



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Meeting Agenda Special Meetings

Monday, April 26, 2021

3:00 PM

Via Webinar

Administrative Public Hearing for Minor Use Permit (MUP 2-21)

MEETING CALLED TO ORDER

PLEASE TAKE NOTICE

DUE TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20 WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND THE ORDER OF THE HEALTH OFFICER OF THE COUNTY OF MENDOCINO TO SHELTER IN PLACE TO MINIMIZE THE SPREAD OF COVID-19, THIS PUBLIC HEARING WILL BE VIA TELECONFERENCE HELD ON APRIL 26, 2021. In compliance with the Shelter-In-Place Orders of the County and State, this meeting will be closed to the public. The meeting will be live-streamed on the City's website at city.fortbragg.com and on Channel 3. Public Comment regarding matters on this agenda are restricted to electronic, written or in real time via Zoom webinar. Electronic comments should be emailed to Administrative Assistant Joanna Gonzalez, jgonzalez@fortbragg.com, prior to 12:00 PM on the day of the meeting. Written comments may be delivered before 12:00 PM on the day of the meeting by using the drop-box for utility payments to the right of the front door at City Hall, 416 N. Franklin Street. We appreciate your patience and willingness to protect the health and wellness of our community. If you have any questions regarding this meeting, please contact the City at (707) 961-2827 ext. 111 or jgonzalez@fortbragg.com.

ZOOM WEBINAR INVITE

*You are invited to a Zoom webinar.
When: Apr 26, 2021 03:00 PM Pacific Time (US and Canada)
Topic: Special Meeting*

*Please click the link below to join the webinar:
<https://zoom.us/j/99863863024?pwd=cGVGVVEJnNnp4eIZuYW9LcHlIUjl1QT09>
Passcode: 722454*

Or One tap mobile :

*US: +16699009128,,99863863024#,,,,*722454# or +12532158782,,99863863024#,,,,*722454#*

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

*US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715 8592
or +1 312 626 6799*

Webinar ID: 998 6386 3024

Passcode: 722454

International numbers available: <https://zoom.us/u/a52kI3HrE>

[21-182](#)

Receive Report And Consider Approval Of Minor Use Permit To Construct
An ADU Over A Garage MUP 2-21

Attachments: [MUP 2-21 Gould ADU STAFF REPORT](#)
[Attachment 1 - 04262021 Public Comments](#)

ADJOURNMENT

STATE OF CALIFORNIA)
)ss.
COUNTY OF MENDOCINO)

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg and that I caused this agenda to be posted in the City Hall notice case on April 23, 2021.

City of Fort Bragg



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Text File

File Number: 21-182

Agenda Date: 4/26/2021

Version: 1

Status: Business

In Control: Special Meetings

File Type: Planning Staff Report

Agenda Number:

Receive Report And Consider Approval Of Minor Use Permit To Construct An ADU Over A
Garage MUP 2-21

DECISION DATE: April 26, 2021

PREPARED BY: V. Stump

DECISION BY: J. Smith

AGENDA ITEM SUMMARY REPORT

APPLICATION NO.: Minor Use Permit 2-21 (MUP 2-21)

OWNER/APPLICANT: Annie Gould

AGENT: Debra Lennox

REQUEST: Minor Use Permit to construct a new garage with an Accessory Dwelling Unit (ADU) above

LOCATION: 451 N McPherson Street

APN: 008-092-16-00

LOT SIZE: 6928 sf. (0.159 ac.)

ZONING: CBD – Central Business District

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA pursuant to Section 15303 – new construction or conversion of small structures.

SURROUNDING LAND USES:

NORTH:	Single Dwelling Units
EAST:	Single Dwelling Unit
SOUTH:	Single Dwelling Unit
WEST:	Commercial Unit

APPEALABLE PROJECT:

- Can be appealed to Planning Commission
- Can be appealed to City Council
- Can be appealed to California Coastal Commission

BACKGROUND

No previous permits on file for this address.

PROJECT DESCRIPTION

The applicant wants to construct a 672 sf. garage with a 598 sf. accessory dwelling unit above.

