



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
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Meeting Agenda Planning Commission

Wednesday, May 17, 2023

6:00 PM

Town Hall, 363 N. Main Street and Via Video
Conference

Special Meeting

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PLANNING COMMISSIONERS PLEASE TAKE NOTICE

Planning Commissioners are reminded that pursuant to the Council policy regarding use of electronic devices during public meetings adopted on November 28, 2022, all cell phones are to be turned off and there shall be no electronic communications during the meeting. All e-communications such as texts or emails from members of the public received during a meeting are to be forwarded to the City Clerk after the meeting is adjourned.

ZOOM WEBINAR INVITATION

This meeting is being presented in a hybrid format, both in person at Town Hall and via Zoom.

Please click the link below to join the webinar: <https://us06web.zoom.us/j/81384461764>

Or One tap mobile: +16694449171 or +12532158782

Or Telephone: Dial +1 669 444 9171, +1 719 359 4580, or +1 689 278 1000

Webinar ID: 813 8446 1764

To speak during public comment portions of the agenda via zoom, please join the meeting and use the raise hand feature when the Chair or Acting Chair calls for public comment on the item you wish to address.

1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR**ITEMS**

MANNER OF ADDRESSING THE COMMISSION: All remarks and questions shall be addressed to the Planning Commission; no discussion or action will be taken pursuant to the Brown Act. No person shall speak without being recognized by the Chair or Acting Chair. Public comments are restricted to three (3) minutes per speaker.

TIME ALLOTMENT FOR PUBLIC COMMENT ON NON-AGENDA ITEMS: Thirty (30) minutes shall be allotted to receiving public comments. If necessary, the Chair or Acting Chair may allot an additional 30 minutes to public comments after Conduct of Business to allow those who have not yet spoken to do so. Any citizen, after being recognized by the Chair or Acting Chair, may speak on any topic that may be a proper subject for discussion before the Planning Commission for such period of time as the Chair or Acting Chair may determine is appropriate under the circumstances of the particular meeting, including number of persons wishing to speak or the complexity of a particular topic. Time limitations shall be set without regard to a speaker's point of view or the content of the speech, as long as the speaker's comments are not disruptive of the meeting.

BROWN ACT REQUIREMENTS: The Brown Act does not allow action or discussion on items not on the agenda (subject to narrow exceptions). This will limit the Commissioners' response to questions and requests made during this comment period.

WRITTEN PUBLIC COMMENTS: Written public comments received after agenda publication are forwarded to the Commissioners as soon as possible after receipt and are available for inspection at City Hall, 416 N. Franklin Street, Fort Bragg, during normal business hours. All comments will become a permanent part of the agenda packet on the day after the meeting or as soon thereafter as possible, except comments that are in an unrecognized file type or too large to be uploaded to the City's agenda software application. Public comments may be emailed to CDD@fortbragg.com.

2. STAFF COMMENTS**3. MATTERS FROM COMMISSIONERS****4. CONSENT CALENDAR**

All items under the Consent Calendar will be acted upon in one motion unless a Commissioner requests that an individual item be taken up under Conduct of Business.

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS**6. PUBLIC HEARINGS****7. CONDUCT OF BUSINESS**

7A [23-158](#) Receive Report and Consider Adoption of a Resolution Determining that the Proposed 2023/24 Multi-Year Capital Improvement Program and FY 2023/24 Capital Projects Budget are Consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan

Attachments: [05172023 CIP Consistency Staff Report](#)

[ATT 1 - Table 1: Analysis of 2023/24 Capital Improvement Program \(CIP\) Proje](#)

[ATT 2 - CIP Summary FY 2023-24](#)

[ATT 3 - 2023-24 CIP Consistency Resolution](#)

7B [23-150](#) Receive Report and Consider Approval of Sign Permit 3-23

Attachments: [Staff Report - 1004 S. Main Street Sign](#)

[Attachment 1 - Application](#)

[Attachment 2 - Proposed Plans](#)

[Public Comment - Patterson, J.](#)

[Public Comment - Weibel, A.](#)

ADJOURNMENT

The adjournment time for all Planning Commission meetings is no later than 9:00 p.m. If the Commission is still in session at 9:00 p.m., the Commission may continue the meeting upon majority vote.

STATE OF CALIFORNIA)
)ss.
COUNTY OF MENDOCINO)

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg and that I caused this agenda to be posted in the City Hall notice case on May 16, 2023.

Humberto Arellano
Administrative Assistant - Confidential

NOTICE TO THE PUBLIC

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 416 North Franklin Street, Fort Bragg, California, during normal business hours. Such documents are also available on the City’s website at www.fortbragg.com subject to staff’s ability to post the documents before the meeting.

ADA NOTICE AND HEARING IMPAIRED PROVISIONS:

It is the policy of the City of Fort Bragg to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities.

If you need assistance to ensure your full participation, please contact the City Clerk at (707) 961-2823. Notification 48 hours in advance of any need for assistance will enable the City to make reasonable arrangements to ensure accessibility.

This notice is in compliance with the Americans with Disabilities Act (28 CFR, 35.102-35.104 ADA Title II).



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Text File

File Number: 23-158

Agenda Date: 5/17/2023

Version: 1

Status: Business

In Control: Planning Commission

File Type: Planning Resolution

Agenda Number: 7A

Receive Report and Consider Adoption of a Resolution Determining that the Proposed 2023/24 Multi-Year Capital Improvement Program and FY 2023/24 Capital Projects Budget are Consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan



AGENCY: Planning Commission
MEETING DATE: May 17, 2023
PREPARED BY: S Peters
PRESENTED BY: S Peters

AGENDA ITEM SUMMARY REPORT

TITLE:

Receive Report and Consider Adoption of a Resolution Determining that the Proposed FY 2023/24 Multi-Year Capital Improvement Program and FY 2023/24 Capital Projects Budget are Consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan.

