

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

AGENDA - REGULAR PLANNING COMMISSION MEETING
Thursday, April 9, 2026, at 5:30 P.M.

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

PART I – CALL TO ORDER & ROLL CALL

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 a minor Architectural Review (Application AR26-03) for Elk Valley Artisan’s proposed mural, located at 1180 Mason Mall (APN 118-100-021).**

Recommendation: Adopt Resolution No. PC2026-07, A Resolution of the Planning Commission of the City of Crescent City to grant Elk Vally Artisan’s minor Architectural Review (Application AR26-03) for a proposed mural.

PART V – STAFF UPDATES TO PLANNING COMMISSION

PART VI – ADJOURNMENT: to 5:30 pm Thursday, May 14, 2026

POSTED on April 6, 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,

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

Crescent City, CA, 95531. Written public comments will be forwarded to the Planning Commission, posted on the website, and will not be read aloud during the meeting.

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

If you need any accommodations for the meeting, please contact:
the City Clerk's office at (707)464-7483, ext. 12 at least 48 hours prior to the meeting.
For TTYDD use for speech and hearing impaired, please dial 711.

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

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

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

CITY OF CRESCENT CITY
PLANNING COMMISSION & ARCHITECTURAL DESIGN REVIEW COMMITTEE

Commission Members: Ray Walp, Chairperson * Kristine DeCossio, Vice-Chair
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Incorporated April 13, 1854

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STAFF REPORT
AGENDA ITEM #1

- TO:** Chairperson Walp and Members of the Planning Commission
- FROM:** Community Development Department, Planning & Zoning
Ethan Lawton, Contract City Planner
- BY:** Community Development Department, Planning & Zoning
Ethan Lawton, Contract City Planner
- DATE:** Thursday, April 9, 2026
- SUBJECT:** A Public Hearing to consider a minor Architectural Review (Application AR26-03) for Elk Valley Artisan’s proposed mural, located at 1180 Mason Mall (APN 118-100-021).

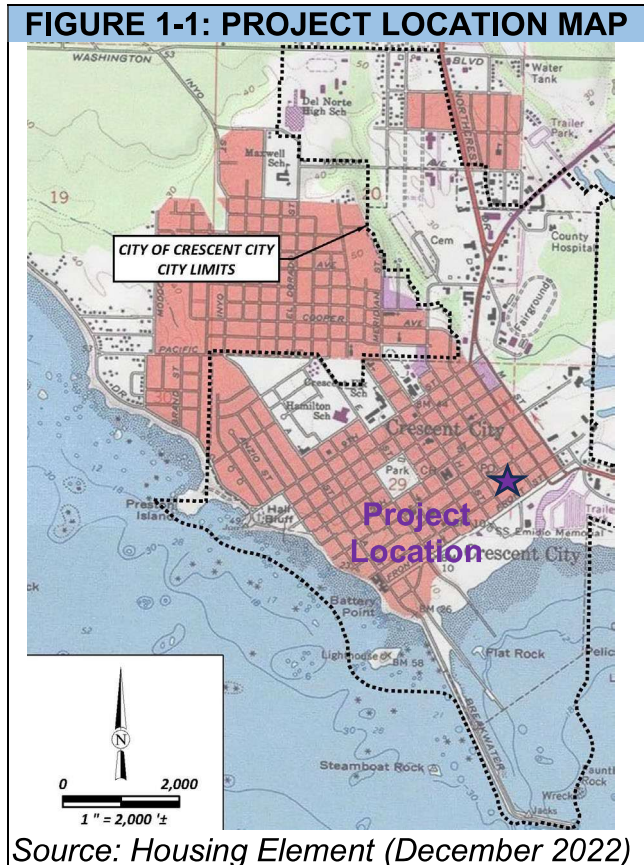
SECTION 1: EXECUTIVE SUMMARY

Elk Valley Artisans (Kim Cisneros) has submitted a minor Architectural Review (Application AR26-03) for a mural located within the CW Zone (Waterfront Commercial District) at 1180 Mason Mall, Crescent City, CA 95531 (APN 118-100-021).

STAFF RECOMMENDS: “Motion to adopt Resolution No. PC2026-07, A Resolution of the Planning Commission of the City of Crescent City to grant Elk Vally Artisan’s minor Architectural Review (Application AR26-03) for a proposed mural.”

