
Email contact from Fort Bragg, CA

From City of Fort Bragg <granicus@fortbragg.com>

Date Thu 2/27/2025 10:59 AM

To cdd <cdd@fortbragg.com>

Message submitted from the <Fort Bragg, CA> website.

Site Visitor Name: Judy Mashhour-Azad

Site Visitor Email: jmashhour@me.com

Dear Sir..very concerned about the planned apartment complex planned for 1151 South Main Street. This is the Gateway to our beautiful city that will Destroy the beauty of our small town. Please don't let big business take away from our views when driving into town. There has to be somewhere else to build what they want. I know they got the property at a low price but they are a big business that can afford to pay for a better location. Another thing I would like to say is that I do not understand how you can allow Marie Jones to be a part of this committee when she was fired from the last one she was on?

Thank you for your time. Sincerely, Judy Mashhour-Azad

Housing Development

From City of Fort Bragg <granicus@fortbragg.com>

Date Wed 3/5/2025 12:12 PM

To cdd <cdd@fortbragg.com>

Message submitted from the <Fort Bragg, CA> website.

Site Visitor Name: Kate Erickson

Site Visitor Email: kmaryerickson@gmail.com

Hi Katie,

I don't know if you need this input, but I want to state my support for the proposed 87-unit housing development at Todd's Point.

Thank you for all you do for our city.

Take care,

Kate



Outlook

Proposed apartments at 1151 S Main St

From Brad <bradloofbourrow@gmail.com>

Date Fri 3/7/2025 5:45 PM

To cdd <cdd@fortbragg.com>

Hello,

My name is Brad and I live in Todd's Point subdivision. I would like to express my opposition to the apartment project. I think it's a bad spot and would bring way too many people to a very busy area. I already see groups of hotel guests running across the highway out of the crosswalks. Also large groups of guests with kids walking down Ocean View Dr towards the ocean taking up one half of the road due lack of sidewalks.

They also come down Pacific Dr, again with no sidewalks taking up the road. That's a big problem. I know there is a coastal trail but I think a lot of people will still use the road. Adding 300-400 people to this already crowded neighborhood without sidewalks will be very dangerous. I know housing is needed but apartments should be in an area like by the hospital, Sherwood Rd, or install sidewalks on one half of Ocean View Dr.

Please consider this in your meetings.

Thanks, Brad Loofbourrow
31380 Bay View Ave, Fort Bragg, CA 95437

1151 South Main Street Apartments

From Tristan Loofbourrow <tristanloofbourrow@gmail.com>

Date Mon 3/10/2025 9:53 AM

To cdd <cdd@fortbragg.com>

Hello,

I think the 3 story proposed height is too high and will block the view for people coming into town. Also there are no sidewalks on Ocean View Dr and it makes it dangerous for people driving and walking down that street and other surrounding streets. Which will be made worse by the introduction of these apartments. Thank you for your time.

Blessings, Tristan

1151 S Main St. apartments

From Jill Loofbourrow <jillkat95@gmail.com>

Date Mon 3/10/2025 10:30 AM

To cdd <cdd@fortbragg.com>

To whom it may concern,

My name is Jill Loofbourrow and I live on Pacific Ave. in Todds Point.
I just want to voice my concerns over the proposed apartment complex.

There are a lot of vacation rentals in the neighborhood along with the hotel at the beginning entrance to the neighborhood. We see a lot of guests walking along and on the road to get to the ocean view, Babcock beach and in the opposite direction, the shopping center. It's dangerous for pedestrian and automobile traffic as there are no sidewalks in most of those areas. Adding a considerable amount of people is just going to add to that problem.

Also, the proposed height of the building is not good. When we built our house there were strict guidelines to follow and we followed them. Along with the 31/2 ft. fence restrictions. If the restrictions are to safeguard views the 3 story apartment complex would certainly block views.

Also, I find it interesting that the Grocery Outlet could not be built on that side of the road because of the height and eyesore that some say would be welcoming people to Fort Bragg. Grocery outlet that will be great for the whole community got a lot of resistance to go in that spot but now it's somehow okay for a proposed apartment building to go in just down the road a bit. How is that in keeping with the small town feel and aesthetic.

Yes, we need affordable housing, more housing in general. I just think there should be a better, safer place for it.

Sincerely,

Jill Loofbourrow

Notice of public hearing

From City of Fort Bragg <granicus@fortbragg.com>

Date Mon 3/10/2025 1:06 PM

To Flynn, Maria <MFlynn@fortbragg.com>

Message submitted from the <Fort Bragg, CA> website.

Site Visitor Name: Hamid Zarrabi

Site Visitor Email: hamkath40@yahoo.com

Dear Maria Flynn,

I have received your notice of public hearing, dated February 27, 2025 regarding the up coming planning commission meeting for March 12, 2025.

I understand that this meeting will concern the items for the proposed apartment complex at 1151 South Main Street, Fort Bragg. I am concerned about one of the items listed under the project description and that is "improvements to Harbor Drive". This road is located on the east side of the highway One approximately a mile away from the project's site which is on the west side of the highway.

If this is an error, I strongly suggest that a new notice with the correct information be mailed to all the recipients in a timely manner. I also strongly suggest that the planning commission meeting agenda regarding this project which is scheduled for March 12, 2025 be postponed until such time that correct information has been provided and posted for all parties concerned.

Sincerely

Hamid Zarrabi

FW: Request to Postpone Planning Commission Hearing Pending Public Records Disclosure & Ethics Review

From City Clerk <cityclerk@fortbragg.com>

Date Tue 3/11/2025 4:32 PM

Cc Whippy, Isaac <iwhippy@fortbragg.com>; Weaver, Amber <AWeaver@fortbragg.com>; Munoz, Cristal <cmunoz@fortbragg.com>; Flynn, Maria <MFlynn@fortbragg.com>; Peters, Sarah <speters@fortbragg.com>

 6 attachments (2 MB)

1151 S Main FB apts PW review.pdf-redacted.pdf; 202501 MJC_-_Fort_Bragg_Invoice.pdf-redacted.pdf; Att 2 - Inclusionary Housing Incentives Staff Report 11-12-2024.pdf-redacted.pdf; Exhibit A - MJC Scope of work for 2024.docx-redacted.pdf; Incentives Request from Applicant.pdf-redacted.pdf; Screen Shot 2025-03-10 at 3.44.25 PM.png;

Elected Officials: (BCC)

Below please find email from Hamid Zarrabi.

