

AGENDA ITEM SUMMARY REPORT

APPLICATION NO.: Coastal Development Permit 4-20 (CDP 4-20)
Design Review 3-20 (DR 3-20)
Use Permit 2-20 (UP 2-20)
Sign Permit 8-21 (SP 8-21)

PROPERTY OWNER: Parents and Friends, Inc.

APPLICANT: Parents and Friends, Inc.

AGENT: K Boodjeh Architects

PROJECT: Coastal Development Permit, Design Review, and Use Permit to construct a residential care facility for the elderly comprising of three single story residential buildings with 12 parking spaces and associated improvements.

LOCATION: 350 Cypress Street

APN: 018-090-12

LOT SIZE: 0.89 acres

ZONING: Office Commercial (CO)/ Coastal Zone

ACTION: The Planning Commission will consider approval of Coastal Development Permit (CDP 4-20), Design Review (DR 3-20), and Use Permit (UP 2-20), Sign Permit (SP 8-21)

ENVIRONMENTAL DETERMINATION: CEQA Categorical Exemption, Class 32(c), (Infill Development); NEPA Categorical Exclusion per 24 CFR 58.35(a)

SURROUNDING LAND USES:

NORTH:	Auto Repair
EAST:	Retail, Medical
SOUTH:	Health Center
WEST:	Senior Housing

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission: 1) open the public hearing; 2) receive staff report; 3) take testimony from the applicant and the public; 4) close the public hearing and deliberate; and 5) consider adopting a Resolution to approve Coastal Development Permit 4-20 (CDP 4-20), Design Review 3-20 (DR 3-20), Use Permit 2-20 (UP 2-20), and Sign Permit 8-21 (SP 8-21) subject to standard and special conditions.

ALTERNATIVE ACTIONS

1. 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.
2. Hold the hearing, and continue the hearing to a date certain if there is insufficient time to obtain all input from all interested parties. At the date certain, the Commission may then deliberate and make a decision.
3. Deny the Application.

PROJECT DESCRIPTION

Project Site.

The project site is a 0.89acre property located at 350 Cypress Street. The site currently contains three buildings - a former residence located toward the northwest corner of the site, near the property boundary adjacent to Cypress Street, an outbuilding located in the central portion of the site closer to the rear property line, the Mendocino Coast Pharmacy building to the east as well as a small shed to the south side of the pharmacy. A parking lot is located between the area proposed for development by the project and the Mendocino Coast Pharmacy. An existing propane tank is located at the northwestern corner of the site in the front setback adjacent to Cypress Street.

The project site includes a total of 29 trees. These trees include one Douglas Fir, 17 mature Monterey cypress trees, and ten more recently planted cypress trees of unknown variety. The Douglas fir tree is located at the south west corner of the site. The mature Monterey cypress trees are located along the western and northern border of the project site followed by the row of the ten smaller cypress trees along the northern border. A single Monterey cypress tree is located near the outbuilding.

The project site is bordered by Cypress Street to the north; an auto repair shop is located to the north, across the street. Beyond the parking lot and Mendocino Coast Pharmacy located on the subject property, the parking lot and buildings of the Mendocino Coast District Hospital are located on the adjacent site to the east. A senior citizen housing development, incorporating 25 cottages, is located to the west of the subject site. The site to the south of the subject site is developed with a Medical Center.

The Project

The project entails the construction of a residential care facility for the elderly (RCFE) comprising of three, single story, residential buildings arranged around a central landscaped

open space, and associated improvements (Sheet A0.2, **Attachment 1**). The facility will provide consolidated, non-medical service and residential care for disabled individuals in an assisted living/residential care setting. Each building will house four extremely-low-income, developmentally disabled adults who are age 59 and older and/or suffering from age-related dementia, Alzheimer's Disease, or other age-related disabilities. In all the facility would provide residential and care services to 12 individuals.

Each of the proposed buildings would include four (4) bedrooms, three (3) bathrooms, a great room, a residential kitchen, an office, a laundry and a utility room. The existing parking lot, which currently accommodates parking for the Mendocino Coast Pharmacy to the east of the proposed development will be improved to allow for a total of 21 parking spaces. Any additional parking spaces on existing gravel surface will remain as is.

Pedestrian walkways are proposed to provide access to the proposed facility from the street (Cypress Street) and the parking lot as well as for circulation in the central, landscaped open space, enclosed by the proposed buildings on three sides. Waste/recycling storage is proposed, toward the rear of the site, adjacent to the parking lot.

The existing residential building and the outbuilding are proposed to be demolished for the construction of the RCFE. The Mendocino Coast Pharmacy and the small shed will remain on the eastern portion of the property. The existing residential building on the property is one-and-one-half stories tall on a raised base and has an irregular footprint. The outbuilding is a one-story building with an irregular footprint. According to the Historic Resource Evaluation, dated April 1, 2019, prepared by Painter Preservation (**Attachment 2**), the former residence on the site was constructed circa 1930 and the outbuilding was constructed circa 1976. Both these buildings have been modified over time since their construction. The Historic Resource Evaluation does not identify these buildings as a historic resource, defined as resource eligible for listing in the National Register of Historic Places, or the California Register of Historical Resources. The buildings are not listed on the Fort Bragg Historic Building Inventory.

The project site contains several small to mature trees on site ranging from 6" diameter at breast height (dbh) to 75" dbh. The project arborist report assessed the 29 major trees on site, which include 17 mature Monterey cypress trees planted along the western and northern perimeter of the proposed development area and a row of ten smaller cypress trees of unknown variety along the northern perimeter to the east of the mature Monterey cypress. The mature Monterey cypress trees range in size from approximately 20" to 75" dbh with an estimated average height of approximately 65 feet. The row of ten cypress trees is multi-stemmed and lower growing. Additionally, a single Monterey cypress tree 16" dbh in size and approximately 30 feet tall is located near the outbuilding and a single 29" dbh in size and 45' tall Douglas fir is located at the southwest corner of the site. The Grading and Drainage Plan (Sheet C-2, **Attachment 1**) show trees ranging from 6"-14" dbh in the development footprint that will necessarily require removal. The ultimate disposition of the major trees on site is unclear at this time and is discussed in greater detail in discussion under Policy OS-5.2.

THE HOUSING ACCOUNTABILITY ACT AND PROJECT REVIEW

The Housing Accountability Act (HAA), Government Code section 65589.5, establishes limitations to a local government's ability to deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards and contribute to meeting housing need.

“objective zoning standards” and “objective design review standards” mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

Several of the policies and design review guidelines applicable to the project are subjective. It should be noted that the project may not be denied or conditioned such that it becomes infeasible based on subjective criteria.

CONSISTENCY WITH COASTAL GENERAL PLAN

LAND USE

The zoning for the subject site is Office Commercial (CO) in the Coastal Zone. The proposed use is “Residential care facility for the elderly (RCFE)”, which is a conditionally allowed use in the Office Commercial zoning district. The proposed project is consistent with the following Land Use Policy.

Policy LU-10.2: Locating New Development. New residential, commercial, or industrial development, except as otherwise provided in the LCP, shall be located within, 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, either individually or cumulatively, on coastal resources. Where feasible, new hazardous industrial development shall be located away from existing developed areas.

The project site is located in a developed area of Fort Bragg. As described under “Project Site” above, the subject development is surrounded by existing developed areas. Therefore, the project, located contiguous and in close proximity to existing development, is consistent with the policy.

CONSERVATION, OPEN SPACE, ENERGY, AND PARKS

Cultural Resources

Policy OS-4.1 Preserve Archaeological Resources. New development shall be located and/or designed to avoid archaeological and paleontological resources where feasible,

and where new development would adversely affect archaeological or paleontological resources, reasonable mitigation measures shall be required.

A cultural resources inventory and survey was conducted for the project, which identified no cultural resources within the project area as a result of the records search, literature review, or Native American consultation. The archaeological field survey identified a historic-era residence was identified, which is discussed above, under “Project Description”, however this residence is not considered a historic resource. Nevertheless, in accordance with recommendations of the Historic Resource Evaluation, staff recommends the following Special Condition 1:

Special Condition 1: If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains. The County Coroner and a qualified archaeologist shall be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission shall be contacted by the Coroner so that a “Most Likely Descendant” can be designated and further recommendations regarding treatment of the remains is provided.

Biotic Resources

Policy OS-5.1 Native Species: Preserve native plant and animal species and their habitat.

Wynn Coastal Planning & Biology conducted a Biological Scoping Survey on April 26, 2019 and August 19, 2019 (**Attachment 3**). This survey addresses plant communities and vegetation, plants, potential wetland, and potential wildlife habitat within 100 feet of the proposed project. The report indicates a dominance of non-native species on the site as a result of two fenced in gardens on the site that have become fallow with the southwestern corner of the site containing the most native vegetation. No Environmentally Sensitive Habitat Areas (ESHAs) were identified onsite and no natural communities or alliances as present due to the built up and urban disturbance on the parcel and adjacent areas.

Per the survey report, Monterey cypress trees on site have a CNPS ranking of 1B.2 and are considered rare in its natural range of the Monterey peninsula. Monterey cypress trees located outside of the Monterey peninsula are considered non-native and not naturally occurring. Therefore, a potential loss of these trees would not run contrary to this policy.

Special Conditions 2 and 3 below, are recommended to address tree removal and demolition of buildings on site, per the recommendation of the California Department of Fish and Wildlife. These conditions embody requirements for preconstruction surveys that are standard practice in the event of tree removal and demolition of buildings. **Special Condition 4** is recommended to ensure compliance with Special Condition 2 and 3.

Special Condition 2. Tree removal and mowing of tall grasses and shrubs shall occur between September 1 and February 28 to reduce potential nesting material. If

construction, grading, or other project-related improvements are scheduled during the nesting season (March 1 through August 31), a pre-construction nesting survey should be conducted no more than five days prior to commencement of project activities. The survey should include the parcel and suitable nesting habitat within a 100-foot buffer. If nesting birds are detected, appropriate buffers, monitoring, and operational restrictions should be put in place with review and concurrence from CDFW.

Special Condition 3. A bat habitat assessment should be performed for the structures no more than 14 days prior to demolition to determine if bats are present. If no suitable roosting habitat or evidence of bat is found, then no further study is warranted. If evidence is found, appropriate buffers, monitoring, and operational restrictions should be put in place with review and concurrence from CDFW.

Special Condition 4. The applicant shall provide documentation from a qualified biologist to the Community Development Department, demonstrating compliance with Special Condition 3 and 4 for this project, prior to final occupancy.

Policy OS-5.2: To the maximum extent feasible and balanced with permitted use, require that site planning, construction, and maintenance of development preserve existing healthy trees and native vegetation on the site.

