



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Meeting Agenda Community Development Committee

Tuesday, February 22, 2022

3:00 PM

Via Video Conference

MEETING CALLED TO ORDER

ROLL CALL

PLEASE TAKE NOTICE

Due to state and county health orders and to minimize the spread of COVID-19, Committee Members and staff will be participating in this meeting via video conference. The Governor's executive Orders N-25-20, N-29-20, and N-15-21 suspend certain requirements of the Brown Act and allow the meeting to be held virtually.

The meeting will be live-streamed on the City's website at <https://city.fortbragg.com/> and on Channel 3. Public Comment regarding matters on the agenda may be made by joining the Zoom video conference and using the Raise Hand feature when the Chair calls for public comment. Any written public comments received after agenda publication will be forwarded to the Committee Members as soon as possible after receipt and will be available for inspection at City Hall, 416 N. Franklin Street, Fort Bragg, California, during normal business hours. All comments will become a permanent part of the agenda packet on the day after the meeting or as soon thereafter as possible, except those written comments that are in an unrecognized file type or too large to be uploaded to the City's agenda software application. Public comments may be submitted to Sarah Peters, speters@fortbragg.com.

ZOOM WEBINAR INVITATION

You are invited to a Zoom webinar.

When: Feb 22, 2022 03:00 PM Pacific Time (US and Canada)

Topic: Community Development Committee Meeting

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/83668515403>

Or One tap mobile :

US: +17207072699,,83668515403# or +12532158782,,83668515403#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 720 707 2699 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 836 6851 5403

International numbers available: <https://us06web.zoom.us/j/83668515403>

TO SPEAK DURING PUBLIC COMMENT PORTIONS OF THE AGENDA VIA ZOOM, PLEASE JOIN THE MEETING AND USE THE RAISE HAND FEATURE WHEN THE CHAIR OR ACTING CHAIR CALLS FOR PUBLIC COMMENT ON THE ITEM YOU WISH TO ADDRESS.

1. APPROVAL OF MINUTES

1A. [22-086](#) Minutes of the January 25, 2022 Community Development Committee Meeting

Attachments: [Minutes of the January 25, 2022 Community Development Committee Meeting](#)

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

3. CONDUCT OF BUSINESS

- 3A. [22-081](#) Receive Update on Bainbridge Park Soccer Fields Improvement Project and Implementation of Per Capita Grant Funds

Attachments: [ATT. 1 - Bainbridge Park Layout](#)
[ATT. 2 - Soccer Court Sample Pictures](#)
[ATT. 3 - Public Comments](#)

- 3B. [22-089](#) Regular Oral Update Regarding Implementation of Central Business District Economic Development Strategy

4. MATTERS FROM COMMITTEE / STAFF

ADJOURNMENT

STATE OF CALIFORNIA)
)ss.
COUNTY OF MENDOCINO)

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg and that I caused this agenda to be posted in the City Hall notice case on February 18, 2022.

Sarah Peters, Community Development

NOTICE TO THE PUBLIC

DISTRIBUTION OF ADDITIONAL INFORMATION FOLLOWING AGENDA PACKET DISTRIBUTION:

- *Materials related to an item on this Agenda submitted to the Council/District/Agency after distribution of the agenda packet are available for public inspection in the lobby of City Hall at 416 N. Franklin Street during normal business hours.*
- *Such documents are also available on the City of Fort Bragg's website at <http://city.fortbragg.com> subject to staff's ability to post the documents before the meeting*

ADA NOTICE AND HEARING IMPAIRED PROVISIONS:

It is the policy of the City of Fort Bragg to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities.

If you need assistance to ensure your full participation, please contact the City Clerk at (707) 961-2823. Notification 48 hours in advance of any need for assistance will enable the City to make reasonable arrangements to ensure accessibility.

This notice is in compliance with the Americans with Disabilities Act (28 CFR, 35.102-35.104 ADA Title II).



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Text File

File Number: 22-086

Agenda Date: 2/22/2022

Version: 1

Status: Business

In Control: Community Development Committee

File Type: Committee Minutes

Agenda Number: 1A.

Minutes of the January 25, 2022 Community Development Committee Meeting



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Phone: (707) 961-2823
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Meeting Minutes Community Development Committee

Tuesday, January 25, 2022

3:00 PM

Via Video Conference

MEETING CALLED TO ORDER

Chair Norvell called the meeting to order at 3:00 P.M.

