



CITY OF FORT BRAGG

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MEMO

MEETING DATE: June 28, 2017
TO: Planning Commission
FROM: Marie Jones
AGENDA ITEM TITLE: General Discussion Regarding the Planning, Code Enforcement and building permit processes; the General Plan, Land Use and Development Code Regulations; and CEQA

ISSUE:

Planning Commissioners requested an opportunity to ask open ended questions about the planning process and the City's codes and ordinances in order to deepen the understanding of Planning Commissioners and the community about the City's planning, code enforcement, building permit and long range planning process and outcomes.

This session is designed to be a general question and answer session. There are two guidelines for the general discussion:

1. Commissioners and the general public should avoid asking questions about specific projects or addresses, as this could become a violation of due process for those projects or businesses. Commissioners and the public can ask questions about hypothetical or generic issues that are not ascribed to a specifically named business, project or address.
2. Commissioners should avoid making comments of support or opposition regarding any specific project that may come before the Planning Commission for a decision. Such a declaration could result in that Planning Commissioner being required to recuse him or herself from the actual discretionary decision on the permits for that project.

Staff has developed a quick list of potential questions for commissioners to ask, in order to facilitate the discussion process. Commissioners should feel free to ask any additional or other questions, so long as they abide by the above guidelines.

List of Potential Topics for Discussion

1. How does City staff work with applicants to help them through the planning process?
2. What does the process look like from the applicant's perspective?

3. What does the process look like from the planner's perspective?
4. How do you get input from other agencies on proposed projects and what kinds of issues do other agencies care about?
5. What kinds of questions do we get at the planning counter and how do we answer them?
6. Provide an overview of the code enforcement process and typical code violations.
7. Provide an overview of the Building Permit review and approval process and the relationship between the City and the County in the issuance of building permits?
8. Discuss the following hypothetical planning or code enforcement situation... (add your hypothetical situation).
9. Provide an overview of the California Environmental Quality Act and how it is used in the decision making process for a project.
10. Provide an overview of how the public can best participate in the planning process.
11. When and how do City Council and the Coastal Commission weigh in on a project?
12. What about long range planning? What is happening with the Mill Site?