



City of Fort Bragg

Incorporated August 5, 1889

416 N. Franklin St.

Fort Bragg, Ca 95437

707-961-2825

December 11, 1987

Roy Tindle
Community Development Specialist
Community Development Commission,
405 West Perkins St.
Ukiah, CA 95482

Dear Mr. Tindle:

This letter is to advise you that the Mendocino Coast Hospitality Center, located at 237 N. McPherson Street is located within appropriate zoning and land use zones for an operation as an emergency shelter.

If you have any questions, please feel free to contact the undersigned.

Sincerely,

Frank V. Filice

Frank V. Filice ^P
Community Development Director ✓



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July 28, 1987

Charles Griffith
Mendocino Coast Hospitality Center
237 N. McPherson
Fort Bragg, CA 95437

Dear Mr. Griffith

This letter is to inform you that the Technical Advisory Committee at its meeting of July 21, 1987, approved Site & Architectural Review Application 3-87 on conversion of a single family residence into a hotel.

The Technical Advisory Committee approved this application with the following conditions:

1. That the applicant meet all building and fire department requirements.
2. That the applicant be allowed to construct a parking lot between the existing guest house and the main house. The applicant is required to resubmit parking and circulation plan to the engineering department for review and consideration prior to construction. Minimum dimensions of parking spaces, backup areas, and pavement requirements shall be in accordance with the City's zoning ordinance.

The decisions of the Technical Advisory Committee or are appealable to the City Council within 10 days of receipt of this letter. Appeal forms can be obtained from and must be submitted to the City Clerk during normal office hours.

If you have any questions regarding the City's action, please contact me.

Sincerely,

Frank V. Filice

Community Development Director

MEETING DATE

February 14, 1989
Zoning Administrator



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416 Franklin Street
Fort Bragg, Ca 95437
707-964-5325

DEPARTMENT

Planning Dept.

AGENDA ITEM SUMMARY REPORT

SUBJECT VAR 5-88

Applicant: Mendocino Coast Hospitality Center

Location: 237 N. McPherson Street

Description: Waiver of off street parking and paving requirements in connection with Site and Architectural Review Application 3-87

Environmental Determination: Exempt

SUMMARY

The Mendocino Coast Hospitality Center of 237 N. McPherson has submitted a variance application for consideration of a waiver of off street parking and paving requirements made in connection with their 1987 Site and Architectural Review application. The applicant is utilizing a single family residence as a shelter for temporarily homeless within the community with the building located in the Central Business District Zone which allows hotel-type uses as permitted activity.

The condition placed on SA 3-87 was:

"That the applicant be allowed to construct a parking lot between the existing guest house and the main house. The applicant is required to resubmit parking and circulation plan to the engineering department for review and consideration prior to construction. The granting of the interior parking lot allows them to use an eleven foot driveway for both ingress and egress. Minimum dimensions of parking spaces, backup areas, and pavement requirements shall be in accordance with the City's zoning ordinance."

The City Council, at their meeting on January 23, approved a request from the applicant for a twelve month extension of time for compliance to the City's off street parking requirements. The Center wished to continue the application for variance to remove the condition entirely.

Applicant cites community service performed by the facility, inability to finance parking improvements, lack of vehicle use at the site, and inadequate parking provisions by other property owners in the area as items for consideration in perusal of this request.

DEPARTMENTAL RECOMMENDATION

Staff recommends review of the findings that follow which must be made in approving request from Mendocino Coast Hospitality Center and then making decision on VAR 5-88.

COUNCIL ACTION:

Approve: _____

Deny: _____

Table: _____ Until _____

Receive & File: _____

AGENDA ITEM NO: 1

- A. Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of Chapters 18.04 through 18.82 deprives the property of privileges enjoyed by other property in the vicinity and under identical zoning classification; and,
- B. The Variance granted shall be subject to such conditions as will assure that the adjustments thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated. (Section 18.66.010, Fort Bragg Municipal Code & Section 65906. California Government Code).