

From: [fmenhams](#)
To: [CDD User](#)
Subject: Support of development of RCFE on Cypress Street by PFI
Date: Monday, April 19, 2021 11:53:37 AM
Attachments: [image.png](#)



Therapeutic Services, INC., DBA OARS

PO Box 803 • Fort Bragg, CA • 95437

707-961-9699 • OARS707@gmail.com

Dear Planning Commissioners,

We are writing on behalf of Parents and Friends and their opportunity to create and provide additional housing for a very needing population. The additional residential care facility for the elderly is an opportunity which we rarely are able to make happen. We at Dandelion and OARS feel that this project should be supported whole-heartedly by the Planning Commission. We live in a unique community which is strong and connected; this project will only serve to continue to strengthen our cohesiveness while offering direly needed services, and creating more jobs. It is a deeply worthy project which should be approved by the commission

Thank you so much for your time and consideration.

Sincerely,

Frank J. Menhams, MA, MS

--

Co-founder
Program Director
OARS Therapeutic Services
430-B Redwood Ave.
Fort Bragg, CA 95437
707-961-9699 Office
530-356-4747 Cell

P.O. Box 741
Fort Bragg, CA 95437

20 April 2021

Community Development
416 North Franklin Street
Fort Bragg, CA 95437

To The Fort Bragg Planning Commissioners:

I am writing as an aging member of our community in support of the CDP request for Parents and Friends' planned construction of three new RCFEs on Cypress St. here in Fort Bragg. It is vital for our aging population to have options when it comes to long term care and these facilities are a wonderful option.

Although I am writing as an older member of the community, I do also work for Parents and Friends, so I am familiar with how ideal these facilities can be. The participants at our first RCFE—AKA Azalea House, have fantastic care. The home is warm, cozy, and safe, and the staff are caring and skilled. It is located in a lovely part of town on a charming cul-de-sac near the high school. Azalea's participants are served at a one to one ratio. Compare that to a one to six ratio at Sherwood Oaks—currently our only other established option locally. Yes, there is another, for profit facility opening soon in town, but I would much rather live at a place where the participant is the focus rather than the almighty dollar.

After becoming familiar with the Azalea House RCFE, I have decided that it is the type of place where I would like to live if I can no longer live on my own. Moreover, I am sure that the future RCFEs built by Parents and Friends will be even more wonderful and will create a loving and safe community for the people they serve. I highly recommend that their plans be approved.

Sincerely,

Margaret Somerville

Dear City Council,

We are writing to you to support the Cypress Street Project that Parents and Friends is currently working on. The creation of three homes that will be Residential Care Facilities specializing in dementia care is vital for the aging population of people with developmental disabilities on the Mendocino coast. Our community is unique—people with developmental disabilities are supported here with employment programs, recreational opportunities, independent living services and a progressive art studio. As our population ages, it is important to adapt and change to support them. The Cypress Street Project will allow people to continue to live in a place where they are surrounded by family and friends, instead of being sent to a care facility in Ukiah or Santa Rosa. A few years ago, one of our long-time artists needed specialized care and was able to move into Azalea House, Parents & Friends first Residential Care Facility. She loved being there and was able to continue her life in Fort Bragg by seeing her friends, painting at Art Explorers, enjoying the ocean, and going to her favorite restaurants. We are lucky to have the Azalea House with its amazing staff here on the coast. We are hopeful that the Cypress Street project will allow more of our friends to live their last years in the community they love.

Thank you,

Maria Trombetta and Sarah DeAngelo, Co-Directors of Art Explorers

The first part of the report deals with the general situation of the country and the state of the economy. It is followed by a detailed analysis of the various sectors of the economy. The report concludes with a series of recommendations for the government and the private sector.

The second part of the report deals with the social situation of the country. It discusses the state of the population, the level of education, and the distribution of income. It also discusses the state of the health services and the social welfare system. The report concludes with a series of recommendations for the government and the private sector.

The third part of the report deals with the environment. It discusses the state of the environment, the level of pollution, and the impact of human activities on the environment. It also discusses the state of the natural resources and the need for conservation. The report concludes with a series of recommendations for the government and the private sector.

