



**CITY OF CRESCENT CITY PLANNING COMMISSION
AND ARCHITECTURAL REVIEW COMMITTEE**
Commission Members: John Wendt, Chairperson • Ray Walp, Vice-Chair
Betsy Dewar • Brad Kime • Mohammed Amer

Incorporated April 13, 1854

web: www.crescentcity.org

**MINUTES
SPECIAL MEETING**
Thursday, July 21, 2022 at 5:30 p.m.
VIRTUAL VIA ZOOM

I. CALL TO ORDER: Chairman Wendt called the meeting to order at 5:33 p.m.

ROLL CALL: Commissioners present: Commissioner Mohammed Amer, Commissioner Betsy Dewar, Commissioner Brad Kime, Vice-Chair Ray Walp and Chairman John Wendt
Staff present: City Manager Eric Wier, Public Works Director Jon Olson, Contract City Planner Ethan Lawton, Contract City Planner Intern Alexandra Toyofuku, and Office Technician Heather Welton.

II. PUBLIC COMMENT: *There was no public comment.*

III. CONSENT CALENDAR: *None.*

IV. APPROVAL OF MINUTES:

IVA. Approve meeting minutes for June 16, 2022.

On a motion by Commissioner Dewar, seconded by Chairman Wendt, and carried on a 4-0 polled vote, with Commissioner Amer absent, the City of Crescent City Planning Commission and Architectural Review Committee approved the meeting minutes for June 16, 2022 as presented.

IVB. Approve meeting minutes for July 14, 2022.

On a motion by Commissioner Kime seconded by Vice Chair Walp and carried on a 4-0 polled vote, with Commissioner Amer absent, the City of Crescent City Planning Commission and Architectural Review Committee approved the meeting minutes for July 14, 2022 as presented.

V. CONDITIONAL USE PERMITS AND ARCHITECTURAL REVIEW: *None*

VI. NEW BUSINESS

VIA- Variance Permit (VAR22-01) for Sam Schauerman

Applicant requests a Variance Permit (VAR) to allow reduced setbacks for a residential eight-plex within the R-3 zone (High Density Residential District). The R-3 zone requires a 10-ft rear yard setback. The proposed variance requests a 5-ft reduction to the rear yard setbacks. The proposed eight-plex is proposed to be located within a vacant lot on 5th and C Street (APN 118-190-026).

Commissioner Amer joined the meeting at 5:37pm.

Chairman Wendt opened public hearing at 5:40pm.

Vice Chair Walp recused himself.

Ethan Lawton, SHN Contract Planner, gave a PowerPoint presentation for a variance of the rear yard to have a set back of five feet instead of the required ten feet for a proposed 8 plex project in the R-3 zone. He said the proposed setbacks for the 8-plex is consistent with the general plan as it provides flexibility in accommodating setback reductions for multi-family housing developments. He said that the proposed project is principally permitted, but the reduced setbacks require a variance permit. Therefore, with a variance permit, the proposed project would be consistent with the R-3 High Density Residential District zoning code. Regarding the site plan Ethan advised the parking layout be revised and stated that up to four parking waivers may be granted to accommodate this adjustment and that staff believes that the installation of public sidewalks within City ROW would be required for public improvements per CCMC 17.04.020. Regarding environmental review he said its consistent and is exempt from CEQA.

The City right of way was discussed on a Commission level.

Commissioner Dewar asked is there has ever been a time when a set back has been granted and a time when it has been denied.

Director Olson stated that in the past there have been times where variances have been granted and denied for various reasons. He gave an example of a 6-plex that had requested a side yard and rear yard set back and Planning Commission granted them permission.

Variances were discussed on a Commission level.

Chairman Wendt stated there is a desire to increase housing density in Crescent City. This reinforces that variances could be easily obtained because it adds housing density per acre and is desirable.

The following residents spoke at public comment:

Ray Walp, City resident- Stated he is the neighbor of the property and he has several issues with this project. First, he said along the fence line there is a water drainage that runs through several parcels through a culvert that is about fifteen feet from the property line with a ditch that is six feet wide and deep. He fears with the set back variance they would not be able to contain the water and wants the City to look at this matter. Second, he said his house is the oldest house in Crescent City and from the second floor he can

see the ocean and the bay and if they put a two-story building on the lot it would block his view, he thinks it is not legal and would like the City legal department to weigh in. He thinks the builder may want to consider making it a 7 plex with the last unit not being two stories or moving the units around.

