

City of Fort Bragg

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

Meeting Agenda Planning Commission

Wednesday, January 28, 2015

6:00 PM

John Diederich Center, 208 Dana Street

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

14-448 Approve Minutes of December 10, 2014

Attachments: PC Minutes of 12-10-2014

A. PUBLIC COMMENTS ON NON-AGENDA ITEMS

B. CONDUCT OF BUSINESS

1. 14-445 Select Chair and Vice-Chair of the Planning Commission (Ord. 740 §1, 1992; Fort Bragg Municipal Code §2.20.050; PC Bylaws § III.B.)

C. PUBLIC HEARINGS

1. 15-006

Receive Report, Hold a Public Hearing and Consider Adopting: (1) Resolution Adopting a Mitigated Negative Declaration; and (2) Resolution Approving Coastal Development Permit (CDP 8-13), Design Review (DR 7-13), Use Permit (USP 5-13) and Lot Line Adjustment (LLA 3-2014) for a proposed Shopping Center anchored by Grocery Outlet consisting of a 15,000 Square Foot Grocery Store (Building A), a 10,000 SF Retail Space (Building B) and a 4,500 SF Retail Space (Building C) for a total of 29,500 square feet of retail space. Associated development includes: a new access road located on the western edge of the proposed development that will connect to Bay View Avenue (CR #439A) to the southwest and to Ocean View Drive to the north; anew 99-space parking lot, loading zones, pedestrian improvements, rainwater storage tanks, utility connections, drainage improvements, utilities, signage and landscaping.

Attachments: Hare Creek Center Staff Report

Attachment 1 - Site Location

Attachment 2 - Hare Creek Site Photos

Attachment 3 - Site Plan & Floor Plans

Attachment 4 - Renderings & Visual Analysis

Attachment 5 - Elevations & Signage

Attachment 6 - Landscaping & Project Plant List

Attachment 7 - Grading Plan

Attachment 8 - Hare Creek MND & all MND Attachments

Attachment 9 - Hare Creek Lighting

Attachment 10 - Project Colors & Materials

Attachment 11 - Project Storm Water Exhibits

Attachment 12 - Resolution Adopting MND

Attachment 13 - Resolution Approving Hare Creek Center project

Attachment 14 - Jan 20th Letter from CDFW

Attachment 15 - City Response to DFW Letter

Attachment 16 - Mitigation Monitoring & Reporting Plan

Attachment 17 - Letters

Attachment 18 - Documents Received After Agenda Packet Distribution

D. MATTERS FROM CHAIR/COMMISSION/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 January 23, 2015.

Cynthia M. VanWormer, MMC, City Clerk

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.

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