

**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](http://www.crescentcity.org)

**MINUTES - REGULAR PLANNING COMMISSION MEETING**  
**Thursday, February 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**

Chair Walp called the meeting to order at 5:30pm

Commissioners present: Chairman Ray Walp, Vice Chair Kris DeCossio, Commissioner Shawna Hyatt, Commissioner Debra Perius

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

**PART II - PUBLIC COMMENT PERIOD**

*Roger Gitlin, City resident- Spoke about what is going on at Battery Point, he stated the project is not progressing because people are not getting paid. He said there was a notice that went out that said it was due to the weather. He wants to know where the grant money went and he would like to see this on a future agenda*

*Donna Westfall, City resident- Would like to see Battery Point on a future agenda. She said she would like to talk about a previous meeting, and quoted Chair Shamblin. She wants to know about low-income housing statistic.*

*Adrienne McAndrews, City resident- Still is concerned about the project going on the corner of J and 7<sup>th</sup>. She is concerned about parking, she said she came from a town that had high density and knows how bad parking can get.*

**PART III - APPROVAL OF MINUTES:**

July 10, 2025, September 11, 2025, December 4, 2025, and January 8, 2026 Minutes.

*On a motion by Vice Chair DeCossio seconded by Commissioner Hyatt, and carried on a 4-0 polled vote, the Crescent City Planning Commission and Architectural Review Committee approved the July 10, 2025, December 4, 2025 and January 8, 2026 meeting minutes as presented.*

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**PART IV - AGENDA ITEMS:**

**1.Planning Commissioner Training – Overview of Handbook  
Recommendation: Receive Presentation from Planner Lawton.**

*Planner Lawton gave a power point presentation.*

**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).**

*Commissioner Hyatt recused herself for living within 300 ft of the project and left the room.*

*Public hearing opened at 5:57pm.*

*Planner Lawton gave a slideshow presentation.*

*Robert Tupy, City resident- Presented the commission with pictures of flooding around the project site. He said as it is he has to unplug the storm drain on a normal rain day. He also spoke about the proposed parking and doesn’t think there will be enough room. He spoke about issues with the Harbor Point project and how it clogged up roadways and fears the same will happen with this project. He objects to this project.*

*Joyce Tupy, City resident- Objects due to the parking. She also spoke about the century-old architecture that is in the area and how well they’ve been taken care of. She is concerned for the future of the neighborhood.*

*Roger Gitlin, City resident- He said personally he would like to see a park in the location to compliment the Victorian homes. He spoke about negative impacts of Harbor Point Apartments. He asked the commission to slow down and look at this carefully. He opposes this project. He asked if it was subsidized projects? He spoke about an explosion of housing since last year. He spoke about enhancing it instead of max density.*

*Donna Westfall, City resident- She spoke about the hotel that was formally in the location. She said she is in favor of senior apartments. She would like to know about the developer and who sits on his LLC board. She asked if the storm drains had been resolved. She spoke about a former proposal of expanding the Wastewater Treatment Plant. She spoke about her former time on the Council. She spoke about investigations and former fraud.*

*Eric Wier wanted to set the record straight. There are 14 units, that will be market rate. There will be full public improvements with sidewalks surrounding the development and there are no grants from the city involved.*

*Applicant Sam Schauerman said he hears the public comments. He said housing is needed. He said these are targeted to bring growth. He said the location is zoned for what's being proposed. He said it was for sale; anyone could have bought it. He said he is trying to partake in the positive growth of the community and bring more people downtown.*

*Public comment continued:*

*Donna Westphall, City resident- Asked if Sam was willing to sell the property and how much it would be.*

*Joyce Tuby, City resident- Spoke about parking and how much is allotted.*

*Roger Gitlin, City resident- He said the commission needs to take a step back and see what this will do to the climate, to the look of Crescent City.*

*Elevations were discussed on a commission level.*

*Applicant Sam Schauerman spoke about how the proposed development will be aesthetically pleasing. He said he will maintain them and does not plan on selling them.*

*Parking and driveways were discussed on a commission level.*

*Public hearing was closed at 6:28pm.*

*Roll over curbs were discussed on a commission level.*

*On a motion by Vice Chair DeCossio, seconded by Commissioner Perius, and carried on a 3-0 polled vote, with Commissioner Hyatt recusing herself, the Crescent City Planning Commission and Architectural Review Committee Adopted Resolution No. PC2026-01, A Resolution of the Planning Commission of the City of Crescent City Approving an Architectural Design Review (Application AR25-02) granting Elk Creek Builder's 14-unit residential-only development.*

*A break was called at 6:33pm.*

*The meeting started back at 6:35pm.*

**3. A Public Hearing to consider a Major Site Plan & Architectural Design Review (Application AR26-01) for Redwood Coast Transit Authority's proposed Transit Center, located at 1000 Front Street (APN 118-070-025).**