The arborist report (**Attachment 4**) prepared for the project assessed the condition of the existing trees on site. According to this report *“Almost all of these trees appear relatively healthy with “normal” foliage and vigor for their species with the exception of the only fir which should be greater in height considering its fairly large diameter at the base”*. The report also indicates that these trees on the site will lose their health due to planting conditions and the nature of past maintenance activities. The arborist report also indicates that the mature Monterey cypress trees could be a hazard and a good portion of the subject parcel would be considered a target if any were to fail entirely.

The project arborist report does not make any specific recommendation with regard to the removal or preservation of the existing trees on site other than recommending strict adherence to International Society of Arboriculture’s (ISA’s) Best Management Practices for construction activities around trees in the Critical Root Zone if the trees are to remain. If they are to be removed, the arborist report recommends replacement with urban-friendly, drought tolerant varieties. The project plans indicate in a note on the Landscape Planting Plan (Sheet L-3.02, **Attachment 1**) that all existing trees will be preserved and protected in place during construction. However, only three (3) of the ten (10) smaller cypress trees at the eastern most portion of the row of trees along Cypress Street and in the vicinity of the proposed bioretention area in this location (See Sheet L-3.02), 15 of the 17 mature Monterey cypress trees and the Douglas fir at the southwestern corner are shown to be preserved. It appears from the note on Sheet L-3.02 that the applicant plans the removal of these trees when in poor health or a hazard as defined by a certified arborist. As a result, staff is unable to determine the feasibility of existing healthy tree preservation on the site, in site planning, construction, and maintenance of development. Staff recommends **Special Condition 5** to address the trees on site.

Special Condition 5. Prior to issuance of a building permit, the applicant shall submit a final landscaping plan, prepared in accordance with the CLUDC Chapter 17.34, for review and approval by the Community Development Department. The final landscaping plan shall clearly show the trees proposed for preservation on the site and demonstrate compliance with the ISA's Best Management Practices for construction activities around trees in the Critical Root Zone. The plan shall include a minimum of one tree per 200 square feet of landscaped area in the street side setback in accordance with the CLUDC Section 17.34.60(B)(2)(d)(ii).

Energy

Policy OS-6.1 Energy Conservation Measures in Buildings: Continue to require structures to comply with State energy conservation standards and encourage owners of existing dwellings to retrofit with energy-saving features.

The project would be subject to energy conservation requirements in the California Energy Code (Title 24, Part 6, of the California Code of Regulations, California's Energy Efficiency Standards for Residential and Nonresidential Buildings) and CALGreen (Title 24, Part 11 of the California Code of Regulations), as state law to be implemented, in accordance with Chapter 15.24 of the Fort Bragg Municipal Code. As such, the project would be in compliance with the above referenced policy.

Water Quality

The project application includes a preliminary Grading and Drainage plan and Stormwater Low Impact Development (LID) Area plan (C-2, LID-1, **Attachment 1**). The site plan layout is intended to maximize on-site retention and infiltration of storm water by providing open spaces in the central common areas, use of a 1097 square foot patio with permeable pavers is proposed at the southwestern corner of the site and a total of 282 square feet of bio-retention area is placed around the buildings to infiltrate stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour storm event. All downspout water is directed toward bio retention facilities that are sized according to onsite infiltration needs. Additionally, the project has been conditioned (**See Special Condition 6**) to ensure consistency with the relevant storm water policies of the Coastal General Plan, as determined by the City's Public Works Department. These policies are listed below:

Policy OS-10.4: Incorporate Treatment Control BMPs if Necessary. If the combination of Site Design and Source Control BMPs is not sufficient to protect water quality and coastal waters consistent with Policy OS-9.3, as determined by the review authority, development shall also incorporate post-construction Treatment Control BMPs. Projects of Special Water Quality Concern (see Policy OS-12.1) are presumed to require Treatment Control BMPs to meet the requirements of OS-9.3. Treatment Control BMPs may include, but are not limited to, those outlined in the City's Storm Water Management program, including biofilters (e.g., vegetated swales or grass filter strips), bioretention, infiltration trenches or basins, retention ponds or constructed wetlands,

detention basins, filtration systems, storm drain inserts, wet vaults, or hydrodynamic separator systems.

Policy OS-11.1: Use Integrated Management Practices in Site Design. The city shall require, where appropriate and feasible, the use of small-scale integrated management practices (e.g., Low Impact Development techniques) designed to maintain the site's natural hydrology by minimizing impervious surfaces and infiltrating stormwater close to its source (e.g., vegetated swales, permeable pavements, and infiltration of rooftop runoff).

Policy OS-11.3: Minimize Impervious Surfaces. Development shall minimize the creation of impervious surfaces (including pavement, sidewalks, driveways, patios, parking areas, streets, and roof-tops), especially directly connected impervious areas, where feasible. Redevelopment shall reduce the impervious surface site coverage, where feasible. Directly connected impervious areas include areas covered by a building, impermeable pavement, and/or other impervious surfaces, which drain directly into the storm drain system without first flowing across permeable land areas (e.g., lawns).

Policy OS-11.5: Divert Stormwater Runoff into Permeable Areas. Development that creates new impervious surfaces shall divert stormwater runoff flowing from these surfaces into permeable areas, where appropriate and feasible, to enhance on-site stormwater infiltration capacity.

Policy OS-11.4: Infiltrate Stormwater Runoff. Development shall maximize on-site infiltration of stormwater runoff, where appropriate and feasible, to preserve natural hydrologic conditions, recharge groundwater, attenuate runoff flow, and minimize transport of pollutants. Alternative management practices shall be substituted where the review authority has determined that infiltration BMPs may result in adverse impacts, including but not limited to where saturated soils may lead to geologic instability, where infiltration may contribute to flooding, or where regulations to protect groundwater may be violated.

Policy OS-11.6: Use Permeable Pavement Materials. To enhance stormwater infiltration capacity, development shall use permeable pavement materials and techniques (e.g., paving blocks, porous asphalt, permeable concrete, and reinforced grass or gravel), where appropriate and feasible. Permeable pavements shall be designed so that stormwater infiltrates into the underlying soil, to enhance groundwater recharge and provide filtration of pollutants. All permeable pavement that is not effective in infiltrating as designed will be replaced with effective stormwater detention and infiltration methods.

Policy OS-11.10: Continue Operation and Maintenance of Post-Construction BMPs. Permittees shall be required to continue the operation, inspection, and maintenance of

all post-construction BMPs as necessary to ensure their effective operation for the life of the development.

The Stormwater LID Areas (Sheet LID-1, **Attachment 1**) in the Civil Plans shows that the project would create more than 10,000 square feet of new impervious surfaces (buildings, sidewalks and Asphalt Concrete Parking). For that reason, the project is categorized as a project of Special Water Quality Concern by the CLUDC.

Policy OS-12.1: Developments of Special Water Quality Concern. The categories of development listed below have the potential for greater adverse coastal water quality impacts, due to the development size, type of land use, impervious site coverage, or proximity to coastal waters. A development in one or more of the following categories shall be considered a “Development of Special Water Quality Concern,” and shall be subject to additional requirements set forth in Policy OS-12.2 below to protect coastal water quality. Developments of Special Water Quality Concern include the following:

- c) Developments that result in the creation, addition, or replacement of 10,000 square feet or more of impervious surface area.

As a project of Special Water Quality Concern, the project must comply with the following policies.

Policy OS-12.2: Additional Requirements for Developments of Special Water Quality Concern. All Developments of Special Water Quality Concern (as identified in Policy OS-12.1, above) shall be subject to the following four additional requirements to protect coastal water quality:

- 1) **Water Quality Management Plan.** The applicant for a Development of Special Water Quality Concern shall be required to submit for approval a Water Quality Management Plan (WQMP), prepared by a qualified licensed professional, which supplements the Runoff Mitigation Plan required for all development. The WQMP shall include hydrologic calculations per City standards that estimate increases in pollutant loads and runoff flows resulting from the proposed development, and specify the BMPs that will be implemented to minimize post-construction water quality impacts.

- 2) **Selection of Structural Treatment Control BMPs.** As set forth in Policy OS-10.4, if the review authority determines that the combination of Site Design and Source Control BMPs is not sufficient to protect water quality and coastal waters as required by Policy OS-9.3, structural Treatment Control BMPs shall also be required. The WQMP for a Development of Special Water Quality Concern shall describe the selection of Treatment Controls BMPs, and applicants shall first consider the BMP, or combination of BMPs, that is most effective at removing the pollutant(s) of concern, or provide a justification if that BMP is determined to be infeasible.

- 3) **85th Percentile Design Standard for Treatment Control BMPs.** For post-construction treatment of runoff in Developments of Special Water Quality

Concern, Treatment Control BMPs (or suites of BMPs) shall be sized and designed to treat, infiltrate, or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, 1-hour storm event (with an appropriate safety factor of 2 or greater) for flow-based BMPs

4). Goal for Runoff Reduction. In Developments of Special Water Quality Concern, the post-development peak stormwater runoff discharge rate shall not exceed the estimated pre-development rate for developments where an increased discharge rate will result in increased potential for downstream erosion or other adverse habitat impacts.

The preliminary Grading and Drainage plan and Stormwater Low Impact Development (LID) Area plan (**Attachment 1**) included in the packet has been reviewed by the City's Public Works Department and **Special Condition 6** has been placed on the project to ensure compliance with the stormwater and water quality requirements described above. **Special Condition 6 and 7** below ensure compliance with the stormwater management requirements of the City's Coastal General Plan.

Special Condition 6. Stormwater

- a. Treatment Control BMPs shall be sized and designed to retain and infiltrate runoff produced by all storms up to and including the 85th percentile (0.83" in 24-hours).
- b. A Maintenance and Operations agreement for ongoing maintenance of the bioretention features installed with this project shall be submitted to the City for review and approval and shall be recorded with the County Recorder's office to ensure that the bioretention features are maintained and remain effective.
- c. Applicant shall ensure that any landscape irrigation systems installed within the vicinity of the bioretention features shall be completely shut down from October 15 to April 15 so they do not contribute any water to the retention facilities.
- d. If construction is to be conducted between October and April (the rainy season) approval from the Public Works Department and additional construction BMP's will be required.

Special Condition 7. Prior to issuance of the Building Permit the applicant shall submit a Water Quality Management Plan and/or a Storm Water Pollution Prevention Plan (SWPPP) for review and approval by the City Engineer.

CIRCULATION

Policy C-11.2: Handicapped Access. In conformance with State and Federal regulations. continue to review all projects for handicapped access and require the installation of curb cuts, ramps, and other improvements facilitating handicapped access.

