

## RESOLUTION NO. 2024-18

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY AMENDING THE GENERAL PLAN MAP FOR APN 118-403-002-000 [1405 CALIFORNIA STREET]

**WHEREAS**, the City of Crescent City is a general law city incorporated under the laws of the State of California in 1854; and

**WHEREAS**, it is the statutory duty of the City to adopt a comprehensive, long-term general plan for the physical development of the City (Gov. Code Section 65300); and

**WHEREAS**, the City's General Plan was adopted May 21, 2001 and contains a General Plan Land Use Diagram ("Map") designating parcels within the City according to defined land use designations; and

**WHEREAS**, the Planning Commission received an application to amend the General Plan Map to change APN 118-403-002-000 land use designation from General Commercial / Multi-Family (6-15) to General Commercial / Multi-Family (15-30) to allow for more dense development of townhomes on the parcel; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing, considered the staff report, application, and public hearing testimony, and determined to recommend that the City Council amend the General Plan Map as requested to allow the development; and

**WHEREAS**, the City Council has also held a duly noticed public hearing, considered the matter, the information presented and public hearing testimony; and

**WHEREAS**, the City Council has determined that the General Map Amendment should be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CRESCENT CITY, CALIFORNIA AS FOLLOWS:**

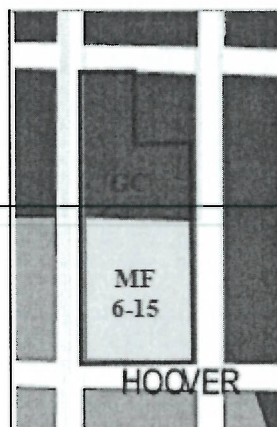
**1. FINDINGS.** The City Council makes the following findings:

- A. HEARING & NOTICE.** A duly noticed public hearing was held March 18, 2024 to hear all positions on the proposed General Plan Map Amendment for APN 118-403-002-000.
- B. GENERAL PLAN CONSISTENCY.** The proposed General Plan Amendment (redesignating APN 118-403-002-000) is consistent with the General Plan. The adjacent parcels to the northwest, north and east of the subject parcel are currently designated General Commercial. The adjacent parcels to the south and west of the subject parcel are designated low density residential. The multi-family land use designations serve as a transition between commercial and low-density residential. Thus, changing the land use designation for the southern 2.34 acres of the subject ~~parcel from GC / MF 6-15 to MF 15-30 provides the same type of transition between~~ the two land use designations, but at a higher density.
- C. GENERAL PLAN GOALS AND POLICIES.** The proposed General Map amendment is supported by the following General Plan Policies and Goals:
  - Policy 1.A.2. The City shall encourage infill development that makes efficient use of existing public infrastructure and is compatible with existing development.

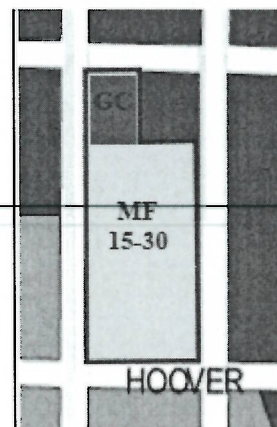
- Policy 1.A.3. The City shall encourage project sites to be designed to increase the convenience, safety, and comfort of people using public transportation, walking, or cycling.
  - Goal 1.F. To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Crescent City, while ensuring a high quality of residential development.
  - Policy 1.F.2. The City shall ensure that Infill development (either new or rehabilitated structures) is compatible with the overall established character of residential neighborhoods.
  - Policy 1.F.3. The City shall encourage higher residential densities at locations where convenient access and adequate facilities, including parks and open space are readily available.
  - Policy 2.A.2 The City will continue to encourage maximization of residential development potential and limit underutilization of land through project design review.
  - Policy 2.B.9. The City shall continue to monitor housing activity on an annual basis to assess whether their respective needs projections for all income levels are being met by voluntary open market (Rather than mandatory inclusion) as they have in the past.
  - Goal C. To assist in the development of adequate housing to meet the needs of low/very low and moderate – income households.
  - Policy 2.D.1. The City shall continue to maintain opportunities for all income groups by use of clustered development to maximize density and minimize land development and/or construction costs.
- D. CEQA. The proposed General Plan Map amendment has been reviewed for compliance with the California Environmental Quality Act (CEQA), and the CEQA Guidelines, and the City Council finds that the General Plan Map amendment will allow for development that is subject to a Class 32 exemption for infill development.

2. **GENERAL PLAN MAP AMENDMENT.** The City's General Plan Map is hereby amended to designate the southern 2.34 acres of APN 118-403-002-000 from General Commercial (GC) / Multi-Family 6-15 (MF 6-15) to Multi-Family 15-30 (MF 15-30) as follows:

**CURRENT LAND USE  
DESIGNATION**



**NEW LAND USE  
DESIGNATION**



3. EFFECTIVE DATE. This resolution will be effective 30 days from its date of adoption.

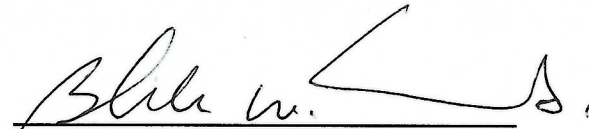
**PASSED AND ADOPTED** by the City Council of the City of Crescent City on this 18<sup>th</sup> day of March 2024, by the following polled vote:

AYES: Council Members Altman, Greenough, Schellong, Wright and Mayor Inscore

NOES: None

ABSTAIN: None

ABSENT: None

  
Blake Inscore, Mayor

ATTEST:

  
Robin Altman, City Clerk