Sincerely,



Diana Paoli
City Clerk
Phone: 707-961-2823 ext. 104 Office
Email: dpaoli@fortbragg.com
416 N. Franklin Street
Fort Bragg, CA 95437

From: Hamid Zarrabi <hamkath40@yahoo.com>

Sent: Tuesday, March 11, 2025 3:00 PM

To: Whippy, Isaac <iwhippy@fortbragg.com>; Lemos, June <jlemos@fortbragg.com>; Godeke, Jason <JGodeke@fortbragg.com>; jmorsell-haye@fortbragg.com; lpeters@fortbragg.com; Rafanan, Marcia <mrafanan@fortbragg.com>; miacuaniello@fortbragg.com; planningcommission@fortbragg.com

Cc: editor@mendovoice.com; advocate-news@mcn.org; kstolp@advocate-news.com; news@ukiahdj.com; news@kzyx.org; news@lostcoastoutpost.com

Subject: Request to Postpone Planning Commission Hearing Pending Public Records Disclosure & Ethics Review

Dear Council, City Leadership and Members of the Fort Bragg Planning Commission,

I am reaching out to formally request the **postponement of the upcoming Planning Commission hearing on [date] regarding the 1151 S Main St development and associated ordinances** until the City has fully responded

to my **Public Records Act (PRA) request** and provided necessary transparency regarding a **potential conflict of interest involving Marie Jones Consulting (MJC)**.

I submitted a **Public Records Act request on March 3rd**, requesting:

- **All contracts, invoices, and communications between Marie Jones, City staff, and the Planning Commission regarding 1151 S Main St.**
- **A copy of her Form 700 (Statement of Economic Interests), which discloses any financial relationships with private developers.**

To date, **I have not received the Form 700**, and the City has indicated that my records request **will not be completed until April 30, 2025**—well after this hearing. **Without this disclosure, it is impossible to determine whether conflicts of interest exist that may have influenced the review of this project.**

Serious Concerns That Need to Be Addressed Before This Hearing Moves Forward

1. Marie Jones Was Paid by the City to Review 1151 S Main St While Also Advocating for Incentives Benefiting the Developer

- **An invoice dated January 31, 2025, confirms that Marie Jones Consulting billed the City for work directly related to the 1151 S Main St project.**
- **At the same time, she authored a City Staff Report recommending key financial incentives for the developer, including:**
 - **A height increase from 28 to 38 feet.**
 - **Shifting storm drain improvement costs from the developer to the City.**
 - **Reduction of development impact fees.**

► **Why This Matters:** If Marie Jones has any financial ties to **Kosh Petroleum Inc. (the developer)**, she may have **personally benefited from the incentives she recommended** while being paid by the City to review the project. **Without her Form 700 disclosure, there is no way for the public to verify this.**

2. Undue Influence in the Last Planning Commission Hearing

- **During the previous Planning Commission hearing, Marie Jones was recorded directing the Commission on what they “could not discuss” regarding 1151 S Main St.**
- **Between 30:00 – 35:00 minutes into the hearing, she appears to be steering the discussion to favor approval of ordinances that would benefit this project.**

► **Why This Matters:** A **City-paid consultant should not be limiting or controlling what Planning Commissioners discuss**—especially on a project where she **may have a financial interest**.

📌 **Hearing Recording Link:** [Watch Here](#)

🕒 **Key Timestamp:** 30:00 – 35:00

3. The City Has Not Provided Marie Jones’ Form 700

- **Form 700 is legally required for consultants who have decision-making authority on City matters.**

- The City **has not provided this document, despite my request.**

► **Why This Matters:**

- **If Marie Jones is also working for the developer, this represents a major conflict of interest.**
 - **The Planning Commission should not proceed with this hearing until this information is disclosed.**
-

4. Marie Jones' Broad Influence Over City Planning Raises Further Questions

- The **Scope of Work for 2024** shows that **Marie Jones is responsible for:**
 - **Ordinance development**
 - **Permit analysis for grant-funded projects**
 - **Preparation of staff reports & CEQA review**

► **Why This Matters:** If Marie Jones is working for both private developers and the City, she is in a **position to influence policies that benefit her private clients.**

5. Developer's Incentives Request Matches Marie Jones' Recommendations

I have attached a document submitted by the applicant **requesting financial and zoning incentives for 1151 S Main St.** The incentives requested include:

- **A height increase from 28 to 38 feet.**
- **Shifting storm drain improvement costs from the developer to the City.**
- **Reduction of development impact fees.**

These requests mirror **the exact recommendations Marie Jones later made in her Staff Report.** Given that Marie Jones was also paid by the City to review this project, it is essential to determine:

- **Was Marie Jones coordinating with the developer before making these recommendations?**
- **Did she have a financial interest in the project that she failed to disclose?**

This further reinforces why the Planning Commission should not move forward until **Marie Jones' Form 700 and all relevant communications are disclosed to the public.**

Request for Immediate Action

I urge the **Planning Commission to take the following actions before moving forward with any discussions related to 1151 S Main St:**

1. **Postpone the upcoming hearing** until the full **Public Records Request is fulfilled** and transparency is ensured.

- The City has stated that the records **will not be available until April 30, 2025**—meaning the public does not have complete information before this hearing.

2. Disclose Marie Jones' Form 700 immediately.

- The public deserves to know whether she has a financial interest in the developer before the Planning Commission considers this project.

3. Investigate whether Marie Jones' involvement has compromised the integrity of this process.

- Was she **advising both the City and the developer at the same time?**
- Did she **influence recommendations in favor of the developer?**

4. Disclose all communications between Marie Jones & Planning Commissioners related to 1151 S Main St.

- The City must provide all emails, meeting notes, and discussions regarding project approvals and policy changes that benefit this project.

Attachments for Your Review

- 📌 Marie Jones Consulting invoice to the City of Fort Bragg (January 31, 2025)
- 📌 Inclusionary Housing Incentives Staff Report (November 12, 2024)
- 📌 Scope of Work for Marie Jones Consulting (2024)
- 📌 Email correspondence regarding 1151 S Main St (January 29, 2025)
- 📌 [Planning Commission Hearing Recording.\(Timestamp 30:00 – 35:00\)](#)

Final Thoughts

This issue is about **transparency, ethics, and public trust**. The **Planning Commission should not proceed with this hearing while essential public records remain undisclosed and serious ethical concerns remain unaddressed.**

I respectfully request a formal response from the Commission regarding **whether this hearing will be postponed until full public disclosure is achieved.**

Thank you for your time and attention.

Hamid Zarrabi
Fort Bragg Resident



CITY OF FORT BRAGG

416 N. FRANKLIN, FORT BRAGG, CA 95437
PHONE (707)961-2823 FAX (707)961-2802

MEMORANDUM

DATE: September 30, 2024

TO: Marie Jones, Kosh Grewal

FROM: Diane O'Connor, Assistant City Engineer

SUBJECT: Public Works comments on proposed apartment complex at 1151 S Main Street

It is recommended that the applicant view the videos of the Planning Commission Meetings of September 25, 2019 and October 23, 2019 for the AutoZone project proposed for the same site, as it is likely that similar concerns could arise over this project.

