



AGENCY:	City Council
MEETING DATE:	October 12, 2021
DEPARTMENT:	Community Dev.
PRESENTED BY:	Kevin Locke
EMAIL ADDRESS:	klocke@fortbragg.com

AGENDA ITEM SUMMARY

TITLE:

Receive Report, Conduct Public Hearing, and Consider Adoption of City Council Resolution Approving Coastal Development Permit Amendment 3-17/19/21, Design Review Amendment 5-17/19/21, and Lot Merger 1-21 of APN 018-340-04-00 and APN 018-340-06-00 for the Danco Mixed-Income Senior, Multi-family, and Permanently Supportive Housing Project Located at 441 South Street

APPLICATION NO.: Coastal Development Permit Amendment (CDP) 3-17/19/21, Design Review Amendment (DR) 5-17/19/21, Lot Merger (Merge)1-21

OWNER: Fort Bragg South Street LP

APPLICANT: Danco Builders Northwest

AGENT: Kirsten Thrap

PROJECT: Lot Merger

LOCATION: 441 South Street

APN: 018-340-04

ZONING: Very High Density Residential (RVH)

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to section 15305(a) Minor Alterations in Land Use Limitations

SURROUNDING LAND USES:
 NORTH: Hospital, Multi-family Housing
 EAST: Single Family Residential & Noyo River
 SOUTH: Single Family Residential
 WEST: Multi-family residential

PLANNING COMMISSION RECOMMENDATION: On September 22, 2021, the Planning Commission of the City of Fort Bragg recommended approval of Lot Merger 1-21, CDP Amendment 3-17/19/21 and DR Amendment 5-17/19/21.

ANALYSIS:

Over the past several years, the City has been working with Danco (project applicant) to develop an affordable housing project on the vacant parcel located at the end of South Street toward Kemppe Way. In 2017, City Council approved Design Review (DR) 5-17 and Coastal Development Permit (CDP) 3-17 to construct three single story affordable senior residential cottages and seven market-rate duplexes. Due to insufficient financing, the project was unable to be completed at the time. This subsequently led to a grant-funded project with a revised buildout configuration. In 2019, Planning Commission approved CDP amendment 3-19 and DR amendment 5-19.

As approved, the project design is based on the “pocket neighborhood” concept and includes common buildings within each component. The project includes: 1) Twenty-three (23) single-story affordable senior residential cottages ranging from 608 to 756 square feet, a 960 square foot commons building, a pickleball court and 27 parking spaces; and 2) Twenty (20) single-story permanent supportive residential housing units ranging from 608 to 756 square feet, a 2,205 square foot commons building, a basketball court, five (5) parking spaces, and a manager's unit; and 3) Twenty-five (25) two-story, workforce/family townhome units consisting of residential duplexes/triplexes, ranging from 1,000 to 1,200 square feet (2 and 3 bedrooms), a 960 square foot commons building, a playground, a basketball court, and 38 parking spaces; as well as landscaping, bicycle parking, internal associated driveways, and walkways throughout the development. The project broke ground in 2020 and is anticipated to be completed in 2022.

During the building permit process, staff determined that a previously unaccounted parcel on the eastern portion of the property would prevent the project from meeting applicable zoning regulations related to setbacks. This determination prompted the request to submit a lot merger to incorporate the existing undevelopable lot to create one larger lot.

PROJECT DESCRIPTION:

The applicant is proposing to amend Coastal Development Permit 3-19 and Design Review 5-19 to allow for the merger of two parcels at the end of South Street toward Kemppe Way. The parcels are located on a roughly eight-acre site in a Very High Density Residential (RVH) zone. A site map with the proposed lots are lot 71 (APN 018-340-04-00) and lot 72 (APN 018-340-06-00) as shown in **Figure 1** below.

Lot 71 is a roughly 4.2-acre site and is the main parcel currently under development for the Danco project.

Lot 72 is a narrow 10,106 sq. ft. undevelopable site on the western portion of the site.