ISSUE:

The Fort Bragg City Council will consider adoption of the Multi-Year Capital Improvement Program as part of the Fiscal Year (FY) 2023/24 City budget adoption process on May 24, 2023. The Capital Improvement Program (CIP) summarizes the priority capital improvement projects that the City wishes to undertake in the next five years. It addresses the City's needs related to the acquisition, expansion, and rehabilitation of long-lived facilities and infrastructure. The CIP serves as a planning instrument in conjunction with the City's General Plan and the City Council's strategic goals to identify needed capital projects and coordinate the financing and timing of improvements in a way that maximizes the return to the public. It provides a systematic approach to utilizing the City's financial resources efficiently to meet its service and facility needs. Some projects identified in the CIP are funded and some projects are as yet unfunded. The CIP serves as a "blueprint" and is a management and planning tool; thus, it is not a binding document, nor a commitment to a particular project nor a particular cost. It is a tool for scheduling anticipated capital projects, for planning and for controlling future capital financing. Attached please find the City's Multi-Year CIP.

RECOMMENDED ACTION:

Adopt a Resolution Determining that the Proposed FY 2023/24 Multi-Year Capital Improvement Program and FY 2023/24 Capital Projects Budget are Consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan (General Plan).

ALTERNATIVE ACTION(S):

Provide alternative direction to staff.

ANALYSIS:

Gov. Code sections 65103(c) and 65401 require that the Planning Commission make a General Plan/Coastal General Plan consistency determination for the CIP. The Code considerations in this matter stem from the State Government Code. In part, Government Code section 65401 states that:

".. .each governmental body...shall prepare a coordinated program of Proposed public works ...such coordinated program shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof."

The Planning Commission's role is not to add or delete projects from the Multi-Year CIP, but to determine if the CIP conforms to the City's Inland and Coastal General Plans. In other words, the Planning Commission is being asked to determine whether the projects proposed in the Multi-Year CIP are consistent with the goals and policies established in the City's General Plans.

The Multi-Year CIP is attached, and provides a list of all projects to address the City's needs related to maintaining and upgrading the City's infrastructure, improving safety and enhancing the City's recreational facilities.

The applicable goals and objectives from the City's Inland General Plan that relate to individual CIP projects are listed in Table 1, which summarizes each project in the CIP and the relevant Inland General Plan policies and programs that apply to the project. Likewise, the applicable goals and objectives from the City's Coastal General Plan that relate to individual CIP projects located in the Coastal Zone are also listed in Table 1.

Staff has analyzed the CIP projects as they relate to the policies and goals of the Inland General Plan and the Coastal General Plan, and has found that the proposed Multi-Year CIP continues to address the needs of the community, and is consistent with the goals and policies of the City's General Plan and Coastal General Plan.

Additionally, based on a thorough review of the Inland General Plan, the Coastal General Plan and CIP, Staff finds that the proposed Multi-Year CIP does not directly or indirectly conflict with General Plan goals and policies, and the projects are found to be consistent with the General Plans. Furthermore, all capital improvement projects located within the Coastal Zone are required to obtain a Coastal Development Permit which will include a consistency analysis of each project with the Coastal General Plan. Staff has prepared a resolution for consideration by the Planning Commission which includes the relevant findings for the determination of consistency with the Inland and Coastal General Plans.

FISCAL IMPACT:

None.

IMPLEMENTATION/TIMEFRAMES:

The Multi-Year CIP will be considered for adoption by City Council on May 24, 2023.

ATTACHMENTS:

1. Table 1: CIP Consistency Analysis FY 2023/24
2. CIP Summary for FY 2023/24
3. Resolution of the Fort Bragg Planning Commission determining that the proposed FY 2023/24 Capital Improvement Program and FY 2023/24 capital projects budget are consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan

Table 1: Analysis of 2023/24 Capital Improvement Program (CIP) Project Consistency with the Fort Bragg Inland General Plan & Coastal General Plan

Public Facilities Projects						
Relevant Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects		FY 2023/2024 Budgeted
<p><u>Policy PF-2.7</u> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.</p> <p><u>Policy S-2.5</u> Use of Local and Renewable Energy: Buildings and infrastructure that create and/or use locally and renewably generated energy are encouraged. Photovoltaic and wind energy systems are encouraged. The installation of solar panels or other clean energy power generation sources over parking areas is preferred.</p>	<p><u>Policy PF-2.7</u> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.</p>	<p>These projects will ensure that the City can adequately provide services to the community. Adding solar installations as part of the roof replacement projects is consistent with Sustainability Policy S-2.5 which encourages photovoltaic energy systems. While panels over parking areas are preferred, this does not preclude rooftop solar.</p>	Yes	ARPA/UI	Broadband - Fiber	\$ 6,000,000
			No	ISF	City Hall - Roof and Solar	\$ 150,000
			No	ISF	City Hall - Replace Siding - East Side	\$ 70,000
			Yes	ISF	EV Charging Station - PD	\$ 232,951
			Yes	ISF	Town Hall Bathrooms, Windows, Paint, Wall Repair	\$ 140,000
			Yes	CDBG	Main St. Fire Station Rehab	\$ 150,572
			Yes	UI	Fire Station Roof	\$ 100,000
			Yes	ISF	Police Department Roof Replacement - Solar	\$ 80,000
			Yes	ISF	Police Department Paint and Repairs	\$ 70,000
			Total Public Facilities Projects			
Parks & Community Services Projects						
Relevant Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects		FY 2023/2024 Budgeted
					NONE	
Total Parks & Community Services Projects					\$ -	
Street Maintenance & Traffic Safety						
Relevant Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects		FY 2023/2024 Budgeted
<p><u>Goal PF-1</u> Ensure that new development is served by adequate public services and infrastructure.</p>	<p><u>Policy C-2.1</u> Roadway Improvements: In coordination with Caltrans and Mendocino County, plan for and seek funding for on-going improvements to the local and regional road system to ensure that the roadway system operates safely and efficiently and to ensure that Highway 1 in rural areas outside of the Mendocino County urban/rural boundary will remain a scenic two-lane road consistent with Section 30254 of the Coastal Act.</p>	<p>These projects will improve roadway services and safety consistent with Policy C-2.1.</p>	Yes	LPP/Local Streets	2025 Pavement Preservation Project	\$ 230,000
			Yes	HSIP/Local	Systematic Improvements at Unsignalized Intersections	\$ 91,600
			Yes	LPP/Streets/CRSA/AVENT	Street Rehabilitation 2022/23	\$ 4,086,429
			Total Streets & Traffic Safety Projects			
CV Starr Enterprise						
Relevant Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects		FY 2023/2024 Budgeted
<p><u>Goal PF-2.7</u> Public Buildings: Ensure that public buildings in the City are adequate to provide services to the community.</p>	<p><u>Policy PF-2.7</u> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.</p>	<p>This public facility project will ensure that the City can adequately provide recreational services to the community.</p>	No	CV Starr Ent. Fund	HVAC Air Intake Redesign	\$ 1,300,000
			Total CV Starr Enterprise			

