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November 23, 2025

City of Crescent City Planning Commission
Community Development Dept. – Planning & Zoning
377 J Street
Crescent City, CA 95531

***Re: Formal Objection to Requested Rear Yard Setback Variance, 10 Foot Standard Reduced to 4 Feet, for
Proposed Two-Story Fourplex at 511 8th Street, APN 118-230-003***

Dear Planning Commissioners,

I am writing to formally object to the requested variance to reduce the legally mandated rear yard ten (10) foot setback to four (4) feet for the proposed two-story fourplex development located at 511 8th Street which is adjacent to my property located at 537 8th Street.

My property is a single-family home, and this requested variance would create significant and unreasonable negative impacts on the resident's privacy, safety, and quality of life. The existing setback standards in Crescent City are intended to ensure compatibility between development and to protect neighboring properties from undue impacts related to building mass, height, fire risk, and privacy.

A two-story multi-unit structure built only four feet from my property line is not compatible with a single-story, single family house next door and undermines the purpose of the zoning ordinance.

1. Loss of Privacy

The reduced setback would eliminate reasonable privacy by creating direct sightlines from second-story windows into the home and backyard.

2. Light and Air Impacts

A two-story, multi-unit structure so close to the property line would significantly block natural light and airflow to the home and yard, creating a negative "wall" effect.

3. Fire and Life Safety Risks

The reduced separation between structures increases fire risk and limits emergency access. The current setback standards exist in part to provide adequate space between buildings for fire protection and public safety.

4. Negative Impact on Property Value

Placing a dense, two-story multi-family structure so close to my single-family home will negatively affect my property value.

5. Lack of True Hardship

A variance is intended for cases of genuine hardship related to parcel shape, topography, or unique physical constraints—not for the convenience of a developer or to maximize project density or profit. No such hardship appears to exist that would justify cutting the required setback by **60%**.

I respectfully request that the Planning Commission deny the requested variance and require the applicant to comply with the standard ten (10) foot setback as required by Crescent City Municipal Code.

Please include this letter in the official public record for this project. I also request to be notified of any public hearings or decisions regarding this application.

Thank you for your time and consideration.

Sincerely,

Ardette Esselstrom

CC: Shawna Hyatt, Commissioner
Kris DeCossio, Commissioner
Raymond Walp, Commissioner
Steve Shamblin, Commissioner
Eric Weir, City Manager
Robin Altman, City Clerk