1. Circulation

- a. In accordance with the completed traffic study from the AutoZone project, which analyzed effects at Ocean View Drive at the Side Street/S Main St, and at S Main St/Hwy 1, recommendations were incorporated below and shall be completed at the time of development. For Intersections SR1/Ocean View and Ocean View Drive/Frontage Rd, install appropriate Keep Clear signage and street markings at the intersection of Ocean View Drive and the frontage road. This will allow southbound traffic on the frontage road to merge with eastbound traffic on Ocean View Drive, without impacting the operations of the traffic signal at SR 1 and Ocean View Drive. There is sufficient additional stacking room between the Ocean View/Frontage Road intersection and the Ocean View/Harbor Avenue intersection to the west to accommodate the anticipated additional queue length for eastbound left and eastbound through traffic.
- b. A "No-Left Turn" sign shall be placed for eastbound traffic exiting frontage road onto Highway 1. This signage is to prevent exiting traffic from turning northbound onto Highway 1 at this unsignalized intersection.

2. Frontage

- a. Improvements to Unnamed Frontage Road: the entire road length fronting the parcel shall be improved, include widening the street to full width, sidewalk, curb, and gutter on the west side.
 - i. The developer shall submit to the City Engineer for review and approval improvement drawings drawn by and bearing the seal of a licensed Civil Engineer for the required improvements to Unnamed Frontage Road.

- ii. Frontage Road improvements shall be constructed prior to finalizing of building permit for development. All frontage and utility improvements (ADA compliant driveway aprons, corner ramps, sidewalk, curb, gutter, conform paving, etc.) shall be implemented according to current City Standards.
- b. Improvements to Harbor Avenue shall include the entire road length from Ocean View Drive to the north end of the parcel to include widening the street to full width.
 - i. The developer shall submit to the City Engineer for review and approval improvement drawings drawn by and bearing the seal of a licensed Civil Engineer for the required improvements to Harbor Avenue.
 - ii. Harbor Avenue improvement plans and improvements shall be made at time of building permit for development. All street improvements shall be implemented according to current City Standards.
 - iii. Special consideration shall be paid to drainage in designing the new roadway profile. No water shall be directed onto adjacent properties and sufficient drainage conveyance systems will be an imperative consideration to the approval of this item.

3. Storm Water Runoff Pollution Control and drainage: All proposed development associated with this project shall be compliant with the Fort Bragg Municipal Code (FBMC) sections [17.64 \[Stormwater Runoff Pollution Control\]](#) Standards for development and section [12.14 \[Drainage Facility improvements\]](#).

- a. As this development includes over one acre of disturbance, the applicant is required to submit a Stormwater Pollution Prevention Plan (SWPPP) to the State Water Board to obtain a Construction General Permit.
- b. A Runoff Mitigation Plan (RMP) is required by the City to demonstrate the project meets the post-construction stormwater requirements established by local, state and federal regulations. The City's RMP requirement can be fulfilled by a SWPPP instead. If using a SWPPP to fulfill the RMP, a draft version should be submitted to the City to ensure the project is in compliance prior to filing for a Notice of Intent (NOI) with the state.
- c. Draft SWPPP and/or RMP due prior to issuance of a building permit.
- d. Calculations must demonstrate compliance with the hydromodification requirements established by the [Municipal Separate Storm Sewer System \(MS4\) Phase II permit E.12.f](#) and the [Mendocino County Low Impact Design Manual \(LID Manual\)](#).
- e. Show all calculations for **lot coverage and areas of impervious surfaces** including building footprints, pavement, sidewalk, etc. This can be shown on either the site plan for the building permit or incorporated into the coastal development site plan.
- f. Stormwater calculations dated September 13, 2024 do not provide sufficient detail to analyze project impacts. Applicant is strongly encouraged to think about this project in terms of the whole neighborhood, and the consequences of replacing almost all of the pervious surface with impervious surfaces, without the advantage of any stormwater outfall or other infrastructure with which to accommodate the greatly increased volume of stormwater runoff.
 - i. What is the volume of water that will be displaced by the proposed impervious surfaces in a 10-year or 100-year storm event?

- ii. How much of that will be retained by the bioretention facility, and how much will be transported by Harbor Avenue as overflow?
- iii. Where will all of that water go once it exits the newly paved Harbor Ave?
- iv. It may be necessary to create a stormwater outfall or other drainage features to ensure that the excess stormwater generated by the project does not cause issues by directing water toward adjacent properties or cause any additional bluff erosion. Applicant is encouraged to minimize the use of impervious surfaces and maximize the use of low impact development features to increase stormwater retention on site to the maximum extent feasible.

4. Water:

- a. **Water Pressure:** The applicant shall ensure adequate pressure and flow to the subject site to provide necessary commercial and fire suppression flows. The Applicant shall provide documentation that water pressures can be achieved or that they have a means (via pressure pump, tank, etc.) for enhancing their system to meet standards. Documentation shall be submitted prior to issuance of building permit.
- b. **Water Connection:**
 - i. Water main is located in Harbor Ave.
 - ii. Final utility hookup configuration shall be approved by the Public Works Director or designated staff.
 - iii. **Connection fees** are due prior to issuance of building permit.

5. Sewer:

- a. **Connection:** In Frontage Road, sewer depth is approximately 10' at site. FBMC section 14.28.040 states *the minimum size of a sewer lateral shall be 4-inch diameter. The minimum slope of a sewer lateral shall be 2 feet per 100 feet (2% slope). Exceptions will be reviewed and approved at the discretion of the District Manager.*
- b. The exact location of the Utility hookup configuration in the City right of way shall be approved by the by the Public Works Director or designated staff at the time of review of the encroachment permit application.
- c. **Connection fees** are due prior to issuance of building permit.

6. Backflow required: on both commercial and fire suppression lines. Backflow devices shall be installed prior to final of building permit.

7. Encroachment Permit(s) Required: Any construction within the City right of way shall be constructed under the authority of an encroachment permit. Please allow 2 weeks for encroachment permit application processing.

8. Capacity Fees: Payment of Drainage, Water, Sewer, Police Facility and Fire Facility Capacity Fees shall be completed prior to issuance of the building permit.

Estimated Fees are shown below:

- a. Water Capacity Fees for 53 units is estimated at \$122,612.32
- b. Sewer Capacity Fees for 53 units is estimated at \$100,986.20
- c. Drainage Fee is estimated at \$0.75 per SF of impervious surface. At 78,606 SF of impervious, the fee is estimated to be \$58,962

- d. Police Facilities Fees for approx. 54,115 SF residential space is estimated at \$17,586.83
- e. Fire Facilities Fees for approx. 54,115 SF residential space is estimated at \$10,940.97

Actual fees will be determined at time of building permit submittal.