Table 1: Analysis of 2023/24 Capital Improvement Program (CIP) Project Consistency with the Fort Bragg Inland General Plan & Coastal General Plan

Water Enterprise Projects

Relevant Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects	FY 2023/2024 Budgeted		
<p><u>Policy PF-2.2</u> Potable Water Capacity: Develop long-term solutions regarding the supply, storage, and distribution of potable water and develop additional supplies. In addition to providing capacity for potential build-out under the City General Plan outside the coastal zone, any expansion of capacity of water facilities shall be designed to serve no more than the maximum level of development in the coastal zone allowed by the certified LCP that is consistent with all other policies of the LCP and Coastal General Plan. The City shall identify and implement water system improvements or changes in service areas that are designed to ensure adequate service capacity to accommodate existing, authorized, and projected probable future coastal dependent priority uses. Such uses include, but are not limited to, industrial (including commercial fishing facilities), visitor serving, and recreational priority uses in commercial, industrial, parks and recreation, and public facilities districts.</p> <p><u>Program PF-2.2.1</u> Maintain and update a Water System Master Plan and identify capital improvements required to meet anticipated demand.</p> <p><u>Program PF-2.2.2</u> Monitor, on an ongoing basis, the capacity of the potable water system in relation to the anticipated demand.</p> <p><u>Program PF-2.2.7</u> Reconstruct the Madsen Hole pump station, construct a new raw water line from the Madsen Hole pump station to Sherwood Road, and reconstruct water storage ponds.</p> <p><u>Program PF-2.2.8</u> Improve the pressure in the water system lines to meet State standards.</p>	<p><u>Policy PF-2.2</u> Potable Water Capacity: Develop long-term solutions regarding the supply, storage, and distribution of potable water and develop additional supplies.</p> <p><u>Program PF-2.2.1</u> Maintain and update a Water System Master Plan and identify capital improvements required to meet anticipated demand.</p> <p><u>Program PF-2.2.2</u> Monitor, on an ongoing basis, the capacity of the potable water system in relation to the anticipated demand.</p> <p><u>Program PF-2.2.8</u> Improve the pressure in the water system lines to meet State standards.</p>	<p>These water enterprise projects include improvements to the raw water infrastructure system, which complies with Policy PF-2.2 and its subsequent programs. The Oneka Buoy desalination project is also consistent with this policy related to developing additional long-term solutions for potable water supply.</p>	Yes	DWR	Oneka Buoy - Desalination	\$ 800,000	
			No	SRF	Water Treatment Plant Overhaul	\$ 5,276,000	
			No	Water Ent	Pudding Creek Water Main Relocation	\$ 812,000	
			Yes	Water Ent/ DWR	Raw Water Line Engineering and Construction	\$ 4,055,000	
			No	UI	Raw Water Reservoirs - 135 AF	\$ 1,000,000	
			Yes	CDBG	Water Meter Replacement	\$ 826,703	
			Yes	Water Ent	Extend Water System into North of Pudding Creek	\$ 300,000	
			No	BOR	Recycled Water - Design	\$ 500,000	
							Total Water Enterprise

Wastewater Enterprise Projects

Relevant Wastewater System Improvement Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects	FY 2023/2024 Budgeted	
<p><u>Policy PF-2.5</u> Wastewater: Review wastewater capacity and expansion plans as needed when regulations change and as the treatment and disposal facility nears capacity.</p> <p><u>Program PF-2.5.2</u> Continue to improve the wastewater treatment and disposal facility to comply with changing State requirements.</p> <p><u>Program PF-2.5.3</u> Upgrade wastewater collector lines in areas where there is inadequate capacity or where lines are subject to substantial infiltration and inflow.</p>	<p><u>Policy PF-2.5</u> Wastewater Capacity: Review wastewater capacity and expansion plans as needed when regulations change and as the treatment and disposal facility nears capacity. In addition to providing capacity for potential build-out under the City General Plan outside the coastal zone, any expansion of capacity of wastewater facilities shall be designed to serve no more than the maximum level of development in the coastal zone allowed by the certified LCP that is consistent with all other policies of the LCP and Coastal General Plan. The City shall identify and implement wastewater system improvements or changes in service area that are designed to ensure adequate service capacity to accommodate existing, authorized, and probable future priority uses. Such uses include, but are not limited to, industrial (including commercial fishing facilities), visitor serving, and recreational priority uses in commercial, industrial, parks and recreation, and public facilities districts.</p> <p><u>Program PF-2.5.2</u> Continue to improve the wastewater treatment and disposal facility to comply with changing State requirements.</p> <p><u>Program PF-2.5.3</u> Upgrade wastewater collector lines in areas where there is inadequate capacity or where lines are subject to substantial infiltration and inflow.</p>	<p>Construction of a biosolids storage structure, reconstruction of dryer building, and rehabilitation of collection system at the Wastewater Treatment Plant will improve operations in compliance with Policy PF-2.5 and Program PF-2.5.2.</p>	No	WW/UI	Collection System Rehabilitation - Design	\$ 750,000
			Yes	WW Fund	Dryer Building Reconstruction	\$ 170,000
			Yes	WW Fund	Biosolids Storage Structure	\$ 130,000

Table 1: Analysis of 2023/24 Capital Improvement Program (CIP) Project Consistency with the Fort Bragg Inland General Plan & Coastal General Plan

