

CITY OF CRESCENT CITY
PLANNING COMMISSION & ARCHITECTURAL DESIGN REVIEW COMMITTEE

Commission Members: Ray Walp, Chairperson * Kristine DeCossio, Vice-Chair
* Shawna Hyatt * Debra Perius * Paul Martinez



Incorporated April 13, 1854

web: www.crescentcity.org

MINUTES - REGULAR PLANNING COMMISSION MEETING

Thursday, May 14, 2026, at 5:30 P.M.

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

PART I – CALL TO ORDER & ROLL CALL

Chair Walp called the meeting to order at 5:30pm

Commissioners present: Chairman Ray Walp, Vice Chair Kris DeCossio, Commissioner Shawna Hyatt, Commissioner Debra Perius, Commissioner Paul Martinez

Staff present: City Manager Eric Wier, City Attorney Martha Rice, Public Works Director Dave Yeager, Contract Planner Ethan Lawton, and Community Development Specialist Heather Welton

PART II - PUBLIC COMMENT PERIOD

Doug Dye, County resident-provided a transcript to the clerk to give to the commission and held a card up that said inevitable. He spoke about the Downtown Specific Plan, he said the inevitable is forgotten. He spoke about housing, state density and natural disasters. He said the town has been sold out and he commends commissioners to push back on the density.

Chair Walp stated he thinks the City Council is where those comments should be brought up.

Arianna, County resident- said she grew up here and her family is here. She said she has gone back and forth on if staying here is realistic. She has started noticing positive changes. She likes the way the City is headed. She said she follows some social media pages and notices a handful of the same residents speaking negatively. She loves this area and wants to raise a family here.

Cate Classen, County resident- asked the commission to focus on rural development versus tourism. She said she would like to see the community invest instead of writing grants for low-income housing. She recommends going out and finding more small businesses. She thinks tourism will create an urban environment with no real jobs. She regrets a recent social media post she made. She thinks we need trade schools and training. She spoke about state mandates. She wants everyone to be in prosperity.

Chair Walp said there is a grant program that is for people who want to start small businesses. And the process is underway.

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PART III - APPROVAL OF MINUTES:

October 16, 2025, February 12, 2026, and April 9, 2026 minutes.

There was no public comment.

On a motion by Chair Walp, seconded by Commissioner Martinez, and carried on a 5-0 polled vote, the Crescent City Planning Commission and Architectural Review Committee approved the October 16, 2025, February 12, 2026, and April 9, 2026 meeting minutes as presented with the clerical change of demonic acid to domoic acid in the public comments of February 12, 2026 minutes and Chair Shamblin changed to Chair Walp in adjournment section in the February 12, 2026 minutes.

PART IV - AGENDA ITEMS:

1.A Public Hearing to consider a Mural Architectural Review (Application AR26-04) for Dirt & Glitter's proposed seven murals on electrical boxes located at H Street between Front and 2nd street (APN 118-070-026), G Street between Front and 2nd Street (APN 118-060-020), 4th and E Street (APN 118-130-009), Front and G Street (APN 118-020-031), Transit Center parking lot facing Mason Mall (APN 118-070-025).

Planner Lawton gave a brief presentation. He said there are seven murals in five locations. He showed renderings of the murals. He showed a map of the areas where the public notices went out. He said a coastal development permit is not required because the murals are not considered development. He went over the standards for architectural review.

The following residents addressed the commission:

Cate Classen, County resident- *said she went to art school and wants to know if some of our local artists or school art classes are involved. She also recommended an art contest.*

On a motion by Commissioner Martinez, seconded by Commissioner Perius, and carried on a 5-0 polled vote, the Crescent City Planning Commission and Architectural Review Committee adopted Resolution No. PC2026-08, A Resolution of the Planning Commission of the City of Crescent City approving a Mural Architectural Review (Application AR26-04) granting Dirt & Glitter's proposed seven murals.

2.A Public Hearing to consider a Mural Architectural Review (Application AR26-

05) for Lezlie Duncan's proposed two murals, located at 983 3rd Street (APN 118-070-023) and 1080 Mason Mall (APN 118-070-021).

Commissioner Martinez recused himself due to a conflict of interest and left the room during the discussion of the item.

Planner Lawton gave brief presentation. He showed the locations and the proposed murals and went over the standards for the architectural review.

The murals were discussed on a commission level.