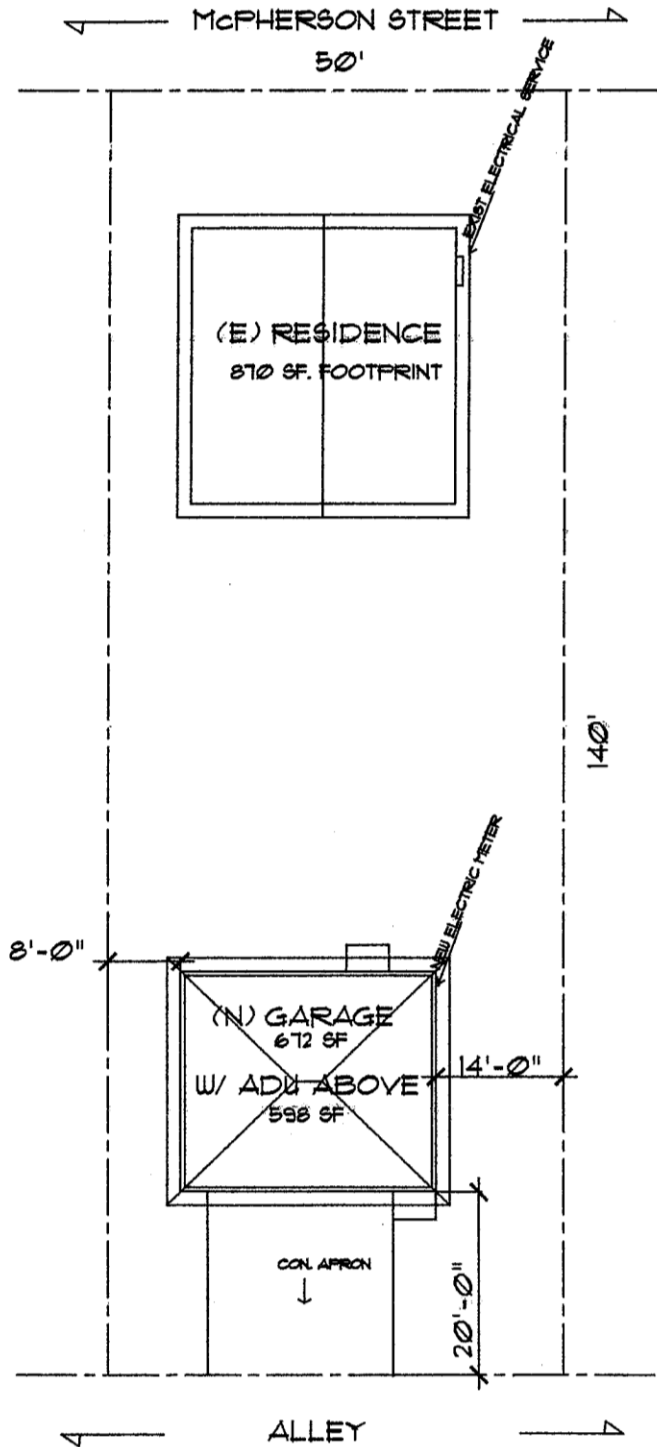


Image 1: Project Location – 451 N. McPherson St.

The Fort Bragg City Inland Use and Development Code (ILUDC) Section 18.42.170 (E) (1) requires that ADUs built over a garage are allowed only with a Minor Use Permit. The applicant applied for a Minor Use Permit on February 22, 2021. A Notice of Pending Action was mailed to property owners within 300 feet, consistent with the City's noticing requirements. In addition, a notice was posted in the City's kiosk and emailed to subscribers of the "Notify Me" for "Public Hearing Notices."

Unless a written request for a public hearing is submitted prior to 5:00 PM, March 22, 2021, the Director shall consider and make a decision on the proposed project. In the event a public hearing is requested, the public hearing will be scheduled and noticed in compliance with Chapter 18.96

Below are attachments that roughly illustrate the scope of the project. The attachments include the plot plan and the north, south, east, and west elevations.