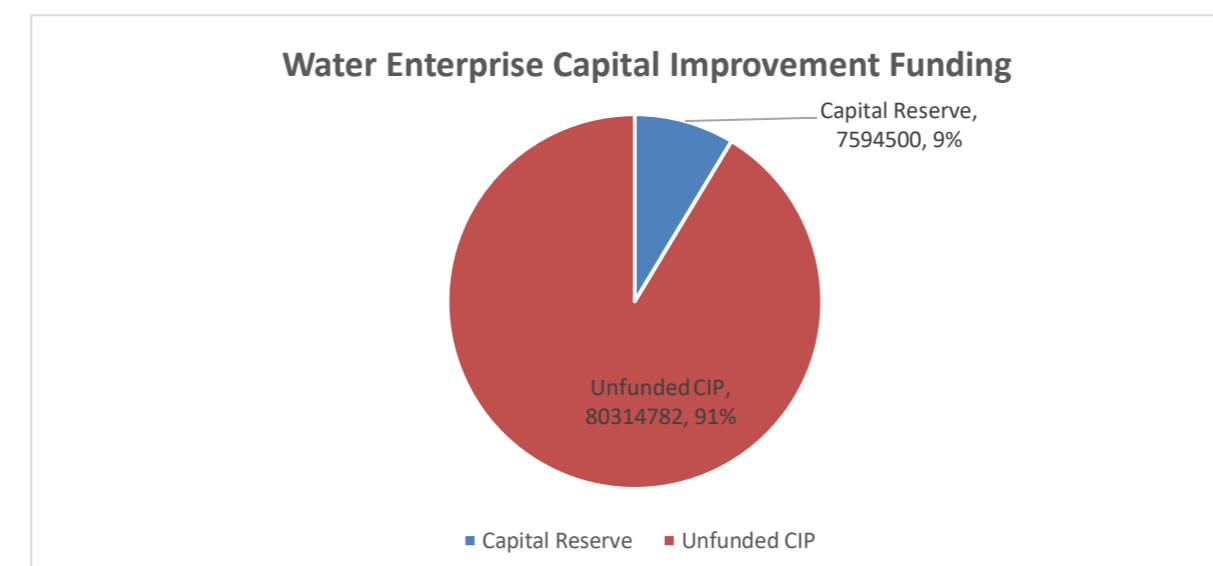
Storm Water Projects

Relevant Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects		FY 2023/2024 Budgeted
				Caltrans	Trash Can Replacement - Caltrans	
<p><u>Policy CD-2.2</u> Pedestrian Activity: Encourage increased pedestrian movement and activity in the Central Business District.</p> <p><u>Policy S-4.2</u> Recycling and Reuse of Solid Waste: Comply with State requirements to reduce the volume of solid waste through recycling and reduction of solid waste.</p> <p><u>Goal OS-9</u> Provide an attractive system of parks and recreation facilities throughout the City to meet the needs of all age groups and capabilities.</p> <p><u>Policy PF-2.5</u> Storm Drainage: Annually review storm drain system capacity and expansion plans.</p>	<p><u>Program CD-3.2.1</u> Implement streetscape improvements such as pedestrian lighting, street trees, additional crosswalks, benches, intersection bulb-outs, and other amenities that improve the safety and ambiance of the Central Business District.</p> <p><u>Goal OS-8.1</u> Reduce, recycle, and reuse solid waste generated in the City.</p> <p><u>Policy OS-8.1</u> Recycling and Reuse of Solid Waste: Comply with State requirements to reduce the volume of solid waste through recycling and reduction of solid waste.</p>	<p>This project will add to, replace and renovate existing old and dilapidated trash cans with dual trash/recycling receptacles, which is consistent with the goal of reducing, recycling and resusing solid waste generated in the City, and at the same time, will help to conserve and enhance the parks and pedestrian areas within the City of Fort Bragg.</p>	Yes			\$ 280,000
				Total Storm Water Projects		\$ 280,000

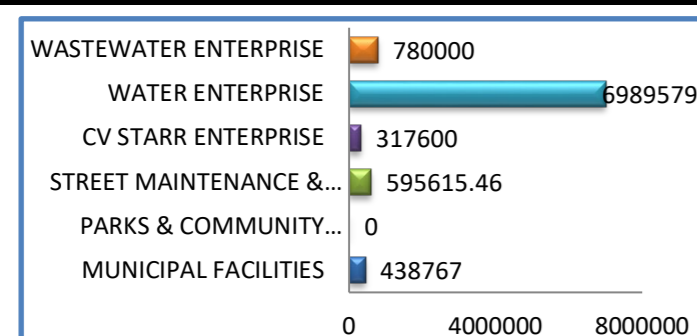
FY 2023-2028 CAPITAL IMPROVEMENT PROGRAM BY CATEGORY