The following residents addressed the commission:

Name not mentioned- *Asked if the high school was doing murals and if that will mesh.*

On a motion by Vice Chair DeCossio, seconded by Chair Walp, and carried on a 4 -0 polled vote, with Commissioner Martinez recusing himself, the Crescent City Planning Commission and Architectural Review Committee adopted Resolution No. PC2026-09, A Resolution of the Planning Commission of the City of Crescent City approving a Mural Architectural Review (Application AR26-05) granting Lezlie Duncan's proposed two murals.

3. A Public Hearing to consider a Major Site Plan & Architectural Review (Application AR26-06) for Sam Schauerman's proposed demolition permit and an 8-unit residential-only development located at 780 J Street (APN 118-240-027).

Commissioner Hyatt recused herself for living within 500 feet of AR26-06.

Planner Lawton gave a power point presentation. He wanted to clarify that this is not affordable housing, there are no waivers associated with this project.

Chair Walp stated he would like to have a separate public comment after the demolition portion is discussed.

Planner Lawton stated this is for a demo permit and major architectural review for the 8 units. The demo is for an existing single-family residence. He showed a map of the areas the public notices went to. He said it is not listed on the historic registry and is potentially not of historic significance and spoke about the disrepair the building is in.

The following residents addressed the commission:

Cate Classen, County resident- *asked if the materials coming out of the building can be recovered.*

Joyce Tupy, City resident- *said the house is the original Flynn house and it's all intact. She said all that's wrong is the fireplace and some of the wiring and plumbing need to*

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be fixed. She is against the demo. She showed a photo of a previously approved project by the same developer and how the approval photo and actual photo of the development are different, she said she's lost her trust in him due to that. She asked if the house can be moved.

Adrienne McAndrews, City resident- *Is against the demolition of the house, she said yes, it has a red tag, but she has seen homes with red tags fixed. She truly believes it can be fixed.*

Joyce Tupy, City resident- *spoke again and talked about pricing.*

Angel Verdugo, County resident- *said she is a local realtor. She said if the units are built, she will be the rental representative. She said she was the realtor that sold it and that it was in a state of blight. And truckloads of garbage were taken out and the house smells like urine. She said even after it was cleaned people were squatting in it. She thinks a development that is well maintained will be helpful to the community rather than an unsafe vacant property. She said it was red tagged for a reason.*

Jody Magnum, City resident- *said there are no Victorian houses in the registry. She said the development looks like it's going to be large multi-story buildings. She said there is no doubt the house cannot be fixed up. She spoke about the 708 J plans.*

Ward Stover, County resident- *said he is the engineer for the applicant. He said the issue is the demo of a building that cannot be feasibly reconstructed. He said it is demolition by neglect. He said what would be helpful is to share the photos that are in the staff report.*

A five-minute recess was called at 6:37pm.

Meeting started back at 6:42pm.

Photos were shown from the staff report.

Applicant Sam Shcauerman said the Zillow pictures are well before he took the house over. He said the house is completely dilapidated. He said before he even purchased it he did his due diligence. He said he understood the concerns. He said some of the parts of the house that are in good condition will be removed and given to another contractor. And there was a lot of unpermitted work that was done incorrectly, there is asbestos there and you cannot safely walk up the stairs due to the state of the house. And feasibly the house is unable to be moved.

Chair Walp said he has the oldest house in Crescent City. He said it cost two hundred thousand dollars to make it livable. He said he thinks Sam is doing us all a favor and the Victorian house is not a safe building.

Commissioner Martinez said he trusts the reports given by the Fire Chief and Ward Stover, he also appreciates that Sam is removing some of building materials that can be saved. He said he truly understands the opposition.

Shawna Hyatt, City resident- said it sounds like the commission is on board with approving, she said she has witnessed lots of homeless activity and camps at the Victorian house. She said it is time to get rid of it, it has been an eyesore and will help property value.

Doug Dye, County resident- said he has been here for 8 years, and he has noticed these new developments popping up all over. His complaint is they all look the same. He said all these new developments have no green space. He said he is neutral on the demo, and it should come down.

Consensus from the commission was to approve the demo.

Planner Lawton continued his presentation. He went over the required criteria for environmental determination. Interdepartmental planning referrals were sent out and all departments approved, some with comments.

