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Land Planning, Finance & Development

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January 3, 2025

City of Fort Bragg
Received

JAN 03 2025

Maria Flynn
Community Development Department
City of Fort Bragg
416 N. Franklin St
Fort Bragg, CA 95437

Density Bonus Request – Hazelwood Senior Apartments

Ms. Flynn,

Pursuant to section 65915 et. seq. of the California Government Code, AMG & Associates, LLC and The Pacific Companies, Inc. (jointly, the “Applicant”) request the waivers, concessions and incentives to make feasible the development of the Hazelwood Senior Apartments (the “Project”) to be located at 860 Hazelwood Street, Fort Bragg, CA 95437.

The Project, as proposed, will consist of 37 two-bedroom units and 12 three-bedroom units. With the exception of the manager’s unit, all units will be restricted to lower income households earning between 30% and 60% of the area median income (“AMI”) for Mendocino County, adjusted for household size. Due to the high price of land and low investment returns, concessions and incentives are necessary and needed for the Project to be economically viable.

Pursuant to Fort Bragg Municipal Code (the “Code”) Table 2-5, the Project may have a density of no more than 15 du/ac. Our density is currently 16.39 du/ac. We hereby request a density bonus of 9.2% to compensate for this deficiency. This is well under the density bonus limit of 80% available to fully affordable housing developments, as outlined in California Government Code (f)(3)(D)(i).

Requested Concessions, Waivers and Parking Reduction:

- 1) Height: Pursuant to Table 2-5 in the Code, the Project may have a maximum height of 35 feet, which it currently exceeds by 7’8”. The entire 3rd story of the development would need to be removed in order for the Project to abide by this development standard, therefore making its removal necessary for the Project’s financial feasibility.
- 2) Parking: Pursuant to Table 3-7 in the Code, the Project must provide 2 parking stalls per unit plus guest parking at a rate of 1 stall per each 3 units. This would place the mandatory minimum parking count at 114 stalls. As designed, the Project can only accommodate 75 parking spaces. This is above the minimum parking count as outlined in California Government Code (p)(1)(A) and (p)(1)(B).



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Thank you in advance for your time and attention in this matter. Please do not hesitate to reach out to my staff with any questions or concerns regarding this request. We look forward to working with the City of Fort Bragg to bring this development to fruition.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alexis Gevorgian', is written over a faint, light blue grid background.

Alexis Gevorgian
Managing Member, AMG & Associates, LLC