



City of Fort Bragg

Incorporated August 5, 1889
416 N. Franklin St.
Fort Bragg, Ca 95437
707-961-2825

NOTICE OF PUBLIC HEARING

FILE NUMBER: VAR 5-88

NOTICE IS HEREBY GIVEN that the Fort Bragg Zoning Administrator will conduct a public hearing at a meeting to be held at 2:00 p.m. on February 14, 1989, in the Council Chambers of the City Hall, at the corner of Franklin and Laurel Streets (416 North Franklin Street), Fort Bragg, California. The public hearing will concern the following item:

APPLICANT(S): Mendocino Coast Hospitality Center

LOCATION: 237 N. McPherson Street

DESCRIPTION: Variance request for waiver of off street parking and paving requirements in connection with Site and Architectural Application 3-87

All interested persons are invited to appear at this meeting to present their comments. Written communications should be received no later than the hearing date.

This item has been reviewed under the provisions of the California Environmental Quality Act of 1970, as amended:

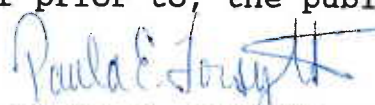
XX The project has been found to be exempt from further environmental review.

Notice of Intention - The Technical Advisory Committee has reviewed the Initial Environmental Study and has determined a Negative Declaration will be prepared.

The documents are available for public review and comment at the Fort Bragg City Hall Planning Offices.

The decision of the Zoning Administrator shall be final unless appealed to the City Council in writing within 10 days thereafter with a filing fee of \$50.00 filed with the City Clerk.

If you challenge the above case in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Department at, or prior to, the public hearing.


Paula E. Forsyth
Deputy City Clerk

POSTING/PUBLISHING DATE: January 26, 1989
MAILING DATE:

Fee Waived by Court 1/23



City of Fort Bragg
Incorporated August 5, 1889
416 N. Franklin St.
Fort Bragg, Ca 95437
707-964-5325

FOR CITY USE ONLY:

File # VAR 5-88

Date: 12/23/88 1/24/89

Action: _____

Date of Action: _____

Received By: _____

VARIANCE APPLICATION

INSTRUCTIONS:

File one copy of the application and required attachments, together with the filing fee. Following the administrative review, and/or any action thereto, your application will be set for public hearing on the earliest available meeting of the Zoning Administrator.

The applicant or his representative must be at the Zoning Administrator meeting.

PLEASE PRINT OR TYPE.

Applicant(s): Mendocino Coast Hospitality Center Telephone: 961-1150

Mailing Address: PO Box 2168

City: Fort Bragg State: CA Zip Code: 95437

Project Location/Address: 237 N. McPherson

A.P. NO. 08-155-11

Applicant is: () Owner; () Lessee; () Purchaser; (X) Agent

If Applicant is not the owner, provide name and address of property owner:

Charles Griffith

The variance requested is described as follows (if necessary use separate sheet):

Waive off street parking and paving requirements in connection with SA 3-87

X The variance is necessary for the following reasons (if necessary use separate sheet):

ATTACH site plan drawn to scale showing property line, existing and proposed buildings and their uses, parking spaces and driveways, signs, landscaping, sewer and water line locations, and other such information as will aid the Zoning Administrator to fully understand the variance applied for. The site plan and related plans shall be provided as per the information sheet. The site plan must be accurately drawn to scale and it is suggested if you do not know how -- have a professional draftsman, engineer, architect or surveyor prepare the site plan.

APPLICATION FEE: \$125.00 Structure Improvement -- \$75.00 Non-Structure Improvements.



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Incorporated August 5, 1889

418 N. Franklin St.

Fort Bragg, Ca 95437

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ENVIRONMENTAL INFORMATION FORM

INSTRUCTIONS:

This initial environmental study is designed to meet the requirements of the California Environmental Quality Act. You may attach additional pages or exhibits if needed to fully explain your project. The fee for the review, which is separate from the project application fee, is based on the value of the project. The following fees should accompany this application:

PLEASE PRINT OR TYPE APPLICATION.