ROLL CALL

Present: 2 - Bernie Norvell and Jessica Morsell-Haye

1. APPROVAL OF MINUTES

1A. [22-023](#) Approve the Community Development Committee Minutes of the January 11, 2022 Meeting

These Committee Minutes were approved for Council review

Aye: 2 - Committee Member Norvell and Committee Member Morsell-Haye

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

3. CONDUCT OF BUSINESS

3A. [22-039](#)

Receive Report and Provide Direction to Staff Regarding a Proposed Tiny Home Ordinance.

Assistant Planner Locke presented the prepared report. The Committee asked clarifying questions and direction was given to staff.

Public Comments:

- *Jacob Patterson
- *Johanna Jensen
- *Jenny Shattuck
- *Patrick Hickey
- *Chris Hart
- *Paul Clark
- *Elizabeth Swenson

Discussion:

Discussion included support for ordinance; scope of ordinance; privacy considerations; roof pitch; ownership; design review; and utility connections. Committee directed staff to bring the

ordinance forward to Planning Commission for review.

4. MATTERS FROM COMMITTEE / STAFF

Committee:

Chair Norvell asked that staff place the Bainbridge Park soccer field plan on the next meeting agenda for discussion. Committee member Morsell-Haye asked if that could include updating the playground equipment. Chair Norvell will find out whether or not that issue is already in discussion by Public Works.

Staff:

None.

ADJOURNMENT

Chair Norvell adjourned the meeting at 3:57 P.M.



