds and/or Grant Funding.

4.2.22. LOWER INCOME AND SUPPORTIVE HOUSING

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

Responsibility: City Council, Planning Commission and City Staff.

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

Funding Source: General Funds and/or Grant Funding.

4.3. Overall Analysis:

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

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

SECTION 5: TRANSPORTATION AND CIRCULATION ELEMENT

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

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

5.1. Goals, Policies, and Programs:

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

5.1.1. STREET AND HIGHWAY SYSTEM

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

5.1.2. PUBLIC TRANSPORTATION

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

5.1.3. BICYCLE TRANSPORTATION

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

5.1.4. PEDESTRIAN TRANSPORTATION

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

5.1.5. AIR TRANSPORTATION

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

5.1.6. MARTIME TRANSPORTATION

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

5.1.7. TELETRANSPORTATION

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

5.2. Implementation Programs:

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

5.2.1. EMERGENCY ACCESS PLAN

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

Responsibility: Office of Emergency Services

Timeframe: First five years

5.2.3. WALKWAY AND TRAILS PLAN

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

Responsibility: Planning Department

Timeframe: Two to four years

5.2.4. BICYCLE FACILITIES PLAN

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

Responsibility: Planning Department & Engineering Department

Timeframe: Every two years

5.2.5. JOINT TRAILS PLAN

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

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

Timeframe: Every two years

5.2.6. TELECOMMUNICATION GUIDELINES

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

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

Timeframe: FY01-02

5.3. Overall Analysis:

The Transportation and Circulation Element in the General Plan is devised and designed to support the Land Use Element and policies for both current uses and future growth. The Transportation and Circulation Element has not been amended since its adoption, and the goals, policies, and programs of the Element remain valid as the City undertook the measures and projects listed in Section 4: General Plan Action to advance the Transportation and Circulation Element. Therefore, the Element continues to serve to facilitate the implementation of the Land Use Plan, and the assumptions and projections supporting its designations of streets and roadways are accurate and provide a legally adequate and viable plan. Amendments to this section are scheduled to begin in 2029 (check Table 2.1).

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

SECTION 6: PUBLIC FACILITIES AND SERVICES ELEMENT

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

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

6.1. Goals, Polices, and Programs

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

6.1.1. GENERAL PUBLIC FACILITIES AND SERVICES

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

6.1.2. WATER SUPPLY AND DELIVERY

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

6.1.3. WASTEWATER TREATMENT, COLLECTION, AND DISPOSAL

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

6.1.4. SOLID WASTE DISPOSAL

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

6.1.5. STORMWATER DRAINAGE

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

6.1.6. SCHOOL FACILITIES

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

6.1.7. PROTECTION SERVICES

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

6.1.8. UTILITIES

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

6.2. Implementation Programs:

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

6.2.1. ANNEXATION INFRASTRUCTURE

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

Responsibility: Public Works Department & Planning Department

Timeframe: Ongoing

6.2.2. CAPITAL IMPROVEMENT REPORT

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

Responsibility: Public Works Department & Planning Department

Timeframe: First two years

6.2.3. INTEGRATED WASTE MANAGEMENT PLAN

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

Responsibility: Solid Waste Management Authority & Public Works Department

Timeframe: First two years

6.3. Overall Analysis:

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

SECTION 7: RECREATION AND CULTURAL RESOURCES ELEMENT

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

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

7.1. Goals, Policies, and Programs:

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

7.1.1. CITY PARKS AND RECREATION

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

7.1.2. RECREATIONAL TRAILS

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

7.1.3. COASTAL ZONE RECREATION

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

7.1.4. COASTAL ZONE ACCESS

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

7.1.5. COASTAL VISUAL RESOURCES

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

7.1.6. PRIVATE RECREATIONAL FACILITIES AND OPPORTUNITIES

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

7.1.7. CULTURAL RESOURCES

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

7.2. Implementation Programs:

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

7.2.1. PARKS MASTER PLAN

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

Responsibility: City Council & Planning Department

Timeframe: Next five years

7.2.2. REGIONAL TRAIL PLAN

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

Responsibility: Planning Department

Timeframe: First five years

7.2.3. ROADWAY SIGN PROGRAM

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

Responsibility: Public Works Department

Timeframe: FY02-04

7.2.4. UNDERGROUNDING UTILITIES

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

Responsibility: Public Works Department

Timeframe: Ongoing

7.3. Overall Analysis:

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

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

SECTION 8: NATURAL RESOURCES/CONSERVATION ELEMENT

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

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

8.1. Goals, Polices, and Programs:

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

8.1.1. MARINE RESOURCES

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

8.1.2. WATER RESOURCES

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

8.1.3. SOILS RESOURCES

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

8.1.4. BIOLOGICAL RESOURCES

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

8.1.5. AIR RESOURCES

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

8.1.6. AGRICULTURAL RESOURCES

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

8.1.7. TIMBER RESOURCES

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

8.2. Implementation Programs:

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

NONE

8.3. Overall Analysis:

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

SECTION 9: HEALTH AND SAFETY ELEMENT

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

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

9.1. Goals, Polices, and Programs:

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

9.1.1. GENERAL HAZARDS

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

9.1.2. SEISMIC HAZARDS

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

9.1.3. GEOLOGIC HAZARDS

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

9.1.4. FLOOD HAZARDS

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

9.1.5. FIRE HAZARDS

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

9.1.6. HAZARDOUS MATERIALS

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

9.1.7. DISASTER PLANNING

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

9.1.8. NOISE

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

Policies: Existing Policies are deemed sufficient.

Implementation Programs: Existing programs are deemed sufficient.

9.2. Implementation Programs:

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

9.2.1. SEISMIC POLICY CONSISTENCY

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

Responsibility: Building Department

Timeframe: First five years

9.2.2. ABATEMENT OF HAZARDOUS STRUCTURES PROGRAM

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

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

Responsibility: Building Department

Timeframe: Ongoing

9.2.3. SEISMIC SAFETY INFORMATION

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

Responsibility: Public Works Department

Timeframe: As needed

9.2.4. WATER & RECORDS

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

Responsibility: Public Works Department

Timeframe: As needed

9.2.5. GEOLOGICAL HAZARDS IMPLEMENTATION

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

Responsibility: Public Works Department

Timeframe: First two years

9.2.6. FLOOD PROOFING STRUCTURAL STANDARDS

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

Responsibility: Building Department

Timeframe: First two years

9.2.7. REFERRALS FOR FLOOD PRONE AREAS

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

Responsibility: Public Works Department

Timeframe: As needed

9.2.8. RETENTION OF FLOOD PRONE AREAS

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

Responsibility: Public Works Department

Timeframe: First five years

9.2.9. FLOOD PRONE AREAS

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

Responsibility: Public Works Department

Timeframe: Ongoing

9.2.10. REFERRALS FOR FIRE PRONE AREAS

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

Responsibility: Planning Department & local fire protection districts

Timeframe: Ongoing

9.2.11. EMERGENCY RESPONSE PLAN

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

Responsibility: Public Works Department

Timeframe: Ongoing

9.2.12. TSUNAMI PUBLIC EDUCATION OUTREACH PROGRAM

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

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

Responsibility: Fire Department & Police Department

Timeframe: FY01-02

9.2.13. NOISE ORDINANCE

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

Responsibility: Planning Department

Timeframe: First five years

9.3. Overall Analysis:

These goals contain policies and programs that aim to protect Crescent City's existing and projected populations from natural and manmade hazards. The Health and Safety Element Goals are implemented in planning operations on a day-to-day basis guiding all projects in the City. The Health and Safety Element contains information and goals, policies, and programs regarding general, seismic, geologic, flood, and fire hazards, as well as hazardous materials, disaster planning, and noise. This element has not been amended since its adoption and remains valid as the City undertook the measures and projects listed in Section 4: General Plan Action to advance the Health and Safety Element. Amendments to this section are scheduled to take place in 2027. The City will utilize and incorporate the Del Norte County's Hazard Mitigation Plan.

SECTION 10: GENERAL PLAN ACTION

10.1. Action Items:

The goals within each Element contain policies and programs that seek to ensure a high quality of life, efficient development, and economic growth. Within that framework, City staff worked on the following items throughout the 2025 calendar year to ensure that the goals set forth in the General Plan have been addressed:

4.1.1. Beach Front Park Improvement Project:

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

4.1.2. Crescent City Cultural Gateway and Beautification Project:

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

4.1.3. Front Street Storm Drain Project:

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

4.1.4. Sunset Circle Multi-Use Trail Project:

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

4.1.5. Fred Endert Pool Rehabilitation Project:

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

4.1.6. Amador Tank Rehabilitation Project:

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

4.1.7. Water Meter Replacement Project:

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

4.1.8. Redundant Well Installation Project:

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

4.1.9. City Hall Renovation Project:

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

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

4.1.10. Corporation Yard Renovation Project:

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

4.1.11. Sanitary Sewer Repair Project:

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

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

4.1.12. Wastewater Treatment Plant (WWTP) Rehabilitation:

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

4.1.13. Measure S Funded Infrastructure Projects:

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

10.2. General Plan Compliance:

At the time the 2001 General Plan was written, the state required seven elements be included which are described in this report. Recent state legislation requires that an environmental justice element also be included in a General Plan. According to Government Code Section 65302(h)(2) this element must be included in the General Plan upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018. As stated in the General Plan Updates section, the Environmental Justice Element is set to be developed and adopted in 2027 after the anticipated Transportation and Circulation, and Health and Safety Elements are updated.

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

With the adoption of the 6th cycle Housing Element and the subsequent, Transportation and Circulation Element, and Health and Safety Element update. The State will require

that the City develop and adopt an Environmental Justice Element. It is anticipated this will occur in 2027.

Land Use and Community Development Element. The City is currently preparing a General Plan amendment to the Land Use and Community Development Element to address inconsistencies between allowable General Plan land use designation densities and zoning district densities. Additionally, the Land Use and Community Development Element update will further the City's goal to prioritize infill development and other land use priorities. This update is set to be complete by September 2029.

10.3. Tribal Consultation:

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

SECTION 11: HOUSING ELEMENT APR

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

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

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

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

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

The Housing Element APR must be delivered to the Governor's Office of Land Use and Climate Innovation (LCI), and the Housing and Community Development (HCD) each year and must cover the previous calendar year. The HE APR allows HCD to track the progress of the implementation of a jurisdiction's Housing Element and requires its submission as a threshold requirement for several State housing funding programs. The following information is from the Crescent City' 6th Cycle Housing Element (HE) 2025 Annual Progress Report (APR):

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	41
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	19
Above Moderate		0
Total Units		60

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	1	1	0
Single-family Detached	0	0	0
2 to 4 units per structure	0	0	0
5+ units per structure	59	59	18
Accessory Dwelling Unit	0	0	0
Mobile/Manufactured Home	0	0	0
Total	60	60	18

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	3	60
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	3
Number of Proposed Units in All Applications Received:	60
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

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

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

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

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	0	0
Discretionary	3	60

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	41
Number of Projects Permitted with a Density Bonus	1
Number of Units in Projects Permitted with a Density Bonus	41

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

SECTION 12: PLANNING SERVICES

The City’s day-to-day planning services are one of the ways the General Plan (GP) is implemented. Day-to-day services include planning inquiries, business license issuance, sign permit issuance, building permit approvals, site plan and architectural review permit approvals, and other various permits and projects. Table 12-1: 2025 Planning Services Statistics show the day-to-day services provided to City residents through 2025:

TABLE 12-1: 2025 PLANNING SERVICES STATISTICS					
2025	Planning Services	2024	2023	2022	2021
210	Planning Inquiries (INQ)	143	149	151	162
2	Zoning Ordinance Updates/Creation (ORD)	9	2	3	3
51	Business License Applications (BLA)	31	50	71	50
4	Sign Permit Applications (SPA)	8	9	8	13
32	Building Permit Applications (BPA)	57	49	44	49
13	Fence Permit Applications (FPA)	?	?	?	?
7	Site Plan & Architectural Design Review (ADR)	3	16	1	3
3	Conditional Use Permits (CUP)	9	8	3	4
1	Cannabis Conditional Use Permit (CAN)	0	0	1	1
1	Variance Permit (VAR)	0	3	1	1
1	Parking Waiver Request (PWR)	0	3	0	0
0	Burn Down Letter (BDL)	0	0	1	4
2	Coastal Development Permit (CDP)	5	0	1	0
1	CDP Consolidation Requestion (CON)	0	1	0	1
2	Lot Line Adjustment (LLA)	0	1	0	0
0	Rezoning Request (RZR)	0	1	0	0
1	Zoning Ordinance Amendment (ZOA)	0	1	0	0
0	General Plan Amendment (GPA)	0	2	0	0
29	CEQA Notice of Exemption (NOE)	13	19	14	16
N/A	Other (See “New” Categories Below)	9	2	3	7
1	(New) Planning Commission Appeals (APL)	0	0	0	0
6	(New) Public Records Requests (PRR)	?	?	?	?
8	(New) Pre-Application Review (PAR)	5	4	?	?
6	(New) Zoning Code Enforcement (ZCE)	6	?	?	?
4	(New) Alcohol Beverage Control (ABC) Permits	8	?	?	?
38	(New) Other/Miscellaneous (MISC)	24	13	?	?
<i>Minor/Major Subdivisions (SDA), Lot Merger Request (LMR), Planned Unit Development (PUD), Reversion to Acreage (RTA), Street & Alleyway Abandonment (SAA), Local Coastal Plan (LCP) Amendment, Environmental Impact Report (EIR), Parking Reduction Request (PRR)</i>					

The City of Crescent City GP has in the past and currently provides meaningful direction to elected officials, City staff, landowners, citizens, and parties interested in the future of Crescent City. Through the end of calendar year 2025, the GP remained essentially in the City’s direction and policy foundations.

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

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



DRAFT 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

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

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

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

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

- a) *The City of Crescent City General Plan's growth threshold has not been met and the Plan continues to be a valid guiding document to the City.*
- b) *The City intends to prepare updates to all eight of the General Plan Elements within the next four years.*
- c) *The City, in 2025, has acted to continue implementing and upholding the Goals of the General Plan.*
- d) *The General Plan's goals and policies are up-to-date and valid.*

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

NOW THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Crescent City accepts this report and recommends that the City Council accepts the 2025 General Plan Annual Progress Report.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Crescent City held on this 12th day of March 2026, by the following polled vote.

AYES:

*GENERAL PLAN ANNUAL PROGRESS REPORT
Acceptance and recommend acceptance to City Council*

NOES:
ABSTAIN:
ABSENT:

Kristine DeCossio, Vice-Chairperson

ATTEST:

Heather Welton, Community Development Specialist

DRAFT



STAFF REPORT AGENDA ITEM #2

TO: Vice-Chairperson DeCossio 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, March 12, 2026

SUBJECT: 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).

SECTION 1: EXECUTIVE SUMMARY

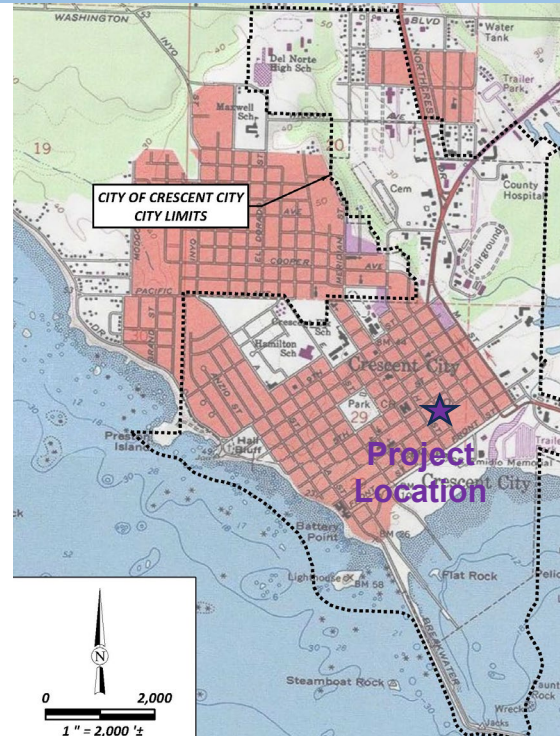
Community System Solutions submitted a Major Site Plan & Architectural Design Review (Application AR26-02) for a proposed 36-unit mixed-use development within the C-1 Zoning (Downtown Business District) located at 962 & 964 3rd Street, Crescent City, CA 95531 (APN 118-120-025-000).

STAFF RECOMMENDS: "Motion to 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."

ATTACHMENTS:

- A) AR26-02 Application
- B) AR26-02 Conditions of Approval
- C) Resolution No. PC2026-05

FIGURE 1-1: PROJECT LOCATION MAP



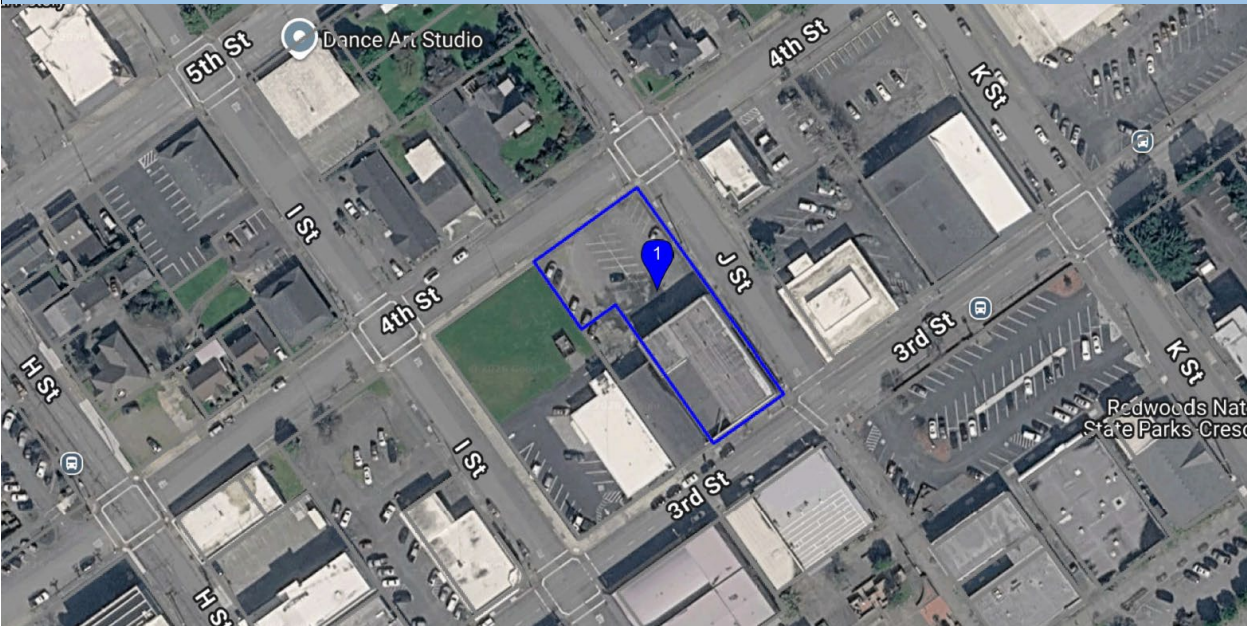
Source: Housing Element (December 2022)

SECTION 2: BACKGROUND INFORMATION

The existing parcel is currently developed and consists of existing 9,196-sf commercial space and 27 off-street parking spaces.

ADDRESS: 962 3 rd Street Crescent City, CA 95531	APN: 118-120-025-000	PARCEL SIZE: +/- 0.51 acres +/- 22,215 sf	PROJECT SIZE: 0.51 acres 22,215 sf
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FIGURE 2-1: PROJECT PARCEL



Source: Parcel Quest (February 2026) *Note: Not 100% Accurate

The proposed project is located within the Business-Professional (B-P) General Plan land use designation and within the Downtown Business District (C-1) zoning designation (See Section 4: General Plan Consistency and Section 5: Zoning Consistency).

2.1. APPLICATION:

On February 17, 2026, Community System Solutions submitted a Site Plan & Architectural Review (Application AR26-02) for a proposed 36-unit mixed-use development within the C-1 Zoning (Downtown Business District) located at 962 & 964 3rd St. Crescent City, CA 95531 (APN 118-120-025-000). This project is a 100% Affordable Housing project utilizing the State Density Bonus Law.

2.2. NOTICE OF PUBLIC HEARING:

A Notice of Public Hearing was submitted to the Del Norte Triuplicate newspaper (on 02/23/26) to be published (on 02/25/26) in print/online circulation and provided to the Commissioners (on 02/23/26). A similar Notice of Public Hearing was mailed (on 02/24/26) to the property owners within 300-ft of the project location (CCMC §

17.46.050) as required (Cal. Gov. Code §§ 65090 & 65094).

Public Notice Posting In Addition to Newspaper Publishing

A Notice of Public hearing was posted (on 02/24/26) 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>).

2.3. CITY'S INCENTIVES FOR AFFORDABLE HOUSING:

The city wishes to provide a balance in housing types for all households in the community. Pursuant to Section 65915 et seq. of the California Government Code the city will consider developer proposals to provide housing for very low- and low-income households by the provision of a density bonus for housing developments when issues of providing such housing in an affordable manner arise (CCMC § 17.48.030).

To qualify for a Density Bonus, a project must qualify as a "100% Affordable Housing" project. *"One hundred percent of all units in the shared housing building development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined in Section 50079.5 of the Health and Safety Code, except that a maximum of twenty percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code (Government Code Section 65915(b)(1)(G))"* (CCMC § 17.48.030(A)(7)).

2.4. 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 3: PROPOSED PROJECT DESCRIPTION

The proposed 36-unit mixed-use development, “The Redwood Downtown” will set a new standard for multifamily affordable workforce housing in Crescent City. This infill ground-up housing development, located at 962/ 964 Third Street, transforms a 0.51-acre vacant downtown site bounded by Third Street, J Street, and Fourth Street. (APN 118-120-025-000). The site will feature two new buildings anchored by a publicly accessible central green space serving commercial and residential tenants and the community at large.

FIGURE 3-1: PROJECT PARCEL



Source: ATT.A - AR26-02 Application (February 2026)

Both buildings will feature a mix of studios, one - and two-bedroom apartments, the North building being fully residential, and the South building being mixed-use with retail along Third Street and J street. With monthly rents below local market rates, per tenant annual income limits will range from \$32,900 -\$112,700 (50% to 120% AMI for households with 1-4 occupants).

Each apartment will have in-unit washer and dryers, energy efficient appliances, smart heating and cooling systems, and on-demand hot water. The project is a catalyst for the City’s downtown revitalization goals. Tenants will be a short walk, bike, or bus ride to work, shop, or play almost anywhere in the urban area.

The building will feature 6 studio apartments, 14 one-bedroom apartments, and 16 two-bedroom apartments. 81% of the units will be priced for lower income households and 19% for moderate-income households.

The proposed rental AMI percentage per unit and monthly rental amount is as follows:

TABLE 3-1: PROJECT UNIT BREAKDOWN				
Unit Size	# of Units	Rental AMI Percentage	Min. Monthly Rental Amount (2025 limits)	Max Monthly Rental Amount (2025 limits)
Studio	6	50%-80% AMI	\$821.88	\$986.25
1 bedroom	14	50%-80% AMI	\$938.75	\$1,126.50
2 bedroom	9	50%-80% AMI	\$1,056.25	\$1,267.50
2 bedroom	7	100-120% AMI	\$2,112.50	\$2,323.75

Per State of California Law, final apartment monthly rental amounts and tenant annual income limits will reflect Del Norte County Rent and Income Limits for affordable housing when the building is completed and ready for occupancy.

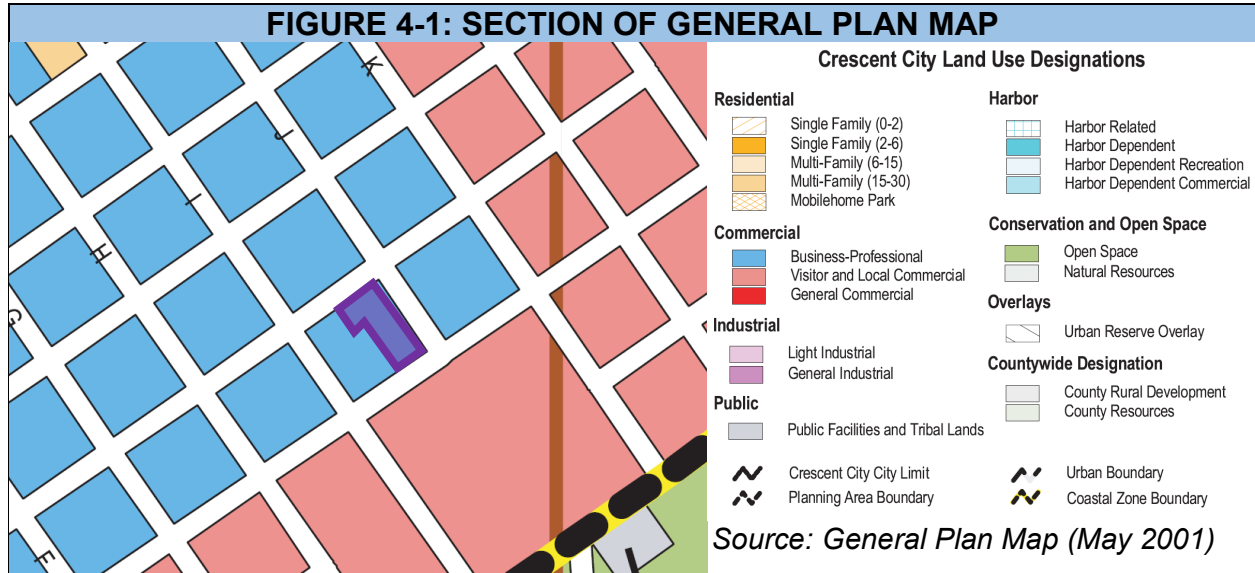
The Applicant requests a density bonus and incentives (parking, building height, CEQA streamlining, and ministerial processing) under the State of California Housing Accountability Act as amended by Senate Bill 423 and all other relevant housing legislation.

3.1. REQUIRED FINDINGS BY THE COMMISSION:

Community System Solutions submitted a Major Site Plan & Architectural Design Review (Application AR26-02) for a proposed 36-unit mixed-use development within the C-1 Zoning (Downtown Business District) located at 962 & 964 3rd Street, Crescent City, CA 95531 (APN 118-120-025-000).

SECTION 4: GENERAL PLAN CONSISTENCY

The proposed 36-unit mixed-use development is located within the Commercial Business-Professional (B-P) General Plan land use designation (See Figure 4-1: Section of General Plan Map).



4.1. General Plan Land Use Designation:

The B-P General Plan land use designation principally permits “...retail stores...and multi-family residential units” with “Multiple-unit residential uses are permitted as a secondary use at a density of 6 to 15 units per acre” as the intended use “essentially serves as a transition between residential districts and commercial districts” and “provides for a strong business, government, professional core in downtown Crescent City.”

4.2. Density:

The proposed mixed-use development (including a 36-unit low-income residential development and a commercial space) on the 0.51-acre project site does exceed (by 28-units) the maximum density of fifteen units per acre density for the which would allow a maximum of 8-units on the proposed parcel (rounded up from 7.5-units). The applicant has requested a density increase in accordance with the State density bonus law. This item is further addressed under Section 6 (State Density Bonus Law Consistency) below.

The proposed 36-unit mixed-use development, which is a use consistent with the B-P and is complementary 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	B-P (Business-Professional)	Johnston's, Vacant
North	B-P (Business-Professional)	Residential, Volume Hair Studio, Del Norte Indian Education Center
South	VLC (Visitor & Local Commercial)	North Coast Rape Crisis Team, The Cypress Company Boutique, T's Sweet Candle Creations, Tsunami Beach Company
East	B-P (Business-Professional)	City Hall, US Bank
West	B-P (Business-Professional)	Enoteca, Tri Counties Bank

4.3. 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.”*
- Policy 2.A.2.** - *“The City and County will continue to encourage maximization of residential development potential and limit underutilization of land through project design review.”*
- Policy 2.B.2.** - *“The City and County shall continue to provide established residential development programs: such as Planned Unit development, Bonus Density, 2nd Dwelling Units, Senior unit provisions, Class K rural housing, Disabled Accommodations, protection of non-conforming multi-family units, provisions for manufactured/architectural mobile home placements, and mobile home parks in residential areas.”*
- Policy 2.B.9.** - *“The City and County shall continue to monitor housing activity on an annual basis to assess whether their respective needs projections for all income levels are being met by voluntary open market (rather than mandatory inclusion) as they have in the past.”*
- Program 2.12.** - *“The City, working with the Housing Authority, local non-profit organizations, or developers, will encourage the development of one or more projects with aggregate goal of 86 very low/low-income residential units. The City will assist in site identification, permit coordination, and provide data or letters of support for funding applications. The City will consider, on a case-by-case basis, requests for bonus*

- density or other incentives such as parking or setback waivers, deferred agreements, or redevelopment loans or grants. The City may consider participation in a CDBG or other grants if an appropriate development agreement can be developed.”
- Goal C.** - “To assist in the development of adequate housing to meet the needs of low/very low and moderate-income households.”
 - Policy 2.D.1.** - “The City and County shall continue to maintain opportunities for all income groups by use of clustered development to maximize density and minimize land development and/or construction costs.”
 - Goal G.** - “To promote equal housing opportunity.”
 - Policy 3.A.15.** - “The City shall continue to require all new development to provide off-street parking, either on-site or in consolidated lots.”
 - Policy 3.C.1.** - “The City shall promote the linkage of sidewalks and walkways with Bike and pedestrian trails leading to and through outdoor recreational areas such as parks and schools, as well as commercial areas.”
 - Goal 3.D.** - “To encourage and facilitate walking throughout the city.”
 - Policy 3.D.6.** - “The City shall require developers to finance and install pedestrian walkways in new development projects in compliance with the Americans with Disabilities Act (ADA).”
 - Policy 4.A.2.** - “The City shall encourage new development to contribute its fair share to providing all public services and infrastructure necessary to serve that development.”
 - 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.”