Applicant: Mendocino Coast Hospitality Center AP #: _____
Phone: 961-1150

Mailing Address: P.O. Box 2168

City: Fort Bragg State: CA Zip Code: 95437

Applicant is: ☒ Owner; ☐ Lessee; ☐ Purchaser; ☒ Agent

If applicant is not the Owner, provide name and address of property owner: _____

If applicant is represented by agent, provide name and address: _____

Charles Griffith Phone: _____

Zoning: CBD/SC General Plan: CBD

Related project applications: SA 3-87

3. PROJECT LOCATION:

Address (If no address, describe the location in terms of nearest cross street, landmarks, etc.)

237 N. McPherson

4. Briefly describe your proposed project and project objectives. _____

Waiver of off street parking requirement

5. Briefly describe the project site as it now exists. Describe the present land use. Describe all significant existing features including topography, structures, roads, offstreet parking, bodies of water, utilities, plants and animals, and soil stability. You may attach a plot plan (with a north arrow and a scale) in order to describe some or all of these conditions. Converted single family dwelling used for

emergency housing

6. Briefly describe the surrounding land uses. Describe roads and other significant features. Mixed use; residential and commercial

7. Attach a plot plan (with a north arrow, scale, and dimensions) showing all significant features of the proposed project. No construction details are necessary. This plot plan should include all property lines, easements, rights-of-way, topography, structures, roads, offstreet parking, loading facilities, bodies of water, utilities, landscaping, night lighting, and any other significant features.

_____ plot plan of the proposed project attached

8. Attach at least two typical elevations of the proposed project. These elevations should clearly indicate the design and appearance of the project, including the architecture, building materials, landscaping, signs, etc.

_____ typical elevations attached

9. Attach at least one typical cross section of the proposed project, showing both the existing and proposed grade and outline of the proposed structures. A section key should appear on the project plot plan.

_____ typical cross section attached

10. If any significant earth moving will occur, attach a preliminary cut and fill map. Indicate proposed excavation and fill areas, and quantities of earth to be moved. If the earthwork will not balance onsite, describe the borrow and disposal sites.

_____ preliminary cut and fill map attached

11. What is the total site size? _____

12. What will be the gross floor area of all structures? Specify types of structures and number of stories. _____

13. How many offstreet parking spaces will be provided? Who will assume responsibility for maintenance and liability? _____

SEE ATTACHMENT

14. If the project is residential, describe or estimate the following:

Total number of units 12 beds + manager

Unit sizes (floor area, no. of bedrooms) _____

Unit type (detached, apartment, etc.) _____

Sales price or rent _____

Household type (elderly, families with children, etc.) _____

15. If the project involves commercial sales, describe the kind of tenants, the number of employees, and hours of operation. _____

16. If the project involves manufacturing, describe the manufacturing process, the number of employees, and the hours of operation. _____

17. If the project involves public assembly, describe the maximum occupancy and the hours of operation. _____

18. If the project involves any parks, open spaces, or landscaping, describe the provisions for maintenance and liability. _____

19. When do you plan to start and complete your project? If this is a multiple or phased project, describe your phasing plans. _____

Project complete; additional rehabilitation work pending

20. What will be the domestic water source? _____

What will be the method of sewage disposal? _____

What will be the method of solid waste (garbage) disposal? _____

List the suppliers of other utilities and services to the site:

Electricity _____
Telephone _____
Fire/emergency _____
Police/security _____
Other _____

21. Will any significant trees, vegetation, or animal habitat be removed or altered? If so, describe any protective measures which you propose.

No

22. Will the project involve the use of any hazardous materials which could pollute the soil, air, or water or threaten public health and safety? If so, describe any protective measures which you propose.

No

23. Will the project create any noises which might be cause for public nuisance? If so, describe any protective measures which you propose.

