



AGENDA - REGULAR PLANNING COMMISSION MEETING

Thursday, October 8, 2026, at 5:30 P.M.

Wastewater Treatment Plant (WWTP), 210 Battery Street, Crescent City, CA 95531

PART I – CALL TO ORDER & ROLL CALL

PART II - PUBLIC COMMENT PERIOD

The public may address the Planning Commission on any item of interest that is within the Commission's subject matter jurisdiction or that appears on the agenda. Due to the Brown Act, the Commission is not able to discuss extensively or act on any items that do not appear on the agenda. Such items can be referred to staff for appropriate action, which may include placement on a future agenda. All comments shall be directed toward the entire Planning Commission. Any comments that are not at the podium are out of order and will not be a part of the public record. After receiving recognition by the Chairperson, please state your name and city or county residency for the record. Public comment is limited to three (3) minutes or other reasonable limitations specified by the Chairperson (Gov't Code §54954.3(b)).

PART III - APPROVAL OF MINUTES: None

PART IV - AGENDA ITEMS:

- 1. A Public Hearing to consider a Minor Architectural Review (Application AR26-08) for Carrington Property Holdings LLC's proposed façade improvement located at 605 M Street, Crescent City, CA, 95531 (APN 118-100-023-000).**

Recommendation: Adopt Resolution No. PC2026-15, A Resolution of the Planning Commission of the City of Crescent City Approving Carrington Property Holding's Minor Architectural Review Permit (Application AR26-08) for a proposed façade improvement on an Existing Commercial Structure.

PART V – STAFF UPDATES TO PLANNING COMMISSION

PART VI – ADJOURNMENT: to 5:30 pm Thursday, November 12, 2026

POSTED on October 5, 2026, by Heather Welton, Community Development Specialist. A full agenda packet may be reviewed at City Hall, 377 J Street, Crescent City, CA or on our website: www.crescentcity.org.

THE PUBLIC IS INVITED TO PARTICIPATE IN THE FOLLOWING MANNER:

- **In-Person:** a 3-minute public comment at the podium will be allowed.

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

- **In-Writing:** prior to 12:00 PM the day of the meeting, via publiccomment@crescentcity.org or by filing with the City Clerk at 377 J Street, Crescent City, CA, 95531. *Written public comments will be forwarded to the Planning Commission, posted on the website, and will not be read aloud during the meeting.*

If you have any questions about this agenda, please contact:
Ethan Lawton, Contract City Planner, at elawton@shn-engr.com.

If you need any accommodations for the meeting, please contact:
the City Clerk's office at (707)464-7483, ext. 12 at least 48 hours prior to the meeting.
For TTYDD use for speech and hearing impaired, please dial 711.

Vision: The City of Crescent City will continue to stand the test of time and promote quality of life and community pride for our residents, businesses and visitors through leadership, diversity, and teamwork.

Mission: The purpose of our city is to promote a high quality of life, leadership and services to the residents, businesses, and visitors we serve. The City is dedicated to providing the most efficient, innovative and economically sound municipal services building on our diverse history, culture and unique natural resources.

Values: Accountability, Honesty & Integrity, Excellent Customer Service, Effective & Active Communication, Teamwork, and Fiscally Responsible



STAFF REPORT AGENDA ITEM #1

TO: Chairperson Walp and Members of the Planning Commission

FROM: Community Development Department, Planning & Zoning
Ethan Lawton, Contract City Planner

BY: Community Development Department, Planning & Zoning
Ethan Lawton, Contract City Planner

DATE: Thursday, October 8, 2026

SUBJECT: A Public Hearing to consider a Minor Architectural Review (Application AR26-08) for Carrington Property Holdings LLC's proposed façade improvement located at 605 M Street, Crescent City, CA, 95531 (APN 118-100-023-000).

SECTION 1: EXECUTIVE SUMMARY

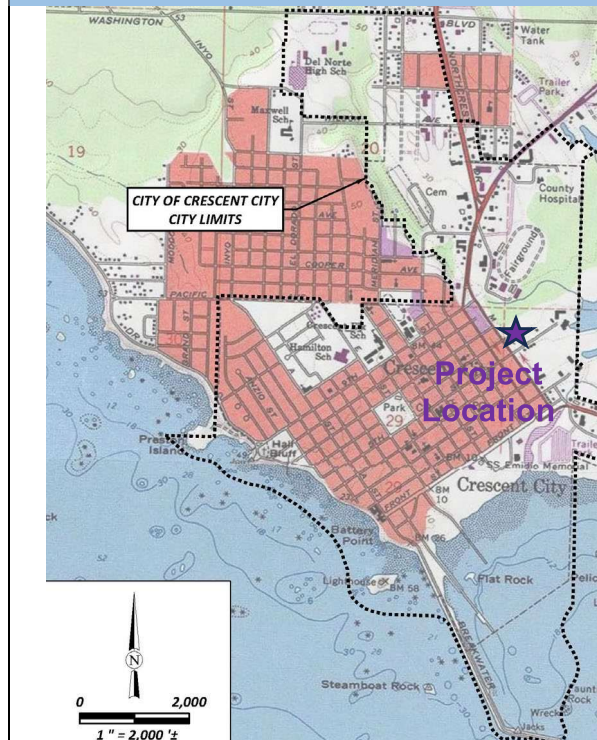
Carrington Property Holdings, LLC (Garret Jacobs) submitted a Minor Architectural Review (Application AR26-08) for proposed façade improvement located at 605 M Street, Crescent City, CA 95531 (APN 118-100-023-000).

STAFF RECOMMENDS: "Motion to adopt Resolution No. PC2026-15, A Resolution of the Planning Commission of the City of Crescent City Approving Carrington Property Holding's Minor Architectural Review Permit (Application AR26-08) for a proposed façade improvement on an Existing Commercial Structure."

ATTACHMENTS:

- A) AR26-08 Application
- B) AR26-08 Conditions of Approval
- C) Resolution No. PC2026-15

FIGURE 1-1: PROJECT LOCATION MAP



Source: Housing Element (December 2022)

SECTION 2: BACKGROUND INFORMATION

The project site is situated at 575/605 M Street (APN 118-100-023-000) at the corner of M Street and 5th Street within the incorporated city limits of Crescent City. Owned by Carrington Property Holdings LLC (The Carrington Company), the 6.690-acre commercial parcel was originally constructed in 1990 and encompasses 70,618 gross square feet of commercial building area served by 217 shared off-street parking stalls, paved circulation aisles, and existing municipal utility infrastructure. The subject property is located within an active, urbanized commercial corridor bordered by highway- and visitor-serving retail uses along M Street and 5th Street.

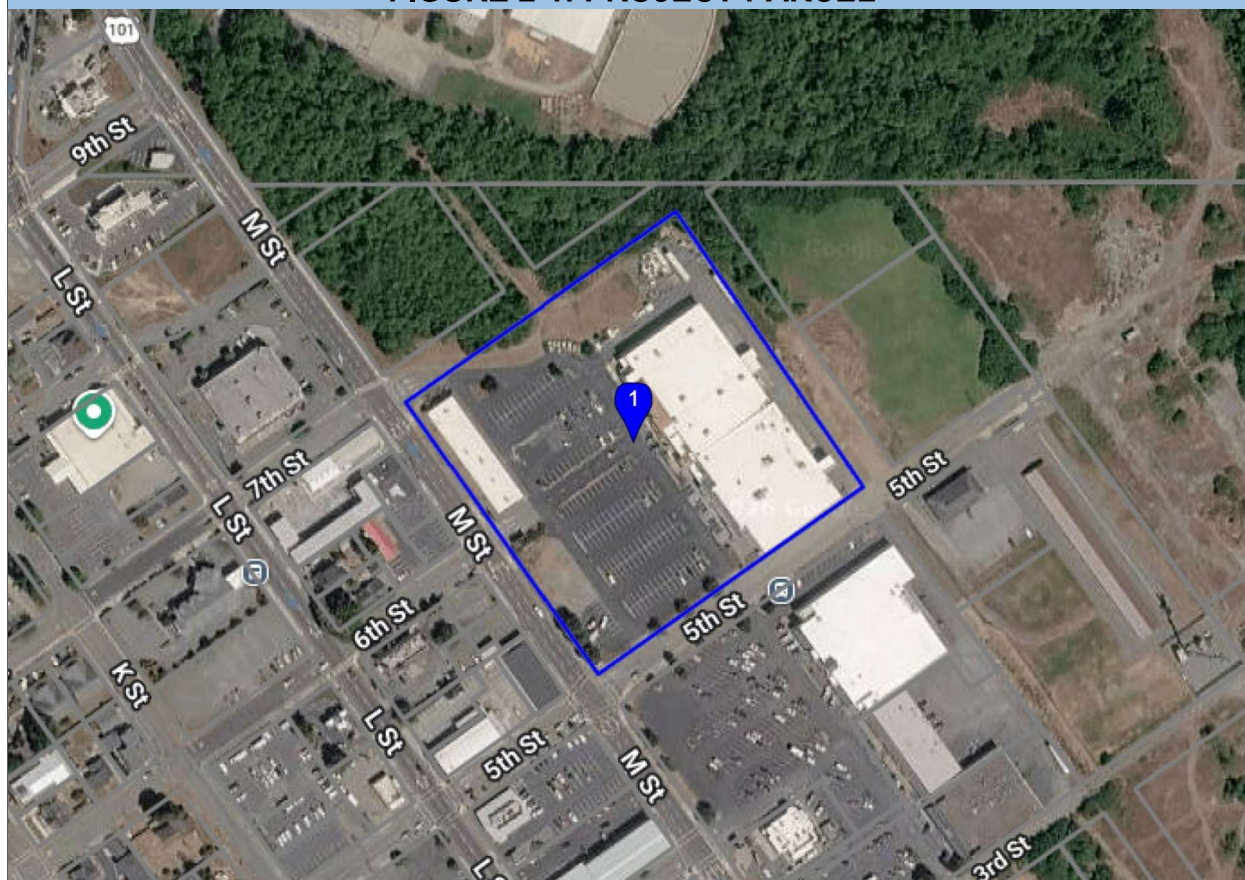
ADDRESS:
605 M Street
Crescent City, CA 95531

