

**RESOLUTION NO. PC \_\_\_\_-2021**

**RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION  
RECOMMENDING TO CITY COUNCIL APPROVAL OF COASTAL  
DEVELOPMENT PERMIT AMENDMENT 3-17/19/21, DESIGN REVIEW 5-  
17/19/21, AND LOT MERGER 1-21 FOR LOTS 71 & 72 OF THE DANCO  
COMMUNITIES SUBDIVISION (APN 018-340-04 AND 7 018-340-06)**

**WHEREAS**, Danco Communities (Danco) has a Coastal Development Permit and Design Review Entitlement to allow for construction of: 1) Twenty permanent supportive residential cottages ranging from 616 to 830 square feet, a 3,000 square foot commons building, walkways and a full size basketball court and a manager's unit; and 2) Twenty-five single-story affordable senior residential cottages ranging from 616 to 848 square feet, a 1,200 square foot commons building, two 440 square foot Common utility buildings, a manager's unit, walkways and 29 parking spaces and Associated driveway; and 3) Twenty-three two-story, workforce/family residential duplex units, ranging from 1,000 to 1,200 square feet (2 and 3 bedrooms), landscaping, playground and 36 Parking spaces with associated driveways per the CLUDC and the Coastal General Plan; and

**WHEREAS**, the City of Fort Bragg identified a parcel adjacent to the subdivision preventing compliance with applicable development standards as approved in Coastal Development Permit (CDP) 3-19 and Design Review (DR) 5-19; and

**WHEREAS**, the City of Fort Bragg requested Danco Communities apply for a lot merger as an amendment to CDP 3-19 and DR 5-19; and

**WHEREAS**, City Staff has reviewed the completed application for the proposed lot merger for compliance with the Subdivision Map Act and applicable City Code; and

**WHEREAS**, the project is a minor land transfer between two lots and does not create any new parcels, qualifying it for an exemption under California Environmental Quality Act (CEQA) Guidelines Section 15305(a) Minor Alterations to Land; and

**WHEREAS**, the Planning Commission of the City of Fort Bragg held a hearing on September 22, 2021 at which time considered all oral and documentary evidence presented, and found the proposed merger does conform to the Zoning and Subdivision Codes of the City of Fort Bragg; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Fort Bragg hereby finds as follows:

Parcel Merger

1. Will be merged in compliance with Map Act Chapter 3, Article 1.5 or Map Act Sections 66499.20-1/2, or 66499.20-3/4; and

*The existing parcel 018-340-06 as currently configured would be considered undevelopable. Parcel 018-340-06 is held by the same owner as 018-340-04. A*

*parcel or unit may be merged with a contiguous parcel or unit held by the same owner under this circumstance to create a conforming parcel. The merged parcels new legal descriptions conform to the parcel size standards in the General Plan and Zoning Ordinance and the use proposed for the site.*

2. Shall also require a Coastal Development Permit in compliance with the certified LCP and processed pursuant to Section 17.71.045 (Coastal Development Permits):

*The existing Coastal Development permit (CDP 3-17/19) is being amended to conform to this requirement as part of this Merger.*

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Fort Bragg, does hereby recommend approval of Lot Merger 1-21 as an amendment to Coastal Development Permit 3-17/19 and Design Review 5-17/19 for review and consideration by the Fort Bragg City Council.

**The above and foregoing Resolution was introduced by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and passed and adopted at a regular meeting of the Planning Commission of the City of Fort Bragg held on the 22<sup>nd</sup> day of September, 2021, by the following vote:**

**AYES:  
NOES:  
ABSENT:  
ABSTAIN:  
RECUSED:**

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**Jeremy Logan  
Commission Chair**

**ATTEST:**

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**Sarah Peters  
Administrative Assistant**