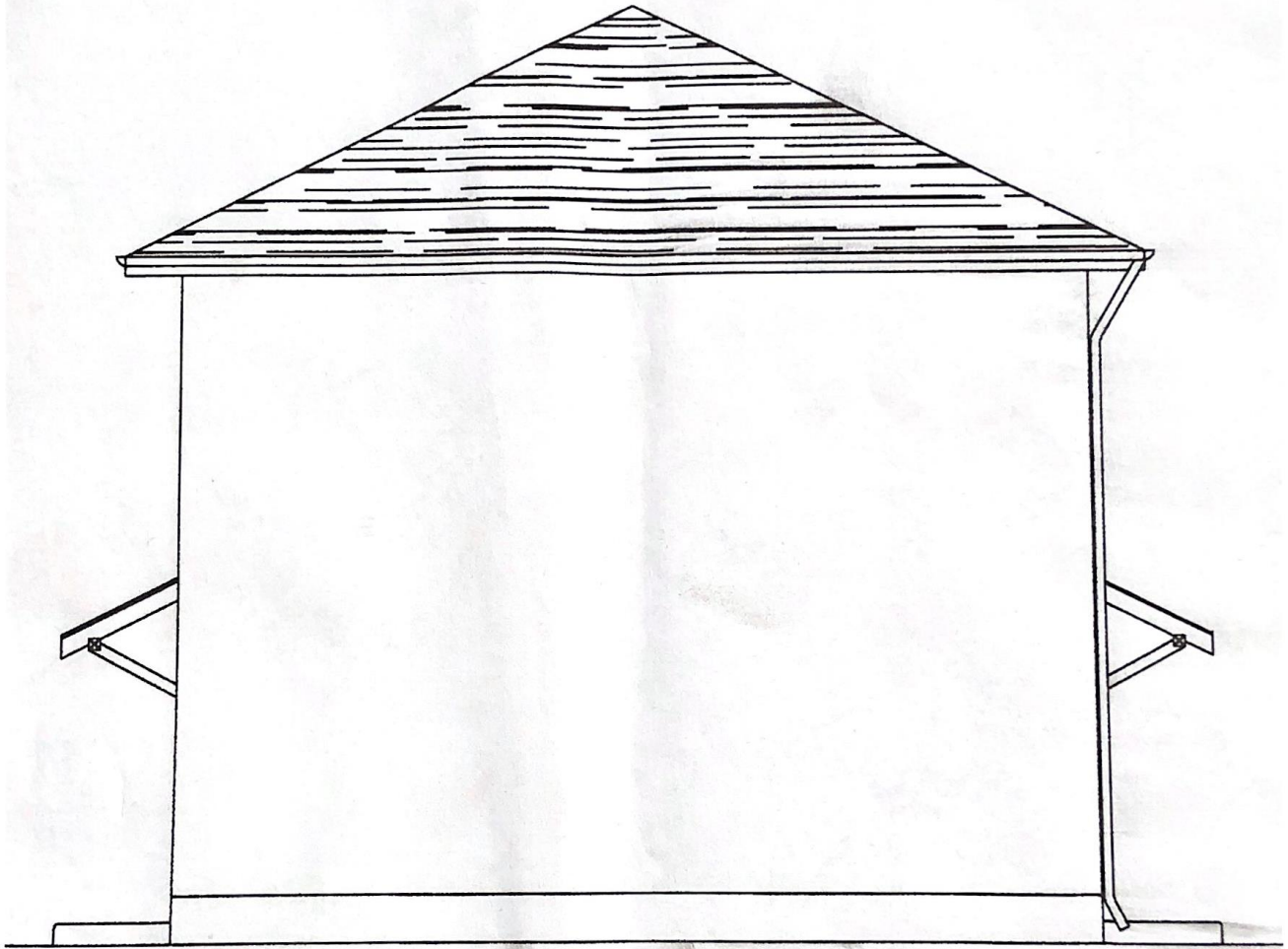


NORTH

PLOT PLAN

SCALE: 1" = 20'

