

AGENCY:	Planning Commission
MEETING DATE:	September 22, 2021
PREPARED BY:	Kevin Locke
PRESENTED BY:	Kevin Locke
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AGENDA ITEM SUMMARY REPORT

APPLICATION NO.: Coastal Development Permit Amendment 3-17/19/21, Design Review Amendment 5-17/19/21, Lot Merger 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 and APN 018-340-06-00

ZONING: Very High Density Residential

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to section 15305 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

APPEALABLE PROJECT: **Can be appealed to City Council**

BACKGROUND

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 23 workforce, 25 senior, and 20 permanently supportive housing units. 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 for a lot merger.

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 on **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.

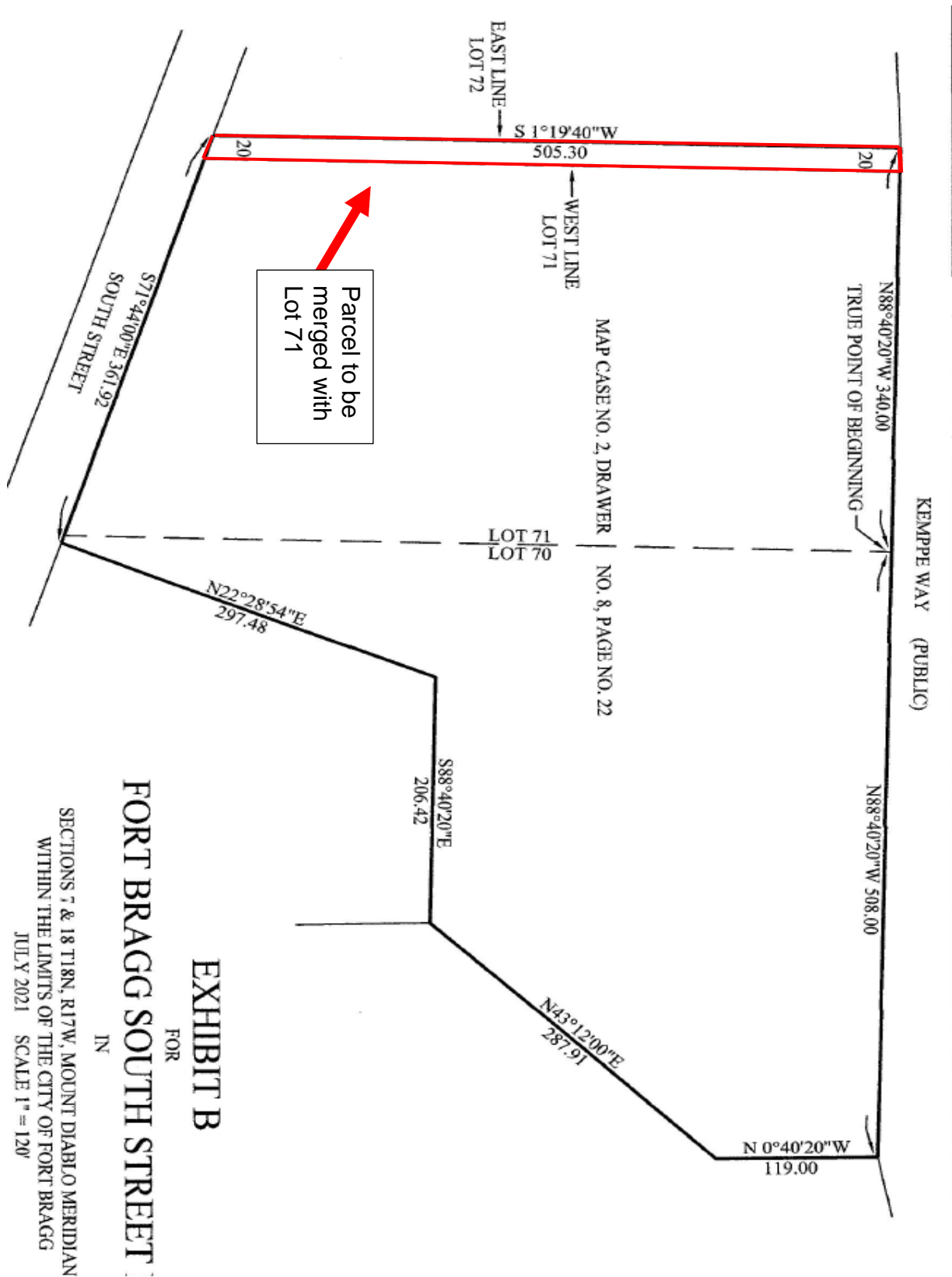


Figure 1 – Proposed Lot Merger

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 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 development from meeting the minimum setback requirements as provided in 17.21.050 and amended in CDP 3-19 (10 feet). Once merged, the project 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.

COASTAL RESOURCES

See **Attachment 4** for coastal resources analysis.

ENVIRONMENTAL DETERMINATION

Minor Lot 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.

PLANNING COMMISSION ACTION

That the Planning Commission Hold a Hearing and Consider Recommending Adoption of a Resolution of the Fort Bragg City Council approving CDP amendment **3-17/19/21**, DR Amendment **5-17/19/21**, and Merger 1-21.

ALTERNATIVE PLANNING COMMISSION ACTIONS

Hold a hearing, close the hearing, deliberate without a decision, and revisit the application at the next scheduled meeting for a decision and the addition of any new findings.

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

Attachments:

Attachment 1 – ALTA Map

Attachment 2 – Grant Deed and Legal Description

Attachment 3 – PC Resolution 03-2019

Attachment 4 – Staff Report CDP 3-19 & DR 5-19

Attachment 5 – Merger Resolution