4.4. SUPPORTING 6th CYCLE 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.”
- Goal HG-2** - “Provide for adequate housing for persons with special housing needs such as target income groups, seniors, disabled, students, and single-parent-headed households.”
- HP-2.1** - “Discrimination in housing based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, or genetic information is not permitted (Government Code Section 12955-12956.2). Support appropriate safeguards to ensure fair housing opportunities.”
- HP-2.3** - “Encourage new residential development in the City to specifically address special housing needs such as target income groups, seniors, disabled, students, and single-parent households, by providing flexibility in development standards such as smaller yards, low-maintenance landscaping, limited mobility fixtures, and appropriately sized parking areas.”
- P-3 Density Bonus.** “A three-part program: 1. Comply with state density bonus law (Government Code Section 65915, as revised). Revise the City’s Zoning Ordinance to be consistent with State law. 2. Maximizing the use of vacant or underdeveloped

parcels by eliminating or reducing certain limitations for housing developments in which at least 20 percent of the units are affordable to lower-income households or 30 percent of the units are affordable to special needs lower-income households. (see also low-income housing P-22) 3. The City shall encourage multi-family development at high-density rates as prescribed by the General Plan. This includes providing flexibility in development standards (reduced setbacks, reduced parking, increased building heights, etc.) to serve as incentives for multi-family development.”

4.5. REQUIRED FINDING BY THE COMMISSION:

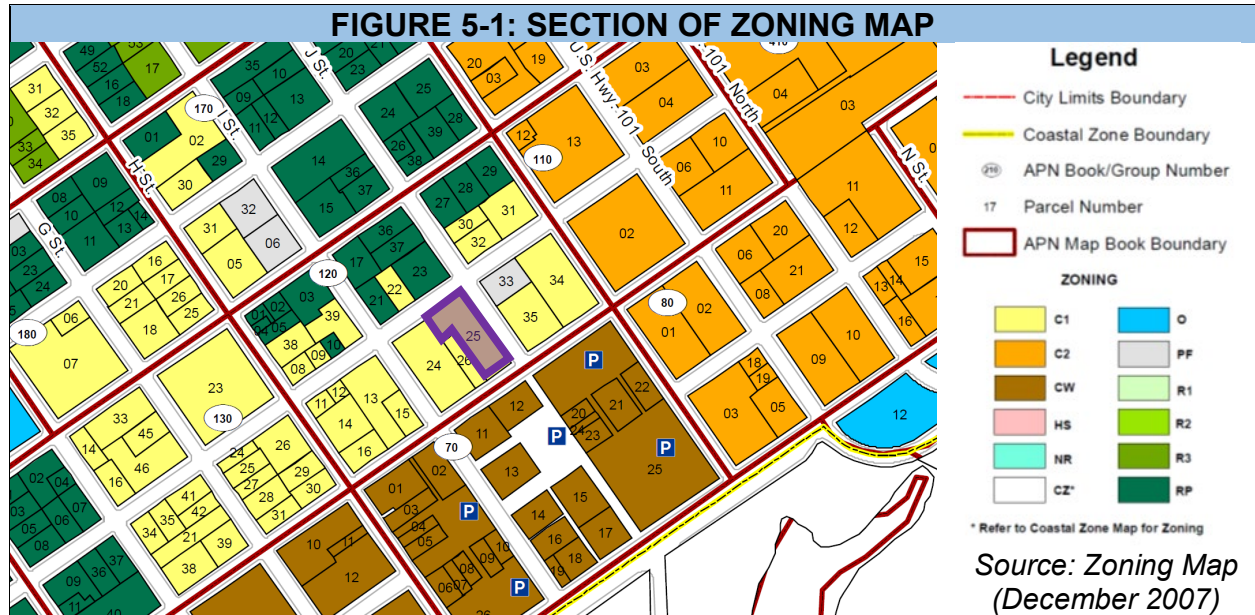
The Planning Commission finds that the proposed project, with the State Density Bonus Law, is consistent with the Crescent City General Plan’s B-P (Business-Professional) land use designation, in that the proposed project:

- a) *Is categorized as “...retail stores...and multi-family residential units” with “Multiple-unit residential uses are permitted as a secondary use at a density of 6 to 15 units per acre” within the B-P;*
- b) *“provides for a strong business, government, professional core in downtown Crescent City” within the B-P; and*
- c) *Is supported by the General Plan goals (1.F, C, G, & 3.D) and policies (1.A.2, 1.A.3, 1.B.1, 1.F.2, 1.F.3, 2.A.2, 2.B.2, 2.B.9, 2.D.1, 3.A.15, 3.C.1, 3.D.6, 4.A.2, & 4.E.5).*

SECTION 5: ZONING CONSISTENCY

The proposed 36-unit mixed-use development is located within an existing structure within the Downtown Business District (C-1) 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-1 Zoning District principally permits “Multifamily Residential Dwelling Units. The multifamily residential units, at designated general plan densities (e.g., fifteen-thirty units/acre), includes mixed uses with commercial or business use. New multifamily units are to be placed behind, or upstairs of, commercial spaces” (CCMC § 17.20.020(E)) as the intended uses are to “provide for a vibrant business, government, and professional core in the downtown area and to serve as an overall mix of commercial and multifamily residential uses” (CCMC § 17.20.010(A)).

5.3. ZONING: The proposed 36-unit mixed-use development is a use consistent with the C-1 Zoning District and is complimentary 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	C-1 (Downtown Business)	Johnston’s, Vacant
North	C-1 (Downtown Business)	Residential, Volume Hair Studio, Del Norte Indian Education Center

South	C-W (Waterfront Commercial)	North Coast Rape Crisis Team, The Cypress Company Boutique, T's Sweet Candle Creations, Tsunami Beach Company
East	C-1 (Downtown Business) & P-F (Public Facilities)	City Hall, US Bank
West	C-1 (Downtown Business)	Enoteca, Tri Counties Bank

5.4. DEVELOPMENT STANDARDS & PROPOSED PROJECT:

The following items include a summary analysis of the Site Plan & Architectural Design Review Application submittal (See Attachment A: AR26-02 Application) and the C-1 (Downtown Business District) Zoning development standards (CCMC § 17.20), which is further analyzed under Section 7 (Site Plan & Architectural Design Review) and Section 6 (State Density Bonus Law Consistency) below.

5.5. Density: The proposed mixed-use development (including a 36-unit low—to moderate-income affordable residential development and commercial space) on the 0.51-acre project site does exceed (by 16-units) the maximum density of sixty units per acre density (CCMC §17.20.040(D)), which would allow a maximum of 15-units. The applicant has requested a density increase in accordance with the State density bonus law. This item is further addressed under Section 6 (State Density Bonus Law Consistency) below.

5.6. Conditional Use Permit: No conditional use permit is required as the C-1 Zoning District principally permits *“Multifamily Residential Dwelling Units. The multifamily residential units, at designated general plan densities (e.g., fifteen-thirty units/acre), includes mixed uses with commercial or business use. New multifamily units are to be placed behind, or upstairs of, commercial spaces”* (CCMC § 17.20.020(E)).

5.7. Height and Area Regulations: All permitted uses within the C-1 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	17.20.040(A)(1)	40-ft	44-ft, 8-in
Front Yard	17.20.040(B)(1)	None	3-ft
[Exterior] Side Yard	17.20.040(B)(2)(a)	None	3-ft & 6-ft
[Interior] Side Yard	17.20.040(B)(2)(b)	None	10-ft, 2-in
Rear Yard	17.20.040(B)(3)	10-ft	7-ft, 4-in
Lot Area	17.20.040(C)(1)	None	22,215 sf
Lot Coverage	17.20.040(E)(1)	85%	14,906-sf (67%)

The applicant has requested a reduction in rear-yard setbacks and an increase in height

in accordance with the State density bonus law. These items are further addressed under Section 6 (State Density Bonus Law Consistency) below.

5.8. Parking, Fencing, and Signs: All permitted uses within the C-1 Zoning District are subject to the general requirements regarding Parking (CCMC § 17.20.060(A)), Fencing (CCMC § 17.20.060(B)), and Signs (CCMC § 17.20.060(B)). No signs or fencing are proposed. Any future fencing or signage will be subject to a separate permit.

The proposed project includes 2 off-street parking spaces. The required off-street parking requirements vary according to the C-1 zoning regulations (CCMC § 17.42.020(3)) and the State Density Bonus Law off-street parking ration requirements (CCMC 17.48.030(G)). The applicant has requested a reduction in off-street parking spaces in accordance with the State density bonus law. This item is further addressed under Section 6 (State Density Bonus Law Consistency) below.

5.9. Site Plan: The proposed 36-unit mixed-use development requires a Site Plan & Architectural Review within the C-1 Zone (CCMC §17.20.060(D)). This item is further addressed under Section 7 (Site Plan & Architectural Design Review).

5.10. REQUIRED FINDINGS BY THE COMMISSION:

The Planning Commission finds that the proposed project is consistent with the Crescent City's C-1 (Downtown Business District) 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 "Multifamily Residential Dwelling Units. The multifamily residential units, at designated general plan densities (e.g., fifteen-thirty units/acre), includes mixed uses with commercial or business use. New multifamily units are to be placed behind, or upstairs of, commercial spaces" (CCMC § 17.20.020(E));*
- c) *"Provides for a vibrant business, government, and professional core in the downtown area and to serve as an overall mix of commercial and multifamily residential uses" (CCMC § 17.20.010(A)); and*
- d) *Is subject to all zoning regulations (CCMC § 17.20.010(A)).*

SECTION 6: STATE DENSITY BONUS LAW

The proposed 36-unit mixed-use development is limited by the allowable density within the Downtown Business District (C-1) Zoning designation and the Business-Professional (B-P) General Plan (GP) land use designation. The proposed project is a 100% Affordable Housing Development utilizing the State Density Bonus Statutes (Government Code Sections 65915 – 65918) which was effective as of January 1, 2021.

When an applicant seeks a density bonus for a housing development within the jurisdiction of a city, that local government, shall comply with the State Density Bonus Law (Gov. Code § 65915(a)(1)). The City, granting a density bonus and waiver shall not require or be interpreted, in and of itself, to require a general plan amendment, local coastal program/plan amendment, zoning change, ordinance amendment, and/or any other discretionary approval (CCMC § 17.48.030(I)).



6.1. State Density Bonus Law:
 The “*intent behind the Density Bonus Law is to allow [the City] to reduce or even eliminate subsidies for a particular project by allowing a developer to include more total units in a project than would otherwise be allowed by the local zoning ordinance in exchange for affordable units*” and “*to further incentivize the construction of very low, low-, and moderate-income housing units*” (Gov. Code § 65915(u)(1)). These income categories are subject to a deed-recorded affordability restriction of 55 years (CCMC §

17.48.030(E)(1)) and subject to the Crescent City Housing Authority standards for the physical maintenance of the units (CCMC § 17.48.030(E)(2)).

6.2. Density, C-1 Zoning vs GP:

Neither the C-1 zone nor the B-P GP land use designation would allow the proposed density but at different calculations. While the C-1 zone allows a maximum density of 60 dwelling units per acre (CCMC § 17.20.040(D)), the GP (B-P) allows a maximum density of 15 units per acre (See Section 4: General Plan Consistency and Section 5: Zoning Consistency). The proposed project site is 0.51-acres/22,215-sf which would allow 15-units through C-1 zone and 8-units through the GP. This would result in the proposed project density exceeding the C-1 zone by 16-units and the GP by 28-units.

TABLE 6-1: DENSITY CALCULATION			
Project Parcels	Proposed Units	C-1 Zoning Allows	GP Allows
0.51 acres 22,215-sf	36-units	Max. 15-units (16-units over)	Max. 8-units (28-units over)

In instances where the Zoning Ordinance conflicts with the GP, the GP always prevails (Leshar Communications, Inc. v. City of Walnut Creek, (1990) 52 Cal. 3d 531, 540). Additionally, under the State Density Bonus Law, if the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan, the general plan density shall prevail (Gov. Code § 65915(o)(4)).

While the proposed project is limited in allowable density through the GP, the State Density Bonus Law can override the GP density limitations (Anderson v. City of San Jose, 2019 Cal. App. LEXIS 1182, 2019 WL 6317875, slip op. at p. 3, 18). The State Density Bonus Law calculations will be based on the GP density number.

6.3. Affordable Housing:

The applicant has applied for 100% Affordable Housing Development meaning that “of all units in the shared housing building development, including total units and density bonus units, but exclusive of a manager’s unit or units, are for lower income households, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households” (Gov. Code § 65915(b)(1)(G)).

On April 23, 2025, Megan Kirkeby, the Deputy Director of the Division of Housing Policy Development under the California Department of Housing and Community Development published the 2025 State Income Limits as it related to the affordability which is an annual update to that reflects changes in median family income levels for different size households and income limits. Below are the listed limits for Del Norte County:

Del Norte County Area Median Income: \$93,900	Acutely Low	9850	11300	12700	14100	15250	16350	17500	18600
	Extremely Low	19750	22550	26650	32150	37650	43150	48650	54150
	Very Low Income	32900	37600	42300	46950	50750	54500	58250	62000
	Low Income	52600	60100	67600	75100	81150	87150	93150	99150
	Median Income	65750	75100	84500	93900	101400	108900	116450	123950
	Moderate Income	78900	90150	101450	112700	121700	130750	139750	148750

Additionally, according to the City’s General Plan (2001), “the granting of a bonus in density for residential development that provides qualifying low- and or moderate-income housing shall be permitted, subject to individual project review. As defined by State law, the additional density is to be calculated based on the maximum basic density identified by the Land Use Diagram. No change in the basic permitted density itself shall be necessary for the bonus, provided that the following findings are made a) The proposal is found to qualify for bonus units under State guidelines; and b) A program for ensuring continued use as low and/or moderate-income units is included in any approval” (Page 1-5).

The City’s “Special Zoning Uses” (Chapter 17.48) states that 100% Affordable Housing means “One hundred percent of all units in the shared housing building development, including total units and density bonus units, but exclusive of a manager’s unit or units, are for lower income households, as defined in Section 50079.5 of the Health and Safety Code, except that a maximum of twenty percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code (Government Code Section 65915(b)(1)(G))” (CCMC § 17.48.030(A)(7)).

6.4. Project Applicability:

The applicant has applied for 100% Affordable Housing Development in that a minimum of 80% of the proposed units would be restricted for low-income (50% to 80% of Average Median-Income (AMI)) and a maximum of 20% of the proposed units would be restricted for moderate-income (80% to 120% of AMI) households (CCMC § 17.48.030(A)(7) & Gov. Code § 65915(b)(1)(G)).

TABLE 6-2: PROJECT UNIT BREAKDOWN				
Unit Size	# of Units	Rental AMI Percentage	Min. Monthly Rental Amount (2025 limits)	Max Monthly Rental Amount (2025 limits)
Studio	6	50%-80% AMI	\$821.88	\$986.25
1 bedroom	14	50%-80% AMI	\$938.75	\$1,126.50
2 bedroom	9	50%-80% AMI	\$1,056.25	\$1,267.50
2 bedroom	7	100-120% AMI	\$2,112.50	\$2,323.75

As a result, since the proposed project includes 36-units, 80.55% of the 36-units (29-units) will be restricted for low-income (50% to 80% of AMI) households and 19.44% of the 36-units (7-units) will be restricted for moderate-income (80% to 120% of AMI) households (CCMC § 17.48.030(A)(7) & Gov. Code § 65915(b)(1)(G)).

6.5. Project Incentives & Concessions:

When an applicant applies to the City, in writing, for a Density Bonus, subject to a recorded affordability restriction of 55 years, the applicant is to receive several incentives according to the affordability of the development (Gov. Code § 65915(c)(1)(A)) in exchange for providing affordable residential units. If the proposed project is a 100% affordable Housing development that is located within one-half mile of a major transit stop (Gov. Code § 65915(o)(2)), the State Density Bonus Law provides

several incentives/concessions including receiving an unlimited density bonus increase (Gov. Code § 65915(f)(3)(D)(ii)), no minimum vehicular parking requirement (Gov. Code § 65915(p)(2)(A)), a height increase of up to three additional stories, or 33 feet (Gov. Code § 65915(d)(2)(D)), and 5 incentives/concessions (Gov. Code § 65915(d)(2)(D)) which can be used as a concession of a local development standards as an incentive from the State in exchange for providing affordable housing. Development standard includes “a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, a minimum lot area per unit requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation” (Gov. Code § 65915(o)(1)).

6.6. Located Within One-Half Mile of a Major Transit Stop Definition:

According to the State Density Bonus Law, “Located within one-half mile of a major transit stop” means that any point on a proposed development, for which an applicant seeks a density bonus, other incentives or concessions, waivers or reductions of development standards, or a vehicular parking ratio pursuant to this section, is within one-half mile of any point on the property on which a major transit stop is located, including any parking lot owned by the transit authority or other local agency operating the major transit stop (Gov. Code § 65915(o)(2)).

A “Major transit stop” has the same meaning as defined in subdivision (b) of Section 21155 of the Public Resources Code (Gov. Code § 65915(o)(2)). PRC § 2115(b) further references defined in Section 21064.3 which states that a major transit stop is defined as, “The intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during the morning and afternoon peak commute periods” (PRC § 21064.3(c)). The Redwood Coast Transit Authority’s Cultural Center Transit Hub (Stop Code: 2721) located on Front Street between K and L street near the Del Norte County Veteran’s Memorial Monument meets this definition as it serves several lines (1, 2, 3, 4, 20, 199, & 300). The proposed project is located ~1,000-ft from the Cultural Center Transit Hub which is under one-half mile (2,640-ft).

6.7. PROPOSED PROJECT REQUESTS:

The applicant has submitted written request for several items in conjunction with the proposed project as it relates to the State Density Bonus Law, which are further discussed below but include an:

- A. **Increase in Density** (Increase by 28-units per GP)
- B. **Reduction in Off-Street Parking Spaces** (Reduced by 42-spaces)
- C. **Increase in Height Limitations** (Increase of 4-ft, 8-in)
- D. **Reduction in Rear Yard Setbacks** (Reduced by 2-ft, 8-in)

6.8. Increase in Density:

The proposed 36-unit residential development on a 0.51-acre/22,215-sf project site exceeds (by 28-units) the GP maximum density of 15 dwelling units per acre, totaling 8 units. However, the State Density Bonus Law states that if a 100% affordable housing project is located within one-half mile of a major transit stop, the city shall not impose

any maximum controls on density (Gov. Code §65915(f)(3)(D)(ii)) to this project, allowing an additional 28-units to be added to the development. Including the Density Bonus, the developer is allowed to develop an unlimited number of units.

TABLE 6-3: DENSITY BONUS CALCULATION					
Project Parcels	Proposed Units	C-1 Zoning Allows	GP Allows	Unlimited Density Bonus	Total Allowed
0.51-acre/ 22,215-sf	36-units	15-units (16-units over)	8-units (28-units over)	+Unlimited units	Unlimited units

Therefore, the proposed 36-dwelling units, without any incentive/concession, are consistent with the State Density Bonus Law. The proposed project has 5 incentives/concessions remaining.

6.9. Reduction in Off-Street Parking Spaces:

The proposed 2 off-street parking spaces does not meet (by 52 spaces) the minimum 1.5 spaces per “three or more family dwellings” (CCMC §17.42.040(B)) totaling 54 spaces (CCMC § 17.42.030). Additionally, the State Density Bonus Law provides a more relaxed parking ratio per bedroom (BR): 1 space per 0-1 BR and 1.5 spaces per 2-3 BR (Gov. Code §65915(p)(1)(A-C)) for this project (20, 0-1 BR and 16, 2 BR), lowering (by 10 spaces) the minimum off-street parking spaces, totaling 44 spaces. Therefore, the proposed 2 off-street parking spaces do not meet (by 42 spaces) the standard minimum 44 off-street parking space with the State Density Bonus Law.

However, the State Density Bonus Law states that if a 100% affordable housing project is located within one-half mile of a major transit stop, and there is unobstructed access to the major transit stop from the development, then, upon the request of the developer, a city shall not impose any minimum vehicular parking requirement (Gov. Code § 65915(p)(2)(A)), allowing 2-spaces for the development. Including the Density Bonus, the developer is not required to develop any off-street parking spaces.

TABLE 6-4: PARKING RATIO CALCULATION					
Parcel	Bedroom	Proposed Spaces	C-1 Zoning	Density Bonus Law	Incentive / Concession
0.51-acre / 22,215-sf	6 (0-BR)	0	9-spaces (1.5 = MF)	6-spaces (1 = 0-BR)	Covers All-spaces
	14 (1-BR)	0	21-spaces (1.5 = MF)	14-spaces (1 = 1-BR)	
	16 (2-BR)	0	24-spaces (1.5 = MF)	24-spaces (1.5 = 2-BR)	
Total	36-units	2-spaces	54-spaces (52 under)	44-spaces (42 under)	Covers 44-spaces
*0.5-spaces were rounded up to 1.0-space (CCMC § 17.42.030 & Gov. Code § 65915(p)(4))					

Therefore, since the 100% affordable housing proposed project is located within one-

half mile of a major transit stop, the proposed 2 off-street parking spaces, without any incentive/concession, are consistent with the State Density Bonus Law. The proposed project has 5 incentives/concessions remaining.

6.10. Increase in Height Limitations:

The proposed 44-ft, 8-in height does not meet (by 4-ft, 8-in) the maximum 40-ft height limit for the C-1 zone (CCMC 17.20.040(A)(1)). However, the State Density Bonus Law states that if a 100% affordable housing project is located within one-half mile of a major transit stop, the applicant shall also receive a height increase of up to three additional stories, or 33 feet (Gov. Code § 65915(d)(2)(D)), allowing the proposed 44-ft, 8-in height. Including the Density Bonus, the developer is allowed to develop up to 77-ft.

TABLE 6-5: HEIGHT CALCULATION			
Proposed Height	C-1 Zoning	Density Bonus Law	Allowable
44-ft, 8-in	Max. 40-ft	+33-ft	77-ft

Therefore, since the 100% affordable housing proposed project is located within one-half mile of a major transit stop, the proposed 44-ft, 8-in height, without any incentive/concession, is consistent with the State Density Bonus Law. The proposed project has 5 incentives/concessions remaining.

6.11. Reduction in Rear Yard Setbacks:

The proposed 7-ft, 4-in rear-yard setbacks does not meet (by 2-ft, 8-in) the minimum 10-ft height limit for the C-1 zone (CCMC 17.20.040(B)(3)). However, the State Density Bonus Law states that if a project is a 100% affordable housing project the applicant shall receive concession of local development standards including “a setback requirement... pursuant to any ordinance, general plan” as an incentive from the State in exchange for providing affordable housing (Gov. Code § 65915(o)(2)). The applicant has requested that 1 incentive/concession be applied to the rear-yard setback requirement in exchange for providing affordable housing. Allowing the reduced 7-ft, 4-in rear-yard setback. Including the Density Bonus, the developer is allowed to develop with a 7-ft, 4-in rear-yard setback.

TABLE 6-6: SETBACK CALCULATION			
Proposed Setback	C-1 Zoning	Density Bonus Law	Allowable
7-ft, 4-in	10-ft	Concession	7-ft, 4-in

Therefore, the 100% affordable housing proposed project, utilizing 1 incentive/concession for the proposed 7-ft, 4-in rear-yard setback, is consistent with the State Density Bonus Law. The proposed project has 4 incentives/concessions remaining.

6.12. GRANTING INCENTIVES/CONCESSIONS:

An applicant may submit to a city, with a density bonus application, a request for a specific incentive or concession that will assist the developer in providing affordable residential units (CCMC § 17.48.030(H) & Gov. Code § 65915(d)(1)). The city shall

grant the concession or incentive requested by the applicant, unless the city makes a written finding, based upon substantial evidence, of any of the following:

- A. The concession or incentive does result in identifiable and actual cost reductions to provide for affordable housing costs or for rents for the targeted units (CCMC § 17.48.030(H)(1) & Gov. Code § 65915(d)(1)(A));
- B. The concession or incentive would have a specific, adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households (CCMC § 17.48.030(H)(2) & Gov. Code § 65915(d)(1)(B));
- C. The concession or incentive would be contrary to state or federal law (CCMC § 17.48.030(H)(3) & Gov. Code § 65915(d)(1)(C)).

6.13. REQUIRED FINDING BY THE COMMISSION:

The Planning Commission finds that the proposed project satisfies the State Density Bonus requirements (CCMC § 17.48.030 & Gov. Code § 65915), in that:

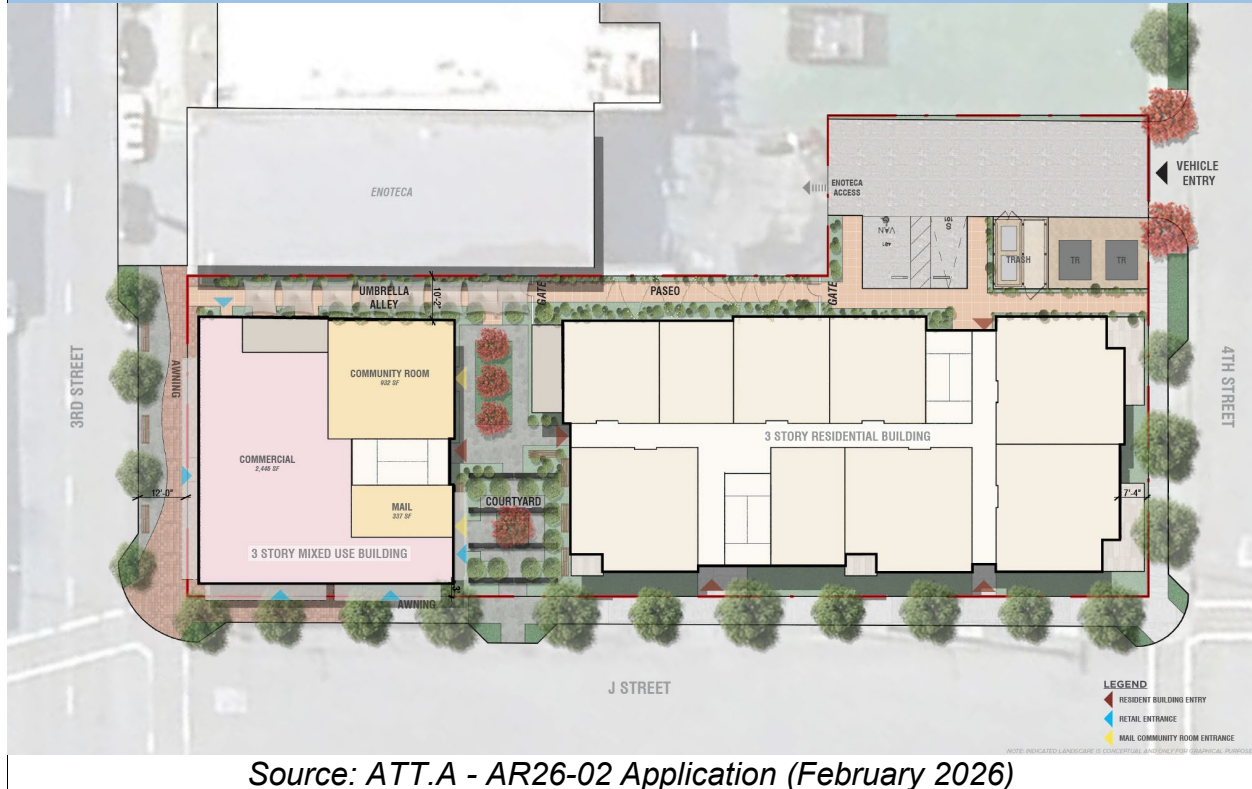
- a. Review was completed under the State Density Bonus Statutes (Government Code Sections 65915 – 65918);
- b. The applicant sought, applied, requested in writing a density bonus for a housing development (Gov. Code § 65915(a)(1));
- c. The proposed project was found to qualify for the 100% affordable housing development (CCMC § 17.48.030(A)(7) & Gov. Code § 65915(b)(1)(G))
- d. All proposed units are restricted to be a 100% affordable (>80% Low-Income & <20% Moderate-Income) (Gov. Code § 65915(b)(1)(G)):
 - i. Rent for a maximum of 20% (twenty percent) of the units on the development shall be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code (Gov. Code § 65915(c)(1)(B)(i)).
 - ii. Rent for a minimum of 80% (eighty percent) of the units in the development shall be set at an amount consistent with the maximum rent levels for low (or lower) income households, as those rents and incomes are determined by the California Tax Credit Allocation Committee (Gov. Code § 65915(c)(1)(B)(ii)).
- e. In exchange for the density bonus, the developer shall guarantee the units will be maintained for income restricted households for 55 years, or longer. The guarantee shall be in the form of a deed restriction or other legally binding and enforceable document acceptable to the City Council (Gov. Code § 65915(c)(1)(A) and CCMC §17.48.030(E)).
 - i. The document shall be recorded with the Del Norte County recorder prior to the issuance of a building permit (CCMC §17.48.030(E)(1)).
 - ii. The applicant shall comply with Crescent City Housing Authority procedures for the physical maintenance of the units (CCMC § 17.48.030(E)(2)).
- f. The Redwood Coast Transit Authority’s Cultural Center Transit Hub (Stop Code: 2721) located on Front Street between K and L street near the Del Norte County Veteran's Memorial Monument meets the definition of a “Major Transit Stop” (Gov. Code § 65915(o)(2));

- g. The proposed project is located within 0.5-mile of a major transit stop and is automatically granted the following:
 - a. Density: Unlimited density bonus increase (Gov. Code § 65915(f)(3)(D)(ii)),
 - b. Parking: No minimum vehicular parking requirement (Gov. Code § 65915(p)(2)(A)),
 - c. Height: A height increase of up to three additional stories, or 33 feet (Gov. Code § 65915(d)(2)(D)), and
 - d. Up to 5 incentives/concessions (Gov. Code § 65915(d)(2)(D)).
- h. The proposed project utilizes the following incentives/concessions:
 - i. Setbacks: A 7-ft, 4-in rear-yard setback, a 2-ft, 8-in reduction from the required 10-ft.
- i. The granting of the incentives/concessions to proposed project:
 - i. Does result in identifiable and actual cost reductions to provide for affordable housing costs or for rents for the targeted units (CCMC § 17.48.030(H)(1) & Gov. Code § 65915(d)(1)(A));
 - ii. Does not have a specific, adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households (CCMC § 17.48.030(H)(2) & Gov. Code § 65915(d)(1)(B)).
 - iii. Does not conflict with any other state or federal law (CCMC § 17.48.030(H)(3) & Gov. Code § 65915(d)(1)(C)).