The following residents addressed the commission:

Cate Classen, County resident- said when designing green space can they make it bird and bee friendly. She said it would be nice if they kept the craftsman architecture style.

Doug Dye, County resident- his complaints are the cookie cutter style of the developments Sam does.

Applicant Sam Schauerma said the plans are considered modern craftsmans. He said he wanted the developments to be cohesive. He spoke about the market rate; he spoke about the water and sewer connections fees that he's paid as well as the permit and school mitigation fees.

Drainage on the lot was discussed on a commission level.

Robert Tupy, City resident- thinks the current development is a monstrosity. And he thinks it will have a negative effect; he fears parking will be bad.

Angel Verdugo, County resident- said there are some horribly maintained apartments in town. She said these homes will be beautifully maintained; the property management company has high standards. She said a lot of people prefer renting rather than purchasing homes. And that people want to live in a high-end unit and its good to have a variety of high end and low end units in the community. She does not think these homes are cookie cutter.

Applicant Sam Schauerma, said he makes sure in the leases that the frontage of the

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homes cannot have items, no trash cans, bikes etc. He said it will be maintained and landscaped.

708 J Street and 780 J Street's architectural rendering were discussed by the applicant and a resident at the podium.

Adrienne McAndrews, City resident- said the commission stated there will be no traffic impact and now more units will be added. She said there will be added traffic and parking.

Jody Magnum, City resident- she said she is happy Sam is not building max density. She spoke about the Wastewater Treatment Plant and about the clams and the domoic acid. She spoke about the monarch bush near the Wastewater Treatment Plant and it should be saved. She said some people can have a control burn with the fire department.

Andrea Borges, County resident- said she is a local realtor. She said she wanted to come and touch bases on the fire situation and that was her suggestion for a controlled burn of the location.

On a motion by Commissioner Perius, seconded by Commissioner Martinez, and carried on a 4 -0 polled vote, with Commissioner Hyatt recusing herself, the Crescent City Planning Commission and Architectural Review Committee adopted Resolution No. PC2026-10, A Resolution of the Planning Commission of the City of Crescent City approving a Major Site Plan & Architectural Review (Application AR26-06) granting Sam Schauerma's proposed demolition permit and 8-unit residential-only development.

Chair Walp added the comment that he hates to see what should be a historic house torn down, in this case he is 100% for taking it down. He said the historic society is very hard to get into. He said to be historic it needs to be restored as it was when it was built.

PART V – STAFF UPDATES TO PLANNING COMMISSION

Planner Lawton- said he has two noteworthy items. One is a zoning ordinance application to amend the sign ordinance to allow led lights at schools. Second is the City Council has directed staff to look into short term rentals and there will be an update by Community Development Director Bob Brown at a future council meeting. He said the next Planning Commission meeting is June 11, 2026 depending on where the sign ordinance draft is. Otherwise, it might be cancelled and postponed to July.

City Manager Wier- said the city has been busy with budgets. He said there will be budget workshops in the coming weeks. He invited the community and commission. He said Tidewater contractors were awarded the contract for the next phase of Beachfront Park and Front Street. He said the Chamber of Commerce has moved locations to the Mason Mall and the 4th of July parade route has been changed due to the closure of

some of the normal routes for construction. He spoke about the new basket pattern stones that were placed in front of the Cultural Center. He said there will be future public meeting on the Downtown Master Plan and there will be future discussion on architectural standards.

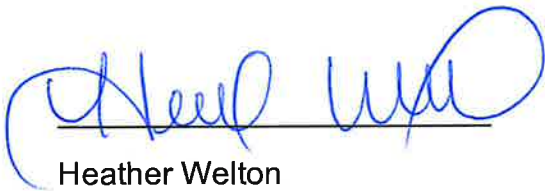
Planner Lawton- said 3 weeks ago was Administrative Professionals Day and thanked a staff member and presented them with a coffee mug gift.

Director Yeager- said the RV Park bathroom remodel is a third of the way done and that the two ADA cabins have been ordered.

PART VI – ADJOURNMENT:

There being no further business to come before the Commission, Chair Walp adjourned the meeting at 7:31p.m. to the regular meeting of the City of Crescent City Planning Commission and Architectural Review Committee scheduled for Thursday June 11, 2026 at 5:30PM.

ATTEST:

A handwritten signature in blue ink, appearing to read "Heather Welton", is written over a horizontal line.

Heather Welton

Community Development Specialist