

000001

## SPEAKER CARD

- ☒ I would like to speak to the Council on Agenda Item No. 17-498
- ☐ I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- ☐ I do not wish to speak but want to submit the following comments to the Council

NAME: DON BETTENCOURT

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

This information is retained as a Public Record, and as such, may be shared with others upon request. Please do not provide any information that you do not wish to be disclosed to others.

Completion of this document is voluntary; all persons may attend the meeting regardless of whether a person completes this document (Government Code §54953.3)

000002

## SPEAKER CARD

- ☐ I would like to speak to the Council on Agenda Item No. \_\_\_\_\_
- ☒ I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- ☐ I do not wish to speak but want to submit the following comments to the Council

NAME: Megan Caron

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

This information is retained as a Public Record, and as such, may be shared with others upon request. Please do not provide any information that you do not wish to be disclosed to others.

Completion of this document is voluntary; all persons may attend the meeting regardless of whether a person completes this document (Government Code §54953.3)

000003

## SPEAKER CARD

- ☒ I would like to speak to the Council on Agenda Item No. 1A
- ☒ I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- ☐ I do not wish to speak but want to submit the following comments to the Council

NAME: Faith Simon

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK): \_\_\_\_\_

---



---



---



---

This information is retained as a Public Record, and as such, may be shared with others upon request. Please do not provide any information that you do not wish to be disclosed to others.

Completion of this document is voluntary; all persons may attend the meeting regardless of whether a person completes this document (Government Code §54953.3)

000004

## SPEAKER CARD

- ☒ I would like to speak to the Council on Agenda Item No. 1A
- ☐ I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- ☐ I do not wish to speak but want to submit the following comments to the Council

NAME: Jim Hooper

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK): \_\_\_\_\_

---



---



---



---

This information is retained as a Public Record, and as such, may be shared with others upon request. Please do not provide any information that you do not wish to be disclosed to others.

Completion of this document is voluntary; all persons may attend the meeting regardless of whether a person completes this document (Government Code §54953.3)

## SPEAKER CARD

000005

- ☒ I would like to speak to the Council on Agenda Item No. \_\_\_\_\_
- ☐ I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- ☐ I do not wish to speak but want to submit the following comments to the Council

NAME:

DR. SCOTT TAWHOLD PhD.

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

This information is retained as a Public Record, and as such, may be shared with others upon request. Please do not provide any information that you do not wish to be disclosed to others.

Completion of this document is voluntary; all persons may attend the meeting regardless of whether a person completes this document (Government Code §54953.3)

## SPEAKER CARD

000006

- ☒ I would like to speak to the Council on Agenda Item No. 1A
- ☐ I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- ☐ I do not wish to speak but want to submit the following comments to the Council

NAME:

Bill Baker

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

This information is retained as a Public Record, and as such, may be shared with others upon request. Please do not provide any information that you do not wish to be disclosed to others.

Completion of this document is voluntary; all persons may attend the meeting regardless of whether a person completes this document (Government Code §54953.3)

# SPEAKER CARD

000007

- ☐ I would like to speak to the Planning Commission on Agenda Item No. \_\_\_\_\_
- ☐ I would like to speak to the Planning Commission under "Public Comments on Non-Agenda Items"
- ☒ I do not wish to speak but want to submit the following comments to the Planning Commission

NAME: Leopoldo Narez La Bamba Imports

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK): I would like for people to not leave their food and clothes on the bench outside my business ~~area~~ because it drives customers away. Also for the marijuana smokers that use it on the field across the street from my business, it is extremely exposed and disrespectful to families. Lastly, the homeless pee in the back of my property in which

This information is retained as a Public Record, and as such, may be shared with others upon request. Please do not provide any information that you do not wish to be disclosed to others. I do not

Completion of this document is voluntary; all persons may attend the meeting regardless of whether a person completes this document (Government Code §54953.3) apron

# SPEAKER CARD

000008

- ☒ I would like to speak to the Council on Agenda Item No. 1A
- ☐ I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- ☐ I do not wish to speak but want to submit the following comments to the Council

NAME: Claire Lebeal

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

This information is retained as a Public Record, and as such, may be shared with others upon request. Please do not provide any information that you do not wish to be disclosed to others.