SECTION 7: SITE PLAN & ARCHITECTURAL DESIGN REVIEW

The proposed 36-unit mixed-use development is a permitted use within the C-1 Zone (CCMC §17.20.060(D)) requiring the scheduled public hearing for the Planning Commission to determine whether the proposed Site Plan & Architectural Design Review application (AR26-02 -Attachment A) shall be approved or denied (CCMC §17.46.040(A)), based on the following standards:

FIGURE 7-1: PROPOSED PROJECT SITE PLAN



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 Downtown Business District (C-1) Zoning Code (with a Site Plan & Architectural Design Review) (See Section 2: Background Information and Section 3: Project Description). The applicant has requested an increase in height and a reduction rear-yard setbacks in accordance with the State density bonus law. This item is further addressed under Section 6 (State Density Bonus Law Consistency). With the State Density Bonus Law Consistency, the proposed project is consistent with zoning regulations.

7.2. Parking (CCMC §§ 17.20.060(A) & 17.46.035(A)):

The proposed project includes 2 off-street parking spaces. The required off-street parking requirements vary according to the C-1 zoning regulations (CCMC § 17.42.020(3)) and the State Density Bonus Law off-street parking ration requirements

(CCMC § 17.48.030(G)). The applicant has requested a reduction in off-street parking spaces in accordance with the State density bonus law. This item is further addressed under Section 6 (State Density Bonus Law Consistency). With the State Density Bonus Law Consistency, the proposed project is consistent with off-street parking requirements.

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

The proposed project includes proposed landscaping around the perimeter of the development and throughout the 6,925-sf of pedestrian circulation throughout the development. All proposed landscaping is consistent with the City's approved landscaping list and 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 but, the proposed project is located within 690-ft of the Beachfront Park and would qualify for an exemption (CMC § 17.43.060(G)).

However, the applicant is proposing a 1,786-sf courtyard and a 952-sf private open space for the residents to use. The maintenance of landscaping is included in the Conditions of Approval (Attachment B). Therefore, the proposed project is consistent with landscaping requirements.

7.4. Fencing (CCMC §§ 17.20.060(B) & 17.46.035(A)):

The proposed project does not include any proposed fencing, beyond the required trash collection screening (CCMC § 17.43.050) and is therefore consistent with fencing requirements. Any future fencing would be subject to a fence permit.

7.5. Signage (CCMC §§ 17.20.060(C) & 17.46.035(A)):

The proposed project does not include any proposed signage, none are required, and is therefore 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 site is already developed with public improvements. Any future improvements to concrete curbs, gutters, and sidewalks are subject to the CCMC § 12.04.020 and Public Works Department standards.

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

The project site is currently served with existing underground provisions of water, sewage, and drainage facilities. Any proposed connection improvements are subject to Public Works Department standards, review, and approval. 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 Design Review requirements (CCMC §§ 17.46.010 & 17.46.035). in that the structures:

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

SECTION 8: 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.

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:

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 (with Site Plan & Architectural Design Review) is consistent with the Crescent City General Plan's Commercial Business-Professional (B-P) land use designation and is consistent with the Crescent City's Downtown Business District (C-1) 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 0.51 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 residential-only use surrounded by developed commercial area

that already services commercial uses 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.

8.3. Additional Analysis of Parking:

On September 2013, the Governor signed Senate Bill (SB) 743 into law, which instituted changes to the California Environmental Quality Act (CEQA) when evaluating environmental impacts on projects located in areas served by transit. While the thrust of SB 743 addressed a major overhaul on how transportation impacts are evaluated under CEQA, it also limited the extent to which aesthetics and parking are defined as impacts under CEQA. Specifically, Section 21099 (d)(1) of the Public Resources Code (PRC) states that a project's aesthetic and parking impacts shall not be considered a significant impact on the environment if: 1. The project is a residential, mixed-use residential, or employment center project, and 2. The project is located on an infill site within a transit priority area.

Section 21099 (a) of the PRC defines the following terms:

(1) "Employment center project" (TPAs) means a project located on property zoned for commercial uses with a floor area ratio of no less than 0.75 and that is located within a transit priority area.

(4) "Infill site" means a lot located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses.

(7) "Transit priority area" means an area within one-half mile of a major transit stop that is existing or planned. Section 21064.3 of the PRC defines a "major transit stop" as a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 20 minutes [modified by AB 2553] or less during the morning and afternoon peak commute periods. For purposes of Section 21099 of the PRC, a transit priority area also includes major transit stops in the City of Los Angeles (city) that are scheduled to be completed within the planning horizon of the Southern California Association of Governments (SCAG) Regional Transportation Plan / Sustainable Community Strategy (RTP/SCS).

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.).

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) Proposes a changed use within an existing structure.*
- b) Is consistent with the Crescent City General Plan's B-P (Business-Professional) land use designation and is consistent with the Crescent City's C-1 (Downtown Business District) Zoning Code);*
- c) Is located in the City of Crescent City, is approximately 0.51 acres, and is located adjacent to existing commercial uses;*
- d) 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;*
- e) 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;*
- f) Is surrounded by and is already adequately served by utilities and public services; and*
- g) No exceptions apply (CEQA Guidelines § 15300.2).*

SECTION 9: INTER-DEPARTMENTAL PLANNING REFERRALS

The proposed 36-unit mixed-use development requires a Site Plan & Architectural Review within the C-1 Zone (CCMC §17.20.060(D)). The Community Development Department (Planning & Zoning) has reviewed the submitted application and prepared referrals for interdepartmental review. The Inter-Departmental Planning Referrals were provided (on 02/23/26) for other City departments, which included the following comments/conditions:

9.1. Police Department: Approved with comments (02/23/26):

“Police Department requests an emergency access box at main entrance for officers to access building in case of emergencies. Similar to Knox box for Fire Department. Would/will allow for emergency access only to residencies without having to force entry on emergency situations.”

9.2. Fire and Rescue: Approved with comments (03/03/26):

“Project will conform to applicable California Codes, including Building Code, Fire Code, and Automatic Fire Sprinkler Code. Gates depicted on Umbrella Alley and Paseo must be accessible by fire department, police department and EMS. Umbrella coverings depicted over Umbrella Alley must be certified as flame resistant, and not support open burning if flame removed during flame testing. Fire Department connection (FDC) to support the code required automatic sprinkler system must be located within 50-ft of a fire hydrant. Distribution of fire hydrants and distance to proposed building appear adequate.”

9.3. Building Department: None

9.4. Public Works Department: None

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 36-unit mixed-use development requires an Architectural Design Review within the C-1 Zone (CCMC § 17.20.060(E)) has been scheduled for a public hearing to determine whether the proposed Architectural Design Review (Application AR26-02) (See Attachment A) shall be approved or denied (CCMC § 17.54.030):

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

- **Recommended Motion: “I move to adopt Resolution No. PC2026-05, A Resolution of the Planning Commission of the City of Crescent City Approving an Architectural Design Review (Application AR26-02) granting Community System Solutions 36-unit mixed-use 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 to 36-unit mixed-use 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 one, or more, of the required findings.

- **Motion Example: “I move to deny the Architectural Design Review (Application AR26-02) 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 the proposed 36-unit mixed-use development.

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 April 9, 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, April 9, 2026, or a specific alternative Special Planning Commission meeting.

SECTION 11: STAFF RECOMMENDATION

1. (Chair) "Agenized Item #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)."
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. PC2026-05, A Resolution of the Planning Commission of the City of Crescent City Approving an Architectural Design Review (Application AR26-02) granting Community System Solutions 36-unit mixed-use 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. PC2026-05, A Resolution of the Planning Commission of the City of Crescent City Approving an Architectural Design Review (Application AR26-02) granting Community System Solutions 36-unit mixed-use 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, 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

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

CITY OF CRESCENT CITY Development Permit Application

TYPE OR PRINT CLEARLY

Applicant Community System Solutions	Street Address 7806 Juarez Way	City Fair Oaks, CA	Zip Code 95628	Day Phone 541-505-2429
Representative (if any) Mike Bahr	Street Address	City	Zip Code	Day Phone
Property Owner Community System Solutions	Street Address 7806 Juarez Way	City Fair Oaks, CA	Zip Code 95628	Day Phone 541-505-2429

Correspondence to be sent to Applicant Representative Owner

Project Address **962 & 964 3rd St. Crescent City, CA 95531** Assessor's Parcel No. **118-120-025-000**

Description of proposed project (attach sheets if necessary)
See attached - "Project Description - The Redwood Downtown"

Existing Land Use Commercial	Adjacent Uses Commercial	Building Coverage 9,196 sq.ft. existing
Project Acreage .510	Project Height 44' 8"	Building Coverage 14,906 sq.ft. proposed
Parking (number of spaces) 2	Paved Area 3193 sf	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 <u>Michelle Bahr</u> Date <u>2/13/2026</u>	Property Owner/Authorized Agent: I have read this application and consent to its filing <u>Troy Sun 3/5/2026</u> Signed <u>Michelle Bahr</u> Date <u>2/13/2026</u>
--	---

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

SUPPLEMENTAL	<input checked="" type="checkbox"/> Application Form	Project plans: * <input checked="" type="checkbox"/> Project site plans (buildings, parking, etc.) <input checked="" type="checkbox"/> Building floor plans and elevations <input checked="" type="checkbox"/> Preliminary grading/drainage plans <input checked="" type="checkbox"/> Landscaping/irrigation plans/dumpster <input checked="" type="checkbox"/> Sign plans/elevations <input checked="" type="checkbox"/> Color/materials samples <input type="checkbox"/> Subdivision/lot line adjustment map <input checked="" type="checkbox"/> Written Project Description <input type="checkbox"/> Preliminary Title Report <input type="checkbox"/> Special Project Justification/per code
	<input 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) AR 26-02	Filing Fees 1100-	Date Filed 2/17/26	Receipt # 8005102	
	Date Application Completed 2/17/26	Zoning C-1 (17.20)	General Plan (LUP) B-P		
	CEQA: Exempt <input type="checkbox"/> Negative Declaration <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/>				
	Review By Planning Commission	City Council <input type="checkbox"/>	Architectural Review <input type="checkbox"/>	Planning/Public Works <input type="checkbox"/>	
	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



THE REDWOOD DOWNTOWN

Site Plan & Architectural Review Permit Application, City of Crescent City

Attachment: Project Description - The Redwood Downtown

February 13, 2026

The Redwood Downtown will set a new standard for multifamily affordable workforce housing in Crescent City. This infill ground-up housing development, located at 962/ 964 Third Street, transforms a 0.51-acre vacant downtown site bounded by Third Street, J Street, and Fourth Street. (APN 118-120-025-000). The site will feature two new buildings anchored by a publicly accessible central green space serving commercial and residential tenants and the community at large.

Both buildings will feature a mix of studios, one - and two-bedroom apartments, the North building being fully residential, and the South building being mixed-use with retail along Third Street and J street. With monthly rents below local market rates, per tenant annual income limits will range from \$32,900 - \$112,700 (50% to 120% AMI for households with 1-4 occupants).

Each apartment will have in-unit washer and dryers, energy efficient appliances, smart heating and cooling systems, and on-demand hot water.

The project is a catalyst for the City’s downtown revitalization goals. Tenants will be a short walk, bike, or bus ride to work, shop, or play almost anywhere in the urban area.

The building will feature 6 studio apartments, 14 one-bedroom apartments, and 16 two-bedroom apartments. 81% of the units will be priced for lower income households and 19% for moderate-income households.

The proposed rental AMI percentage per unit and monthly rental amount is as follows:

Unit Size	# of Units	Rental AMI Percentage	Min. Monthly Rental Amount (2025 limits)	Max Monthly Rental Amount (2025 limits)
Studio	6	50%-80% AMI	\$821.88	\$986.25
1 bedroom	14	50%-80% AMI	\$938.75	\$1,126.50
2 bedroom	9	50%-80% AMI	\$1,056.25	\$1,267.50
2 bedroom	7	100-120% AMI	\$2,112.50	\$2,323.75

Per State of California Law, final apartment monthly rental amounts and tenant annual income limits will reflect Del Norte County Rent and Income Limits for affordable housing when the building is completed and ready for occupancy.

The Applicant requests a density bonus and incentives (parking, building height, CEQA streamlining, and ministerial processing) under the State of California Housing Accountability Act as amended by Senate Bill 423 and all other relevant housing legislation.

##

THE REDWOOD DOWNTOWN

PRELIMINARY DEVELOPMENT SUBMITTAL

FEBRUARY 27, 2026



**THIS DESIGN IS CONCEPTUAL IN NATURE. THE INFORMATION AND NUMBERS PROVIDED ARE SUBJECT TO CHANGE, PENDING VERIFICATION BY CLIENT AND AUTHORITIES HAVING JURISDICTION.*



PROJECT DESCRIPTION

The **Redwood Downtown** will set a new standard for multifamily affordable workforce housing in Crescent City. This infill, ground-up housing development, located at 962/ 964 Third Street, transforms a 0.51-acre vacant downtown site bounded by Third Street, J Street, and Fourth Street. (APN 118-120-025-000).

It will be a mixed-use building with retail along Third Street and on the corner of Third and J streets. It will feature studios, one-bedroom, and two-bedroom apartments, with monthly rents below local market rates. Per-tenant annual income limits will range from \$32,900 - \$112,700 (50% to 120% AMI).

Each apartment will have in-unit washer and dryers, on-demand hot water, energy efficient refrigerators and stoves, smart heating and cooling systems. Patios and balconies will be available in select units, with views of the bay and ocean.

The project advances the City's downtown revitalization goals, vision plan, and strengthens the downtown core. Tenants will be only a short walk, bike, or bus ride to work or shop almost anywhere in the urban area. They will be able to live an energy efficient, eco-friendly lifestyle just a few blocks from the beach.

VICINITY MAP



PROJECT TEAM

DEVELOPER:



Community Systems Solutions P: 916.827.0016
 7806 Juarez Way,
 Fair Oaks, CA 95628 communitysystemsolutions.com
 Contact: Mike Bahr mike.bahr@cssgrants.org

ARCHITECT:



TCA Architects P: 949.862.0270
 18821 Bardeen Ave,
 Irvine, CA 92612 www.tca-arch.com
 Contact: Chris Williams cwilliams@tca-arch.com

GENERAL CONTRACTOR:



Red Sky P: 541.412.8866
 300 Standard Veneer Rd
 Crescent City, CA 95531 www.redskyteam.com

INDEX

GENERAL:

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- A-2.1 BUILDING PERSPECTIVE
- A-2.2 BUILDING PERSPECTIVE
- A-2.3 BUILDING PERSPECTIVE
- A-2.4 BUILDING PERSPECTIVE
- A-2.5 BUILDING PERSPECTIVE
- A-3.1 COMPOSITE FLOOR PLAN LEVEL 1 & 2
- A-3.2 COMPOSITE FLOOR PLAN LEVEL 3 & ROOF PLAN
- A-4.1 BUILDING ELEVATIONS EAST & SOUTH
- A-4.2 BUILDING ELEVATIONS WEST & NORTH
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- A-5.2 UNIT PLANS
- A-5.3 UNIT PLANS
- A-6.1 COLORS AND MATERIALS

PROJECT SUMMARY

UNIT SUMMARY

UNIT TYPE	Average SF*	LEVEL 1	LEVEL 2	LEVEL 3	Total # Units	Unit Mix	Total Net Rent.
Studio:							
S1	473	1	1	1	3		1,419 SF
S2	546	1	1	1	3		1,638 SF
Subtotal	510	2	2	2	6	17%	3,057 SF
1 Bedroom:							
A1	610	1	1	1	3		1,830 SF
A2	634	2	2	2	6		3,804 SF
A3	679	0	2	2	4		2,716 SF
Subtotal	642	3	5	5	13	37%	8,350 SF
2 Bedrooms:							
B1	946	3	3	3	9		8,514 SF
B2	978	1	1	1	3		2,934 SF
B3	988	0	1	1	2		1,976 SF
B4	1,021	0	1	1	2		2,042 SF
Subtotal	967	4	6	6	16	46%	15,466 SF
TOTAL	768	9	13	13	35	100%	26,873 SF

AREA SUMMARY

Residential Floor Area	26,873 SF
Mail/Office	337 SF
Community Room	932 SF
Courtyard	1,786 SF
Circulation	6,925 SF
BOH/Utility/Storage	1,305 SF
Commercial	2,446 SF
Private Open Space	952 SF
TOTAL	41,556 SF

PARKING REQUIRED

Per Code N/A

PARKING PROVIDED

Standard 1 space
 Van ADU Accessible 1 space
 Parallel Parking along the site (+/-) 12 spaces



THE REDWOOD DOWNTOWN
 CRESCENT CITY, CA
 TCA # 2025-186

PRELIMINARY DEVELOPMENT SUBMITTAL
 FEBRUARY 27, 2026

PROJECT INDEX & SUMMARY



NOTE: INDICATED LANDSCAPE IS CONCEPTUAL AND ONLY FOR GRAPHICAL PURPOSES.



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THE REDWOOD DOWNTOWN
CRESCENT CITY, CA
TCA # 2025-186

PRELIMINARY DEVELOPMENT SUBMITTAL
FEBRUARY 27, 2026

BUILDING PERSPECTIVE
3RD STREET & J STREET INTERSECTION



NOTE: INDICATED LANDSCAPE IS CONCEPTUAL AND ONLY FOR GRAPHICAL PURPOSES.



THE REDWOOD DOWNTOWN
CRESCENT CITY, CA
TCA # 2025-186

PRELIMINARY DEVELOPMENT SUBMITTAL
FEBRUARY 27, 2026

BUILDING PERSPECTIVE
SOUTH / ALONG 3RD STREET



NOTE: INDICATED LANDSCAPE IS CONCEPTUAL AND ONLY FOR GRAPHICAL PURPOSES.



THE REDWOOD DOWNTOWN
CRESCENT CITY, CA
TCA # 2025-186

PRELIMINARY DEVELOPMENT SUBMITTAL
FEBRUARY 27, 2026

BUILDING PERSPECTIVE
EAST / ALONG J STREET



NOTE: INDICATED LANDSCAPE IS CONCEPTUAL AND ONLY FOR GRAPHICAL PURPOSES.



THE REDWOOD DOWNTOWN
CRESCENT CITY, CA
TCA # 2025-186

PRELIMINARY DEVELOPMENT SUBMITTAL
FEBRUARY 27, 2026

BUILDING PERSPECTIVE
EAST / ALONG J STREET



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THE REDWOOD DOWNTOWN
CRESCENT CITY, CA
TCA # 2025-186

PRELIMINARY DEVELOPMENT SUBMITTAL
FEBRUARY 27, 2026

BUILDING PERSPECTIVE
WEST / ALONG 4TH STREET

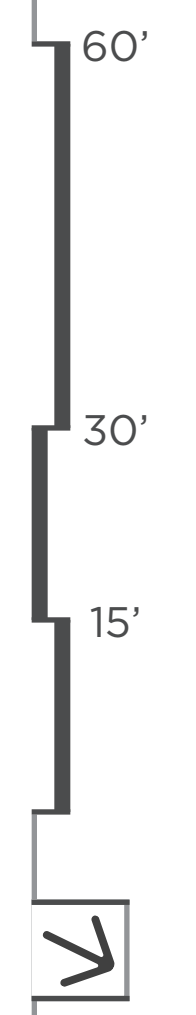


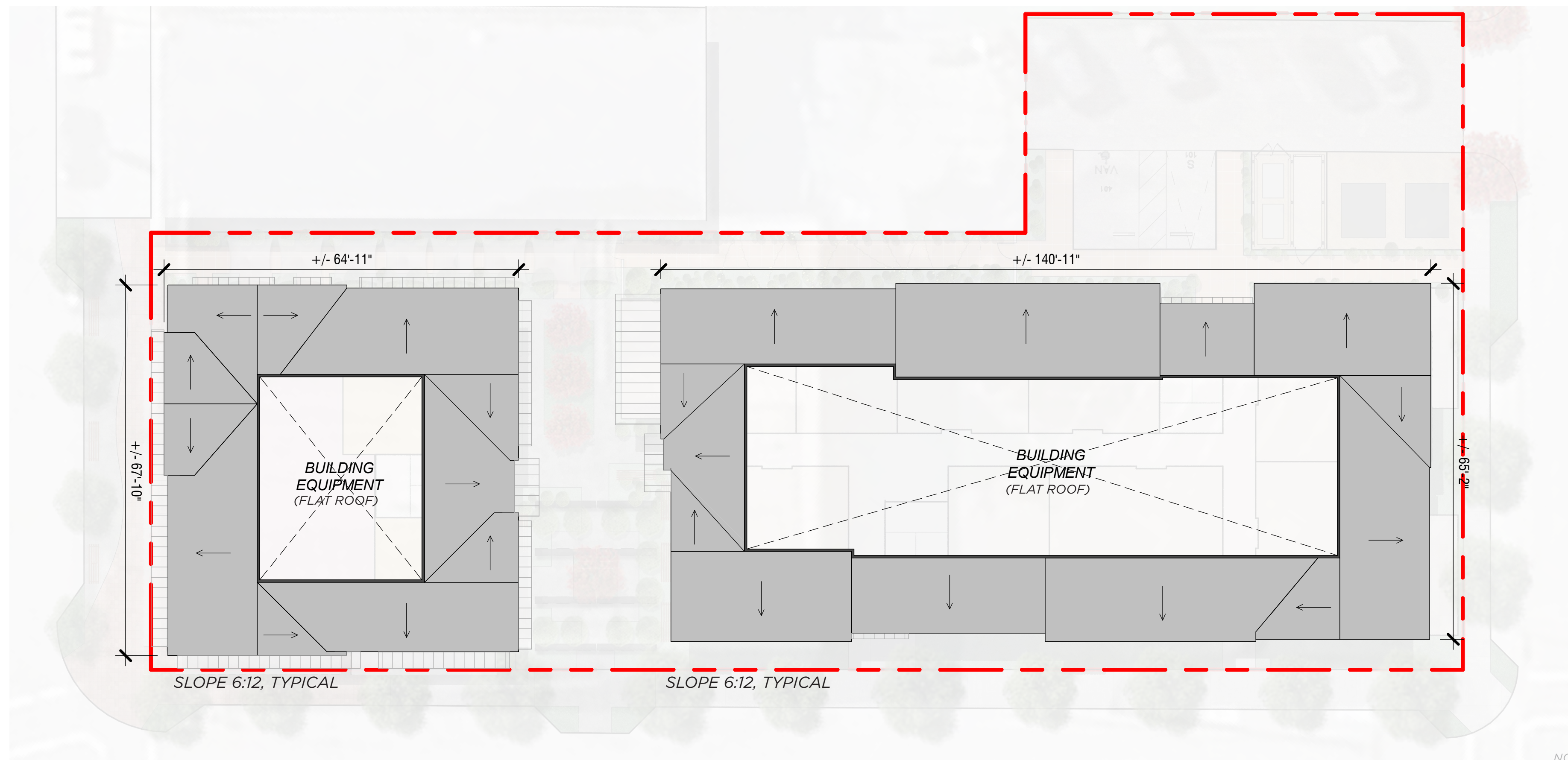
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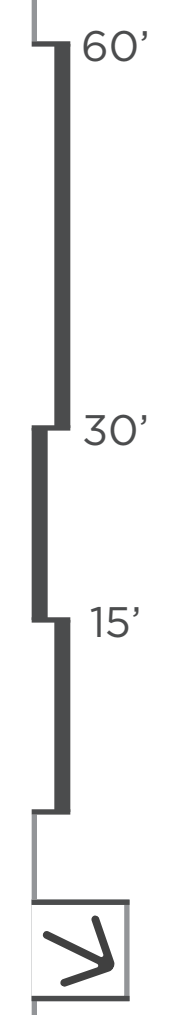
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NOTE: INDICATED LANDSCAPE IS CONCEPTUAL AND ONLY FOR GRAPHICAL PURPOSES.





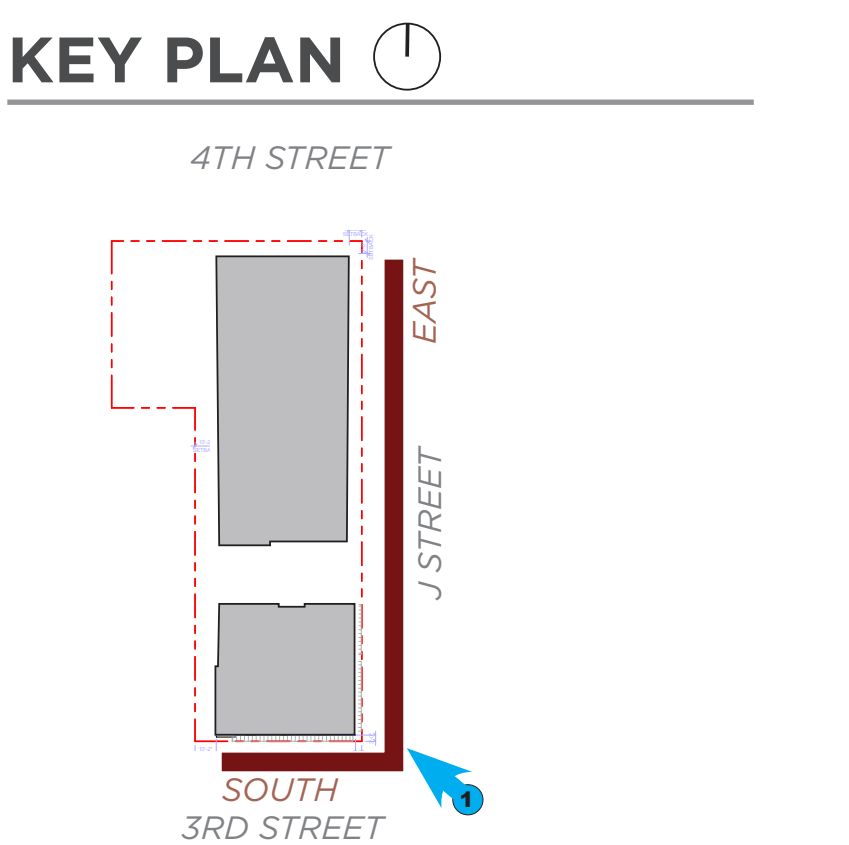
NOTE: INDICATED LANDSCAPE IS CONCEPTUAL AND ONLY FOR GRAPHICAL PURPOSES.





1 PERSPECTIVE VIEW

- MATERIAL LEGEND**
- A - AWNING
 - C - COMPOSITE SIDING
 - P - ASPHALT SHINGLE ROOF
 - R - METAL PICKET RAILING
 - S - STOREFRONT
 - W - VINYL WINDOW
 - F - METAL/WOOD FRAME
 - H - SHAKE SIDING



NOTE: INDICATED LANDSCAPE IS CONCEPTUAL AND ONLY FOR GRAPHICAL PURPOSES.