Fund	Project	Funding Source	Prior FY(s)	FY 23/24 Proposed Budget	FY 24/25 Projected	FY 25/26 Projected	FY 26/27 Projected	FY 27/28 Projected	Est. 5 year Total	Beyond CIP	Total Project Costs
MUNICIPAL FACILITIES											
416	Guest House Rehabilitation	ISF			80,000				\$ 80,000		\$ 80,000
	Broadband - Fiber	ARPA/UI	103,963	6,000,000	9,000,000				\$ 15,103,963		\$ 15,103,963
417	City Hall - Roof and Solar	ISF		150,000					\$ 150,000		150,000
	City Hall - Siding Replace - East Side	ISF		70,000					\$ 70,000		\$ 70,000
	City Hall - Siding Replace - South Side	ISF			85,000				\$ 85,000		\$ 85,000
	Lighting Replacement - OBF	PGE	150,000						\$ 150,000		150,000
428	EV Charging Station - PD			232,951					\$ 232,951		232,951
	E. City Hall, Rehabilitation & Stabilization	UI							\$ -	200,000	200,000
	Town Hall Bathrooms, Windows, Paint, Wall repair	ISF	40,000	140,000					\$ 180,000		180,000
424	Main St Fire Station Rehab	CDBG	39,804	150,572	8,500,000				\$ 8,690,376		8,690,376
	Fire Station Roof	UI		100,000					\$ 100,000		100,000
427	Police Department Roof Replacement - Solar	ISF	-	80,000					\$ 80,000		80,000
427	Police Department Paint and Repairs	ISF		70,000					\$ 70,000		70,000
427	Corporation Yard Roof Replacement	ISF	105,000						\$ 105,000		105,000
Total Municipal Facilities			438,767	7,544,523	17,665,000	-	-	-	25,648,290	200,000	25,848,290
PARKS & COMMUNITY SERVICES											
	Pomo Bluffs Park - Parking lot rehabilitation	UI					50,000		50,000		50,000
Total Parks & Community Services			-	1,691,279	-	-	-	-	1,741,279	-	1,741,279
STREET MAINTENANCE & TRAFFIC SAFETY											
	2025 Pavement Preservation Project	LPP/LOCAL STREETS	-	230,000	2,829,634				3,059,634		3,059,634
421	Bollard and Street Light Project	local streets	299,277						299,277		299,277
	Rule 20 Project	ui							-	1,319,000	1,319,000
421	Systematic Improvements at Unsignalize	HSIP/Local		91,600					91,600		91,600
421	Street Rehabilitation 2022/23	LPP/Streets/CRSAA/Ent	296,339	4,086,429					4,382,768		4,382,768
Total Street Maint. & Traffic Safety			595,615	4,408,029	2,829,634	-	-	-	7,833,278	1,319,000	9,152,278
CV STARR ENTERPRISE											
810	Ultra Violet Disinfection System Replacement - Comp and Leisure	CV Starr	160,600						160,600		160,600
810	Domestic Ho Water #1 and #2	CV Starr	157,000						157,000		157,000
810	HVAC Air Intake Redesign	CV Starr		1,300,000					1,300,000		1,300,000
810	Facility Roof Repair/Skylights	CV Starr			375,000				375,000		375,000
810	Water Slide Staircase Rehabilitation	CV Starr				150,000			150,000		150,000
810	Receptoin Desk Area Rehabilitation	CV Starr					150,000		150,000		150,000
Total CV Starr Enterprise			317,600	1,300,000	375,000	150,000	150,000	-	2,292,600	-	2,292,600
WATER ENTERPRISE											
	Madsen Hole Ranney - Design	Water Ent			300,000				300,000		300,000
	Desalination - Ocean Intake - Design	UI			2,000,000	2,250,000	1,000,000		5,250,000		5,250,000
	Oneka Buoy - Desalination	DWR		800,000	600,000				1,400,000		1,400,000
651	Water Treatment Plant Overhaul	SRF	426,000	5,276,000	5,300,000				11,002,000		11,002,000
651	Pudding Creek Water Main Relocation	Water Ent	102,000	812,000					914,000		914,000
	Raw Water Line Engineering and Construction, All Phases	Water Ent/ DWR	625,000	4,055,000	4,800,000				9,480,000		9,480,000
651	Raw Water Reservoirs - 135 AF	UI	2,950,000	1,000,000	10,000,000	13,000,000			26,950,000		26,950,000
651	Distribution System Rehabilitation	Water Ent	850,000			15,000,000			15,850,000		15,850,000
651	Water Meter Replacement	CDBG	2,036,579	826,703					2,863,282		2,863,282
	Extend Water System into North of Pudding Creek	Water Ent		300,000	2,100,000				2,400,000		2,400,000
	Recycled Water - Design	BOR		500,000	9,000,000				9,500,000		9,500,000
	Water Tank #1 Replacement	UI							-	2,000,000	2,000,000
Total Water Enterprise			6,989,579	13,569,703	34,100,000	30,250,000	1,000,000	-	85,909,282	2,000,000	87,909,282
WASTEWATER ENTERPRISE											
716	Collection System Rehabilitation	WW/UI		750,000	12,000,000				12,750,000	-	12,750,000
716	Pudding Creek Sewer Main Relocation	WW Fund	400,000						400,000		400,000
716	Onsite Sodium Hypochlorite Generator	WW Fund	300,000						300,000		300,000
716	Elm Street Pump Station Header	WW Fund	80,000						80,000		80,000
716	Dryer Building Reconstruction	WW Fund		170,000					170,000		170,000
716	Extend Sewer System North of Pudding	UI			1,750,000				1,750,000		3,500,000
716	Biosolids Storage Structure	WW Fund		130,000					130,000		130,000
Total Wastewater Enterprise			780,000	1,050,000	13,750,000	-	-	-	15,580,000	-	17,330,000
STORM WATER											
	Trash Capture Devices	UI, Streets					1,500,000		1,500,000		1,500,000
	Trash Can Replacement	Caltrans		280,000					280,000		280,000
Total Storm Water			-	280,000	-	-	1,500,000	-	1,780,000	-	1,780,000
Grand Total			\$ 9,121,561	\$ 29,843,534	\$ 68,719,634	\$ 30,400,000	\$ 2,700,000	-	\$ 140,784,729	\$ 3,519,000	\$ 146,053,729

Capital Reserve \$ 7,594,500
Unfunded CIP 80,314,782



Unfunded CIP 12,000,000



RESOLUTION NO. PCXX-2023

RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION DETERMINING THAT THE PROPOSED FY 2023/24 CAPITAL IMPROVEMENT PROGRAM AND FY 2023/24 CAPITAL PROJECTS BUDGET ARE CONSISTENT WITH THE CITY OF FORT BRAGG INLAND GENERAL PLAN AND COASTAL GENERAL PLAN

WHEREAS, pursuant to the State of California Government Code Sections 65103(c) and 65401, the proposed CIP must be consistent with the City's adopted General Plan and the Planning Commission is the hearing body designated to make that determination; and

WHEREAS, the CIP compliance review with the General Plan is not considered a project under the California Environmental Quality Act (CEQA); therefore, it is not subject to CEQA review; and

WHEREAS, individual CIP projects will be subject to review for compliance with CEQA prior to City Council authorization for construction bids on respective projects; and

WHEREAS, on May 17, 2023, the Planning Commission held a meeting to consider whether or not the proposed FY 2023/24 CIP is consistent with the General Plan and the Coastal General Plan.