The project was reviewed by the County of Mendocino Department of Planning and Building Service. Upon their recommendation, the following **Special Condition 8** is incorporated that will ensure compliance with the above referenced policy.

Special Condition 8. Prior to building permit issuance, the applicant shall retain the services of a Certified Access Specialist (CAsp) to evaluate the project for all required accessibility features for American with Disabilities Act compliance. The Building Permit plans shall demonstrate incorporation of the recommendations by the CAsp.

COMMUNITY DESIGN

Policy CD-1.9: Exterior lighting (except traffic lights, navigational lights, and other similar safety lighting) shall be minimized, restricted to low intensity fixtures, and shielded so that no light shines beyond the boundary of the property.

The project proposes outdoor path lighting adjacent to pedestrian walkways in the landscaped area of the site. Additionally, recessed lighting is proposed on the solid waste storage area wall located adjacent to the parking lot on the east side of the parcel. The LED path lights would be downward facing, and the two recessed LED lights on the solid waste storage area wall would face the interior of the site. As such, none but one path lighting fixture would be visible from off site, and would be downward facing. The proposed downward facing and recessed lighting would not cause glare on adjacent properties. Therefore, the proposed project is consistent with the policy.

Policy CD-2.4 Discourage Sameness and Repetitive Residential Designs.

The project proposes three buildings. The buildings are of the same architectural style and design but incorporate variation in their orientation on the site and color scheme. As a result, the overall site design of the subject facility does not appear repetitive. As such, the proposed project is consistent with the above referenced policy.

Policy CD-2.5 Scenic Views and Resource Areas: Ensure that development does not adversely impact scenic views and resources as seen from a road and other public rights-of-way.

The project is not in an area requiring visual analysis as part of the Coastal Development Permit review process. The project is subject to Design Review as discussed later in this report.

Policy CD-2.7 Landscaping: Encourage attractive native and drought-tolerant landscaping in residential and commercial developments.

The project proposes a combination of California native and non-native species of trees, shrubs and ground cover with a predominance of low water use species. Eight trees – four native and four non-native species, are proposed along the rear boundary. The Planning

Commission may wish to consider modifications to the planting palette to increase the use of native species of plants, as long as the modifications do not render the project infeasible.

SAFETY

Policy SF-1.1 Minimize Hazards: New development shall: (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard; and (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The site is located approximately 1,500 feet inland from the closest coastal bluff and therefore, is not subject to hazards associated with coastal bluff erosion. As shown in Map SF-2 in the City's Coastal General Plan, the project site is not located in special flood hazard areas inundated by 100-year flood and is not subject to this hazard. All hazards associated with earthquakes will be addressed by the building permit process under the authority of the California Building Code. As mentioned above, the relatively level project site is 1,500 feet inland from the closest coastal bluff and would not require construction of any protective devices to substantially alter natural landforms along bluffs and cliffs. Therefore, the project is consistent with the policy.

Policy SF-5.1 Minimize Fire Risk in New Development: Review all development proposals for fire risk and require mitigation measures to reduce the probability of fire.

The project site is not located in a moderate or high fire hazard area and is not of special concern to the Fire Department. The Fire Department has required installation of fire sprinklers in the proposed buildings, which is included as a standard condition of approval.

HOUSING

Policy H-2.7 Infill Housing: Encourage housing development on existing infill sites in order to efficiently utilize existing infrastructure. (Refer to Programs 2.2.1 to 2.2.3.)

The project proposes a residential care facility for the elderly on a currently underutilized site occupied by a single-family residence in the office commercial zoning district. The project would redevelop the subject site with housing for extremely-low-income, developmentally disabled adults who are age 59 and older and/or suffering from age-related dementia, Alzheimer's Disease, or other age-related disabilities. The project, is therefore, consistent with the above referenced policy.

COMPLIANCE WITH COASTAL LAND USE & DEVELOPMENT CODE (CLUDC) ZONING STANDARDS

The proposed project complies with all required zoning standards for the Office Commercial (CO) Zoning District. See Table 1, below, for specific standards and project details.

- Density – the project complies with the density requirements of the CO zoning district, which allows for a maximum of 24 units/acre. The project proposes three (3) units on a 0.89 acre site.
- Setbacks – the structures comply with all required setbacks. Additionally, CLUDC Section 17.42.120 requires that no more than 40 percent of the front setback be paved for walkways, driveways, or other hardcover pavement. 31 percent of the total frontage of the property is paved for walkways, driveways and other hard cover pavement, part of which is attributable to the existing development on the eastern side of the property that will remain on site.
- Site coverage – there is no limitation on site coverage in the CO zoning district.
- Height – the CO Zoning District allows for a 25-foot maximum building height. The dwelling units are proposed at maximum of 17.3 feet above finished grade.
- Floor Area Ratio (FAR) – FAR is the ratio of floor area to total lot area. The project will yield a FAR of 0.25, which is well below the allowable FAR limit of 0.40.

Table 1 – Compliance with Zoning Standards		
Development Aspect	Zoning Requirement (CO)	Proposed Project
Residential Density (max)	24 units/acre	3.37 units/acre
Front setback	15 feet	15 feet
Rear Setback	10 feet	Exceeds 10 feet
Side Setback	10 feet	Exceeds 10 feet
Site Coverage	No Limitation	N/A
Height Limit	25 feet	17.3 feet
Floor Area Ratio (FAR)	0.40	0.25

COMPLIANCE WITH CLUDC SITE STANDARDS

Parking

The project will include improvements to the existing parking lot on site to provide for a total of 21 parking spaces: 12 spaces for the proposed facility and nine (9) for the existing retail use (Mendocino Coast Pharmacy) on site.

Per CLUDC Section 17.36.040, residential care facilities with seven or more clients require one (1) space for each two (2) residential units, plus one (1) space for each four (4) units for guests and employees. With four (4) bedrooms per residential building, the project is deemed to provide 12 units and would thus require a total of nine (9) parking spaces. Retail uses

require one (1) space for each 300 sf of floor area, which yields a requirement of nine (9) parking spaces for the Mendocino Coast Pharmacy.

The plans show two (2) tandem car parking spaces in the total number of parking spaces proposed, which is not permitted per CLUDC 17.36.090 (I). Discounting for these spaces, the project proposes ten (10) parking spaces, which exceed the parking requirement for the proposed facility. Two of the total parking spaces would be accessible, which is one more than required by CLUDC Section 17.36.50. The CLUDC does not identify bicycle parking requirements for residential care facilities. Staff recommends **Special Condition 9** to ensure that the parking design complies with the provision of the CLUDC 17.36.090 (I).

Special Condition 9. Prior to issuance of building permit, the applicant shall revise the plans to remove the two (2) tandem parking spaces.

Additional development standards per CLUDC 17.36.090, with regards to parking and the projects compliance with these standards are shown in Table 2:

Table 2 - Parking Lot Development Standards			
Development Standards	Requirements	Proposal	Compliance
Parking Stall Dimensions	90-degree angle parking should have a minimum space width of 9 feet and a minimum space depth of 18 feet.	The proposed parking lot offers space width of 9 feet and a space depth of 18 feet	Yes
Driveway Width	The minimum two-way driveway width is 22 feet	26 feet driveway width	Yes
Surfacing	asphalt, concrete pavement or comparable material	asphalt driveway, and parking stalls ¹	Yes

1. An existing gravel parking space will remain as is.

Fencing

CLUDC Section 17.30.050 establishes standards for fences, walls and screening. The site plan (Sheet A0.2, **Attachment 1**) shows fencing along the project. There is an existing fence along the site's western boundary and along the portion of the front property line that is located in front of the project's complex of three buildings. The plan also shows a fence along the rear property line for a short distance near the southwestern corner of the site. The project proposes a fence in the front yard, which will include an entrance gate providing access to the development for pedestrians. The remainder of the site will not be fenced. The plans do not specify the material and height of the fences. **Special Condition 10** below will ensure compliance with CLUDC.

Special Condition 10. Prior to building permit issuance, all existing and proposed fences, height and type shall be shown and noted on the site plan; fences shall comply with the provisions of CLUDC 17.30.050.

Landscaping

CLUDC Chapter 17.34 establishes requirements for landscaping. Landscaping is a vital component of development, as it enhances the appearance, controls soil erosion and improves air quality. Preliminary Landscape Plans, showing location of proposed materials, including the identification of ground covers, shrubs, and trees are required as part of an application for new development. Final Landscape Plans, identifying the name, size, and precise location of all materials, as well as the precise location and technical description of the irrigation system and its individual components are required after planning permit approval and prior to issuance of building permit.

The proposed plantings include a variety of California native and non-native species of trees, shrubs and ground cover. Eight trees – four native and four non-native species, are proposed along the rear boundary. Groupings of native and non-native shrubs are proposed throughout the area proposed for development, the vehicular entry to the site and parking lot perimeter to the rear and Turf areas are proposed for the central landscaped space associated with the project. Vines are proposed on the eastern façade of Building 2 facing the parking area and on the northern façade of the waste/recycling storage.

Applicable landscape requirements per CLUDC 17.34 are outlined in Table 3 below and the compliance of the proposed project with these requirements discussed as can be determined at this stage, per information required in preliminary plans with additional analysis provided, as feasible. Additional analysis of information required in the Final Landscape Plan will be conducted by the Community Development Department prior to issuance of building permit.

