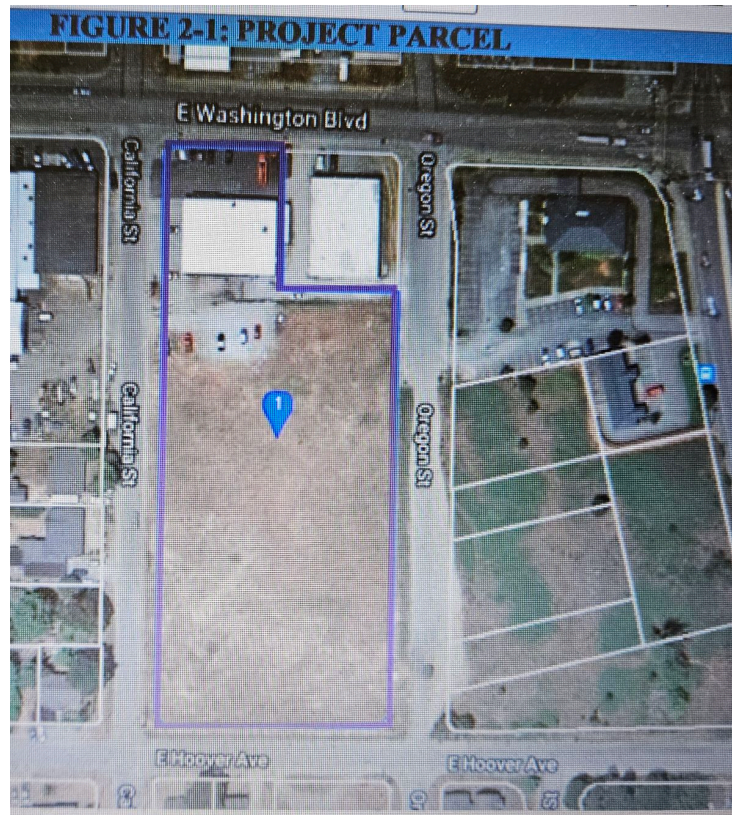


City seeks to address critical housing needs

March 2, 2024



The City seeks to amend its Zoning Map allowing a 2.34 parcel located at 1405 California St. to more than double its residential density and allow a Proposed 16 unit project to increase density an additional 40 dwellings to 56 residential units.

Owner- Developer Sam Schauerma is requesting the split-zone R2/C2 be zoned R3 for his Roosevelt Estates (Phase 2) project. The change allows an additional 40 dwelling units to fill a critically needed housing shortage in Crescent City. If approved, Roosevelt Estates project would address some of the moderate income goals of the adopted Housing Plan but not include housing needs for the above- moderate threshold. City Planner Ethan Lawton apprised Councilors of the details of the Roosevelt Estates phases and the proposed changes to the General Plan Map.

Public Speaker / Realtor Kevin Hawkins praised the proposed changes and shared his opinion of the critical need for additional housing units. Hawkins told councilors that his office receives at least 10 applications for each rental unit placed on the market. Mayor Blake Inscore shared his concern the housing shortage prevents

Certificated teaching staff seeking to fill vacancies from moving to Crescent City due to lack of suitable housing. The Mayor welcomed the proposed ordinance.

The Planning Commission recommended approval of the split-zoned parcel at its regular meeting February 8.

1405 California St is partially developed with a 7,050 Sq. Ft. commercial building (formerly California Auto Image) and currently being developed with 16 residential units (Phase 1). With the zone change, the mix will comprise of 36 two-bedroom units and 20 three-bedroom units. With Ordinance 840 introduced at last Tuesday's meeting, the plan is to have a public hearing at the March 18 regular meeting. At that meeting, a public hearing will also be held on an amendment to the General Plan Map. If approved, the changes to the Zoning Map and the General Plan Map would effectuate 30 days after adoption April 17.