WHEREAS, based on all the evidence presented in the FY 2023/24 CIP Consistency Review, the Planning Commission finds as follows:

1. Based on all the information and findings included in the staff report, attachments, minutes and all other records of the proceedings, which are attached hereto and made a part thereof by reference, the Planning Commission hereby finds that the City's FY 2023/24 Capital Improvement Plan (CIP) is consistent with the goals and policies of the City of Fort Bragg Inland General Plan and the Fort Bragg Coastal General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Fort Bragg does hereby find that the Capital Improvement Program is consistent with the City of Fort Bragg General Plan and the Coastal General Plan.

The above and foregoing Resolution was introduced by Planning Commissioner _____, seconded by Planning Commissioner _____, and passed and adopted at a special meeting of the Planning Commission of the City of Fort Bragg held on the 17th day of May, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jeremy Logan, Chair

ATTEST:

Humberto Arellano, Administrative Assistant



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Text File

File Number: 23-150

Agenda Date: 5/17/2023

Version: 1

Status: Business

In Control: Planning Commission

File Type: Staff Report

Agenda Number: 7B

Receive Report and Consider Approval of Sign Permit 3-23

AGENCY:	City of Fort Bragg
MEETING DATE:	May 17, 2023
PREPARED BY:	Humberto Arellano
PRESENTED BY:	Humberto Arellano

AGENDA ITEM SUMMARY REPORT

APPLICATION NO.: Sign Permit 3-23

OWNER: Surjit Kumar

APPLICANT: Fremont Sign Company

AGENT: Rajinder Bhachu

LOCATION: 1004 S. Main Street

APN: 018-120-20-00

ZONING: Coastal - Highway Visitor Commercial

APPEALABLE PROJECT: **May be appealed to City Council. May be appealed to the California Coastal Commission.**

PROJECT BACKGROUND / DESCRIPTION

The Applicant wishes to update the signs at 1004 S. Main Street to reflect the new name of the gas station. The Applicant submitted a sign permit application to the Community Development Department, which proposed changes to five existing signs on the property. All of the existing signs conform with the Coastal Land Use and Development Code (CLUDC), except for Sign E which does not conform with the CLUDC.

As the Applicant's proposed plans for Sign A, Sign B, Sign C, and Sign D conform with the CLUDC, on March 20, 2023, the Community Development Department approved the sign permit for these signs (see Attachment 1).

However, the height of the existing Sign E does not conform with the CLUDC, and the Applicant wants to retain this non-conforming sign. The current sign is 12.3 feet and the proposed height is 12.3 feet. However, the maximum allowed height of a free-standing pole sign in the Coastal Zone is 6 feet.

Staff offered to work with the Applicant and make Sign E more conforming to the Code by allowing it to be 8-feet high and still be attached to the existing 12-foot posts. This

complies with past practice which allows the City to approve a face change on an existing non-conforming sign as long as it is brought into more conformance.

The Applicant declined the offer and asked to bring this sign review forward to the Planning Commission. The Applicant expressed concern for both reduced visibility due to a lower sign and the increased cost associated with replacing the sign.

RELEVANT CODE

According to Table 3-12 in Section 17.38.070, the maximum allowed height of a freestanding sign in a commercial zone is 6 feet.

TABLE 3-12 - SIGN STANDARDS FOR COMMERCIAL AND INDUSTRIAL ZONES

Allowed Sign Types	Maximum Sign Height	Maximum Number of Signs Allowed per Parcel	Maximum Sign Area
Ground-mounted and Ground-floor Signs			
Awning (17.38.080.B)	Below roof (1)	Single tenant site or structure: 3 of any combination of allowed sign types per primary structure frontage. Site or structure with two or more tenants: two (2) of any allowed sign types per business frontage.	Maximum sign area per parcel. The total sign area on a parcel shall comply with the following requirements. 1. 2 sf for each 3 linear ft of primary building frontage. 2. 0.5 additional sf for each linear foot of secondary building frontage. 3. Each use is allowed a total sign area of at least 25 sf regardless of frontage length. 4. The total sign area per use shall not exceed 100 sf. Maximum sign area per
Freestanding (17.38.080.C)	6 ft		
Projecting, Wall (17.38.080.E, 17.38.080.G)	Below roof (1)		

According to Section 17.38.090(B), an administrative exception may be granted by the Planning Commission if the following findings are made:

B. Exceptions. An administrative exception to the requirements of Subsection A may be granted by the Commission, provided that the Commission shall make the following findings:

1. The new proposed sign is significantly more conforming in height and/or area than the existing sign.
2. By approving the new sign, the exception will eliminate the existing nonconforming sign.
3. The non-conforming sign shall be brought into conformance with the sign ordinance within five years of the application date.

PLANNING COMMISSION ACTION

1. Allow the proposed sign to be 8-feet high concurrent with current practice and the Code, or
2. Approve an exception to the height limitation requirement for the proposed freestanding sign associated with Sign Permit SP 3-13, that conforms with the Code by allowing the sign to be somewhere between 8 feet and 12' 3" tall.

ALTERNATIVE ACTIONS

1. Provide direction to staff.

RECOMMENDATION

Staff recommends establishing a height limitation for the freestanding sign for Sign Permit 3-23 (3-23), that conforms with the following findings:

1. The new proposed sign must be more conforming in height and/or area than the existing sign.

ATTACHMENTS

1. Sign Permit Application dated 2/17/2023
2. Proposed Plans

City of Fort Bragg
Community Development Department
 416 North Franklin Street
 Fort Bragg, CA 95437
 Tel: (707) 961-2827
 Fax: (707) 961-2802
<http://city.fortbragg.com>
 email: CDD@fortbragg.com



Sign Permit #	_____
Date Filed	_____
Fee	_____
Receipt No.	_____
Received by	_____
Office Use Only – August 2019	

FBMC 17.38 (for properties within the Coastal Zone)

FBMC 18.38 (for properties outside the Coastal Zone)

SIGN PERMIT APPLICATION

Sign permit applications must be submitted with a *drawing of the proposed sign** and a \$30 sign permit fee. Applications are reviewed for compliance with the Fort Bragg Municipal Code (see above FBMC sections) and the Citywide Design Guidelines. The City's sign permit brochure is also a helpful resource. These codes, brochures, and documents can be found on the City's website at <http://city.fortbragg.com>. Please note that some signs also require a building permit.