Table 3: Landscape Requirements			
Requirement	Requirement	Proposal	Compliance
Location	<ul style="list-style-type: none"> • Setback, open space areas required by the CLUDC, easements for utilities and drainage courses, and unused areas not intended for a specific use except where 1). occupied by approved structures or paving. • Throughout the parking lot as a combination of ground cover, shrubs, and trees. • Parking lot perimeter as a fence or landscaped planting strip between the street right- 	<p>Setbacks and other areas of the site unoccupied by buildings and paving would be landscaped.</p> <p>Site constraints and parking requirements do not allow for landscaping throughout the parking lot, which would be shared with the Mendocino Coast Pharmacy and</p>	<p>Yes (significantly given site and parking requirement constraints)</p>

	<p>of-way and parking area equal in depth to the required setback, and adjoining properties.</p>	<p>improved with asphalt paving.</p> <p>Parking lot would include perimeter landscaping to the rear and in the front in the proposed development area equal in depth to the required setback.</p>	
<p>Standards</p>	<ul style="list-style-type: none"> Plants having similar water use shall be grouped together in distinct hydrozones. The protection and preservation of native species and natural areas is encouraged; may be required by conditions of approval as a result of project review in compliance with the California Environmental Quality Act (CEQA). Fire prevention shall be addressed on sites in any wooded or vegetated area of the City identified by the Fire Department as being fire prone, by reducing fuel between development areas and naturally vegetated areas, as identified by the Director. Landscaped area shall have a minimum interior width of eight feet within the commercial zoning districts; dimensions may be reduced where the review authority determines they are infeasible because of 	<p>The plant material chosen is based on water need and grouped together in hydrozones.</p> <p>Additionally, the landscaping would be water efficient in that it would meet the water efficiency requirements per the state's Water Efficiency Landscape Ordinance (WELO), subject to Special Condition 11.</p> <p>As discussed under Policy SF-5.1, the project site is not located in a moderate or high fire hazard area and is not of special concern to the Fire Department.</p> <p>Most of the landscaped areas have a minimum interior width of eight feet with some exception in portion of the perimeter of the</p>	

	<p>limited site area.</p> <ul style="list-style-type: none"> • Landscape material shall not exceed 42 inches in height within the traffic safety visibility area, unless approved by the Public Works Director, except for trees with their canopy trimmed to a minimum of six feet above grade. • Landscape material shall not Interfere with the proper operation of solar energy equipment or passive solar design on adjacent parcels. • Landscape Material shall be protected with a minimum six-inch high concrete curb, except where adjacent to bicycle paths, or where the landscaped area is designed to infiltrate stormwater runoff from adjacent impermeable surfaces, or where otherwise deemed unnecessary by the Director. • Landscape material shall not interfere with safe sight distances for vehicular, bicycle, or pedestrian traffic. • Landscape material shall not conflict with overhead utility lines, overhead lights, or walkway lights. • Landscape material shall not block pedestrian or bicycle ways. • Plant materials shall be sized and spaced to achieve immediate effect and shall not be less than a 	<p>proposed buildings in the development, where wider landscaped areas are infeasible due to space constraints.</p> <p>The project proposes blue eyed grass, which reaches a maximum height of approximately 36 inches in the traffic safety visibility area at the entrance to the parking lot. The height and spread of the proposed plantings near pedestrian walkways and their entrances would also not interfere with sight distances for traffic, would not block circulation, The project proposes new trees along the site's southern perimeter, which can reach up to a height of 30 feet, however, there are no overhead utility lines or overhead lines in this area and the proposed trees are not planted under any structure. Walkway lights are proposed at locations identified in the Landscape Lighting Plan (Sheet L-4.00, Attachment 1). The design of the lighting would be further evaluated upon submittal of the</p>	
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	<p>15-gallon container for trees, five-gallon container for specimen shrubs and six-inch pots for mass planting, unless otherwise approved by the review authority on the basis that the alternate size will achieve the desired immediate effect equally well.</p> <ul style="list-style-type: none"> • Trees shall not be planted under any structure that may interfere with normal growth. • Trees shall be staked in compliance with standards provided by the Department. • Number of trees in the street setback: one per 200 square feet of landscaped area, minimum. • Street trees: one per 30-foot length of right-of-way. (The review authority may modify this requirement depending on the chosen tree species and its typical spread at maturity.) • A minimum of two, five-gallon size shrubs shall be provided for every six feet of distance along street setbacks, or as approved by the Director. • Groundcover shall be provided throughout the landscaped area and shall be spaced to achieve full coverage within one year. • Artificial groundcover or shrubs shall not be allowed. • Crushed rock, redwood chips, pebbles, stone, and 	<p>Final Landscape Plan, prior to issuance of building permit to ensure that the shrub planting in their vicinity do not conflict with the walkway lighting.</p> <p>The project proposes plant materials of sizes that meet or exceed 15-gallon container for trees, five-gallon container for specimen shrubs and six-inch pots for mass planting.</p> <p>The project does not propose street trees, which planting would be infeasible due to space constraints along Cypress Street. Special Condition 5 is recommended to ensure that the setback along Cypress Street contains one tree per 200 square feet of landscape area in the front setback.</p> <p>Turf is limited to less than 50 percent of the total landscaped area. However, the turf area is less than 10 feet in width in front of the entrance to Building 1. Special Condition 12 is recommended to ensure compliance with the</p>	
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	<p>similar materials shall be allowed up to 15 percent of the total required landscape area.</p> <ul style="list-style-type: none"> • Non turf areas (e.g., shrub beds) shall be top dressed with a bark chip mulch or approved alternative. • Turf shall be limited to 50 percent of the total landscaped area on the site where the applicant provides calculations approved by the Director that demonstrate that the irrigation requirements will not exceed standard low water usage. • No turf shall be allowed in any area of 10 feet or less in width. 	<p>aforementioned standard.</p> <p>The spacing, staking, top dressing, curbs for protection of landscape materials and solar installations will be reviewed and evaluated prior to building permit issuance upon submittal of the Final Landscape Plans.</p>	
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Special Condition 11. Water Efficient Landscape Ordinance. All landscaping and irrigation shall comply with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWEL0).

Special Condition 12. The Final Landscaping Plan, submitted prior to building permit issuance, shall ensure that no turf area is proposed in any area of ten (10) feet or less in width.

Signs

The placement, type, size and number of signs are regulated by CLUDC 17.38. The project proposes one free standing sign, as shown on Sheet A0.1 of the project plans. This sign would be located adjacent to the pedestrian walkway from Cypress Street to the proposed Per CLUDC Section, 17.38.030.D. the approval of a sign permit shall require that the review authority first make all the following findings, as applicable.

- 1. The proposed signs do not exceed the standards of Sections 17.38.070 (Zoning District Sign Standards) and 17.38.080 (Standards for Specific Sign Types), and are of the minimum size and height necessary to enable pedestrians and motorists to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.**

Signage standards for free standing signs in the commercial zoning district per CLUDC 17.38 and the compliance of the proposed sign is outlined in the Table 4 below.

Table 4: Signage Development Standards			
Development Standards	Requirement	Proposal	Compliance
Number of Signs Allowed	Three (3) of any combination of allowed sign types per primary structure frontage. One (1) of any allowed sign type per secondary frontage.	One (1) free standing	Yes
Maximum Sign Area	1. 2 sf for each 3 linear ft. of primary building frontage. 2. 0.5 additional sf for each linear foot of secondary building frontage. 3. Each use is allowed a total sign area of at least 25 sf regardless of frontage length. 4. The total sign area per use shall not exceed 100 sf.	10 sf	Yes
Freestanding Monument Sign	Maximum of 6 feet in height	Approximately three (3) feet in height (less than six (6) feet)	Yes
Address	Must include an illuminated street address of six inches in height	Proposed free standing monument sign includes street address of 4 inches in height, and as proposed is not illuminated	Yes, subject to Special Condition 14

2. That the placement of the sign on the site is appropriate for the height and area of a freestanding or projecting sign;

The proposed sign would be located adjacent to the pedestrian sidewalk to the proposed development and would face Cypress Street, as shown on Sheet A0.2 of the project plans. The sign design guidelines recommend that monument signs be placed perpendicular to the street. The Planning Commission may consider **Special Condition 13** to bring the project sign's placement in conformance with the aforementioned design guideline.

Special Condition 13. Prior to issuance of building permit, the applicant shall revise the site plan to orient the proposed monument sign perpendicular to Cypress Street, subject to review and approval by the Community Development Department.

3. That a flush or projecting sign relates to the architectural design of the structure. Signs that cover windows, or that spill over natural boundaries, and/or cover architectural features shall be discouraged;

This finding does not apply to the proposed freestanding monument sign.

4. The proposed signs do not unreasonably block the sight lines of existing signs on adjacent properties;

The proposed sign is 10 square feet in area, is approximately three feet tall and does not extend beyond six feet above ground, as required per the CLUCD. It would be located in front of the side façade of Building 2, which itself would not include any signs. Therefore, the proposed sign would not block sight lines of existing signs.

5. The placement and size of the sign will not impair pedestrian or vehicular safety;

The sign's design and location would not impact sight lines or create safety issues because the sign's placement would be approximately 30 feet and 49 feet from the sidewalk adjacent to the parking area on the property and vehicular entry to the site, respectively.

6. The design, height, location, and size of the signs are visually complementary and compatible with the scale, and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street; and

The proposed sign would be rustic in appearance and would include pastel colors complementing the proposed buildings. Commercial structures across the street from the proposed development do not feature signs facing the street. The proposed sign would be similar to the sign at the entrance of "Cottages at Cypress" at 350 Cypress Street to the west of the subject site. The Mendocino Coast Pharmacy building to the east on the same property features a dark blue awning sign on frontage facing the street. However, the proposed sign would identify a residential scale development and be located at a considerable distance from the awning, and, thus, not clash in the streetscape with other signs.

7. The proposed signs are in substantial conformance with the design criteria in Subsection 17.38.060.F (Design criteria for signs).

The design criteria in Subsection 17.38.060.F speak to the color, design and construction, materials and structures and street address on the sign.

In accordance with the design criteria, the colors on signs and posts supporting the sign complement the colors of the proposed structures on the site. The design of the sign has

been professionally prepared, and the composite sign with printed finish would be water, salt, air and UV resistant. It would be supported by western red cedar rustic split posts that are in scale with the sign and consistent with the board and batten construction of the buildings, with which the sign is associated.

Special Condition 14 requires modification of the sign to include six inches tall, illuminated letters as per the signage standards of the CLUDC. Such a modification would not compromise the sign's consistency with the applicable design criteria for signs as the letters would remain proportional.

Special Condition 14. Prior to issuance of building permit, the proposed sign shall be modified to include six-inches tall, illuminated letters for the street address included in the sign for review and approval by the Community Development Department.

Solid Waste Recycling & Material Storage

The site plan indicates an approximately 8 x 14 foot area for solid waste storage located adjacent to the parking lot on the east side of the parcel. The plans show deer grass plantings adjacent to the enclosure, however, they do not illustrate the design for the enclosure. **Special Condition 15** is recommended to address this requirement.

Special Condition 15. Prior to issuance of a building permit, the applicant shall submit elevations and floor plan for the solid waste storage for review and approval by the Community Development Department. The solid waste enclosure's design shall comply with the CLUDC Section 17.30.110.

Lighting

As described earlier in this report, the project complies with the General Plan **Policy CD-1.9** and is also consistent with the provisions of **CLUDC Section 17.30.070**.

COMPLIANCE WITH COASTAL DEVELOPMENT PERMIT REQUIREMENTS

The following Coastal Development Permit Findings [per CLUDC Section 17.22.030(C)(2)] must be made in order for the Planning Commission to approve the coastal development permit:

1. The proposed development as described in the application and accompanying materials, as modified by any conditions of approval, is in conformity with the City of Fort Bragg's certified Local Coastal Program and will not adversely affect coastal resources.