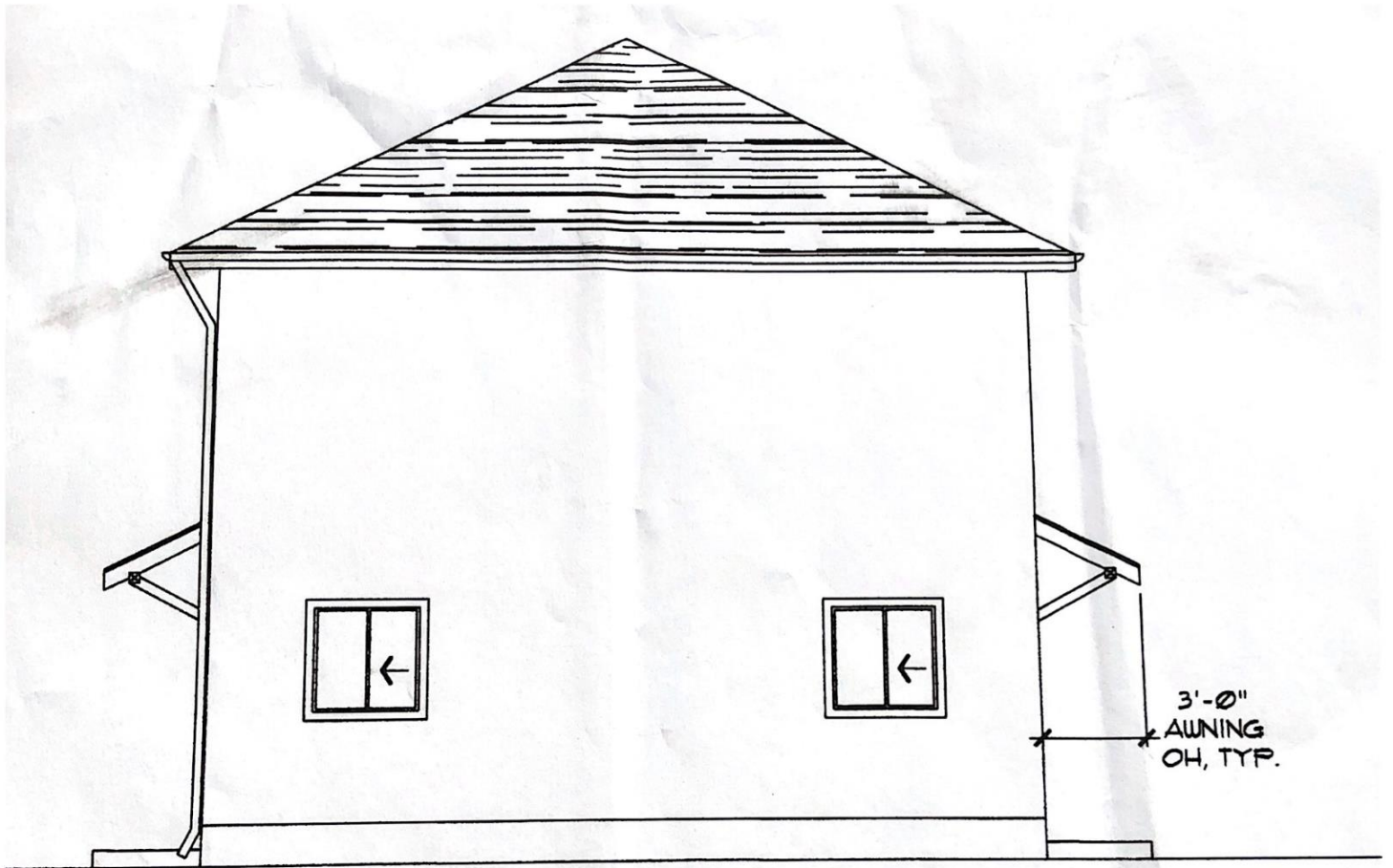
Figure 1: Plot Plan



PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

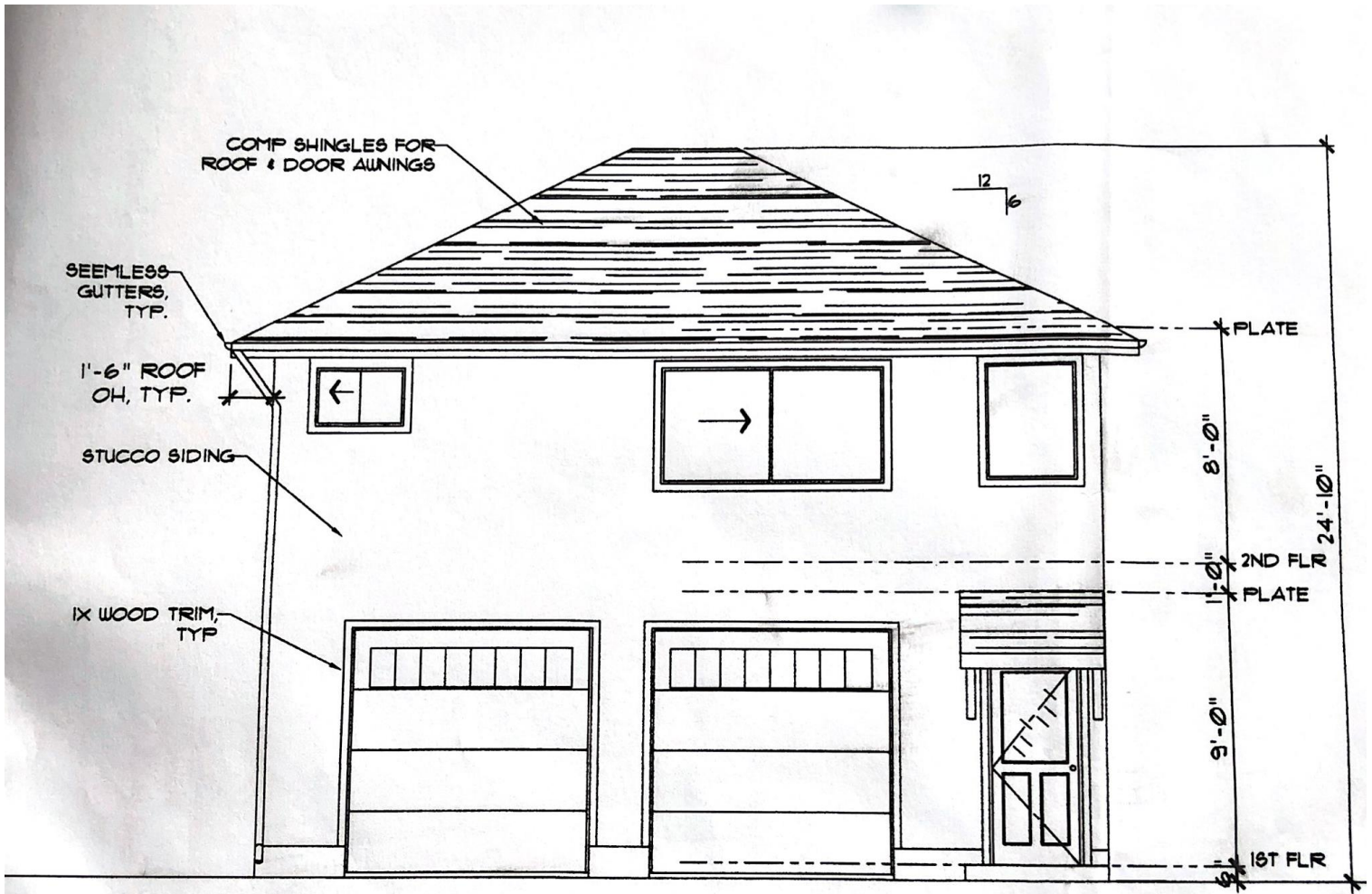
Figure 2: North Elevation



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

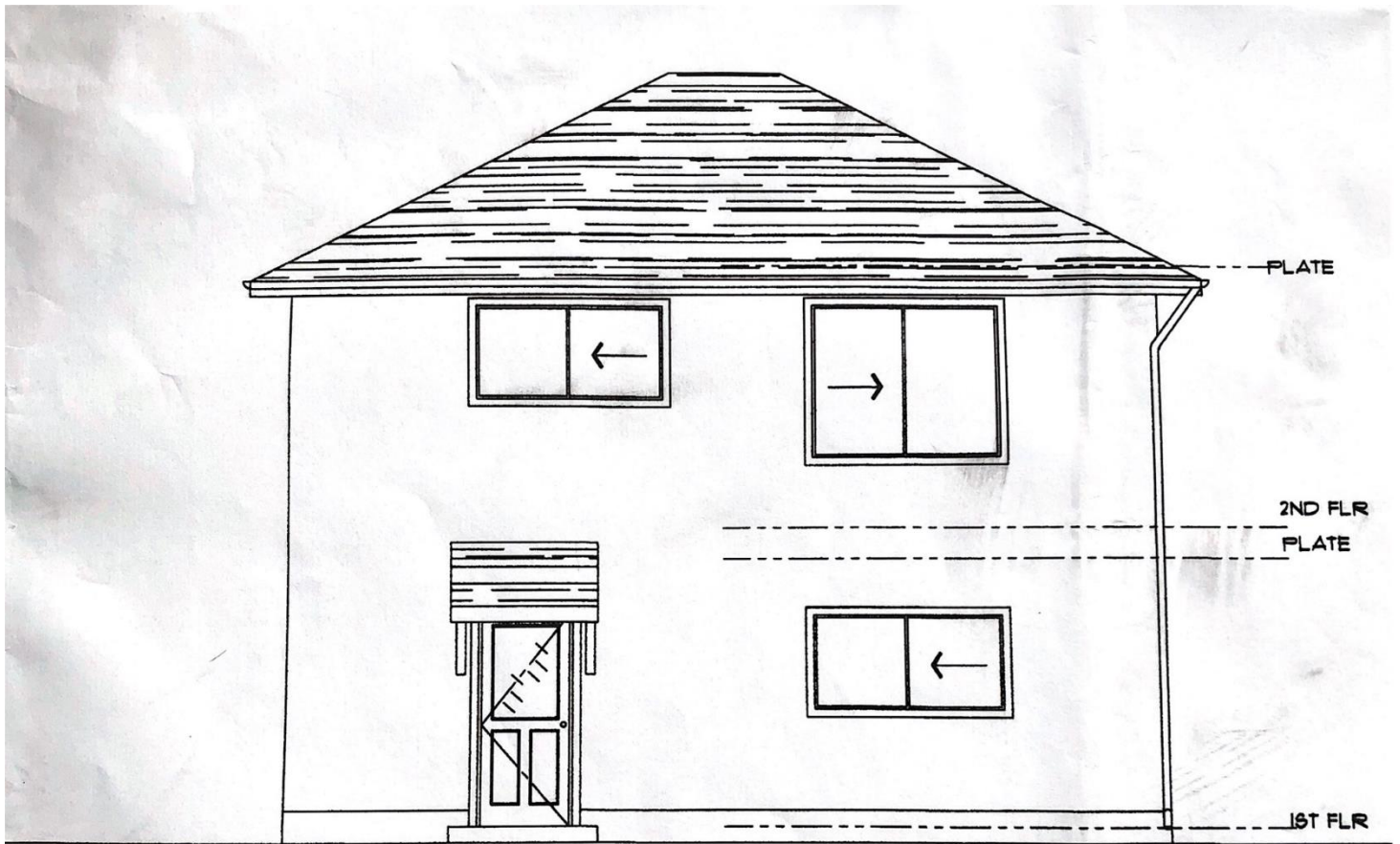
Figure 3: South Elevation



PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"

Figure 4: West Elevation



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

Figure 5: East Elevation

CONSISTENCY WITH PLANNING POLICIES

In order to approve a Minor Use Permit, the following findings are required pursuant to ILUDC 18.71.060. An analysis of the project's compliance with these findings is below.

1. The proposed use is consistent with the General Plan and any applicable specific plan.

The Fort Bragg General Plan designates the subject parcel as within the Central Business District (CBD). In the Fort Bragg Inland General Plan, the residential uses of this area are encouraged up to a density of 40 units per net acre (Element 2, Section G). However, according to ILUDC 18.42.170 (C), ADUs are exempt from the calculation of the maximum allowable density for the lot on which it is located, and is deemed a residential use that is consistent with the General Plan. Even so, the current residential density in this zone is far below the limit.

The project is consistent with the following Housing Element policies and programs:

Policy H-1.3 Secondary Dwelling Units: Continue to facilitate the construction of secondary dwelling units on residential properties.

Policy H-1.6 Infill Housing: Encourage housing development on existing infill sites in order to efficiently utilize existing infrastructure.

Program H-5.2.2 Single-Family Homes: Continue to allow the reuse of existing single-family residences, in commercial zones, as single-family residences. Consider allowing second units on commercially zoned parcels with existing single-family homes.