April 20, 2021

From Maureen James
330 Cypress Street #5, Fort Bragg, CA

To Fort Bragg Planning Commission

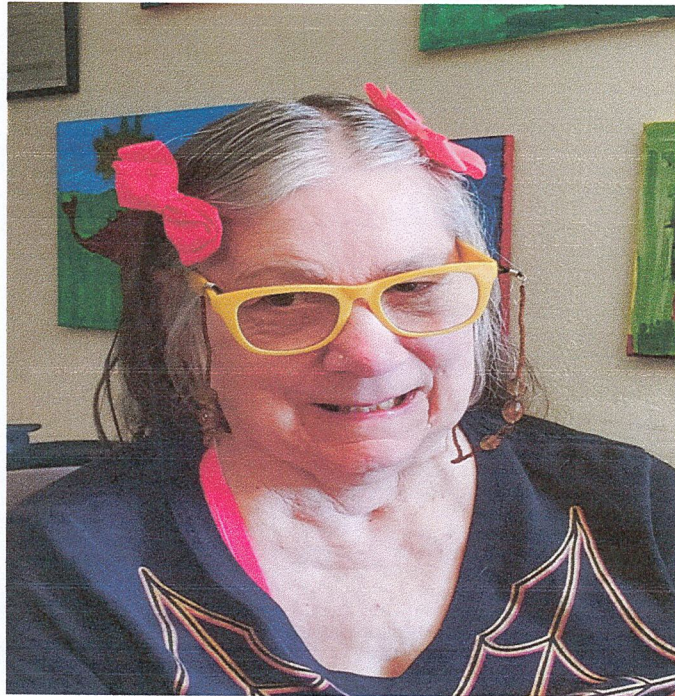
I support the development planned for 350 Cypress Street. Parents and Friends continues to support developmentally disabled adults as they age and their needs change. These people have been a part of our community and we see them enjoying outings with staff, exercising, volunteering at different places, gardening and creating art.

I look forward to seeing new housing that will enhance their lives. This development will also reflect the community of Fort Bragg, California as we continue to care for one another.

Sincerely,

Maureen James

Susan Boddy
209 Azalea Circle
Fort Bragg CA 95437



“I like living on the Coast with my friends. I want to stay in Fort Bragg where I get to do the things I like. Please let us build new houses so me and my friends can stay in Fort Bragg and not have to move away.”

SUSAN

Parents & Friends Inc.

Creatively Serving People with Developmental Disabilities for over 50 Years

President

Mike Hall

Vice President

Jacqueline Bazor

Treasurer

Dan Godeke

Secretary

Sage Statham

Consumer Representative

Allen Watters

Chief Executive Officer

Rick Moon

Board Members

Laurel Ellen

Daphne Haney

Scott Mayberry

Melissa Schlafer

Ex Officio Board Member

Antone Schlafer

Emeritus Members

George Griffith

In Memoriam

Lotte Moise

Dolores Scott

Marion Roden

*Programs & Businesses of
Parents and Friends, Inc.*

**The Community
Connection**

L.I.F.E on the Coast

Coastal Support Services

The Job Connection

**Paul Bunyan Thrift Shop
and Furniture Annex**

P.O. Box 656

306 E. Redwood Ave.

Fort Bragg, CA, 95437

(707) 964-4940

April 22nd, 2021

To the City of Fort Bragg,

I am respectfully writing this letter in regards to the Azalea House here in Fort Bragg. We are a Residential Care Facility for the Elderly (RCFE), and we provide a loving and safe home for our participants who progress in life with conditions such as Dementia and Alzheimer's. Our participants are developmentally and/or intellectually disabled and often times, they have been passed on by closing institutions (which sometimes are their only options), fading families, or simply no home to move in to. An RCFE provides an ever so needed home for our participants here in Fort Bragg, and we are asking for the support of others as we care for these amazing residents.