ATTACHMENTS:

- A) AR26-03 Application
- B) AR26-03 Conditions of Approval
- C) Resolution No. PC2026-07

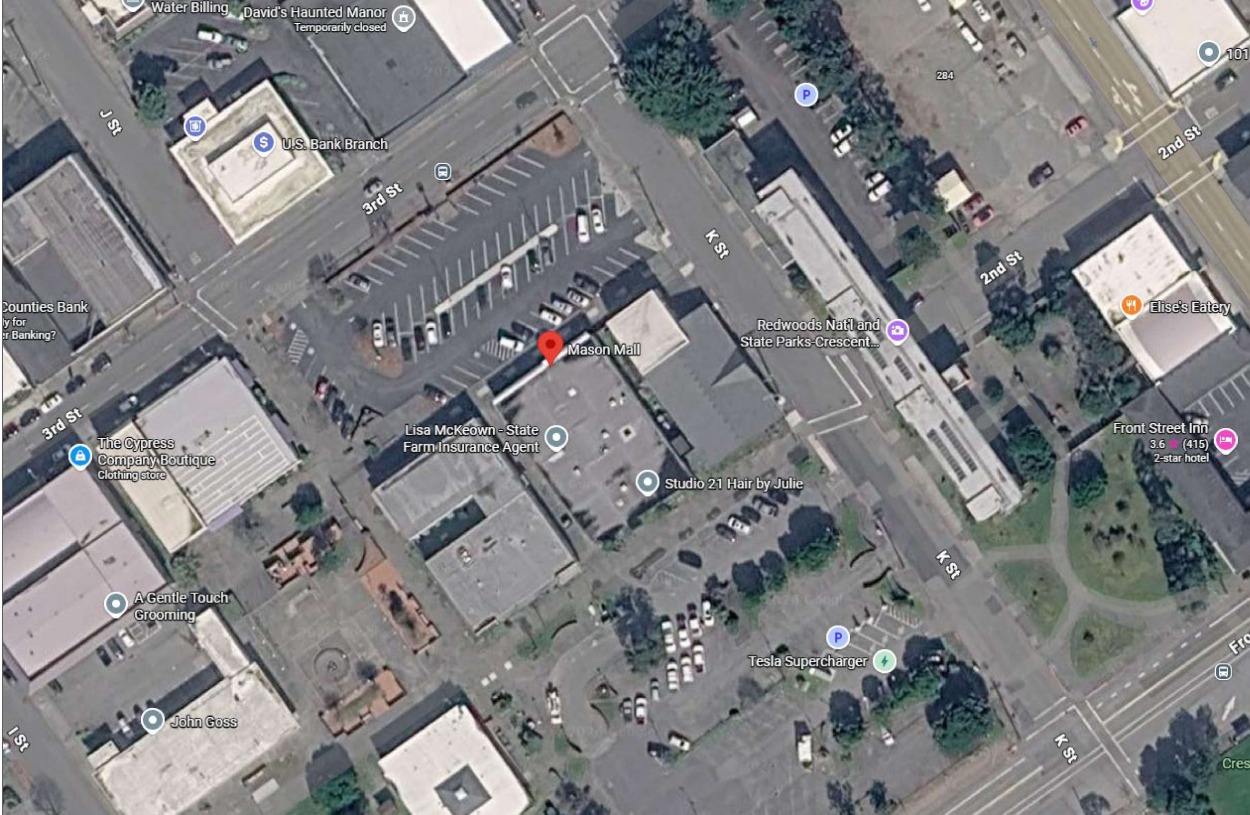


SECTION 2: BACKGROUND INFORMATION

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

ADDRESS: 1180 Mason Mall Crescent City, CA 95531	APN: 118-100-021-000	PARCEL SIZE: N/A	PROJECT SIZE: N/A
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FIGURE 2-1: PROJECT PARCEL



Source: Google Maps (March 2026)

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

2.1. APPLICATION:

On March 13, 2026, Elk Valley Artisans (Kim Cisneros) submitted a minor Architectural Review (Application AR26-03) for a mural located within the CW Zone (Waterfront Commercial District) at 1180 Mason Mall, Crescent City, CA 95531 (APN 118-100-021). Additional submittals were provided to the City on March 18, 2026.

