

Initiative Measure to be Submitted Directly to the Voters

The City Attorney has prepared the following title and summary of the chief purpose and points of the proposed measure:

Prohibiting Social Service Organizations in the Central Business District

This measure would add language to the Fort Bragg Municipal Code to provide that a 'social service organization' is not a permitted use within the Central Business District zoning district unless such organization was established and existed at a location within the district prior to January 1, 2015.

Further, this measure would modify Table 2-6 in the Fort Bragg Municipal Code regarding "Allowed Land Uses and Permit Requirements for Commercial Zoning Districts" with respect to a "social service organization" to change that use from "Permitted Use, Zoning Clearance required", to "Use not allowed."

A social service organization is defined by the Fort Bragg Municipal Code as:

"A public or quasi-public establishment providing social and/or rehabilitation services, serving persons with social or personal problems requiring special services, the handicapped, and the otherwise disadvantaged. Examples of this land use include: counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies. Includes organizations soliciting funds to be used directly for these and related services, and establishments engaged in community improvement and neighborhood development. Does not include day-care services, emergency shelters and transitional housing, or "Residential Care" which are separately defined.

Signed, Brenda Jourdain, City of Fort Bragg Elections Official
for Samantha Zutler, City of Fort Bragg General Counsel

Date: June 2, 2015

INITIATIVE MEASURE TO BE SUBMITTED DIRECTLY TO THE VOTERS

Be it ordained by the People of the City of Fort Bragg that Title 18, Chapter 18.22 of the Municipal Code (Commercial Zoning Districts) and Table 2-6 are hereby amended as set forth below in italics:

18.22.020 - Purposes of Commercial Zoning Districts

The purposes of the individual commercial zoning districts and the manner in which they are applied are as follows.

- A. CN (Neighborhood Commercial) zoning district. The CN zoning district is applied to areas of the City that are appropriate for small-scale facilities providing convenience shopping and services for adjacent residential neighborhoods. The maximum allowable residential density within the CN district for the residential component of a mixed-use project is 12 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CN zoning district implements and is consistent with the CN land use designation of the General Plan.
- B. CO (Office Commercial) zoning district. The CO zoning district is applied to areas of the City that are intended to serve the office and institutional needs of the community that cannot be accommodated within the CBD zoning district. Other related and office-supporting uses may also be allowed. The maximum allowable residential density within the CO district for either the residential component of a mixed-use project or multi-family dwellings as a primary use is 24 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CO zoning district implements and is consistent with the CO land use designation of the General Plan.
- C. CBD (Central Business District) zoning district. The CBD zoning district is applied to the core of the downtown which is the civic, cultural, and commercial center of the City. The CBD zone is intended to accommodate retail stores, government and professional offices, theaters, and other similar and related uses in the context of pedestrian oriented development. *A social service organization is not a permitted use under any circumstances unless such organization was established and existed at a location within the CBD zoning district prior to January 1, 2015.* The maximum allowable residential density within the CBD zone for the residential component of a mixed use project is 40 dwelling units per acre; the maximum floor area ratio (FAR) is 2.0. The CBD zoning district implements and is consistent with the CBD land use designation of the General Plan.
- D. CG (General Commercial) zoning district. The CG zoning district is applied to areas of the City that are appropriate for less compact and intensive commercial uses than those accommodated within the CBD zone. Allowable and uses are typically more auto-oriented than pedestrian oriented, and may include automotive and service-related uses, a wide range of retail stores, including those selling large products (appliances, home furnishings, building materials, etc.) The maximum allowable residential density within the CG district for the residential component of a mixed-use project is 24 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CG zoning district implements and is consistent with the CG land use designation of the General Plan.
- E. CH (Highway Commercial) zoning district. The CH zoning district is applied to sites along Highway 1 and arterials at the entry points to the community. Allowable land uses include lodging, restaurants, and retail stores. The maximum allowable residential density within the CH district for the residential component of a mixed-use project is 24 dwelling units per acre; the maximum floor area ratio (FAR) is 0.40. The CH zoning district implements and is consistent with the CH land use designation of the General Plan.

