

CITY OF CRESCENT CITY
PLANNING COMMISSION & ARCHITECTURAL DESIGN REVIEW COMMITTEE

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



Incorporated April 13, 1854

web: www.crescentcity.org

RESOLUTION NO. PC2025-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CRESCENT CITY APPROVING A CANNABIS USE PERMIT (APPLICATION CAN25-01) GRANTING GROVY'S LLC'S REQUEST FOR A COMMERCIAL CANNABIS STOREFRONT RETAIL.

WHEREAS, Robert Derego (Grovy's LLC) has submitted a Commercial Cannabis Use Permit (Application CAN25-01) for a Commercial Cannabis storefront retail within the C-2 zone (General Commercial District), located at 377 M Street, Crescent City, CA 95531 (APN 118-410-002);

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 General Plan's VLC (Visitor and Local Commercial) land use designation, in that the proposed project:

- a. *Is categorized as "other uses requiring a conditional use permit" 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.B & 1.G) and policies (1.A.2, 1.B.1, 1.G.1, & 1.I.1).*

WHEREAS, the Planning Commission finds that the proposed project (with a Conditional Use Permit) is consistent with the Crescent City's General Commercial District (C-2) 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 consistent with the "commercial cannabis activity" which requires approval of a conditional use permit by the planning commission (CCMC § 17.95.060(A));*
- c) *"Provides the permanent shopping goods, financial and business, as well as the entertainment center of the community" (CCMC § 17.22.010);*
- d) *Is subject to all zoning regulations (CCMC § 17.22.010).*

WHEREAS, the Planning Commission finds that the proposed use satisfies the Conditional Use Permit requirements (CCMC § 17.54.010(B)), in that the proposed use:

- a) *Is compatible with other existing and potential uses within the general area;*
- b) *Will not result in a significant impact on noise, smoke, dust, fumes, vibration, odors, and hazards;*
- c) *Will be placed on a site that is both suitable and adequate for the proposed use;*
- d) *Will have a minor effect on present and future traffic and that such use will not become a nuisance to the neighborhood; and*

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- e) *Provides adequate off-street parking, loading, landscaping, and screening.*

WHEREAS, the Planning Commission finds that the proposed commercial cannabis storefront retail meets the conditions of approval (CCMC § 17.95.070).

- a) *The applicant has demonstrated that it can and will comply with all requirements of the state and city to operate the proposed commercial cannabis activity (CCMC § 17.95.070(D)(1)).*
- b) *The proposed activity, as conditioned, will not result in significant unavoidable impacts on the environment (CCMC § 17.95.070(D)(2)).*
- c) *The operation plan includes adequate measures to minimize nuisances to the neighborhood and community, including minimizing odor, noise, light, traffic, and loitering (CCMC § 17.95.070(D)(3)).*
- d) *The operation plan includes adequate security measures (CCMC § 17.95.070(D)(4)).*
- e) *The proposed activity meets the setback requirements in subsection (C)(11) (CCMC § 17.95.070(D)(5)(a)).*

WHEREAS, the Planning Commission finds that the proposed project is determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Class 1 § 15301(a) (Existing Facilities) and Class 32 § 15332 (In-fill Development) of the CEQA Guidelines, in that the proposed project:

- a) *Proposes a changed use within an existing structure.*
- b) *Is consistent with the Crescent City General Plan's VCL (Visitor and Local Commercial) land use designation and is consistent with the Crescent City's General Commercial (C-2) Zoning Code (with a Conditional Use Permit);*
- c) *Is located in the City of Crescent City, is approximately 0.95 acres, and is located adjacent to existing commercial uses;*
- d) *Is located on a site which has had past disturbances, contains existing development, and is surrounded by paved surfaces containing no habitat for rare, threatened, or endangered species;*
- e) *Is within a developed commercial area that already services commercial use and has a limited potential to result in significant traffic, noise, air quality, or water quality impacts; and*
- f) *Is surrounded by and is already adequately served by utilities and public services.*

NOW THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Crescent City that the Commercial Cannabis Use Permit (Application CAN25-01) to permit Robert Derego (Grovy's LLC) to operate a Commercial Cannabis storefront retail located at 377 M Street, Crescent City, CA 95531 (APN 118-410-002) be approved subject to the Conditions of Approval (Attachment B):

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Crescent City held on this 13th day of February 2025, by the following polled vote.

AYES: *DeWosio, Shamblyn, Wendt and Warp*
NOES:
ABSTAIN: *Hyatt*

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ABSENT:



Ray Walp, Chairperson

ATTEST:



Heather Welton, Community Development Specialist