The project proposes the redevelopment of the subject site with three buildings for a residential care facility for the elderly, associated landscaping and parking lot improvements. With the addition of conditions of approval, the project conforms with the City of Fort Bragg's certified Local Coastal Program and will not adversely affect coastal resources.

2. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections [30200](#) of the Public Resources Code).

The project is not located between the first public road and the sea. Therefore, this finding is not applicable to this project.

3. Feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment.

The project proposes tree removal and demolition of two buildings on the site, which may potentially impact nesting birds and roosting bats, if present. Project approval is subject to **Special Conditions 2, 3, and 4**, which will ensure that the project would not have a significant adverse effect on the environment.

4. The proposed use is consistent with the purposes of the zone in which the site is located.

The proposed RCFE is located in the Office Commercial (CO) Zone. The CO zoning district is applied to areas of the City that are intended to serve the office and institutional needs of the community that cannot be accommodated within the CBD zoning district. Other related and office-supporting uses may also be allowed. Parks, doctor's offices, medical services and social service organizations are primary uses in this district, which would be compatible with the proposed RCFE. Therefore, it is consistent with the purpose of the CO zone, in which the subject site is located.

5. The proposed development is in conformance with the City of Fort Bragg's Coastal General Plan.

As conditioned, and analyzed in this staff report, the proposed development is in conformance with the City of Fort Bragg's Coastal General Plan.

6. The proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

The proposed use consists of an RCFE, which will be operated and maintained to provide services for developmentally disabled adults who are age 59 and older and/or suffering from age-related dementia, Alzheimer's Disease, or other age-related disabilities. The facility's three (3) residential buildings will each be licensed by the Community Care Licensing Division of the State Department of Social Services as a Service Level 4-i (highest staffing level to correspond to escalating, severity of disability levels). Additionally, as conditioned, and analyzed in this staff report, the project would not be detrimental to public, health, welfare or materially injurious to properties or improvements in the vicinity.

7. Services, including but not limited to, water supply, sewage disposal, solid waste, and public roadway capacity have been considered and are adequate to serve the proposed development.

Water Supply. The City completed construction of the Summers Lain Reservoir in 2017, which provides an additional 15 million gallons (MG) of raw water storage to help ensure a reliable water supply during the late summer months when flows are low at the City's three water sources. This additional raw water storage ensures adequate water supply during drought years and will help to meet the needs of current and future development for the City.

On a daily basis the City currently produces about 50 gallons of treated water per resident. The three (3) new residences will house 12 individuals, which would use up to 600 gallons of water per day or 219,000 gallons per year. With the 45 Acre Foot Summers Lane reservoir, the City has sufficient water supply and storage to meet the incremental increase in water for this project.

Water Service. The project is served by an 8-inch water main along Cypress Street. This water main should provide sufficient levels of service. The City can provide pressure data for the Hydrant 145 at Cypress. Additionally, under contract with the City, KASL Engineering has developed a computer model to analyze water pressures and they may be able to run site specific analyses for a fee to the applicant. The project has been conditioned to ensure that the developer pays their connection fees needed to access the water system should additional connections be needed.

Waste Water. The City's Waste Water Treatment Plan has sufficient capacity to serve the new development. The sewer main on Cypress Street is an 8" line in the center of the Street. The project has been conditioned to ensure that the developer pays connection fees needed to access the water system should additional connections be needed.

Additionally, as all new development is required to pay its fair share of the system infrastructure and future capital improvements through the Water Capacity Charges and Waste Water Capacity Charges, the applicant will be required to pay water capacity charges when they secure their Building Permit. (See **Special Condition 16**).

Utilities. In accordance with Fort Bragg Municipal Code Title 14 Water and Sewers, the proposed residential facility will connect to City water and sewer. The project applicant may choose to utilize existing connections to public water and sewer existing on subject parcel, and/or realign the existing public water and sewer service connections for the proposed buildings, and/or add additional services needed for facilities domestic and sprinkler systems. Connection fees, capacity fees, sewer cleanouts, and backflow devices are required, and those actual fees will be calculated at the time of building permit submittal. To ensure compliance with these requirements, staff recommends approval of the following **Special Conditions 16-20**:

Special Condition 16. Impact fees for water, sewer, and drainage shall be paid prior to issuance of first building permit for facility.

Special Condition 17. Sewer Connections. Connection fees and cleanouts required, all associated fees shall be paid prior to the issuance of the first building permit. Applicant to specify what size of connections, if any, will be needed for this project.

Special Condition 18. Water Connections. Connection fees and an approved backflow device is required for all water connections. All associated fees shall be paid prior to the issuance of the first building permit. Applicant to specify what size connections, if any, will be needed for this project.

The Applicant proposes to convey onsite stormwater runoff exceeding the 85th percentile storm event to the City’s existing storm drain system via new pipes including a new manhole which will be required at the connection point within Cypress St. The applicant will need to provide an analysis that documents the sufficiency of existing infrastructure or provide an engineer reviewed design of a new proposed drainage conveyance system. If upgrades to infrastructure are required, this shall be completed by the developer and dedicated to the City. **Special Condition 19** has been added to ensure that these requirements are met.

Special Condition 19. Prior to issuance of the Building Permit the applicant shall provide an analysis that documents the sufficiency of existing stormwater infrastructure or provide an engineer reviewed design of a new proposed drainage conveyance system. If upgrades to infrastructure are required, this shall be completed by the developer and dedicated to the City.

Special Condition 20. Encroachment Permit will be required for any activity occurring in the public right of way during construction. This includes the placement of a dumpsters, construction vehicles not parked in conformance with parking codes, installation of any off-site improvements located in the City’s right of way, and for installation of any frontage improvements. Please submit the relevant encroachment permit application two (2) weeks prior to anticipated construction date(s) to allow adequate time for processing.

The City’s Public Works Department has reviewed the project and determined that, as conditioned, the project can be adequately served by services.

COMPLIANCE WITH DESIGN REVIEW REQUIREMENTS

All projects that receive Design Review approval from the Planning Commission must be found to be consistent with the Project Review Criteria of Section 17.71.050E as listed below.

1. Complies with the purpose and requirements of this Section.

Purpose: Design Review is intended to ensure that the design of proposed development and new land uses assists in maintaining and enhancing the small-town, coastal, historic, and rural character of the community.

The proposed low scale buildings possess a rustic architectural style and are oriented around a central landscaped open space along with landscaping in all areas of the project site except

for the area occupied by buildings or parking. The pedestrian scale buildings in conjunction with generous landscaped areas would be consistent with the rural character of the community. The project is consistent with the Design Review Guidelines as analyzed below.

2. Provides architectural design, building massing, and scale appropriate to and compatible with the site surroundings and the community.

Fort Bragg’s Citywide Design Guidelines do not address design of Residential Care Facilities. However, the Citywide Design Guidelines include multifamily residential design guidelines that can be applied to the proposed development on site for purposes of design review as both types of development represent similar residential use. Table 5 below analyzes the project’s conformance with these design guidelines, incorporated in Chapter 2.3: General Multifamily Design Guidelines of Fort Bragg’s Citywide Design Guidelines, as appropriate and applicable to the proposed development. Guidelines applicable to two story designs, garages, children’s play area and guidelines particular to multifamily residential units are not included in the evaluation as the proposed development is one-story, does not include garages and will not consist of typical multifamily units.

Table 5: Design Guidelines		
General Multifamily Residential Design Guidelines	Proposed Compliance	Project Conformance with Guideline
Site Planning		
<u>Neighborhood Context:</u> <ul style="list-style-type: none"> • New multi-family residential development should be compatible with other development in the immediate area through the use of complementary building arrangements, buffers, and avoidance of overwhelming building scale and visual obstructions. • Developments should relate directly to the adjacent street, and present an attractive and interesting façade to passersby. Developments that ignore the street and create an isolated enclave are strongly discouraged.. 	<p>Other developments in the immediate area include the Mendocino Coast European (auto repair) building, the Parents and Friends, Inc. building to the north, across Cypress Street, the Mendocino Coast Pharmacy to the east, the “Cottages at Cypress” complex of cottages to the west and the North Coast Family Health Center to the south. These buildings are all one-story but vary in their form and style such that there is not a consistent character of buildings in the immediate area of the proposed development.</p>	<p>Yes</p>

	<p>The proposed development would be one-story and although larger in footprint, would be similar in style and treatment to the cottages located adjacent to the west of the project site. The longer façade on Building 1 would be oriented to the street and the pedestrian entry to the proposed development would relate to the street. On balance, the proposed project would be compatible to the neighborhood context in which it is located.</p>	
<p><u>Building and Facilities Location</u></p> <ul style="list-style-type: none"> • The siting of buildings should consider the existing neighborhood context. Developments should generally be oriented parallel to the public street or to the development’s internal streets, with some setback variation to provide visual interest. • In addition to a street orientation, the clustering of multi-family units should be a consistent site planning element. Whenever possible, buildings should be configured around courtyards, gathering areas, and open spaces. • Portions of the development that are not oriented to the street should be well integrated into the project’s overall site design. As with the street-oriented area of the development, the same design considerations should be given to siting, appearance, circulation, landscaping, and safety issues. • Buildings should be oriented to provide some privacy yet still relate to the street and the existing community. Doors should be visible from the street and windows should allow residents to 	<p>The project proposes a complex of three buildings configured around a landscaped, central open space. While, the main entrances of the buildings are oriented toward the central open space, the building facades are oriented parallel to the street. The buildings adjacent to the street include windows facing the street. A pedestrian entry marked with signage establishes the development’s relationship with the street.</p> <p>The proposed buildings 1, 2 and 3 are sited with predominance of windows on their north, east, and south façade respectively, that would serve to provide sunlight to the bedrooms inside the buildings. The one-story North Coast Family Health Center would likely cast shadows at certain times of the day on the Building 3 windows, however,</p>	<p>Yes</p>