Although the ADU standards are the primary metric by which this project is measured, the ADU complies with multiple General Plan Policies specific to the Commercial districts including, locating on the second story, locating new residential development in close proximity with similar development, and providing off-street parking in the rear. These policies are listed below:

Program LU-3.1.2: Residential uses are permitted only above the ground floor or at the rear of buildings on the ground floor.

Policy LU-3.5 Encourage Smart Growth: Locate new residential, commercial, or industrial development within, contiguous with, or in close proximity to, existing developed areas.

Policy CD-4.1 Parking Location: Wherever feasible, locate parking facilities to the rear of the development so that the building facade is contiguous with the street frontage, and parking areas are hidden from the street.

Finally, streamlining ADUs in accordance with the City's Land Use policies and goals including reducing requirements for capacity fees, separate meters, and parking are all

intended for the primary goal of creating affordable housing stock. This unit is proposed in the only district which allows for vacation rentals. The Public Works Department recommends Special Condition 1, so that capacity fees (water, sewer, and drainage) can be collected if this site is used as a vacation rental in the first 5 years after certificate of occupancy. The policies below support the addition of Special Condition 1.

Policy H-5.2 Discourage Conversion of Residential Units: Discourage the conversion of residential units to other uses.

Program H-5.2.1 Discourage Vacation Rentals: Continue to prohibit vacation rentals in all zoning districts except for the CBD.