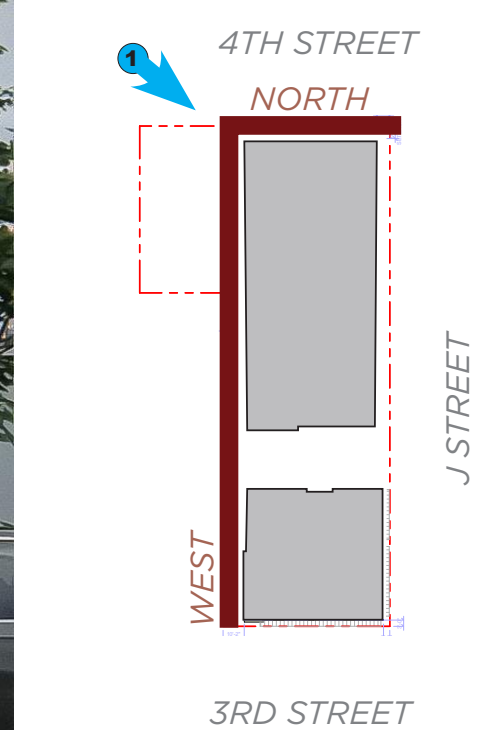


1 PERSPECTIVE VIEW

MATERIAL LEGEND

- A - AWNING
- C - COMPOSITE SIDING
- P - ASPHALT SHINGLE ROOF
- R - METAL PICKET RAILING
- S - STOREFRONT
- W - VINYL WINDOW
- F - METAL/WOOD FRAME
- H - SHAKE SIDING

KEY PLAN



NOTE: INDICATED LANDSCAPE IS CONCEPTUAL AND ONLY FOR GRAPHICAL PURPOSES.

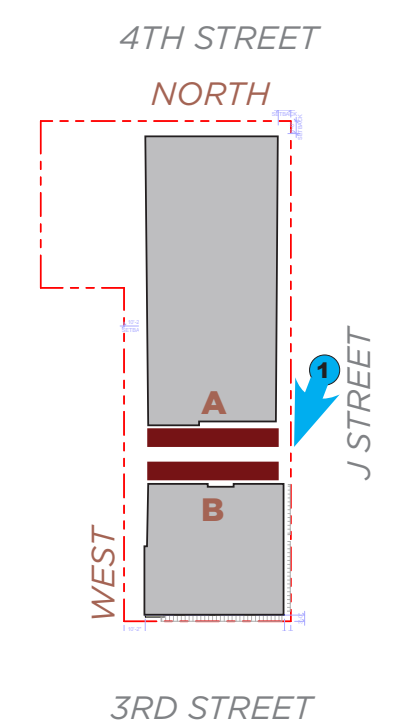


1 PERSPECTIVE VIEW

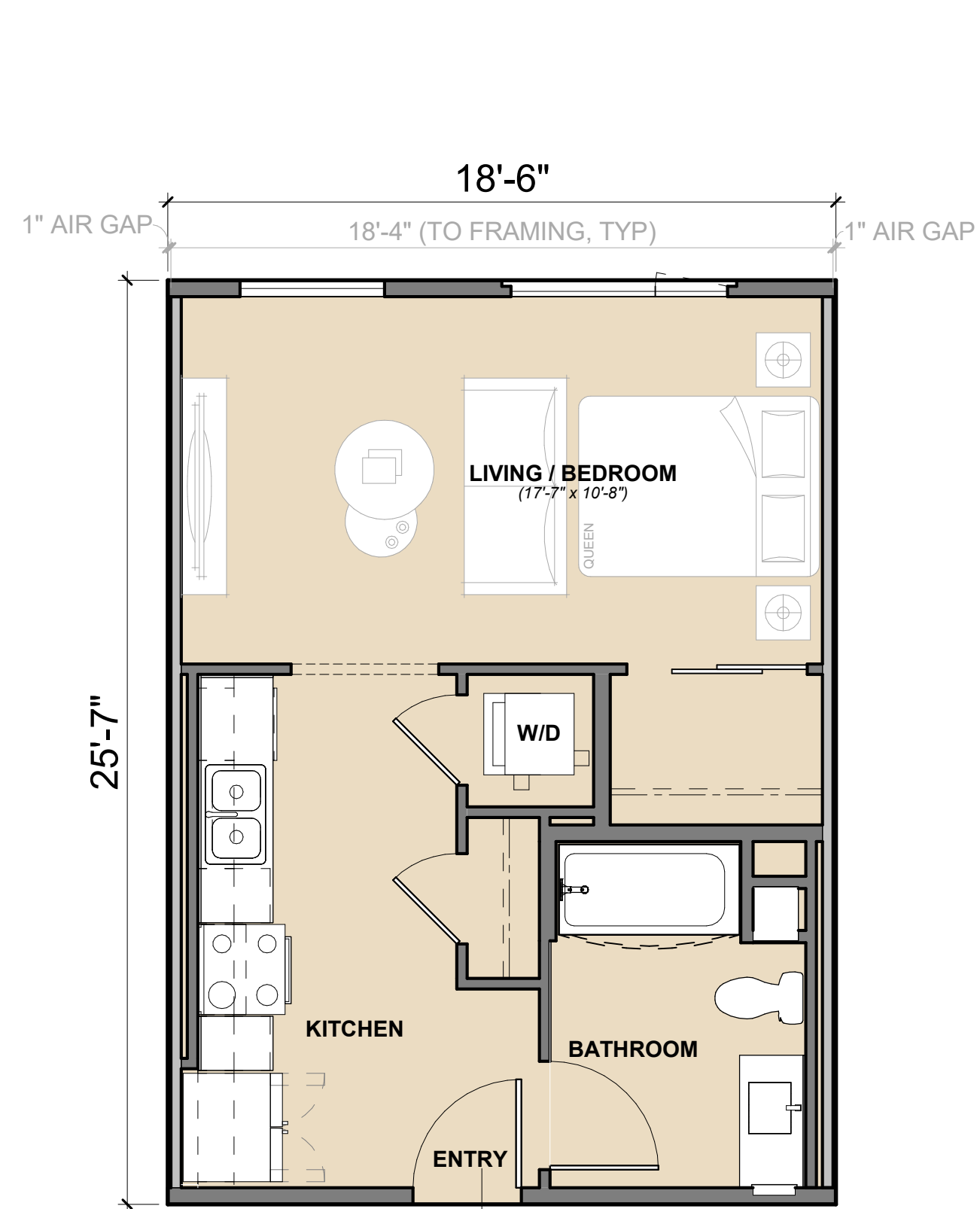
MATERIAL LEGEND

- A - AWNING
- C - COMPOSITE SIDING
- P - ASPHALT SHINGLE ROOF
- R - METAL PICKET RAILING
- S - STOREFRONT
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- F - METAL/WOOD FRAME
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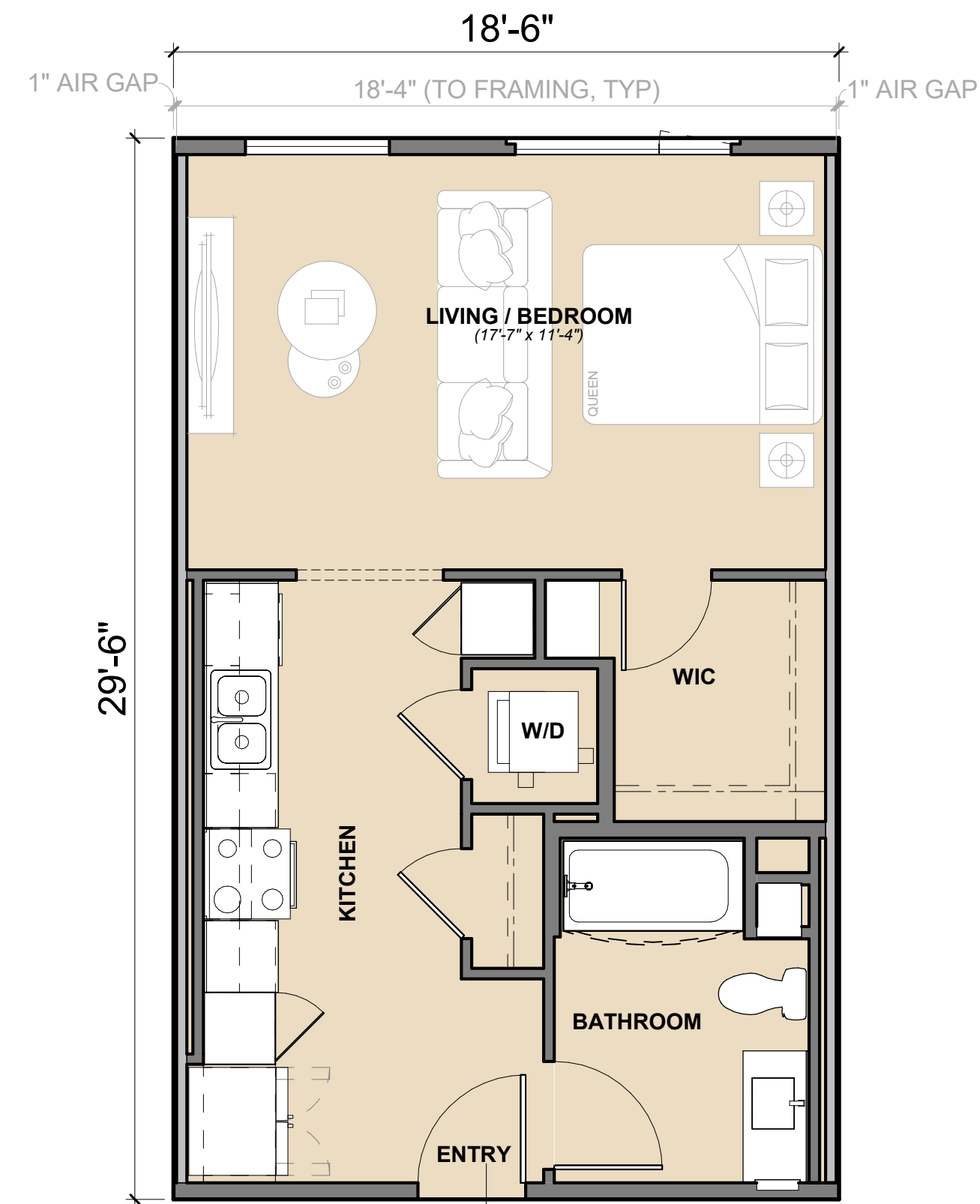
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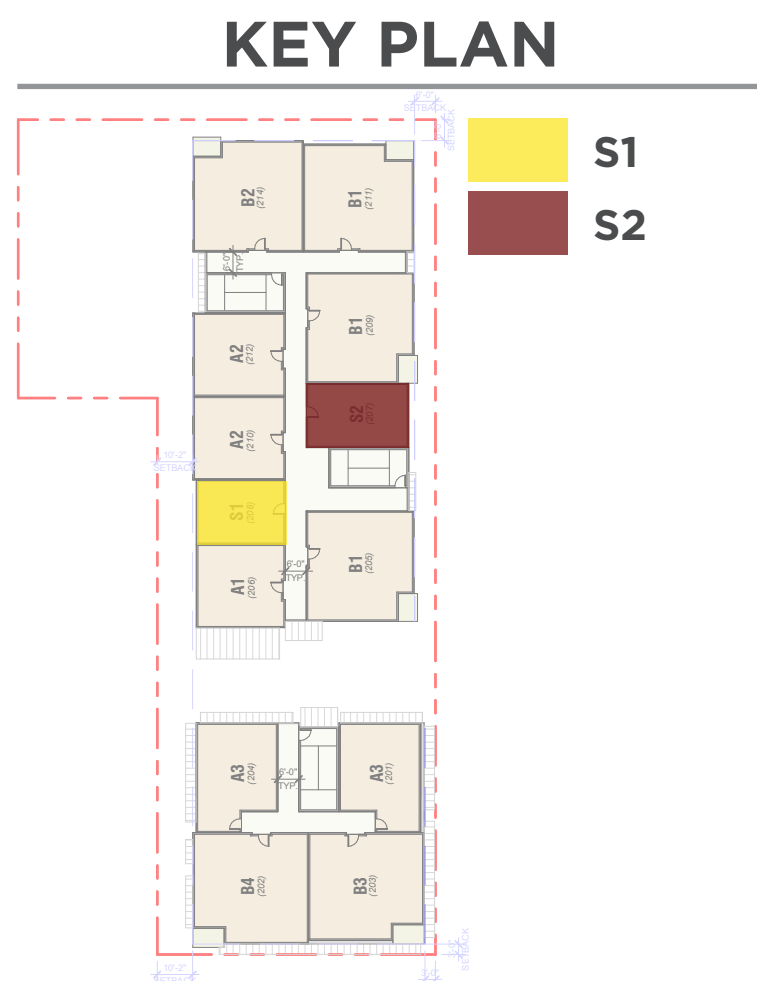
NOTE: INDICATED LANDSCAPE IS CONCEPTUAL AND ONLY FOR GRAPHICAL PURPOSES.



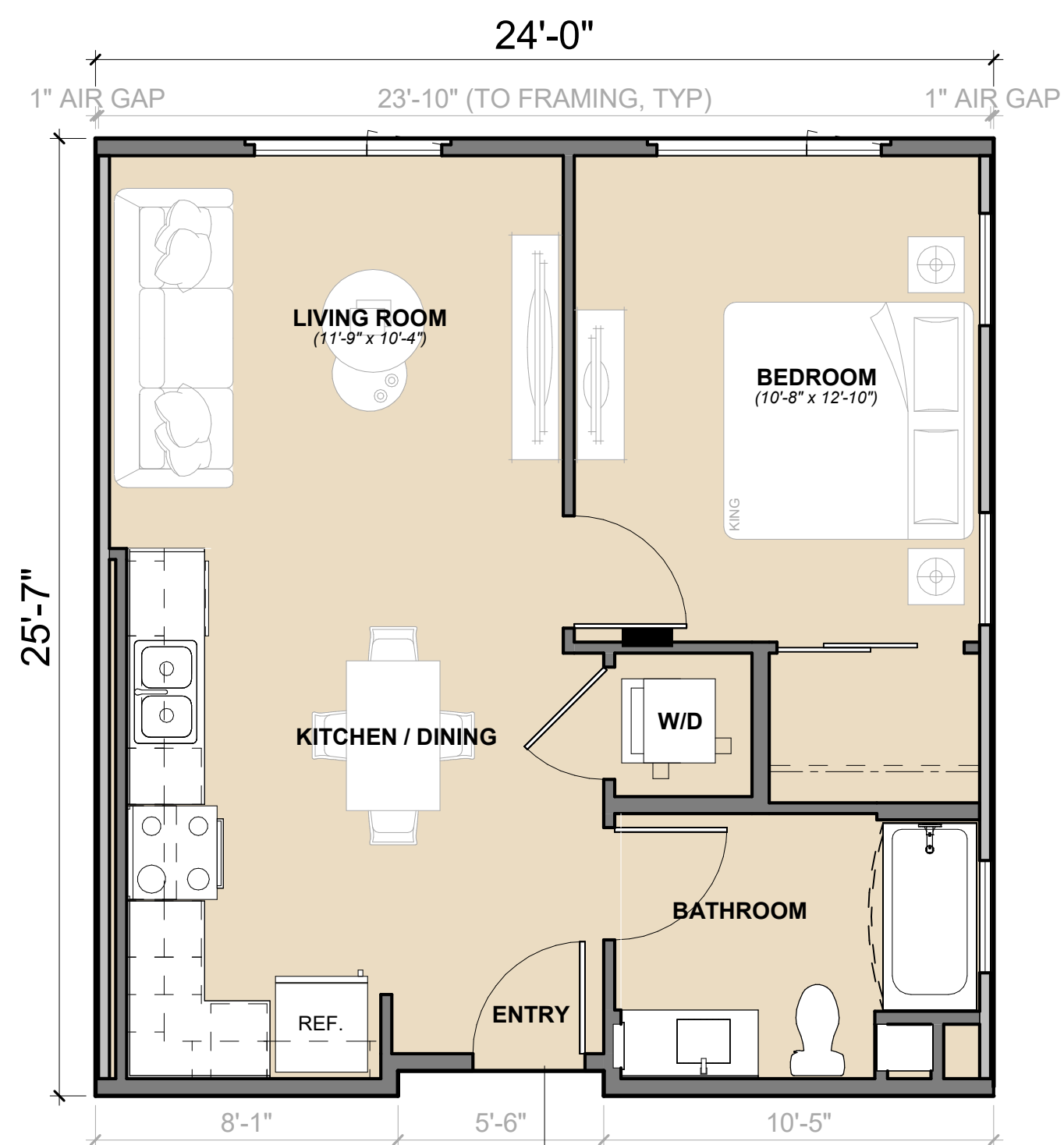
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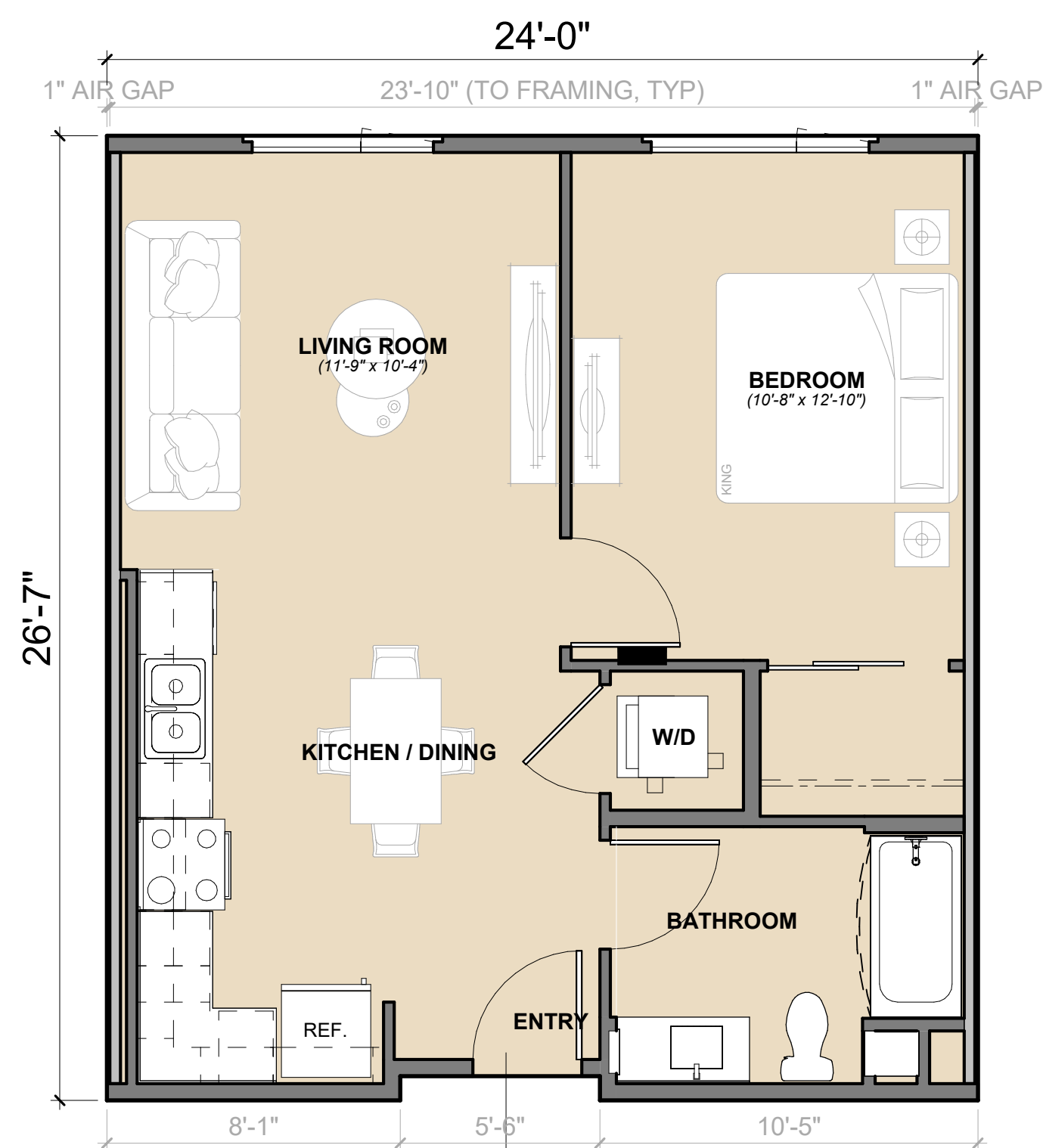
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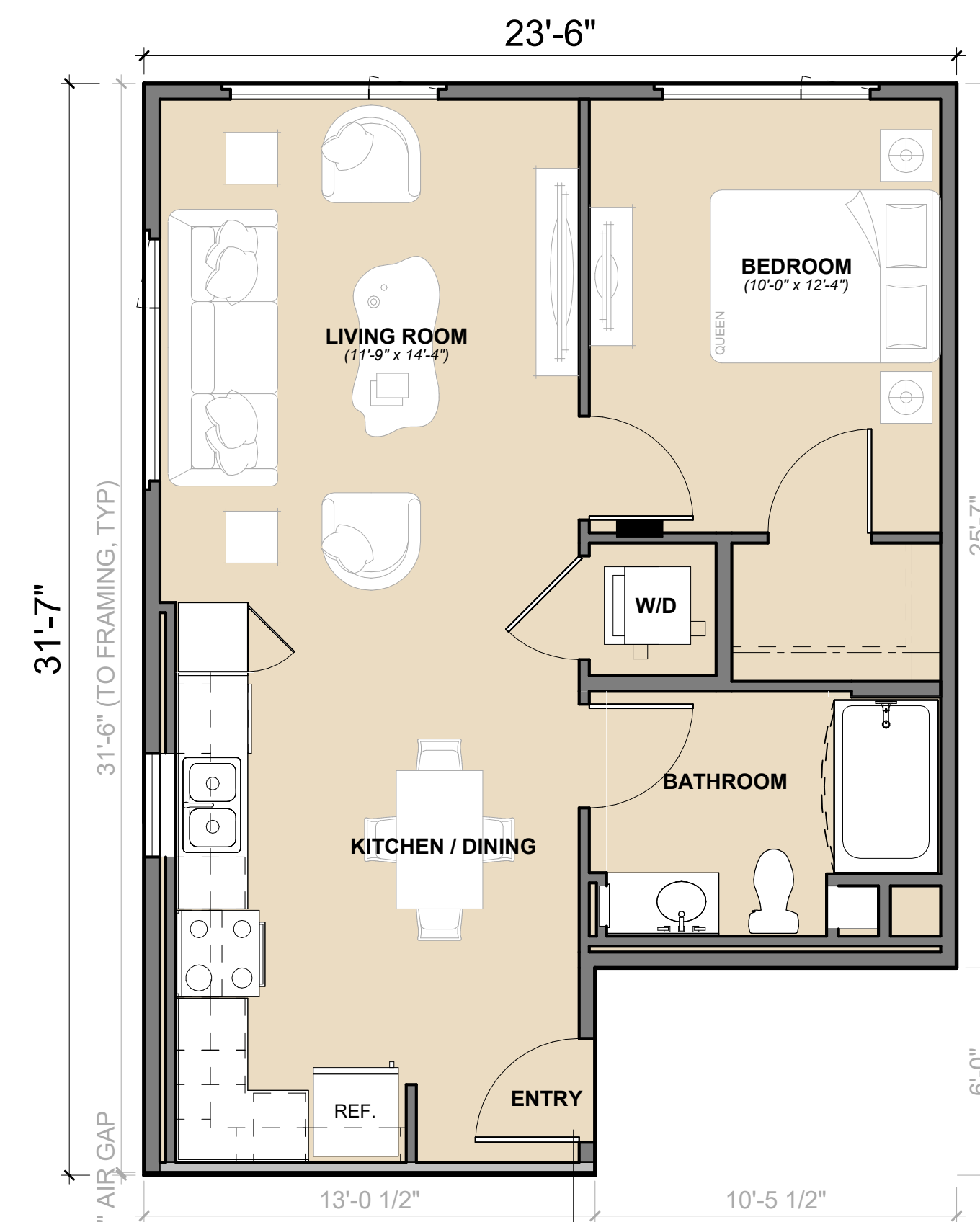
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 8'
 4'



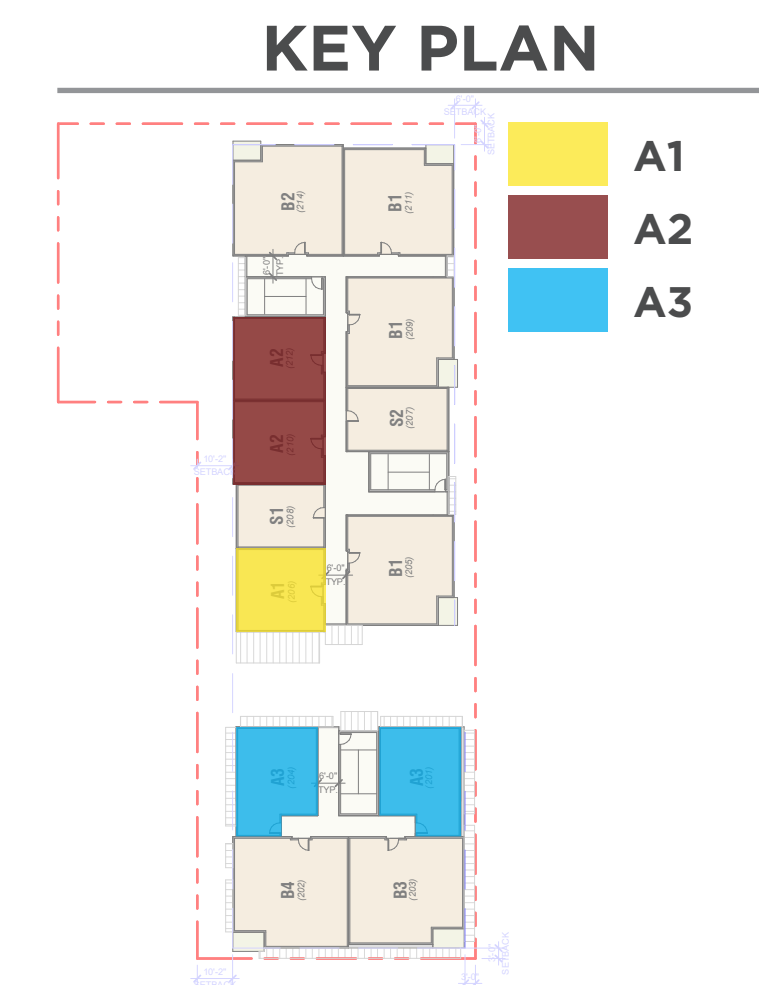
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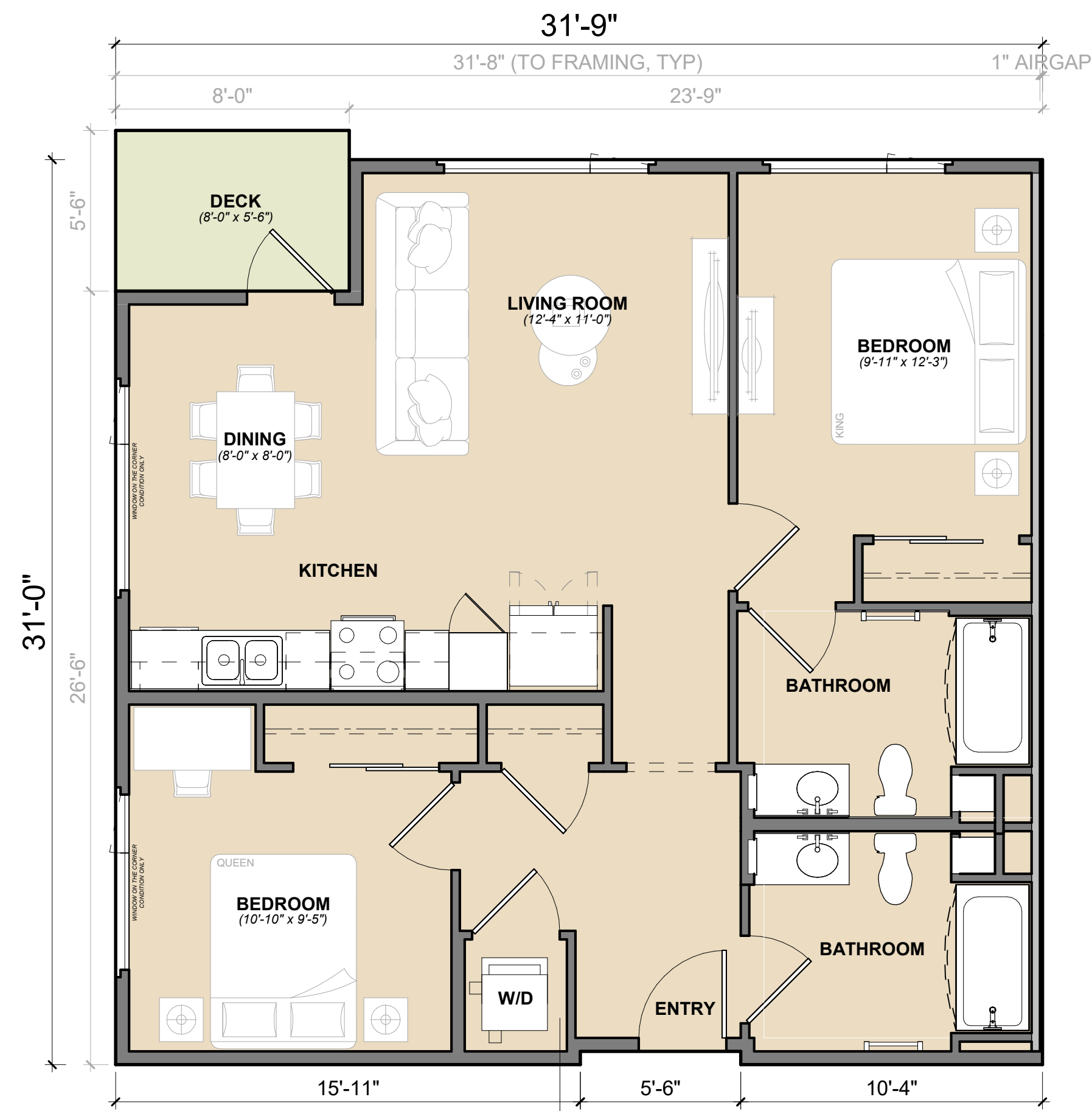
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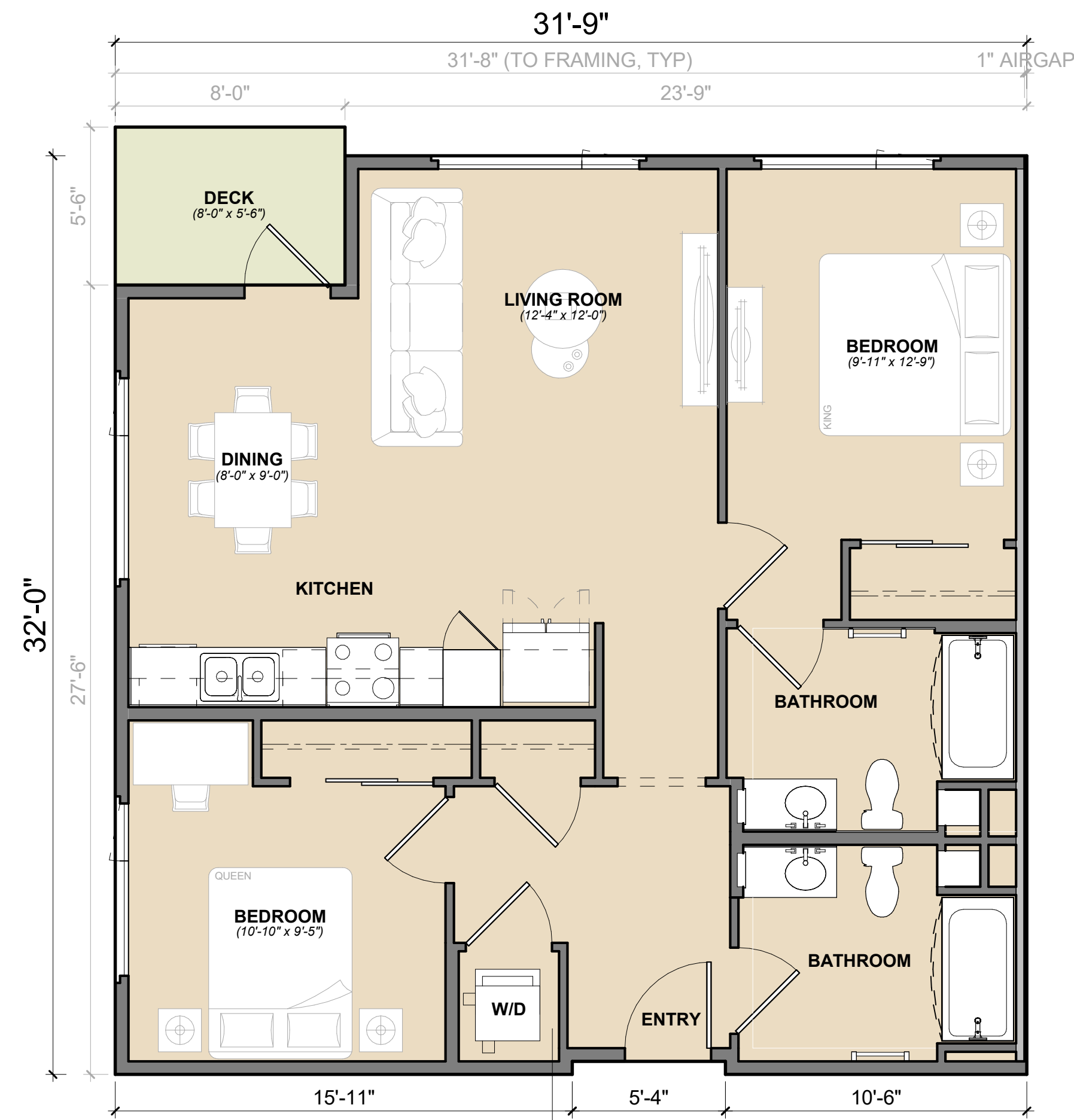
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4 DU TOTAL



