

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



Incorporated April 13, 1854

web: www.crescentcity.org

RESOLUTION NO. PC2024-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CRESCENT CITY RECOMMENDING TO THE CITY COUNCIL A REZONING REQUEST, ZONING AMENDMENT, AND GENERAL PLAN AMENDMENT FOR A 40-UNIT RESIDENTIAL-ONLY DEVELOPMENT

WHEREAS, Sam Schauerman has submitted a Rezoning Request (Application RZ23-01), a Zoning Amendment (Application ZA23-01), and a General Plan Amendment (Application GPA23-02) for a proposed Roosevelt Estates (Phase 2) requesting 40-unit residential-only development on a partially developed (Phase 1 = 16-units) parcel within the R-2/C-2 Zoning (Moderate-Density Residential District/General Commercial District) located at 1405 California Street (APN 118-403-002);

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 amendments are consistent with the Crescent City General Plan's (MF 15-30) land use designation, in that the proposed project:

- a) will result in principally permitted "multiple-family buildings" within the MF 15-30 designation;
- b) "Provide[s] for high density residential development within the urban boundary" within the MF 15-30; and
- c) Is supported by the General Plan goals (1.F, C, G, and 1.L) and policies (1.A.2, 1.A.3, 1.F.2, 1.F.3, 2.A.2, 2.B.9, 2.D.1, 4.A.2, 4.E.5, 1.L.1, 1.L.2, 1.L.3, and 1.L.4).

WHEREAS, the Planning Commission finds that the proposed amendments are consistent with the Crescent City's High Density Residential District (R-3) Zoning Code, in that:

- a) The proposed amendments are not located within the Coastal Zone and is not appealable to the Coastal Commission;
- b) The proposed uses will be consistent with the "multiple dwellings" which is principally permitted within the R-3 zone (CCMC §17.16.020(A));
- c) The proposed uses are consistent with the intention to "provide living areas within the city where development provides for high density concentrations of dwelling units" (CCMC §17.16.010(A));
- d) The proposed amendments would require all proposed projects within the R-3 Zoning District to be subject to all zoning regulations including a Site Plan & Architectural Design Review (CCMC §17.16.030) and CCMC §17.79 requirements.

WHEREAS, the Planning Commission finds that the proposed Rezoning Request and

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For a (Phase 2) 40-unit Residential-Only Development*

Zoning Amendment satisfies the objectives (CCMC §17.02.010), in that the amendments:

- a) Provides a specific plan to guide the physical development of the city in such a manner as to achieve progressively the general arrangement of land uses depicted in the general plan (CCMC §17.02.010(A));
- b) Encourages a wholesome, serviceable, and pleasant living environment and establishes a stability of existing land uses which conform with the objectives, policies, principles, and standards of the general plan (CCMC §17.02.010(B));
- c) Prevents excessive population densities and overcrowding of land with structures (CCMC §17.02.010(C));
- d) Promotes the safe, effective traffic circulation system, provision of adequate off-street parking and truck loading facilities, and the appropriate location of community facilities (CCMC §17.02.010(D));
- e) Protects and promotes properly located commercial and industrial activities in order to preserve and strengthen the city's economic base (CCMC §17.02.010(E));
- f) Protects and enhances real property values and the city's natural assets (CCMC §17.02.010(F)); and
- g) Provides for the orderly development of new urban expansion that is logical, desirable, and in conformance with the objectives and policies of the general plan (CCMC §17.02.010(G))

WHEREAS, the Planning Commission finds that the proposed General Plan Amendment satisfies the General Plan Amendment requirements (GP page 4), in that the amendment:

- a) Must be flexible enough to respond to changing conditions and at the same time specific enough to provide predictability and consistency in guiding day-to-day land use and development decisions;
- b) Needs to keep up with these changing conditions, community needs, and new opportunities that arise over the years;
- c) Can be reviewed by the Planning Commission with the plan's implementation programs to assess the City's progress in carrying out the plan and updated as necessary;
- d) Are often requested by private property owners and developers, to consider proposals for specific amendments to the plan;
- e) Frequently involve changes in land use designations for individual parcels;
- f) Are subject to environmental review, public notice, and hearing requirements; and
- g) Must not create inconsistencies with other parts of the plan.

WHEREAS, the Planning Commission finds that two of the project area sides are adjacent to GC Designations, providing a transition of CG to MF 15-30 to MF 6-15 and similarly a transition of C-2 to R-3 to R-2, which is appropriate for this entire block section with a mixed designation and zoning. The parcel has remained mostly vacant for many years and now is proposed for an infill project that provides much needed housing, as identified in the City's 6th Cycle Housing Element.

WHEREAS, the Planning Commission finds that the proposed amendments proposed project is determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Class 32 §15332 (In-fill Development) of the CEQA Guidelines.

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NOW THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Crescent City recommends to the City Council for Consideration the Rezoning Request (Application RZ23-01), Zoning Amendment (Application ZA23-01), and General Plan Amendment (Application GPA23-02) for Sam Schauerma to construct a proposed Roosevelt Estates (Phase 2) 40-unit residential-only development located at 1405 California Street (APN 118-403-002).

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, Chairpersen

ATTEST:



Heather Welton, Community Development Specialist