APN:
118-100-023-000

PARCEL SIZE:
+/- 6.69 acres
+/- 70,618 sf

PROJECT SIZE:
+/- 0.23 acres
+/- 10,216 sf

FIGURE 2-1: PROJECT PARCEL



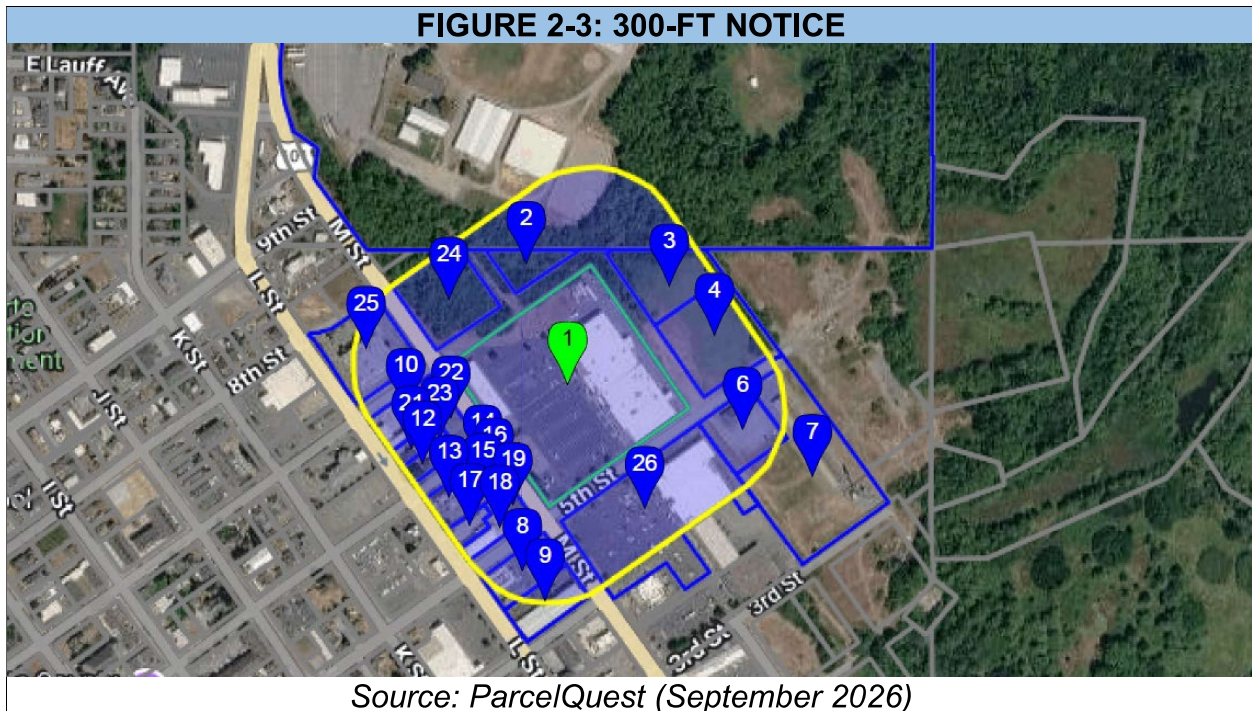
Source: Parcel Quest (September 2026) *Note: Not 100% Accurate

The proposed project is located within the Visitor and Local Commercial (VLC) General Plan land use designation and within the Waterfront Commercial (C-W) zoning designation (See Section 4: General Plan Consistency and Section 5: Zoning Consistency).



2.1. APPLICATION:

On September 16, 2026, Carrington Property Holdings, LLC (Garret Jacobs) submitted a Minor Architectural Review (Application AR26-08) for proposed façade improvement located at 605 M Street, Crescent City, CA 95531 (APN 118-100-023-000). The application was deemed complete on September 16, 2026.



2.2. NOTICE OF PUBLIC HEARING:

A Notice of Public Hearing was submitted to the Del Norte Triplicate newspaper (on 09/17/26) to be published (on 09/24/26) in print/online circulation and provided to the Commissioners (on 09/18/26). A similar Notice of Public Hearing was mailed (on

09/23/26) to the property owners within 300-ft of the project location (CCMC § 17.46.050) as required (Cal. Gov. Code §§ 65090 & 65094).

Public Notice Posting In Addition to Newspaper Publishing

A Notice of Public hearing was also posted (09/23/26) on the City's website (<https://www.crescentcity.org/PublicNotices>).

2.4. REQUIRED FINDINGS BY THE COMMISSION:

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

SECTION 3: PROPOSED PROJECT DESCRIPTION

The applicant requests Minor Architectural Review approval (AR26-07) to execute exterior alterations and a façade remodel to an existing single-story commercial multi-tenant structure on an approximately 0.26-acre portion of the parcel. As designed by SA Group LLC and Thorson Baker & Associates, the scope of work includes demolishing the existing sloped shingle mansard roof awning, selective masonry piers, and outdated exterior fixtures, and installing new light-gauge structural framing to establish an articulated, continuous parapet wall finished with exterior composite panels and stone veneer column wraps. The remodel also installs Title 24-compliant exterior LED lighting fixtures to illuminate walkways and customer entrances, while maintaining the existing storefront glazing, building footprint, gross floor area, building occupancy, and paved parking facilities with zero ground disturbance or utility expansions.

FIGURE 3-2: PROPOSED PROJECT ARCHITECTURE (40 FOOT STOREFRONT)



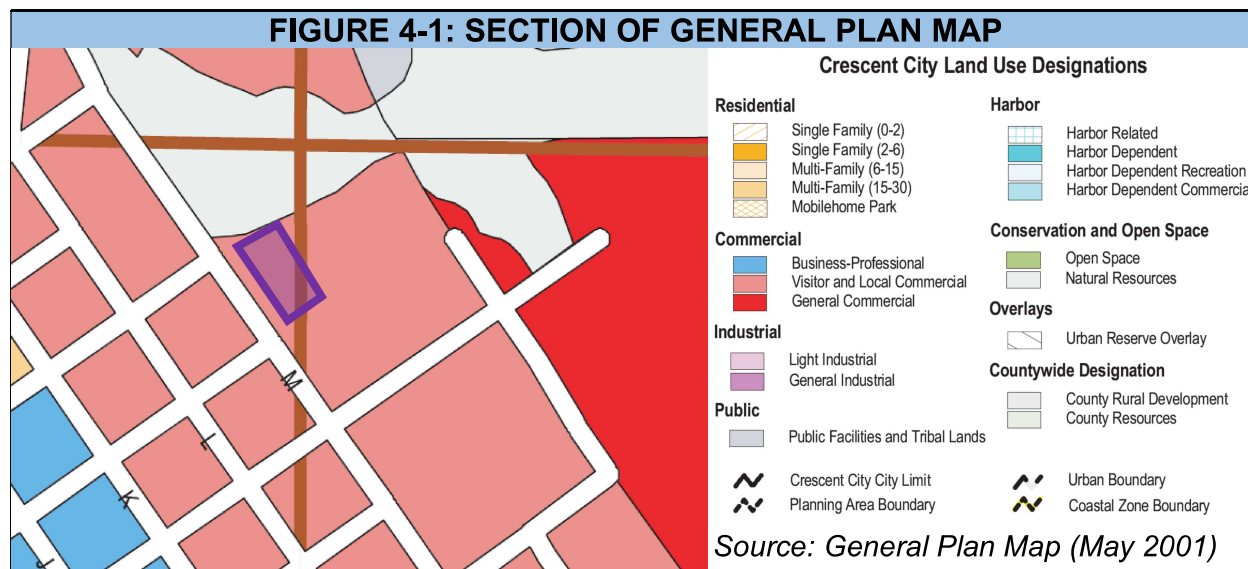
Source: ATT.A - AR26-07 Application (June 2026)

3.1. REQUIRED FINDINGS BY THE COMMISSION:

Carrington Property Holdings, LLC (Garret Jacobs) submitted a minor Architectural Design Review (Application AR26-08) for proposed façade improvement located at 605 M Street, Crescent City, CA 95531 (APN 118-100-023).

SECTION 4: GENERAL PLAN CONSISTENCY

The proposed façade change on an existing commercial building is located within the Visitor and Local Commercial (VLC) General Plan land use designation (See Figure 4-1: Section of General Plan Map).



4.1. General Plan Land Use Designation:

The VLC General Plan land use designation principally permits “commercial activities such as regional shopping and service centers including wholesale “club” stores and factory outlets; a full range of retail uses including apparel stores, specialty shops...” as the intended use “provides for a combination of commercial uses including visitor-serving commercial uses, local-serving commercial uses, and regional-serving commercial uses.”

The proposed façade change on an existing commercial building is a use consistent with the VLC and is complementary to some of the surrounding uses (See Table 4-1: Comparison of Surrounding Properties).

TABLE 4-1: COMPARISON OF SURROUNDING PROPERTIES		
Vicinity	Land Use Designation	Current Use
Project Property	VLC (Visitor & Local Commercial)	Currently Vacant Commercial Space
North	NR (Natural Resources)	Vacant
South	VLC (Visitor & Local Commercial)	Safeway commercial complex
East	VLC (Visitor & Local Commercial)	Vacant
West	GC (General Commercial) & NR (Natural Resources)	Vacant

4.2. SUPPORTING GENERAL PLAN GOALS/POLICIES:

- **Goal 1.A.** – *“To encourage the overall economic and social growth of the City while maintaining its position of importance in the county and improving its overall aesthetic appeal.”*
- **Policy 1.A.2.** – *“The City shall encourage infill development that makes efficient use of existing public infrastructure and is compatible with existing development.”*
- **Policy 1.A.3.** – *“The City shall encourage project sites to be designed to increase the convenience, safety, and comfort of people using public transportation, walking, or cycling.”*
- **Goal 1.B.** – *“To create a compact, pedestrian-oriented, economically-robust VLC area that provides a clear geographic focus for attracting visitors and residents and for increasing private sector investment.”*
- **Policy 1.B.3.** – *“The City shall work jointly with the Redevelopment Agency to promote the VLC area as the city’s primary pedestrian, commercial, entertainment center, and gathering place for residents and tourists.”*
- **Policy 1.B.15.** – *“The City shall promote the creation of a strong and appealing retail environment by requiring the use of transparent commercial storefronts (i.e., windows and doors) and continuous and compatible building facades.”*
- **Goal 1.D** – *“To expand and enhance the VLC area, Crescent City Harbor, and downtown as a tourist destination.”*
- **Goal 1.E** – *“To create a safe, clean, and pedestrian-friendly downtown area.”*
- **Policy 1.E.1** – *“The City shall work jointly with the Redevelopment Agency to demolish or rehabilitate dilapidated structures within the VLC area.”*
- **Policy 1.G.1.** – *“The City shall promote high quality design, visual attractiveness, proper location, adequate sites, sufficient off-street parking, and convenient circulation system for commercially-designated areas of the city.”*
- **Policy 1.G.6.** – *“The City shall work with the property owners in older commercial area to either rehabilitate their properties or convert them to productive uses that are consistent with this General Plan.”*
- **Goal 1.I** – *“To maintain a healthy and diverse local economy that meets the present and future employment shopping, recreational, public safety, and services needs of Crescent City residents and to expand the economic base to better the need of residents.”*
- **Policy 1.J.3.** – *“The City shall make the improvements or removal of dilapidated buildings throughout the city a code enforcement program priority. This is particularly important in the downtown area and the residential neighborhoods of the city.”*
- **Policy 1.J.5.** – *“The City shall ensure that all new developments in the Crescent City area be of quality design and provide an adequate level of amenities.”*