Because this property is in the CBD zone, a vacation rental is an allowable use with the approval of a use permit. However, ILUDC 18.42.170 Section D states that ADUs may not be rented for less than 31 days. In order to emphasize the goal of creating more housing and reduce the potential that this ADU is not advertised and used for a short-term vacation rental, Special Condition 1 will ensure that the current owner or subsequent owners will have to go through the correct permitting process in order to use this ADU as a vacation rental.

The next required finding reads as follows:

2. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Development Code and the Municipal Code.

The proposed project is allowed within the CBD zoning designation as long as there is an existing primary single residential unit in compliance with 18.22.030 Table 2-6 of the ILUDC. This project requires a Minor Use Permit because the ADU is going to be constructed over an accessory structure (garage). In the next section, Table 1 demonstrates how the proposed project meets the requirements designated by the city and is compatible with the surrounding community.

3. The design, location, size and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.

Requirements	Proposed Project	Compliant	
Zoning/Land Use	CBD Zoning District with existing single residential unit	Accessory Dwelling Unit above a new garage.	Yes
Setbacks <i>Front</i> <i>Sides</i> <i>Rear</i>	Setbacks <i>Front:</i> 5' back from primary structure <i>Sides:</i> 4' <i>Rear:</i> 4' adjacent to an alley	Setbacks <i>Front:</i> +/-20' <i>Sides:</i> 14' / 8' <i>Rear:</i> 20'	Yes
Height	25' with MUP approval	24' 10"	Yes (if approved)
Floor Area	Maximum floor area shall not exceed 1,000 sf.	ADU floor area is 598 sf.	Yes

Entrances	Separate entrance required	Separate entrance proposed on west facing wall	Yes
Windows	No windows shall directly face windows of other units/a neighboring yard.	None of the proposed windows directly face neighboring windows or yards.	Yes (if approved)

Table 1: Proposed Project’s Compliance with City Requirements

Design: The City does not conduct design review on single residential units or second units. However, there are development standards that could affect the design of an ADU located over a garage. The project complies with these standards as shown in Table 1. For further clarification concerning the windows, Figures 2 and 3 above show the proposed project’s north and south facing elevations. The North and South elevations face the neighboring properties, however, there are no proposed windows on the second-story making the window placement compliant with the current ADU requirements.

Location: The proposed project is located in the Central Business District. There is an existing single residential unit on the lot, and the proposed garage and ADU adhere to the setback requirements for this zoning district. The location of the project is compatible with the existing and future land uses in the vicinity.

Size: The maximum allowable size for ADUs is 1000 sf. The proposed ADU is 598 sf., which makes it compatible with existing and future land uses in the vicinity.

Operating Characteristics: The residential use of the proposed ADU would be similar to the residential uses of other second units and primary units in the city. In consideration of the project being a residential use in a commercial district, the operating characteristics would have to be reconsidered if there was not an already existing residential unit on the parcel. However, because this parcel is a permitted single-family residential use, ADUs are permissible regardless of compliance with other development standards and regulations so long as they comply with 18.42.170. This parcel and several surrounding parcels have existing residential units so the construction of an ADU is compatible with existing and future land uses.

4. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities to ensure that the type, density, and intensity of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located.

The site is suitable in terms of design, location, shape, size, operating characteristics, as described in Table 1 and section 3 of this analysis. The alley between N. McPherson and N. Franklin provide sufficient access for emergency vehicles. The site is already served by City water/sewer, which has the capacity to serve the proposed ADU. This project is

appropriate for the surrounding residential neighborhood, and would not be constituted as a detriment.

5. The proposed use complies with any findings required by 18.22.030 (Commercial District Land Uses and Permit Requirements).

The proposed project is in the commercially zoned district, the Central Business District (CBD). An ADU use is permitted “only on parcels with existing single residential unit or existing/proposed multifamily development, in compliance with 18.42.170.” As shown in the sections above, the proposed project complies with the City’s regulations for ADUs. Additionally, N. McPherson is not one of the streets designated as intense pedestrian-oriented use.

STANDARDS FOR SPECIFIC LAND USES

Because this proposed project is an ADU above a residential accessory structure, the standards that will take precedence for this project are the standards for ADUs in ILUDC 18.42.170. Some of these standards are illustrated in Table 1, the other standards are enumerated below.

Limitations: ADUs are allowed on any parcel that is zoned for a single residential unit or multifamily residential development. The proposed project is on a parcel zoned for a single residential unit. Additionally, single residential unit parcels are limited to one ADU and one JADU. The proposed project is a single ADU on a property that does not have existing ADUs.

Density: The residential density for the CBD is 40 units per net acre. However, ADUs are exempt from the calculation of the maximum allowable density (ILUDC 18.42.170 C).

Second Unit Standards: The proposed project meets the standards listed in Section E of ILUDC 18.42.170. Table 1 above lists both the requirements and the proposed project’s specifications.

RECOMMENDATION

Staff recommends approval of Minor Use Permit 2-21 based on the analysis, findings and conditions contained herein.