No

24.

Describe what you think will be the overall benefits of your project. Include enhancement of the local economy, employment, and lifestyle. Include conservation of water, energy, and resources. Include preservation of any scenic, historical, natural, or esthetic resources.

SEE ATTACHMENT

CERTIFICATION: I hereby certify that the statements furnished above and in any attached exhibits, are true and correct to the best of my knowledge and belief.

Date

12/12/88

Charles Griffith
(signature)

CHARLES G. GRIFFITH
(print or type name)

- ☐ Staff comments attached
- ☐ Comments from other agencies attached
- ☐ Public comments attached



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LOCATION: 237 N. McPherson Street

DESCRIPTION: Variance request for waiver of off street parking and paving requirements in connection with Site and Architectural Application 3-87

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This item has been reviewed under the provisions of the California Environmental Quality Act of 1970, as amended:

XX The project has been found to be exempt from further environmental review.

Notice of Intention - The Technical Advisory Committee has reviewed the Initial Environmental Study and has determined a Negative Declaration will be prepared.

The documents are available for public review and comment at the Fort Bragg City Hall Planning Offices.

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Paula E. Forsyth
Deputy City Clerk

POSTING/PUBLISHING DATE: January 26, 1989

MAILING DATE: January 30, 1989



Name of Applicant Mendocino Coast Hospitality Center

Location of Project 237 N. McPherson St. AP# 08-155-11

Project Number VAR 5-88

Type of Application Variance

Hearing Date February 14, 1989

Hearing Location 416 N. Franklin St., Ft. Bragg

VAK 5-88
Mendo Coast Hospitality
Center
237 N. McPherson St.

