

RESOLUTION NO. 4869-2024

**RESOLUTION OF THE FORT BRAGG CITY COUNCIL PROVIDING
PRELIMINARY PREAPPROVAL OF INCLUSIONARY HOUSING
INCENTIVES FOR THE PROPOSED FORT BRAGG APARTMENTS
PROJECT AT 1151 SOUTH MAIN STREET**

WHEREAS, Akashdeep Grewal (“Applicant”) submitted an applicant for: Coastal Development Permit 8-24 (CDP 8-24), Design Review 11-24 (DR 11-24), Use Permit 9-24 (UP 9-24), Variance 4-24 (VAR 4-24), and Sign Permit 20-24 (SP 20-24) to construct a multifamily apartment project at 1151 South Main Street.

WHEREAS, 1151 South Main Street, Fort Bragg, California (Assessor Parcel Number: 018-440-58) is in the Highway Commercial (CH) Zone, Coastal Zone and no changes to the site’s current zoning designation are proposed under the Project; and

WHEREAS, the Project is subject to the Fort Bragg Coastal General Plan and Coastal Land Use and Development Code (CLUDC); and

WHEREAS, Section 17.32.020 of the CLUDC requires the City Council to provide preliminary approval or disapproval of applicant-requested incentives, modifications, or waivers of development or zoning standards for the development of new multifamily housing units that include inclusionary housing units; and

WHEREAS, the City Council held a public hearing on November 12, 2024, to accept public testimony and consider preliminary approval of incentives for the proposed Project; and

WHEREAS, 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; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines the project is exempt from CEQA under the “common sense” exemption because preliminary approval of incentives does not qualify as a Project under CEQA; and

NOW, THEREFORE, BE IT RESOLVED that the City of Fort Bragg Council hereby provides preliminary approval of the following incentives for the multifamily housing project proposed for 1151 South Main Street:

1. Increase the height limit for the proposed project from 28 feet to 38 feet; and
2. In exchange for the applicant undertaking the design, engineering and construction of the stormwater improvements identified as project 5.5.8.1 in the City’s 2004 Storm Drain Master Plan, the City shall provide a corresponding capacity fee concession (drainage, sewer and water) to offset the cost of the project as the second concession.

NOW, THEREFORE, BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its passage and adoption.

The above and foregoing Resolution was introduced by _____, seconded by _____, and passed and adopted at a regular meeting of the Planning Commission of the City of Fort Bragg held on the 12th day of November 2024 by the following vote:

AYES: Councilmembers Albin-Smith, Peters, Rafanan, Vice Mayor Godeke, and Mayor Norvell.

NOES: None.

ABSENT: None.

ABSTAIN: None.

RECUSE: None.

Bernie Norvell, Mayor

ATTEST:

Amber Lenore Weaver
Acting City Clerk