16'
8'
4'



B1
946 SF
 9 DU TOTAL

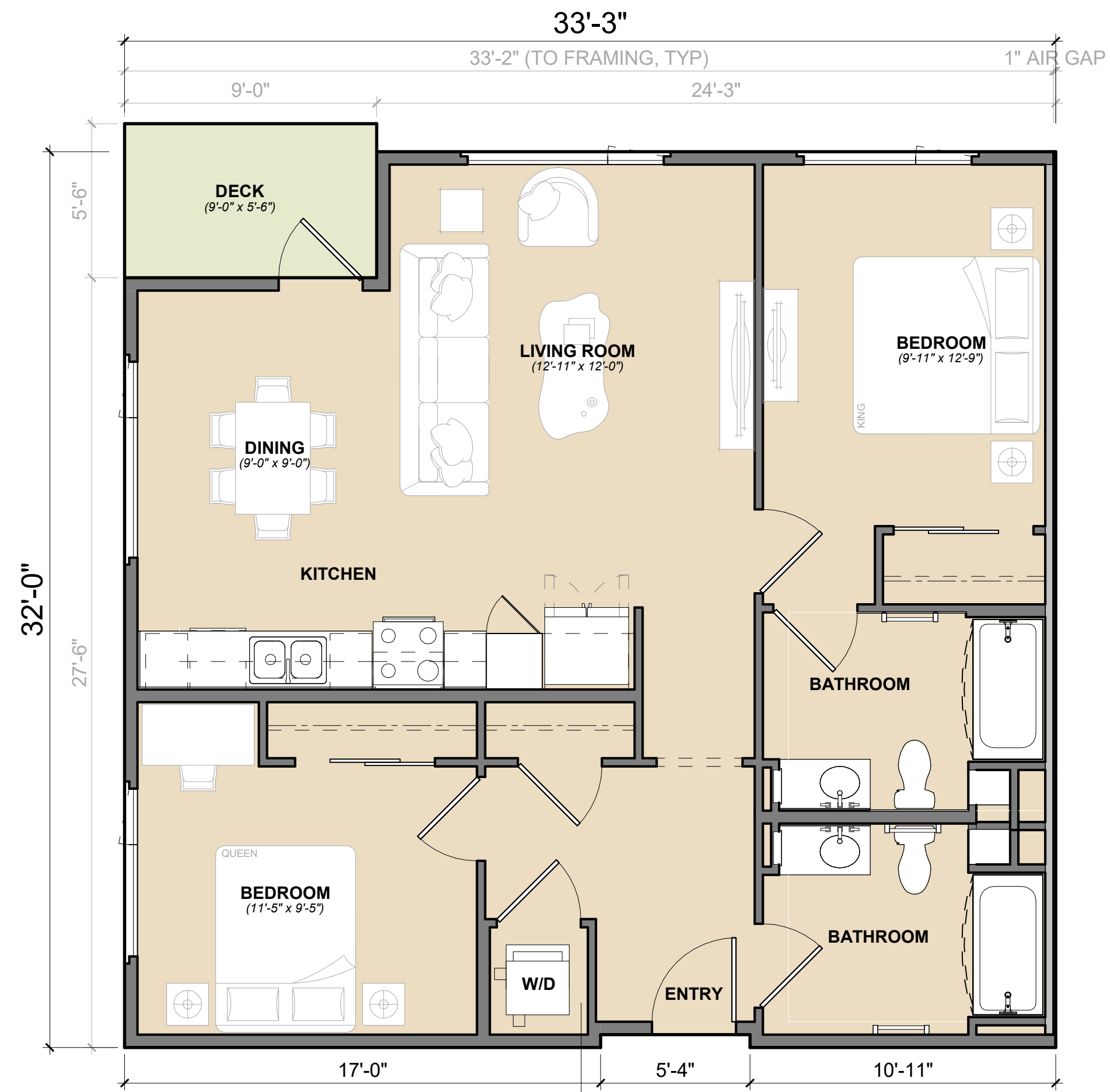


B2
978 SF
 3 DU TOTAL

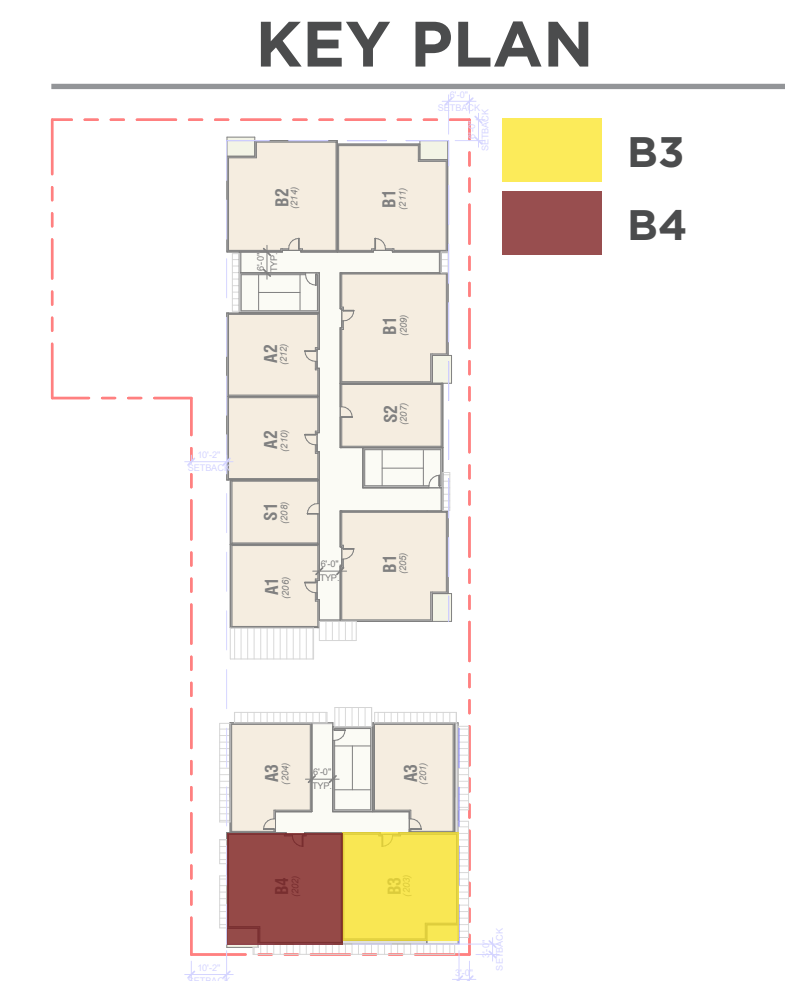


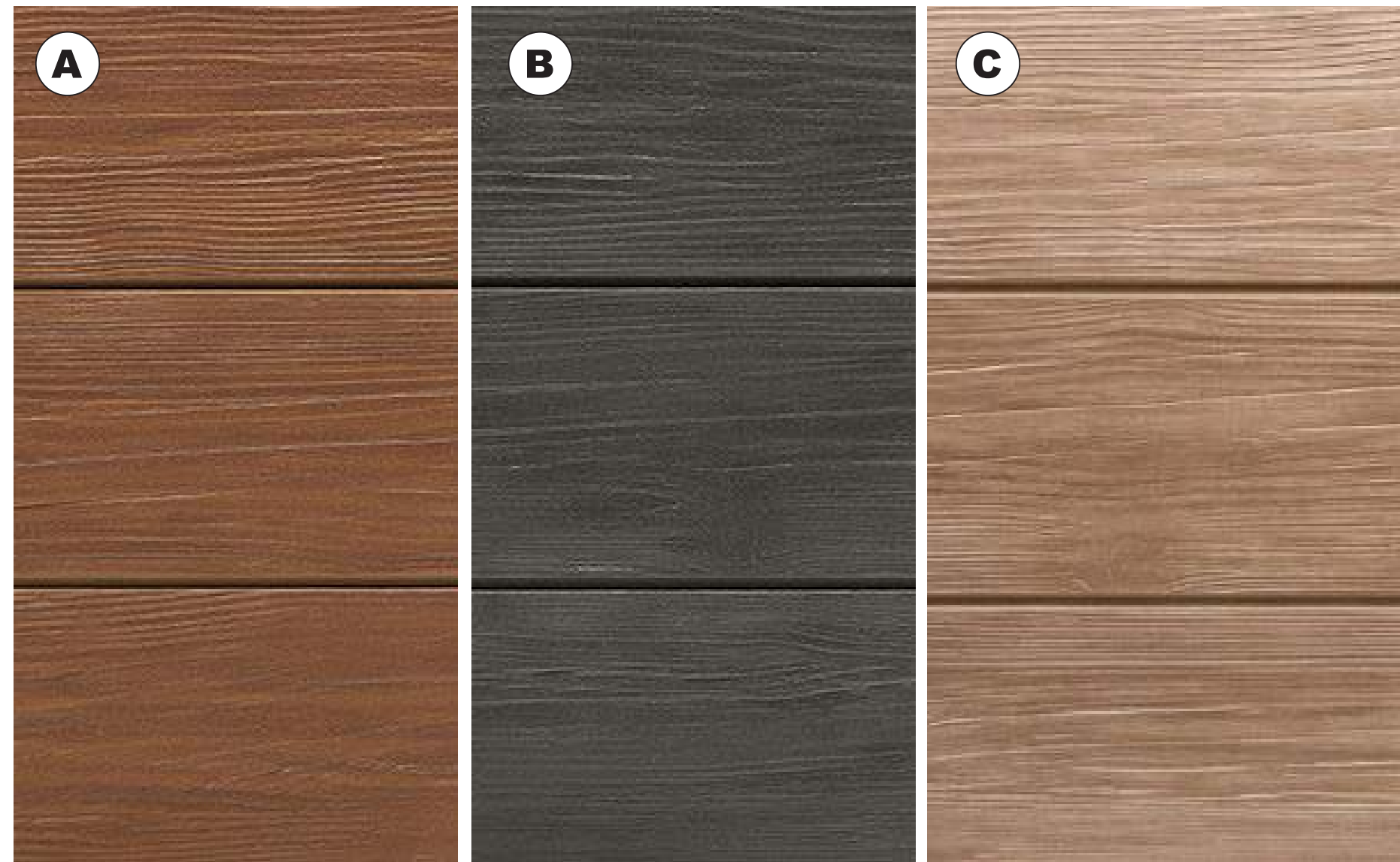


B3
988 SF
2 DU TOTAL



B4
1,021 SF
2 DU TOTAL





C - Composite Siding

Nichiha, Vintagewood:
 A- Redwood
 B - Bark
 C - Spruce
 or Similar



P - Asphalt Shingle Roof

*Certainteed: Colonia Slate
 or Similar*



H - Plank Siding

*Nichiha: Sierra Premium Shake
 Charcoal
 or Similar*



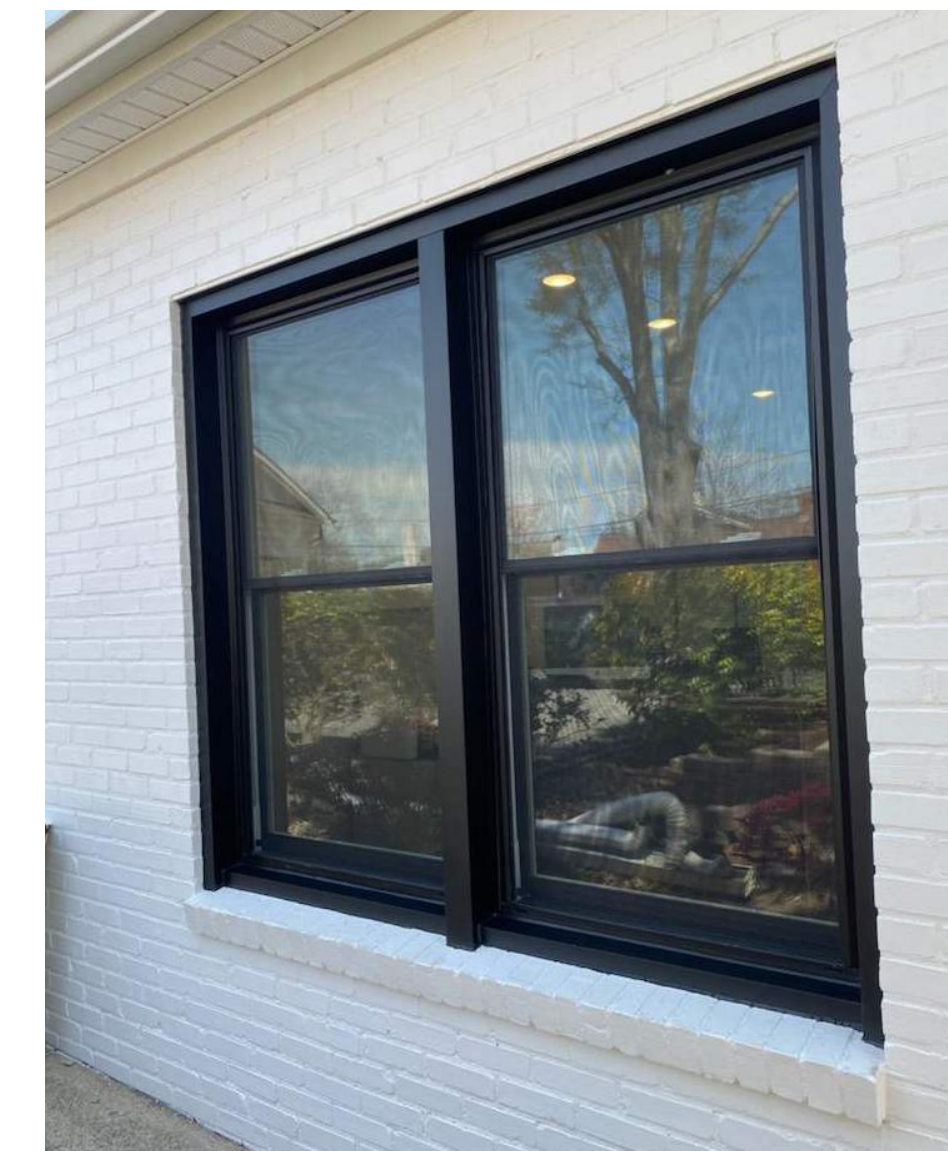
R - Metal Picket Railing

TBD



S - Storefront

*VPI: Architectural Black
 or Similar*



W - Vinyl Windows

*VPI: Architectural Bronze,
 Black
 or Similar*



DRAFT CONDITIONS OF APPROVAL
Site Plan & Architectural Design Review – Application AR26-02

On March 12, 2026, the City of Crescent City’s Planning Commission held a Public Hearing in which they voted to **APPROVE** (by adopting Resolution PC2026-05), to grant Community System Solutions’ Major Site Plan & Architectural Design Review (Application AR26-02) for a proposed 36-unit mixed-use development on a developed commercial 0.51-acre parcel within the C-1 Zoning (Downtown Business District) located at 962 & 964 3rd Street, Crescent City, CA 95531 (APN 118-120-025-000), 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 17.20 (Downtown Business District).
2. **State Density Bonus Law.** The applicant is to keep the project’s units as 100% affordable (80% Low-Income & 20% Moderate-Income) (Gov. Code §65915(b)(1)(G)):
 - a. **Moderate-Income:** Rent for a maximum of 20 percent of the units on the development shall be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code (Gov. Code §65915(c)(1)(B)(i)).
 - b. **Low-Income:** Rent for the remaining units in the development shall be set at an amount consistent with the maximum rent levels for lower income households, as those rents and incomes are determined by the California Tax Credit Allocation Committee (Gov. Code §65915(c)(1)(B)(ii)).
 - c. **55-Years:** In exchange for the density bonus, the developer shall guarantee the units will be maintained for very-low- and low-income households for [55] years, or longer. The guarantee shall be in the form of a deed restriction or other legally binding and enforceable document acceptable to the city council (Gov. Code §65915(c)(1)(A), GP 1-5, and CCMC §17.48.030(A)).
 - i. The document shall be recorded with the Del Norte County recorder prior to the issuance of a building permit (CCMC §17.48.030(A)).
 - ii. The applicant shall comply with Crescent City Housing Authority procedures for the physical maintenance of the units (CCMC §17.48.030(A)).
3. **Site Plan & Architectural Design.** The approved project shall be constructed according to the approved site plan & architectural design (AR26-02) dated 02/13/26 or as modified by the Planning Commission.
 - a. **Expiration.** A site plan or architectural design approval shall lapse and

*CONDITIONS OF APPROVAL
Site Plan & Architectural Design Review - Application AR26-02*

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.
4. **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).
- 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)).
5. **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)).
6. **Signs.** All proposed signage is subject to sign permit standards, review, and approval.
7. **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.
8. **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. **Access.** Access points will need to be maintained at the fences from the East and West five-plex buildings (north side of each building to the north property line), and on each side of the south facing four-plex to allow fire department personnel access to the rear of all buildings with hose lines and ladders.
 - c. **Addressing.** Each unit shall be identified with code compliant numbering visible from the street showing the address and unit number.
9. **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 520 linear feet of new ADA approved sidewalks and (2) ADA corners, improvements to adjacent off-site Storm Drain, and driveway spacing complies with municipal code requirements.
 - b. **Building.** On site plans shall comply with current building codes.
 - c. **Drainage.** On site storm drain discharges will be engineered to control off-site impacts
10. **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)).
11. **Construction Noise Standard:** The City's Municipal Code Section 8.18.060 E contains standards for construction noise that places limitations on the days and hours of construction activity to the hours of seven a.m. and six p.m. or sunset, whichever occurs later, on Monday through Friday, or between the hours of eight a.m. and six p.m. on Saturdays and Sundays
12. **Stormwater:** The Applicant shall submit a copy of the Construction General permit Stormwater Pollution Prevention Plan (SWPPP) to the Public Works Department. Design for the on and off-site improvements will conform to Municipal Code Section 17.88.310 "Stormwater Runoff Management.

13. **LIDs:** The Applicant shall efficiently utilize open space/landscape areas for decentralized Low Impact Development stormwater retention (such as rain gardens and bioswales), separating, where feasible, street and parking lot area runoff from roof runoff and other clean stormwater runoff.

14. **Construction Dust:** Compliance with NCUAQMD Rule 104(D) is required for the project, including:
 - a. Water all active construction areas that are not adequately wetted twice per day and use erosion control measures to prevent water runoff containing silt and debris from entering the storm drain system.
 - b. Pave, water, or apply non-toxic soil stabilizers to unpaved access roads, unpaved parking areas, material stockpiles, and other surfaces which can give rise to airborne dusts.
 - c. Cover trucks hauling soil, sand, and other loose material that are likely to give rise to airborne dust.
 - d. Sweep onsite paved access roads and parking areas daily.
 - e. Sweep offsite streets daily if visible material is carried onto adjacent public streets.

15. **Addresses:** Address signage of project/buildings/units shall be in accordance with the City Police Department requirements. Subsequent sign permit approval may be required by Community Development Dept.

16. **Lighting.** Outdoor Lighting shall be the minimum necessary for security and safety and shall:
 - a. Utilize Dark sky-compliant fixtures.
 - b. Be low, shielded, and directed so light does not leave the property.
 - c. Be set on motion sensors or timers so light is available when needed, dimmed when possible, and turned off when not needed.
 - d. Use warmer color lights where possible.

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

DRAFT 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 SOLUTION'S 36-UNIT
RESIDENTIAL-ONLY DEVELOPMENT**

WHEREAS, Community System Solutions submitted a Major Site Plan & Architectural Design Review (Application AR26-02) for a proposed 36-unit mixed-use development within the C-1 Zoning (Downtown Business District) located at 962 & 964 3rd Street, Crescent City, CA 95531 (APN 118-120-025-000);

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, with the State Density Bonus Law, is consistent with the Crescent City General Plan's B-P (Business-Professional) land use designation, in that the proposed project:

- a) *Is categorized as "...retail stores...and multi-family residential units" with "Multiple-unit residential uses are permitted as a secondary use at a density of 6 to 15 units per acre" within the B-P;*
- b) *"provides for a strong business, government, professional core in downtown Crescent City" within the B-P; and*
- c) *Is supported by the General Plan goals (1.F, C, G, & 3.D) and policies (1.A.2, 1.A.3, 1.B.1, 1.F.2, 1.F.3, 2.A.2, 2.B.2, 2.B.9, 2.D.1, 3.A.15, 3.C.1, 3.D.6, 4.A.2, & 4.E.5).*

WHEREAS, the Planning Commission finds that the proposed project is consistent with the Crescent City's C-1 (Downtown Business District) 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 "Multifamily Residential Dwelling Units. The multifamily residential units, at designated general plan densities (e.g., fifteen-thirty units/acre), includes mixed uses with commercial or business use. New multifamily units are to be placed behind, or upstairs of, commercial spaces" (CCMC § 17.20.020(E));*
- c) *"Provides for a vibrant business, government, and professional core in the downtown area and to serve as an overall mix of commercial and multifamily residential uses" (CCMC § 17.20.010(A)); and*

*SITE PLAN & ARCHITECTURAL DESIGN REVIEW (APPLICATION AR26-02)
For a 36-unit mixed-use development*

d) *Is subject to all zoning regulations (CCMC § 17.20.010(A)).*

WHEREAS, the Planning Commission finds that the proposed project satisfies the State Density Bonus requirements (CCMC § 17.48.030 & Gov. Code § 65915), in that:

- a) Review was completed under the State Density Bonus Statutes (Government Code Sections 65915 – 65918);
- b) The applicant sought, applied, requested in writing a density bonus for a housing development (Gov. Code § 65915(a)(1));
- c) The proposed project was found to qualify for the 100% affordable housing development (CCMC § 17.48.030(A)(7) & Gov. Code § 65915(b)(1)(G))
- d) All proposed units are restricted to be a 100% affordable (>80% Low-Income & <20% Moderate-Income) (Gov. Code § 65915(b)(1)(G)):
 - i. Rent for a maximum of 20% (twenty percent) of the units on the development shall be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code (Gov. Code § 65915(c)(1)(B)(i)).
 - ii. Rent for a minimum of 80% (eighty percent) of the units in the development shall be set at an amount consistent with the maximum rent levels for low (or lower) income households, as those rents and incomes are determined by the California Tax Credit Allocation Committee (Gov. Code § 65915(c)(1)(B)(ii)).
- e) In exchange for the density bonus, the developer shall guarantee the units will be maintained for income restricted households for 55 years, or longer. The guarantee shall be in the form of a deed restriction or other legally binding and enforceable document acceptable to the City Council (Gov. Code § 65915(c)(1)(A) and CCMC §17.48.030(E)).
 - i. The document shall be recorded with the Del Norte County recorder prior to the issuance of a building permit (CCMC §17.48.030(E)(1)).
 - ii. The applicant shall comply with Crescent City Housing Authority procedures for the physical maintenance of the units (CCMC § 17.48.030(E)(2)).
- f) The Redwood Coast Transit Authority's Cultural Center Transit Hub (Stop Code: 2721) located on Front Street between K and L street near the Del Norte County Veteran's Memorial Monument meets the definition of a "Major Transit Stop" (Gov. Code § 65915(o)(2));
- g) The proposed project is located within 0.5-mile of a major transit stop and is automatically granted the following:
 - a. Density: Unlimited density bonus increase (Gov. Code § 65915(f)(3)(D)(ii)),
 - b. Parking: No minimum vehicular parking requirement (Gov. Code § 65915(p)(2)(A)),
 - c. Height: A height increase of up to three additional stories, or 33 feet (Gov. Code § 65915(d)(2)(D)), and
 - d. Up to 5 incentives/concessions (Gov. Code § 65915(d)(2)(D)).
- h) The proposed project utilizes the following incentives/concessions:
 - i. Setbacks: A 7-ft, 4-in rear-yard setback, a 2-ft, 8-in reduction from the required 10-ft.
- i) The granting of the incentives/concessions to proposed project:
 - i. Does result in identifiable and actual cost reductions to provide for

SITE PLAN & ARCHITECTURAL DESIGN REVIEW (APPLICATION AR26-02)
For a 36-unit mixed-use development

- affordable housing costs or for rents for the targeted units (CCMC § 17.48.030(H)(1) & Gov. Code § 65915(d)(1)(A));
- ii. Does not have a specific, adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households (CCMC § 17.48.030(H)(2) & Gov. Code § 65915(d)(1)(B)).
 - iii. Does not conflict with any other state or federal law (CCMC § 17.48.030(H)(3) & Gov. Code § 65915(d)(1)(C)).