Jenny Kreienhop
Mendocino Coast Hospitality
P.O. Box 2186
Fort Bragg, CA 95437

008-152-18
GAYLE BOWMAN
P.O. BOX 518
FT. BRAGG, CA 95437

008-152-09
ARNOLD + DEBORAH JARDSTROM
312 N. FRANKLIN ST.
FT. BRAGG, CA 95437

008-154-10
ALICE L. MARSHALL
285 WALL ST.
FT. BRAGG, CA 95437

008-154-11
ERNEST + ROZANN CHEEK
P.O. BOX 701
CLEARLAKE PARK, CA 95424

008-154-14, 24, 23
L. N. SPRING
225 REDWOOD AVE.
FT. BRAGG, CA 95437

008-154-15
DALE + KATHRYN LYNCH
321 N. MCPHERSON ST.
FT. BRAGG, CA 95437

008-181-18
WARREN + LARETA PRUETT
1/2 ETAL
5448 SONOMA HWY.
SANTA ROSA, CA 95405

008-181-11
SUEH MEI GABARA
2554 LINCOLN BLVD.
MARINA DEL REY, CA 90291

008-153-15
ROBERT + LOLA BALASSI,
TRUSTEES
34 N. HARRISON ST.
FT. BRAGG, CA 95437

008-153-16
ROBERT H. SILVA, 1/2 ETAL
P.O. BOX 1026
FT. BRAGG, CA 95437

008-153-17
WILLIAM C. MORGAN
235 N. FRANKLIN ST.
FT. BRAGG, CA 95437

008-153-18, 20
CARLOS A. DASILVA
148 EAST REDWOOD AVE.
FT. BRAGG, CA 95437

008-153-19
JOHN + PATRICIA MUNCY
128 REDWOOD AVE.
FT. BRAGG, CA 95437

008-153-25
MARGARET FERRARI, ETAL
2420 NORTHSHORE DR.
RENO, NV 89509

008-155-02
JOHN + RONI BONI
P.O. BOX 399
FT. BRAGG, CA 95437

008-155-06
RAYMOND + LORRAINE CHOY ETAL
170 23RD AVE.
SAN FRANCISCO, CA 94108

008-155-07
DANA + ANN KJELDSSEN
31584 AIRPORT RD.
FT. BRAGG, CA 95437

008-155-08
KENNETH + MARILYN OLSEN
1827 PACHECO ST.
SAN FRANCISCO, CA 94116

008-155-09
ZIDA + ROBERT BORCICH
160 S. HAROLD ST.
FT. BRAGG, CA 95437

008-155-10
JERRY L. WHITEHEAD
900 N. FRANKLIN ST.
FT. BRAGG, CA 95437

008-155-11
MENDOCINO COAST HOSPITALITY
CENTER
P.O. BOX 2168
FT. BRAGG, CA 95437

008-155-12, 14
JERRY F. GLOVER
P.O. BOX 843
FT. BRAGG, CA 95437

008-155-13
RALPH + DENISE SMITH
1/2 ETAL
30354 PUDDING CREEK RD.
FT. BRAGG, CA 95437

08-182-22, 23/008-155-15,
ELDEN + ELIZABETH INGRAM
30960 SHERWOOD RD.
FT. BRAGG, CA 95437

008-155-16
RAYMOND + LORRAINE CHOY
1/2 ETAL
170 23RD AVE.
SAN FRANCISCO, CA 95437

008-155-17
EUGENE + ROSITA DWYER
18000 DWYER LANE
FT. BRAGG, CA 95437

008-155-18
MARGARET + ROBERT QUINN, TTEES
P.O. BOX 1239
MENDOCINO, CA 95460

008-182-03
MILDRED CELERI, LIFE ESTATE
46 J. STOKES
3751 KANSAS DR.
SANTA ROSA, CA 95405

008-182-04, 19
DEWEY C. SPRAGUE
32800 NAMELESS LN.
FT. BRAGG, CA 95437

008-182-05, 06
RUBEN + ROSE MARIA QUINONEZ
1/2 ETAL
210 N. MCPHERSON ST.
FT. BRAGG, CA 95437

008-182-07
MANUEL C. ORNELAS
200 N. MCPHERSON ST.
FT. BRAGG, CA 95437

VAR 5-88 2 of 2

008-164-12

Mendo Coast Hospitality Center
237 N. Mc Pherson

MENDOLYN MATSON
248 ALDER ST.
FT. BRAGG, CA 95437

008-164-13

DENNIS + DEBORAH STANLEY
P.O. BOX 283
FT. BRAGG, CA 95437

008-191-01

DORIS POTTER, LIFE ESTATE
P.O. BOX 281
FT. BRAGG, CA 95437

008-182-08

BARBARA R. MOILANEN
31601 HIGHWAY 20
FT. BRAGG, CA 95437

008-191-02

INEZ BRADSHAW
20 HWY. 20
WILLITS, CA 95490

008-182-10

HECTOR F. MAGANA 1/2 ET AL
P.O. BOX 285
FT. BRAGG, CA 95437

008-191-16

ELLEN MATTIUZZO, ET AL
32100 SIMPSON LANE
FT. BRAGG, CA 95437

008-182-12

GILBERT + MARIA GEORGE
130 EBBING WAY
FT. BRAGG, CA 95437

08-164-26

MARGARET FRATIS, ET AL
144 N. FRANKLIN ST.
FT. BRAGG, CA 95437

008-182-13

ELLEN MILLER KOSTICKE
221 N. HARRISON ST.
FT. BRAGG, CA 95437

008-182-14

THOMAS + SHIRLEY HUNT
P.O. BOX 987
FT. BRAGG, CA 95437

008-182-17

SCOTT + PATRICIA MAIDRAND
310 N. CORRY
FT. BRAGG, CA 95437

008-182-18

BT. + BARBARA DAREZZO
P.O. BOX 1301
FT. BRAGG, CA 95437

008-182-21

PAUL + JUDITH TICHININ
P.O. BOX 1361
FT. BRAGG, CA 95437

008-164-11

GWEN MATSON
248 ALDER ST.
FT. BRAGG, CA 95437



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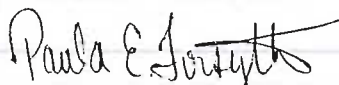
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Deputy City Clerk