Parents and Friends, Inc. has always had the mindset to create inclusion for our participants where they have a safe spot in society. In fact, they are entitled to such a life. I moved to Fort Bragg a couple years ago, and what I found to be interesting about this town, is how close knit it can be. It is a town where we work together to provide a place they can call home. The Azalea House is a home where we can help them live out their last days, years, moments feeling supported, loved, cared for, provided for, and more. What RCFE's do for these individuals is just so amazing and we are asking for your support as we move forward to create new homes for the many people who are waiting to be told welcome home.

We all know how absolutely impossible it is for anyone to find housing in Fort Bragg. I can only imagine the struggle for our participants as people reluctantly rent to them. It is a struggle that I think three more homes would be a great step in the right direction in helping us provide such homes to the amazing residents here in Fort Bragg. Our home is not like a nursing home, in the sense that we go out and actively participate in the town. They go to the movies, restaurants, stores, and more. They support this town by buying local and supporting the small tourist town they love to call home.

Thank you for your time in reading this letter,

Respectfully Yours,



Jodie Schmid
RCFE Administrator
The Azalea House
707-962-3127

To the City of Fort Bragg,

The houses for RCFE are very important to me, as well as the community. There are many people here who need housing in Fort Bragg because they are rare here and they would like to stay close to their families and friends.

My name is Gretchen Broderick and I'm a DSP for RCFE, Azalea House. I've been working here for almost 5 months and my clients already feel like my family. We give our Clients everything they need and want and make them feel so comfortable and happy. Bring happiness to the community! In my Few Months, I've watched my Clients grow to love, to share, be kind, and everything above even with their limitations. We need more places like RCFE in Fort Bragg,

Thankyou!

Gretchen Broderick

A handwritten signature in blue ink that reads "Broderick". The signature is written in a cursive style with a small heart-like flourish above the letter 'i'.

Elmer "Ray" Law

209 Azalea Circle

Fort Bragg CA 95437



“Hi City of Fort Bragg. My name is Ray Law. I want to stay here in Fort Bragg and live with my friends by the ocean. Please let us build my new house on Cypress Street.”

From: [Xaviera Hall](#)
To: [CDD User](#)
Subject: Residential Care Facility for the Elderly: 350 Cypress Street
Date: Sunday, April 25, 2021 4:38:56 PM

To the members of the Fort Bragg Planning Commission,

I am writing this letter in support of Parents and Friends Inc. building three four bed Residential Care Facilities for the Elderly at 350 Cypress St. We are in need of such facilities here on the coast as they provide a specialized service for individuals of the age of 59 and older that have developmental disabilities and an age related condition such as Alzheimer's and dementia. Parents and Friends Inc. was lucky enough to be awarded a Community Development Block Grant to help build these facility and I am in full support of this project.

Sincerely,
Xaviera Hall

Sent from my iPad

Gonzalez, Joanna

From: armitch <arlene@lelandmitchell.com>
Sent: Thursday, April 22, 2021 3:45 PM
To: CDD User
Subject: New RCFE homes

I would like to add my recommendation to build three new residential homes by RCFE. My niece is a resident of the Azalea House managed by Jodie Schmid. She and the other staff members have taken excellent care of my niece. If all the managers of these new homes are like her you will have a excellent reputation in your favor.

Sincerely,
Arlene Mitchell
Conservator for Debra Smith

Kristy Tanguay
Parents and Friends, Inc.
PO Box 656
Fort Bragg, CA 95437

Re: Special Meeting on 05-19-2021 for Coastal Development Permit (CDP 4-20), Design Review (DR 3-20), and Use Permit (UP 2-20), Sign Permit (SP 8-21)

May 13, 2021

Dear Fort Bragg Planning Commission,

I am writing to share background and community support information regarding the CDBG funded development of sorely needed low income housing at 350 Cypress Street.

