



City of Fort Bragg

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Meeting Minutes Planning Commission

Wednesday, November 9, 2022

6:00 PM

Town Hall, 363 N.Main Street and
via Video Conference

MEETING CALLED TO ORDER

Chair Logan called the meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present 5 - Chair Jeremy Logan, Vice Chair Michelle Roberts, Commissioner Scott Deitz,
Commissioner Andrew Jordan, and Commissioner Stan Miklose

1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR ITEMS

None.

2. STAFF COMMENTS

Administrative Assistant Peters announced that there will be a Special Planning Commission meeting on November 30, 2022 at 6:00 P.M.

Assistant City Manager McCormick announced that the Community Development Department is in transition. Sarah Peters will be moving into the Assistant Planner position, and her current position title will be changed from Administrative Assistant to Planning Technician. The City will be recruiting for that position soon.

Assistant City Manager McCormick also commented that at the City Council meeting on Monday, Council will be looking at the City's allocation of the permanent local housing allocation, a funding source Governor Brown put in place in 2017 to allocate funds to the jurisdictions for housing. The City's plan for those funds can be found on the City's website. Those who are interested should take a look before the November 15 City Council meeting, as we are now in the public comment period.

3. MATTERS FROM COMMISSIONERS

Commissioner Deitz commented on the residential portion of the Millsite on the north side. He summarized the work that had been done in the past on a residential plan for this area. He stated that a balance of low, medium and high density zoning is in the best interests of the City, as opposed to the high density zoning proposed by the property owner, which would effectively cut the development off from the City as a whole. Commissioner Deitz requested that the Chair form an Ad Hoc committee to revisit the zoning map for the northern residential area of the Millsite. The Ad Hoc would bring back recommendations to the Commission for review, invite

public input, and make a recommendation for a new zoning map to the City Council. Commissioners discussed the issue and Chair Logan stated he will approach the new City Council about starting this committee. He also requested staff provide contextual information so that Commissioners are knowledgeable on the process before the Committee convenes in the new year.

4. CONSENT CALENDAR

Approval of the Consent Calendar

A motion was made by Commissioner Miklose, seconded by Vice Chair Roberts, that the Consent Calendar be approved. The motion carried by the following vote:

Aye: 5 - Chair Logan, Vice Chair Roberts, Commissioner Deitz, Commissioner Jordan and Commissioner Miklose

4A. [22-560](#) Minutes of the September 28, 2022 Planning Commission Meeting

These Minutes were approved on Consent.

4B. [22-562](#) Adopt Resolution Making the Legally Required Findings to Continue to Authorize the Conduct of Remote "Telephonic" Meetings During the State of Emergency

This Resolution was adopted on Consent.

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

None.

6. PUBLIC HEARINGS

6A. [22-552](#) Open Public Hearing, Receive Report, Take Public Testimony, and Consider Adoption of a Resolution Approving Coastal Development Permit 10-22, Use Permit 5-22, and Design Review 15-22 to allow for the Construction and Operation of a Mixed-Use Development at 840 S. Franklin Street

Chair Logan called the Public Hearing to order at 6:28 P.M. Associate Planner Gurewitz presented the prepared report and City Attorney Collins explained a last minute minor procedural change made to the Resolution. Staff responded to Commissioners' clarifying questions related to whether the residential component of the project requires a use permit, area zoning, setbacks, fencing, number of vacant properties there and which will be occupied, required sidewalk, bioswales and drainage.

Applicant addressed the Commission and responded to Commissioners' clarifying questions related to a sidewalk, walkway, gate, parking, fencing, bioswale design, solar, office plans, level of cistern, and stucco design choice.

There were no Public Comments.

Chair Logan adjourned the Public Hearing at 6:55 P.M.

Under deliberation, Commissioners discussed positive attributes of the project, zoning, the

inclusion of housing, attention to detail, and changes to the Resolution.

Amendments made to the Resolution were as follows:

Amendment 1 -

On Page 1, the 5th WHEREAS, which reads: "**WHEREAS**, the City determined that the project is Categorically Exempt under CEQA Guidelines 15303; and" was moved to the bottom of Page 4, and was amended to read: "**BE IT FURTHER RESOLVED** that the project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines 15303 New Construction of small structures because the project will be less than 2,500 square feet in floor area."

Amendment 2 -

Special Condition 10 was amended to include South Franklin Street and now reads as follows: "The applicant shall construct sidewalk and as needed install new curb and gutter per City Standard 205 along the length of the project frontage on Myrtle St. and S. Franklin St. This also includes any subgrade and AC paving necessary to connect the existing pavement to the new gutter, per City Standard 215. Plans shall be submitted along with final building permit application."

A motion was made by Vice Chair Roberts, seconded by Commissioner Miklose, that the Planning Resolution be adopted as amended. The motion carried by the following vote:

Aye: 5 - Chair Logan, Vice Chair Roberts, Commissioner Deitz, Commissioner Jordan and Commissioner Miklose

Enactment No: RES PC27-2022

7. CONDUCT OF BUSINESS

ADJOURNMENT

Chair Logan adjourned the meeting at 7:01 P.M.

Jeremy Logan, Chair

Sarah Peters, Assistant Planner

IMAGED (_____)