2.2. NOTICE OF PUBLIC HEARING:

A Notice of Public Hearing was submitted to the Del Norte Triplicate newspaper (on

03/23/26) to be published (on 03/25/26) in print/online circulation and provided to the Commissioners (on 03/23/26). A similar Notice of Public Hearing was mailed (on 03/25/26) 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 03/23/26) 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 mural consists of redwoods, local plants, and local animals.

FIGURE 7-1: PROPOSED PROJECT



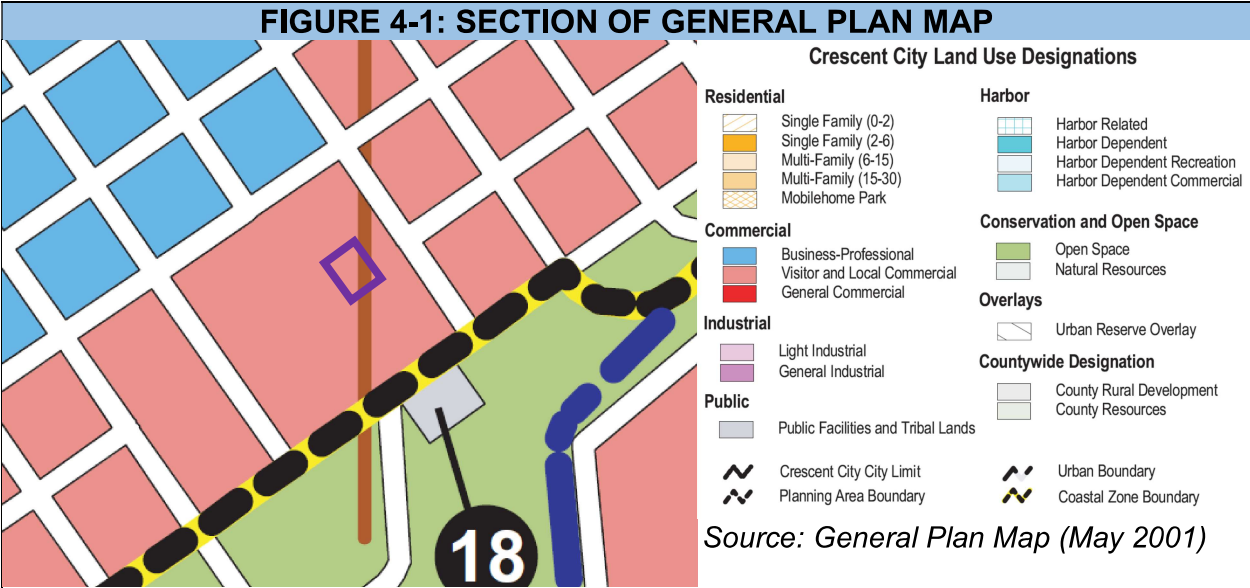
Source: ATT.A – AR26-03 Application (March 2026)

3.1. REQUIRED FINDING BY THE COMMISSION:

Elk Valley Artisans (Kim Cisneros) has submitted a minor Architectural Review (Application AR26-03) for a mural located within the CW Zone (Waterfront Commercial District) at 1180 Mason Mall, Crescent City, CA 95531 (APN 118-100-021).

SECTION 4: GENERAL PLAN CONSISTENCY

The proposed mural is located within the Visitor and Local Commercial (VLC) General Plan land use designation (See Figure 4-1: Section of General Plan Map).



4.1. General Plan Land Use Designation:

The VLC General Plan land use designation allows “development of murals to enliven blank walls in the areas designated Visitor and Local Commercial (VLC)” (Policy 1.J.14).

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

TABLE 4-1: COMPARISON OF SURROUNDING PROPERTIES		
Vicinity	Land Use Designation	Current Use
Project Property	Visitor and Local Commercial (VLC)	Mason Mall
North	Visitor and Local Commercial (VLC)	Parking Lot
South	Open Space	Parking Lot
East	Visitor and Local Commercial (VLC)	Del Norte Child Care Council
West	Visitor and Local Commercial (VLC)	Vacant Building

4.2. SUPPORTING GENERAL PLAN GOALS/POLICIES:

- Policy 1.J.14. - “The City shall encourage and assist in the development of murals to enliven blank walls in the areas designated Visitor and Local Commercial (VLC) and Business Professional (B-P).”
- Policy 1.J.14. - “The murals shall be consistent with the City’s three central themes.”
- Policy 1.J.11. - “The City’s three central themes are “Redwood National Park, Seacoast Fishing Village, and Crescent City’s historical past (e.g. 1964 Tsunami).”