4.3. REQUIRED FINDING BY THE COMMISSION:

The Planning Commission finds that the proposed project is consistent with the Crescent City General Plan’s VLC (Visitor & Local Commercial) land use designation, in that the proposed project:

- a) *Is categorized as principally permitted “commercial activities such as regional shopping and service centers including wholesale “club” stores and factory*

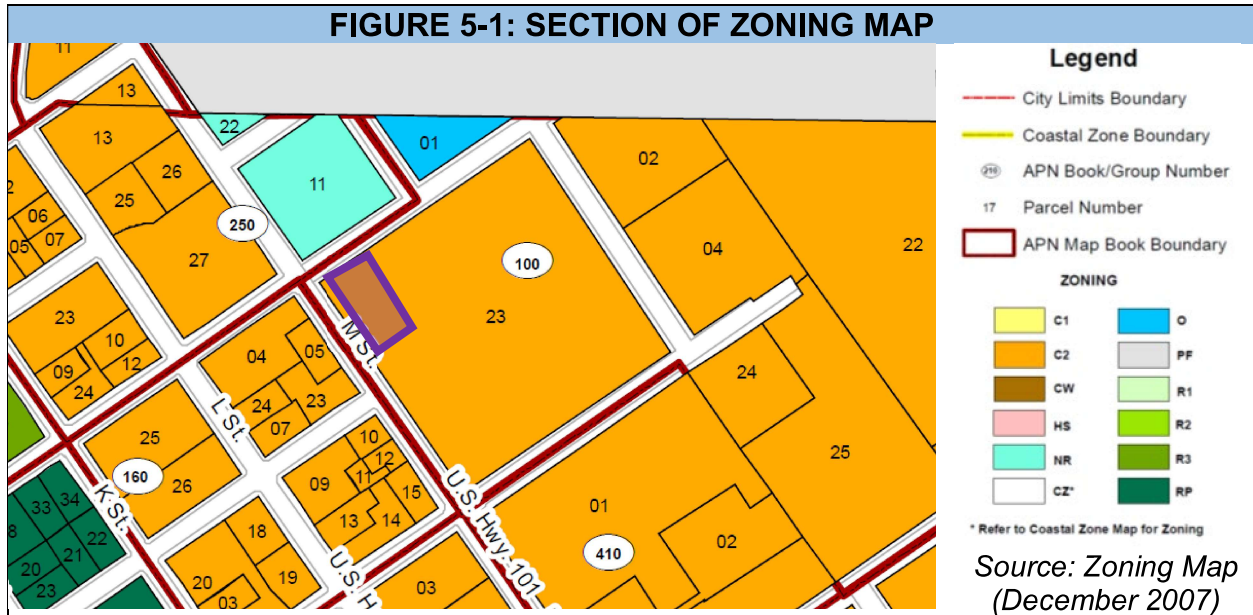
outlets; a full range of retail uses including apparel stores, specialty shops...” within the VLC

- 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.A, 1.B, 1.D, 1.E, & 1.I) and policies (1.A.2, 1.A.3, 1.B.3, 1.B.15, 1.E.1, 1.G.1, 1.G.6, 1.J.3, & 1.J.5).*

SECTION 5: ZONING CONSISTENCY

The proposed façade change on an existing commercial building is located within an existing structure within the General Commercial District (C-2) Zone (See Figure 5-1: Section of Zoning Map).

5.1. COASTAL: This proposed project is not located within the Coastal Zone and is not appealable to the Coastal Commission.



5.2. USE: The C-2 Zoning District principally permits “Retail and wholesale sales located inside a building, such as: large or small shops, stores, centers, and outlets” (CCMC § 17.22.020(A)(1)) as the intended uses are to provide “the permanent shopping goods, financial and business, as well as the entertainment center of the community” (CCMC § 17.22.010).

5.3. ZONING: The proposed façade change on an existing commercial building is a use consistent with the C-2 Zoning District and is complimentary to some of the surrounding uses (See Table 5-1: Comparison of surrounding Properties).

TABLE 5-1: COMPARISON OF SURROUNDING PROPERTIES		
Vicinity	Zoning District	Current Use
Project Property	C-2 (General Commercial)	Currently Vacant Commercial Space
North	NR (Natural Resources) & O (Open Space)	Vacant
South	C-2 (General Commercial)	Safeway commercial complex
East	C-2 (General Commercial)	Vacant
West	C-2 (General Commercial)	Vacant

5.4. DEVELOPMENT STANDARDS & PROPOSED PROJECT:

The following items include a summary analysis of the Minor Architectural Review Application submittal (See Attachment A: AR26-08 Application) and the C-2 (General Commercial District) Zoning Development Standards (CCMC § 17.22), which is further analyzed under Section 6: Minor Architectural Review below.

5.5. Conditional Use Permit: No conditional use permit is required as the C-2 Zoning District principally permits “*Retail and wholesale sales located inside a building, such as: large or small shops, stores, centers, and outlets*” (CCMC § 17.22.020(A)(1)).

5.6. Height and Area Regulations: All permitted uses within the C-2 Zoning District are subject to height and area regulations and are addressed below (See Table 5-2: Comparison of Height and Area Regulations).

TABLE 5-2: COMPARISON OF HEIGHT AND AREA REGULATIONS			
Standards	CCMC §§	Regulation	Proposed
Height	17.22.040(A)	45-ft	No Change
Front Yard	17.22.040(B)(1)	None	No Change
[Exterior] Side Yard	17.22.040(B)(2)	None	No Change
[Interior] Side Yard	17.22.040(B)(2)	None	No Change
Rear Yard	17.22.040(B)(3)	10-ft	No Change
Lot Area	17.22.040(B)(4)	None	No Change
Lot Coverage	17.22.040(B)(5)	50%	No Change

5.7. Parking, Fencing, and Signs: All permitted uses within the C-2 Zoning District are subject to the general requirements regarding Parking (CCMC § 17.23.060(A)), Fencing (CCMC § 17.23.060(B)), and Signs (CCMC § 17.23.060(C)). No signs or fencing are proposed. Any future fencing or signage will be subject to a separate permit.

5.8. Site Plan: The proposed façade change on an existing commercial building requires a Site Plan & Architectural Review within the C-2 Zone (CCMC § 17.22.070). This item is further addressed under Section 6 (Minor Architectural Review).

5.9. REQUIRED FINDINGS BY THE COMMISSION:

The Planning Commission finds that the proposed project is consistent with the Crescent City’s C-2 (General Commercial District) Zoning Code, in that the proposed project:

- Is not located within the Coastal Zone and is not appealable to the Coastal Commission;*
- Is considered principally permit under ““Retail and wholesale sales located inside a building, such as: large or small shops, stores, centers, and outlets” (CCMC § 17.22.020(A)(1));*
- Provides for “the permanent shopping goods, financial and business, as well as the entertainment center of the community” (CCMC § 17.22.010): and*
- Is subject to all zoning regulations (CCMC § 17.22.010).*

SECTION 6: MINOR ARCHITECTURAL REVIEW

The proposed façade change on an existing commercial building is a permitted use within the C-2 Zone (CCMC § 17.22.070) requiring the scheduled public hearing for the Planning Commission to determine whether the proposed Minor Architectural Review application (AR26-07 - Attachment A) shall be approved or denied (CCMC §17.46.040(A)), based on the standards below.

FIGURE 6-1: PROPOSED PROJECT ARCHITECTURE (40 FOOT STOREFRONT)



Source: ATT.A - AR26-08 Application (September 2026)

6.1. Zoning (CCMC § 17.46.035(A)):

The project involves minor exterior alterations, framing modifications, and finish updates to an established commercial structure. The existing retail and service commercial occupancy is a permitted use under CCMC Chapter 17.22 (C-2) and is consistent with the Crescent City General Plan Visitor and Local Commercial (VLC) land use designation. The remodel modernizes the street-facing building elevations, replaces an outdated mansard roof structure with an articulated parapet, and utilizes durable, high-quality finishes (manufactured stone veneer and composite cladding) compatible with surrounding commercial development along M Street. The project does not expand the building footprint, increase gross floor area, or exceed maximum height limitations. Therefore, the project complies with applicable zoning standards.

6.2. Parking (CCMC §§ 17.23.060(A) & 17.46.035(A)):

The project structure encompasses 10,250 sq. ft. of commercial space (retail shopping center). Pursuant to CCMC § 17.42.060(C)(1), retail and general commercial uses require off-street parking at a ratio of 1 space per 250 sq. ft. of gross floor area (a baseline requirement of 41 spaces for the subject building). The subject parcel maintains 217 shared off-street parking stalls, which adequately accommodates the center's parking requirements. Because the proposed scope of work is limited strictly to exterior façade remodeling and does not increase gross floor area, seat capacity, or commercial intensity, no additional off-street parking stalls are required or displaced.

6.3. Landscaping (CCMC §§ 17.46.035(A) & 17.43.010(B)):

The proposed project site includes existing landscapes. All proposed landscaping needs to be consistent with the City's approved landscaping list and requirements. The maintenance of landscaping is included in the Conditions of Approval (Attachment B). Therefore, the proposed project is consistent with landscaping requirements.

6.4. Fencing (CCMC §§ 17.23.060(B) & 17.46.035(A)):

The proposed scope of work does not introduce new perimeter fencing. Existing solid masonry/enclosed trash collection areas serving the building will remain in place, satisfying the solid waste screening mandates of CCMC § 17.43.050. Any future installation of perimeter walls, security enclosures, or fencing will require separate review and approval of a fence permit pursuant to City standards.

6.5. Signage (CCMC §§ 17.23.060(C) & 17.46.035(A)):

The current permit plans are restricted to exterior structural and architectural re-facing and do not include new signage or tenant wall graphics. Future tenant identification signs or building-mounted signage must conform to the sign standards of CCMC Chapter 17.38 and will require independent review and sign permit approval prior to installation.

6.6. Right-of-Way (CCMC §§ 17.46.035(A) & 17.46.070):

The subject building is served by existing dedicated public street improvements along M Street and 5th Street, including standard curbs, gutters, and concrete sidewalks. Pedestrian paths of travel, ADA building ingress/egress, and emergency access corridors will remain unobstructed during and following construction. Any temporary staging, scaffolding, or sidewalk closures within the public right-of-way during construction will require an Encroachment Permit from the Public Works Department.

