

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



Incorporated April 13, 1854

web: www.crescentcity.org

RESOLUTION NO. PC2024-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CRESCENT CITY APPROVING A SITE PLAN & ARCHITECTURAL DESIGN REVIEW FOR A 40-UNIT RESIDENTIAL-ONLY DEVELOPMENT

WHEREAS, Sam Schauerman has submitted a Site Plan & Architectural Design Review (AR24-16) 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 project is consistent with the Crescent City General Plan's (G-C) land use designation, in that the proposed project:

- a) Is principally permitted as "multiple-use buildings" within the MF 15-30;
- 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, and G) 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, and 4.E.5).

WHEREAS, the Planning Commission finds that the proposed project (with Site Plan & Architectural Design Review) is consistent with the Crescent City's High Density Residential District (R-3) Zoning Code, in that:

- a) The proposed project is not located within the Coastal Zone and is not appealable to the Coastal Commission;
- b) The proposed use is consistent with the "multiple dwellings" which is principally permitted within the R-3 zone (CCMC §17.16.020(A));
- c) The proposed use is 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 project within the R-3 Zoning District is 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 site plans and designs of structures satisfies the Site Plan & Architectural Design Review requirements (CCMC §17.46.010 & §17.46.035), in that the structures:

- a) Are compatible, both in harmony and in appearance with the neighborhoods;
- b) Reduce negative impacts on adjacent properties, reduce the unnecessary destruction of the environment and ground cover to avoid the creation of hazardous conditions and

*A Site Plan & Architectural Design Review
For a (Phase 2) 40-unit Residential-Only Development*

- drainage problems;
- c) Avoid monotonous and otherwise nonaesthetic development injurious to the overall community;
 - d) Provide a [means] to encourage full development of streets servicing the properties;
 - e) Assures full installation of all public utilities necessary to serve such properties; and
 - f) Is consistent with the applicable zoning, parking and landscaping, fencing, signage, street, sidewalk and public services requirements.

WHEREAS, the Planning Commission finds that the 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.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Crescent City approve the Site Plan & Architectural Design Review (Application AR23-16) 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), subject to Attachment B: Conditions of Approval.

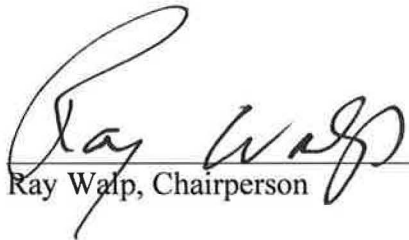
PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Crescent City held on this 8th day of February 2024, by the following polled vote.

AYES:Shamblin, Tinkler, Walp

NOES: None

ABSTAIN: None

ABSENT: Decossio, Wendt


Ray Walp, Chairperson

ATTEST:


Heather Welton, Community Development Specialist