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Text File

File Number: 22-081

Agenda Date: 2/22/2022

Version: 1

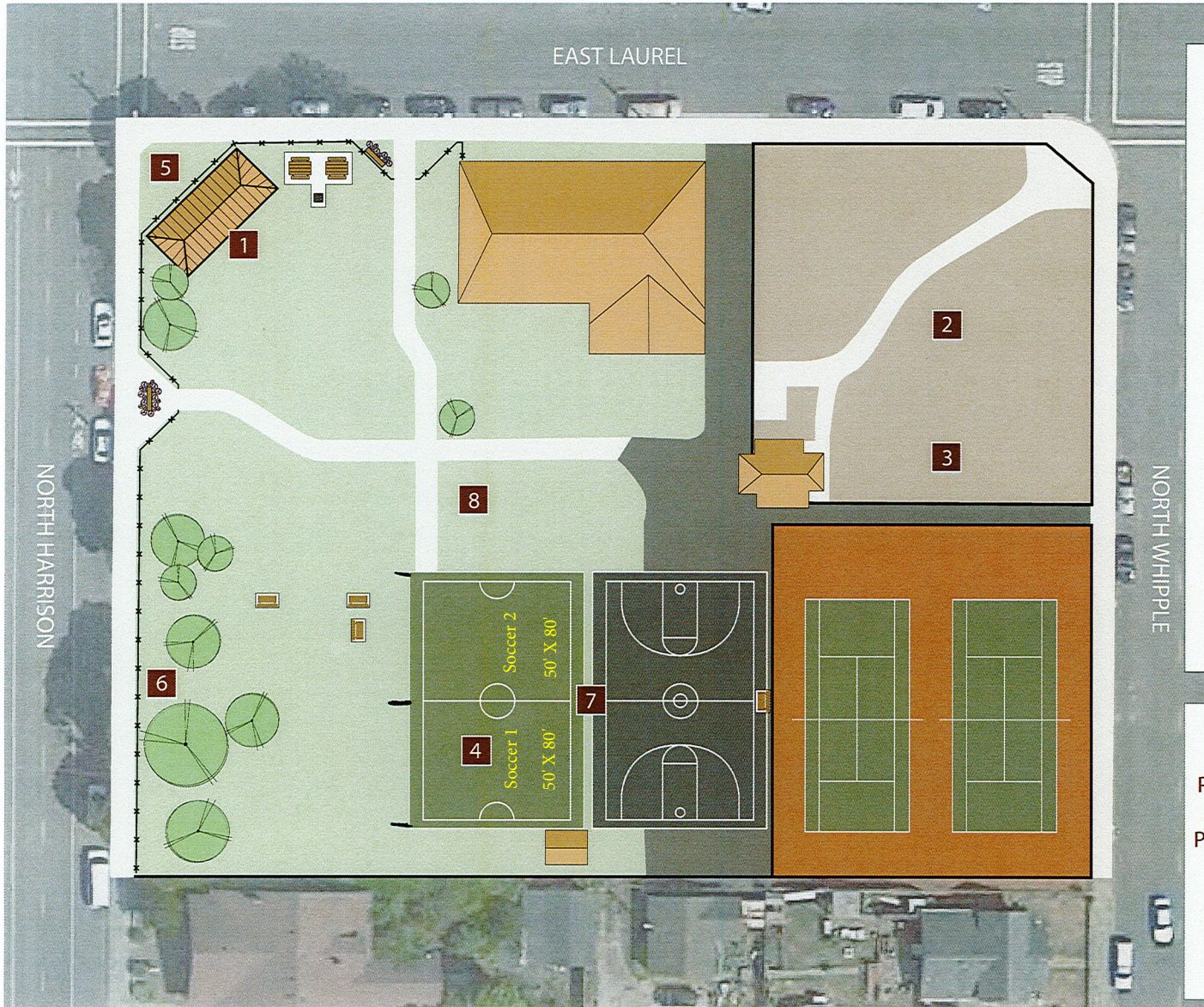
Status: Business

In Control: Community Development Committee

File Type: Report

Agenda Number: 3A.

Receive Update on Bainbridge Park Soccer Fields Improvement Project and Implementation of Per Capita Grant Funds



Concept Level Site Plan

0' 20' 40'

- 1** Pavilion (approx. 24' x 48')
- 2** Replace Playground Equip.
- 3** Resurface Playground
- 4** Artificial surface Soccer Court with Lights (up to 105' x 70')
- 5** Public Art (throughout the park)
- 6** Landscaping (throughout the park)
- 7** New Basketball Lights
- 8** Renovate Irrigation (throughout the park)

Building Notes

Total Park Area: 58,850 SF
 Proposed Pavilion Area: 1,200 SF (max.)

Percentage of Proposed
 Indoor Space: 2%

Percentage of Pavilion
 Designated for
 Recreation: 100%





From: [Norvell, Bernie](#)
To: [Peters, Sarah](#)
Subject: Fwd: Soccer Field Letters (Bainbridge Park)
Date: Tuesday, February 22, 2022 5:07:28 AM

For todays meeting

Bernie Norvell
Mayor City of Fort Bragg

Begin forwarded message:

From: Richard Garcia <g.ricardo2010@gmail.com>
Date: February 21, 2022 at 10:39:27 PM PST
To: "Morsell-Haye, Jessica" <Jmorsellhayefortbragg.com>, "Norvell, Bernie" <Bnorvell2@fortbragg.com>
Subject: Soccer Field Letters (Bainbridge Park)

Hello City of Fort Bragg,

Attached you will find letters that I was able to gather in such a short notice about the Bainbridge Park soccer Field Project... I will also be attaching my personal letter in this email and give some of the similar key points I brought up before council back in 2020 when we first brought up this idea.

Hello City of Fort Bragg,

My name is Ricardo Garcia. I was born and raised in Fort Bragg, Thank you for continuing the conversation about adding a soccer field(s)on Bainbridge Park for our athletes.

I feel these fields are very important. I really want to focus on a few major reasons as to why. One of the main reasons is it allows all our athletes to gather in one place and practice the one sport we love, which is futbol (soccer). Our soccer community is large! All my years playing here since I was a child I notice that it's been the one sport where our community has never fully supported compare to the other sports. Our community has created baseball & Football fields. As well as basketball courts. We have even created tennis courts.

While yes, we have fields at Dana Gray and Middle School but honestly those fields purpose are outfield to existing baseball fields created and they have caused so many injuries to players throughout the years. We have even lost special soccer tournaments like the skunk train classic and the spookfest tournament because teams from out of the area would complaint about the poor conditions of our fields. These tournaments would bring in tourists to spend on our local economy and now they have vanished.

Another reason I'm requesting for two fields to be created and not just one is because of how many players, starting at age 3 to adults that we have. Having two fields will allow us to rotate our 5v5 games in a quicker fashion and allow for all the players that show up to be able to play.

When I was a teenager I was one of the soccer players that would play soccer in the tennis courts at Bainbridge and get our local Fort Bragg Police Department called on us because we had so many players out there playing and finally were kicked out because that court wasn't for soccer.

Having a new solid reliable field can allow some of the talented, troubled youth to make some positive connections and have a safe space, people and outlet to gather in. I strongly feel these fields would allow us to save our children in bad activities and allow them to participate in the sport they truly love and build positive connection (new friendships) as we all gather to play in these courts. It also allows our youth to be around adults like myself to be able to unite together in one place and be able to guide our youth and build relationships with them so they stay out of trouble.