6.7. Utilities (CCMC §§ 17.46.035(A) & 17.46.070):

The subject structure is fully connected to municipal water, sanitary sewer, and storm drainage infrastructure provided by the City of Crescent City, as well as underground electrical services. Because the project involves no interior plumbing reconfigurations, change in use intensity, or expanded building area, no additional demand will be placed on municipal utility systems. All electrical connections for proposed exterior lighting must comply with current California Electrical Code and Title 24 outdoor lighting standards.

6.8. REQUIRED FINDING BY THE COMMISSION:

The Planning Commission finds that the proposed site plans and designs of structures satisfy the Minor Architectural 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 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.*

SECTION 7: ENVIRONMENTAL DETERMINATION SUMMARY

The proposed façade change on an existing commercial building is a permitted use within the C-2 Zone (CCMC §17.22.070) requiring CEQA review. The California Environmental Quality Act (CEQA) requires government agencies to consider the environmental consequences of their actions before approving plans and policies or committing to a course of action on a project.

This process is intended to: (1) inform government decision makers and the public about the potential environmental effects of proposed activities; (2) identify the ways that environmental damage can be avoided or significantly reduced; (3) prevent significant, avoidable environmental damage by requiring changes in projects, either by the adoption of alternatives or imposition of mitigation measures; and (4) disclose to the public why a project was approved if that project has significant environmental impacts that cannot be mitigated to a less than significant level.

7.1. Project: A "project" is defined by CEQA as a "whole action" subject to a public agency's discretionary funding or approval that has the potential to either (1) cause a direct physical change in the environment or (2) cause a reasonably foreseeable indirect physical change in the environment. "Projects" include discretionary activity by a public agency, a private activity that receives any public funding, or activities that involve the public agency's issuance of a discretionary approval and is not statutorily or categorically exempt from CEQA. (Pub. Res. Code § 21065.)

7.2. Exemption: There are CEQA exemptions (including categorical exemptions) that are created through the regulatory process and are found in CEQA Guidelines §§ 15300-15333. The proposed façade change on an existing commercial building is recommended by staff to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the following sections of the CEQA Guidelines:

CEQA Guidelines § 15301 (Class 1 – Existing Facilities)

The project qualifies for a Class 1 Categorical Exemption pursuant to State CEQA Guidelines Section 15301, Class 1(a) (Existing Facilities). Class 1 applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

Specifically, subsection (a) exempts interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project consists of minor exterior alterations to the existing façade of the single-story commercial building, including re-cladding, window/door replacement, repainting, installation of new architectural trim, and updated exterior wall-mounted fixtures.

All work is confined to the existing building envelope, will not increase the building's gross floor area, over all height, or occupant load, and involves no expansion of the existing retail use.

CEQA Guidelines § 15332 (Class 32 – In-Fill Development Projects)

The proposed project qualifies for a Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects), as substantiated by the following five criteria:

(a) General Plan and Zoning Consistency: The project proposes a façade improvement to the existing 10,250 sq. ft. commercial retail building. The use is permitted within the Crescent City General Plan Visitor and Local Commercial (VLC) land use designation and the General Commercial District (C-2) zoning classification. The project complies with all applicable development regulations, including height limits, floor area ratio (FAR), setbacks, and off-street parking, subject to standard Minor Architectural Review approval.

(b) Site Location and Size: The proposed development occurs entirely within the incorporated municipal boundaries of Crescent City on a defined project site of 0.23 acres (located within Assessor's Parcel Number APN 118-100-023-000, which encompasses 6.69 gross acres). The site is substantially surrounded by urban uses, bordered by commercial retail to the north, US-101 to the west, and existing developed commercial parcels to the south and east.

(c) Habitat Value: The project site has no value as habitat for endangered, rare, or threatened species. The site consists of previously graded land / existing paved surfaces within an active commercial corridor. A query of the California Natural Diversity Database (CNDDDB) and a site assessment confirmed the parcel contains no wetlands, riparian corridors, sensitive plant communities, or nesting habitat capable of supporting state- or federally listed species.

(d) Environmental Impacts (Traffic, Noise, Air Quality, Water Quality): Approval of the project will not result in significant effects relating to:

Traffic: The project generates fewer than 110 daily vehicle trips, falling below the threshold for a detailed Vehicle Miles Traveled (VMT) analysis pursuant to OPR guidelines and City transportation policies.

Noise: Operational noise will not exceed municipal exterior noise standards, and temporary construction activities will adhere to standard permitted construction hours under the Crescent City Municipal Code.

Air Quality: Construction and operational emissions fall well below the North Coast Unified Air Quality Management District (NCUAQMD) significance thresholds; standard dust control BMPs will be implemented.

Water Quality: The project will incorporate standard post-construction stormwater controls and comply with the State Water Resources Control Board General Construction Permit (SWPPP) / regional MS4 requirements to prevent runoff pollution.

(e) Utilities and Public Services: The project site is already connected to and adequately served by all required utilities and municipal services, including municipal water and sewer provided by the City of Crescent City, electricity by Pacific Power, and emergency response services by the Crescent City Fire Department and Police Department. No expansion or substantial upgrades to off-site utility trunk lines will be required.

7.3. Exceptions: No exceptions apply to the proposed project in that (1) there is NO reasonable possibility of a significant effect on the environment due to unusual circumstances; (2) NO significant cumulative impacts from projects of the same type will result; or (3) the project will NOT have impacts on a uniquely sensitive environment (CEQA Guidelines § 15300.2).

7.4. Notice: A Notice of Exemption (NOE) will be filed at the County Courthouse and the State Clearing House upon project approval (Pub. Res. Code § 21167(d) & Guidelines § 15062(d)).

7.5. REQUIRED FINDING BY THE COMMISSION:

The Planning Commission of the City of Crescent City finds that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Class 1) and Section 15332 (Class 32), based upon the following findings of fact:

1. Class 1 (Existing Facilities – § 15301):

The project qualifies under CEQA Guidelines Section 15301(a) because it consists of minor exterior alterations and a façade remodel to an existing commercial structure. The physical modifications are confined to the existing building envelope, will not increase the building's gross floor area, height, or occupant load, and involve no expansion of the existing commercial use.

2. Class 32 (In-Fill Development Projects – § 15332):

The project satisfies all five criteria required for an in-fill development exemption pursuant to CEQA Guidelines Section 15332:

(a) General Plan and Zoning Consistency: The project is consistent with the Crescent City General Plan Visitor and Local Commercial (VLC) land use designation and complies with all applicable development regulations of the Waterfront Commercial District (C-W) zoning code.

(b) Site Location and Size: The project site is located entirely within the incorporated limits of the City of Crescent City, encompasses approximately 0.23 acres (well below the 5-acre statutory ceiling), and is substantially surrounded by existing urban and commercial uses.

(c) Habitat Value: The 0.23-acre site consists of an existing developed structure surrounded by paved impervious surfaces in an active commercial district, has been thoroughly disturbed by past development, and has no value as habitat for rare, threatened, or endangered plant or animal species.

(d) Environmental Impacts: Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality:

Traffic: The exterior remodel will not generate new vehicle trips or exceed local Vehicle Miles Traveled (VMT) screening thresholds.

Noise & Air Quality: Work is limited to minor construction activities complying with standard municipal construction hours and North Coast Unified Air Quality Management

District (NCUAQMD) fugitive dust rules, with no operational emission increases.

Water Quality: The project does not expand impervious surfaces or alter site drainage patterns, ensuring no adverse effects on coastal or regional water quality.

(e) Utilities and Public Services: The site is already established within the municipal service grid and adequately served by existing water and sewer infrastructure provided by the City of Crescent City, power utilities, and local emergency response services without requiring off-site utility extensions or capacity expansions.

3. Exceptions to Categorical Exemptions (§ 15300.2):

None of the exceptions set forth in State CEQA Guidelines Section 15300.2 apply:

There is no reasonable possibility of a significant effect due to unusual circumstances (§ 15300.2(c)), as the project involves a standard commercial façade remodel typical for the C-W district. The site is not located within or visible from an officially designated state scenic highway (§ 15300.2(b)). The site is not listed on the State Cortese List of hazardous waste sites compiled pursuant to Government Code § 65962.5 (§ 15300.2(e)). The existing structure has not been identified as, nor does it meet the criteria for, a historical resource pursuant to CEQA Guidelines § 15064.5 (§ 15300.2(f)).

SECTION 8: INTER-DEPARTMENTAL PLANNING REFERRALS

The proposed façade change on an existing commercial building requires a Minor Architectural Review within the C-2 Zone (CCMC §17.22.070). The Community Development Department (Planning & Zoning) has reviewed the submitted application and prepared referrals for interdepartmental review. The Inter-Departmental Planning Referrals were provided (on 09/23/26) for other City departments, which included the following comments/conditions:

8.1. Police Department: Approved with no comments or concerns (09/23/26).

8.2. Fire and Rescue: Approved with comments (06/23/26):

“Fire Department has no issues or concerns with proposed demolition as reference in this planning referral at the project location. All building tenant improvement will comply with the 2025 California Building Code and 2025 California Fire Code.”

8.3. Building Department: None

8.4. Public Works Department: None

8.5. Community Development Department: None

Additionally, City staff have worked closely with the applicant/developer through various correspondence.

8.6. REQUIRED FINDING BY THE COMMISSION:

The proposed project is to be subject to the Conditions of Approval found in Attachment B (AR26-08 Conditions of Approval).

SECTION 9: PLANNING COMMISSION ACTION OPTIONS

The proposed façade change on an existing commercial building requires an Architectural Review within the C-2 Zone (CCMC § 17.22.070) has been scheduled for a public hearing to determine whether the proposed Minor Architectural Review (Application AR26-06) (See Attachment A) shall be approved or denied (CCMC § 17.54.030):

9.1. ACTION TO APPROVE. Making all the required findings.

- **Recommended Motion: “I move to adopt Resolution No. PC2026-15, A Resolution of the Planning Commission of the City of Crescent City Approving Carrington Property Holding’s Minor Architectural Review Permit (Application AR26-08) for a proposed façade improvement on an Existing Commercial Structure.”**
- Planning staff will send the applicant an approval letter after the 10-day appeal period (CCMC § 17.46.050), along with the resolution, as adopted by the Planning Commission during the public hearing. The applicant would be granted approval on requested façade change on an existing commercial building. Approved plans, together with such conditions, shall be signed, dated, and mailed to the applicant (CCMC § 17.46.040(C)). The planning commission secretary shall place one copy of the approved plans in the files of the planning commission (CCMC § 17.46.040(C)).