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

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

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) *Proposes a changed use within an existing structure.*
- b) *Is consistent with the Crescent City General Plan's B-P (Business-Professional) land use designation and is consistent with the Crescent City's C-1 (Downtown Business District) Zoning Code);*
- c) *Is located in the City of Crescent City, is approximately 0.51 acres, and is located adjacent to existing commercial uses;*
- d) *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;*
- e) *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;*
- f) *Is surrounded by and is already adequately served by utilities and public services; and*
- g) *No exceptions apply (CEQA Guidelines § 15300.2).*

*SITE PLAN & ARCHITECTURAL DESIGN REVIEW (APPLICATION AR26-02)
For a 36-unit mixed-use development*

NOW THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Crescent City that the Major Site Plan & Architectural Design Review (Application AR26-02) granting Community System Solutions' proposed 36-unit mixed-use 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 12th day of March 2026, by the following polled vote.

AYES:
NOES:
ABSTAIN:
ABSENT:

Kristine DeCossio, Vice-Chairperson

ATTEST:

Heather Welton, Community Development Specialist



STAFF REPORT
AGENDA ITEM #3

TO: Vice-Chairperson DeCossio 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, March 12, 2026

SUBJECT: 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)

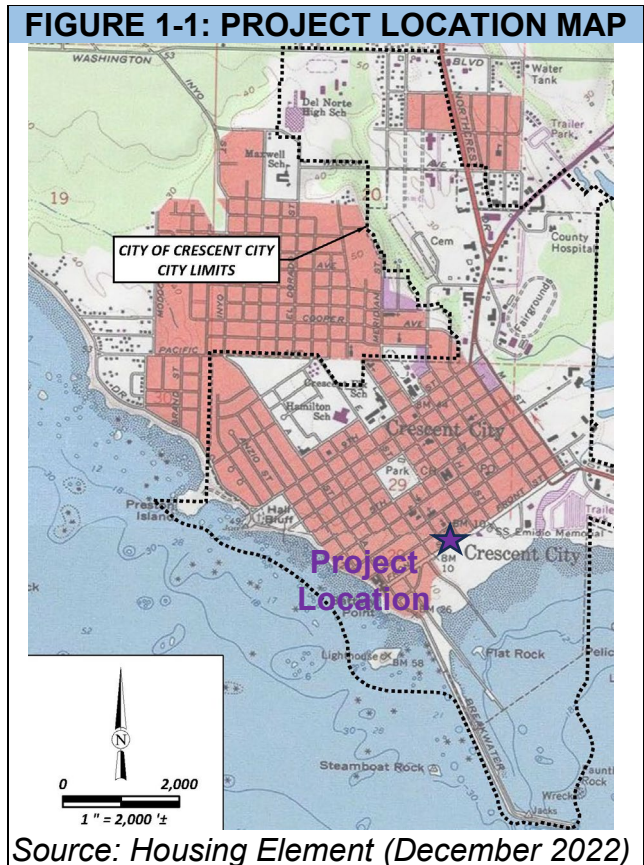
SECTION 1: EXECUTIVE SUMMARY

Bruce Thompson has submitted a Conditional Use Permit Application (UP24-09) for a proposed 4-unit residential-only development on a vacant commercial 0.27-acre parcel in the C-W Zone (Waterfront Commercial District), located at Front and F Streets (APN 118-060-017).

STAFF RECOMMENDS: “Motion to adopt Resolution No. PC2026-06: A Resolution of the Planning Commission of the City of Crescent City Approving a Conditional Use Permit (Application UP24-09) granting Bruce Thompson’s 4-unit residential-only development.”

ATTACHMENTS:

- A) UP24-09 Application
- B) UP24-09 Conditions of Approval
- C) Resolution No. PC2026-06

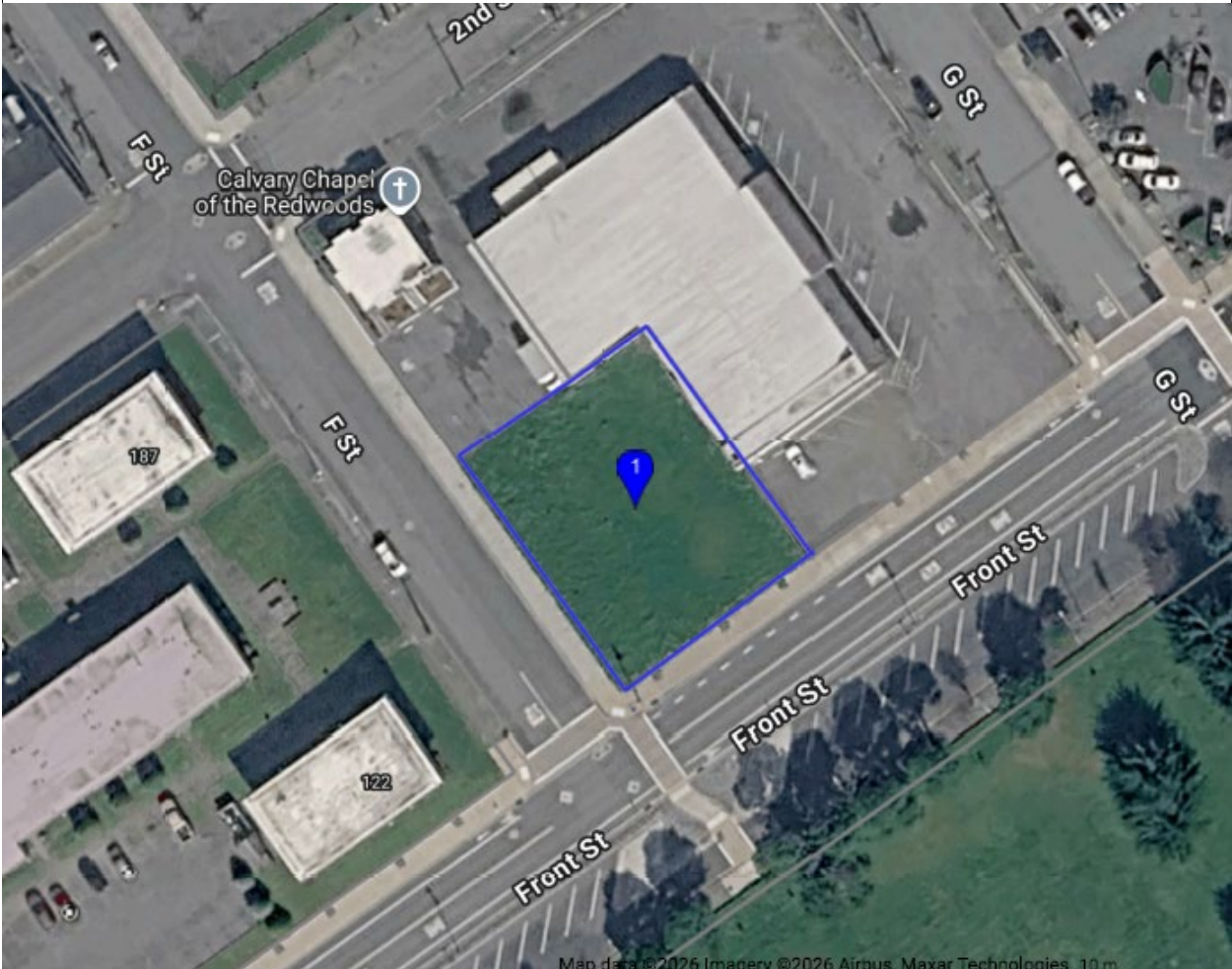


SECTION 2: BACKGROUND INFORMATION

The existing parcel consists of a vacant undeveloped lot.

ADDRESS: Front & F Streets Crescent City, CA 95531	APN: 118-060-017-000	PARCEL SIZE: +/- 0.27 acres +/- 11,761 sf	PROJECT SIZE: 0.27 acres 11,761 sf
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FIGURE 2-1: PROJECT PARCEL



Source: Parcel Quest (February 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 November 5, 2024, Bruce Thompson submitted a Conditional Use Permit

Application (UP24-09) for a proposed 4-unit residential-only development on a vacant commercial 0.27-acre parcel in the C-W Zone (Waterfront Commercial District), located at Front and F Streets, Crescent City, CA 95531 (APN 118-060-017). Additional submittals were provided to the City on February 9, 2026.

2.2. NOTICE OF PUBLIC HEARING:

A Notice of Public Hearing was submitted to the Del Norte Triplicate newspaper (on 02/23/26) to be published (on 02/25/26) in print/online circulation and provided to the Commissioners (on 02/23/26). A similar Notice of Public Hearing was mailed (on 02/24/26) to the property owners within 300-ft of the project location (CCMC § 17.46.050) as required (Cal. Gov. Code §§ 65090 & 65094).

Public Notice Posting In Addition to Newspaper Publishing

A Notice of Public hearing was posted (on 02/24/26) 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>).

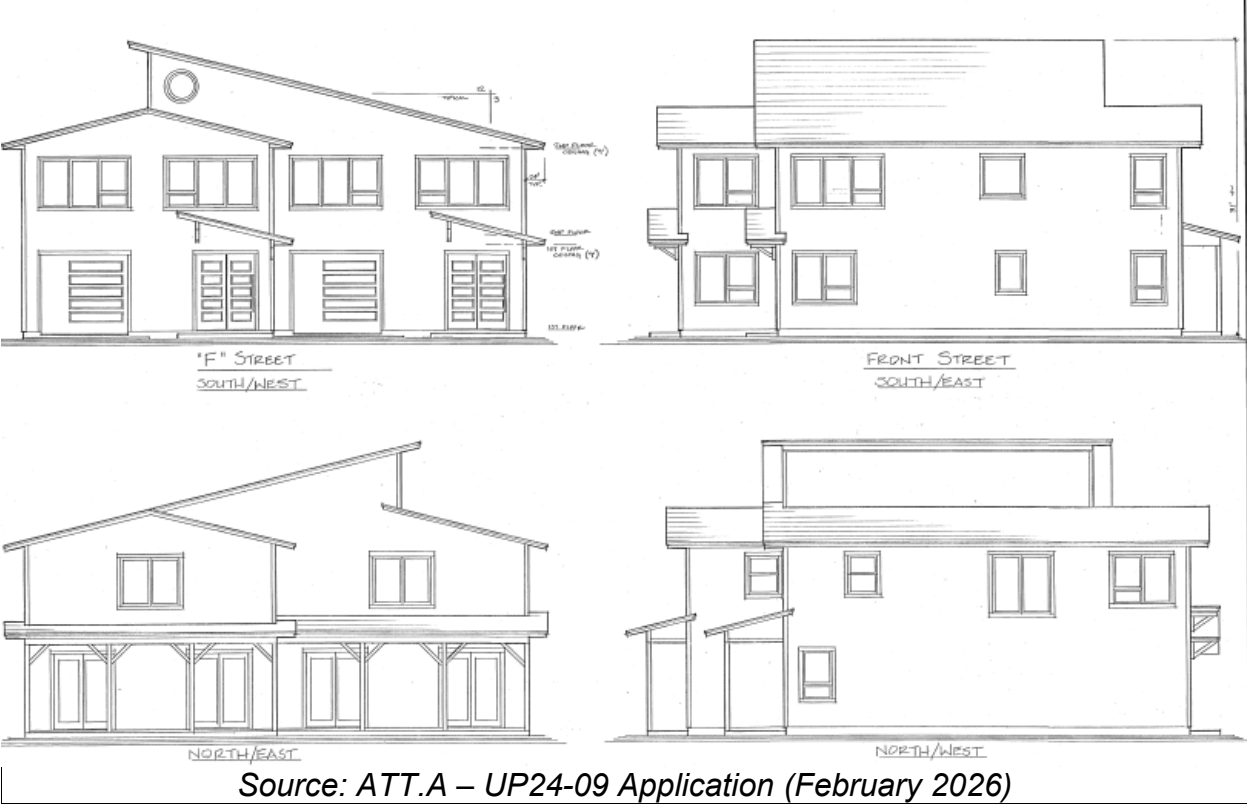
2.3. REQUIRED FINDINGS BY THE COMMISSION:

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

SECTION 3: PROPOSED PROJECT DESCRIPTION

The proposed project includes the request for a 4-unit residential-only development. The west (front) side across the street contains a multi-family residential development, the south (right) side contains Beachfront Park, the east (rear) and the north (left) sides contain the Calvary Chapel of the Redwoods.

FIGURE 7-1: PROPOSED PROJECT

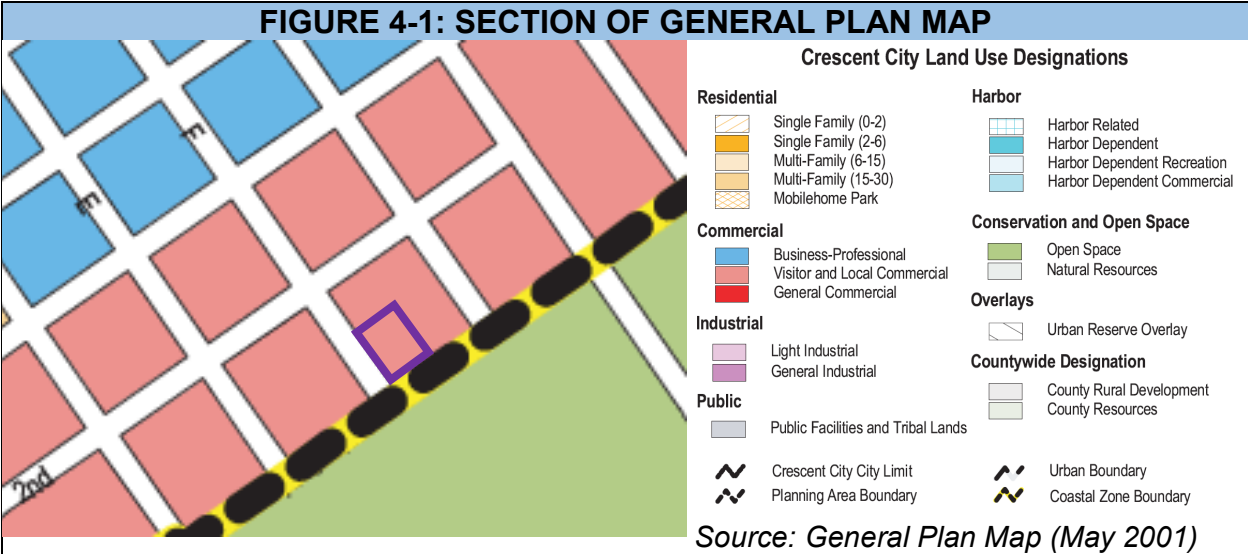


3.1. REQUIRED FINDING BY THE COMMISSION:

Bruce Thompson (Representative) has submitted a Conditional Use Permit Application (UP24-09) for a proposed 4-unit residential-only on a vacant commercial 0.27-acre parcel in the C-W Zone (Waterfront Commercial District), located at Front & F Streets, Crescent City, CA 95531 (APN 118-060-017).

SECTION 4: GENERAL PLAN CONSISTENCY

The proposed 4-unit residential-only development 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 *“multiple-unit residential uses as a secondary/mixed use at a density of 6 to 15 units per acre may be considered with a conditional use permit”* as the intended uses *“provides for a combination of commercial uses including visitor-serving commercial uses, local-serving commercial uses and regional serving commercial uses.”*

The proposed 4-unit residential-only development, 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).

TABLE 4-1: COMPARISON OF SURROUNDING PROPERTIES		
Vicinity	Land Use Designation	Current Use
Project Property	Visitor and Local Commercial (VLC)	Vacant Parcel
North	Visitor and Local Commercial (VLC)	Calvary Chapel of the Redwoods
South	Open Space	Beachfront Park
East	Visitor and Local Commercial (VLC)	Calvary Chapel of the Redwoods
West	Visitor and Local Commercial (VLC)	Multi-family residential development

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.”*
- Policy 2.A.2.** - *“The City and County will continue to encourage maximization of residential development potential and limit underutilization of land through project design review.”*
- Goal C.** - *“To assist in the development of adequate housing to meet the needs of low/very low and moderate-income households.”*
- Policy 2.D.1.** - *“The City and County shall continue to maintain opportunities for all income groups by use of clustered development to maximize density and minimize land development and/or construction costs.”*
- Policy 3.C.1.** - *“The City shall promote the linkage of sidewalks and walkways with Bike and pedestrian trails leading to and through outdoor recreational areas such as parks and schools, as well as commercial areas.”*
- Goal 3.D.** - *“To encourage and facilitate walking throughout the city.”*
- Policy 3.D.6.** - *“The City shall require developers to finance and install pedestrian walkways in new development projects in compliance with the Americans with Disabilities Act (ADA).”*
- 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.”*

4.3. REQUIRED FINDING BY THE COMMISSION:

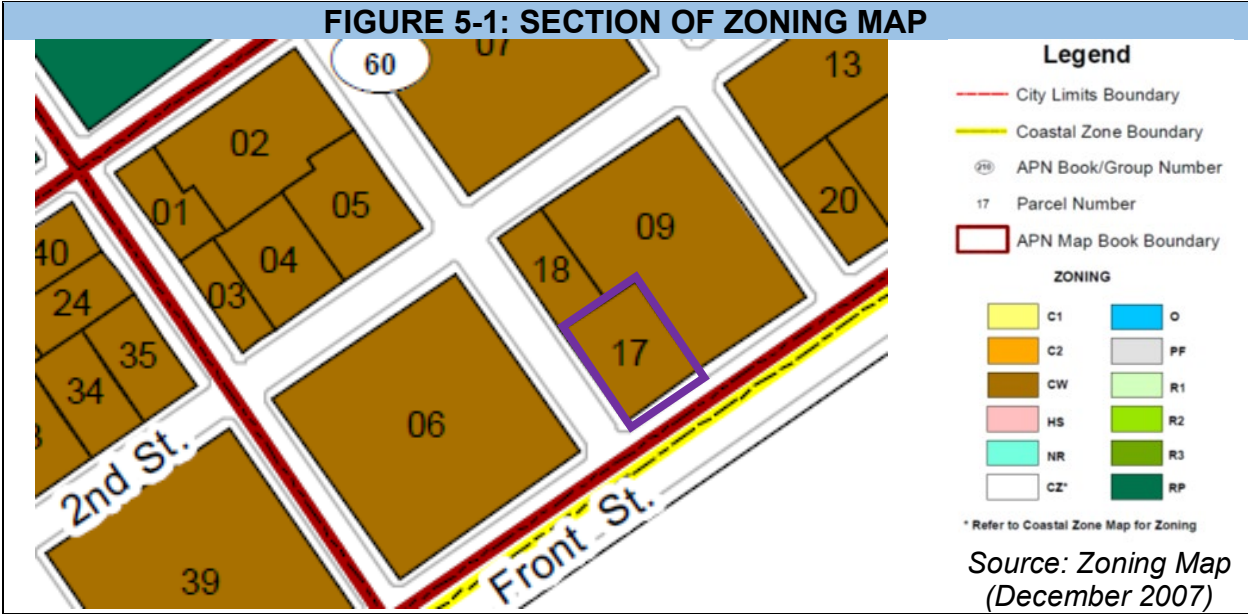
The Planning Commission finds that the proposed project is consistent with the Crescent City General Plan’s VLC (Visitor and Local Commercial) land use designation, in that the proposed project:

- a) *Is categorized as “multiple-unit residential uses as a secondary/mixed use at a density of 6 to 15 units per acre may be considered with a conditional use permit” within the VLC;*
- b) *“Provides for a combination of commercial uses including visitor-serving commercial uses, local-serving commercial uses and regional serving commercial uses.” within the VLC; and*
- c) *Is supported by the General Plan goals (1.F, C, & 3.D) and policies (1.A.2, 1.A.3, 1.F.2, 1.F.3, 2.A.2, 2.D.1, 3.C.1, 3.D.6, & 4.E.5).*

SECTION 5: ZONING CONSISTENCY

The proposed 4-unit residential-only development is 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 “residential-only development...up to thirty units per acre density,” subject to the granting of a conditional use permit (CCMC § 17.23.030(G)) as the intended uses “provide for a mixture of commercial shops and services, accommodation uses, and public services in the downtown area which is adjacent to Beachfront Park and the Crescent City harbor area which serves a mixture of tourists, seasonal and year-round residents.” (CCMC § 17.23.010). This Item is further discussed under Section 6: Conditional Use Permit Review.

5.3. ZONING: The proposed 4-unit residential-only development is a use consistent with the C-W Zoning District (with approval of the CUP) 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)	Vacant Parcel
North	Waterfront Commercial (C-W)	Calvary Chapel of the Redwoods
South	Coastal Zone Open Space (CZ-O)	Beachfront Park
East	Waterfront Commercial (C-W)	Calvary Chapel of the

		Redwoods
West	Waterfront Commercial (C-W)	Multi-family residential development

5.4. DEVELOPMENT STANDARDS & PROPOSED PROJECT:

The following items include a summary analysis of the Conditional Use Permit Application submittal (See Attachment A: UP24-09 Application) and the C-W (Waterfront Commercial District) Zoning development standards (CCMC § 17.23), which is further analyzed under Section 6: Conditional Use Permit Review and Section 7: Site Plan & Architectural Design Review.

5.5. Density: The proposed 4-unit residential-only development on the 0.27-acre project is consistent with the maximum density of sixty units per acre density (CCMC § 17.23.030(G)), which would allow a maximum of 8-units.

5.6. A. Conditional Use Permit: The proposed project requires a conditional use permit within the C-W Zoning District as “residential-only development...up to thirty units per acre density,” is allowed subject to the granting of a conditional use permit (CCMC § 17.23.030(G)). This item is further discussed under Section 6: Conditional Use Permit Review below.

5.7. Height and Area Regulations: All permitted uses within the C-W 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	17.23.040(A)	75 feet	31 feet
Front Yard	17.23.040(B)(1)	0 feet	25 feet
[Exterior] Side Yard	17.23.040(B)(2)	0 feet	5 feet
[Interior] Side Yard	17.23.040(B)(2)	0 feet	5 feet
Rear Yard	17.23.040(B)(3)	10 feet	10 feet
Lot Area	17.23.040(B)(4)	None	11,761 sf
Lot Coverage	17.23.040(B)(5)	50%	(3,690-sf) 31%

5.8. Parking, Fencing, and Signs: All permitted uses within the C-W Zoning District are subject to the general requirements regarding Parking (CCMC § 17.23.060(A)), Fencing (CCMC § 17.23.060(B)), and Signs (CCMC § 17.23.060(C)). The proposed project includes +8 off-street parking spaces (CCMC § 17.42.020(3)) which is further discussed under Section 7: Site Plan & Architectural Design Review below. No signs or fencing are proposed. Any future fencing or signage will be subject to a separate permit.

5.9. Site Plan: The proposed project is subject to a Site Plan & Architectural Design Review as “All uses permitted in the C-W district except those requiring a use permit shall be subject to the approval of a site plan and architectural review” (CCMC

17.23.070). This item is further discussed under Section 7: Site Plan & Architectural Design Review below.

5.10. REQUIRED FINDINGS BY THE COMMISSION:

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 "residential-only development...up to thirty units per acre density," subject to the granting of a conditional use permit (CCMC § 17.23.030(G));*
- c) *"Provides for a mixture of commercial shops and services, accommodation uses, and public services in the downtown area which is adjacent to Beachfront Park and the Crescent City harbor area which serves a mixture of tourists, seasonal and year-round residents." (CCMC § 17.23.010); and*
- d) *Is subject to all zoning regulations (CCMC § 17.23.010).*

SECTION 6: CONDITIONAL USE PERMIT REVIEW

The proposed 4-unit residential-only development requires a Conditional Use Permit within the C-W Zone (CCMC § 17.23.030(G)) and has been scheduled for a public hearing to determine whether the proposed Conditional Use Permit (Application UP24-09) (See Attachment A) shall be approved or denied (CCMC § 17.54.030), based on the following standards:

6.1. General Plan (CCMC § 17.54.010(B)(3)): The proposed project conforms with the general plan (See Section 4: General Plan Consistency).

6.2. Existing and Potential Uses (CCMC § 17.54.010(B)(1)): The proposed project is compatible with existing and potential uses of the proposed location (See Section 2: Background Information and Section 3: Project Description).

6.3. Noise, Smoke, Dust, Fumes, Vibration, Odors and Hazards (CCMC § 17.54.010(B)(2)): The proposed project has considered impact to noise, smoke, dust, fumes, vibration, odors, and hazards (See Section 8: Environmental Determination and Attachment B - Conditions of Approval).

6.4. Nuisance (CCMC § 17.54.010(B)(3)): The proposed project will not become a nuisance to the neighborhood (See Section 1: Background Information and Attachment B - Conditions of Approval).

6.5. Minor Effect on Traffic (CCMC § 17.54.010(B)(3)): The proposed project site has already been developed as suitable and adequate for present and future traffic.

6.6. Off-Street Parking (CCMC § 17.54.010(B)(3)): The proposed project includes +8 off-street parking spaces and is further discussed under Section 7: Site Plan & Architectural Design Review below

6.7. Landscaping and Screening (CCMC § 17.54.010(B)(3)): The proposed project application includes landscaping in the application but does not include a proposed landscape plan. This item is further discussed under Section 7: Site Plan & Architectural Design Review below

6.8. REQUIRED FINDINGS BY THE COMMISSION:

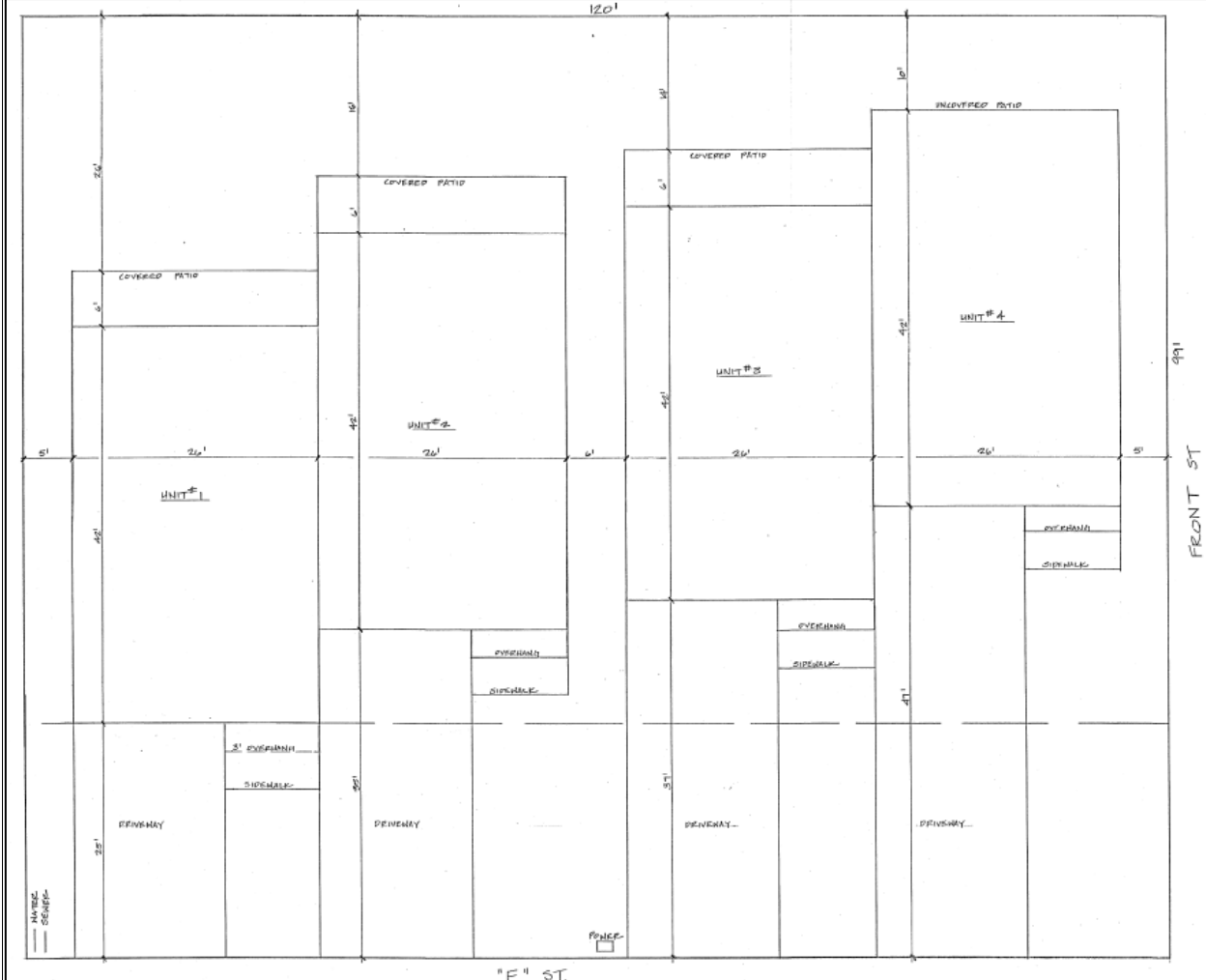
The proposed project satisfies the Conditional Use Permit requirements (CCMC § 17.54.010(B)), in that the proposed use:

- a) *Is compatible with other existing and potential uses within the general area;*
- b) *Will not result in a significant impact on noise, smoke, dust, fumes, vibration, odors, and hazards;*
- c) *Will be placed on a site that is both suitable and adequate for the proposed use;*
- d) *Will have a minor effect on present and future traffic and that such use will not become a nuisance to the neighborhood; and*
- e) *Provides adequate off-street parking, loading, landscaping, and screening.*

SECTION 7: SITE PLAN & ARCHITECTURAL DESIGN REVIEW

The proposed 4-unit residential-only development is a permitted use within the C-W Zone (CCMC §17.23.070) requiring the scheduled public hearing for the Planning Commission to determine whether the proposed Site Plan & Architectural Design Review application (UP24-09 -Attachment A) shall be approved or denied (CCMC §17.46.040(A)), based on the following standards:

FIGURE 7-1: PROPOSED PROJECT SITE PLAN



Source: ATT.A – UP24-09 Application (February 2026)

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 Waterfront Commercial District (C-W) Zoning Code (with a Conditional Use Permit Review) (See Section 6: Conditional Use Permit Review).