Applicant Name: Rajinder Bhachu

Mailing Address: 44279 Fremont Blvd. Unit P

City & State: Fremont, CA 94538

Phone Number: 510-573-3162 Email: fremontsigncompany@gmail.com

Business Name & Property Address: NOYO Gas Stop. 1004 S. Main Street. Fort Bragg, CA 95437

Sign Contractor's Name (if applicable) Fremont Sign Company, Inc. Rajinder Bhachu

What is the area of the proposed sign in square feet? Canopy Signs Sqft: 17.8' Ea Total 4

How will the sign be lighted? LED Low Volatge front lit

What is the length of the building which has frontage on a public street? (Include both building frontage lengths for corner buildings): 185' x 155'

What is the area of any existing sign(s) on the property? Canopy & Pole sign (ARCO)


Exactly where on the property or building will the sign be located? Same Place on the Existing signs

Exactly how high will the top and bottom of the sign be from the ground? 16 feet

How will the sign be mounted? flat against the building, right angles to the building,
 freestanding, other Pole sign Replace Faces only to existing Sign

***ATTACH AN ACCURATE DRAWING, CLEARLY DESCRIBING THE DIMENSIONS, DESIGN, COLORS, AND CONSTRUCTION MATERIALS OF THE PROPOSED SIGN.**

The information provided in this application is accurate and complete to the best of my knowledge.

Signature:  Date: 02/17/2023

Findings for approval. The approval of a sign permit shall require that the review authority first make all the following findings, as applicable.

- Yes No The proposed signs do not exceed the standards of Sections 18.38.070 (Zoning District Sign Standards) and 18.38.080 (Standards for Specific Sign Types), and are of the minimum size and height necessary to enable pedestrians and motorists to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site;
- Yes No That the placement of the sign on the site is appropriate for the height and area of a freestanding or projecting sign;
- Yes No That a flush or projecting sign relates to the architectural design of the structure. Signs that cover windows, or that spill over natural boundaries, and/or cover architectural features shall be discouraged;
- Yes No The proposed signs do not unreasonably block the sight lines of existing signs on adjacent properties;
- Yes No The placement and size of the sign will not impair pedestrian or vehicular safety;
- Yes No The design, height, location, and size of the signs are visually complementary and compatible with the scale, and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street; and
- Yes No The proposed signs are in substantial conformance with the design criteria in Subsection 18.38.060.F (Design criteria for signs) and the Signs chapter of the Citywide Design Guidelines.

FOR CITY USE ONLY:

Community Development Department Approval: _____ Date: _____

Planning Commission Action: _____ Date: _____

Conditions of Approval:

1. If required, a building permit shall be obtained prior to erecting the sign on the property. Please contact the Mendocino County Building Department for further information (120 West Fir Street, Fort Bragg, 707-964-5379).



Project Location
1004 S. Main St.
Fort Bragg, CA 95437

ORIGINALLY DESIGN
February 13, 2023



State of the Art Sign Manufacturing

Fremont Sign Company
44279 Fremont Blvd. Unit P
Fremont, CA 94538
Phone: 510-573-3162
fremontsigncompany@gmail.com

Business Owner:
Noni S LLC. DBA NOYO Gas Stop
Surjit Kumar
1004 S. Main Street
Fort Bragg, CA 95437
M: 509-680-7206
Email: navneetsangar88@gmail.com

Business owner Approved Signature

Property Owner:
Mr. SurjitKumar
Navneet Sangar
1004 S. Main Street
Fort Bragg, CA 95437
M: 509-680-7206
navneetsangar88@gmail.com


Landlord Approved Signature

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1004 S. Main St. Fort Bragg, CA 95437



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 <p>Fremont Sign Company 44279 Fremont Blvd. Unit P Fremont, CA 94538 Phone: 510-573-3162 fremontsigncompany@gmail.com</p>	<p>Project Name: NOYO GAS STOP</p>	<p>Client Name: Surjit Kumar / Navneet Sangar</p>	<p>Date: 02-13-2023</p>	<p>Job No.</p>	<p>APPROVAL</p> <p>Client Signature _____ Date _____</p> <p>COPY COLORS SIZES</p>	<p>Sheet SP1</p>
	<p>Project Address: 1004 S. Main Street Fort Bragg, CA 95437</p>	<p>Client Address:</p>	<p>Scale Size:</p>	<p>Page Size:</p>		

1004 S. Main St. Fort Bragg, CA 95437

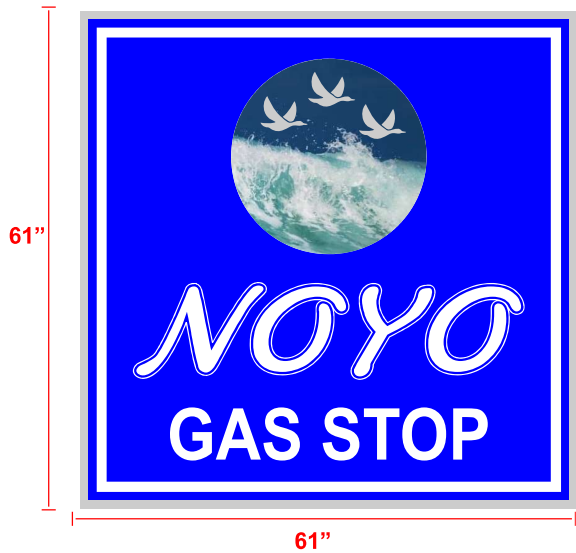
EXITING SIGNS SITE PLAN



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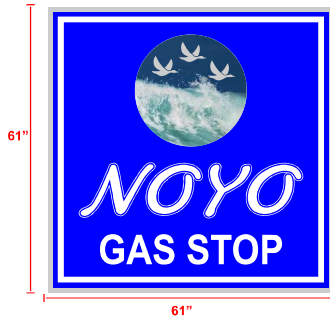
 <p>Fremont Sign Company 44279 Fremont Blvd. Unit P Fremont, CA 94538 Phone: 510-573-3162 fremontsigncompany@gmail.com</p>	<p>Project Name: NOYO GAS STOP</p>	<p>Client Name: Surjit Kumar / Navneet Sangar</p>	<p>Date: 02-13-2023</p>	<p>Job No. _____</p>	<p style="text-align: center;">APPROVAL</p> <p>Client Signature _____ Date _____</p> <p style="text-align: center;">COPY COLORS SIZES</p>	<p style="text-align: right;">Sheet SP2</p>
	<p>Project Address: 1004 S. Main Street Fort Bragg, CA 95437</p>	<p>Client Address: _____</p>	<p>Scale Size: _____</p>	<p>Page Size: _____</p>		