9.2. ACTION TO DENY. Denying one, or more, of the required findings.

- **Motion Example: “I move to deny the Minor Architectural Review (Application AR26-08) due to the requirements not being fully satisfied, specifically regarding _____.”**
- Planning staff will send the applicant a denial letter stating why the application was denied. The applicant would not be allowed the requested façade change on an existing commercial building.

9.3. DELAY ACTION BY REQUESTING ADDITIONAL INFORMATION. Requiring additional information to make the necessary findings.

- **Motion Example: “I move to request additional information regarding _____ be brought back to the November 12, 2026, (or time certain, Special) Planning Commission meeting for consideration.”**
- Planning staff will follow up with the applicant requesting any additional information, which will continue this item on the next scheduled Planning Commission meeting agenda (CCMC § 17.46.050) scheduled for Thursday, November 12, 2026, or a specific alternative Special Planning Commission meeting.

SECTION 10: STAFF RECOMMENDATION

1. (Chair) "Agenized Item #1: A Public Hearing to consider a Minor Architectural Review (Application AR26-08) for Carrington Property Holdings LLC's proposed façade improvement located at 605 M Street, Crescent City, CA, 95531 (APN 118-100-023-000)."
2. (Chair) "I will open the Public Hearing."
3. (Chair) "We will now receive the Presentation on the Staff Report from Planner Lawton."
4. (Chair) "Does any Commissioners have any clarifying questions for staff?"
 - a. (Chair) "Does the Applicant wish to address the Planning Commission?"
5. (Chair) "I will Open Public Comment, which we will receive at podium."
 - a. "We request that (1) you state your name and residency, (2) subject to a three-minute comment be directed to the Planning Commission for consideration, and (3) please state if you are for-or-against the proposed project."
 - b. (Chair) "Any clarifying questions?"
6. (Chair) "I will Close Public Comment."
7. (Chair) "Is there any discussion on this item from the Commissioners?"
8. (Chair) "I believe a motion would be in order."
 - a. **(Commissioner) "I move to adopt Resolution No. PC2026-15, A Resolution of the Planning Commission of the City of Crescent City Approving Carrington Property Holding's Minor Architectural Review Permit (Application AR26-08) for a proposed façade improvement on an Existing Commercial Structure."**
 - b. *Note: Any changes should be included in the motion.*
9. (Chair) "A motion has been made by Commissioner _____. Is there a second?"
10. (Chair) "It was seconded by Commissioner _____."
11. (Chair) "A motion was made and seconded to: **Adopt Resolution No. PC2026-15, A Resolution of the Planning Commission of the City of Crescent City Approving Carrington Property Holding's Minor Architectural Review Permit (Application AR26-08) for a proposed façade improvement on an Existing Commercial Structure.**"
 - a. *Note: Any changes should be included in the motion.*
12. (Chair) "Is there any additional discussion from the Commissioners on the motion?"
13. (Chair) "Seeing as there is no further discussion, it is time for a vote on the motion, Specialist Welton, can you poll the vote?"
14. (Chair) "The motion passes (or fails) by a vote of ____-to-____." (Example 5-0)

----- END OF REPORT -----

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Print

Return completed application to:
Planning Department
377 J Street
Crescent City, CA 95531
(707) 464-9506 (707) 465-4405 fax

CITY OF CRESCENT CITY

Development Permit Application

TYPE OR PRINT CLEARLY

Applicant Garret Jacobs	Street Address PO Box 1328,	City Eureka,	Zip Code 95502	Day Phone (707) 444-7716
Representative (if any)	Street Address	City	Zip Code	Day Phone
Property Owner Carrington Property Holdings, LLC	Street Address PO Box 1328,	City Eureka,	Zip Code 95502	Day Phone (707) 444-7716
Correspondence to be sent to ☒ Applicant ☐ Representative ☒ Owner				

Project Address 605 M Street, Crescent City, CA 95531	Assessor's Parcel No. 118-100-023-000
--	--

Description of proposed project (attach sheets if necessary)

Facade improvements to existing strip center building commonly refereed to as 605 M Street. Existing stucco to be removed, replacing mansard presentation for modern square presentation with larger signage band.

Existing Land Use C2	Adjacent Uses C2, NR	Building Coverage	76,750 sq.ft. existing
Project Acreage 6.69	Project Height 24' 0"	Building Coverage	76,750 sq.ft. proposed
Parking (number of spaces) 217	Paved Area 143,000 sq ft (Existing)	Grading Required?	No (if yes, attach preliminary grading plan)
Diking, dredging, or filling of open coastal water, wetlands or riparian/drainage areas. (Attach biological report and preliminary grading plans.)			
Land Division or Boundary Adjustment. (Include tentative map with existing property lines, proposed lots, lot sizes, dimensions, access, physical features and proposed improvements, utilities, etc.)			

Applicant/Representative: I have reviewed this application and the attached material. The provided information is accurate.		Property Owner/Authorized Agent: I have read this application and consent to its filing	
Signed <u>[Signature]</u> Date <u>9/16/26</u>		Signed <u>[Signature]</u> Date <u>9/16/26</u>	
TYPE OF APPLICATION	☒ Architectural Review	☐ Lot Line Adjustment/Parcel Merger	☐ Subdivision/Major
	☐ CEQA Review	☐ Municipal Code Amendment/Rezone	☐ Use Permit - Standard
	☐ Coastal Development Permit	☐ ROW or Street Abandonment	☐ Use Permit - Cannabis
	☐ General Plan Amendment	☐ Special Review	☐ Variance or Waiver
	☐ Home Occupation	☐ Subdivision/Minor	☐ Other

REQUIRED SUPPLEMENTAL	☒ Application Form	Project plans: *
	☒ Application Fee	
	☐ Supplemental Application Forms (variance, etc.)	☒ Project site plans (buildings, parking, etc.)
	☐ Project property deed(s)	☒ Building floor plans and elevations
	☐ Proof of applicant's legal interest in the property (escrow, etc.)	☐ Preliminary grading/drainage plans
	☐ Commercial Cannabis Use Permit Application Checklist	☐ Landscaping/irrigation plans/dumpster
		☐ Sign plans/elevations
		☐ Color/materials samples
		☐ Subdivision/lot line adjustment map
		☐ Written Project Description
		☐ Preliminary Title Report
		☐ Special Project Justification/per code

*Project Plans: For Subdivision one set of full-size plans and/or one set not to exceed 11" by 18" in size are to be provided. Specific information may be required for plans - ask staff for additional information.

OFFICIAL USE ONLY	Application Number(s)		Filing Fees	Date Filed	Receipt #
	Date Application Completed		Zoning	General Plan (LUP)	
	CEQA: Exempt Negative Declaration		Mitigated Negative Declaration	Environmental Impact Report	
	Review By Planning Commission	City Council	Architectural Review	Planning/Public Works	
	Public Hearing	Office Hearing	Appealable to Coastal Commission?		
	Other Notes:			Approved:	

MAKE CHECKS PAYABLE TO CITY OF CRESCENT CITY

605 M ST.
CRESCENT CITY, CA 95531

Thorson Baker & Assoc.
3030 West Streetsboro Rd.
Richfield, OH 44286
(330) 659-6688

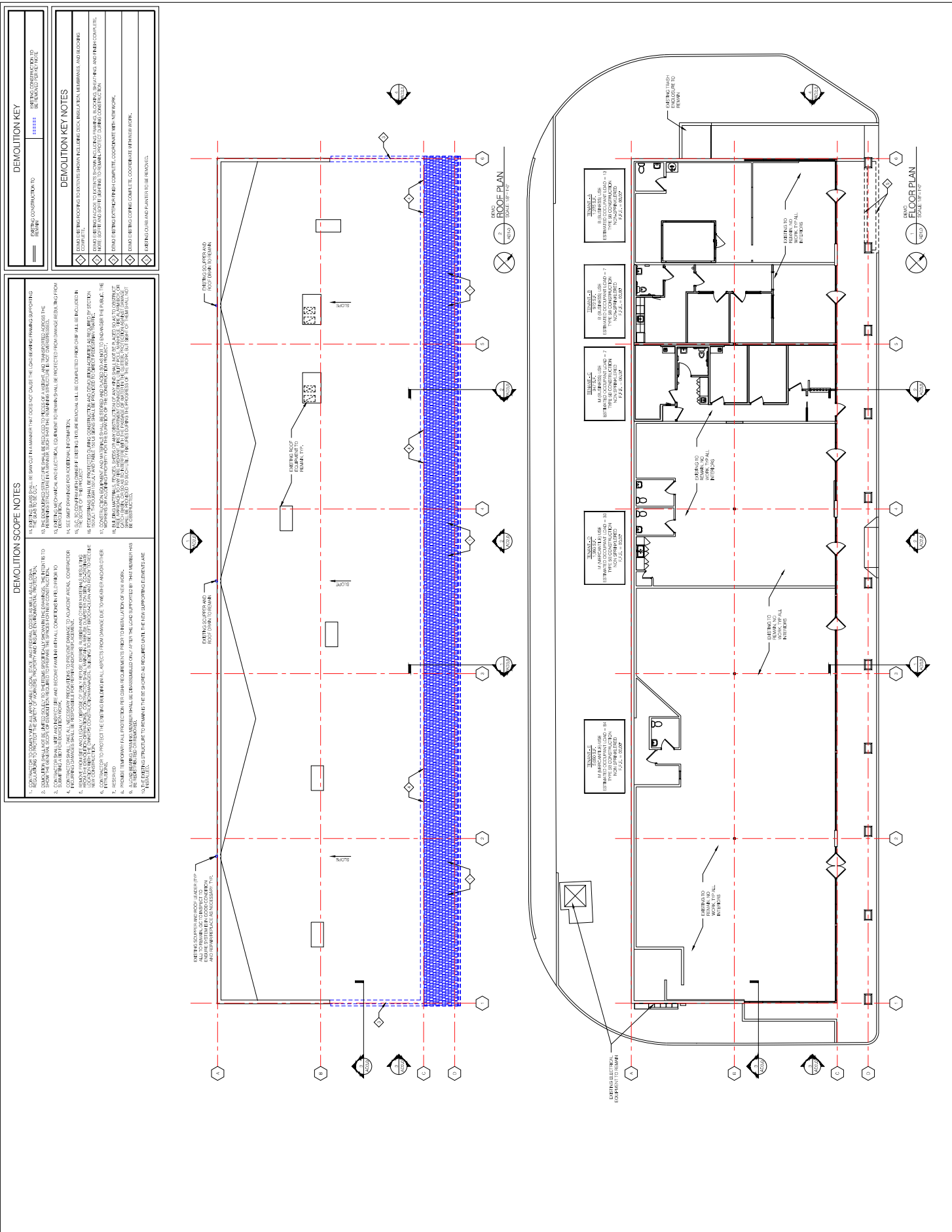
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GENERAL NOTES:

1. THE FACTOR OF SAFETY SHALL BE 1.50. THE DESIGN SHALL BE BASED ON THE FACTOR OF SAFETY OF 1.50. THE DESIGN SHALL BE BASED ON THE FACTOR OF SAFETY OF 1.50. THE DESIGN SHALL BE BASED ON THE FACTOR OF SAFETY OF 1.50.
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NCUAQMD / NESHAP

APPROXIMATELY A COMBINED 100,000 POUNDS OF HAZARDOUS WASTE ARE STORED IN 4,000 GALLON AND 55 GALLON DRUMS FOR CONTAMINATED MATERIALS IN LEAK-RESISTANT LIAISON CONTAINERS. THE MATERIALS ARE STORED IN A DEDICATED STORAGE AREA, WHICH IS SEPARATED BY A FENCE FROM THE REST OF THE SITE.