As Parents and Friends' project manager for this development, I would also like to share some information about myself. I am a resident of Fort Bragg and a parent of a Fort Bragg High School student who was born and raised here. Since relocating to the coast 20 years ago I have been living out my true calling by coordinating and providing services for many vulnerable residents in our community. Prior to joining PFI in 2012 I have worked locally at the Cancer Resource Centers of Mendocino County as a Patient Navigator and Consultation Planner, volunteered countless delightful and sometimes heartbreaking hours in our Fort Bragg K-8 schools, and served on the board of the Safe Passage Family Resource Center. While living and working here, I have learned through experience that unfortunate situations can glean hope, and positive change can happen. It takes people working together to look out for one another. ***Our Fort Bragg city council and staff, community members, and Parents and Friends are working together to bring hope and change through the Cypress Street housing project.***

The project concept was developed in conjunction with Community Development staff and approved unanimously by the City Council to apply for Community Development Block Grant (CDBG) funds from the state. The project met the challenging grant criteria of being shovel ready, and providing housing and public service for extremely low income disabled and senior citizens.

A CDBG grant application was submitted to the state in 2017 by the City of Fort Bragg, the grant was awarded in 2018, and when the grant funding became available we pushed forward. Despite the pandemic the Coastal Development Permit Application was filed in October 2020.

The CDBG grant pays only for Construction activity costs, and the funds are administered by the City of Fort Bragg. Parents and Friends, Inc. receives zero grant dollars to facilitate this development.

The project contributes a solution to the city's shortage of low income housing by providing homes for up to 12 individuals through an unmet need: that is, specialized supportive housing and services for adults age 59 and older who have a developmental disability and an aging-related condition such as Alzheimer's or dementia.

There is a great need for these specialized supports and ADA housing that allow our disabled seniors to remain in our community as they age and their needs change. I have enclosed 2 of the letters of support that were included in the original CDBG grant application that I would like to explain.

Dr. John Cottle, then Medical Director of Sherwood Oaks Nursing Facility made clear in his letter of support for the project that his staff was not trained or equipped to safely and securely provide the type of care that is required for developmentally disabled persons.

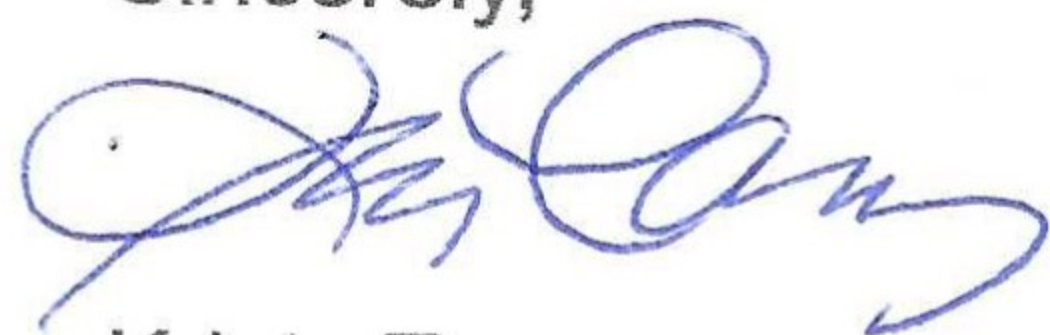
Judith Gage relocated to Fort Bragg 16 years ago specifically to engage her adult son Antony in the 24-hour care services that Parents and Friends provides. In her letter of support, Judy explained that as her son, along with many others who live and work here continue to age they will need the type of care that is proposed by the project. Sadly, Ms. Gage passed away earlier this year. Her hope was for Antony to have a safe place to remain in our community as he ages.

Over the years, this housing project has had the support of Fort Bragg City Council, our mayors, Community Development staff, and community members who live and work here on the coast.

We would like to carry this project forward and contribute positive change to the housing and care needs of our most vulnerable community members. **Simply stated, developing 12 new low income housing opportunities on an unused lot in town is good for Fort Bragg now and into the future.**

Thank you for your time and consideration.

