



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
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Meeting Agenda Planning Commission

Wednesday, August 23, 2017

6:00 PM

Town Hall, 363 N.Main Street

AMENDED

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. APPROVAL OF MINUTES

- 1A. [17-437](#) Approve Minutes of August 9, 2017

Attachments: [Minutes of August 9, 2017](#)

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

3. CONDUCT OF BUSINESS

- 3A. [17-436](#) Receive Report and Consider Certification of the Addendum to Mitigated Negative Declaration for Georgia Pacific Mill Site Demolition Project and Approval of Coastal Development Permit 11-12/17 for the Demolition of Dry Shed 4 Based on the Findings and Subject to Special and Standard Conditions

Attachments: [20170823 GP Demo Dry Shed 4](#)
[Att 1 - SHPO Letter](#)
[Att 2 - California Historic Resource Law](#)
[Att 3 - ESA Historic Survey of Dry Shed 4](#)
[Att 4 -Engineering Analysis of Dry Shed 4](#)
[Att 5 - GP Letter](#)
[Att 6 - Site](#)
[Att 7 - Photos of Dry Shed 4](#)
[Att 8 - GP All Demo MND](#)
[Att 9 - GP Dry Shed 4 Demo MND Addendum](#)
[Att 10 - Project Application Dry Shed 4 Demo](#)
[Att 11 - Resolution to Recommend Historic Landmark District](#)
[ATT 12 - Pages from Historic Property Survey Report](#)
[Att 13 - SHPO Letter dated 2011](#)

4. PUBLIC HEARINGS

- 4A. [17-392](#)** Receive Report, Hold Public Hearing, and Consider Adoption of a Resolution Recommending City Council 1) Adopt Amendments to the Fort Bragg Coastal General Plan; 2) Coastal Zoning Map; and 3) Certify Negative Declaration for the Property at 100 East Ocean View Drive (LCP 1-17)

Attachments: [Amendment 1-17 Riverview Rezoning Staff Report](#)
[Attachment 1 - Location Map](#)
[Attachment 2 - Land Use Designations](#)
[Attachment 3 - Zoning Map](#)
[Attachment 4 - Negative Declaration](#)
[Attachment 5 - Resolution to Council](#)

- 4B. [17-427](#)** Receive Report, Open Public Hearing, Accept Public Comment and Adopt the Resolution of the Fort Bragg Planning Commission Making Findings Based on the Evidence Presented to Modify Existing Use Permit 9-03 (USP 9-03) to Include Additional and Revised Conditions to Address Nuisance Conditions and Ongoing Violations of Special and Standard Conditions of the Use Permit

Attachments: [20170823 Hospitality House USP Modification Final](#)
[Att 1 - July 7 Notice of Violation and Hearing Notice](#)
[Att 2 - July 22, 2017 Letter from Pamela Cohen - MCHH Attorney](#)
[Att 3 - Application & Planning File 3-87; VAR 5-88](#)
[Att 4 - Application & Planning File SA SCR 13-03 and USP 09-03](#)
[Att 5 - Extreme Weather Shelter \(LTP 13-16\)](#)
[Att 6 - Site Photos - internal](#)
[Att 7 - Floor Plan with Beds](#)
[Att 8 - MCHC Guest Log](#)
[Att 9 - Police Calls for Service HH 2017](#)
[Att 10 - Police Calls for Service Golden West 2017](#)
[Att 11 - Police Calls for Service Cucina Verona 2017](#)
[Att 12 - Police Calls for Service B&B 2017](#)
[Att 13 - Code Complaints Regarding Nuisance Conditions](#)
[Att 14 - Hospitality House Rules & Policies](#)
[Att 15 - Letters regarding Use Permit Modification](#)
[Att 16 - Site Map](#)
[Att 17 - Site Photos - external](#)
[Att 18 - Petition to Revoke Use Permit](#)
[Att 19- Petition to Modify the Use Permit](#)
[Att 20 - Petition of Support for Hospitality House](#)
[Att 21 - Submitted Photos](#)
[Att 22- MCHC Proposed Conditions 2017July27 \(2\)](#)
[Att 23 - August Hearing Notice](#)
[Att 24 - Resolution Hospitality House Use Permit Modification](#)
[Att 25 - Additional letters regarding Hospitality House Use Permit Modification](#)
[Att 26 - MCHC Submittal](#)

5. MATTERS FROM CHAIR/COMMISSIONERS/STAFF

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 August 18, 2017.

Sarah Million McCormick
Community Development

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.

The Council Chamber is equipped with a Wireless Stereo Headphone unit for use by the hearing impaired. The unit operates in conjunction with the Chamber's sound system. You may request the Wireless Stereo Headphone unit from the City Clerk for personal use during meetings.

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