



City of Fort Bragg

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Meeting Minutes Special City Council

*THE FORT BRAGG CITY COUNCIL MEETS CONCURRENTLY AS
THE FORT BRAGG MUNICIPAL IMPROVEMENT DISTRICT NO. 1
AND THE FORT BRAGG REDEVELOPMENT SUCCESSOR
AGENCY*

Wednesday, July 18, 2018

6:00 PM

Town Hall, 363 N Main Street

AMENDED - Special Joint City Council/Planning Commission

Joint City Council/Planning Commission Special Meeting

CALL TO ORDER

Mayor Peters called the meeting to order at 6:00 PM.

ROLL CALL

- Present:** 8 - Mayor Lindy Peters, Vice Mayor Will Lee, Councilmember Michael Cimolino, Councilmember Bernie Norvell, Councilmember Dave Turner, Curtis Bruchler, Mark Hannon and Stan Miklose
- Absent:** 2 - Teresa Rodriguez and Nancy Swithenbank

PUBLIC COMMENT ON NON-AGENDA ITEMS

- Rex Gressett noted that the Police Department is short two officers and the City is underpoliced. He recommended that the Council take a hard look at the allocation of resources for the police.

1. CONDUCT OF BUSINESS

- 1A. [18-255](#)** Receive Report and Provide Direction to Staff Regarding Mill Site Reuse Plan Buildout Analysis and Land Use Plan Alternatives

Community Development Director Jones presented the report on this agenda item and explained that she is seeking direction from the joint Council/Commission.

Public Comment on the Land Use Plan Buildout Scenario was received from:

- Eileen McGregor expressed concern about Highway Commercial zoning because it requires big parking lots and allows for large shopping centers.
- Amy Wynn spoke in support of allowing higher Floor Area Ratios (FAR) and keeping timber industrial.
- Annemarie Weibel said the City's current street grid prevents people from gathering and the grid system should not be continued onto the Mill Site. She is opposed to highway visitor commercial property along Main Streets.
- Rex Gressett said the vision for the property is not being expressed and the community wants an elaborate vision.
- Gabriel Quinn Maroney would like the federal government to buy the property and give it to Native Americans. He is in favor of a small scale mill, a hospital, the Noyo Center, and a university on the site.

- Scott Deitz recommended leaving the land use plan as it is now because the Coastal Commission will cut it back a third and the actual development will be about a third of what the maximum building would be. He spoke in support of creating jobs and expanding the downtown on the Mill Site.
- Rose Bird is opposed to allowing more commercial property on the Mill Site because there are a lot of empty store fronts in town. She recommends keeping open space to preserve the beauty of the property.
- Jacob Patterson had questions about how the buildout analysis works.

Discussion:

Councilmembers/Commissioners had the following comments regarding the Land Use Plan Buildout Scenario:

- Councilmember Turner: Keep the Land Use Plan and Development Regulations as they are. Research market demand for 0.5 FAR, specifically with “developer types.”
- Councilmember Norvell: Increase FAR, less apartments, more medium density residential.
- Mayor Peters: Keep as is. Increase FAR, less apartments, more medium density residential.
- Vice Mayor Lee: Keep as is, or increase residential. Less heavy industrial. Keep FAR.
- Councilmember Cimolino: Increase FAR, keep map as is, more jobs.
- Commissioner Hannon: More blue collar jobs you can walk to.
- Commissioner Bruchler: Keep as is. Increase FAR.
- Commissioner Miklose: Keep as is.

Final Direction for Buildout Analysis: Retain the current maximum buildout by retaining the amount of land dedication to each zoning district and the Development Regulations.

Research the feasibility of increasing FAR to 0.5 in terms of market demand with “developer types.”

Mayor Peters recessed the meeting at 8:03 PM; the meeting reconvened at 8:11 PM.