Sincerely,



Kristy Tanguay

John Cottle, D.O.
Medical Director
Sherwood Oaks Nursing Facility
130 Dana Street.
Fort Bragg, CA 95437

Kristy Tanguay
Parents and Friends
PO Box 656
Fort Bragg, CA 95437

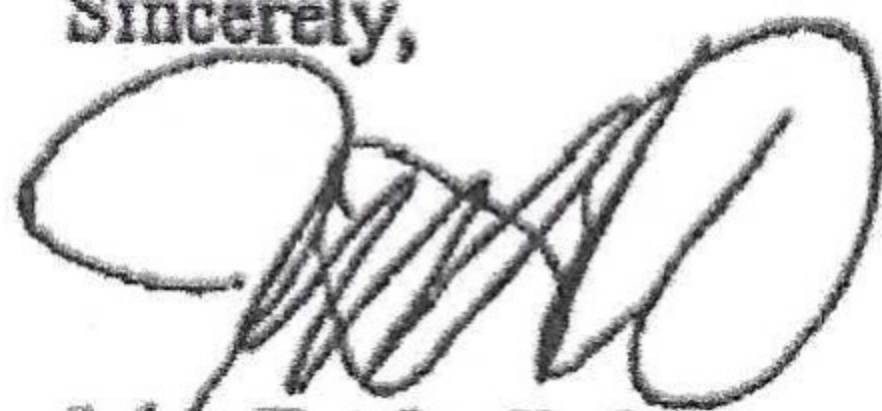
November 15, 2017

To Whom It May Concern:

Sherwood Oaks operates a 70-bed nursing facility in Fort Bragg, and our staff is not trained or equipped to serve developmentally disabled persons. Also, Sherwood Oaks does not have a secure area to support those patients who may be wanderers at our facility.

I would like to state my support for Parents and Friends to bring an RCFE for the developmentally disabled to our community.

Sincerely,



John Cottle, D.O.

To: Kristy Tanguay (ktanguay@parentsandfriends.org)
Subject: FW: FW: Residential Care Facility for the Elderly
Attachments: ktanguay.vcf

----- Forwarded Message -----

Subject:FW: Residential Care Facility for the Elderly
Date:Mon, 23 Oct 2017 08:48:05 -0700
From:Amanda Venett <avenett@parentsandfriends.org>
To:'Kristy Tanguay' <ktanguay@parentsandfriends.org>

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

From: Judy Gage [mailto:gageattheocean@gmail.com]
Sent: Friday, October 20, 2017 10:21 AM
To: avenett@parentsandfriends.org
Subject: Residential Care Facility for the Elderly

As the mother of a Special Needs young man, age 32, I encourage you to support the development of a Residential Care Facility for the Elderly proposed by Parents and Friends. We moved to Fort Bragg from Sacramento because of this organization. With the monetary support of Redwood Coast Regional Center my son, Antony has had the opportunity to work at Paul Bunyan Thrift Store for --- years, be involved in a day program called Community Connections, play baseball and soccer through Special Olympics, and take part in the community and beyond through Places to Go.

There is a much larger population of Special Needs participants in Fort Bragg than when we arrived 12 years ago. Many of them are aging and will need the type of Residential Care Facility being proposed. My son will continue to need this type of support as I am his only family member and age 75.

Judith Gage
Fort Bragg

Sent from my iPad

04/19/2021

Adam Ashford

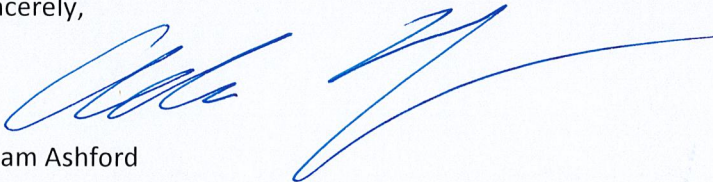
19810 Celeri lane

Fort Bragg, CA 95437

Dear City of Fort Bragg Planning Commission,

My name is Adam Ashford. I am writing this letter in support of Parents and Friends project at 350 Cypress St. I am the Director of Coastal Support Services of Parents and Friends in Fort Bragg. I have lived and worked in Fort Bragg for over 7 years but my family has been here in Mendocino County since the 1800's. One thing I have learned in my work and in life is that our community is engrained with a diversity of people some of which are aging with a developmental disability. Those living with a developmental disability have a higher risk of developing some form of dementia. In my work and in my Life, I have seen this first hand. My family has also been affected by Dementia. This project will support our own community members in receiving specialized care and continue to live in the community we all love. I personally know many people who are in some stage of Dementia and realize that in order for them to live their best life possible, we need to have more housing like this project. This is our community and our friends and our neighbors and our family. We need to support each other and help each other live our best life possible.