Marie Jones Consulting

Land Use Planning, Economic Development,
Housing, Project Feasibility, Grant Writing

16312 Old Caspar Rail Road
Fort Bragg CA 95437
707-357-6480

Date 1/31/2025
Invoice # 35
Client City of Fort Bragg
416 N Franklin Street
Fort Bragg, CA 95437
Project Various

Invoice Overview

Account	Project Name	hrs.	Rate	Total
Community Development				
DDAs & Development Permits				
119-0000-2722	Hazelwood Senior Project	1.25	\$ 150.00	\$ 187.50
119-0000-2725	1151 Main Street Townhome Project	2	\$ 150.00	\$ 300.00
119-0000-2723	Geoagg	0.5	\$ 150.00	\$ 75.00
110-4320-0319	ARPA Funding for Housing	43.5	\$ 150.00	\$ 7,437.50
110-4320-0319	CDD Departmental Budget	13.5	\$ 125.00	\$ 1,687.50
Public Works Department				
110-4330-0319	Departmental Budget	1	\$ 125.00	\$ 125.00
716-7008-0731	Wastewater Treatment Upgrade	4.5	\$175	\$ 525.00
Total		66.25		\$10,337.50

Thanks for your business, if you have any questions please don't hesitate to call me at 707-357-6480. Due upon receipt. A late fee of 1.5% will be charged on all invoices that are past 30 days due.

Current Planning

Date 1/31/2025
Invoice # 35 A
Client City of Fort Bragg

119-0000-2722	Hazelwood Senior Project			
1/1/2025	Begin reviewing project submittal, emails with applicant.	1	\$150	\$150
1/3/2025	Call with applicant, follow up email with John Smith regarding sewer lift station.	0.25	\$150	\$38
Invoice Total Amount Due		1.25		\$187.50
119-0000-2725	1151 Main Street Townhome Project			
1/24/2025	Start review of new submittal	0.5	\$150	\$75
1/29/2025	Prepared referrals and plan sets and sent them to Fire, Caltrans, Public Works, Coastal Commission, CDFW.	1.5	\$150	\$225
Invoice Total Amount Due		2		\$300

110-4320-0319

ARPA Funding for Housing

Date 1/31/2025
Invoice # 35 B
Client City of Fort Bragg

Date	Work Completed	Hours	Rate	Amount
1/1/2024	Prepare hearing notice for PC meeting for ADUs. Prepare and Finalize ADU Staff Report. Finalize ADU Ordinances and PC recommendation Resolution.	7	\$175	\$1,225
1/2/2025	Respond to Coastal Commission Comments regarding ordinance amendments (Tiny Home, ADU, PUD, Outdoor Dining, Tiny Home Communities, etc.). Make required amendments to ordinances and change four CLUDC resolutions into ordinance format.	6	\$175	\$875
1/3/2025	Prepare PC resolution to recommend four ordinances to CC. Prepare Hearing notice for Pro-housing Parking Amendment. Prepare Pro-Housing Parking Staff report for Planning Commission Meeting. Prepare Prohousing Parking Ordinances for LCUDC and ILUDC.	8	\$175	\$1,400
1/4/2025	Review and edit draft staff 4 ordinances report and ordinances (dining, Tiny home, pud), send to MF. Prepare hearing notice for parking hearing.	4	\$175	\$700
1/4/2025	Work on Parking Ordinances.	4	\$175	\$700
1/5/2025	Work of Parking Staff report & Parking Ordinances	8	\$175	\$1,400
1/6/2025	Finalize all docs for Parking Updates and send. Further refinements to ministerial checklist for design review. Send docs to Coastal Commission for their comments.	5	\$175	\$875
1/27/2025	Review and respond to attorney's comments on ADU ordinance.	2.5	\$175	\$438
1/29/2025	Finish review and incorporation of City Attorney's comments into ILUDC ADU Ordinance.	2	\$175	\$350
1/29/2025	Prepare for and attend Planning Commission meeting re Pro-housing Parking Report and other CLUDC amendments	4	\$175	\$700
Invoice Total Amount Due		43.50		\$7,438

110-4320-0319

CDD Departmental Budget

Date 1/31/2025
Invoice # 35 C
Client City of Fort Bragg

Date	Work Completed	Hours	Rate	Amount
1/3/2025	Research for IW regarding mill site planning process	1	\$125	\$125
1/2/2025	Prepared work progress update	0.5	\$125	\$63
1/6/2025	Staff Training.	1	\$125	\$125
1/24/2025	Staff Training. Meet with CO	2	\$125	\$250
1/27/2025	Meet with IW and SM	1.5	\$125	\$188
	Emails	7.5	\$125	\$938
Invoice Total Amount Due		13.5		\$1,688

Public Works Projects

Date 1/31/2025
Invoice # 35 D
Client City of Fort Bragg

Date	Work Completed	Hours	Rate	Amount
110-4330-0319 Departmental Budget				
1/24/2025	Meet with CO	1	\$125	\$125
				\$0
Invoice Total Amount Due		1		\$125

716-7008-0731 Wastewater Treatment Upgrade					
1/6/2025	review and edit IS/MND for Oneka	2	\$175	\$350	
1/31/2025	Site visit for 190 Riverview Culvert Replacement. Review and sign contact with WRA.	1	\$175	\$175	
	Various emails	1.5			
Invoice Total Amount Due		4.5		\$525	

Thanks for your business, if you have any questions please don't hesitate to call me at 707-357-6480

Approval

Initiated: DocuSigned by: Maria Flynn

Approved: John Smith

Date: 795F134449F64E1... 2/6/2025

Amount: \$300.00

Acct/PO#: 119-0000-2725 PO#12731

Project #: Fort Bragg Apartments

Approval

Initiated: DocuSigned by: Maria Flynn

Approved: John Smith

Date: 795F134449F64E1... 2/6/2025

Amount: \$9125.00

Acct/PO#: 110-4320-0319 PO#12731

Project #: Various CDD Projects

Approval

Initiated: DocuSigned by: Maria Flynn

Approved: John Smith

Date: 795F134449F64E1... 2/6/2025

Amount: \$187.50

Acct/PO#: 119-0000-2724 PO#12731

Project #: 860Hazelwood Senior Apartments

Approval

Initiated: DocuSigned by: Maria Flynn

Approved: John Smith

Date: 795F134449F64E1... 2/6/2025

Amount: \$125.00

Acct/PO#: 110-4330-0319 PO#12731

Project #: Various PW Projects

Approval

Initiated: DocuSigned by: Maria Flynn

Approved: John Smith

Date: 795F134449F64E1... 2/6/2025

Amount: \$75.00

Acct/PO#: 119-0000-2723 PO#12731

Project #: GeoAggregates CDP Exemption

Approval

Initiated: DocuSigned by: Maria Flynn

Approved: John Smith

Date: 795F134449F64E1... 2/6/2025

Amount: \$525.00

Acct/PO#: 716-7008-0731 PO#12731

Project #: WWTP Upgrades



AGENCY: City Council
MEETING DATE: Nov 12, 2024
DEPARTMENT: Community Development
PRESENTED BY: Marie Jones Consulting
EMAIL ADDRESS: marie@mariejonesconsulting.com

