

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



Incorporated April 13, 1854

web: www.crescentcity.org

RESOLUTION NO. PC2024-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CRESCENT CITY APPROVING A COASTAL DEVELOPMENT PERMIT CONSOLIDATION REQUEST FOR A CRAB PROCESSING FACILITY EXPANSION

WHEREAS, Crescent City Harbor District (NorthPoint Consulting Group, Inc.) has submitted a Request for consolidating a Coastal Development Permit (Application CDP24-01) for a proposed Crab Processing Facility expansion on a partially developed lot within the CZ-HD Zone (Coastal Zone Harbor Dependent District) located at 250 Citizen’s Dock Road (APN 118-020-029);

WHEREAS, the Planning Commission has considered this proposed project on this date at a duly noticed public hearing, staff report, and public testimony;

WHEREAS, the Planning Commission finds that the proposed project is consistent with the Crescent City General Plan’s Harbor Dependent and Harbor Related (HD and HR) land use designation, in that the proposed project:

- a) Is principally permitted as “seafood processing” within the HD;
- b) Is an “activiti[ty] include[ing] any function connected with the fishing process or handling and/or storing of equipment necessary to secure fish” within the HD;
- c) “Provide[s] for harbor development uses, which include harbor dependent commercial and harbor dependent recreational activities that must be dependent upon the activities or products generated by Crescent City Harbor” within the HD;
- d) Is principally permitted as “fishing and support services” within the HR;
- e) Is “primarily for public and private lands in which commercial and light industrial uses are not dependent upon immediate access to the harbor but benefit from a harbor location” within the HR; and
- f) Is supported by the General Plan goals (1.A, 1.I, and 1.K) and policies (1.A.2, 1.A.7, 1.G.6, 1.I.7, 1.I.8, 1.I.9, 1.K.1, and 1.K.3);

WHEREAS, the Planning Commission finds that the proposed project (with an approved Site Plan & Architectural Design Review) is consistent with the Crescent City’s Coastal Zone - Harbor Dependent District (CZ-HD) and Coastal Zone - Harbor Related District (CZ-HR) Zoning Code, in that:

- a) The proposed project area, and most of the project parcel, is located within the State (California Coastal Commission) Coastal Development Permitting jurisdiction with “no appeal” while a small portion of the parcel is located within the City’s Coastal Development Permitting jurisdiction;
- b) The proposed use is consistent with the “commercial and recreational Fisheries activities and support activities including fishing and fish farming, storage, supplies including retail fuel sales, seafood processing, ice facilities, buyer’s facilities and fisherman’s organization facilities” which is principally permitted within the CZ-HD

*A Coastal Development Permit – Consolidation Request
For a Crab Processing Facility Expansion*

Zoning District (CCMC §17.70A.020(B));

- c) The proposed use is consistent with the intention “to provide areas for harbor dependent uses, which include harbor dependent commercial and harbor dependent recreational activities that must be dependent upon the activities at or products generated by the Crescent City harbor” which is the purpose of the CZ-HD Zoning District (CCMC §17.70A.010(A));
- d) The proposed use within the CZ-HD Zoning District is subject to a Coastal Development Permit (CDP) (CCMC §17.84.012) and CCMC §17.84 requirements;
- e) The proposed project within the CZ-HD Zoning District is subject to all zoning regulations including a Site Plan & Architectural Design Review (CCMC §17.70A.060) and CCMC §17.79 requirements;

WHEREAS, the Planning Commission finds that the proposed use is subject to the Coastal Development Permit requirements (CCMC §17.54.010(B)), in that:

- a) the proposed project parcel is a “type of development” that is located “within the coastal zone that require[s] a coastal development permit as prescribed in the Coastal Act of 1976” (CCMC §17.84.010);
- b) the proposed project is not exempt (CCMC §17.84.014) and “undertake[s] a development...in the coastal zone [and] shall obtain a coastal development permit in accordance with [CCMC §17.84], in addition to any other permit[s] required by law” (CCMC §17.84.012);
- c) the proposed project is considered development according to the definition in that the proposed project involves “the placement or erection of any solid material or structure...change in the density or intensity of use of land...change in the intensity of use of water...which affect the intensity of use; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility...” (CCMC §17.61.135);
- d) The proposed project’s parcel extends into both the City’s CDP permitting jurisdiction and the California Coastal Commission’s CDP permitting jurisdiction; therefore, a consolidated CDP may be requested (CCMC §17.84.036);

WHEREAS, the Planning Commission finds that the proposed project satisfies the Coastal Development Permit consolidation request requirements (CCMC §17.84.036), in that:

- a) The proposed project’s CDP consolidation request is not subject to “Public Resources Section 30519” and can be “process[ed] and act[ed] upon” by the California Coastal Commission (CCMC §17.84.036(A));
- b) The “proposed project requires a coastal development permit from both a local government with a certified local coastal program and the California Coastal Commission” (CCMC §17.84.036(A)(1));
- c) The proposed project has received “consent to consolidate the permit action” by “the “applicant, the appropriate local government, and the [California Coastal] commission” (CCMC §17.84.036(A)(2) and SB 1843);
- d) The proposed project’s consolidation request may only proceed where “public participation is not substantially impaired” (CCMC §17.84.036(A)(2), Public Resources Code Section 30601.3, and SB 1843);
- e) The proposed project’s “consolidated coastal development permit application” will be

*A Coastal Development Permit – Consolidation Request
For a Crab Processing Facility Expansion*

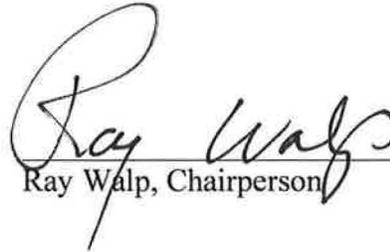
- subject to “the California Coastal Act (commencing with Public Resources Code Section 30200)” for “the standard of review” along “with the appropriate local coastal program [LCP] used as guidance” (CCMC §17.84.036(B));
- f) The proposed project’s “application fee for consolidated coastal development permit shall be determined by reference to the coastal commission’s permit fee schedule” when submitted to the California Coastal Commission for review (CCMC §17.84.036(C)); and
 - g) The proposed project will still be subject to local permitting including Site Plan & Architectural Design Review, Building Permits, Business Licenses, and other necessary local permits (CCMC §17.79.010 and §17.84.020(F & K)); and

WHEREAS, the Planning Commission finds that the proposed project is supported by the City of Crescent City’s certified Local Coastal Program’s (LCP) goals (1.A.1, 1.C.1, and 1.E.1) and policies (1.A.1, 1A.3, 1A.4, 1.A.6, .1A.7, 1.A.13, 1.C.1, 1.E.2, 1.E.4, 1.E.6, 1.E.7, and 5.D.2);

NOW THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Crescent City that the Coastal Development Permit (Application CDP24-01) consolidation request to permit Crescent City Harbor District (NorthPoint Consulting Group, Inc.) to expand an existing Crab Processing Facility located at 250 Citizen’s Dock Road (APN 118-020-029) is approved:

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Crescent City held on this 8th day of February 2024, by the following polled vote.

AYES: Shamblin, Tinkler, Walp
NOES: None
ABSTAIN: None
ABSENT: Decossio, Wendt



Ray Walp, Chairperson

ATTEST:


Heather Welton, Community Development Specialist