

CITY OF CRESCENT CITY
PLANNING COMMISSION & ARCHITECTURAL DESIGN REVIEW COMMITTEE

Commission Members: Ray Walp, Chairperson * John Wendt, Vice-Chair
Steve Shamblin * Kristine DeCossio * Shawna Hyatt



Incorporated April 13, 1854

web: www.crescentcity.org

RESOLUTION NO. PC2025-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CRESCENT CITY APPROVING A COASTAL DEVELOPMENT PERMIT FOR A SINGLE-FAMILY RESIDENCE WITH TWO ATTACHED GARAGES AND FUTURE CONVERTED ACCESSORY DWELLING UNIT

WHEREAS, Timothy York and Bridget Williams submitted a Coastal Development Permit (Application CDP24-02) for the proposed development of a single-family residential dwelling (2,290 square feet) with two attached garages (522-sf and 718-ft) within the CZ-R1 Zoning (Coastal Zone – Low-Density Residential District) located on South Pebble Beach Drive and West 7th Street (APN 118-150-001).

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 SF 2-6 (Residential Single-Family 2-6 dwelling units per an acre) land use designation, in that the proposed project:

- a) Is principally permitted as "single family dwellings";
- b) "Provides for low to moderate residential development within the urban boundary;
- c) Is supported by the General Plan goals (1.A & 1.F) and policies (1.A.2 & 1.F.3).
- d) "Provides for low- to moderate-density residential development within the urban boundary"; and
- e) Is supported by the Local Coastal Program goal (1.A.1) and policies (1.A.1., 1.A.13., 7.B.1., & 7.A.1).

WHEREAS, the Planning Commission finds that the proposed project (with a Coastal Development Permit) is consistent with the Crescent City's Coastal Zone – Low Density Residential District (CZ-R1), in that the proposed project:

- a) Is located within the Coastal Zone.
- b) Is within the California's Coastal Commission's appealable zone (CCMC §17.84.030(A)(1)).
- c) Is principally permitted "One-family dwelling" (CCMC §17.64.020(A) & (B));
- d) "provide living areas within the coastal zone where development is limited to low-density concentrations of single-family dwellings...." (CCMC §17.64.010);
- e) Is "development" and "in the coastal zone shall obtain a coastal development permit" (CCMC §17.84.012); and
- f) Is subject to all zoning regulations (CCMC §17.64.010).

*A Coastal Development Permit
For a single-family residence*

WHEREAS, the Planning Commission finds that the proposed project (with a Coastal Development Permit) is consistent with Government Code Section 66323 and is consistent with Crescent City General Plan coastal policies.

WHEREAS, the Planning Commission finds that the proposed use satisfies the Coastal Development Permit requirements (CCMC §17.84.033); and

WHEREAS, the Planning Commission finds that the proposed project is determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Class 3 §15303(a) (New Construction) 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 SF2-6 (Residential Single-Family 2-6 DU) land use designation and is consistent with the Crescent City's CZ-R1 (Coastal Zone – Low-Density Residential District) Zoning Code (with Conditional Use Permit);*
- b) *Is located in the City of Crescent City, is approximately 0.23 acres, and is located adjacent to existing residential uses;*
- c) *Is located on a site which has had past disturbances and is surrounded by paved surfaces containing no habitat for rare, threatened, or endangered species;*
- d) *Is within a developed residential area that already services residential uses and has a limited potential to result in significant traffic, noise, air quality, or water quality impacts;*
- e) *Is surrounded by utilities and public services; and*
- f) *Is a single-family residence in a residential zone and in urbanized area.*

WHEREAS, the Planning Commission finds that the proposed project is to be subject to the Conditions of Approval found in Attachment B.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Crescent City grants the Coastal Development Permit (Application CDP24-02) to permit Timothy York and Bridget Williams to develop a single-family residence with two attached garages and future converted ADU and 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 13th day of February 2025, by the following polled vote.

AYES: Decossio, Hyatt, Shambuin, Wendt & Walp

NOES:

ABSTAIN:

ABSENT:


Ray Walp, Chairperson

ATTEST:



*A Coastal Development Permit
For a single-family residence*

Heather Welton, Community Development Specialist