AGENDA ITEM SUMMARY

TITLE: Hold a Hearing Receive Report and Consider Adopting a Resolution of the Fort Bragg City Council Providing Preliminary Preapproval of Inclusionary Housing Incentives for Proposed Fort Bragg Apartments Project at 1151 South Main Street

ISSUE:

In September of 2024 the City received an application for a 53-unit market rate housing project proposed for 1151 South Main Street. The City has been working with the applicant to address and resolve a variety of items on the project and the Planning and Public Works review of the application is nearly complete. At this time, the remaining outstanding issue for the project is stormwater management.

Until recently, MJC understood that the City's Inclusionary Housing Ordinance did not apply to rental projects due to the 2009 Palmer appeals court decision. As noted in the Inclusionary Housing in Lieu Fee staff report, presented to the City Council on October 28, 2024, subsequent state law and court cases re-established inclusionary housing as a planning tool in 2017. The applicant was notified as soon as this error was discovered, and the applicant was asked to submit a request for incentives for City Council's consideration. The applicant subsequently submitted the attached request for incentives (Attachment 1).

ANALYSIS:

The inclusionary housing ordinance implements the Housing Element of the General Plan, by offering incentives for the development of housing that is affordable to low- and moderate-income households. Per the Coastal Land Use and Development Code (CLUDC), section 17.32.040 developments of greater than 7 units "must construct 15 percent of all new dwelling units in a residential development as affordable units."

Additionally, in recognition that the inclusionary housing requirement reduces the profitability and therefore the feasibility of a project the ordinance includes a mechanism by which the City Council can "pre-approve" planning incentives prior to submittal of the final permit application and consideration of the project by the Planning Commission and City Council, see CLUDC section 17.32.070 below:

17.32.070 - Inclusionary Housing Incentives

A. Process for describing incentives. A residential development that complies with the inclusionary housing requirements in Subsection 17.32.040.A. (Number of units required), through the actual construction of inclusionary units, shall be entitled to the following procedures and incentives.

1. Voluntary conceptual preliminary approval of incentives.

AGENDA ITEM NO. _____

- a. Before the submittal of any formal application for a General Plan amendment, rezoning, Coastal Development Permit, Use Permit, Tentative Map, or other permit or entitlement describing and specifying the location, number, size, and type of the housing development, the developer may submit **a letter of request for incentives identifying any requests for density bonus, incentives, modifications, or waivers of development or zoning standards necessary to make construction feasible for the proposed development, including the inclusionary units.** The Council shall review the preliminary development proposal and the letter of request for incentives within 90 days of submittal at a public hearing and indicate conceptual preliminary approval or disapproval of the proposed development and request for incentives, modifications, or waivers of development or zoning standards.
- b. Preliminary approval or disapproval shall not bind the Council, but rather shall be subject to the discretion of the Council to modify its preliminary recommendations based upon a full review of all pertinent project information, including any CEQA analysis, presented at the public hearing on the subject application.
- c. The provisions of this Section do not replace, supersede or modify the independent requirement for a CDP approved pursuant to the otherwise applicable policies and standards of the certified LCP.

The ordinance does not provide any details about the number or type of planning incentives which the City Council can pre-approve. This is entirely up to the City Council's discretion. The applicant has requested the following two incentives (Attachment 1):

"We would like to request the following two incentives from the City Council for implementing 10 affordable units into the project.

- 1. First request is to allow an increase on maximum building height from 28ft to 38ft. This would allow the owner to increase the density of the project from 53 units to 68 units (2 ADUS, 10 affordable, and 56 market rate) by designing the buildings as 3 stories instead of 2. Also, by designing the buildings as 3 stories there would be additional site area to add more parking spaces, outdoor open space, and the reduction of the building footprints helps to increase the pervious surface area to reduce stormwater.*
- 2. Second we would like to request the City to be responsible for the upsizing and cleaning of the storm drain system along Ocean View Drive. According to the 2004 Storm Drainage Master Plan, four existing culverts need to be upsized to accommodate sizes between 24" and 30". We are requesting that the City implement these culvert improvements, including the upsizing and cleaning of the drainage ditch areas."*

Both requests are discussed in more detail below.

1) Analysis of Height Limit Increase. The currently proposed 53-unit project (without inclusionary housing and no incentives) provides 19.4 units per acre, although 24 units per acre is permissible in the zoning district. The applicant would like to build more units, however, due to the zoning ordinance's height limits, parking requirements, open space requirements, and storm water management requirements, only 19 units per acre will fit, unless the applicant is allowed to build three-story structures. The requested increase in the height would allow the applicant to construct fewer buildings, which would increase stormwater infiltration and open space on the site. Additionally, the images below provide a mockup of how a two-story and a three-story project might look from highway 1. The site parcel is between 5 and 10 feet lower in elevation than the highway, which has the effect of

reducing the perceived height of the proposed buildings. Image 1 illustrates how the project might look from the highway as a two-story project. Image 2 illustrates a possible configuration of the project as a three-story project.

Image 1: Schematic Elevations of 53 unit 28-foot-high Market Rate Housing



Image 2: Schematic Elevations of 65 unit 38-foot-high Market Rate Housing



The applicant has requested 68 units (2 ADUs, 10 affordable, and 56 market rate units). The parcel is 2.6 acres which at 24 units per acre would allow 62 units. Accessory Dwelling Unit law requires cities to approve an extra two ADUs for any new multifamily project and stipulates that those additional two units not be counted as part of the density limits for the zoning district. The applicant can construct 64 units total without a density bonus. The applicant is eligible for a 5 percent density bonus per state law (Government Code 65915f4) for providing at least 10 percent of units affordable to moderate income households, which results in an extra 3 units for a total unit count of 67 units.