7.2. Parking (CCMC §§ 17.20.060(A) & 17.46.035(A)): The proposed project includes +8 off-street parking spaces. The required off-street parking requirements are “Three or

more family dwellings and dwelling groups shall be provided with one and one-half spaces per dwelling unit” (CCMC § 17.42.040(B)). Each unit includes a garage and varying driveways (25-ft, 35-ft, 37-ft, & 47-ft). With 4-units the proposed project with +8 off-street parking spaces exceeds (by 2-spaces) the required 6-spaces. Therefore, the proposed project is consistent with off-street parking requirements.

7.3. Landscaping (CCMC §§ 17.46.035(A) & 17.43.010(B)): The proposed project application includes landscaping in the application but does not include a proposed landscape plan. The applicant will work with City staff on all proposed landscaping for consistency with the City’s approved landscaping list and requirements. The maintenance of landscaping is included in the Conditions of Approval (Attachment B). Therefore, the proposed project is consistent with landscaping requirements.

7.4. Fencing (CCMC §§ 17.20.060(B) & 17.46.035(A)): The proposed project does not include any proposed fencing and is therefore consistent with fencing requirements. Any future fencing would be subject to a fence permit.

7.5. Signage (CCMC §§ 17.20.060(C) & 17.46.035(A)): The proposed project does not include any proposed signage, none are required, and is therefore 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 public improvements (concrete curbs, gutters, and sidewalks) subject to the CCMC § 12.04.020 and Public Works Department standards.

7.7. Utilities (CCMC §§ 17.46.035(A) & 17.46.070): The project site is currently access to existing underground provisions of water, sewage, and drainage facilities. Any proposed connection improvements are subject to Public Works Department standards, review, and approval. 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 Design Review requirements (CCMC §§ 17.46.010 & 17.46.035). in that the structures:

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

SECTION 8: 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.

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 4-unit residential-only 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:

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

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

The proposed project is consistent with the Crescent City General Plan's Visitor Local Commercial (VLC) land use designation and is consistent with the Crescent City's Waterfront Commercial District (C-W) 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 0.27 acres, and is located adjacent to existing commercial uses;

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

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

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

The project proposes commercial use in a developed commercial area that already services commercial use and has a limited potential to result in significant traffic,

noise, air quality, or water quality impacts;

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

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

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.).

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

- a) *Is consistent with the Crescent City General Plan's VCL (Visitor and Local Commercial) land use designation and is consistent with the Crescent City's Waterfront Commercial (C-W) Zoning Code (with Conditional Use Permit);*
- b) *Is located in the City of Crescent City, is approximately 0.27 acres, and is located adjacent to existing commercial and residential 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.*
- f) *No exceptions apply (CEQA Guidelines § 15300.2).*

SECTION 9: INTER-DEPARTMENTAL PLANNING REFERRALS

The proposed 4-unit residential-only development requires a Conditional Use Permit within the C-W Zone (CCMC §17.23.030(G)). The Community Development Department (Planning & Zoning) has reviewed the submitted application and prepared referrals for interdepartmental review. The Inter-Departmental Planning Referrals were provided (on 02/23/26) for other City departments, which included the following comments/conditions:

9.1. Police Department: Approved with no comments (02/23/26).

9.2. Fire and Rescue: Approved with comments (03/04/26):

"1) The project will conform to applicable California Codes, including Building Code, Fire Code, and Automatic Sprinkler Code. 2) There are adequate fire hydrants located within the required distance to provide necessary fire flow. 3) The clearances and setbacks are adequate for Fire Department access. The Fire Department appreciates the 'stepped approach' as proposed that shifts the northern duplex westerly on the lot, allowing greater separation from the existing building on the east side of this property."

9.3. Building Department: None

9.4. Public Works Department: None

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 4-unit residential-only development requires a Conditional Use Permit within the C-W Zone (CCMC § 17.23.030) has been scheduled for a public hearing to determine whether the proposed Conditional Use Permit (Application UP24-09) (See Attachment A) shall be approved or denied (CCMC § 17.54.030):

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

- **Recommended Motion: “I move to adopt Resolution No. PC2026-06: A Resolution of the Planning Commission of the City of Crescent City Approving a Conditional Use Permit (Application UP24-09) granting Bruce Thompson’s 4-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 to construct a 4-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 one, or more, of the required findings.

- **Motion Example: “I move to deny the Conditional Use Permit (Application UP24-09) 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 4-unit residential-only development.

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 April 9, 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, April 9, 2026, or a specific alternative Special Planning Commission meeting.

SECTION 11: STAFF RECOMMENDATION

1. (Chair) "Agenized Item #1: A Public Hearing to consider a Conditional Use Permit (Application UP24-09) for Bruce Thompson's proposed sale of alcoholic beverages, located at Front & F Streets (APN 118-060-017)."
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. PC2026-06: A Resolution of the Planning Commission of the City of Crescent City Approving a Conditional Use Permit (Application UP24-09) granting Bruce Thompson's 4-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. PC2026-06: A Resolution of the Planning Commission of the City of Crescent City Approving a Conditional Use Permit (Application UP24-09) granting Bruce Thompson's 4-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, Clerk Altman, 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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RECEIVED

NOV 05 2024

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

CITY OF CRESCENT CITY

TYPE OR PRINT CLEARLY

Applicant: Bruce Thompson
Street Address: 135 Tamarak Dr. Crescent City, CA 95531
City: Crescent City, CA 95531
Day Phone: 707-218-7827
Property Owner: Vinanti Patel
Street Address: 710 N Public Beach Dr. Crescent City, CA 95531
City: Crescent City, CA 95531
Day Phone:
Correspondence to be sent to: [X] Applicant [] Representative [] Owner

Project Address:
Assessor's Parcel No.: 118-066-017-000

Description of proposed project (attach sheets if necessary):
Build 2 Duplex short + long term vacation rentals including landscaping + access.

Existing Land Use: Empty lot
Adjacent Uses: Commercial + Apts
Building Coverage: None sq.ft. existing
Project Acreage:
Project Height: 36'
Building Coverage: 3690 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: [Signature] Date: 10/29/24

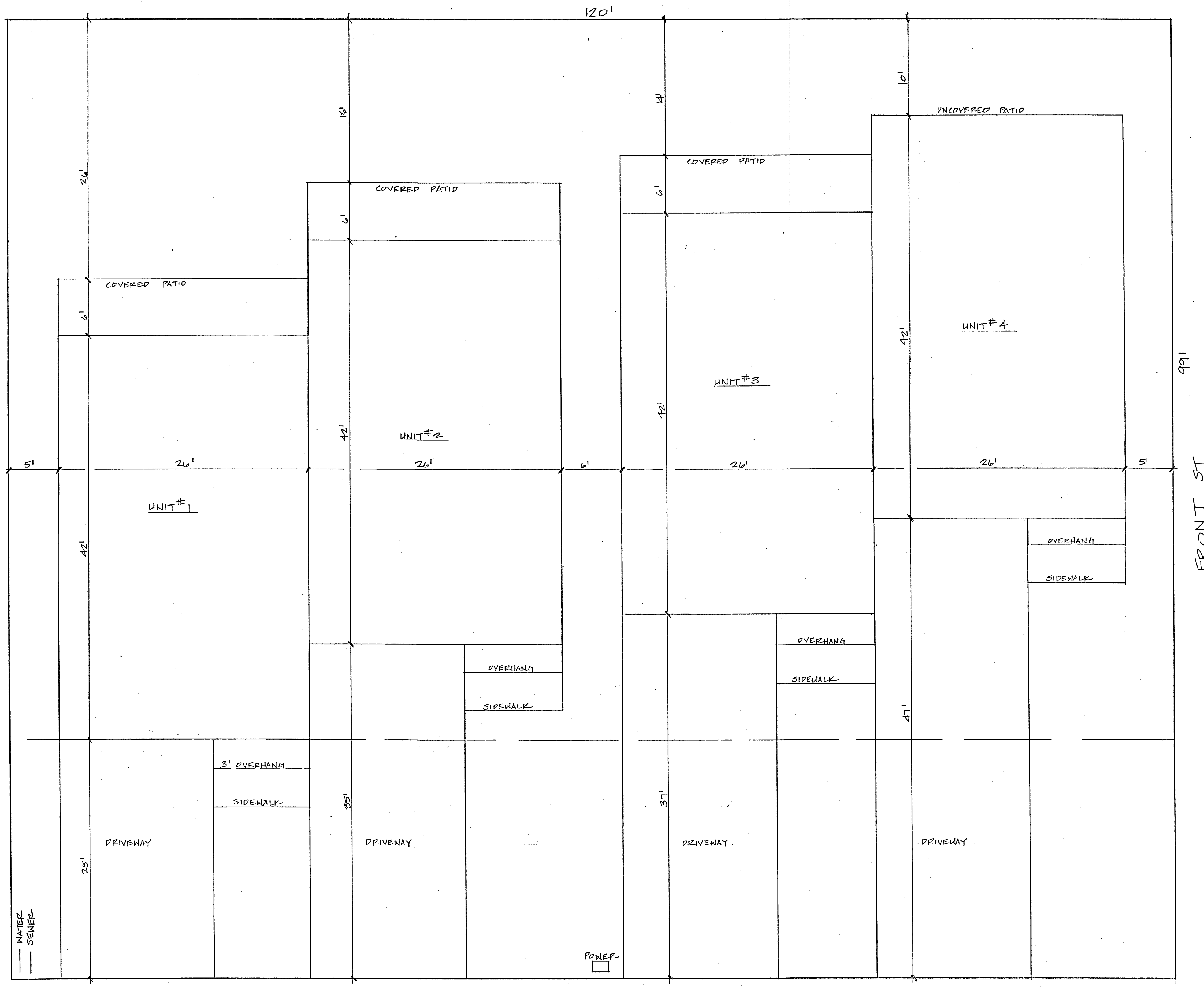
TYPE OF APPLICATION:
[] Architectural Review
[] CEQA Review
[] Coastal Development Permit
[] General Plan Amendment
[] Home Occupation
[] Lot Line Adjustment
[] Municipal Code Amendment/Rezone
[] Parcel Merger
[] ROW or Street Abandonment
[] Special Review
[] Subdivision/Minor
[] Subdivision/Major
[X] Use Permit
[] Variance or Waiver
[] Other

REQUIRED SUPPLEMENTAL:
[X] Application Form
[X] Application Fee
[] Supplemental Application Forms (variance home occupation, etc.)
[X] Project property deed(s)
[] Proof of applicant's legal interest in the property (escrow, etc.)
Project plans: *
[] Project site plans (buildings, parking, etc.)
[] Building floor plans and elevations
[] Preliminary grading/drainage plans
[] Landscaping/irrigation plans/dumpster
[] Sign plans/elevations
[] Color/materials samples
[] Subdivision/lot line adjustment map
[] Written Project Description
[] Preliminary Title Report
[] Special Project Justification/per code

*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): UP 24-09
Filing Fees: 1100 -
Date Filed: 11-5-24
Receipt #: 7998921
Date Application Completed: 11-5-24
Zoning:
General Plan (LUP):
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



--- WATER
--- SEWER

POWER □

"F" ST.

FRONT ST

REVISIONS	BY

JANETE MILLER
1749 PINEWAY
COSTA MESA, CA
714.951.9190

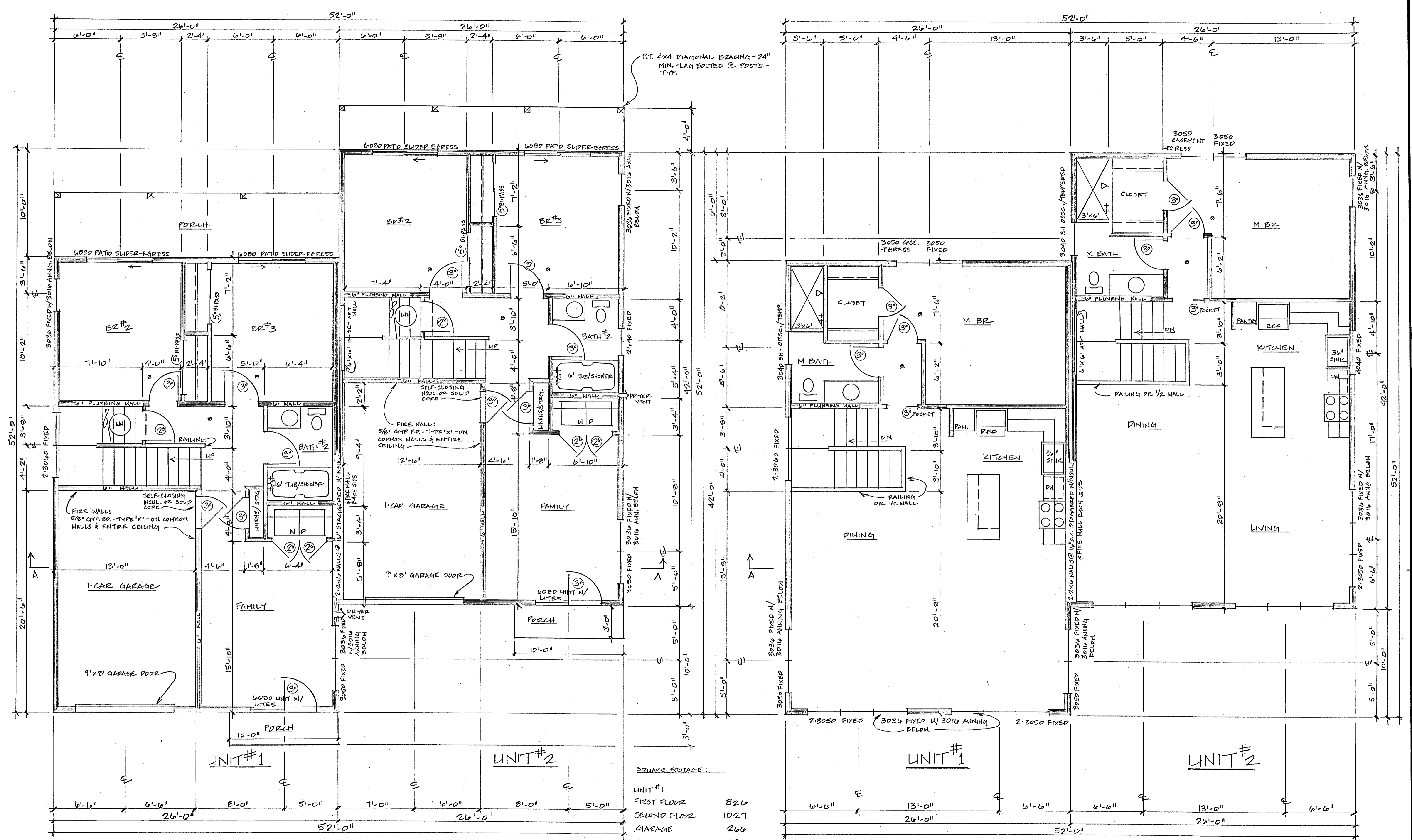
CUSTOM DUPLEX FOR:

VINANTE PATEL
1171 & FRONT STREETS

Date	4.21.25
Scale	3/16" = 1'-0"
Drawn	PLAT PLAN
Job	
Sheet	1
Of	1 Sheets

REVISIONS	BY
10-12	

JANETTE MILLER
1740 PARKWAY
C.C. CA
707.951.9190

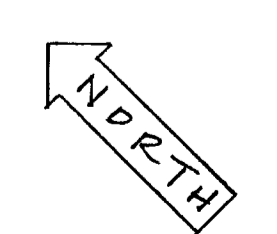


R.T. 4X4 DIAGONAL BRACING-24"
MIN.-LAG BOLTED C. POSTS-
TOP.

SQUARE FOOTAGE:

UNIT #1	
FIRST FLOOR	826
SECOND FLOOR	1027
GARAGE	266
PORCHES	186
UNIT #2	
FIRST FLOOR	826
SECOND FLOOR	1027
GARAGE	266
PORCHES	134

- *NOTE AGING IN PLACE REQUIREMENTS
- * 9' CEILINGS, 1ST & 2ND FLOORS
- * ALL EXTERIOR WINDOWS & DOORS @ 8'-0"
- * ON DEMAND PROPANE WATER HEATERS
- * 3' INTERIOR & EXTERIOR DOORS



FIRST FLOOR

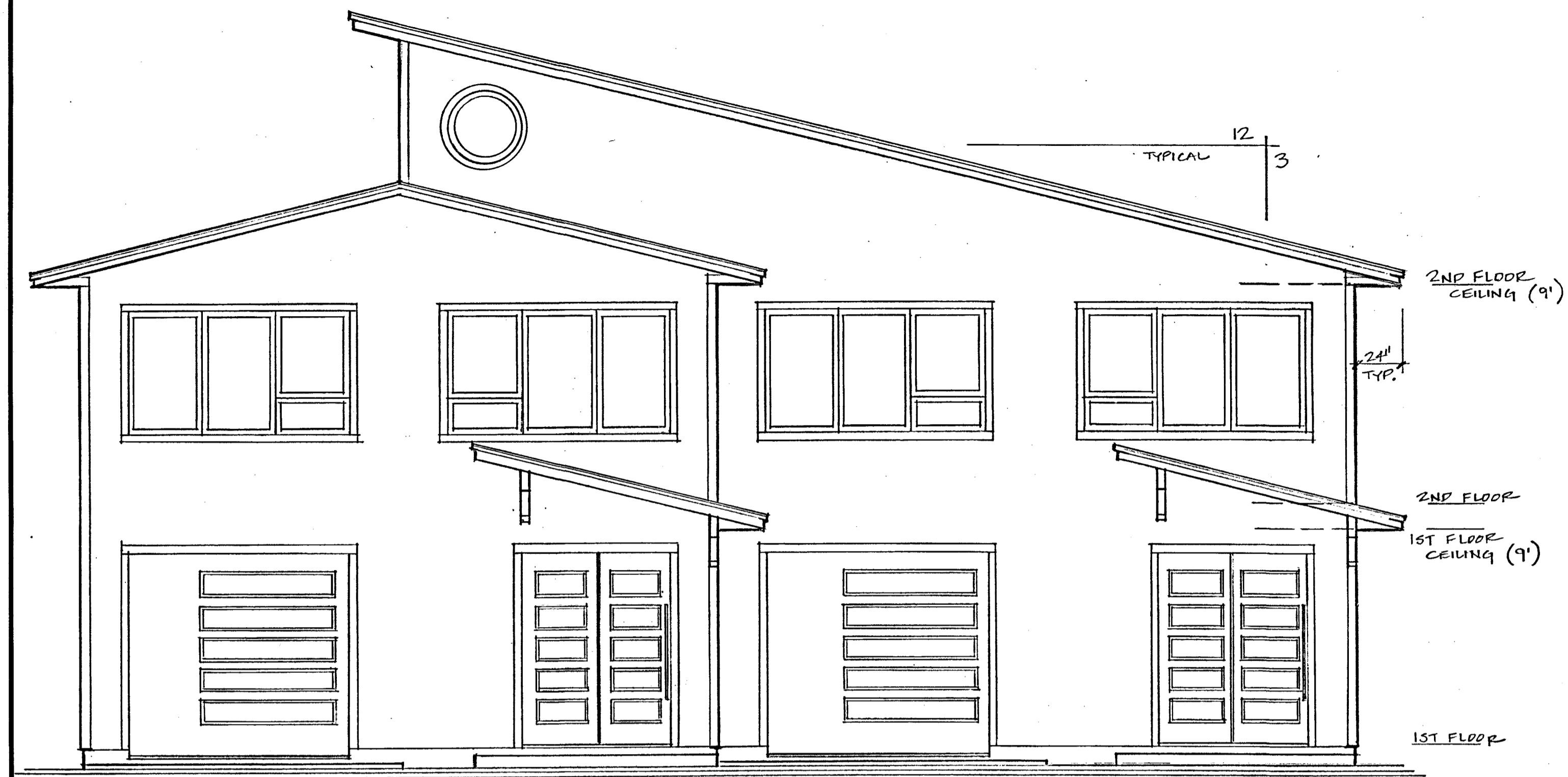
SECOND FLOOR

CUSTOM DUPLEX FOR:
VINANTE PATEL
11111 FRONT STREETS (N/E) APR. 18. 000. 017. 000

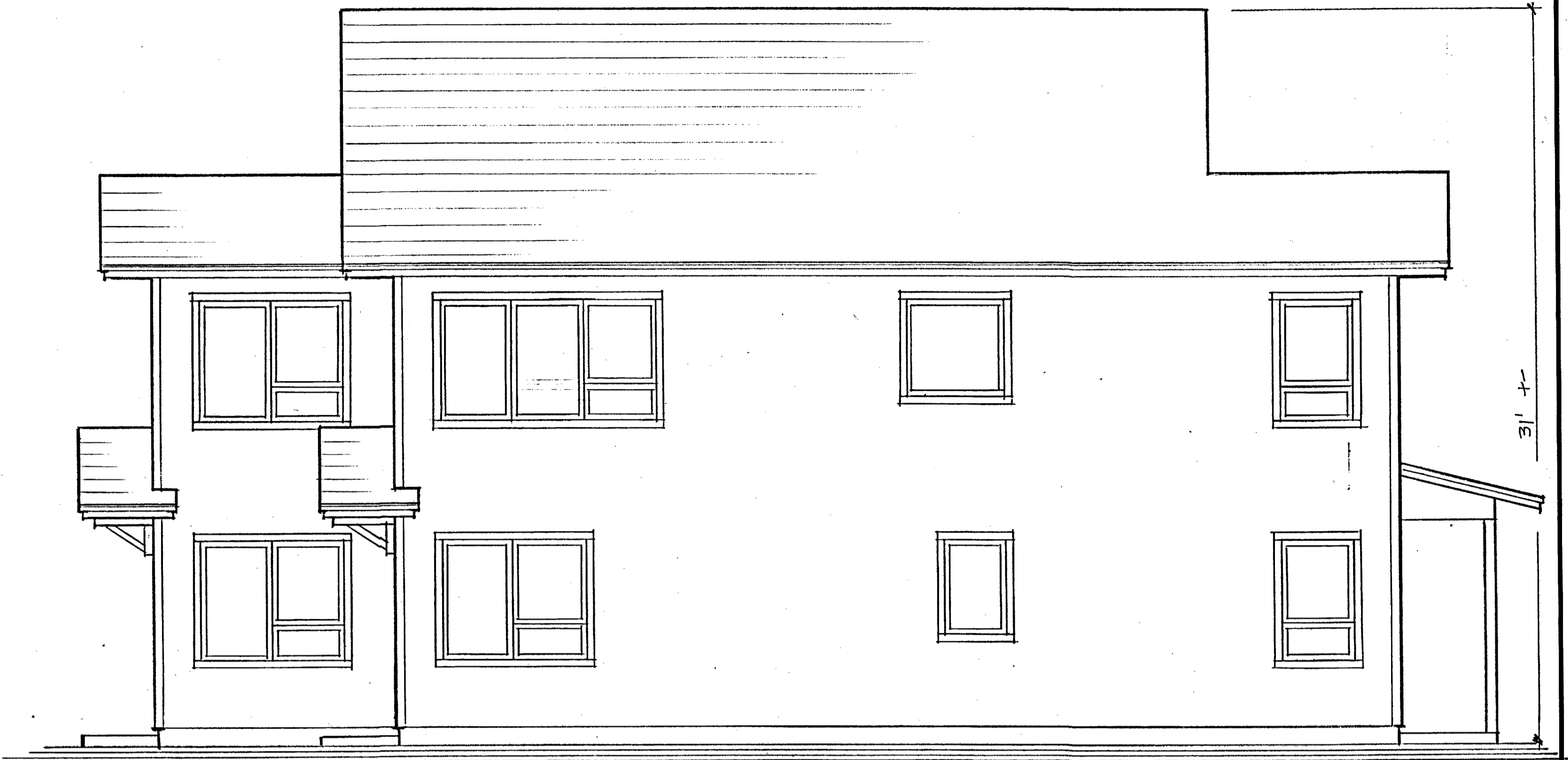
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Job	
Sheet	2 of 7

REVISIONS	BY
2.100-2.145	

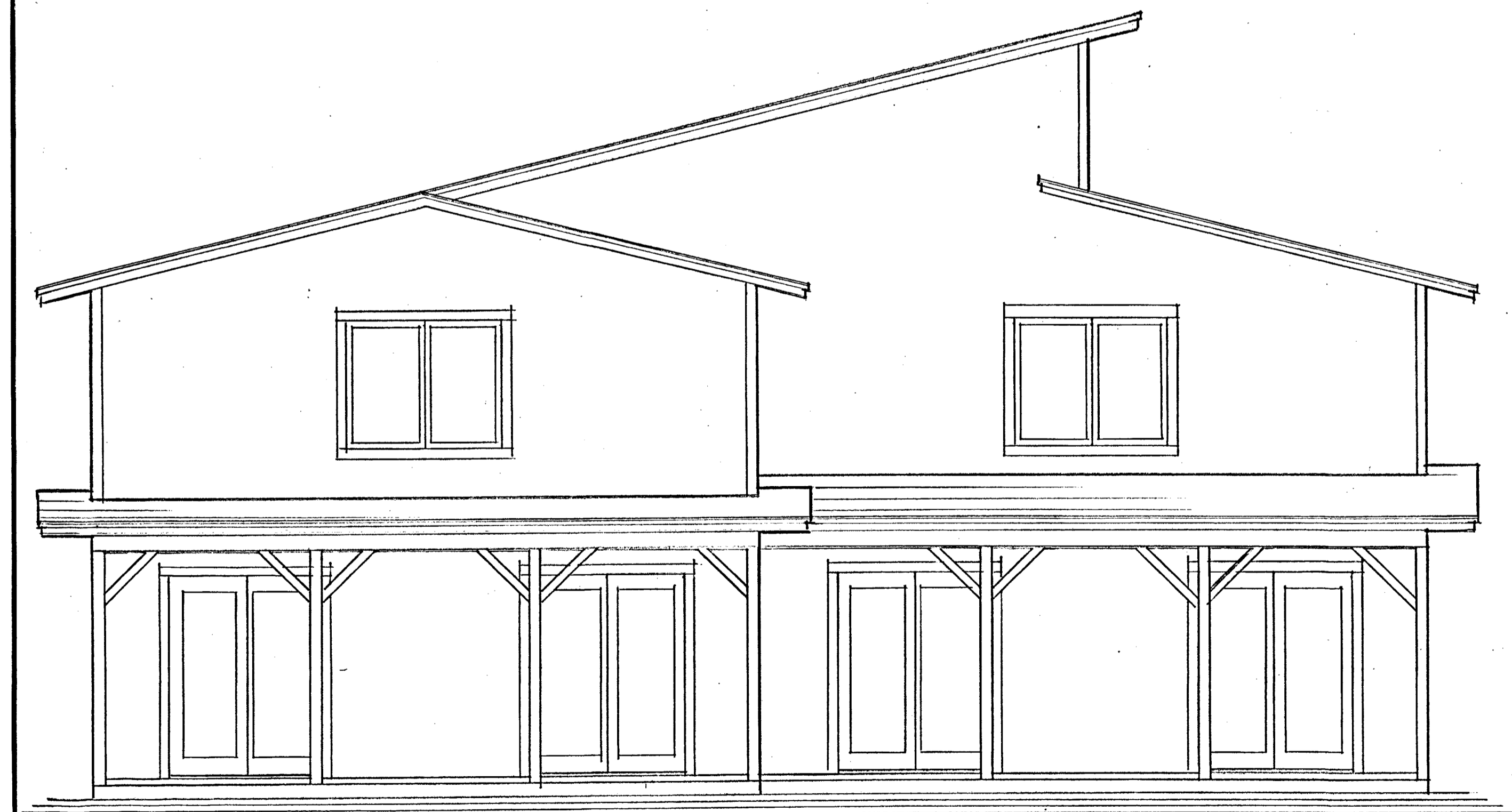
JANETTE MILLER
 1748 PARKWAY
 C.C. CA
 707.951.9198