Project: Exiting Poly Double Sided Reface



SIGN ELEVATION : E

SCALE: 1/4"=1'-0"



Enhanced Sign - E



Existing Sign - E

Sign Size: Hight : 148". Withd : 86"
Post: 6'x6"

PROPOSED SCOPE OF WORK:

MANUFACTURE & INSTALL (2) WHITE LEXAN POLYCARBONATE OVERLAY BLUE AND RED VINYL WITH LOGO TO EXISTING DOUBLE SIDED MONUMENT SIGN


TOTAL SQ.FT: 26.0'ea

SCALE: 1"=1'-0"

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SIGN E

MEASUREMENTS

 <p>Fremont Sign Company 44279 Fremont Blvd. Unit P Fremont, CA 94538 Phone: 510-573-3162 fremontsigncompany@gmail.com</p>	<p>Project Name: NOYO GAS STOP</p>	<p>Client Name: Surjit Kumar / Navneet Sangar</p>	<p>Date: 02-13-2023</p>	<p>Job No.</p>	<p>APPROVAL</p> <p>Client Signature _____ Date _____</p> <p>COPY COLORS SIZES</p>	<p>Sheet</p> <p>3</p>
	<p>Project Address: 1004 S. Main Street Fork Bragg, CA 95437</p>	<p>Client Address:</p>	<p>Scale Size:</p>	<p>Page Size:</p>		

Arellano, Humberto Jr.

From: Jacob Patterson <jacob.patterson.esq@gmail.com>
Sent: Tuesday, May 16, 2023 6:49 PM
To: cdd
Subject: Public Comment -- 5/17/2023 PC Mtg., Item No. 7B, Non-Conforming Sign

Follow Up Flag: Follow up
Flag Status: Completed

Planning Commission,

Based on the agenda materials, the proposed replacement of the sign face of this non-conforming sign is not permissible because there is no obvious way for the Planning Commission to make the 3 findings necessary to approve the non-conforming sign. Importantly, the applicant has done nothing to make the height or the sign area of the proposed sign "significantly more conforming" compared to the existing non-conforming sign, which is the first finding you would have to make. Since you can't make that finding, you can't approve this request even if you were inclined to do so from a policy perspective based on the applicant's reasoning. Rather, you would at least need to require the sign to be significantly shorter than the current 12 feet but that is not being proposed as part of this application. Instead, the applicant just wants to keep their existing sign at its non-conforming height of 12 feet and at its current location that appears to be in the traffic safety sight area. There is no scenario where that could be allowed under our current CLUDC.

If you do want to come up with a compromise solution, you will need to determine what level of increased conformity is necessary to meet the "significantly more conforming" standard and a slight decrease in height below the 12'3" of the existing sign doesn't seem like it would be "significant". Moreover, that approval could only be good for the next 5 years anyway, at which point the sign would need to be replaced with a 6 foot sign per the third required finding. Why wait when we can just bring it into conformity now and in a manner that doesn't require the City to track and follow up with code enforcement if the new still non-conforming sign hasn't been replaced by the 5-year deadline to do so?

There are other issues with this sign as well, including its location within what appears to be within the "traffic safety sight area" that was also an issue with the proposed Grocery Outlet freestanding sign you just reviewed at the last meeting (and which required a special condition to move it out of the traffic safety sight area). Ideally, this sign should be shortened to meet our height limit of 6 feet or at least lowered to no more than 9 feet (i.e., splitting the difference between the existing 12 foot sign and the CLUDC maximum of 6 feet) and likely moved outside the traffic visibility corridor at this corner. In fact, due to the increased traffic at this very intersection, removing the existing non-conforming sign that actually blocks some visibility at this corner that will get even busier once the Grocery Outlet is operational seems like a necessary traffic visibility improvement from a safety standpoint.

I recommend an alternate action from the staff-provided recommendations, which is to only approve a conforming sign that is limited to 6 feet in height and which is outside the traffic visibility corner setback area we have applied to other projects. The sign would probably have to have the new branding next to the current fuel prices rather than being vertical but there are conforming designs that will still convey all of the necessary information for this business to continue to thrive but in a manner that meets our current applicable code requirements.

Regards,

--Jacob

From: [Annemarie](#)
To: [cdd](#)
Subject: Public Comment -- 5/17/2023 PC Mtg., Item No. 7B, Non-Conforming Sign
Date: Wednesday, May 17, 2023 5:58:34 PM
Attachments: [3 public comment 5-17-2023 signs.pdf](#)

To Planning Commission,

Please accept my comments for tonight.

Thanks, Annemarie Weibel

Public comment to planning commissioners about item 7B scheduled for 5-17-2023

I am not happy with the proposed replacement of the non-conforming sign at the former ARCO gas station. It is my understanding that you may not approve it as you need to make the findings necessary to approve it.

Why has the new owner not tried to make it conform in regards to height or placement of it? It does not matter what the applicant's reasons are for wanting what he wants. This application does not consider lowering the height of this sign, or a different location.

The very busy location at the intersection of SR1 (Main Street) and N. Harbor Dr. is not a good place to post such a sign as is currently proposed.

The recently proposed Grocery Outlet sign required a special condition to move it out of the traffic safety sight area. Would that not have to be the case in this situation?

If in fact the Grocery Outlet would get built in the proposed location this sign would become even more of a hindrance as far as traffic safety sight is concerned.

Please do not approve a sign that is taller than 6 ft. and make sure that it is not in the way of the traffic safety sight area. Why would we not rely on our code requirements?

Thanks for your consideration, Annemarie Weibel