



CITY OF CRESCENT CITY GENERAL PLAN

POLICY DOCUMENT

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PART I

GENERAL PLAN INTRODUCTION AND SUMMARY

INTRODUCTION



NATURE, CONTENT, AND PURPOSE OF THE GENERAL PLAN

This General Plan formalizes a long-term vision for the physical evolution of Crescent City and outlines policies, standards, and programs to guide day-to-day decisions concerning Crescent City's development. Designed to meet State general plan and coastal planning requirements, the General Plan consists of two documents: this *General Plan Policy Document* and a *General Plan Background Report*. This *Policy Document* is divided into two parts. Part I is the General Plan Introduction and Summary, which provides background about the General Plan, describes Crescent City's land use history, and reviews the plan's major themes and proposals. This section is a summary only, and does not set official policy. The lengthier and more detailed Part II presents Crescent City's formal General Plan policy statements in the form of goals, policies, standards, implementation programs, and quantified objectives, expressed in both text and diagrams.

A general plan is a legal document that serves as a community's "blue print" or "constitution" for land use and development. State law requires that every city and county in California adopt a general plan that is comprehensive and long-term. The plans must outline proposals for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning (California Government Code Section 65300 et seq.).

General plans must be comprehensive both in their geographic coverage and in the range of subjects they cover. In the case of the Crescent City General Plan, the geographic coverage is the city's Planning Area, which encompasses incorporated territory and unincorporated territory that may directly or indirectly affect the city's future development.

General plans must be long-term in perspective. General plan time horizons vary, but typically range anywhere from 15 to 25 years into the future. In the case of the Crescent City General Plan Update, the City has established the time horizon as the year 2020.

Every general plan in California must address seven topics or "elements." The importance of each of the seven required topics will, of course, vary from community to community. Following are brief descriptions of what State law requires be addressed in each of the seven elements.

COMMERCIAL

Business-Professional (BP)

This designation provides for a strong business/government/professional core in downtown Crescent City. This designation essentially serves as a transition between residential districts and commercial districts. Multiple-unit residential uses are permitted as a secondary use at a density of 6 to 15 units per acre. The maximum FAR for non-residential buildings in this designation is 0.85. Examples of specific uses permitted under this designation generally include the following: medical offices and clinics; law firms; accountant offices; insurance, real estate, and financial offices; government facilities (including corporation service yards); social services; entertainment; nonprofit organizations; travel agencies; retail stores, including specialty food production and sales; restaurants; and multi-family residential units.

Visitor and Local Commercial (VLC)

This designation provides for a combination of commercial uses including visitor-serving commercial uses, local-serving commercial uses, and regional-serving commercial uses. Within the coastal zone, however, visitor-serving uses will have priority over all other allowable uses. The focus of this designation is on concentrating uses oriented toward tourism and drawing trade from the entire Del Norte County area. The maximum FAR for buildings in this designation is 0.50. The principal permitted uses under the VLC designation include, but are not limited to, 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, durable goods, and home furnishings; travel and transportation services such as motels/hotels and gas stations; restaurants; entertainment centers; banks; savings and loans, and recreation facilities. Multiple-unit residential uses as a secondary/mixed use at a density of 6 to 15 units per acre may be considered with a conditional use permit. Other uses requiring a conditional use permit include, but are not limited to, new timeshare resort hotels, recreational vehicle parks, mini-storage, medical offices, and public facilities.

General Commercial (GC)

This designation provides for general commercial uses which provide the Crescent City Planning Area with goods, services, and jobs. The maximum floor area ratio (FAR) in this designation is 0.50. The principal permitted uses under this designation include, but are not limited to, commercial activities such as small retail stores and personal service shops; regional shopping and service centers; offices; food services; travel and transportation services such as motels and gas stations; entertainment centers; recreation facilities; and medical centers and services including convalescent homes. The City may grant conditional use permits for regional public facilities, assisted care facilities, secondhand stores, and nonprofit organizations. Residential uses as a secondary/mixed use at a density of 12 units per acre may also be considered. All heavy commercial uses shall be prohibited in the General Commercial designation.

INDUSTRIAL

Light Industrial (LI)

This designation provides for mixed commercial, heavy commercial, and light, non-nuisance industrial uses that may not require prime retail sales and industrial manufacturing locations. This designation is intended primarily for establishments engaged in serving equipment, materials and products, but which do not necessarily require the manufacturing, assembling, packaging, or processing of articles or merchandise for distribution and retail sales. These areas may also serve as transition areas between general industrial uses and less intense commercial, residential, or resource areas. The maximum floor area ratio (FAR) for light industrial designation development is 0.50. The principal permitted uses include, but are not limited to, general commercial uses (not including residential, hospital, or convalescent home uses); retail sales; enclosed kennels and veterinary clinics; storage; warehousing; machine and welding shops; outdoor contractor; sales

and storage yards; light manufacturing where no significant air, odor, water, visual, or hazard issue is found; retail sales; and business and professional offices. A conditional use permit may be granted for mortuaries, public utility services, public facilities, and one residence for security/caretakers at an established development.

General Industrial (GI)

This designation provides for normal operations of heavy commercial, industrial, and manufacturing industries. The principal permitted uses shall include, but not be limited to, storage; warehousing; machine and welding shops; outdoor contractor sales and storage yards; light manufacturing where no significant air, odor, water, visual or hazard issue is found; retail sales; and offices. This may include existing industrial use areas that have limited effect on surrounding uses; areas which have historically served resource production and related product manufacturing; and areas of potential limited industrial use which would be subject to physical performance standards. Its purpose is to provide for such industry and manufacturing and to prevent the intrusion of incompatible uses which could curtail economic production. The maximum floor area ratio (FAR) for industrial designation development is 0.60.

The City may grant a conditional use permit for uses such as mineral processing, animal product processing, wood processing, hazardous materials processing or production, vehicle dismantling, recycled materials processing, or other uses that may be objectionable due to offensive air, odor, water, visual, or hazardous conditions. Non-residential public uses may also be granted. No permanent or transient residential occupancy such as a motel, hospital, mobilehome park, recreational vehicle park, apartment, or residence beyond the single security unit shall be permitted. In addition, uses such as chemical and gas manufacturing are strictly prohibited.

PUBLIC

Public Facilities (PF)

This designation provides for facilities owned by City, County, State, or Federal agencies. This includes, but is not limited to, government offices and courts, public safety facilities (i.e., fire and police stations), hospitals, libraries, forest and recreation areas, parks, airports, solid waste facilities, correctional facilities, water tanks, wastewater treatment facilities, electrical substations, cemeteries, and schools. The maximum floor area ratio (FAR) in this designation development is 0.50.

OVERLAY

Urban Reserve Overlay (URO)

This overlay designation is applied to those properties within the urban boundary that may be considered for future urban development. Land with an URO designation is anticipated to remain in agricultural, open space, or existing residential, commercial, or industrial use until adequate services are made available.

HARBOR

Harbor Related (HR)

The Harbor Related (HR) designation is intended primarily for public and private lands in which commercial and light industrial uses are not dependent upon immediate access to the harbor but benefit from a harbor location. The maximum floor area ratio (FAR) is 0.55. Permitted uses in this designations include restaurants and cafes, marine curio manufacture and sales, hotels and motels, visitor related services including retail sales shops, fishing support services such as net manufacturing and sales, welding and machine shops, boat brokerage offices and equipment storage yards. Consideration may be given for a conditional use permit for museums, residential uses as a secondary use at a density not to exceed 15 units per acre (including