

**From:** [Kimberly Carlisle](#)  
**To:** [Peters, Sarah](#); [Dave Carlisle](#); [Cherry, Juliana](#)  
**Subject:** Comments and Concerns Regarding the Project in Review location: 620 S Franklin Street  
**Date:** Thursday, February 8, 2024 4:12:36 PM  
**Attachments:** [City of Fort Bragg Housing Development Letter.docx](#)

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Sarah and Juliana,

Thank you for taking the time to meet with us Tuesday at 2pm.  
As discussed, this letter will be our follow up highlighting our conviction that the project on 620 S. Franklin Street does not meet the criteria to approve the project.

Please feel free to reach out to us if you have any questions,

David and Kimberly Carlisle

David and Kimberly Carlisle  
626 S. Franklin Street  
Fort Bragg CA 95437

City of Fort Bragg Community Development Department  
Proposed Project in review: 620 S. Franklin Street  
New Dwelling Construction – Multi-Family

To: Community Development Department,

This letter is to support our conviction that the proposed development does not meet the 2019 Fort Bragg Housing Element Standards or Criteria to approve the proposed development project in review.

- 1) Lot Width – Fort Bragg 2019 Housing Element Inland and Coastal General Plan, page 10-74, Table 6.3 City of Fort Bragg Development Standards.

**General Commercial Lot minimum Width is 50 feet.**

This is the standard set for the development of multi-family housing per the Fort Bragg Housing Element. The housing allowed is not based on the square footage alone, there are many Standards that must be met, including the Lot Width.

The width of this lot is 37.5 feet. It is not even close to the Lot Width required to meet the development standards. I have spent countless hours researching multi-family housing and have found no less than a 50' width minimum on a vacant lot for multi-family housing. The fact that it is included in the Standards supports the importance of meeting the criteria. It is also our understanding that the Current Housing Element Standard is approved and adopted by the State of California.

- 2) The Minimum Open Space/Dwelling Unit- Fort Bragg 2019 Housing Element Inland and Coastal General Plan, page 10-74, Table 6.3 of the Fort Bragg Development Standards.

**Minimum Open Space/Dwelling Unit is 200 Sq. Ft.**

This is a Standard set for the development of multi-family housing per the Fort Bragg Housing Element. The Standard is designed to allow a tenant open space. The plans do not support the minimum open space allowable to the dwelling units.

- 3) Parking Spaces per Dwelling Unit - Fort Bragg 2019 Housing Element Inland and Coastal General Plan, page 10-74, Table 6.3 of the Fort Bragg Development Standards.

Minimum Parking per Dwelling Unit 1 space per bedroom.

Revised in 2016 – Reduction if the applicant can provide evidence that the lower parking ratios are warranted.

If the revision option applies, then it would be subject to approval. Currently the plans show 9 bedrooms and only 5 parking spaces in a one-way alley. It is our belief unit 4 labeled as a garage/storage will become additional bedrooms and they need additional parking. The 5 spaces in the one way back alley on a proposed 37.5' lot are going to be difficult with safety concerns due to the lack of room. This supports the need for a wider lot.

The following is additional concerns after reviewing the permit application and plans:

Building Permit: has missing information.

Residential and New are marked, however 2-4 Residential is (not marked)

Deck/Porch not marked – there are two 17'X6' balconies (decks) and one without measurements on the plot plan.

Size of Structure \_\_\_\_\_ sf (left blank)

Total # of Bedrooms proposed 3781 proposed. The number of bedrooms proposed is important as it supports the intended use in the 4 units.

Fire Sprinklers and Fire Hydrants are not noted in the Plans. This may be added later, but the codes require both.

There is also the question of the prevailing wages. If this project is deemed to allow prevailing wages it is our understanding that local government oversees the reporting.

Currently the lot width requires 50". If the 50' Lot Width was not a requirement, and the project was based on square footage alone the proposed 4 units would still exceed the 3 Units allowed.

The plans clearly support 4 Units aka a 4-plex, or Quad-Plex. The Developer has labeled the additional unit as Garage/Storage. The Multi-Family Housing Element does not support Commercial Storage. It is our belief that the plans are mislabeled to allow an additional unit as the plans clearly show an infrastructure:

4 bathrooms, 4 Furnaces, 4 Electrical panels, 4 electrical meters, same number of doors and windows in the 4 units, electrical is laid out the same in all 4 units.