Sincerely,



Adam Ashford

Certified Dementia Practitioner

Parents and Friends Inc.

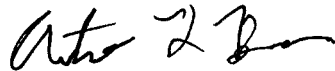
Antonio D. Borrero Ginel

31630 Hwy 20,
Fort Bragg CA 95437

Dear Fort Bragg City Hall

I'm writing this letter to be in favor of the construction project of 3 new RCFE houses in town. As an active resident of this heavenly town for 6 years I have seen the need for housing. Most of the elderly people are forced to move out of town to seek their needs. These new houses mean a second chance to stay close to their families and friends for our lovely elder people of Fort Bragg. I personally know the struggle to have to leave everything known to seek their needs in another place, start over and most sadly alone. Please, give our lovely elderly people of this little paradise a second chance.

Sincerely,

A handwritten signature in black ink, appearing to read "Antonio D. Borrero Ginel". The signature is fluid and cursive, with the first name "Antonio" being the most prominent.

Antonio D. Borrero Ginel

From: [D. Sangraal](#)
To: [CDD User](#)
Subject: Comment re Parents & Friends Development Permit
Date: Sunday, May 16, 2021 1:49:09 PM

I am a resident of Cottages at Cypress, 330 Cypress Street. My home is 12' away from the proposed building site. I am gravely concerned about the noise level and its effect on myself and fellow neighboring residents. What considerations will be given to this situation? My request is that all reasonable protection be considered as an important part of this project. A tall fence (sound barrier) is one way. Since the Pharmacy and North Coast Clinic will also be subjected to the noise, this barrier should enclose the entire property.

Please also advise if there will be Cypress trees cut down as part of the plan.

A response verifying my comment has been received would be appreciated.

Thank you.

Dyana Sangraal
707-962-0903
text 707-813-1290

Locke Kevin

From: D. Sangraal <chirising.dyana@gmail.com>
Sent: Tuesday, May 18, 2021 11:12 AM
To: Locke Kevin
Subject: Re: Comment re Parents & Friends Development Permit

Thank you for your response, I appreciate it.
I am familiar with Parents & Friends and the purpose of the project. It's a worthwhile project.

In the meantime, no matter how long the building lasts, it is still a continual disruption and in my case affects my health and well being. So, be it ever so humble, I am **formally requesting the city propose a barrier wall or other effective method that will cut down some of the noise.** This does not seem like an unreasonable request.

I hope to attend the meeting and thank you again.
Dyana Sangraal

Almida Ayala Torres

31630 Hwy 20
Fort Bragg CA 95437

Dear Fort Bragg City Hall:

I'm thrilled to be writing to you today regarding the RCFE construction on Cypress Street, to express the importance and the value of these houses for our lovely community. I have the pleasure to work for PFI Inc. for 2 years and the work we do for our clients is exceptional. Having the privilege to give loving care to our elderly people who have special needs and unique personalities it's one of the most rewarding experiences. Having these houses will allow us to help our elder community to stay in their town, the town where they grew up, make friends and make memories. If we don't build these houses our local people will have to move out of town to get the services they need and we can provide in their hometown. In addition to the quality care for elderly people we also are providing jobs for our people who are in need of an income to support their loved ones. Please, build these houses to give homes to our elderly people who love their hometown.

Sincerely,

A handwritten signature in black ink, appearing to read "Almida Ayala Torres", with a large, stylized flourish extending to the right.