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Name of Applicant Mendocino Coast Hospitality Center

Location of Project 237 N. McPherson St. AP# 08-155-11

Project Number VAR 5-88

Type of Application Variance

Hearing Date February 14, 1989

Hearing Location 416 N. Franklin St., Ft. Bragg

NOTICE OF PUBLIC HEARING



City of Fort Bragg
Incorporated August 5, 1889
416 N. Franklin St.
Fort Bragg, Ca 95437

ON February 14, 1989 BEGINNING AT 2:00 p.m.
IN THE CITY COUNCIL CHAMBERS, CITY HALL, 416 NORTH FRANKLIN STREET,
FORT BRAGG, CA THE Fort Bragg Zoning WILL HOLD A MEETING AT WHICH
Administrator
TIME THEY WILL CONDUCT A PUBLIC HEARING ON THE FOLLOWING:

APPLICANT: Mendocino Coast Hospitality Center

LOCATION: 237 N. McPherson St.

DESCRIPTION: Variance request for waiver of off street
parking and paving requirements in connec-
tion with Site and Architectural Application
3-87

FILE NUMBERS: VAR 5-88

ANY INTERESTED PARTY HAS THE RIGHT AND IS HEREBY INVITED TO ATTEND THE
HEARING, GIVE TESTIMONY, PROVIDE INFORMATION OR OTHERWISE BE HEARD
PERTAINING TO THE ISSUE.

INFORMATION REGARDING THE MATTER (INCLUDING COPIES WHEN APPROPRIATE)
MAY BE OBTAINED FROM THE PLANNING DEPARTMENT, CITY HALL 416 N. FRANKLIN
ST., FORT BRAGG, CA 95437, PHONE (707) 961-2825


Paula E. Forsyth, Deputy City Clerk

MEETING DATE

February 14, 1989
Zoning Administrator



City of Fort Bragg
Incorporated August 5, 1889
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).

THE PLANNING AND ZONING LAW
(California Government Code)

TITLE 7. PLANNING AND LAND USE

DIVISION 1. PLANNING AND ZONING

Chapter 1. General Provisions

Title	65000. This title may be cited as the Planning and Zoning Law. (Added by Stats. 1967, Ch. 123.)
Definitions	65001. The definitions and general provisions contained in this article govern the construction of this title unless the context otherwise requires. (Amended by Stats. 1956 (Ex. Sess.), Ch. 33.)
"Street"	65002. "Street" includes street, highway, freeway, expressway, avenue, boulevard, parkway, road, lane, walk, alley, viaduct, subway, tunnel, bridge, public easement and right-of-way, and other ways. (Amended by Stats. 1965, Ch. 1880.)
"Right-of-way"	65003. "Right-of-way" means any public or private right-of-way and includes any area required for public use pursuant to any general plan or specific plan. (Amended by Stats. 1965, Ch. 1880.)
Former Act	65006. Chapters 1, 2, and 3 of this title are a continuation of the Conservation and Planning Act and any acts lawfully performed pursuant to such act or its predecessors, including but not limited to the adoption of master and official or precise plans and the creation of planning commissions, are continued in effect and deemed to fulfill the requirements of Chapters 1, 2, and 3 of this title. (Amended by Stats. 1956 (Ex. Sess.), Ch. 33.) (Section 65007 repealed by Stats. 1984, Ch. 690.)
Discrimination prohibited	65008. (a) Any action pursuant to *** this title by any city, county, or city and county in this state which denies to any individual or group of individuals the enjoyment of residence, land ownership, tenancy, or any other land use in this state because of religious

or ethnic reasons is null and void.

(b) No city, county, or city and county shall, in the enactment or administration of ordinances pursuant to this title, prohibit or discriminate against any residential development or emergency shelter because of the method of financing or the race, sex, color, religion, national origin, ancestry, lawful occupation, or age of the owners or intended occupants of the residential development or *** emergency shelter.