<p>have “eyes on the street” for natural surveillance.</p> <ul style="list-style-type: none"> • Energy efficiency and energy conservation should be considered in building siting. Buildings should be oriented to take advantage of solar opportunities whenever possible. • Where bus routes are located near the development, the site design should consider convenience and comfort factors for residents. These include direct access, widened sidewalks, seating areas, and weather protection provided near public transit stops 	<p>sunlight for windows on Building 2 and Building 2 would not be significantly obstructed.</p> <p>Cypress Street is located on Bus Route 5. There is an existing sidewalk along Cypress Street providing direct access from the proposed development to the bus stop on this street. The project would be providing residential facilities for disabled seniors who are not likely to use transit facility.</p> <p>On balance, the project would be in conformance with the design guidelines pertaining to the location of buildings and facilities.</p>	
<p><u>Open Space</u></p> <ul style="list-style-type: none"> • Residents should have access to useable open space for recreation and social activities. Open spaces should be conveniently located for the majority of units. • Open space areas should be sheltered from the noise and traffic of adjacent streets or other incompatible uses. Open space siting should give consideration to prevailing breezes and sun orientation in order to provide a comfortable environment. • A series of connected open space areas of varying shape, appearance and usage are encouraged. Smaller areas may directly relate to a cluster of units, while the larger areas may serve several clusters as common open space. • Boundaries between private and common open spaces should be 	<p>The proposed development consists of three buildings configured around a central, landscaped open space. The buildings are accessed through covered entry porches that open up to the central open space. The open spaces area is sheltered from Cypress Street and the medical office use to the rear of the subject property by the proposed buildings. By and large, plant materials between the common, central open space area and the covered entry porches augment differentiation between the two. The landscape plans do not show any shade structures in the central landscaped area, which are encouraged but not</p>	<p>Yes.</p> <p>Planning Commission may wish to consider provision of shade structures in the central, landscaped open space.</p>

<p>clearly defined by low walls or plant materials.</p> <ul style="list-style-type: none"> • Buildings should be sited and designed so that windows of neighboring units do not overlook private open spaces likely to be used for private activities. • Private open space should be provided adjacent to the units it serves and should be immediately adjacent to the public right-of-way or common open space. • Shade structures are encouraged to provide shelter from sun and rain. 	<p>required.</p>	
<p>Architecture</p>		
<p><u>General Guidelines</u></p>		
<ul style="list-style-type: none"> • Use of single-family residential design elements (e.g., pitched roofs, porches, individual entries) are recommended to reduce perceived density, give identity to the development and its individual dwelling units, add visual interest, and be compatible with the neighborhood context. • Where the neighborhood or street has a recognizable architectural theme, style, or character, it should be incorporated into the development's design. • To create a unified appearance, all support buildings in the development, (e.g., laundry facilities, recreation buildings, carports, garages, and the management office) should be compatible in architectural design with the rest of the development. 	<p>The proposed one-story buildings feature pitched roofs and carry the same architectural style and façade treatment among them that impart the development a cohesive identity. There is not a consistent character of buildings in the immediate area of the proposed development.</p> <p>The proposed buildings are similar in architectural style, façade treatment and colors to the residential cottages to the west of the subject site, and correspond more closely to the larger buildings in the vicinity in their footprint. Overall, the proposed development appears to strike a balance between the varied nature of development in the vicinity</p>	<p>Yes</p>
<p><u>Architectural Features and Design</u></p>		
<ul style="list-style-type: none"> • Buildings should incorporate smaller-scale architectural forms such as 	<p>The proposed buildings employ simple pitched roof</p>	<p>Yes</p>

<p>bays, recessed or projecting balconies, and dormers to visually reduce the height and scale of the building and emphasize the definition of individual units. Architectural elements such as bay windows, porches, projecting eaves, awnings, and similar elements that add visual interest to the development are strongly encouraged.</p> <ul style="list-style-type: none"> • Varied building heights are encouraged, both to provide visual interest and give the appearance of a collection of smaller structures. Building heights at the development's edge should be considered within the context of the project's surroundings, the adjacent uses, and the distance from adjacent buildings. The development's building height should create a transition from the heights of adjacent existing residential development, rather than form abrupt height changes. The use of porches, balconies, and trellises are encouraged. • Boxy and monotonous facades that lack human scale dimensions and have large expanses of flat wall planes should be avoided. Architectural treatments, such as recessed windows, moldings, decorative trim, balconies, and wood frames, should be used to add visual interest to the facade. • Roof pitches and materials should appear residential in character and should consider the prevailing roof types in the neighborhood, including flat roofs, hipped or gabled roofs, and mansard roofs. The roof pitch for a porch may be slightly lower than the roof pitch of the main building. • Rooflines should be broken up and 	<p>forms, which some variation in height. The sizes of windows on longer facades of the buildings are varied. These features provide variety to the design of the buildings. The pitched roofs consist of asphalt shingle roofing. Overall, the buildings have a residential character.</p>	
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<p>varied within the overall horizontal plane. Combinations of roof heights that create variation and visual interest are encouraged.</p>		
<p><u>Building Entries and Stairways</u></p> <ul style="list-style-type: none"> • Courtyard doors or gates used at building entries should be attractively designed as an important architectural feature of the building or development. • Individual entries should have a strong relationship with a fronting street, internal walkway, or courtyard, as appropriate to the overall siting concept. A transitional area from the public space or walkway to the private dwelling unit entry, such as a porch, steps, or landscaped walkway, should be provided. • Each dwelling unit's entry should be emphasized and differentiated through architectural detailing and elements such as porches, stoops, or roof canopies. Opportunities should be provided for residents to personalize their entry by providing ground level space or a wide ledge for potted plants. 	<p>The project proposes a gated pedestrian entry from the street to the central open space, which also provides pedestrian access to the buildings through covered porches. As such, the project is substantially in conformance with these guidelines pertaining to Building Entries and Stairways, as applicable.</p>	<p>Yes</p>
<p><u>Materials and Color</u></p> <ul style="list-style-type: none"> • The development's dwelling units, community facilities, and parking structures should be unified by a consistent use of building materials, textures, and colors. Exterior columns or supports for site elements, such as trellises and porches, should utilize materials and colors that are compatible with the rest of the development. • Building materials should be durable, require low maintenance, and be of comparable or better quality and image to what is used in the surrounding neighborhood. Frequent 	<p>As indicated above, the project proposes a grouping of three buildings, which carry the same architectural theme, building materials and textures. The buildings are differentiated by color, which appear complementary and carry the color theme apparent in the adjacent residential cottages. The buildings include durable materials including asphalt shingle roofs, painted hardie artisan lap siding, board and batten siding and fiber glass windows on all</p>	<p>Yes</p>

<p>changes in building materials should be avoided.</p> <ul style="list-style-type: none"> • Color should be used as an important design element in the development's appearance. The predominant colors for the dwelling units and accessory structures should be natural or muted tones. Appropriate use of more than one predominant paint color is encouraged. Compatible accent colors are encouraged to enhance important building elements. • The color of shadow patterns, relief, decorative trim, and wood frames should be distinctive yet compatible with the overall building color. • Materials such as brick, stone, copper, etc. should be left in their natural colors. Such materials should not appear thin and artificial. • Veneer should turn corners and avoid exposed edges. 	<p>four elevations of the buildings.</p>	
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Landscaping and Site Amenities

<p><u>Landscaping</u></p> <ul style="list-style-type: none"> • Landscaping should complement existing landscape materials, location, and massing on adjacent developments. • Landscape design and selection of plant materials are an important component in multi-family developments. The development's budget should provide for quality landscaping design, proper installation, and plant sizes that will "fill in" and beautify the development within a reasonable period of time. • Use of landscaping is encouraged to define and accent specific areas such as building and parking lot entrances and the main walkways to community facilities. 	<p>The project site is bordered by Cypress Street to the north, with the development's parking area located to the east and residential cottages to the west, a medical office building to the south. The design of these developments does not include characteristic landscaping.</p> <p>As described above in this report, the project proposes to landscape all areas of the proposed development not occupied by buildings and parking, as shown on the project's Landscape Planting Plan (Sheet L-3.02, Attachment 1). The planting</p>	<p>Yes</p>
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<ul style="list-style-type: none"> • Plant materials should be used to define the territorial edge between public and private space, buffer adjacent uses, when appropriate, and screen service areas. • Different landscape designs and plant materials should be used in the various courtyards and common open space areas of the development to create an individual identity for each space. • Landscape designs that emphasize water-efficient plants are encouraged. Water-intensive landscaping, such as grass, should be concentrated in areas of high visibility and use. • Vines and climbing plants on buildings, trellises, perimeter walls, and fences are encouraged, both to provide an attractive appearance and to minimize graffiti. • Landscape plantings should be used to help define property lines and distinguish private space from public space by creating a strong edge through a distinct change of plant material, form, height and/or color. • Trees and shrubs should be selected based on their mature size and root characteristics. Plants with root systems that uplift hardscape materials should be avoided. • Landscape materials should be used to help screen trash enclosures and mechanical equipment so that they are not exposed to view from the street or major walkways within the development. • Trees and shrubs should not be planted so close together that they create maintenance and security problems at maturity. They should not completely obstruct views into the 	<p>plan appears to define the pedestrian entry to the development, the central open space and edges between the open space and the buildings.</p> <p>The proposed plantings would be a variety of California native and non-native species of trees, shrubs and ground cover with limited turf area in the central open space. Vines are proposed on the eastern façade of Building 2 facing the parking area.</p> <p>The plant material chosen is based on water need and grouped together in hydrozones and would be water efficient, subject to the State of California Model Water Efficient Landscape Ordinance (MWELO).</p> <p>The project proposes deer grass plantings adjacent to the solid waste storage structure and vines on its northern façade. The solid waste storage is tucked to the southeast corner of the development adjacent to the parking lot and would only be partially visible when entering the proposed development from the parking lot.</p> <p>The specific selection of plant species is a requirement of the Final Landscape Plan, which shall be evaluated in greater detail prior to building permit issuance.</p>	
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<p>development from the public right-of-way, especially views to dwelling entries and common open space areas.</p> <ul style="list-style-type: none"> • Use trees to create canopy and shade, especially in parking areas and passive open space areas. Trees with open branching structures and less dense foliage should be used to allow “filtered” views to parking lots for security purposes. 		
<p><u>Walls and Fences</u></p> <ul style="list-style-type: none"> • The design of walls and fences, as well as the materials used, should be consistent with the overall development’s design. Fence and wall color should be compatible with the development and adjacent properties. Paint color or stain used on fences should be common colors readily purchased and kept readily available on the development’s premises. • If front yard fences are provided, visually penetrable materials should be used. • Long fences or walls should consider variation in the design. • Wall design and selection of materials should consider maintenance issues, especially graffiti removal and long-term maintenance. Concrete capstones on stucco walls are encouraged to help prevent water damage from rainfall and moisture. • Individual dwelling unit patio and rear yard fences and walls visible from the development’s open space should be no higher than 42 inches for security reasons. Outdoor privacy walls between units, however, may be higher. To increase privacy, it is encouraged that the privacy walls be solid. 	<p>The project plans do not include the design, materials and color of the existing and proposed fences. The project site includes existing wood, visually penetrable fences at the front (north) and side (west) property boundaries, that are white in color. These fences are less than six feet tall and comply with the height requirement for fences in the side and the rear yard. The project does not propose fencing with patios for the individual buildings. Staff has recommended Special Condition 10 above to ensure that the proposed fence complies with the CLUDC requirements for fences in the front yard.</p>	<p>Yes (Planning Commission may wish to consider a Special Condition with regard to the material, design and color of the proposed fence.)</p>

