

RESOLUTION NO. PC 07-2022

RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION RECOMMENDING APPROVAL OF THE UPDATED CITYWIDE DESIGN GUIDELINES FOR COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY BUILDINGS

WHEREAS, the City of Fort Bragg adopted the City of Fort Bragg Design Guidelines in July of 2004;

WHEREAS, Program CD-1.1.1 of the Inland General Plan requires the Citywide Design Guidelines to be periodically updated; and

WHEREAS, there have been numerous attempts to update the Design Guidelines in 2011, 2013, and 2019; and

WHEREAS, the proposed 2022 Design Guidelines update is a culmination of the 2011, 2013, and 2019 work; and

WHEREAS, The Design Guidelines are categorically exempt from the requirements of the California Environmental Quality Act (CEQA) Class 1 Section 15301 Existing Facilities because the Design Guidelines will only apply to specific project sites under new construction or remodeling of existing structures. At the time approval for a new building or remodeling of an existing building is considered, an environmental determination will be made on a case-by-case basis; and

WHEREAS, the Planning Commission of the City of Fort Bragg at its meeting on March 16, 2022 held a workshop at which time interested persons had an opportunity to review the proposed changes; and

WHEREAS, at its meeting of March 30, 2022 the Planning Commission made a recommendation to the City Council that it approve the updated Design Guidelines; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Fort Bragg does hereby make the following findings with respect to the 2022 Citywide Design Guidelines Update:

1. **Section 1.** That the above recitations are true and correct
2. **Section 2.** Findings regarding the 2021 Citywide Design Guidelines Update. The Planning Commission hereby finds the Design Guidelines update complies with all of the following related goals, policies and programs in the General Plan:
 1. *Program CD-1.1.1: Periodically update the Citywide Design Guidelines.*
 2. *Program CD-1.1.2 Commercial and Multifamily Development: Continue to complete Design Review of commercial and multi-family development to ensure that they fit harmoniously with the scale and design of existing buildings and streetscape of the City.*
 3. *Policy S-3.4 Drought Tolerant Landscaping: New development shall include drought tolerant landscaping for landscaped areas in commercial and multi-family residential uses.*

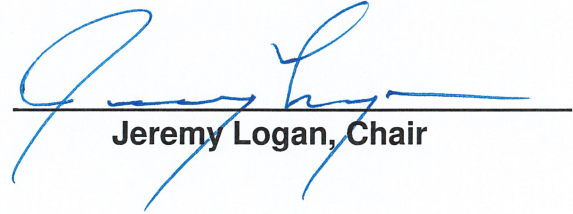
4. *Goal CD-2 Preserve the central business district as the commercial, civic, historic, and cultural center of the community.*
5. *Goal LU-3 Ensure that the Central Business District remains the historic, civic, cultural, and commercial core of the community.*
6. *Policy CD-2.2 Pedestrian Activity: Encourage increased pedestrian movement and activity in the Central Business District.*
7. *Policy CD-2.5 Strengthen the Distinctive Identity of the Central Business District: Strengthen the distinctive identity and unique sense of place of the Central Business District.*
8. *Policy LU-3.1 Central Business District: Retain and enhance the small-scale, pedestrian-friendly, and historic character of the Central Business District (CBD).*
9. *Policy LU-3.2 Mixed Uses: Support mixed use development (i.e., a combination of residential and commercial uses) in the Central Business District that does not conflict with the primary retail function of this area.*
10. *Policy LU-3.3 Historic Buildings and Mixed Uses: In the Central Business District and in other commercial areas with historic residential structures, encourage residential uses, mixed residential, and commercial uses, and the preservation of historic structures.*
11. *Policy LU-3.4 Encourage Infill Development: Encourage infill development of vacant and underdeveloped land in the Central Business District and adjacent commercial areas before amending the Inland General Plan and rezoning to obtain additional commercial land elsewhere.*
12. *Goal LU-5 Support industrial development which is consistent with the protection, enhancement, and restoration of natural and scenic resources.*
13. *Policy LU-5.1 Siting New Industrial Development: Site new industrial development so that it is contiguous with, or in close proximity to, existing developed areas able to accommodate it, or where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects on natural and scenic resources, either individually or cumulatively.*
14. *Policy LU-5.2 Industrial Land Use Standards: Require that industrial development avoid or minimize creating substantial pollution, noise, glare, dust, odor, or other significant adverse impacts.*
15. *Program S-3.4.1: Require landscaping for all new commercial and industrial development to use drought tolerant plants and no vegetative turf unless recreation needs or other area functions specifically requires turf.*
16. *Policy CD-3.1 Entryways: Clearly define the points of entry to the City through the use of distinctive signs, lighting, and landscaping.*
17. *Program CD-3.1.1: Maintain distinctive signs placed in a landscaped area at the south entryway at Highway 20/Highway One and at the north entryway on Highway One at the City Limits.*

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Fort Bragg Planning Commission recommends approval of the Citywide Design Guidelines to the City Council of the City of Fort Bragg.

The above and foregoing Resolution was introduced by Commissioner Andreis, seconded by Commissioner Rogers, and passed and adopted at a regular meeting of the

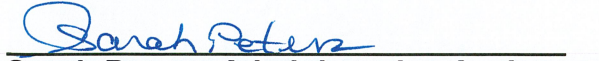
Planning Commission of the City of Fort Bragg held on the March 30, 2022 by the following vote:

AYES: Planning Commissioners Andreis, Miklose, Roberts, Rogers and Chair Logan.
NOES: None.
ABSENT: None.
ABSTAIN: None.
RECUSED: None.



Jeremy Logan, Chair

ATTEST:



Sarah Peters, Administrative Assistant