DEMOLITION SCOPE NOTES

1. SEE PLANS TO DETERMINE EXISTING UTILITIES, NECESSARY PERMITS, NEUTRALIZATION, AND/OR REMEDIATION REQUIREMENTS.
2. DEMOLITION SHALL BE IN ACCORDANCE WITH THE DEMOLITION STANDARDS, INCLUDING BUT NOT LIMITED TO, THE FOLLOWING:
 - a. CONSTRUCTION, REPAIR AND MAINTENANCE SHALL BE IN ACCORD WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
 - b. CONSTRUCTION SHALL BE IN ACCORD WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL, ELECTRICAL, PLUMBING AND HEATING CODE.
 - c. DEMOLITION SHALL BE IN ACCORD WITH THE LATEST EDITION OF THE INTERNATIONAL SAFETY CODE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ADJACENT AREAS, CONFINEMENT OF DEMOLITION DEBRIS, AND PROTECTION OF THE PUBLIC.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC AND THE ENVIRONMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC AND THE ENVIRONMENT.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC AND THE ENVIRONMENT.

DEMOLITION KEY	
=====	EXISTING CONSTRUCTION TO REMAIN
-----	EXISTING CONSTRUCTION TO BE REMOVED PER PLAN NOTE

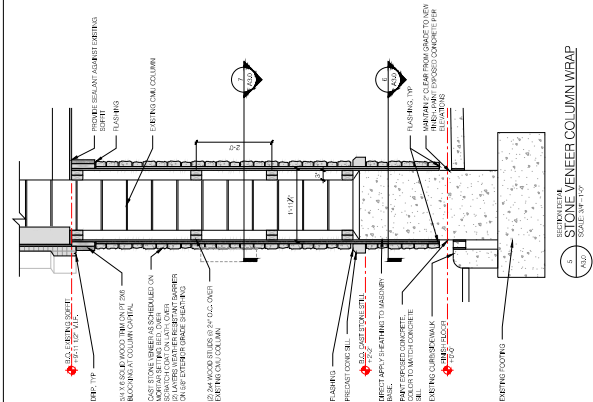
DEMOLITION KEY NOTES	
◆	BOARD FLOORING TO EXTENTS SHOWN INCLUDING DECK, BELLICANS, REBARBERS, AND BLOORING.
◆	CONCRETE FLOORING TO EXTENTS SHOWN INCLUDING DECK, BELLICANS, REBARBERS, AND BLOORING.
◆	NOTE: FOR THE BOARD FLOORING TO EXTENTS SHOWN INCLUDING DECK, BELLICANS, REBARBERS, AND BLOORING.
◆	BOARD FLOORING TO EXTENTS SHOWN INCLUDING DECK, BELLICANS, REBARBERS, AND BLOORING.
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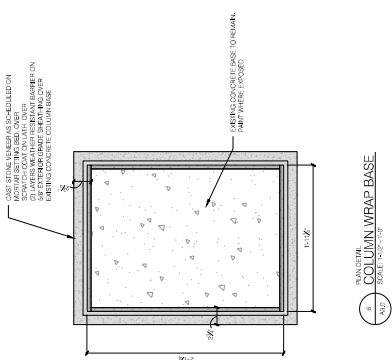
4
AD2.0

2 EAST
DEMO ELEVATION
SCALE: 1/8" = 1'-0"

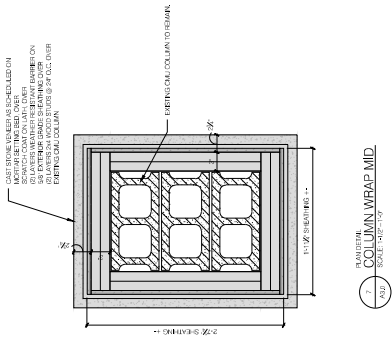
WEST
1
DEMO ELEVATION
SCALE: 1/8" = 1'-0"



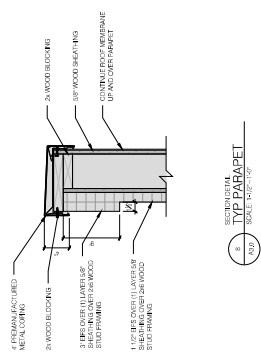
SECTION DETAIL
STONE VENEER COLUMN WRAP



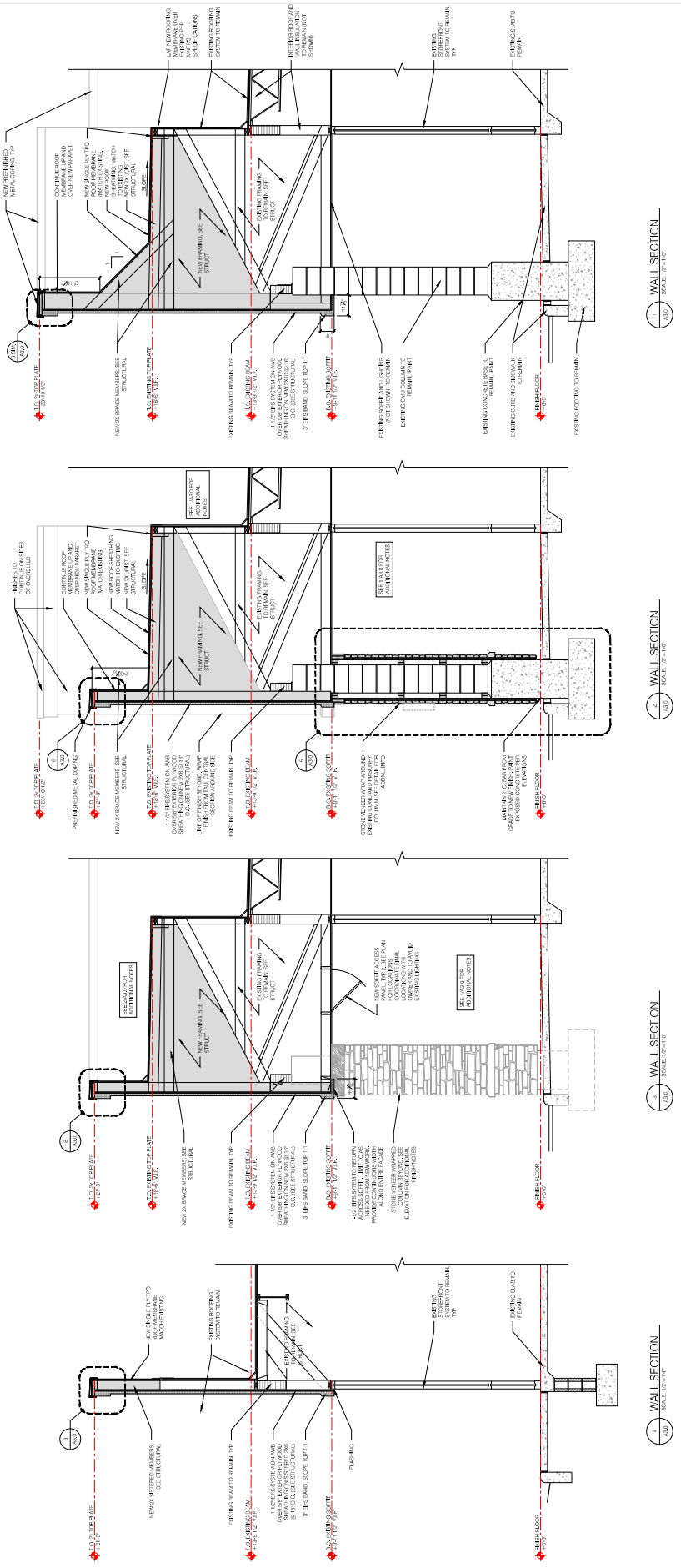
PLAN DETAIL
COLUMN WRAP BASE



PLAN DETAIL
7
COLUMN WRAP MID



SECTION DETAIL
TYP PARAPET



1 WALL SECTION
SCALE: 1/2" = 1'-0"

2 WALL SECTION
SCALE: 1/2" = 1'-0"

3 WALL SECTION
SCALE: 1/2"=1'-0"

4 WALL SECTION
SCALE: 1/2" = 1'-0"

GENERAL NOTES & SPECIFICATIONS

Design Criteria

Applicable Building Code: 2020 California Building Code (CBC, ASCE 7-22)