<p><u>Site Furniture</u></p> <ul style="list-style-type: none"> • The design, selection and placement of all site furnishings (e.g., tables, benches, bollards, and trash receptacles) should be compatible with the overall site design and architectural character of the development. • Seating opportunities should be provided in both sunny and shaded areas. Seating in areas that offer opportunities for social interaction and informal surveillance, (e.g., a bench near the communal mailbox area or benches near tot lot areas and laundry rooms) are strongly encouraged. A variety of sitting area designs, from formal arrangements (benches) to informal arrangements (low walls or steps) are encouraged. In general benches should be located in areas that have some provision for shade. • Onsite trash receptacles and recycling containers should be located in or adjacent to high use areas (e.g., community facilities, play areas, and laundry rooms). 	<p>The project includes a central open space which provides planted areas, lawn, walkways and a patio. However, opportunities for seating and shade in this area would be limited due to lack of benches and trees in this area. The onsite trash (waste)/recycling area is located adjacent to the parking lot in close proximity to the pedestrian entry from the parking lot to the development and utility areas within Building 2 and Building 3 in the development.</p>	<p>Yes (Planning Commission may wish to consider a Special Condition to provide shade and opportunities for seating in this area.)</p>
<p><u>Refuse Storage Areas and Utilities</u></p> <ul style="list-style-type: none"> • Refuse and recycling storage areas, propane and heating fuel tanks, fire check valves, and other mechanical features should be located in convenient but not prominent areas, such as inside parking courts, or at the end of parking bays. They should be well screened in compliance with requirements of the Development Code. Screening should be of the same type of material as, or complementary to, the material used on the main building. Landscaping should be provided where possible. • Trash receptacles should be 	<p>The waste and recycling storage area for the project is located to the rear of the development, adjacent to the parking area on the property. It is reasonably shielded from public view, accessible for trash collection and does not block circulation drives. Also, it is within the purview of the Planning Commission to consider additional planting to further screen this enclosure from view.</p> <p>There is an existing propane tank in the front yard of the</p>	<p>Yes Subject to Special Condition 21</p>

<p>accessible for trash collection but should not block circulation drives near loading areas or conflict with parking. For security reasons, trash enclosure locations should not create blind spots or hiding areas.</p>	<p>subject site. The project proposes locating a propane tank in the front yard, in proximity to Cypress Street, which is a prominent location. Additionally, a propane tank is not a feature that could be exempt from the applicable front setback requirements, per CLUDC Section 17.30.100. However, the Director may approve an exception for the installation of propane or oil tanks within a required side or rear setback area, where there is no feasible alternative location that complies with the setback requirements. Therefore, Staff recommends Special Condition 21 to ensure conformance with the design guidelines and CLUDC standards pertaining to propane tanks.</p>	
<p><u>Mailboxes</u></p> <ul style="list-style-type: none"> • Mailboxes should be located in highly visible, heavy use areas for convenience, to allow for casual social interaction, and to promote safety. A bench or seating area in close proximity to the mailbox location is strongly encouraged. A trash receptacle should be located adjacent to the mailboxes. • Incorporation of design features, such as a built frame consistent with the development’s architectural style, is encouraged 	<p>The project would likely include one mailbox preferably with mail delivery inside one of the buildings during operation. Therefore, the design guideline pertaining to mailboxes is not applicable to this project.</p>	<p>N/A</p>
<p><u>Signs</u></p> <ul style="list-style-type: none"> • Signs contribute to the development’s identity as a unique environment. Professionally designed, creative signs are strongly encouraged, 	<p>The project proposes a sign adjacent to the pedestrian walkway from the street to the development. This sign at the</p>	<p>Yes (Subject to Special</p>

<p>especially for internal directions and building identification.</p> <ul style="list-style-type: none"> • Clear legible entry signs should be provided to identify the development. Internal circulation signs and visitor parking areas should also be clearly indicated. 	<p>pedestrian entry to the development would be rustic in appearance and would feature pastel colors that would complement the proposed buildings. The proposed sign is analyzed in greater detail under the "Signs" section, which recommends Special Condition 14 to enhance the legibility of the proposed sign..</p>	<p>Condition 14)</p>
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Parking and Circulation

<p><u>Automobile Circulation and Parking</u></p>		
<ul style="list-style-type: none"> • One large parking area where cars would dominate views and increase perceived density should be avoided. Parking areas should be divided into a series of small parking courts with convenient access that relates to adjacent dwelling units. For security reasons, dwelling units should have sight lines out to the parking areas, but these views should be partially filtered through use of appropriate landscaping, such as trees. • Parking areas should be located in the development's interior and not along street frontages. • Entry drives should have an adjacent pedestrian entry path. • Special accents that define the main entry, create territorial reinforcement, and provide visual interest are strongly encouraged. Examples include entry signage with name of project, specialty lighting, textured paving, and accent plant materials such as specimen trees and flowering plants. • Parking courts should be well designed, with consideration given to landscaping, lighting, building massing, and pedestrian/vehicular 	<p>The subject property includes an existing parking lot between the proposed development and the Mendocino Coast Pharmacy building, which will remain on the property. The existing parking area would be improved for parking for the proposed development and would provide parking for both the Pharmacy and the proposed development. As such, the parking area is appropriately located for its purpose. It is oriented perpendicular to the street and the project proposes landscaping adjacent to the access to the parking area that would serve to soften its appearance from the street.</p> <p>The project proposes a pedestrian walkway adjacent to the parking area to its west, that leads to the rear of the proposed development from the vicinity of the entrance to the parking. The parking area includes clearly marked accessible (disabled) parking</p>	<p>Yes</p>

<p>circulation.</p> <ul style="list-style-type: none"> • Visitor and disabled parking should be clearly identified and distributed throughout the development to provide convenient access to groups of dwellings and community facilities. 	<p>as well.</p>	
<p><u>Pedestrian Circulation</u></p> <ul style="list-style-type: none"> • Pedestrian circulation provides safe, efficient access to facilities and dwelling units for residents, encourages opportunities for casual social encounters, and allows natural surveillance by residents. • Convenient pedestrian connections should be provided to adjoining residential developments, commercial projects, and other compatible land uses. • Pedestrian access to adjacent existing or planned open space areas and corridors should be provided for the development's residents. • Cross circulation between vehicles and pedestrians should be minimized. A continuous, clearly marked walkway should be provided from the parking areas to main entrances of buildings. 	<p>Pedestrian circulation to the developments would occur through two pedestrian walkways. One of these would provide access from Cypress Street to the central landscaped open space in the development, through a gated entry. The second would be located adjacent to the parking area from Cypress Street on the property and connect with the entry to the development, from the parking, to the rear of the property. Internal pedestrian circulation in the proposed development would occur through a system of walkways in the central, landscaped open space that will provide access to the building entrances and circulation within the open space. None of these walkways would conflict with automobile circulation on site. Both pedestrian walkways providing entry to the property would connect to the sidewalk along Cypress Street on its south side such that access to neighboring development is feasible.</p>	<p>Yes</p>

The project significantly conforms with the Citywide Design Guidelines, subject to **Special Condition 21**. If the Planning Commission wishes to consider the provision of a shade

structure, plantings for screening the waste and recycling area, and/or material, design and color of the proposed fence these can be included as items in the following condition.

Special Condition 21: Prior to building permit issuance, the applicant shall revise the site plan to include a).the propane tank relocated out of the front yard and to a shielded location, which may be in the side or the rear yard if there is no other feasible location b). ____; c). ____; d) and e). ____, subject to review and approval by the Community and Development Department.

3. Provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.

As conditioned, and as previously analyzed in this staff report, the project would provide attractive site layout and design.

4. Provides efficient and safe public access, circulation, and parking.

As conditioned, and as previously analyzed in this staff report, the project would provide safe and efficient access, circulation and parking.

5. Provides appropriate open space and landscaping, including the use of water efficient landscaping.

As conditioned, the project would provide appropriate open space, landscaping, including the use of water efficient landscaping.

6. Is consistent with the Coastal General Plan, any applicable specific plan, and the certified Local Coastal Program if located in the Coastal Zone.

As conditioned, and as noted previously in this report, the project conforms with policies and programs of the Coastal General Plan and the Certified LCP.

7. Complies and is consistent with the City's Design Guidelines.

As conditioned, and appropriate, the project complies and is consistent with the City's Design Guidelines. See Table 5 above for a complete analysis.

COMPLIANCE WITH USE PERMIT REQUIREMENTS

Residential Care Facility for the Elderly (RCFE) is a conditionally permitted use in the CO district and requires the approval of a use permit. The following Use Permit Findings and CO district special finding [per CLUDC Section 17.22.030(C)(2)] must be made in order for the Planning Commission to grant the use permit:

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

As conditioned, and as previously analyzed in this staff report, the project would be consistent with the Coastal General Plan and certified LCP.

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 use is allowed within the Office Commercial (CO) zoning district. As discussed in this staff report, the project complies with the CLUDC and Fort Bragg 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.

The proposed facility would be compatible with existing government, healthcare, commercial, residential and recreational land uses in the vicinity as well as with foreseeable future uses as permitted by the CO district land use regulations.

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; and

The project site is a 0.89 acre, trapezoidal parcel that can demonstrably accommodate the design characteristics and operations of the proposed RCFE. The project was evaluated by the City Police, Fire, and Public Works Department, and, as conditioned, found to be 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.

As such, the project 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. Pursuant to CLUDC Section 17.22.030(C)(2), the use acts to support primary uses in the zone, or clients or visitors of allowable permitted uses.

Primary uses in the CO zoning district include parks doctor's offices, medical services and social service organizations. The proposed RFCE will act to support these uses in that the residents of the facility.

ENVIRONMENTAL DETERMINATION

Article 19 of the California Environmental Quality Act (CEQA Guidelines Sections 15300 to 15333), includes a list of classes of projects that have been determined to not have a significant effect on the environment and as a result, are exempt from review under CEQA. The project was reviewed under the California Environmental Quality Act (CEQA) and was found to be categorically exempt per section 15332 – Infill Development.

Class 32 (In-Fill Development Projects)

Among the classes of projects that are exempt from CEQA review are those projects that are specifically identified as in-fill development and which meet the conditions provided in CEQA Guidelines §15332. The criteria for a project to qualify for a Class 32 exemption are as follows:

- a. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The project site is in the Office Commercial land use designation of the General Plan. The zoning for the subject site is Office Commercial (CO) in the Coastal Zone. The proposed use is “Residential care facility for the elderly (RCFE)”, which is a conditionally allowed use in the Office Commercial zoning district. The project is consistent with the applicable policies of the City’s Coastal General Plan and regulations of the Coastal Land Use Development Code.