TABLE 2-6 Allowed Land Uses and Permit Requirements	Permitted Use - Zoning Clearance required						
	Minor Use Permit required (see Section 18.22.060)						
	Use Permit required (see Section 18.22.060)						
	Permit requirement set by specific use Regulations						
General Use Permit required (see Section 18.22.060)	Special Allowance						
LAND USE	PERMIT REQUIRED BY DISTRICT					Special Use Regulations	
	EN	CO	CB	CG	CH		
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL							
ATM	P		P	P	P	P	
Bank, financial services	UP		P	P	P	P	
Business support service	—		P	P	P	P	
Medical services - Doctor office	P		P	P	P	UP	
Medical services - Clinic, lab, urgent care	—		P	P	P	—	
Medical services - Hospital	—		UP	—	UP	UP	
Office - Accessory	P		P	P	P	P	
Office - Business/service	—		P	P	P	P	
Office - Processing	—		P	P(2)	P	—	
Office - Professional/administrative	—		P	P	P	P	
SERVICES - GENERAL							

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	Permitted Use - Zoning Clearance required					
	Mineral Use Permit required (see Section 18.22.060)					
	Use Permit required (see Section 18.22.060)					
	Permit requirement set by specific use Regulations					
LAND USE	PERMIT REQUIRED BY DISTRICT					Special Use Regulations
	EN	CO	CBD	CG	CH	
Adult day care	P		P	P	P	
Catering service			P		P	
Child day care center	UP		UP	UP	UP	
Drive-through service			UP	UP	UP	18.42.070
Equipment rental			UP	P	UP	
Kennel, animal boarding			UP			
Lodging - Bed & breakfast inn (B&B)			UP	UP	P	18.42.050
Lodging - Hotel or motel			UP	UP	UP	
Lodging - Vacation rentals						
Maintenance service - Client site services				P		
Mortuary, funeral home			P		P	
Personal services	P		P	P	UP	
Personal services - Restricted			UP	UP		
Public safety facility			P	P	P	
Repair service - Equipment, large appliances, etc.				P		
Social service organization			P		P	UP
Vehicle services - Major repair/body work				UP	UP	
Vehicle services - Minor maintenance/repair				P	P	
Veterinary clinic, animal hospital			P		P	

Notice of Intent to Circulate Petition

Notice is hereby given by the persons whose names appear hereon of their intention to circulate the petition within the City of Fort Bragg, County of Mendocino to insure that the purpose of Section 18.22.020 of the City of Fort Bragg Land Use and Development Code be applied in the Central Business District (CBD) and that the CBD remain the historic, civic, cultural and commercial core of the community as provided in the General Plan.

This initiative clarifies and amends Title 18, Chapter 18.22 of the Municipal Code (Commercial Zoning Districts) to not allow by permit or otherwise specific land uses in the CBD, as that District is shown and described by Title 18 as of January 1, 2015.

Table 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts, in Section 18.22.030 of Chapter 18.22 is amended to designate that "social service organization" is not a permitted use in the Central Business District (CBD), unless such organization was established and existed in the CBD prior to January 1, 2015.

Proponents:

Carolyn Petersen

Jeanne Stubenrauch

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Prohibiting Social Service Organizations in the Central Business District

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Signed, Brenda Jourdain, City of Fort Bragg Elections Official
for Samantha Zutler, City of Fort Bragg General Counsel

Date: June 2, 2015

**NOTICE TO THE PUBLIC:
THIS PETITION MAY BE CIRCULATED BY A PAID
SIGNATURE GATHERER OR A VOLUNTEER. YOU HAVE THE RIGHT TO ASK.**

Use Pen Only — Please print all information except the signature.

Official Use Only

REGISTERED VOTERS ONLY

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1.	<div>Print Your Name _____</div> <div>Residence Address ONLY _____</div> <div>Sign as Registered To Vote _____</div> <div>City _____ Zip _____</div>	
2.	<div>Print Your Name _____</div> <div>Residence Address ONLY _____</div> <div>Sign as Registered To Vote _____</div> <div>City _____ Zip _____</div>	
3.	<div>Print Your Name _____</div> <div>Residence Address ONLY _____</div> <div>Sign as Registered To Vote _____</div> <div>City _____ Zip _____</div>	
4.	<div>Print Your Name _____</div> <div>Residence Address ONLY _____</div> <div>Sign as Registered To Vote _____</div> <div>City _____ Zip _____</div>	
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