Public Comment on the Central Business District Expansion was received from:

- Christopher Hart, president of the Skunk Train, said they would like to make the Skunk facility more pedestrian friendly and are in favor of expanding the Central Business District (CBD).
- Amy Wynn expressed support for the idea of extending the CBD and to have it around a central square. She supports light industrial by Rossi’s and extending the trail west on Redwood as opposed to Laurel.
- Scott Deitz said extending the CBD will make it possible for businesses to go out on the Mill Site and the town should look to the future, as things will move forward and go upward.

Discussion:

Councilmembers/Commissioners had the following comments regarding CBD/Other map ideas:

- Councilmember Turner: Tie CBD expansion to an 80% vacancy rate through a new policy. The Plaza is good, but please flip the park so that it is adjacent to the Coastal Trail and new business development is located along Redwood Ave. With these changes, “Alt 2” is perfect in every way.
- Councilmember Norvell: Prefers “Alt 2.” Likes the hotel to be developed early in the process on the east side of the site. Not a fan of views of apartments from the trail; would prefer moderate density housing in the viewshed of the trail.
- Mayor Peters: Favors square/plaza and downtown hotel. Prefers “Alt 2.” Industrial by Rossi’s is good.
- Vice Mayor Lee: Prefers “Alt 3.” New CBD on the Mill Site won’t gut the downtown. Flip the plaza as recommended by Turner. Industrial by Rossi’s is good.
- Councilmember Cimolino: Prefers “Alt 2.”
- Commissioner Hannon: Plaza is good. Prefers “Alt 2.”
- Commissioner Bruchler: Prefers “Alt 3.” Pedestrian flow crossing Main Street would be good.

- Commissioner Miklose: Prefers "Alt 2." Alt 2 is perfect choice. Hotel is good.

Final Direction for CDB Discussion: Downtown CBD should be extended onto the Mill Site per Alternative 2. Park shall be flipped so that it looks out onto the Coastal Trail and CBD extension is all along Redwood Ave.

Public Comment on the Land Use Plan was received from:

- Amy Wynn said she does not approve of the residential layout shown on Plan E3; putting industrial in an urban reserve and also having housing there makes it difficult. She approves of light industrial between timber industrial and the coastal trail, and thinks Plan E2 makes more sense.
- Robert Pinoli of the Skunk Train thinks light industrial should be rail served, because the railroad was built to serve the community and the Skunk Train is doing everything they can to return rail service to the community.

Discussion:

There was unanimous approval of Plan E3 by the Councilmembers and Planning Commissioners.

Final Direction for Land Use Plan: Council and the Planning Commission provided direction to move forward with Land Use Plan E3, with the following revisions: 1) Relocate the Medium Density Residential from the east side of the site (along the West Street Alley) to the west side of the residentially zoned property to provide less intense development within the view of the Coastal Trail; 2) Revise the zoning for the CBD as discussed during the CBD discussion above; 3) Accommodate hotel zoning on the east side of the property.

This Staff Report was referred to staff.

- 1B. [18-283](#)** Receive Report and Consider Adoption of City Council Resolution Authorizing the City Manager to Execute Local Government Emergency Shelter Certification for Mendocino Coast Hospitality Center Emergency Solutions Grant (ESG) Submittal

There being no further Planning Commission business, Commissioners Bruchler, Hannon and Miklose left the meeting at 8:40 PM.

City Manager Miller presented the staff report on this agenda item, noting that this grant of State funds is for the Hospitality House and has been received by them in the past.

Public Comment: None.

Discussion: The Councilmembers were in general agreement that the resolution should be adopted.

A motion was made by Councilmember Norvell, seconded by Vice Mayor Lee, that this Resolution be adopted. The motion carried by the following vote:

Aye: 5 - Mayor Peters, Vice Mayor Lee, Councilmember Cimolino, Councilmember Norvell and Councilmember Turner

Absent: 5 - Bruchler, Hannon, Miklose, Rodriguez and Swithenbank

Enactment No: RES 4113-2018

ADJOURNMENT

Mayor Peters adjourned the meeting at 8:44 PM.

LINDY PETERS, MAYOR

June Lemos, CMC, City Clerk

IMAGED (_____)