- b. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project site is 0.89 acres and is located in the City of Fort Bragg. It is surrounded by urban development on the east, west and south side and bordered by Cypress Street to the north.

- c. *The project site has no value as habitat for endangered, rare or threatened species.*

The parcel currently contains a single-family residence, gardens that have gone fallow, an outbuilding, a commercial pharmacy, a combination of paved and gravel parking, Monterey cypress trees on the northern and western perimeter of the site, a Douglas

fir at the southwestern corner and a single Monterey Cypress tree near the outbuilding. The project would involve the redevelopment of the site with three buildings and associated improvements. The commercial pharmacy building would remain on site. The project conditions of approval require pre-construction surveys for nesting birds and roosting bats, as per recommendation of the California Department of Fish and Wildlife.

A Biological Scoping Survey of the property was conducted by Wynn Coastal Planning & Biology on April 26, 2019 & August 19, 2019. The survey addressed plant communities and vegetation, plants, potential wetland, and potential wildlife habitat within 100 feet of the proposed project. The survey identified no Environmentally Sensitive Habitat Areas on the site. No natural communities or alliances were found to be present due to the development and urban disturbance on the site and adjacent areas.

The project proposes tree removal and demolition of two buildings on site. Preconstructions surveys, as recommended by the California Development of Fish and Wildlife, to address the potential for nesting birds and bats are included as special conditions of approval of the project. These conditions, embodying requirements for preconstruction surveys, are standard practice in the event of tree removal and demolition of buildings.

- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic.

Pursuant to SB 743, the CEQA Guidelines Section 15064.3, subdivision (b) states that vehicle miles travelled (VMT) will be the metric in analyzing transportation impacts for land use projects for CEQA purposes. According to the OPR Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018), lead agencies may screen out VMT impacts using project size, maps, transit availability, and/or provision of affordable housing. The Technical Advisory suggests presuming a less than significant impact for a 100 percent affordable residential development. The proposed project would satisfy the affordable housing screening criterion as it provides residential care facility for very low-income elderly, who are not expected to drive. Therefore, the approval of the project would not yield any significant effect relating to traffic.

Noise.

The proposed project is located adjacent to Cypress Street, which carries vehicular traffic, and is surrounded by urban development in the vicinity. The development in the vicinity of the site incorporates medical and commercial uses and a complex of 25 residential cottages. The uses and existing traffic on Cypress Street contribute to the existing ambient noise environment. The proposed residential care facility for the elderly would introduce a lowkey use and is not anticipated to cause a perceptible

noise increase in the overall permanent ambient noise environment. The facility for reasons cited above would not generate a substantial number of traffic trips that could result in a substantial increase in noise levels along Cypress Street. Noise impacts from the operations of the project would, thus, be less than significant.

The demolition and construction activities associated with the proposed project would lead to an increase in the noise level in the environment, however these impacts would be temporary.

Air Quality.

The Site is located within the North Coast Air Basin (NCAB) and is subject to the requirements of the Mendocino County Air Quality Management District (MCAQMD). The MCAQMD is responsible for monitoring and enforcing the state and federal Clean Air Acts as well as local air quality protection regulations in the County of Mendocino. The entire NCAB is currently designated as “non-attainment,” or more than allowable limits, for the state 24-hour allowable limits for breathable particulate matter of 10 microns or less (PM10), and as “attainment,” or within allowable limits, concerning the balance of the criteria pollutants. Criteria pollutants include: ozone (O3), carbon monoxide (CO), oxides of nitrogen (NOx), lead (Pb), sulfur dioxide (SO2), particulate matter less than 10 microns in size (PM10), and particulate matter less than 2.5 microns in size (PM2.5).

The MCAQMD has been determined to be in “attainment”, or within allowable limits, for all federal and state ambient air quality standards, except for the state annual average PM10 standard and the 24-hour PM10 standard. The project and its emission sources are subject to the rules and regulations contained in the most recent version of the Rules and Regulations of the MCAQMD. The MCAQMD has identified significance thresholds for use in evaluating project impacts under CEQA. Projects with emissions under the significance thresholds are deemed to have less than significant air quality impacts.

Air quality impacts anticipated under the proposed development of the site were modeled using the California Emissions Estimator Model (CalEEMod) to quantify potential criteria pollution and greenhouse gas (GHG) emissions associated with both construction and operation of the proposed project. The model quantifies direct emissions from construction and operational activities, as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal. Table 6 below presents the modeled project emissions with respect to the MCAQMD identified significance thresholds.

Pollutant	Construction Related Average Daily Emissions (lb/day)	Operations Related	
		Indirect Average Daily emissions (lb/day)	Stationary Maximum Annual Emissions (tons/year)

	Significance Threshold	Project	Significance Threshold	Project	Significance Threshold	Project
ROG	54	0.71	180	.00423	40	0.1072
NOx	54	2.40	42	.02684	40	.00383
PM ₁₀	82	0.13	82	3.7727	15	.0360
PM _{2.5}	54	1.23	54	0.3768	10	.0360
Fugitive Dust (PM ₁₀ /PM _{2.5})	Best Management Practices		Same as above		Same as above	
Local CO	---	---	125	.00471	125	.2497

Use of heavy construction machinery and temporary air pollutant emissions associated with demolition and construction on the project site can be expected. In that regard, the project would be required to comply with existing policies of the MCAQMD regarding the control of fugitive dust during these activities, which include maintaining all construction equipment in good working condition and limiting truck idling on-site to a maximum of five minutes, pursuant to State law. Additionally, construction would be required to comply with the City's dust management plan incorporated in CLUDC Section 17.30.080(D). 17.62.020(B) of the CLUDC requires that a Dust Prevention and Control Plan be submitted in conjunction with a grading plan or other plan involving the movement of dirt.

As such, air quality impacts from demolition and construction activity on site would not be significant. Therefore, the air quality impacts as a result of project approval would not result in significant effects related to air quality.

Water Quality

The City Engineer has reviewed the project and determined that, as conditioned, it will not have any significant impacts related to water quality.

- e. *The site can be adequately served by all required utilities and public services.*

The project was reviewed by the City's Public Works Department, Fire Department, and the Police Department. It has been found that the project, as conditioned, can be adequately served by all required utilities and public services.

Exceptions

Even if a project is ordinarily exempt under any of the potential categorical exemptions, CEQA Guidelines Section 15300.2 provides specific instances where exceptions to

otherwise applicable exemptions apply. Exceptions to a categorical exemption apply in the following circumstances:

- a. *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may have impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

Section 15300.2(a) does not apply to the infill exemption.

- b. *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

There is no evidence of a potential significant cumulative impact of successive projects of the same type in the same place, over time. The project vicinity is largely built; a project comprising of 25 single story cottages for seniors with a manager's unit and associated improvements was approved to the west of the project site in 2012 and has since been constructed. The City is not in receipt of any planning applications, nor has the City recently approved any projects of the same type, in the immediate vicinity of the subject project site.

Future projects will be assessed regarding potential environmental effects, pursuant to CEQA. If necessary, mitigation measures would be required to ensure that impacts from other future projects remain at less-than-significant levels. Furthermore, all projects are required to demonstrate compliance with established regulations and standards. Therefore, the development of the project, in combination with future development of the same type in the area is not expected to result in significant long-term cumulative impacts.

- c. **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

There is no expectation that the subject project would have a significant effect on the environment resulting from unusual circumstances. The proposed project involves the construction of a complex of three buildings on a site that is currently developed. The project site is located in an area, which is largely built. A Coastal Act wetland was identified near the southern property boundary of the site adjacent to the west of the project site, however, this area is more than 100 feet away from the subject site and there is no environmentally sensitive habitat area on or within a 100-foot buffer around the project site. Therefore, no significant effects generated by the presence of unusual circumstances would result from the proposed project.

- d. *Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

Section 15300.2(d) is not applicable as the project is not located in the vicinity of a State Designated Scenic Highway. Cypress Street fronting the project site is not a State Designated Scenic Highway. The subject site is located approximately 500 feet to the east of State Route 1 (SR 1). Mendocino County recommends that the entire length of SR 1 located within the county be designated as a Scenic Highway, however, SR 1 is not a State Designated Scenic highway in Fort Bragg.

- e. *Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

A search of EnviroStor and Geotracker, conducted May 4, 2021, indicates that the project site is not a designated hazardous waste site. EnviroStor is the California Department of Toxic Substances Control's data management system for tracking cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further. GeoTracker is the State Water Resources Control Board's data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. GeoTracker contains records for sites that require cleanup, such as Leaking Underground Storage Tanks (LUST) Sites, Cleanup Program Sites, and Department of Defense Sites. GeoTracker also contains records for various unregulated projects as well as permitted facilities including: operating Permitted USTs, Irrigated Lands, Oil and Gas production, and Land Disposal Sites (landfills).

- f. *Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

A Historic Resource Evaluation, dated April 1, 2019, prepared by Painter Preservation, assessed the historic resource values, defined as resources eligible for listing in the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR), of the existing buildings on the property that are proposed to be demolished and buildings in the immediate vicinity of the proposed project and that may be indirectly affected by the construction of the project. Per the analysis presented in this report these buildings are not identified as historic resource. Therefore, the project would not cause a substantial adverse change in the significance of a historic resource.

PLANNING COMMISSION ACTION

Staff recommends that the Planning Commission: 1) open the public hearing; 2) receive staff report; 3) take testimony from the applicant and the public; 4) close the public hearing and deliberate; and 5) consider adoption of Resolution to approve Coastal Development Permit 4-20 (CDP 4-20), Design Review 3-20 (DR 3-20), Use Permit 2-20 (UP 2-20), and sign permit 8-21 (SP 8-21) subject to standard and special conditions.

ALTERNATIVE ACTIONS

1. 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.
2. Hold the hearing, and continue the hearing to a date certain if there is insufficient time to obtain all input from all interested parties. At the date certain, the Commission may then deliberate and make a decision.
3. Deny the Application.

RECOMMENDATION

Staff recommends adoption of the resolution approving Coastal Development Permit 4-20 (CDP 4-20), Design Review 3-20 (DR 3-20), Use Permit 2-20 (U 2-20), and Sign Permit 8-21 (SP 8-21) pursuant to all the evidence presented, both oral and documentary, and further based on the findings and conditions stated therein.

ATTACHMENTS

1. Project Plans
2. Historic Resource Evaluation
3. Biological Scoping Survey
4. Arborist Report
5. NEPA Determination
6. Resolution for Approval

NOTIFICATION

- Applicant, Parents and Friends
- Planning Commission
- Notify Me