4.3. REQUIRED FINDING BY THE COMMISSION:

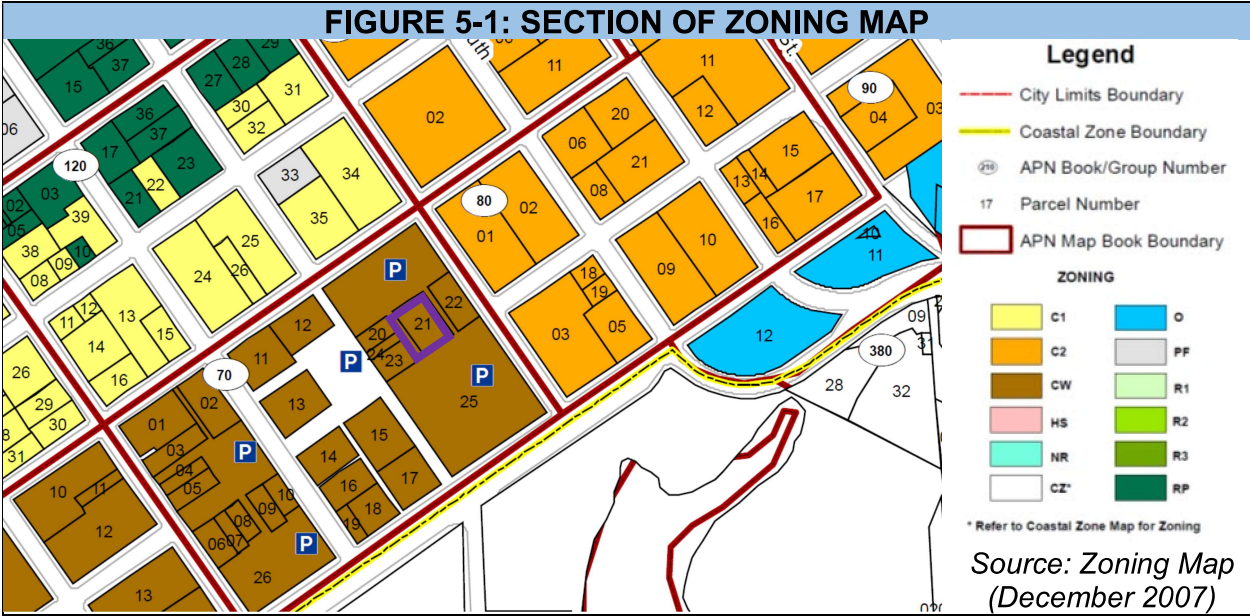
The Planning Commission finds that the proposed project is consistent with the Crescent City General Plan's VLC (Visitor and Local Commercial) land use designation, in that the proposed project:

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

SECTION 5: ZONING CONSISTENCY

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

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

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

5.4. DEVELOPMENT STANDARDS & PROPOSED PROJECT:

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

5.6. REQUIRED FINDINGS BY THE COMMISSION:

The Planning Commission finds that the proposed project is consistent with the Crescent City’s Waterfront Commercial District (C-W) Zoning Code, in that the proposed project:

- a) *Is not located within the Coastal Zone and is not appealable to the Coastal Commission;*
- b) *Is consistent with the “Murals with no commercial message shall be allowed in all nonresidential zones, and on commercial use buildings in the residential-professional zones” (CCMC § 17.39.160(A));*
- c) *“The mural design must have the approval of the architectural review committee” (CCMC § 17.39.160(A)); and*
- d) *Is subject to all zoning regulations (CCMC § 17.23.010).*

SECTION 6: ARCHITECTURAL REVIEW

The proposed mural is a permitted use within the C-W Zone (CCMC § 17.39.160(A)) requiring the scheduled public hearing for the Planning Commission to determine whether the proposed Architectural Review application (AR26-03 -Attachment A) shall be approved or denied (CCMC § 17.39.160(A)), based on the following standards:

FIGURE 6-1: PROPOSED PROJECT



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

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

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

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

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

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

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

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

6.5. REQUIRED FINDING BY THE COMMISSION:

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

- a) the mural definition;*
- b) zoning requirements;*
- c) review requirements; and*
- d) maintenance requirements.*

SECTION 7: ENVIRONMENTAL DETERMINATION SUMMARY

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

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

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

7.2. REQUIRED FINDING BY THE COMMISSION:

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

SECTION 8: PLANNING COMMISSION ACTION OPTIONS

The proposed mural requires an Architectural Review within the C-W Zone (CCMC § 17.23.030) has been scheduled for a public hearing to determine whether the proposed minor Architectural Review (Application AR26-03) (See Attachment A) shall be approved or denied (CCMC § 17.54.030):

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

- **Recommended Motion: “I move to adopt Resolution No. PC2026-07, A Resolution of the Planning Commission of the City of Crescent City to grant Elk Vally Artisan’s minor Architectural Review (Application AR26-03) for a proposed mural.”**
- 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 mural. Approved plans, together with such conditions, shall be signed, dated, and mailed to the applicant (CCMC § 17.46.040(C)). The planning commission secretary shall place one copy of the approved plans in the files of the planning commission (CCMC § 17.46.040(C)).

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

- **Motion Example: “I move to deny the minor Architectural Review (Application AR26-03) due to the requirements not being fully satisfied, specifically regarding _____.”**
- Planning staff will send the applicant a denial letter stating why the application was denied. The applicant would not be allowed to construct a mural.

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

- **Motion Example: “I move to request additional information regarding _____ be brought back to the May 14, 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, May 14, 2026, or a specific alternative Special Planning Commission meeting.

SECTION 9: STAFF RECOMMENDATION

1. (Chair) "Agenized Item #1: A Public Hearing to consider a minor Architectural Review (Application AR26-03) for Elk Valley Artisan's proposed mural, located at 1180 Mason Mall (APN 118-100-021)."
2. (Chair) "I will open the Public Hearing."
3. (Chair) "We will now receive the Presentation on the Staff Report from Planner Lawton."
4. (Chair) "Does any Commissioners have any clarifying questions for staff?"
 - a. (Chair) "Does the Applicant wish to address the Planning Commission?"
5. (Chair) "I will Open Public Comment, which we will receive at podium."
 - a. "We request that (1) you state your name and residency, (2) subject to a three-minute comment be directed to the Planning Commission for consideration, and (3) please state if you are for-or-against the proposed project."
 - b. (Chair) "Any clarifying questions?"
6. (Chair) "I will Close Public Comment."
7. (Chair) "Is there any discussion on this item from the Commissioners?"
8. (Chair) "I believe a motion would be in order."
 - a. **(Commissioner) "I move to adopt Resolution No. PC2026-07, A Resolution of the Planning Commission of the City of Crescent City to grant Elk Vally Artisan's minor Architectural Review (Application AR26-03) for a proposed mural."**
 - 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. PC2026-07, A Resolution of the Planning Commission of the City of Crescent City to grant Elk Vally Artisan's minor Architectural Review (Application AR26-03) for a proposed mural.**"
 - 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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CITY OF CRESCENT CITY Development Permit Application

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

TYPE OR PRINT CLEARLY

Applicant Elk Valley Artisans	Street Address 1130 Elk Valley Rd	City Crescent City	Zip Code 95531	Day Phone 707 954 2017
Representative (if any) Kim Cisneros	Street Address 620 N. Pebble Beach Dr	City Crescent City	Zip Code 95531	Day Phone 213 603 0246
Property Owner Battery Point Group LLC	Street Address 1225 Marshall Ave Suite 2	City Crescent City	Zip Code 95531	Day Phone 707-951-0278
Correspondence to be sent to <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Representative <input type="checkbox"/> Owner				

Project Address 1180 Mason Mall, Crescent City, CA	Assessor's Parcel No. 118-	
Description of proposed project (attach sheets if necessary) Redwood Ecology Mural on the side of Mason Mall		
Existing Land Use Commercial	Adjacent Uses Commercial	Building Coverage 238.35 sq.ft. existing
Project Acreage ---	Project Height 10ft	Building Coverage approx 200 sq.ft. proposed
Parking (number of spaces) ---	Paved Area ---	Grading Required? No (if yes, attach preliminary grading plan)
Diking, dredging, or filling of open coastal water, wetlands or riparian/drainage areas. (Attach biological report and preliminary grading plans.) NO		
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.) NO		