Coastal views were discussed on a Commission level. Public views are protected, not views from private properties generally.

Grading and drainage plans were discussed on a Commission level.

Andrea Borges, County resident- Spoke on behalf of the applicant. She thanked everyone for their input and questions. She wanted to remind everyone that the only thing being discussed for approval tonight is the 5 foot setback variance. She asked whose responsibility it would be to move the culvert. She asked for clarification on the parking and sidewalks.

Pat Black, City resident- Lives near the proposed variance location. She was concerned about the stream of water that flows through the property and vegetation that she said is valuable. She said she is in support of building new housing, but she doesn't think the back windows should open up to a creek.

Ray Walp, City resident- He said the depth of the water that goes through his back yard from one side to the other is generally between two and half and three feet deep, he said they are discussing a lot of water that flows between the parcels.

Andrea Borges, County resident- Spoke on behalf of the applicant and wanted to reiterate that only a variance for rear set back is what the Commission is deciding on tonight. She said the drainage plan involved will be reviewed by engineering in the submittal process.

There was no further public comment.

Chairman Wendt closed public hearing at 6.34pm.

On a motion by Commissioner Kime, seconded by Chairman Wendt and carried on a 3-1 polled vote with Commissioner Amer voting no, and Vice Chair Walp recusing himself, the Crescent City Planning Commission and Architectural Review Committee approved VAR 22-01 with the adopted conditions subject to final approval of parking layout, and direct staff to issue up to four parking waivers as needed to accommodate final parking layout.

VIB- Petition for Street Name Change for Ed Edwards

Applicant requests a street name change from Taylor Street to South Pebble Beach Drive between West 5th Street and West 6th Street. The proposed street name change would affect the following addresses: 520 Taylor Street (APN 118-150-011), 504 Taylor Street (APN-118-150-012), and 515 Taylor Street (APN 118-150-075).

Chairman Wendt opened public hearing opened at 6:39pm.

Ethan Lawton, SHN Contract Planner, went over the proposed street name change and the process to change the name. If Planning Commission recommends approval, then it

would go to the City Council next.

The following residents spoke at public comment:

Ed Edwards, City resident- Applicant Ed Edwards stated the reason he would like the street name changed is to help people who have never been to Crescent City find Pebble Beach Drive. Often times when he was outside people would drive up and ask him where Pebble Beach Drive was. He let the Commission know that his house on Taylor Street is currently a vacation rental, but he plans on retiring and moving into the location. He also stated it's a safety issue due to cars constantly stopping to ask where Pebble Beach Drive was and traffic getting backed up.

There was no further public comment.

Chairman Wendt closed public hearing at 7:04pm.

The costs of the street name change to the City and surrounding parcel owners were discussed on a Commission level.

Commissioner Kime made a motion to the Crescent City Planning Commission and Architectural Review Committee recommending to adopt the findings and recommend that City Council consider changing the name of the portion of Taylor Street between 5th and 6th Street to South Pebble Beach Drive as requested in application #SNC 22-01 at a public hearing of the City Council. Motion failed for lack of a second.

On a motion by Commissioner Dewar, seconded by Commissioner Kime and carried on a 5-0 polled vote, the Crescent City Planning Commission and Architectural Review Committee adopt the findings and recommend that the City Council consider changing the name of the portion of Taylor Street between 5th and 6th Street to South Pebble Beach Drive as requested in application #SNC 22-01 at a public hearing of the City Council with an amendment that project proponent Ed Edwards reimburse the City for costs associated with the name change.

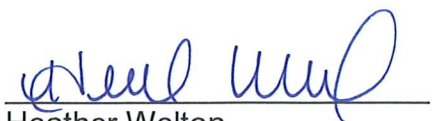
VII. CONTINUING BUSINESS: None.

VIII. REPORTS, CONCERNS, REFERRALS: None.

X. ADJOURNMENT:

There being no further business to come before the Commission, Chairman Wendt adjourned the meeting at 7:15 p.m. to the regular meeting of the City of Crescent City Planning Commission and Architectural Review Committee scheduled for Thursday August 11, 2022 at 5:30 p.m. via Zoom.

ATTEST:



Heather Welton
Office Technician