*Public Hearing opened at 6:43pm.*

*Planner Lawton gave a power point presentation.*

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*Parking spaces were discussed on a commission level.*

*Applicant Joe Rye, Executive Director of Redwood Coast Transit Center spoke about the need for a transit center, which came from a survey put out. He spoke about the ability to buy tickets and passes and how this will help. He spoke about some of the positives such as a bathroom installed down there, a tenant to assist residents.*

*The current and future transit center was discussed on a commission level.*

*The following residents addressed the commission:*

*Roger Gitlin, City resident- He spoke about how the current parking lot is used for a lot of illegal overnight camping. He asked if farmers market will be moved. He thinks it sounds like a good project and he supports it.*

*Jody Magnum, City resident- Asked about where cars would go that were dropping people off at the library. She asked if any of the trees would be removed.*

*Linda Sutter, County resident- Suggested having cameras put up to help with security.*

*Surveillance was discussed on a commission level.*

*Jillian Moore, Humboldt County resident- Said she has a business in the area, she said her staff and clients will lose their parking spaces. She is not opposed to the project; she does ask in terms of accessibility to the building make it safe for her clients to load and unload due to some of their clients having accessibility issues.*

*Parking was discussed on a commission level.*

*Bus schedules were discussed on a commission level.*

*Restrooms were discussed on a commission level.*

*Greyhound and other transits were discussed on a commission level.*

*CEQA was discussed on a commission level.*

*The public hearing was closed at 7:56pm*

*On a motion by Vice Chair DeCossio , seconded by Chair Walp , and carried on a 3 -0 polled vote, with Commissioner Hyatt recusing herself, the Crescent City Planning Commission and Architectural Review Committee adopted Resolution No. PC2026-02, A Resolution of the Planning Commission of the City of Crescent City Approving a Major Site Plan & Architectural Design Review (Application AR26-01) granting Redwood*

*Coast Transit Authority's Transit Center.*

*A break was called at 7:58pm.*

*The meeting was called back to order at 8:03pm.*

**4. A Public Hearing to consider a Coastal Development Permit Consolidation Request for the City's Wastewater Treatment Facility, located at 210 Battery Street (APN's 118-030-017, 118-020-012, -012, -014, -015, -016, -31).**

*Public Hearing opened at 8:03pm.*

*Planner Lawton gave a presentation.*

*The action before the planning commission was discussed on a commission level.*

*Storm drains and sewer pipes were discussed on a commission level.*

*The following residents addressed the commission:*

*Donna Westfall, City resident- She spoke about the staff report. She asked how much the project is going to cost. She spoke about all the development and what the capacity of the facility is when things are fixed. How many more connections will be available when they are done. If the grant is forgiven on the principle how much will the interest be or how much will the city pay. She said other meetings recordings have been destroyed and she wants clarification. She spoke about toxic pipes. She asked who allows the meetings to take place at the WWTP?*

*Jody Magnum, City resident- Asked if something is grant funded if it needs to go through CEQA? She asked about the developments that are personally funded does that clash with the WWTP being grant funded? She also asked if the WWTP is in compliance at the moment? She asked about the domoic acid on the clams and if it has anything to do with the discharge from the WWTP? She spoke about compliance and the development behind Walmart. She asked if it's affecting the local Dungeness crab. She asked about testing.*

*Commissioner Hyatt requested staff to come back with capacity reports.*

*The project on the corner of J Street and 7<sup>th</sup> was discussed on a commission level.*

*The permitting and the hookup capacity was discussed on a commission level.*

*On a motion by Commissioner Hyatt, seconded by Commissioner Perious and carried on a 4-0 polled vote, the Crescent City Planning Commission and Architectural Review Committee adopted Resolution No. PC2026-03, A Resolution of the Planning Commission of the City of Crescent City Approving a Coastal Development Permit*

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*Consolidation Request for the City of Crescent City's Wastewater Treatment Facility's improvements.*

**5.A Public Hearing to consider accepting the 2024 General Plan Annual Progress Report (GP APR) and recommend acceptance to the City Council.**

*This item was postponed to an upcoming meeting.*

**PART V – STAFF UPDATES TO PLANNING COMMISSION**

*Contract Planner, Ethan Lawton- Said the next meeting will have the progress report and a 36 unit development called Redwood Downtown. He does want to apologize for the delay of this agenda packet.*

**PART VI – ADJOURNMENT:**

There being no further business to come before the Commission, Chair Walp adjourned the meeting at 9:01p.m. to the regular meeting of the City of Crescent City Planning Commission and Architectural Review Committee scheduled for Thursday March 12, 2026 at 5:30 p.m.

**ATTEST:**



Heather Welton

Community Development Specialist