2) Analysis of Ocean Drive Stormwater Maintenance Project Request. The City's 2004 Stormdrain Master Plan includes a project to replace culverts on Ocean Drive (Attachment 3), as follows:

5.5.8.1 Culvert Replacement: Ocean View Drive Project

A project is proposed to replace existing culverts and regrade drainage ditches on Ocean View Drive. Three undersized culverts were identified for replacement. It is recommended that the 12" HDPE culvert crossing Monterey Avenue be replaced with a 24" HDPE culvert (see Node H-1.6 on Figure 5-17). It is also recommended that the 18" CMP culvert at Pacific Drive and the 12" CMP culvert at Neptune Avenue be replaced with 30" HDPE culverts (see Nodes H-1.4 and H-1.2 on Figure 5-17). However, it should be noted that these two culverts are outside

of the Fort Bragg City limits, and therefore fall within the jurisdiction of the County of Mendocino. It is also recommended that the drainage ditches on both sides of Ocean View Drive be cleaned and regraded to 2' x 2' x 3'. This project is designated as a medium priority because the existing culverts are undersized for the current levels of development and drainage ditches are in need of maintenance. Because of the growth potential in the Todd Point area this project is considered development driven. Our opinion of the probable cost for the project is \$118,300.

As a second concession, the applicant has requested that the City address the undersized culverts and engage in maintenance activities. In 2024 dollars the project would cost an estimated \$201,404. Alternatively, the City could require the applicant to pay its proportional share of this cost. As the proposed housing project must be designed to infiltrate the stormwater from the 85th percentile storm on site (per the zoning ordinance), the project would only discharge stormwater into this system in severe storm events. As there is a pre-existing deficiency, the City cannot require the applicant to cover the entire cost of repairs and maintenance. Instead, the City would have to determine the applicant's proportional share of the cost, given all the stormwater that flows into the system from all property owners. Additionally, this stormwater system is located both within the County and the City's jurisdiction, making coordination between the two jurisdictions an important part of the project, and the applicant would like the City to manage the permitting and environmental review for this project.

Stormwater Design & Engineering. The Public Works Department has requested that the applicant be responsible for designing and engineering the Ocean View Drive Stormwater project, as staff has many other projects right now and is concerned about completing the design and engineering quickly enough to meet the construction timeline for the apartment project, if it is approved. The applicant has agreed to pay for and complete the design & engineering of the project to ensure that it is completed in a timely manner.

Construction. Public Works staff would also like the applicant to construct the stormwater project to improve timeliness and reduce costs. The applicant has expressed a willingness to construct the off-site stormwater improvements if the cost of doing so is offset with a corresponding reduction in the project's overall capacity fees (drainage, sewer and water) as part of the requested inclusionary housing incentive. The cost of completing the stormwater improvements would be around \$150,000 if the applicant completes the work. So the applicant would be seeking about \$60,000 in drainage fee concessions and about \$90,000 in sewer/water fee concessions, in exchange for completing the storm drain project and as part of their inclusionary housing incentive.

Alternatively, City Council can direct the City to construct the stormwater project. However, funds will need to be committed to the project, as there is no enterprise fund for drainage projects. Perhaps ARPA housing funds could be used to fund this project.

In-Lieu Fee Alternative. The applicant has expressed a willingness to pay the inclusionary housing in-lieu fee if the City Council prefers not to approve the requested concessions.

RECOMMENDED ACTION(S):

The City Council must approve at least one concession, per the code, for the project's inclusionary housing. MJC recommends the City Council approve both requested concessions as detailed in the attached resolution.

ALTERNATIVE ACTION(S):

Provide other direction.

FISCAL IMPACT:

Approval of the height increase would have a minor negative fiscal impact because it would increase the residential population in the City, and at the local level residents use more services than they pay for through local taxes. This would be offset to the degree that the additional housing results in business expansion and an increase in business taxes.

The fiscal impact of completing the culvert replacement project is likely to be a small fraction of the cost of construction, because if the applicant was required to pay a proportional share for the stormwater improvements as a condition of approval for the project that share would be a fraction of the total cost.

GREENHOUSE GAS EMISSIONS IMPACT:

The addition of market rate apartments in Fort Bragg will reduce overall emissions as the City is small and compact and locating residence within the City will result in fewer vehicle miles traveled than new development within the county.

CONSISTENCY:

The granting of a planning incentive for inclusionary housing is consistent with state law, Program H-2.4.1 of the City's Housing Element and Chapter 17.32 of the Coastal Land Use and Development Code.

IMPLEMENTATION/TIMEFRAMES:

The applicant will redesign their project depending on the approved incentives, and CDD will review their application and bring it to the Planning Commission and City Council for consideration within in a timely manner.

ATTACHMENTS:

1. Letter Request for Incentives
2. Resolution of the Fort Bragg City Council Providing Preliminary Preapproval of Inclusionary Housing Incentives for Proposed Fort Bragg Apartments Project at 1151 South Main Street
3. Public Hearing Notice

NOTIFICATION:

'Notify Me' Housing List
Applicant – Akashdeep "Kosh" Grewal

Exhibit A

Scope of Work

Marie Jones Consulting will provide planning consulting services, on a time and materials basis, to the City of Fort Bragg for the following services:

Service	Rate
Ordinance development.	\$125
Community Development Department staff training & development.	\$125
Preparation of reports for current planning projects and associated CEQA Review, and presentation of reports to Planning Commission.	\$150
Permit analysis and other work on grant funded projects.	\$175

From: [Mary Woltering](#)
To: marie@mariejonesconsulting.com; "Kosh Grewal"
Cc: [Young Kim](#); [Omar Siddiqui](#)
Subject: Fort Bragg - City Council Incentive Request
Date: Tuesday, October 22, 2024 9:24:08 AM
Attachments: [Basin H.pdf](#)

Hi Marie,

We would like to request the following two incentives from the City Council for implementing 10 affordable units into the project.

First request is to allow an increase on maximum building height from 28ft to 38ft. This would allow the owner to increase the density of the project from 53 units to 68 units (2 ADUS, 10 affordable, and 56 market rate) by designing the buildings as 3 stories instead of 2. Also, by designing the buildings as 3 stories there would be additional site area to add more parking spaces, outdoor open space, and the reduction of the building footprints helps to increase more pervious surface area to reduce the stormwater impact.

Second we would like to request the city to be responsible for the upsizing and cleaning of the storm drain system along Ocean View Drive. According to the 2004 Storm Drainage Master Plan (attached for reference), four existing culverts need to be upsized to accommodate sizes between 24" and 30". We are requesting that the city implement these culvert improvements, including the upsizing and cleaning of the drainage ditch areas.

Thank you,

Mary Woltering
Associate, Senior Project Manager

HRGA

2277 Fair Oaks Blvd, Studio 220
Sacramento, California 95825
916-569-8103 (direct)
916-993-4800 (office)
916-521-3412 (m)
mwoltering@hrgarchitects.com
www.hrgarchitects.com



From: marie@mariejonesconsulting.com <marie@mariejonesconsulting.com>

Sent: Wednesday, January 29, 2025 12:13 PM

To: Gjerde, Daniel W@DOT <Daniel.Gjerde@dot.ca.gov>

Subject: Referral for 87 unit apartment project at 1151 S Main Street

EXTERNAL EMAIL. Links/attachments may not be safe.