The plans submitted for the proposed project in review are a 4-unit Apartment Building not a 3-unit multi-family and it is our belief the Developer is mislabeling the project to allow an additional unit later.

The Fort Bragg 2019 Housing Element requires a Design Review on three or more units. This is to ensure that a new development is visually harmonious with its surroundings and assists in maintaining and enhancing the small-town, coastal, community. The architectural design, the overall configuration, and scale appropriate and compatible with the site surroundings and the community. This includes a desirable site layout and setbacks.

The proposed plan is not harmonious with its surroundings. It is a 37.5-foot lot with a residential home on both sides. We are one of the homes neighboring of the proposed property. The 4-Unit Two Story Apartment building is massive and out of scale for the size of the lot and with the sites that surround it. In addition, there are Two 17'X6" Balcony's that hang only a foot away from the property line. The 17-foot balcony's proposed hangs directly over my backyard leaving me with zero peace or privacy. The neighbor on the other side of the project will basically live with little to no sun due to the height and a lower-level patio a foot from the property line in her front yard. She too does not feel the project should be allowed without meeting the Fort Bragg Housing Element Standard. The Parking in the one way back alley will have issues and there are safety concerns. There is no room to turn a car around in the small 5 car space so it will require backing out of an awkward parking arrangement into a one-way alley that is very busy since being paved last year.

The overall project does not meet the criteria. The Developer is attempting to take a small lot in the Commercial Coastal Zone that does not meet the criteria, mislabel the space to override requirements allowed with no concern on the impact to others in the surrounding community. It was confirmed in the meeting that the project is not low income, so this is all for profit. The Developer much like us had the responsibility to research the property before the purchase and he and his acting manager (contractor) need to revise and submit plans that comply with the Fort Bragg Housing Standard Element.

**Public Comment -- 4/24/24 PC Mtg., Item No. 6A**

Jacob Patterson <jacob.patterson.esq@gmail.com>

Mon 4/22/2024 1:22 PM

To:cdd <cdd@fortbragg.com>

Planning Commission,

I have reviewed the agenda materials and prior agency and public comments for the housing development proposed for S. Franklin Street and I support the staff recommendation of approval, including the discretionary adjustments to applicable development standards. I respectfully disagree with the concerns expressed by the neighbors and believe the project meets our local requirements, including being consistent with the housing element as analyzed by Sarah in her thorough staff report. The future ADU is irrelevant, IMO, because we have no real ability to deny ADUs (nor should we) and I hope the developer constructs that additional unit ASAP.

Moreover, as we review and update our codes, I suggest we consider making small multi-family projects like this subject to an MUP and administrative CDP rather than a use permit and CDP before the Planning Commission. Alternatively, we could make multi-family projects up to four units permitted by right because we need more housing units and that would reduce the planning review period as well as the project costs. I also think that multi-family projects of up to four units are appropriate in all commercial and residential zoning districts, including low-density residential zoning.

Regards,

--Jacob

## Jackson Law Offices

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April 23, 2024

Planning Commission  
City of Fort Bragg  
416 N. Franklin Street  
Fort Bragg, CA 95437

E-MAIL ONLY

Re: File Nos. CDP 1-24, UP 1-24, DR 1-24  
Applicant: South Harrison Street Development, LLC  
Location: 620 S. Franklin Street; APN 018-030-22  
HEARING DATE: April 24, 2024

Dear Planning Commissioners:

This office represents one of the neighbors of the captioned property. We acknowledge the need for housing in Fort Bragg, and the desirability of infill projects. However, the proposed project consisting of two two-story buildings housing four residential units (one of them presently characterized as "storage") is substantially out of scale with the surrounding residences, all of which are modest single story homes or businesses. The lot where the proposed project is sited is significantly narrower than a standard city residential lot, and the project will be a hulking behemoth compared to its neighbors. My client has raised privacy concerns, as well as the impact from sunlight being blocked to her home. I note in the agenda packet a letter from the Carlises which raises many additional significant issues with the project, all of which need to be addressed.

As much as the city could use housing, a better alternative for this site would be single story cluster housing, such as the Danco project a couple of blocks away. My client is not opposed to residential projects, but this project goes well beyond the reasonable.

Thank you for your consideration.

Very truly yours,



James A. Jackson

JAJ/jp