GENERAL FINDINGS

1. The proposed project is consistent with the purpose and intent of the zoning district, as well as all other provisions of the General Plan, Inland Land Use and Development Code (ILUDC) and the Fort Bragg Municipal Code in general;
2. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
3. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the type, density, and intensity

of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located;

4. The project complies with Specific Use Regulations established for the project; and
5. For the purposes of the California Environmental Quality Act (CEQA), this project was found to be exempt under Section 15303 – conversion of existing structures to new uses.

USE PERMIT FINDINGS

1. The proposed use is consistent with the General Plan and any applicable specific plan;
2. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Development Code and the Municipal Code;
3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the type, density, and intensity of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located.
5. The proposed use complies with any findings required by Section 18.22.030 (Commercial District Land Uses and Permit Requirements).

STANDARD CONDITIONS

1. This action shall become final on the 11th day following the decision unless an appeal to the City Council is filed pursuant to ILUDC Chapter 18.92 - Appeals.
2. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City. Any condition directly addressing an element incorporated into the application exhibits shall be controlling and shall modify the application. All other plans, specifications, details, and information contained within application shall be specifically applicable to the project and shall be construed as if directly stated within the condition for approval. Unless expressly stated otherwise, the applicant is solely responsible for satisfying each condition prior to issuance of the building permit.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from City, County, State, and Federal agencies having jurisdiction. All plans submitted with the required permit applications shall be consistent with this approval. All construction shall be consistent with all Building, Fire, and Health code considerations as well as other applicable agency codes.

5. The applicant shall secure all required building permits for the proposed project as required by the Mendocino County Building Department.
6. If any person excavating or otherwise disturbing the earth discovers any archaeological site during project construction, the following actions shall be taken: 1) cease and desist from all further excavation and disturbances within 100 feet of the discovery; and 2) notify the Director of Public Works within 24 hours of the discovery. Evidence of an archaeological site may include, but is not necessarily limited to shellfish, bones, flaked and ground stone tools, stone flakes produced during tool production, historic artifacts, and historic features such as trash-filled pits and buried foundations. A professional archaeologist on the list maintained by the Northwest Information Center of the California Historical Resources Information System or Listed by the Register of Professional Archaeologists shall be consulted to determine necessary actions.
7. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - (a) That such permit was obtained or extended by fraud.
 - (b) That one or more of the conditions upon which such permit was granted have been violated.
 - (c) That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare, or safety or as to be a nuisance.
 - (d) A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more conditions.
8. Unless a condition of approval or other provision of the Coastal Land Use and Development Code establishes a different time limit, any permit or approval not exercised within 24 months of approval shall expire and become void, except where an extension of time is approved in compliance with ILUDC Subsection 18.76.070 (B).

SPECIAL CONDITIONS

1. The applicant shall be required to pay capacity fees if the property is to be used as a vacation rental in the first 5 years from the time of certificate of occupancy.
2. The applicant shall be required to request an address for the Accessory Dwelling Unit prior to occupancy.

NOTIFICATIONS:

1. "Notify Me" for Public Hearing Notices
2. Applicant Annie Gould
3. Requester Jacob Patterson

From: [O'Neal, Chantell](#)
To: [Stump Valerie](#); [Gonzalez, Joanna](#)
Subject: FW: 451 N. McPherson applicant- Regarding the public Hearing Request
Date: Wednesday, April 07, 2021 2:51:09 PM
Attachments: [image004.jpg](#)

Valerie/Joanna

Chantell O'Neal

From: Jacob Patterson [mailto:jacob.patterson.esq@gmail.com]
Sent: Monday, March 22, 2021 12:58 PM
To: O'Neal, Chantell <COneal@fortbragg.com>
Subject: Re: 451 N. McPherson applicant

you are being silly

On Mon, Mar 22, 2021 at 12:28 PM O'Neal, Chantell <COneal@fortbragg.com> wrote:

Mr. Patterson,

The City has a process to respond to your public records request. Please visit:
<https://cityoffortbraggca.nextrequest.com/requests/new>

Alternately, you can confirm if you would like me to process this as a request on your behalf. "Is information available that I might be able to request about if/how this fee has been charged in the past?"

Upon receipt, staff will review what information is available.

Chantell O'Neal

Assistant Director, Engineering Division
Public Works
(707) 961-2823 ext. 133



From: Jacob Patterson [mailto:jacob.patterson.esq@gmail.com]
Sent: Friday, March 19, 2021 1:11 PM

To: O'Neal, Chantell <COneal@fortbragg.com>; Whippy, Isaac <IWhippy@fortbragg.com>

Subject: Re: 451 N. McPherson applicant

Chantell,

Thank you. First, please note that I did not request a public hearing for MUP 2-21, I only requested a public hearing for MUP 3-21, although I am considering whether to request a public hearing for MUP 2-21 as well primarily so I can see the quality of the work all the new staff performs. The code provisions that allow members of the public to request public hearings for MUPs doesn't clearly permit the City to impose any fees for that request nor is there significantly more staff-level analysis since the review authority also needs to have through written support for any permit decision, particularly concerning the required findings. There is probably additional public noticing costs but that is all. I don't any clear support for this fee from when the City first adopted this particular fee and would certainly object to the fee if it were charged in any particular instance without an adequate level of support (much like how the City has never supported the current General Plan Maintenance Fee and likely could not impose it on a project without remedying that situation).