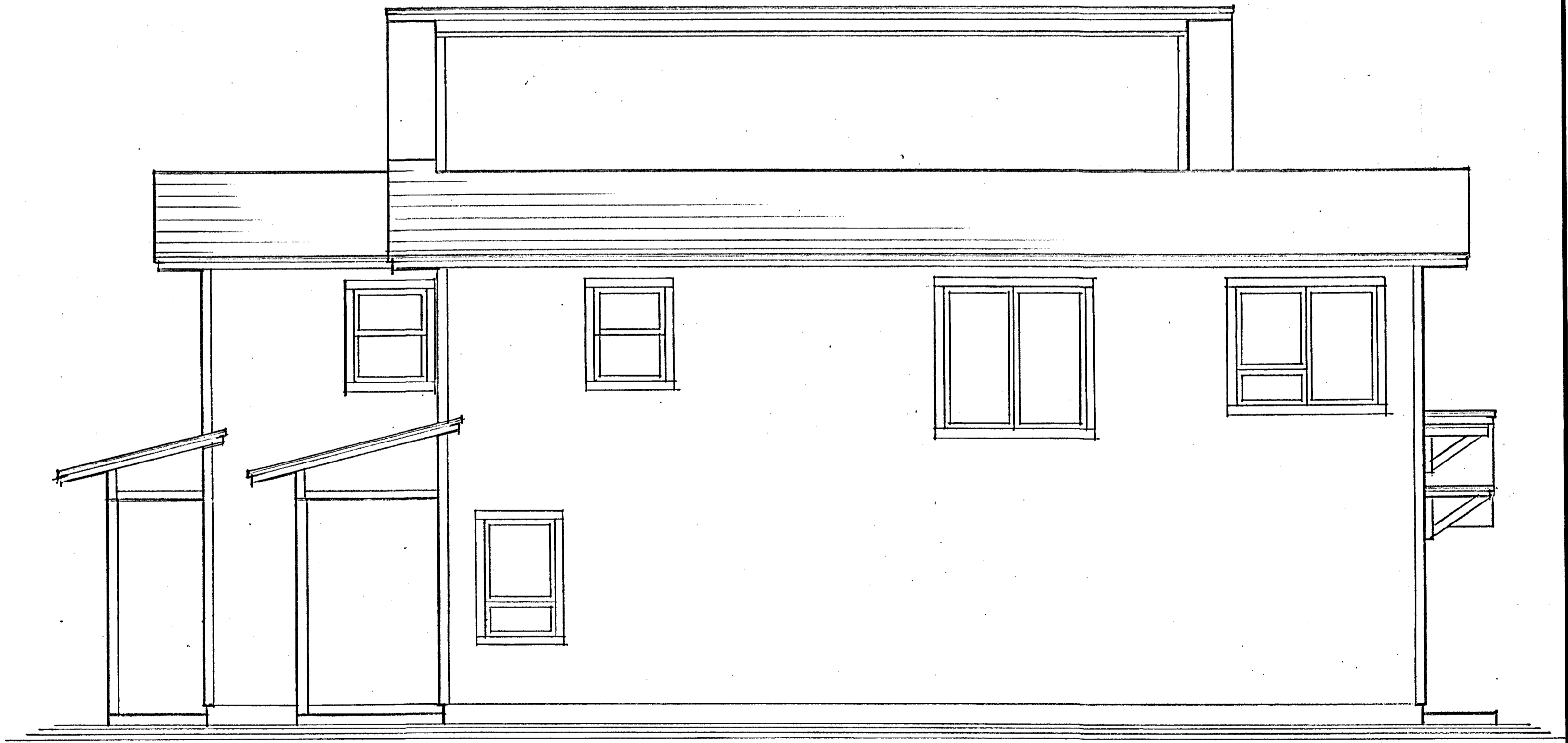
"F" STREET
 SOUTH/WEST



FRONT STREET
 SOUTH/EAST



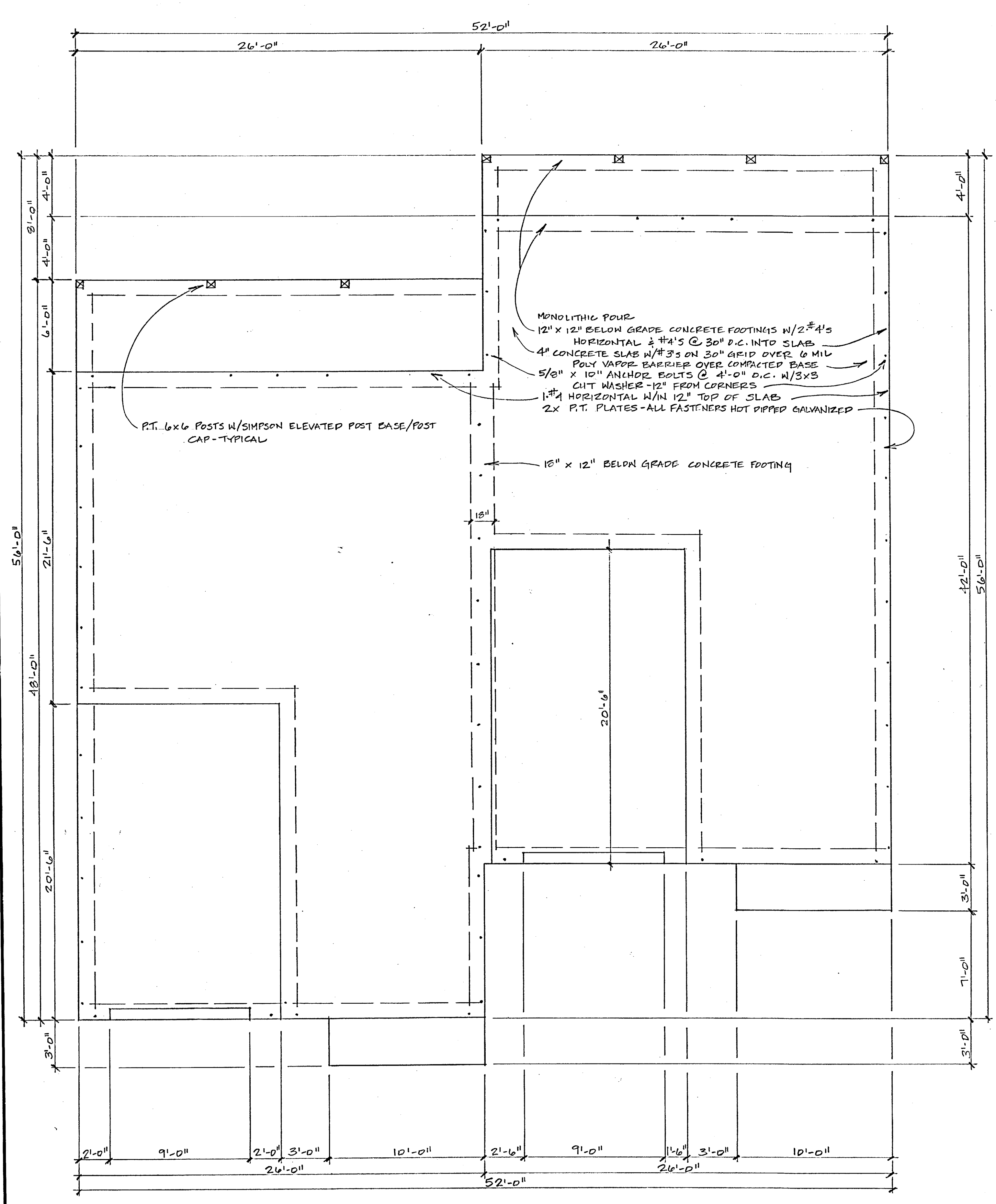
NORTH/EAST



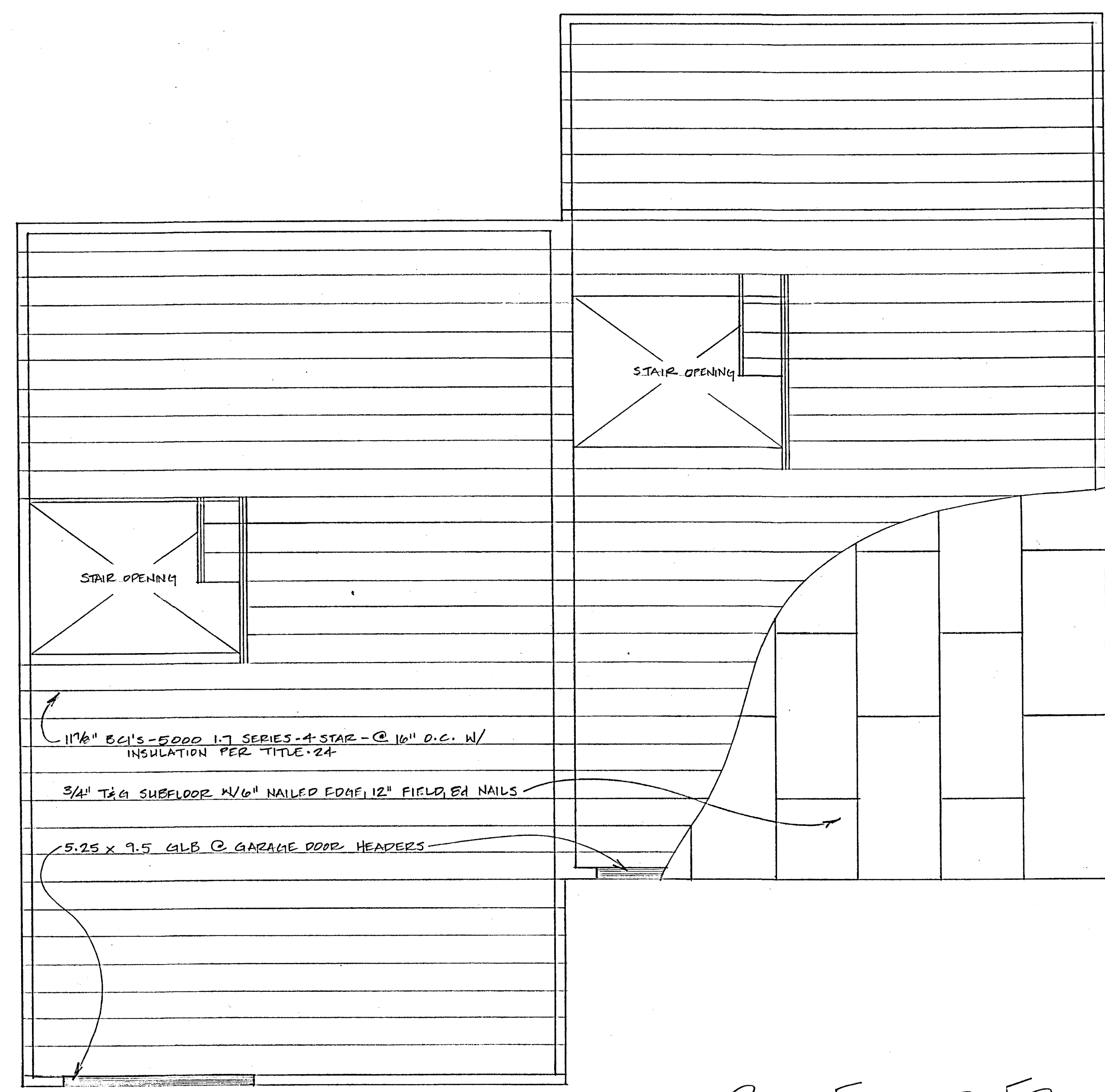
NORTH/WEST

CUSTOM DUPLEX FOR:
VINANTE PATEL
 CORNER OF "F" & FRONT STREETS (N/E)

Date 4.23.2025
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 Drawn ELEVATIONS
 Job
 Sheet
 Or 3.7 Sheets



FOUNDATION



2ND FLOOR FRAMING

REVISIONS	BY

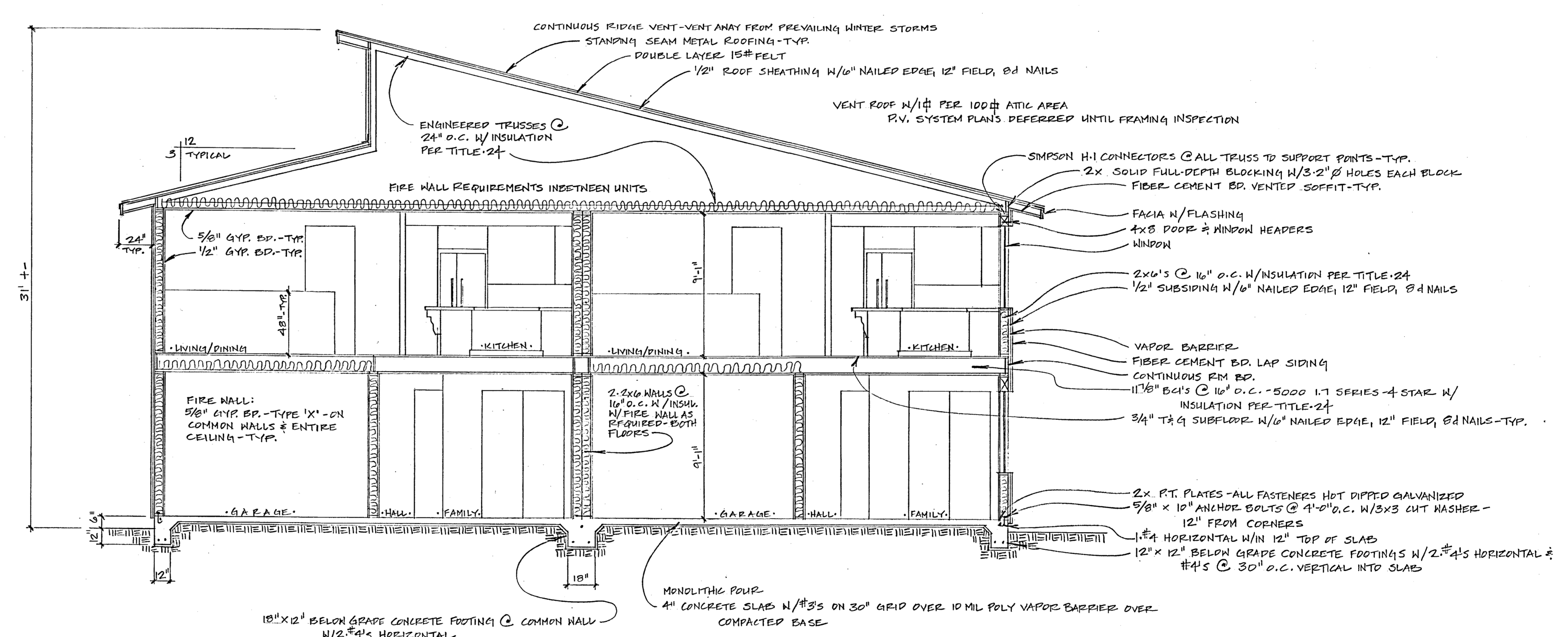
JANETTE MILLER
 1448 PARKWAY
 C.C. CA
 707.451.9198

CUSTOM DUPLEX FOR:
 VINANTE PATER
 1111 ST. FRONT ST. APT: 118.060.017.000

Date	12.12.2025
Scale	1/4" = 1'-0"
Drawn	FOUNDATION
Job	2ND FLOOR FRAMING
Sheet	4
Of	7

REVISIONS	BY

JANETTE MILLER
1748 PARKWAY
C.C. CA
7107-951-9198



SECTION A.A

UNIT # ONE

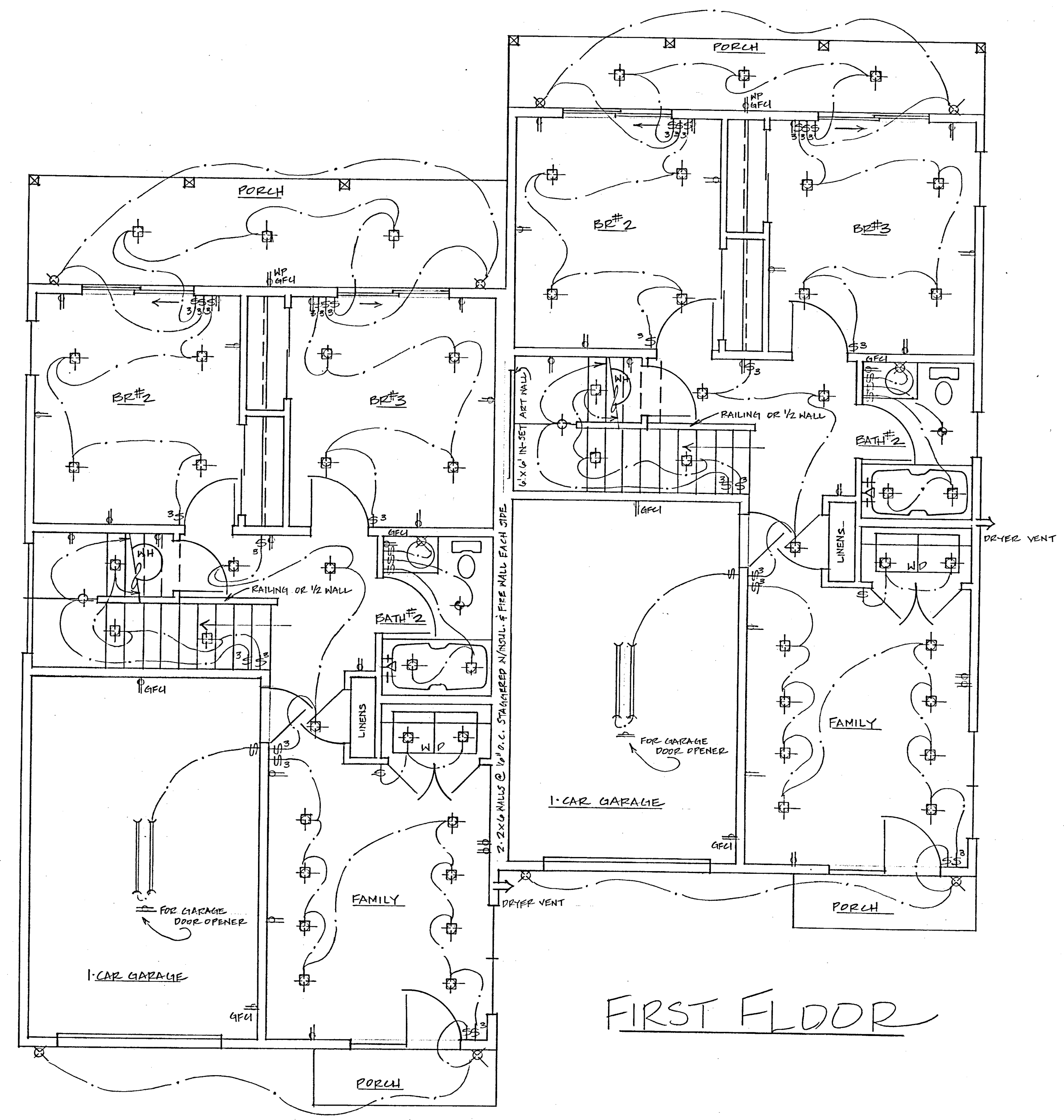
UNIT # TWO

CUSTOM DUPLEX FOR:
VINANTE PATEL
11 FT. FRONT STREETS
APN: 118-060-011-000

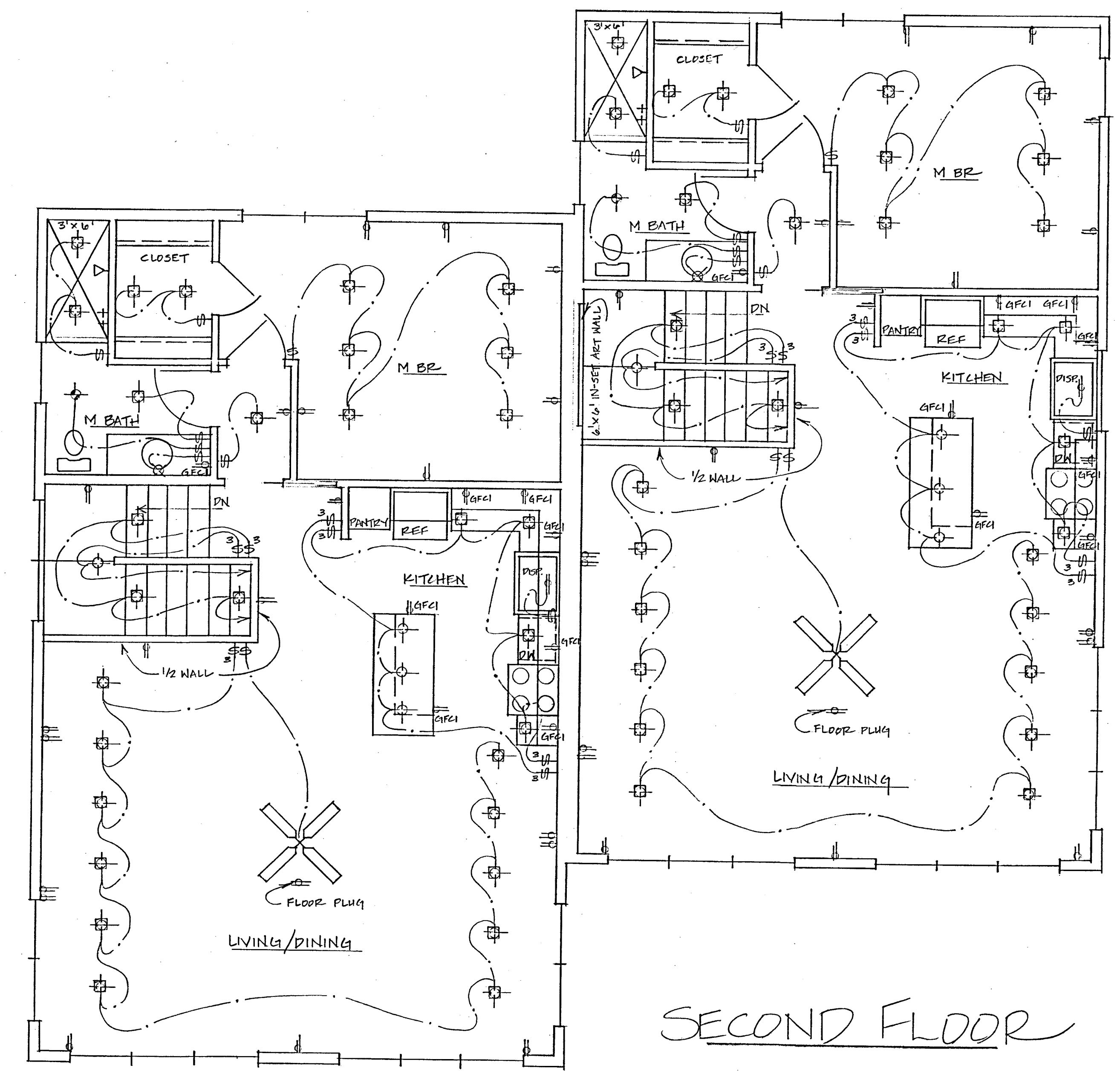
Date	12.16.25
Scale	1/4" = 1'-0"
Drawn	SECTION
Job	
Sheet	67
Of	Sheets

REVISIONS	BY

JANETE MILLER
1742 PARKWAY
C.C. CA
707.951.9190



FIRST FLOOR



SECOND FLOOR

ELECTRICAL

- ELECTRICAL PLAN SUBJECT TO CHANGE
- KEY TO ELECTRICAL PAGE # 5

CUSTOM DUPLEX FOR:
VINANTE PATEL
1111 1/2 FRONT STREETS APT: 118, 120, 017, 000

Date	12.16.25
Scale	1/4"=1'-0"
Drawn	ELECTRICAL
Job	
Sheet	7
Of	7 Sheets



DRAFT CONDITIONS OF APPROVAL

Conditional Use Permit – Application UP24-09

On March 12, 2026, the City of Crescent City’s Planning Commission held a Public Hearing in which they voted to **APPROVE** (by adopting Resolution PC2026-06), to grant Bruce Thompson a Conditional Use Permit (Application UP24-09) for a proposed 4-unit residential-only development on a vacant parcel within the C-W Zoning (Waterfront Commercial District) located on a vacant parcel at Front & F Street (APN 118-060-017), 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. **Conditional Use Permit.** The approved project shall be operated according to the approved proposed use (Application UP24-09) submitted 11/05/24 or as modified by the Planning Commission.
 - a. **Transfer.** All use permits are not personal to the applicant and permission granted under a use permit is an incident of ownership of the property for which it is granted. The owner of the property shall be responsible for compliance with the terms and conditions of issuance of a use permit (CCMC §17.54.030(B)).
 - b. **Revocable.** All use permits are always revocable and may be made conditional and shall be issued by the planning commission or by the affirmative vote of the city council, upon appeal, for any of the uses for which a use permit is required (CCMC §17.54.020).
3. **Site Plan & Architectural Design.** The approved project shall be constructed according to the approved site plan & architectural design dated 04/21/25 or as modified by the Planning Commission.
 - a. **Expiration.** A site plan or architectural design approval shall lapse and shall become void one year following the date on which approval by the committee, planning commission or city council became effective unless prior to the expiration of one year a building permit is issued by the building official, and the construction is commenced and diligently pursued toward completion on the site or structures which were the subject of the site plan or architectural design approval (CCMC §17.46.090(A)).
 - b. **Extension.** Approval may be extended for an additional period for periods of one year upon written application to the planning commission before

expiration of the first approval (CCMC §17.46.090(B)).

- c. **Transfer.** A site plan or architectural design approved pursuant to the provisions of chapter 17.46 shall run with the land and shall continue to be valid upon the change of ownership of the site which was the subject of the site plan or architectural design approval, subject to the provisions of Section 17.46.090 (CCMC §17.46.100).
 - d. **Revisions.** Any minor deviations from approved plans may be approved by the Director of the Community Development Department.
4. **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).
 - 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)).
5. **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)).
6. **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.
7. **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 OF APPROVAL
Conditional Use Permit – Application UP24-09*

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)).

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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

DRAFT RESOLUTION NO. PC2026-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CRESCENT CITY APPROVING A CONDITIONAL USE PERMIT (APPLICATION UP24-09) GRANTING BRUCE THOMPSON'S 4-UNIT RESIDENTIAL-ONLY DEVELOPMENT

WHEREAS, Bruce Thompson (Representative) has submitted a Conditional Use Permit Application (UP24-09) for a proposed 4-unit residential-only on a vacant commercial 0.27-acre parcel in the C-W Zone (Waterfront Commercial District), located at Front & F Streets, Crescent City, CA 95531 (APN 118-060-017);

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 "multiple-unit residential uses as a secondary/mixed use at a density of 6 to 15 units per acre may be considered with a conditional use permit" within the VLC;*
- b) *"Provides for a combination of commercial uses including visitor-serving commercial uses, local-serving commercial uses and regional serving commercial uses." within the VLC; and*
- c) *Is supported by the General Plan goals (1.F, C, & 3.D) and policies (1.A.2, 1.A.3, 1.F.2, 1.F.3, 2.A.2, 2.D.1, 3.C.1, 3.D.6, & 4.E.5).*

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 "residential-only development...up to thirty units per acre density," subject to the granting of a conditional use permit (CCMC § 17.23.030(G));*
- c) *"Provides for a mixture of commercial shops and services, accommodation uses, and public services in the downtown area which is adjacent to Beachfront Park and the Crescent City harbor area which serves a mixture of tourists, seasonal and year-round residents." (CCMC § 17.23.010); and*
- d) *Is subject to all zoning regulations (CCMC § 17.23.010).*

WHEREAS, the Planning Commission finds that the proposed project satisfies

CONDITIONAL USE PERMIT (APPLICATION UP24-00)
For a 4-unit Residential-Only Development

the Conditional Use Permit requirements (CCMC § 17.54.010(B)), in that the proposed use:

- a) *Is compatible with other existing and potential uses within the general area;*
- b) *Will not result in a significant impact on noise, smoke, dust, fumes, vibration, odors, and hazards;*
- c) *Will be placed on a site that is both suitable and adequate for the proposed use;*
- d) *Will have a minor effect on present and future traffic and that such use will not become a nuisance to the neighborhood; and*
- e) *Provides adequate off-street parking, loading, landscaping, and screening.*

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

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

WHEREAS, the Planning Commission finds that the proposed project is determined to be categorically exempt from the California Environmental Quality Act (CEQA) under 32 § 15332 (In-fill Development) of the CEQA Guidelines, in that the proposed project:

- a) *Is consistent with the Crescent City General Plan's VCL (Visitor and Local Commercial) land use designation and is consistent with the Crescent City's Waterfront Commercial (C-W) Zoning Code (with Conditional Use Permit);*
- b) *Is located in the City of Crescent City, is approximately 0.27 acres, and is located adjacent to existing commercial and residential 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.*
- f) *No exceptions apply (CEQA Guidelines § 15300.2)s.*

NOW THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Crescent City that the Conditional Use Permit (Application UP24-09) granting Bruce Thompson's 4-unit residential-only development at the address above be approved subject to the Conditions of Approval (Attachment B):

*CONDITIONAL USE PERMIT (APPLICATION UP24-09)
For a 4-Unit Residential-Only Development*

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Crescent City held on this 12th day of March 2026, by the following polled vote.

AYES:
NOES:
ABSTAIN:
ABSENT:

Kristine DeCossio, Vice-Chairperson

ATTEST:

Heather Welton, Community Development Specialist

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