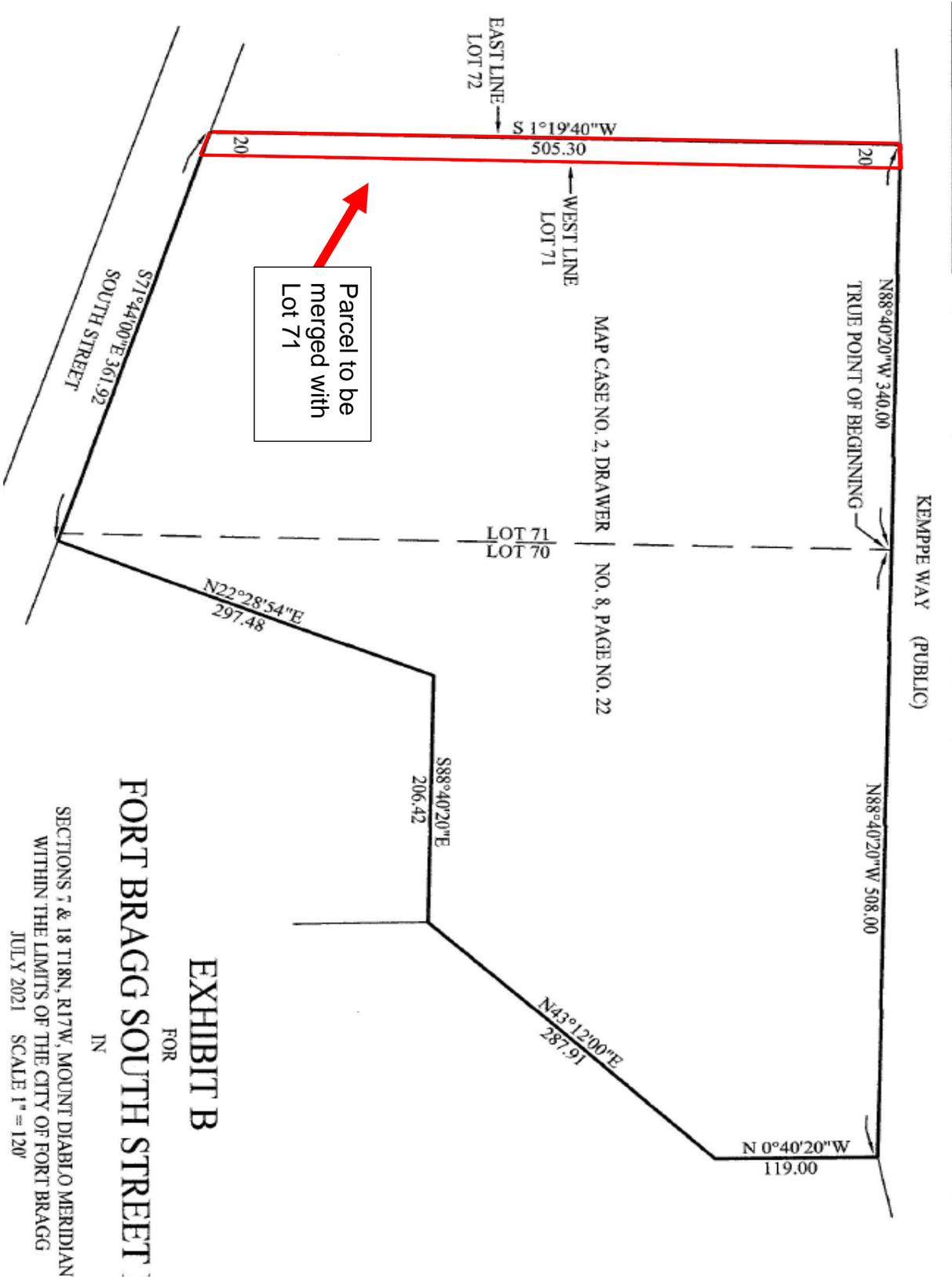


Figure 1 – Proposed Lot Merger

CONSISTENCY WITH PLANNING POLICIES:

Lot Merger

Under Coastal Land Use and Development Code (CLUDC) section 17.84.050 – Parcel Merger:

“A parcel or unit may be merged with a contiguous parcel or unit held by the same owner if any one of the contiguous parcels or units held by the same owner does not conform to standards for minimum parcel size as identified by this Development Code applicable to the parcels or units of land, and if all of the requirements of Map Act Section 66451.11 are satisfied.”

The proposed parcels are contiguous and are held by the same owner. A very high-density residential zone does not have minimum parcel size, and is established during the subdivision process. When establishing subdivision standards/minimum sizes, the proposed lots also must be able to comply with development standards established in CLUDC section 17.21.050. Currently, Lot 72 is preventing the proposed subdivision from meeting the minimum setback requirements as provided in 17.21.050 and amended in CDP 3-19 (10 feet). Once merged, the subdivision shall conform to the standards for minimum parcel size, thus complying with all requirements set forth in Map Act Section 66451.11 for a merger.

RECOMMENDED ACTION:

Hold a hearing and consider adoption of a resolution of the Fort Bragg City Council approving CDP amendment 3-17/19/21, DR Amendment 5-17/19/21, and Lot Merger 1-21.

ALTERNATIVE ACTION(S):

Continue the hearing to a later date.

ENVIRONMENTAL DETERMINATION:

Lot line adjustments which do not create any new parcels are exempt from CEQA (Class 5 exemption) as provided in Section 15305(a) of the CEQA Guidelines.

FISCAL IMPACT:

N/A

GREENHOUSE GAS EMISSIONS IMPACT:

N/A

CONSISTENCY:

The proposed lot merger is consistent with the Subdivision Map Act and Coastal Land Use and Development Code section 17.84.050, Parcel Merger.

GENERAL FINDINGS:

See **Attachment 3** for general findings related to CDP 3-19.

COASTAL DEVELOPMENT PERMIT FINDINGS:

See **Attachment 3** for general findings related to CDP 3-19.

STANDARD CONDITIONS:

See **Attachment 3** for standard conditions related to CDP 3-19 and DR 5-19.

SPECIAL CONDITIONS:

See **Attachment 3** for special conditions related to CDP 3-19 and DR 5-19. No special conditions are proposed by staff related to the lot merger.

ATTACHMENTS:

- 1 – ALTA Map
- 2 – Grant Deed and Legal Description
- 3 – PC Resolution 3-2019
- 4 – Staff Report CDP 3-19 & DR 5-19
- 5 – Resolution Danco Merger
- 6 – Public Hearing Notice

NOTIFICATION:

- 1 – Kirsten Thrap
- 2 – Public Hearing Notice Notify Me Subscribers