

Public Comment -- 2/28/24 PC Special Parking Meeting

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

Sat 2/24/2024 9:31 AM

To:cdd <cdd@fortbragg.com>

Planning Commission & Staff,

I don't have my customary lengthy comments for this agenda item because I think the team's work already addresses my considerations and I agree with their conclusions--I participated in all the public outreach efforts as well. I am particularly pleased with the General Plan consistency analysis in the staff report, which is both thorough and concise, plus the consistency of the plan with each relevant policy is actually explained. This staff report provides a good model for future consistency analysis.

Best regards,

--Jacob

-----Original Message-----

From: jay@mcn.org <jay@mcn.org>

Sent: Wednesday, February 28, 2024 9:18 AM

To: Peters, Sarah <speters@fortbragg.com>

Subject: Public Comment for Planning Commission Meeting 02/28/24

Are these dates correct for tonight's meeting.

They say 2024 and are in the future.

Jay

prepare a Comprehensive Downtown Parking Strategy, to consider updates to existing parking codes, and to identify current parking challenges and solutions in the Central Business District (CBD). The City Council agenda is [here](#) (Item 8B).

The purpose of the Downtown Parking Strategy is to perform a comprehensive review and update to the CBD land use parking codes in order to address long standing parking issues. In 2007, the City performed a Nexus Study that resulted in a resolution for collection of an in-lieu fee to offset parking requirements in the district. These in-lieu fees are intended to be used for maintaining City owned parking lots. In 2011, the in-lieu fee was reduced to 50% and in 2012, a moratorium on fee collection and parking requirements was established. Now almost 10 years later, the moratorium remains in place and parking requirements are not applied to development in the CBD. With no fees being collected, and no established parking requirements available to offset parking impacts in the CBD, there are no current plans for navigating a path forward for parking in the heart of the City's downtown.

In addition to the parking analysis, this study includes a review and update of existing parking codes, identification of alternate potential parking lot areas and improvements to parking wayfinding. Also included is a review of the potential for achieving regional transportation goals such as encouraging pedestrian and bicycling activity, increasing access to transit stops and evaluation of opportunities for electric vehicle (EV) charging stations and solar canopy lots. Ultimately, the City is looking for the development of a guiding document that addresses these needs and is pragmatic, implementable and capable of meeting current and future demands while factoring in the needs of all community members.

To date the staff/consultant team has sought input in the form of a digital community survey, outreach at Farmers' Market, a public workshop at Town Hall on August 17, 2024 and a study session with Planning Commission on December 13, 2024. The team has met regularly to review materials and discuss observations, opportunities and obstacles and to

AGENDA ITEM NO. _____

FW: Public comment for parking meeting

City Clerk <cityclerk@fortbragg.com>

Fri 3/1/2024 1:38 PM

To:cdd <cdd@fortbragg.com>

-----Original Message-----

From: Megan Caron <megancaroon27@gmail.com>

Sent: Thursday, February 29, 2024 11:18 AM

To: City Clerk <cityclerk@fortbragg.com>

Subject: Public comment for parking meeting

Greetings,

As much as most of us enjoy having food trucks downtown they are taking up parking spaces that are used by brick and mortar customers.

Food trucks would be better suited on Franklin, north of Laurel Street, where they would not be having a negative impact on merchant parking.

Not only are they taking up parking but they are blocking the visibility of the brick and mortars they are parked in front of.

Property tax on commercial properties is outrageous, and most of us can barely afford to exist.. it is not really fair for our businesses to be negatively affected by another business, whom does not have to pay property tax.

Parking issues downtown could be resolved if the city would acquire the empty lot on Franklin across from City Hall. Perhaps the city should force the property owner to maintain his weed lot and he would be more interested in selling it.. if he had to take responsibility for it.

You know, like they do in other cities.. code enforcement.

Thank you,

Megan Caron

Downtown business owner