

CITY OF FORT BRAGG
COMMUNITY DEVELOPMENT DEPARTMENT
416 North Franklin Street
Fort Bragg, CA 95437
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Hearing/decision date(s)
October 31, 2016

- ☐ City appeal period ended
☐ Prior-to-issuance conditions met

LIMITED TERM PERMIT ACTION NOTIFICATION

This document provides notification of the decision as indicated below. If you have any questions, please contact the Community Development Department at City Hall.

APPLICATION NO.: Limited Term Permit 13-16 (LTP 13-16)

PROPERTY OWNER: Multiple: list attached

APPLICANT: Mendocino Coast Hospitality Center

AGENT: Lynelle Johnson

REQUEST: **Limited Term Permit to authorize temporary Extreme Weather Shelters (EWS) at five faith-based organizations in the City.**

**LOCATION AND
ASSESSOR'S PARCEL
NUMBER:**

First Presbyterian
367 S Sanderson Way
008-332-10

Trinity Lutheran
620 E Redwood Avenue
008-221-01 and -02

St. Michaels
201 E Fir Street
008-082-06

Fort Bragg Grace Community
1450 E Oak Street
020-510-07

Coast Christian Center
1004 E Chestnut Street
018-281-01

DATE OF ACTION: October 31, 2016

ACTION BY: XX Community Development Director

ACTION TAKEN: XX Approved (See attached Findings and Conditions)

**EFFECTIVE DATE
OF ACTION:** October 31, 2016 unless a timely appeal is filed.

LOCAL APPEAL PROCESS AND FEE: Decisions of the Community Development Director shall be final unless appealed to the Planning Commission in writing within 10 days of the decision date with a filing fee of \$1,000 to be filed with the Community Development Department.

This project is: XX Not appealable to the Coastal Commission.

 Appealable to the Coastal Commission pursuant to Chapter 17.92.040 of the City of Fort Bragg Coastal Land Use and Development Code

NOTIFICATION

MAILED TO: Lynelle Johnson, P.O. Box 2168, Fort Bragg, CA 95437

DATE OF MAILING: October 31, 2016

CONDITIONS OF APPROVAL: See attached findings and conditions

Community Development Department Statement: I hereby certify that all conditions which must be met prior to issuance of this permit have been met and that this permit is deemed by the City of Fort Bragg Community Development Department to be a valid permit subject to all conditions of approval.



Community Development Director

10-31-2016

Date

Statement of Responsible Party: I am responsible for assuring the temporary event is carried out in compliance with all applicable regulatory requirements, and I hereby certify that I have reviewed the conditions of approval and the project will be carried out in conformance with the specified conditions as attached.

Responsible Party

Date

Notice: This permit must be signed and returned to the Community Development Department.

Attachment: Findings and Conditions

FINDINGS AND CONDITIONS:

LTP 13-16 has been approved based on the findings and conditions cited below:

FINDINGS

1. The proposed temporary use as described in the application and supplemental materials, as modified by any conditions of approval, is in conformity with the City of Fort Bragg's Inland Land Use and Development Code (ILUDC) and will not adversely affect the environment;
2. As conditioned, the proposed temporary use is consistent with the purposes of the zoning districts in which the sites are located;
3. The proposed temporary use is a temporary use for a limited term and is compatible with existing uses on the property;
4. For the purposes of the environmental determination, this proposed temporary use has been determined to be exempt from further environmental review pursuant to the CEQA Guidelines, Section 15304(e), minor temporary use of land; and
5. The proposed location of the temporary use and conditions under which it may operate will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

SPECIAL CONDITIONS

1. This permit is valid for a limited term only. The temporary use is to occur between **November 1, 2016 and April 30, 2017**.
2. The EWS shall activate only when the NOAA weather service forecasts temperatures 40 degrees or below, and/or there is a 20% or greater chance of precipitation.
3. Guests shall arrive at the EWS via Mendocino County Hospitality Center transportation no earlier than 6 p.m. on evenings of operation, and shall vacate the EWS no later than 7 a.m. the following day.
4. Hospitality House employees shall be on-site for security and supervision during the EWS operating hours. One employee shall be present if there are less than twelve guests, two employees shall be present if there are twelve or more guests.
5. With the exception of a dedicated and supervised smoking area, guests of the EWS must remain in the EWS overnight. Guests who must leave shall not be permitted to return that same night.
6. The EWS shall not be operated at a single location for more than fourteen consecutive days. The EWS shelter shall be limited to the following locations: First Presbyterian (367 S Sanderson Way); Trinity Lutheran (620 E Redwood Avenue); St. Michaels (201 E Fir Street); Fort Bragg Grace Community (1450 E Oak Street) and the Coast Christian Center (1004 E Chestnut Street). Additional locations may be requested for consideration by the Community Development Director.
7. Each EWS shall be approved by the Fire Inspector as appropriately equipped with smoke detectors, fire extinguishers and emergency exit lighting to the satisfaction of the Fire Department, and subject to inspection.

STANDARD CONDITIONS

1. This action shall become final on the 11th day following the decision unless an appeal to the Planning Commission is filed pursuant to Chapter 18.92.030;
2. The use and occupancy of the premises shall be established and maintained in conformance with the requirements of this permit and all applicable provisions of the ILUDC;

3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City;
4. This permit shall be subject to the securing of all necessary permits for the proposed development from City, County, State and Federal agencies having jurisdiction. All plans submitted with required permit applications shall be consistent with this approval;
5. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - (a) That such permit was obtained or extended by fraud.
 - (b) That one or more of the conditions upon which such permit was granted have been violated.
 - (c) That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare or safety or as to be a nuisance.
 - (d) A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more conditions; and
6. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.