Applicant/Representative: I have reviewed this application and the attached material. The provided information is accurate. Signed K. Co Date 3/12/26	Property Owner/Authorized Agent: I have read this application and consent to its filing Signed [Signature] Date 3/12/26
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TYPE OF APPLICATION	<input checked="" type="checkbox"/> Architectural Review	<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Subdivision/Minor
	<input type="checkbox"/> CEQA Review	<input type="checkbox"/> Municipal Code Amendment/Rezone	<input type="checkbox"/> Subdivision/Major
	<input type="checkbox"/> Coastal Development Permit	<input type="checkbox"/> Parcel Merger	<input type="checkbox"/> Use Permit
	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> ROW or Street Abandonment	<input type="checkbox"/> Variance or Waiver
	<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Special Review	<input type="checkbox"/> Other

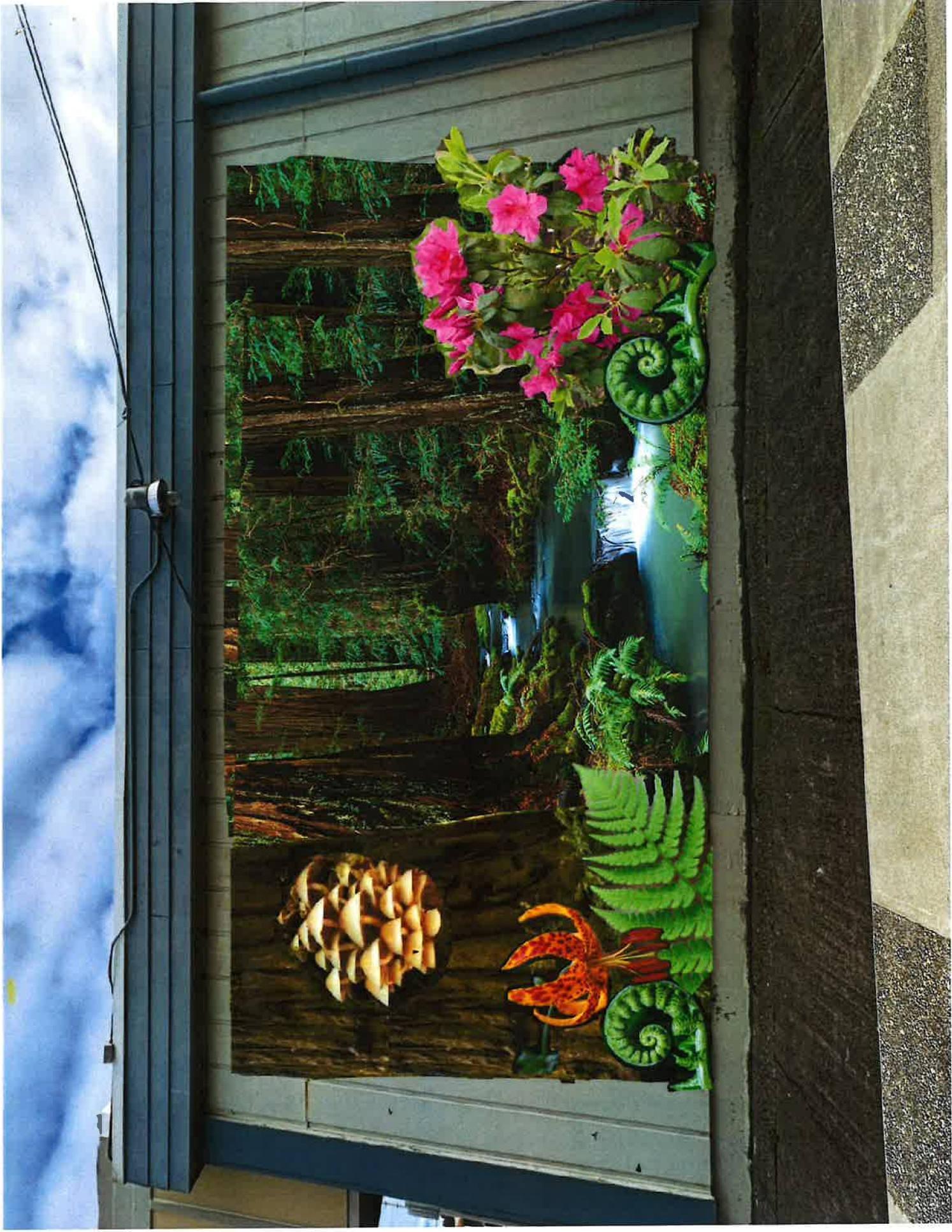
REQUIRED SUPPLEMENTAL	<input checked="" type="checkbox"/> Application Form	Project plans: * <input checked="" type="checkbox"/> Project site plans (buildings, parking, etc.) <input type="checkbox"/> Building floor plans and elevations <input type="checkbox"/> Preliminary grading/drainage plans <input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