One of the questions I think that could arise is how can our youth children use the courts if teenagers and adults might bully them out and then they use it? One of the things I can assure you is that our soccer community has a universal language... I've played soccer in the USA, Mexico, and even Thailand... and one thing we all know is that it doesn't matter about what age you are, we all take care of each other and that soccer ball unites us. I can even suggest that if this did become an issue that the city should post a sign that ages 5-9 can play in court #1 from xxx amount of time so then the younger children and their parents also feel these courts were created for them and no one feels left out.

Only thing you will also have an issue is, make sure those city courts lights have a curfew timer on them because our players won't leave until you tell us to.

One final thing I want you guys to notice is our neighbor city like Ukiah just use their tax payer dollars to build a brand new state of the art soccer field. They voted yes on this field because they have a growing soccer academy (Eagles Academy) that is all over Mendocino county, including here in the city of Mendocino where we have many of our local youth participating in... please take some time to visit their web page and see the vision this academy has for the entire Mendocino county which it includes creating many fields across Mendocino county for all our County Players. (Our City should consider Talking to the directors there and see if they have outlets that could help with building or suggest for helping reaching certain grants)

Again I want to say thank you to Mayor Norvell and all council members for everything you guys do for our city and taking the time to hear such an important topic to us.

Sincerely

Ricardo Garcia

To Fort Driggs city council

Well my name is Luciano and I went to
Meadow High School I played Soccer there
and I Really enjoyed it but since I lived
in Fort Driggs the only fields we have
to play there are really bad and full
of holes some of my friends including
me have gotten injured there before
and I think that adding a new field
to Fort Driggs would be nice for
all the young players including the experience
players so we can have fun. Also we
have been trying to play at other
fields but we always get the police
called on us just because we are playing
Soccer there. 🙏

Thank you for taking the time to read this
letter. Luciano

Hola! mi nombre es Fran Real

Quiero Apoyar la solicitud del nuevo proyecto deportivo para tener mejores canchas de futbol en Fort Bragg.

Sinceramente en este tiempo los estadios estan en deterioro y muy malas condiciones para realizar el deporte. Queremos el apoyo para nuevas instalaciones y mejor calidad de juego.
¡ Gracias por Apoyar !

To Whom It May Concern,

My name is Esteban Ahumada. I am a Fort Bragg High School graduate. Born and raised on this Mendocino Coast. Growing up soccer has always been a huge part of my life and it continues to be in my life. After graduation I started to work and coach youth soccer. I think this community ~~and~~ ~~we~~ would be grateful if a turf field or hard court for soccer was built. It would be great to bring different people from different backgrounds. We have had a terrible gopher problem for years at the soccer fields with results in injuries. I've met foreigners on vacation that decided to drop by the field to play pickup soccer and ruined their vacation because they messed up their ankle stepping in a gopher hole. That is why one or two small soccer courts would be ~~so~~ great in our community.

Dear City of Fort Bragg

I have been playing soccer for the past 28 years on the coast, coached, led pick-up soccer, and played for the local high school.

I have watched the soccer community grow into a lifestyle and culture while the fields have simultaneously deteriorated. We host soccer at the Mendocino

K-8 gym and anywhere from 15-30 players make the drive from Fort Bragg twice a week.

I think that building pick-up soccer fields in Fort Bragg would be such an asset to the soccer community. I ~~can~~ have full confidence that these fields would get used 5 days a week. Please Please consider how this would positively impact the local community.

Holly Sindler

hola mi nombre es ernesto A. Calladilla soy
un admirador de Fútbol Y me gustaria
que hicieran una cancha para diversion
aporte para todo es mucho mejor
pero vicios y mas deporte muchos
gracias por dejarme escribir esta
carta y esperamos nos den la cancha

Ernesto A. Calladilla

E.A.C.D 21/02/22

To whom this may concern,
 My name is Juan Ponce and I am a resident
 in Fort Bragg. As everyone who has been to
 Bragg knows, a significant majority of the residents
 in this area are very concerned about the amount
 of noise that is being produced by the planes
 that fly over the area. It is a fact that
 the noise is causing a great deal of stress
 and is making it difficult to live in the area.
 The noise is also causing a great deal of
 damage to the property and is making it
 difficult to sell. The noise is also causing
 a great deal of stress and is making it
 difficult to live in the area. The noise is
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 property and is making it difficult to sell.