Hi Dan,

My first referral to you in your new position!

Jessie looked at this project back in October, but it has increased from 65 to 87 units and from two to three stories. So, I am referring it out again.

I did not include the entire plan set as it is too big to email. I have attached the elevation, site plan and circulation pages.

The project changed because the applicant increased the affordability of the inclusionary units which resulted in a larger density bonus.

Also as this is an infill project, it is exempt from CEQA so this is your only opportunity to comment. 😊

Please feel free to reach out with any questions or comments.

Hope all is well in your new job.

Marie Jones
Mariejonesconsulting.com
707-357-6480

Planning commission meeting 4/12/2025

From Hamid Zarrabi <hamkath40@yahoo.com>

Date Wed 3/12/2025 11:49 AM

To cdd <cdd@fortbragg.com>

Date: March 11, 2025

Ref: Planning Commission Hearing March 12, 2025

Dear Commissioners,

I have read the report regarding the proposed apartment complex at 1151 South Main Street, Fort Bragg and I find this report to have erroneous and misleading information. As one of the residents on Harbor Avenue, which will be mostly impacted by this project, I am concerned about the safety and well being of the mentioned residents and our properties. Therefore I am requesting the following changes and/or improvements.

1. Trash enclosures be moved to the east side of the proposed project in order to protect the residents on Harbor Avenue from noise, odors, insects and rodents.
2. Due to the fact that I believe the noise generation information impacting the residents on Harbor Avenue is inconclusive, we request a six feet sound wall to be erected between the complex and Harbor Avenue.
3. The Parking lot light poles to be reduced in height from 16 feet to 12 feet in order to reduce the spillover onto properties on Harbor Avenue.
4. Harbor Avenue will be paved with sidewalk, curb and gutter install only along the parcel boundaries which is on the east side of the this road. There will be 17 feet of the road, on the west side, which will stay as gravel and grass. I strongly suggest that
"No Parking At Anytime" signs be posted along the west side of Harbor Avenue in order to protect our wells, which are adjacent to this area of the road, from parked vehicles contamination. These signs Should be posted prior to grant of occupancy permit.
5. This report does not mention or address the impact this project will have on the residents of Harbor Avenue during the construction of the complex. I, again, strongly suggest a plan be put into action to protect our neighborhood against the dangerous conditions such as air pollution, noise pollution, hazardous material contamination and traffic. I also would like to add that if there is any contamination or damage to my property during the construction I will hold the city responsible

Sincerely

Hamid Zarrabi

REVISION TO CONCERNS REGARDING DEVELOPMENT AT 1151 S MAIN STREET

From Judy Mashhour Azad <jmashhour@me.com>

Date Wed 3/12/2025 12:42 PM

To cdd <cdd@fortbragg.com>

Subject: Concerns Regarding Development at 1151 S Main St

Dear Fort Bragg City Council,

I hope this email finds you well. As a concerned resident of Fort Bragg, I am reaching out regarding the proposed development at **1151 S Main St(Parcel Number 01844058)**. While I understand the importance of growth and housing, I have significant concerns about the project's transparency, its impact on infrastructure, and its alignment with existing zoning regulations. Additionally, **our city's water supply is already strained, and further development without adequate water resources is highly concerning**. I urge the City Council to address these issues before proceeding further.

Key Concerns & Questions:

Transparency & Public Information

- The community deserves full and accessible disclosure of all project details.
- Can the City Council provide clearer information regarding the scope, timeline, and long-term vision for this development?

Water Supply Concerns

- Fort Bragg is already experiencing **water shortages**, and **both so-called reservoirs remain incomplete**.
- How does the City plan to ensure an adequate water supply for additional housing without **fully developed reservoirs**?
- Has a **water impact study** been conducted to evaluate how this project will affect the city's already limited resources?

ADA Accessibility to the Coastal Trail

- Will this development ensure proper ADA access to the Coastal Trail for individuals with disabilities?
- What specific plans are in place to meet accessibility standards?

Affordable Housing – Defining the Cost for Residents

- The project has been promoted as **affordable housing**, but what will the actual unit prices be?
- Can the Council provide a **specific pricing breakdown** so the public understands what affordability means in this case?

Short-Term Rental & AirBnB Concerns

- Will these units eventually be available for sale to private buyers?
- If so, how will the City prevent them from turning into **AirBnBs**, which could reduce long-term housing stock for local residents and impact our tourism-driven motel industry?

Traffic Congestion & Infrastructure Impact

- Increased traffic is already a major issue, and this development will only **exacerbate congestion** in key areas, including:
 - **Mendocino & Highway 20 → Main Street**
 - **Turn lane onto Ocean View**
 - **Traffic on Ocean View from the park, which is already congested**
 - **Harbor Avenue → Ocean View, where the campground traffic creates additional strain**
- Have **traffic impact studies** been conducted? If so, can the findings be shared with the public?

Zoning Compliance – Highway/Visitor Commercial Requirements

- This property is zoned **Highway/Visitor Commercial**, meaning it should contain a business component.
- Is turning just **one unit** into a store sufficient to comply with zoning, or should each building include a commercial element?

Building Height & Scenic Impact

- Why is the project requesting a **38-foot height limit** when zoning restricts the height to **28 feet**?
- This alteration would **obstruct views and alter the scenic integrity** of the area.

Preserving Fort Bragg's Gateway Character

- The entrance from Highway 20 and Mendocino serves as a **gateway into Fort Bragg**.
- How will this development impact the small-town, coastal character that defines our community?

Request for Action:

I strongly urge the City Council to address these concerns transparently **before approving any zoning changes or variances** for this development. **Without a completed water infrastructure, it is irresponsible to move forward with further residential**

development.Fort Bragg residents deserve a thorough and open discussion about how this project will impact our housing market, economy, infrastructure, and environment.

I kindly request a **formal response** to these concerns and encourage the City to schedule a **public forum** for further discussion. Thank you for your time and consideration—I look forward to your response.

Sincerely,

Judy Mashhour-Azad

19301 Cliff Way

Fort Bragg, CA 95437

Jmashhour@me.com

916-9959971

Sent from my iPad

1151 S Main Street Regarding Development

From Judy Mashhour Azad <jmashhour@me.com>

Date Wed 3/12/2025 1:38 PM

To Flynn, Maria <MFlynn@fortbragg.com>

In regard to the opposed incoming apartment complex I would like to bring up the following important information.

I am under the understanding that the City Of Fort Bragg is currently having a major issue at the cities sewage plant, that is dealing with the disposal of the solid waste having to be trucked out for disposal. This additional complex will have a major impact in the already existing problem.