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

OFFICIAL USE ONLY	Application Number(s)	Filing Fees	Date Filed	Receipt #	
	Date Application Completed	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







Additional designs submitted on March 18, 2026.



22' 7" wide

10' 5" tall





DRAFT CONDITIONS OF APPROVAL
Architectural Review – Application AR26-03

On April 9, 2026, the City of Crescent City’s Planning Commission held a Public Hearing in which they voted to **APPROVE** (by adopting Resolution PC2026-07), to grant Elk Valley Artisans a minor Architectural Review (Application AR26-03) for a mural located within the C-W Zone (Waterfront Commercial District) at 1180 Mason Mall, Crescent City, CA 95531 (APN 118-100-021), subject to the following conditions:

1. **Zoning.** The applicant shall be required to maintain compliance with all requirements of the City’s Municipal Code including, but not limited to, Chapter 17.23 (Waterfront Commercial District).
2. **Site Plan & Architectural Design.** The approved project shall be constructed according to the approved site plan & architectural design dated 04/21/25 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.
3. **Departments.** The applicant shall comply with permit requirements of the City of Crescent City’s Public Works Department, Police Department, Fire & Rescue, Finance Department, Building Department, and Community Development Department, as applicable.

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

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

DRAFT

CITY OF CRESCENT CITY
PLANNING COMMISSION & ARCHITECTURAL 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. PC2026-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CRESCENT CITY APPROVING A MINOR ARCHITECTURAL REVIEW (APPLICATION AR26-03) GRANTING ELK VALLEY ARTISAN'S MURAL

WHEREAS, Elk Valley Artisans (Kim Cisneros) has submitted a minor Architectural Review (Application AR26-03) for a mural located within the CW Zone (Waterfront Commercial District) at 1180 Mason Mall, Crescent City, CA 95531 (APN 118-100-021);

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

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

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

WHEREAS, the Planning Commission finds that the proposed project (with a Conditional Use Permit) is consistent with the Crescent City's Waterfront Commercial District (C-W) Zoning Code, in that the proposed project:

- a) *Is not located within the Coastal Zone and is not appealable to the Coastal Commission;*
- b) *Is consistent with the "Murals with no commercial message shall be allowed in all nonresidential zones, and on commercial use buildings in the residential-professional zones" (CCMC § 17.39.160(A));*
- c) *"The mural design must have the approval of the architectural review committee" (CCMC § 17.39.160(A)); and*
- d) *Is subject to all zoning regulations (CCMC § 17.23.010).*

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

- a) *the mural definition;*
- b) *zoning requirements;*
- c) *review requirements; and*
- d) *maintenance requirements.*

WHEREAS, the Planning Commission finds that the proposed project is determined to not have the potential to either (1) cause a direct physical change in the

ARCHITECTURAL DESIGN REVIEW (APPLICATION AR26-03)

For a Mural

environment or (2) cause a reasonably foreseeable indirect physical change in the environment according to the California Environmental Quality Act (CEQA) Guidelines.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Crescent City approving a minor Architectural Review (Application AR26-03) granting Elk Valley Artisans (Kim Cisneros) mural 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 9th day of April 2026, by the following polled vote.

AYES:
NOES:
ABSTAIN:
ABSENT:

Ray Walp, Chairperson

ATTEST:

Heather Welton, Community Development Specialist