

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

Commission Members: Ray Walp, Chairperson \* John Wendt, Vice-Chair  
Candace Tinkler \* Steve Shamblin \* Kristine DeCossio



Incorporated April 13, 1854

web: [www.crescentcity.org](http://www.crescentcity.org)

**RESOLUTION NO. PC2024-23**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CRESCENT CITY APPROVING A CONDITIONAL USE PERMIT (APPLICATION UP24-08) GRANTING CHIPOTLE MEXICAN GRILL'S REQUEST FOR THE SALE OF ALCOHOLIC BEVERAGES**

**WHEREAS**, Chipotle Mexican Grill (Brett Engstrom) has submitted a Conditional Use Permit Application UP24-08) to request the sale of alcoholic beverages incidental to a restaurant on a developed commercial parcel within the C-2 Zone (General Commercial District) located at 895 L Street, Crescent City, CA 95531 (APN 118-250-013-000);

**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 VLC (Visitor and Local Commercial) land use designation, in that the proposed project:

- a. *Is categorized as "other uses requiring a conditional use permit" within the VLC;*
- b. *"Provides for a combination of commercial uses including visitor-serving commercial uses, local-serving commercial uses, and regional-serving commercial uses" within the VLC; and*
- c. *Is supported by the General Plan goals (1.B & 1.G) and policies (1.A.2, 1.B.1, 1.G.1, & 1.I.1);*

**WHEREAS**, the Planning Commission finds that the proposed project (with a Conditional Use Permit) is consistent with the Crescent City's General Commercial District (C-2) Zoning Code, in that the proposed project:

- a) *Is not located within the Coastal Zone and is not appealable to the Coastal Commission;*
- b) *Is consistent with the "sale of alcohol" which requires "approval of a conditional use permit by the planning commission" (CCMC § 17.90.010);*
- c) *"Provides the permanent shopping goods, financial and business, as well as the entertainment center of the community" (CCMC § 17.22.010);*  
*Is subject to all zoning regulations (CCMC § 17.22.010);*

**WHEREAS**, the proposed use satisfies the Conditional Use Permit requirements (CCMC § 17.54.010(B)), in that the proposed use:

- d. *Is compatible with other existing and potential uses within the general area;*
- e. *Will not result in a significant impact on noise, smoke, dust, fumes, vibration, odors, and hazards;*

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- f. Will be placed on a site that is both suitable and adequate for the proposed use;*
- g. Will have a minor effect on present and future traffic and that such use will not become a nuisance to the neighborhood; and  
Provides adequate off-street parking, loading, landscaping, and screening;*

**WHEREAS**, the Planning Commission finds that the proposed sale of alcoholic beverages meets the conditions of approval (CCMC § 17.90.030) and is considered a Public Convenience or Necessity (CCMC § 17.90.030(C)(1-4)), in that:

- a) The Conditional Use Permit requirements are satisfied (CCMC § 17.90.030(A));*
- b) A 1,000-ft Radius of same category of alcoholic beverage sales or service were considered (CCMC § 17.90.030(A)(1));*
- c) ABC determined there were an overconcentration of on-sale licenses (CCMC 17.90.030(A)(1));*
- d) ABC License within the Census Tract were considered (CCMC § 17.90.030(A)(2));*
- e) The local Crime Reporting District were considered (CCMC § 17.90.030(A)(3));*
- f) The Proximity Distance of schools, parks, playgrounds, recreational centers, day cares, and similar uses were considered (CCMC § 17.90.030(A)(4));*
- g) The application may not be approved unless all of the findings of Public Convenience or Necessity are made (CCMC § 17.90.030(B));*
- h) The proposed establishment will promote the city's economic health, and is consistent with the VLC general plan land use designation and any applicable specific plan policies to further district purposes (CCMC § 17.90.030(C)(1));*
- i) The applicant has not operated a licensed establishment, which has been the subject of verified complaints, or violations regarding alcohol, public safety or nuisance statutes or regulations (CCMC § 17.90.030(C)(2));*
- j) The police department has reported that the proposed establishment would not be expected to add to crime in the area (CCMC § 17.90.030(C)(3));*
- k) The alcoholic beverages sold by the applicant are incidental to the other products available for sale at the establishment (CCMC § 17.90.030(C)(4));*
- l) Off-premises consumption may only be allowed by conditional use permit in the C-1, C-2 and C-W zones (CCMC § 17.90.030(D)); and*
- m) The Distance of schools, churches, hospitals, public parks and playgrounds, similar uses, and residential uses were considered (CCMC § 17.90.030(E)(1-5));*

**WHEREAS**, the Planning Commission finds that the proposed project is determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Class 1 § 15301(a) (Existing Facilities) and Class 32 § 15332 (In-fill Development) of the CEQA Guidelines, in that the proposed project:

- a) Is consistent with the Crescent City General Plan's VCL (Visitor and Local Commercial) land use designation and is consistent with the Crescent City's General Commercial (C-2) Zoning Code (with Conditional Use Permit);*
- b) Is located in the City of Crescent City, is approximately 0.47 acres, and is located adjacent to existing commercial uses;*



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- c) *Is located on a site which has had past disturbances, contains existing development, and is surrounded by paved surfaces containing no habitat for rare, threatened, or endangered species;*
- d) *Is within a developed commercial area that already services commercial use and has a limited potential to result in significant traffic, noise, air quality, or water quality impacts;*
- e) *Is surrounded by and is already adequately served by utilities and public services; and*
- f) *Proposes a changed use within an existing structure.*

**NOW THEREFORE, BE IT HEREBY RESOLVED** by the Planning Commission of the City of Crescent City that the Conditional Use Permit (Application UP24-08) granting Chipotle Mexican Grill's request for the sale of alcoholic beverages at the address above be approved subject to the Conditions of Approval (Attachment B):

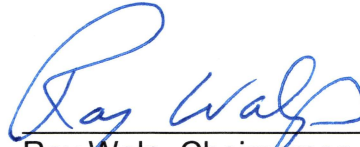
**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of Crescent City held on this 14th day of November 2024, by the following polled vote.

**AYES:** DeCossico, Shamblin, Tinkler, Wendt, Walp

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

  
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Ray Walp, Chairperson

ATTEST:

  
\_\_\_\_\_  
Heather Welton, Community Development Specialist