(c) No city, county, or city and county shall, in the enactment or administration of ordinances pursuant to this title, prohibit or discriminate against a residential development or emergency shelter because the development or shelter is intended for occupancy by persons and families of low and moderate income, as defined in Section 50093 of the Health and Safety Code, or persons and families of middle income.

For the purposes of this section, "persons and families of middle income" means persons and families whose income does not exceed 150 percent of the median income for the county in which the persons or families reside.

(d) No city, county, or city and county may impose different requirements on a residential development or emergency shelter which is subsidized, financed, insured, or otherwise assisted by the federal or state governments or by a local public entity, as defined in Section 50079 of the Health and Safety Code, than those imposed on nonassisted developments, except as provided in subdivision (e).

(e) Nothing in this title shall be construed to prohibit a city, county, or city and county from extending preferential treatment to residential developments or emergency shelters assisted by the federal or state governments or by a local public entity, as defined in Section 50079 of the Health and Safety Code, or other residential developments or emergency shelters intended for occupancy by persons and families of low and moderate income, as defined in Section 50093 of the Health and Safety Code, or persons and families of middle income. This preferential treatment may include, but need not be limited to, reduction or waiver of fees or changes in architectural requirements, site development and property line requirements, building setback requirements, or vehicle parking requirements which reduce development costs of these developments.

REQUEST FOR ZONING VARIANCE BY THE MENDOCINO COAST HOSPITALITY CENTER

Initial planning for this shelter for those in temporary need assumed that guests and staff would have a total of 4 vehicles daily, and 5 when the cottage at the rear is refurbished. The reality of 13 months of operation is that only the managers have a car, and that it is rare for any guest to have one. Further, the Hospitality House, as it is called, is closed from 9AM to 4PM. During these hours, guests are requested to leave the premises. Therefore, their vehicles would not be there during most of business hours. The manager's vehicle is usually parked in the back yard, except when the ground is soaked. A Board member's car may be parked near the shelter parttime during weekdays.

Prior to purchase by the Center, this property contained 3 units, for which no parking was provided. Property directly south does not have parking availability, and that to the north provides unpaved parking. Many other properties in the 200 North McPherson area do not provide sufficient parking for the number of units per lot. Parking for the Paul Bunyan Thrift Store is provided at the rear, but it has little use because this is largely unknown.

Individual patrons on the Mendocino Coast have contributed in excess of \$80,000 for the purchase, remodeling and equipping of Hospitality House. They and others also pay the greater part of operating costs. It is our opinion that the cost of paving a parking area is beyond our fund-raising capability. We feel that our more urgent need is for replacing sidewalks, increasing bath facilities, and refurbishing the cottage for family use.

Hospitality House provided more than 1200 dinners, beds, and breakfasts during its first year of service, ending October 31, 1988. Most of our guests had almost no possessions, let alone a car. Many were locals who had lost low-paying jobs, were victims of domestic violence, mentally disturbed, or awaiting entry to Pilot House or other further treatment. No person currently under the influence was served, although we did attempt to find them help. Street people were not admitted, except in emergency, for we can provide them only R & R.

We are sure that those who have looked will agree that Hospitality House has preserved its Victorian origins during remodeling, and that it is now one of Fort Bragg's handsomest buildings.

6339-6
SAC
V

PURITY STORE
242 N. FRANKLIN ST.
FORT BRAGG, CA 95437

TO WHOM IT MAY CONCERN,
IF THE HOSPITALITY
USE LOCATED AT #237 NO.
PERSON ST. SHOULD HAVE
PARKING PROBLEM, THEY
WIE MY PERMISSION TO
PARK ON THE SOUTH END OF
THE PURITY STORE PARKING
LOT LOCATED AT 242 NO.
FRANKLIN ST.

RESPECTFULLY
Ed K. Schuman