1. Design Live Loads

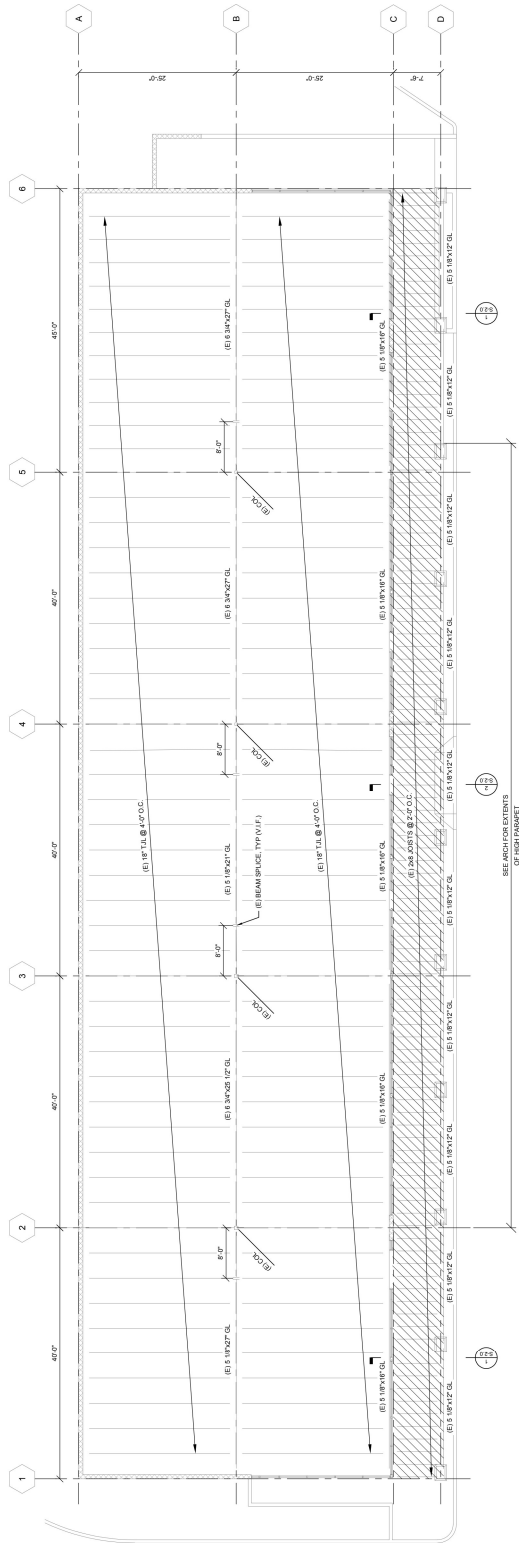
- A. Roof
 - (1) Ordinary roof (not overhanging) ~ 20 psf
- B. Storage Area Loads
 - (1) Storage ~ 50 psf
 - (2) Storage (if 6' or more depth) (if multiple) ~ 50 psf
 - (3) Internal storage coefficient (SCi) ~ 4.0-18

B. Components and Cladding Wind Loads (PSF) (Minimum)

WALLS - VENTING COMPONENTS AND CLADDING		Roof Area (sq ft)	
Windward	Leeward	Windward	Leeward
10	20	10	20
15	30	15	30
20	40	20	40
25	50	25	50
30	60	30	60
35	70	35	70
40	80	40	80
45	90	45	90
50	100	50	100
55	110	55	110
60	120	60	120
65	130	65	130
70	140	70	140
75	150	75	150
80	160	80	160
85	170	85	170
90	180	90	180
95	190	95	190
100	200	100	200
105	210	105	210
110	220	110	220
115	230	115	230
120	240	120	240
125	250	125	250
130	260	130	260
135	270	135	270
140	280	140	280
145	290	145	290
150	300	150	300
155	310	155	310
160	320	160	320
165	330	165	330
170	340	170	340
175	350	175	350
180	360	180	360
185	370	185	370
190	380	190	380
195	390	195	390
200	400	200	400
205	410	205	410
210	420	210	420
215	430	215	430
220	440	220	440
225	450	225	450
230	460	230	460
235	470	235	470
240	480	240	480
245	490	245	490
250	500	250	500
255	510	255	510
260	520	260	520
265	530	265	530
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275	550	275	550
280	560	280	560
285	570	285	570
290	580	290	580
295	590	295	590
300	600	300	600
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310	620	310	620
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325	650	325	650
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335	670	335	670
340	680	340	680
345	690	345	690
350	700	350	700
355	710	355	710
360	720	360	720
365	730	365	730
370	740	370	740
375	750	375	750
380	760	380	760
385	770	385	770
390	780	390	780
395	790	395	790
400	800	400	800
405	810	405	810
410	820	410	820
415	830	415	830
420	840	420	840
425	850	425	850
430	860	430	860
435	870	435	870
440	880	440	880
445	890	445	890
450	900	450	900
455	910	455	910
460	920	460	920
465	930	465	930
470	940	470	940
475	950	475	950
480	960	480	960
485	970	485	970
490	980	490	980
495	990	495	990
500	1000	500	1000
505	1010	505	1010
510	1020	510	1020
515	1030	515	1030
520	1040	520	1040
525	1050	525	1050
530	1060	530	1060
535	1070	535	1070
540	1080	540	1080
545	1090	545	1090
550	1100	550	1100
555	1110	555	1110
560	1120	560	1120
565	1130	565	1130
570	1140	570	1140
575	1150	575	1150
580	1160	580	1160
585	1170	585	1170
590	1180	590	1180
595	1190	595	1190
600	1200	600	1200
605	1210	605	1210
610	1220	610	1220
615	1230	615	1230
620	1240	620	1240
625	1250	625	1250
630	1260	630	1260
635	1270	635	1270
640	1280	640	1280
645	1290	645	1290
650	1300	650	1300
655	1310	655	1310
660	1320	660	1320
665	1330	665	1330
670	1340	670	1340
675	1350	675	1350
680	1360	680	1360
685	1370	685	1370
690	1380	690	1380
695	1390	695	1390
700	1400	700	1400
705	1410	705	1410
710	1420	710	1420
715	1430	715	1430
720	1440	720	1440
725	1450	725	1450
730	1460	730	1460
735	1470	735	1470
740	1480	740	1480
745	1490	745	1490
750	1500	750	1500
755	1510	755	1510
760	1520	760	1520
765	1530	765	1530
770	1540	770	1540
775	1550	775	1550
780	1560	780	1560
785	1570	785	1570
790	1580	790	1580
795	1590	795	1590
800	1600	800	1600
805	1610	805	1610
810	1620	810	1620
815	1630	815	1630
820	1640	820	1640
825	1650	825	1650
830	1660	830	1660
835	1670	835	1670
840	1680	840	1680
845	1690	845	1690
850	1700	850	1700
855	1710	855	1710
860	1720	860	1720
865	1730	865	1730
870	1740	870	1740
875	1750	875	1750
880	1760	880	1760
885	1770	885	1770
890	1780	890	1780
895	1790	895	1790
900	1800	900	1800
905	1810	905	1810
910	1820	910	1820
915	1830	915	1830
920	1840	920	1840
925	1850	925	1850
930	1860	930	1860
935	1870	935	1870
940	1880	940	1880
945	1890	945	1890
950	1900	950	1900
955	1910	955	1910
960	1920	960	1920
965	1930	965	1930
970	1940	970	1940
975	1950	975	1950
980	1960	980	1960
985	1970	985	1970
990	1980	990	1980
995	1990	995	1990
1000	2000	1000	2000

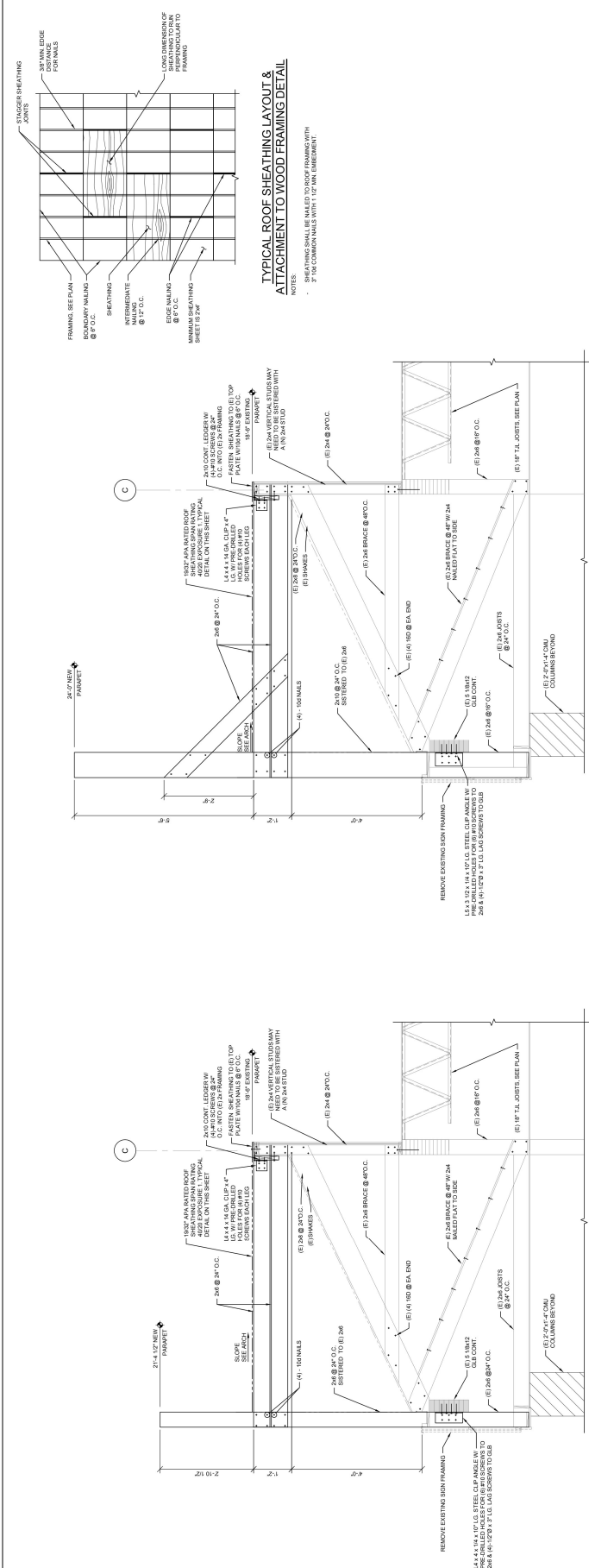
3. Seismic

- A. S_s = 2.25
- B. S_1 = 1.07
- C. R_w = 1.39
- D. R_d = 1.59
- E. R_e = 1.59
- F. R_f = 1.59
- G. R_g = 1.59
- H. R_h = 1.59
- I. R_i = 1.59
- J. R_j = 1.59
- K. R_k = 1.59
- L. R_l = 1.59
- M. R_m = 1.59
- N. R_n = 1.59
- O. R_o = 1.59
- P. R_p = 1.59
- Q. R_q = 1.59
- R. R_r = 1.59
- S. R_s = 1.59
- T. R_t = 1.59
- U. R_u = 1.59
- V. R_v = 1.59
- W. R_w = 1.59
- X. R_x = 1.59
- Y. R_y = 1.59
- Z. R_z = 1.59
- AA. R_{aa} = 1.59
- AB. R_{ab} = 1.59
- AC. R_{ac} = 1.59
- AD. R_{ad} = 1.59
- AE. R_{ae} = 1.59
- AF. R_{af} = 1.59
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- AJ. R_{aj} = 1.59
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- AY. R_{ay} = 1.59
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- BA. R_{ba} = 1.59
- BB. R_{bb} = 1.59
- BC. R_{bc} = 1.59
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- BO. R_{bo} = 1.59
- BP. R_{bp} = 1.59
- BQ. R_{bq} = 1.59
- BR. R_{br} = 1.59
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- BY. R_{by} = 1.59
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- CA. R_{ca} = 1.59
- CB. R_{cb} = 1.59
- CC. R_{cc} = 1.59
- CD. R_{cd} = 1.59
- CE. R_{ce} = 1.59
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 EXISTING ROOF FRAMING PLAN

- EXISTING ROOF CONSTRUCTION: 3/4" PLYWOOD SHEATHING OVER OPEN WEB WOOD TRUSSES AND 1" MINIMUM BEAM.
-  ROOF CONSTRUCTION: 1802 APA RATED SHEATHING, SPAN RATING 4020, EXPOSURE 1, NAILED TO FRAMING, SEE TYPICAL ROOF SHEATHING LAYOUT AND ATTACHMENT DETAIL.
- SEE ARCHITECTURAL DRAWINGS FOR ROOF ELEVATIONS AND ROOF SLOPES.
- SEE SHEET 901 FOR GENERAL NOTES & SPECIFICATIONS.
- SEE SHEET 520 FOR TYPICAL DETAILS.
- (E) DENOTE EXISTING CONSTRUCTION.



