



City of Fort Bragg

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Meeting Minutes Planning Commission

Wednesday, October 19, 2022

6:00 PM

Town Hall, 363 N.Main Street and
Via Video Conference

Special Meeting

MEETING CALLED TO ORDER

Chair Logan called the meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

- Present** 4 - Chair Jeremy Logan, Commissioner Scott Deitz, Commissioner Andrew Jordan, and Commissioner Stan Miklose
Absent 1 - Vice Chair Michelle Roberts

1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR

ITEMS

None.

2. STAFF COMMENTS

Assistant City Manager McCormick announced that the City of Fort Bragg will be hosting a Tire Amnesty event to be held on October 22. This event is free and will be held in the City Hall parking lot. Associate Planner Gurewitz announced that Commissioners may be polled for their availability for a special meeting in November on either the 16th or 30th, since there is no second meeting in November.

3. MATTERS FROM COMMISSIONERS

Commissioner Miklose initiated a discussion about the possibility of the Planning Commission or City Council making a public presentation on the Millsite revision plan as it has been advanced so far. Chair Logan stated he will confer with staff to find out if they have time to put a presentation together. Commissioner Deitz expressed agreement with the need to move forward with what we can.

Commissioner Deitz also expressed concerns about the decrease in staffing of the Community Development Department relative to the increased work load and all the new regulations, programs, and projects, including the Millsite, that need to be addressed. He stated that increasing staffing and especially filling the Community Development Director position is very important.

4. CONSENT CALENDAR

Approval of the Consent Calendar

A motion was made by Chair Logan, seconded by Commissioner Miklose, that the Consent Calendar be approved. The motion carried by the following vote:

Aye: 4 - Chair Logan, Commissioner Deitz, Commissioner Jordan and Commissioner Miklose

Absent: 1 - Vice Chair Roberts

- 4A. [22-541](#) Adopt Resolution Making the Legally Required Findings to Continue to Authorize the Conduct of Remote "Telephonic" Meetings During the State of Emergency

This Planning Resolution (PC 22-2022) was adopted on Consent

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

None.

6. PUBLIC HEARINGS

- 6A. [22-536](#) Open Public Hearing, Receive Report, Take Public Comment, Consider Resolution Adopting Mitigated Negative Declaration and Resolution Approving Use Permit 4-22 and Zoning Determination 1-22 for the C&S Waste Transfer Station Proposed at 1280 N Main Street

Chair Logan opened the Public Hearing at 6:13 P.M.

City Consultant Jones presented the prepared report and responded to Commissioners' questions. Question topics included bond process and amount, dust control measures, paving runoff mitigation, fire department approval, fencing, porta-potty options, water and sewer hook-up requirements, removal of concrete behind parking area, on-site truck maintenance and well operation, hauling trucks, enforcement process, sign design, overnight trash storage, existing and proposed lighting, referral agencies' responses to Snowy Plover nesting and fencing issues, expansion opportunities at proposed site, buy-back center alternatives, days of operation, drainage fees, hazardous waste removal, shared gate, contract process and siting, access between parcels, existing and proposed sources of power, highway pedestrian crossing, and non-native and invasive plants.

Applicant team addressed the Commission and responded to Commissioner questions.

Public Comment was received from Rick Childs, Jacob Patterson, Gabriel Quinn Maroney, Frank Hartzell, Annemarie Weibel, Leslie Kashiwada, and Jenny Shattuck. A public comment letter from the Don't Trash Our Neighborhood group was received by staff and read into the record. Staff responded to Commissioners' final clarifying questions related to non-native and invasive plants.

Chair Logan closed the Public Hearing at 7:53 P.M.

Consultant Jones walked Commissioners through the proposed amendments to the Resolutions.

Chair Logan recessed the meeting at 7:53 P.M. for a break, reconvening the meeting at 8:03 P.M.

Under deliberation, Commissioners discussed use of Dust-Off treatment, sidewalks, pedestrian traffic danger, invasive and native plant species, fencing, cultural resources, overnight trash,

odor and sanitation issues, truck washing, and truck noise.

Planning Commission amended the following special conditions for UP 4-22, Reflected in Resolution No. PC 24-2022:

Special condition 1 changes - Applicant shall pave the existing driveway from the entrance to the proposed transfer area **or use "dust off" or equivalent treatment** to minimize tracking of sediment, per City Standard 209.