02-21-72

de parte de Adrian yo pienso que es una muy buena idea la construccion del club para seguir apoyando a los juvenes para mantenerlos en el deporte pienso que eso va a traer muchas cosas muy buenas para nuestra sociedad esa ayuda al desarrollo de nuestros juvenes y a todas las personas que quisieran mantenerse fuera de las calles y de las drogas es importante mantener a nuestra sociedad alejada de las cosas que no traen buenas cosas espero que este proyecto se haga realidad y asi podamos seguir disfrutando del futbol

Adrian Gonzalez Martinez

02-21-22

Dear City of Fort Bragg

The reason I am writing to you,
is to we need in a new soccer
field. I been living Fort Bragg many years
and the fields have been the same. I think
its time for a change having the new
fields would make a big difference in our
community. I place to make soccer
a place for future of our kids.

Sincerely
Mario Ramirez

De parte de Joe Ramirez esta carta
es para apoyar el proyecto de la cancha de Fútbol
para todas las generaciones ya que es algo
que se necesita ya que hay personas que estudian
y trabajan y quieren jugar al fútbol.
Ya que muchos niños quieren tener más a ser en
el pueblo el deporte nos ayuda a estar mejores en favor
Sentido y expresamos que nos pueden ayudar con eso
muchas gracias. Resaltamos expresamos el proyecto

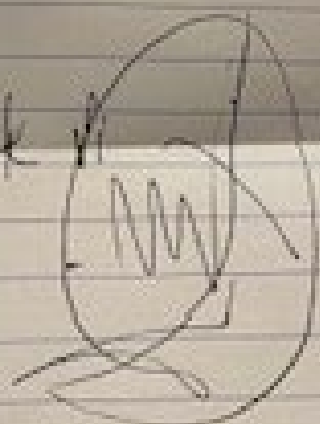
Yuff

Clases Actividades de Foot Beach.

ME COMENZAR CON VIDEOS MEDIANTE LA PRESENTACION
 CON EL MOTIVO DE SOLICITAR QUE EN FUTUR SE
 EXPANDAN NUESTROS POSIBILIDADES PARA PODER DISFRUTAR
 MAS LIBREMENTE DE UN DEPORTE TAN LINDO COMO
 EL SOCCER UN NUESTROS Paises y el mundo.
 Siendo Residente de Foot Beach ME GUSTARIA
 PODER ESTAR MAS LIBREMENTE ANDAR EN UN CAMPO DE JUEGO
 YA QUE POR ESTOS DIAS EL COVID 19 HA ESTADO AUMENTANDO
 POR MUCHAS COMUNIDADES Y ACTIVIDADES,
 NUESTROS Hijos Mercedan mas Lugares Publicos para
 PODER DESARROLLARSE, CERO QUE SI PUEDAN CONTINUAR EN
 CAMPOS DEPORTIVOS DISTINTAMENTE MAS COMO
 COMPLEJO.

Atte. Humberto

Mack V



From: [Norvell, Bernie](#)
To: [Peters, Sarah](#)
Subject: Fwd: Soccer facility
Date: Tuesday, February 22, 2022 5:06:50 AM

For todays meeting

Bernie Norvell
Mayor City of Fort Bragg

Begin forwarded message:

From: Andrew Wells <awellsfb@hotmail.com>
Date: February 21, 2022 at 10:48:27 PM PST
To: "Norvell, Bernie" <Bnorvell2@fortbragg.com>, "Morsell-Haye, Jessica" <Jmorsellhayes@fortbragg.com>
Subject: Soccer facility

To whom it may concern

My name is Andrew Wells and I am a lifetime resident of the Mendocino coast. I've also been involved in soccer my whole life as a player, referee and coach. I currently play in the local adult league and I've coached the Mendocino high school team for the last four years. I strongly feel the proposed soccer facility would be one of the best additions to the coast and best uses of fund that the city could do. I have no doubt that the soccer facility would be used almost every single day of the year that it's not raining. For the last eight years or so I have been running a pick up soccer game 2 to 3 nights a week during the winter months at the Mendocino K-8 gym. Participation is extremely high. Every year we have a pool of probably 50 players or more who come and play. Players of all ages and walks of life. I gave this example to show how vibrant Soccer is on the Mendocino coast. To conclude I want to reiterate that I am extremely confident that the proposal soccer facility would be a smashing success and be one of the most used facilities in the city. Thank you for your consideration. Please contact me if you have any questions as I feel very passionate about this issue.