Thank You,

Judy Mashhour-Azad

Sent from my iPad

Submitted March 12, 2025 @ _____
for planning Commission meeting
By RBurnett 19200 Harbor Ave
+ temporary @ mcn - ogra
202-961-1616

* Due to the many inaccuracies in the project documents I am requesting a postponement of this meeting/hearing until inaccurate information is corrected

* where are the wells/borings/drillings done around the time of the AutoZone project was active. What was the depth of each penetration and where are the receipts for the sealing/encapsulation materials, and who performed the labor.

* Trash/receptical area need to be relocated to the frontage road area. The pads must be sloped inward with drain hand lined to city sewer collection to insure hazardous and dangerous contaminants are not leached into local groundwater.

* as of March 12, 2025 has California Coastal Commission given approval to the declared structure heights of 28' +

* the precautions to mitigate dust and sand, wind and road hazards/pollution need be declared for both pre, during and after construction.

Rcvd by _____ 11

_____ 8

* Where are the pet areas and locations of bag dispensers. Project ^{development} owners shall keep dispensers refilled for the life of the structures

* During pre and actual construction areas must be designated for cleaning tools, equipment and vehicles with non permeable containment. This should include parking of vehicles/equipment that may leak, drip, or shed hazardous material, cleaning or flushing paint, stain primer and coatings used or brought on to site. Containment material/area shall be inspected daily before end of work day for damage. Adequate repairs or replacement before cleanup of material or tools or vehicles takes place

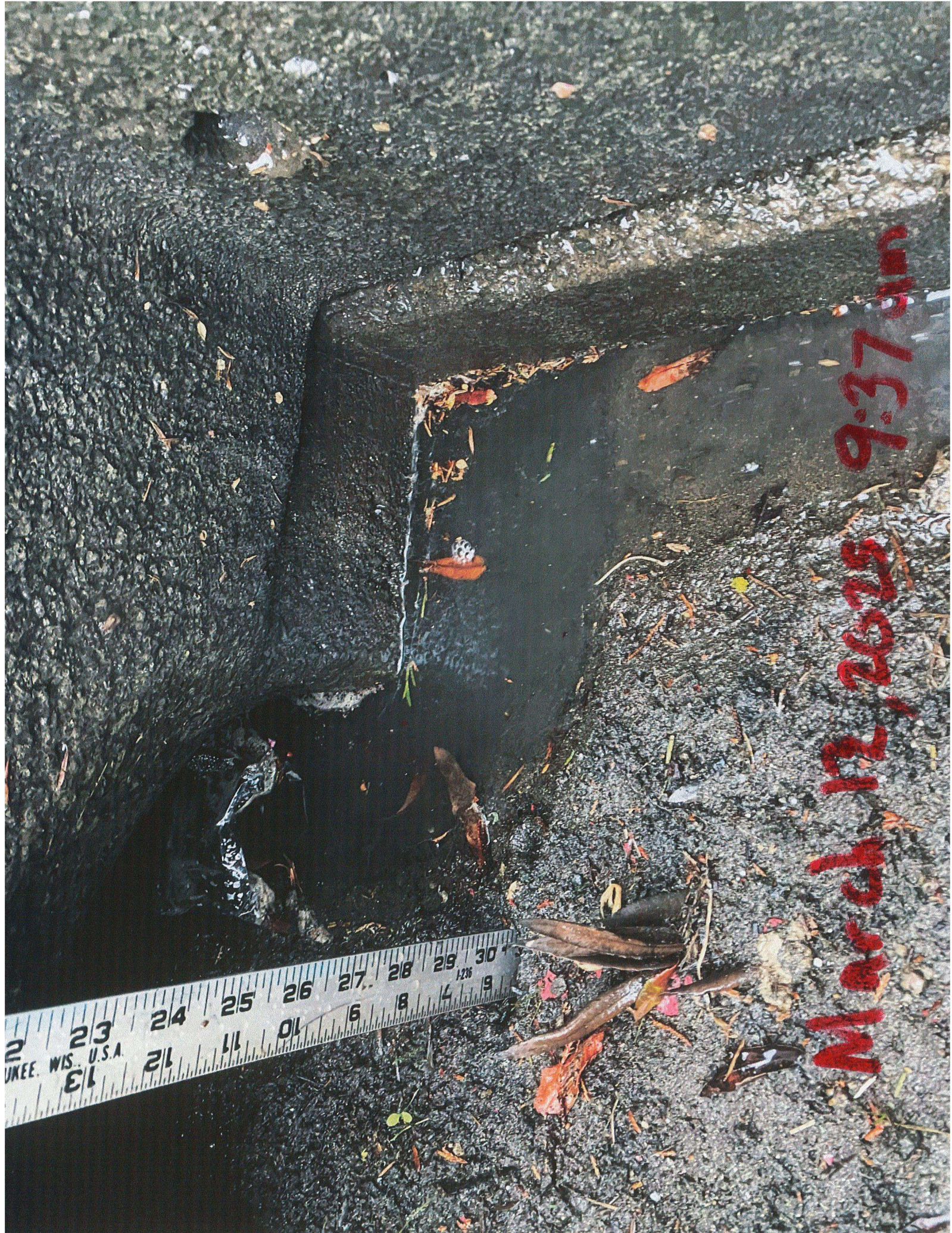
A designated area with a hard line to carry waste directly to the City Sewer may be installed before construction.

* Storm drains on Oceanview Harbor Ave need to be maintained and repaired by the City before construction breaks ground. The City has failed to maintain the drainage for past 5 years. Why. Currently the storm drain over flows in less than 12 min with light light rain

- * With additional 100+ Vehicles transporting dirt, silt and sand to this storm drain water shed cleanout will require 2-3 times/year with Vac truck and backhoe

Again, Why has the City abandoned its responsibility to maintain drainage?

- * Parking lot need to be impermeable surface drained to city sewer or collected and hard lined to Pomo bluffs daylight area - this run-off should not be channeled to the wells on Todd's point.
- * Vehicle repair or work shall be prohibited by the residents of this complex. Engine oil, fuel drainings, brake fluid, cleaners and solvents will deteriorate the surface and contaminate the ground water supply
- * Pesticides herbicides, growth regulators and fertilizers shall be used according to label directions and remain within project boundaries. Contaminates found in runoff water shall be considered a violation of the Clean Water Act.
- * There should be no rain, sprinkler run off pooled for percolation or claimed water table recharge



March 12, 2025 9:37 am

2 23 24 25 26 27 28 29 30
DUKEE. WIS. U.S.A. 21 11 01 6 8 4 9
1-236

March 12, 2023

9:47 am





March 17, 2025 9:41 am



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