

CITY OF CRESCENT CITY
PLANNING COMMISSION & ARCHITECTURAL DESIGN REVIEW COMMITTEE

Commission Members: * Vice-Chair
Ray Walp* Kristine DeCossio * Shawna Hyatt



Incorporated April 13, 1854

web: www.crescentcity.org

MINUTES - REGULAR PLANNING COMMISSION MEETING
Thursday, January 8, 2026, at 5:30 P.M.
Wastewater Treatment Plant (WWTP), 210 Battery Street, Crescent City, CA 95531

PART I – CALL TO ORDER & ROLL CALL

Vice Chair Walp called the meeting to order at 5:31 p.m.

Commissioners present: Vice Chair Ray Walp, Commissioner Kristine DeCossio, Commissioner Hyatt

Staff present: City Manager Eric Wier, City Attorney Martha Rice, Housing Director Megan Miller, Public Works Director Dave Yeager, Contract Planner Ethan Lawton and Community Development Specialist Heather Welton

PART II - PUBLIC COMMENT PERIOD

Jerry Dooley, City resident- Spoke about the proposed complex that is going in on 7th and J street. He spoke about a recent development in the area and the negative effects. He is concerned about the new one going in and that it will substantially change the area.

PART III - APPROVAL OF MINUTES:

Minutes were not attached to the agenda and will be provided at the next meeting for review.

PART IV - AGENDA ITEMS:

1. RHNA Report

This item was moved to first item on the agenda. Planner Lawton gave a brief background and went over the report and calculations; He also went over the Housing Accountability Act.

Director Miller went over some statistics on current housing.

The WWTP was discussed on a commission level.

The following residents addressed the commission:

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Sam Schauerman, county resident- stated he paid over 80k in connection fees for water and sewer. He also spoke about fees paid to the school district for mitigation.

2. A Public Hearing to consider a Major Site Plan & Architectural Design Review (Application AR25-02) for Elk Creek Builder's proposed 14-unit Multi-Family Residential-Only Development, located at 708 J Street (APN 118-240-029).

Planner Lawton gave a brief background and presentation.

Drainage on the lot was discussed on a commission level.

CEQA was discussed on a commission level.

Applicant Sam Schauerman addressed the commission, he spoke about mitigating the site for proper drainage.

The following residents addressed the commission:

Robert Tupy, city resident- He spoke about the housing styles in the neighborhood and how this proposed project style will not fit in. He also spoke about the storm drains and how messy the project already is with mud. He said as it is, he has to clean the storm drain every storm and he fears it will only get worse with the new development.

Heidi Kime, city resident- spoke about a river of mud that came from the project site. She said there are storm drain issues as it currently stands. She said she has to clean her own storm drain and has serious concern over this project. She said the project is positive and the city needs housing. She spoke about how parking will negatively effect the area.

Adrienne McAndrews, city resident- Said she has some concerns, one being her property value. She said the owners could eventually change causing a change in tenants. She is also concerned about the style of the apartments not matching the Victorians and craftsman's currently in the area. She also felt the parking would negatively effect the neighborhood.

Candace Tinkler, city resident- She wants the commission to seriously consider approving this project. She spoke about the needs of the community for housing and she feels strongly that it will be a step in the right direction. She said the builder has a reputation for well designed buildings.

A Two minute recess was called by Manager Wier at 6:55pm.

The meeting reconvened at 6:58pm.

Vice Chair Walp stated it had come to the commission's attention that the discussion needed to be postponed to a future meeting due to Commissioner Hyatt's home proximity to the project site.

3. Downtown Specific Plan – Phase I Summary Report

City Manager Wier gave a brief background.

Don Arambula gave a slideshow presentation.

Funding and phases were discussed on a commission level.

4. Planning Commission Elections.

On a motion by Commissioner Hyatt, seconded by Commissioner DeCossio, and carried on a 3-0 vote, Vice Chair Walp was nominated for Chair of the Planning Commission.

On a motion by Chair Walp, seconded by Commissioner Hyatt, and carried on a 3-0 vote, Commissioner DeCossio was nominated as Vice Chair of the Planning Commission.

PART V – STAFF UPDATES TO PLANNING COMMISSION

Planner Lawton- said there will be training recap at the next meeting and an apartment development and a few other items. He said the variance that was previously approved on 8th Street was appealed and will be going before the Council.

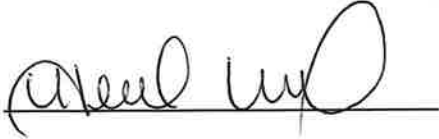
City Manager Wier- Said that the former Fire Chief Carey resigned and Chief Gillespie, a former Crescent City Fire Chief is back supporting the Fire Department while they undergo recruitment. He said the delegation from Rikuzentakata Japan will be arriving at the airport and they will be having a taiko drum demonstration on Sunday.

PART VI – ADJOURNMENT:

There being no further business to come before the Commission, Chair Walp adjourned the meeting at 7:45 p.m. to the regular meeting of the City of Crescent City Planning Commission and Architectural Review Committee scheduled for Thursday February 12, 2026 at 5:30 p.m.

ATTEST:

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

A handwritten signature in black ink, appearing to read "Heather Welton", written over a horizontal line.

Heather Welton

Community Development Specialist