Andrew Wells
707 357-1292

From: [K Silva](#)
To: bnorvell@fortbragg.com; [Norvell, Bernie](#); [Morsell-Haye, Jessica](#); [Peters, Sarah](#)
Subject: Public Comment Item 3A - Community Development Committee Meeting - 22 February 2022
Date: Tuesday, February 22, 2022 11:55:06 AM

Dear Mayor Norvell and Vice-Mayor Morsell-Haye~

Before my comment, I want to point out some oddities in the agenda. It's difficult to make a decision on something if relying on inaccurate images:

The photo on the email notification I received is not current. The restrooms in the background were removed over 10 years ago. The image is also on the Harold O. Bainbridge Park page on the website. That page also has incorrect information about the park.

Attachment #1 is not a layout of the park as it is. It was one of the layout options shown during the development of the Bainbridge Park Master Plan and has been modified by removing the desired petanque and storywalk features and adding a soccer court. Below are other obvious errors in the layout.

Attachment #1 shows the west entrance and east-west sidewalk being located much farther to the north than they are in real life.

Attachment #1 shows a 24x48 pavilion fitting in a spot along a 20-foot length of fence. It is impossible. Even a smaller pavilion will need to be located much further south to fit.

My comment:

The Item 3A. agenda title says "Bainbridge Park Soccer Fields Improvement Project." When did this become a "Project"? Building a soccer court at Bainbridge Park completely disregards the Bainbridge Park Master Plan. The Master Plan was developed with considerable public input and was intended to keep the open space as lawn area for passive recreation like family and community gatherings. It is a popular place for everything from birthday parties, to volleyball, badminton, frisbee, to the quilt show, to Paul Bunyan Day festivities, library events, and many more community activities. The lawn fills up with those parties and events already and will be used even more in the future as people add ADUs and will need family-friendly outdoor space to get together. In fact, the Master Plan states **"The entire western half of the park will serve as a lawn for seating or other open space activities."** All of the planning with considerable community input cannot be brushed aside to create another athletic court in a place that is intended, and desired by the community, to be a passive recreation place for people to gather for events and family gatherings. That is why the pavilion was the number one desired feature. To solicit and then disregard the wishes of the community for the use of the park is surprising and extremely disturbing. And to remove some features added during Phase I in order to add the soccer court is fiscally irresponsible. Where would parents sit while watching their children play basketball if you remove the new benches?

The Per Capita Grant funds would be more wisely spent on the features in the Master Plan: a pavilion, petanque, storywalk, and much-needed renovations at the 18-year-old Wiggly Giggly playground, with the addition of equipment for older children. It is overdue. There is also the concern with repairs and maintenance at the park. The playground has trees with bare roots trailing

on the ground, and dead branches dropping. Those are safety concerns, along with the unstable surface with black plastic ground cover breaking into bits to go out into the street and down the storm drain. The trash containers are very rusty and some of the playground equipment has been missing features and in need of repair for quite a while. The restroom has had the same plywood for years on a couple of the vandalized doors. If it is that difficult to keep up with what is currently at the park, it will be an even bigger challenge to maintain an additional artificial turf court.

There are plenty of other options for soccer practice. The huge field by the middle school, or any of the other school grounds are meant for soccer practice, too. One consideration in developing the Master Plan was noise and light affecting the neighboring homes on the south side of the park. Adding a lighted soccer court a few feet away from those residences would be a slap in the face for them.

I respectfully request that, should you choose to spend the Per Capita Grant funds on Bainbridge Park, you spend the funds on the Master Plan features and renovations for which the community has been patiently awaiting. Thank you for your consideration.

Sincerely,

Kathy Silva

Fort Bragg resident



City of Fort Bragg

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Text File

File Number: 22-089

Agenda Date: 2/22/2022

Version: 1

Status: Business

In Control: Community Development Committee

File Type: Report

Agenda Number: 3B.

Regular Oral Update Regarding Implementation of Central Business District Economic Development Strategy

City Council held two special meetings to consider the topic of economic development - March 1 and March 16, 2021. Over the course of these meetings, several potential investments were discussed regarding how the City might best invest resources to support the Central Business District (CBD). The Community Development Committee reviewed these economic development tools, and assigned them to various Council Committees for further consideration. A regular implementation update will be provided to the Community Development Committee.