The way the fee schedule is written and organized, the administrative permit hearing fee looks like it applies to the permit applicant not the neighbor or member of the public making the request for a public hearing. That is consistent with the additional CEQA-related appeal fees for planning permits that are appealed from the Planning Commission to the City Council that are charged to the permit applicant not the appellant, who pays a different fee. Based on my research, I think that was always the intent and is consistent with past practices, although I have not seen all of the City's records concerning how this fee was adopted and how it has been charged in the past, if at all. Is information available that I might be able to request about if/how this fee has been charged in the past? (This might be an Isaac question?)

Moreover, the adopted fee schedule is ambiguous concerning who pays these fees. For most planning permit related fees, the payor is the permit applicant not someone else, with the obvious exception of appeal fees which go to the appellant who may be either the permit applicant or the permit opponent who participated in the public hearing process. The City should probably research and resolve these issues. Maybe that is the reason why the City has not been charging this particular fee.

Thanks again,

--Jacob

On Fri, Mar 19, 2021 at 12:43 PM O'Neal, Chantell <COneal@fortbragg.com> wrote:

Jacob,

While we have not historically charged the administrative hearing fee, the costs of an administrative hearing should be paid by the petitioner (requester) prior to scheduling the hearing. Since this clarification was not on the notice, it will not be charged for this hearing.

Chantell O'Neal

Assistant Director, Engineering Division

Public Works

(707) 961-2823 ext. 133



From: Jacob Patterson [mailto:jacob.patterson.esq@gmail.com]

Sent: Wednesday, March 17, 2021 3:39 PM

To: Stump Valerie <Vstump@fortbragg.com>

Cc: O'Neal, Chantell <COneal@fortbragg.com>; Whippy, Isaac <IWhippy@fortbragg.com>

Subject: Re: 451 N. McPherson applicat

Valerie,

Thank you and welcome to the City organization. I have a quick question about this permit. The City's adopted fee schedule lists a flat fee of \$966 for a Minor Use Permit (i.e., Fee Schedule Line #97). If I request a (staff-level) public hearing for MUP 2-21, will the applicant incur any additional fees or other costs (e.g., Fee Schedule Line #99, Public Hearing (requested for Administrative Permit))? Please respond prior to Monday, 3/22, at noon to give me enough time to determine if a public hearing is worthwhile. I already requested a public hearing for MUP 3-21 (Kevin's project) but that project involves issues that I don't think apply to this permit application.

Regards,

--Jacob

On Fri, Mar 12, 2021 at 10:33 AM Stump Valerie <Vstump@fortbragg.com> wrote:

Good morning Mr. Patterson,

I received your request for the application materials regarding MUP 2-21. I've attached the application materials for your viewing.

Have a beautiful day!

Valerie Stump

Assistant Planner

City of Fort Bragg

416 N. Franklin St.

Fort Bragg, CA 95437

(707) 961-2827 ext. 112

Email correspondence with the City of Fort Bragg (and attachments, if any) may be subject to the California Public Records Act, and as such may therefore be subject to public disclosure unless otherwise exempt under the Act.

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Gonzalez, Joanna

From: Jacob Patterson <jacob.patterson.esq@gmail.com>
Sent: Monday, April 26, 2021 2:51 PM
To: Gonzalez, Joanna
Cc: Stump Valerie
Subject: Public Comment for 4/26/21 public hearing on MUP 2-21

Acting Community Development Director John Smith,

I requested a public hearing for this use permit because the City had not provided timely access to the staff analysis and recommendations prior to the deadline to submit a request for a public hearing. I was concerned that the City might not have prepared adequate support for this decision based on past practices. Now that I have had a chance to review all relevant project review materials including the staff analysis and recommendations, I recommend that this project be approved as recommended. In fact, I believe not approving this proposed project would be inconsistent with the housing element of the City's Inland General Plan.

If City Hall had not been closed to the public because of Covid-19 and the City had provided timely public access to project information, which used to be posted on the active permit applications section of the City's webpage for any member of the public interested in learning more about this project, then I would never have requested a public hearing for this minor use permit (MUP). I recommend that the City restore online public access to information about pending permit reviews and post the staff reports for these administrative reviews when the notice of pending action is sent out soliciting public comment and inquiry about the project so potentially interested parties can review project materials to determine if they have any concerns that would merit requesting a public hearing. Those simple steps promote public transparency and would likely streamline MUP review processes by eliminating the need to request a public hearing for MUPs like this one that are entirely consistent with the City's applicable planning documents and regulations. I am sure the applicants would appreciate that as well.

Thank you for your consideration,

--Jacob

From: [Jacob Patterson](#)
To: [Stump Valerie](#); [O'Neal, Chantell](#)
Subject: Re: 451 N. McPherson applicat
Date: Monday, March 22, 2021 9:36:38 AM

Since it appears that there won't be any additional cost to the applicant for a public hearing (at least in this case), please process MUP 2-21 through a staff-level public hearing rather than whatever staff-level review process happens without a public hearing. (IMO, it shouldn't be all that different because every MUP requires specific findings and those necessarily would have to be in writing if no public hearing occurs.) I imagine a public hearing for MUP 2-21 could happen at the same meeting as the public hearing for MUP 3-21, which was already requested in writing.

On Wed, Mar 17, 2021 at 3:39 PM Jacob Patterson <jacob.patterson.esq@gmail.com> wrote:
Valerie,

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416 N. Franklin St.

Fort Bragg, CA 95437

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