Special condition 12 changes - All runoff from impervious areas **on the back of property** shall be directed to proposed bioretention features.

Special condition 20 changes - The 5 foot wide planting and bioswale areas located between all parking lots and adjacent property lines shall be planted with native local drought tolerant plants, with trees installed every 25 feet. The Landscaping Plan species **and overall plant density** for the parking areas **and bio-retention areas** that were submitted for the earlier version of this project will suffice and include: #1 Amelanchier Alnifolia Spp. Semiintegrifolia (Western Serviceberry), and #5 Lithocarpus Densiflora (TAN OAK); additionally the bioswale area shall be planted with a Matrix Planting On Center With Equal Species Distribution: Carex Obnupta (Torrent Sedge) - Salvaged From Site; Juncus Brewerii (Brewer's Rush) - Salvaged From Site; Carex Barbarae (Valley Sedge); Juncus Effusus (Common Bog Rush) Designer To Be Present At Time Of Plant Layout. **Or landscaping may be installed per the Landscaping Plan submitted to the Planning Commission on 10-19-2022.**

Special condition 31 changes - The applicant shall engage in a five year long weed abatement program that includes hand and mechanical pulling of pampas grass and other invasive plants (sea fig) on an annual basis. Herbicide use is prohibited due to the sensitive and rare plants located on the site. **The applicant shall provide a \$3,000 bond to the City of Fort Bragg to ensure implementation of this Special Condition.** Bond will be returned at the end of five years upon inspection by the City that the invasive plants have been eliminated from the site.

The Planning Commission also amended the fifth bullet point associated with Mitigation Measure BIO-2, reflected in Resolution No. PC 23-2022: A permanent habitat protective fence (T-stake with 5 feet high coated livestock wire) shall be installed along the border with the paved zones, the driveway, the parking area and the property frontage (east of the informal parking area) to protect special status habitats and species at the site. This fencing and the regular human activity during business operations will deter ~~coyotes, raccoons and~~ people from trespassing. **Further the fencing shall be held up 12 inches from the top of ground to allow movement of small animals onto and off the property.**

A motion was made by Chair Logan, seconded by Commissioner Miklose, that this Planning Resolution (PC 23-2022) be adopted as amended. The motion carried by the following vote:

Aye: 4 - Chair Logan, Commissioner Deitz, Commissioner Jordan and Commissioner Miklose

Absent: 1 - Vice Chair Roberts

A motion was made by Chair Logan, seconded by Commissioner Miklose, that the Planning Resolution (PC 24-2022) be adopted as amended. The motion carried by the following vote:

Aye: 4 - Chair Logan, Commissioner Deitz, Commissioner Jordan and Commissioner Miklose

Absent: 1 - Vice Chair Roberts

6B. [22-522](#) Open Public Hearing, Receive Staff Report, and Consider Adoption of a Resolution Approving Coastal Development Permit 4-21 (CDP 4-21) for the Removal of Underground Gasoline Storage Tanks at 225 N. Main Street

Chair Logan opened the Public Hearing at 8:18 P.M.

Associate Planner Gurewitz presented the prepared report and responded to Commissioners' clarifying questions. Question topics included the conditions, zoning, remediation burden, inspection process, project timeline, UDC acronym, and current site condition.

Applicant representatives addressed the Commission and responded to Commissioner questions about the project timeline, UDC acronym, and special conditions. Applicant representatives stated that applicant would like to have the ability to have a gas station at this site. Acting Director McCormick and City Consultant Jones provided clarification and context for the current permit application being heard.

Public Comment was received from Jacob Patterson and Shelley Green.

Chair Logan closed the Public Hearing at 8:46 P.M.

Under deliberation, Commissioners discussed the history of the site as a legal non-conforming use, removal of the right to have a gas station at this location, and special conditions.

A motion was made by Chair Logan, seconded by Commissioner Miklose, that this Planning Resolution (PC 25-2022) be adopted. The motion carried by the following vote:

Aye: 4 - Chair Logan, Commissioner Deitz, Commissioner Jordan and Commissioner Miklose

Absent: 1 - Vice Chair Roberts

7. CONDUCT OF BUSINESS

ADJOURNMENT

Chair Logan adjourned the meeting at 8:52 P.M.

Jeremy Logan, Chair

Sarah Peters, Administrative Assistant

IMAGED (_____)