SECTION
3/4" = 1'-0"

SECTION
3/4" = 1'-0"



 ELECTRICAL ELEVATION - EAST
SCALE: 1/8" = 1'-0"



SITE LIGHTING CONTROL DIAGRAM

LIGHTING FIXTURE SCHEDULE

	1000	LAMPS
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Circuit	TYPE	
	NO.	

031	.	56
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DRAFT CONDITIONS OF APPROVAL

Minor Architectural Review – Application AR26-08

On October 8, 2026, the City of Crescent City's Planning Commission held a Public Hearing in which they voted to **APPROVE** (by adopting Resolution PC2026-15), to grant Carrington Property Holdings, LLC (Garret Jacobs) a Minor Architectural Review (Application AR26-08) for a proposed façade improvement on an existing commercial building within the C-2 Zoning (General Commercial District) located at 605 M Street, Crescent City, CA, 95531 (APN 118-100-023-000)., subject to the following conditions:

1. **Zoning.** The applicant shall be required to maintain compliance with all requirements of the City's Municipal Code including, but not limited to, Chapter 17.22 (General Commercial District).
2. **Site Plan & Architectural Review.** The approved project shall be constructed according to the approved site plan & architectural review (AR26-08) dated 07/24/26 or as modified by the Planning Commission.
 - a. **Expiration.** A site plan or architectural design approval shall lapse and shall become void one year following the date on which approval by the committee, planning commission or city council became effective unless prior to the expiration of one year a building permit is issued by the building official, and the construction is commenced and diligently pursued toward completion on the site or structures which were the subject of the site plan or architectural design approval (CCMC §17.46.090(A)).
 - b. **Extension.** Approval may be extended for an additional period for periods of one year upon written application to the planning commission before expiration of the first approval (CCMC §17.46.090(B)).
 - c. **Transfer.** A site plan or architectural design approved pursuant to the provisions of chapter 17.46 shall run with the land and shall continue to be valid upon the change of ownership of the site which was the subject of the site plan or architectural design approval, subject to the provisions of Section 17.46.090 (CCMC §17.46.100).
 - d. **Revisions.** Any minor deviations from approved plans may be approved by the Director of the Community Development Department.
3. **Off-Street Parking.** It is unlawful for any person, firm or corporation who owns, leases or controls a building or structure to fail, neglect or refuse to provide and maintain off-street parking and loading facilities as required (CCMC §17.42.010).

- a. **Required.** All off-street parking spaces shall be maintained in accordance with the Off-Street Parking regulations (CCMC §17.42.120(B)).
 - b. **Use.** No sale, storage, repair work, dismantling or servicing of any kind shall be permitted on required parking spaces (CCMC §17.42.120(G)).
4. **Landscaping.** Property owners or occupants shall maintain landscaping to be free from physical damage or injury arising from lack of water, chemical damage, insects, and diseases (CCMC §17.43.020(G)).
 - a. **Replacement.** The property owner shall immediately replace any plant material that dies, deteriorates, or is damaged by the causes listed above (CCMC §17.43.020(G)).
 - b. **Appearance.** Planting areas shall be kept free from weeds, debris, and undesirable materials which may be detrimental to safety, drainage, or appearance (CCMC §17.43.040(C)).
 - c. **Maintenance.** Trees, shrubs, hedges, and other plant materials shall be maintained so as not to create sight hazard as determined by the Director of Public Works (CCMC §17.43.040(D)).
5. **Departments.** The applicant shall comply with permit requirements of the City of Crescent City's Public Works Department, Police Department, Finance Department, and Community Development Department, as applicable.
6. **Fire & Rescue.** The applicant shall comply with permit requirements of the City of Crescent City's Fire & Rescue Department.
 - a. **Building Code.** All building tenant improvements will comply with the 2025 Fire Code.
7. **Building Department.** The applicant shall comply with permit requirements of the City of Crescent City's Building Department.
 - a. **Building Code.** All building tenant improvements will comply with the 2025 California Building Code.
 - b. **Building Permit.** Before a building permit shall be issued for any building or structure proposed as part of an approved site plan or architectural design, the building official shall determine that the proposed building location facilities and improvements are in conformity with the plans and conditions approved by the Planning Commission (CCMC §17.46.080(A)).
 - c. **Issuance.** The Building Permit shall not be issued until the effective date of this notice, shown below.
 - d. **Certificate of Occupancy.** Before a building may be occupied the

CONDITIONS OF APPROVAL
Minor Architectural Review – Application AR26-08

building official shall certify that the site or structure has been developed in conformity with the plans and conditions approved in this chapter (CCMC §17.46.080(B)).

*****END OF CONDITIONS*****

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DRAFT RESOLUTION NO. PC2026-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CRESCENT CITY APPROVING CARRINGTON PROPERTY HOLDINGS LLC'S MINOR ARCHITECTURAL REVIEW (APPLICATION AR26-08) FOR A PROPOSED FAÇADE IMPROVEMENT ON AN EXISTING COMMERCIAL BUILDING

WHEREAS, Carrington Property Holdings, LLC (Garret Jacobs) submitted a Minor Architectural Review (Application AR26-08) for proposed façade improvement located at 605 M Street, Crescent City, CA 95531 (APN 118-100-023-000);

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 & Local Commercial) land use designation, in that the proposed project:

- a) *Is categorized as principally permitted "commercial activities such as regional shopping and service centers including wholesale "club" stores and factory outlets; a full range of retail uses including apparel stores, specialty shops..." 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.A, 1.B, 1.D, 1.E, & 1.I) and policies (1.A.2, 1.A.3, 1.B.3, 1.B.15, 1.E.1, 1.G.1, 1.G.6, 1.J.3, & 1.J.5).*

WHEREAS, the Planning Commission finds that the proposed project is consistent with the Crescent City's C-W (Waterfront Commercial District) 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 considered principally permit under "'Retail and wholesale sales located inside a building, such as: large or small shops, stores, centers, and outlets" (CCMC § 17.22.020(A)(1));*
- c) *Provides for "the permanent shopping goods, financial and business, as well as the entertainment center of the community" (CCMC § 17.22.010): and*
- d) *Is subject to all zoning regulations (CCMC § 17.22.010).*

WHEREAS, the Planning Commission finds that the proposed site plans and

MINOR ARCHITECTURAL REVIEW (APPLICATION AR26-08)

For a façade change on an existing commercial building

designs of structures satisfy the Minor Architectural 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 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 of the City of Crescent City finds that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Class 1) and Section 15332 (Class 32), based upon the following findings of fact:

1. Class 1 (Existing Facilities – § 15301):

The project qualifies under CEQA Guidelines Section 15301(a) because it consists of minor exterior alterations and a façade remodel to an existing commercial structure. The physical modifications are confined to the existing building envelope, will not increase the building's gross floor area, height, or occupant load, and involve no expansion of the existing commercial use.

2. Class 32 (In-Fill Development Projects – § 15332):

The project satisfies all five criteria required for an in-fill development exemption pursuant to CEQA Guidelines Section 15332:

(a) General Plan and Zoning Consistency: The project is consistent with the Crescent City General Plan Visitor and Local Commercial (VLC) land use designation and complies with all applicable development regulations of the Waterfront Commercial District (C-W) zoning code.

(b) Site Location and Size: The project site is located entirely within the incorporated limits of the City of Crescent City, encompasses approximately 0.23 acres (well below the 5-acre statutory ceiling), and is substantially surrounded by existing urban and commercial uses.

(c) Habitat Value: The 0.23-acre site consists of an existing developed structure surrounded by paved impervious surfaces in an active commercial district, has been thoroughly disturbed by past development, and has no value as habitat for rare, threatened, or endangered plant or animal species.

(d) Environmental Impacts: Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality:

Traffic: The exterior remodel will not generate new vehicle trips or exceed local Vehicle Miles Traveled (VMT) screening thresholds.

Noise & Air Quality: Work is limited to minor construction activities complying with

MINOR ARCHITECTURAL REVIEW (APPLICATION AR26-08)
For a façade change on an existing commercial building

standard municipal construction hours and North Coast Unified Air Quality Management District (NCUAQMD) fugitive dust rules, with no operational emission increases.

Water Quality: The project does not expand impervious surfaces or alter site drainage patterns, ensuring no adverse effects on coastal or regional water quality.

(e) Utilities and Public Services: The site is already established within the municipal service grid and adequately served by existing water and sewer infrastructure provided by the City of Crescent City, power utilities, and local emergency response services without requiring off-site utility extensions or capacity expansions.

3. Exceptions to Categorical Exemptions (§ 15300.2):

None of the exceptions set forth in State CEQA Guidelines Section 15300.2 apply:

There is no reasonable possibility of a significant effect due to unusual circumstances (§ 15300.2(c)), as the project involves a standard commercial façade remodel typical for the C-W district. The site is not located within or visible from an officially designated state scenic highway (§ 15300.2(b)). The site is not listed on the State Cortese List of hazardous waste sites compiled pursuant to Government Code § 65962.5 (§ 15300.2(e)). The existing structure has not been identified as, nor does it meet the criteria for, a historical resource pursuant to CEQA Guidelines § 15064.5 (§ 15300.2(f)).

NOW THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Crescent City approving Carrington Property Holdings, LLC (Garret Jacobs) Minor Architectural Review (Application AR26-08) for a proposed façade improvement on a existing commercial building at the address above is 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 8th day of August 2026, by the following polled vote.

AYES:
NOES:
ABSTAIN:
ABSENT:

Ray Walp, Chairperson

ATTEST:

Heather Welton, Community Development Specialist

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