Almida Ayala Torres

From: [Locke, Kevin](#)
To: [Peters, Sarah](#)
Subject: FW: Parents & Friends Project
Date: Friday, May 14, 2021 8:18:02 AM

Hi Sarah – Please see Mr. Patterson’s comment below

From: Jacob Patterson <jacob.patterson.esq@gmail.com>
Sent: Thursday, May 13, 2021 3:40 PM
To: Locke Kevin <Klocke@fortbragg.com>
Subject: Parents & Friends Project

Kevin,

Please disregard or forward this if you are not the right person since I think this project was assigned to M-Group but I have a couple of thoughts about that project, which is up for PC review on the 19th. Anyway, I am happy to have a project with no major concerns and which I feel is basically consistent with the Coastal General Plan (CGP). This is primarily due to the retention and protection of the cypress trees on the site, which would have been a major concern had they been proposed for removal. That said, when I reviewed the project materials you provided to me at City Hall on the 6th, I noticed two items that might merit a special condition to ensure full consistency with all applicable policies of the CGP.

First, the landscaping plan sheet includes a note at the top right side of the page which states "All existing trees to remain and be protected in place throughout construction. Any existing tree in poor health, or considered a hazard as defined by a certified arborist shall be removed and replaced with a similar tree." I am concerned that this note on the plans, the details of which usually become part of the project approval, may be interpreted to permit the property owner and applicant to remove existing trees without City approval. Normally removing a mature tree in the City's Coastal Zone requires a Coastal Development Permit (CDP) because it has been defined as "major vegetation removal." That usually requires specific Planning Commission approval, although I might be mistaken and staff might be the first-level review authority. I don't want the applicant to be able to hire whatever arborist they want and then point to this note as the City approval to remove any of the trees, which are also the namesake of Cypress Street.

I think a special condition is prudent to explicitly require Planning Commission approval (or maybe staff-level Administrative CDP approval) prior to any such tree removals. This would require some sort of notice of pending action to alert the public to potential removal of any of these mature trees, which are visible from all over town. I think this is necessary to make sure that these particularly prominent trees, which may have historic significance as well, aren't impacted by this project and that this project remains consistent with the CGP. (I also think the CEQA exemption is only soundly applied to this project if none of these trees are harmed by the project.) Obviously, if one of these trees is actually dangerous, it should be removed but I want to be sure it only happens after a public process with an opportunity for the public to object.

Second, I would like to ensure that the City defines what is expected by the requirement that trees are protected in place throughout construction. There is a tree protection zone based on the drip line but Building #1 is actually a little within that protection zone and I am concerned

that construction activities might impact the root structures of the mature trees. Normally, I would advocate for specific and detailed mitigation measures (e.g., the requirement for hand tools or air spades for any work that could impact the trees root structures within the protection zone as well as a prohibition on severing any existing roots greater than 1.5" or sometimes 2" in diameter regardless of their location). I usually also advocate for the installation of root growth barriers around a building's foundation as well to prevent conflicts between the trees and infrastructure. I find specific special conditions or mitigation measures are almost always better than vague and ambiguous references to "best management practices." I am also generally opposed to applicant-provided biological or arborist studies and would recommend that the City ask for recommendations on special condition wording from Asa Spade, who prepared the original report at Amy Wynn's office.

Finally, I almost never see reference or analysis concerning the City's CGP policy requiring permeable paving materials and would like the requirement to use permeable or porous hardscaping and paving materials for relevant areas on the project plans. That would ensure consistency with that policy (which should probably be required for the Highway One pedestrian infrastructure projects like the one you presented last night even though it wasn't mentioned in the discussion).

Thanks and best regards,

--Jacob

From: [Dan Potash](#)
To: [CDD User](#)
Subject: 350 Cypress Street Project - PFI
Date: Monday, May 17, 2021 3:55:22 PM

Dear Fort Bragg Planning Commission:

I am writing in strong support for the Parents and Friends development project located at 350 Cypress Street that you are considering on May 19, 2021. I am not affiliated with PFI, and I do not have any family or friends in the population for whom they care. But I have spent a professional lifetime in land use and development projects in California. I have learned that there are some projects — not always that many — which proponents and decision makers can look back on and know that they did something truly meaningful. This is one of those projects.

As you well know housing for people with little income, particularly those who need a little special care, can often times be challenging financially, politically, and socially. They depend on sponsors who are dedicated and respected, a community that is compassionate, and decision makers who are courageous. They further depend on adequate and appropriate funding, which the CDBG grant appears to provide.

Thank you in advance for your thoughtful consideration of this special project.