



City of Fort Bragg

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Meeting Agenda City Council

**THE FORT BRAGG CITY COUNCIL MEETS CONCURRENTLY
AS THE FORT BRAGG MUNICIPAL IMPROVEMENT DISTRICT
NO. 1 AND THE FORT BRAGG REDEVELOPMENT SUCCESSOR
AGENCY**

Monday, March 23, 2015

6:00 PM

Town Hall, 363 N. Main Street

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA REVIEW

1. MAYOR'S RECOGNITIONS AND ANNOUNCEMENTS

2. STAFF COMMENTS

3. MATTERS FROM COUNCILMEMBERS

4. PUBLIC HEARING

When a Public Hearing has been underway for a period of 60 minutes, the Council must vote on whether to continue with the hearing or to continue the hearing to another meeting.

- 4A. [15-061](#) Receive Report, Conduct Public Hearing and Provide Direction to Staff Regarding: 1) Appeal by Edward Oberweiser, et al. of the Planning Commission's January 28, 2015 Decision to Approve a Mitigated Negative Declaration for the Hare Creek Center Project; and 2) Appeal by Group II Real Estate of the Planning Commission's January 28, 2015 Decision to Deny Development Permits for the Proposed Hare Creek Center Project. Project Location: 1250 Del Mar Drive; Permits: CDP 8-13, DR 7-13, USP 5-13 and LLA 3-14.

Attachments: [Attachment 1 - Appeal MND](#)
[03232015 Hare Creek Center Appeal](#)
[Attachment 2 - Appeal Permits](#)
[Attachment 3 - Planning Commission Hearing Minutes](#)
[Attachment 4 - Staff Report to Planning Commission re Hare Creek](#)
[Attachment 4.1 - Site Location](#)
[Attachment 4.2 - Hare Creek Site Photos](#)
[Attachment 4.3 - Site Plan & Floor Plans](#)
[Attachment 4.4 - Renderings & Visual Analysis](#)
[Attachment 4.5 - Elevations & Signage](#)
[Attachment 4.6 - Landscaping & Project Plant List](#)
[Attachment 4.7 - Grading Plan](#)
[Attachment 4.8 - Hare Creek MND & all MND Attachments](#)
[Attachment 4.9 - Hare Creek Lighting](#)
[Attachment 4.10 - Project Colors & Materials](#)
[Attachment 4.11 - Project Storm Water Exhibits](#)
[Attachment 4.12 - Resolution Adopting MND](#)
[Attachment 4.13 - Resolution Approving Hare Creek Center project](#)
[Attachment 4.14 - Jan 20th Letter from CDFW](#)
[Attachment 4.15 - City response to DFW Letter](#)
[Attachment 4.16 - Mitigation Monitoring & Reporting Plan](#)
[Attachment 4.17 - Letters](#)
[Attachment 4.18 - Documents Received After Agenda Packet Distribution](#)
[Attachment 5 - Visual Compatibility Photo Survey](#)
[Attachment 6 - Tentative Map of Hare Creek Center BLA](#)
[Attachment 7 - Alternative Project Facade Designs](#)
[Attachment 8 - Letters](#)
[Letters Attached 3/19/2015](#)
[GHD Response to Traffic Impact Study Report](#)
[Jackson Law Office Letter of Support](#)
[Letters Attached 3/21/2015](#)
[Hare Creek Center Applicant - Supplemental Submittals](#)
[Provencher & Flatt, LLP Appeal Letter](#)
[Letters Attached 3/23/2015](#)
[Hare Creek Center Applicant \(Patton\) - Presentation](#)
[MND Appellant - Information from Meeting](#)
[Letters & Petition Attached 3/24/2015](#)

5. CONDUCT OF BUSINESS**6. PUBLIC COMMENTS ON NON-AGENDA, CONSENT CALENDAR & CLOSED SESSION ITEMS**

MANNER OF ADDRESSING THE CITY COUNCIL: Any member of the public desiring to address the City Council shall submit a "Speaker Card" to the City Clerk and proceed to the podium after being recognized by the Presiding Officer. Speakers will be called up in the order the Speaker Cards are received. All remarks and questions shall be addressed to the City Council and no discussion or action shall be taken on any requests, in accordance with Brown Act Requirements.. No person shall enter into any discussion without being recognized by the Mayor or acting Mayor.

IF AGENDA PERMITS: A maximum of thirty (30) minutes shall be allotted to receiving public comments at the initial public comment period and, if necessary, an additional 30 minutes shall be allotted to public comments prior to action on the Consent Calendar. Any citizen, after being recognized by the Mayor or acting Mayor, may speak on any topic that may be a proper subject for discussion before the City Council for such period of time as the Mayor or acting Mayor may determine is appropriate under the circumstances of the particular meeting, including but not limited to, the number of persons wishing to speak on a particular topic or at a particular meeting, 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: Pursuant to the Brown Act the Council cannot discuss issues or take action on any requests during this comment period.

7. CONSENT CALENDAR

All items under the consent calendar will be acted upon in one motion unless a Councilmember requests that an individual item be taken up under CONDUCT OF BUSINESS

7A. [15-069](#) Approve Minutes of March 9, 2015

Attachments: [CCM2015-03-09](#)

8. CLOSED SESSION**ADJOURNMENT**

The adjournment time for all Council meetings is no later than 10:00 p.m. If the Council is still in session at 10:00 p.m., the Council may continue the meeting upon majority vote.

NEXT REGULAR CITY COUNCIL MEETING: 6:00 P.M., MONDAY, APRIL 13, 2015

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 March 18, 2015.

Cynthia M. VanWormer, MMC, City Clerk

NOTICE TO THE PUBLIC:**DISTRIBUTION OF ADDITIONAL INFORMATION FOLLOWING AGENDA PACKET DISTRIBUTION:**

- *Materials related to an item on this Agenda submitted to the Council/District/Agency after distribution of the agenda packet are available for public inspection in the lobby of City Hall at 416 N. Franklin Street during normal business hours.*
- *Such documents are also available on the City of Fort Bragg's website at <http://city.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 Recoton 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 Recoton Wireless Stereo Headphone unit from the City Clerk for personal use during the Council meetings. This notice is in compliance with the Americans with Disabilities Act (28 CFR, 35.102-35.104 ADA Title II).