Completion of this document is voluntary; all persons may attend the meeting regardless of whether a person completes this document (Government Code §54953.3)

000009

## SPEAKER CARD

- ☒ I would like to speak to the Council on Agenda Item No. 1A
- ☐ I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- ☐ I do not wish to speak but want to submit the following comments to the Council

NAME: Linda Jupiter

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK):

WITHDRAWN

This information is retained as a Public Record, and as such, may be shared with others upon request. Please do not provide any information that you do not wish to be disclosed to others.

Completion of this document is voluntary; all persons may attend the meeting regardless of whether a person completes this document (Government Code §54953.3)

## SPEAKER CARD

000010

- ☒ I would like to speak to the Council on Agenda Item No. 17-498
- ☐ I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- ☐ I do not wish to speak but want to submit the following comments to the Council

NAME: BARBARA JOHNSON

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK):

This information is retained as a Public Record, and as such, may be shared with others upon request. Please do not provide any information that you do not wish to be disclosed to others.

Completion of this document is voluntary; all persons may attend the meeting regardless of whether a person completes this document (Government Code §54953.3)

**SPEAKER CARD**

000011

- ☒ I would like to speak to the Council on Agenda Item No. 1A
- ☐ I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- ☐ I do not wish to speak but want to submit the following comments to the Council

NAME: \_\_\_\_\_

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK): \_\_\_\_\_

This information is retained as a Public Record, and as such, may be shared with others upon request. Please do not provide any information that you do not wish to be disclosed to others.

Completion of this document is voluntary; all persons may attend the meeting regardless of whether a person completes this document (Government Code §54953.3)

**SPEAKER CARD**

000012

- ☒ I would like to speak to the Council on Agenda Item No. 1A
- ☐ I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- ☐ I do not wish to speak but want to submit the following comments to the Council

NAME: \_\_\_\_\_

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK): \_\_\_\_\_

This information is retained as a Public Record, and as such, may be shared with others upon request. Please do not provide any information that you do not wish to be disclosed to others.

Completion of this document is voluntary; all persons may attend the meeting regardless of whether a person completes this document (Government Code §54953.3)

## SPEAKER CARD

- ☒ I would like to speak to the Council on Agenda Item No. 1058.11058
- ☐ I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- ☐ I do not wish to speak but want to submit the following comments to the Council

NAME:

Acolian Vincent-dePaule

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK):

This information is retained as a Public Record, and as such, may be shared with others upon request. Please do not provide any information that you do not wish to be disclosed to others.

Completion of this document is voluntary; all persons may attend the meeting regardless of whether a person completes this document (Government Code §54953.3)

## SPEAKER CARD

- ☒ I would like to speak to the Council on Agenda Item No. 1A
- ☐ I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- ☐ I do not wish to speak but want to submit the following comments to the Council

NAME:

Carole White

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK):

This information is retained as a Public Record, and as such, may be shared with others upon request. Please do not provide any information that you do not wish to be disclosed to others.

Completion of this document is voluntary; all persons may attend the meeting regardless of whether a person completes this document (Government Code §54953.3)

# SPEAKER CARD

000015

- ☒ I would like to speak to the Council on Agenda Item No. \_\_\_\_\_
- ☐ I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- ☐ I do not wish to speak but want to submit the following comments to the Council

NAME:

Anne Marie Jesaro

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK):

This information is retained as a Public Record, and as such, may be shared with others upon request. Please do not provide any information that you do not wish to be disclosed to others.

Completion of this document is voluntary; all persons may attend the meeting regardless of whether a person completes this document (Government Code §54953.3)

# SPEAKER CARD

000016

please read into  
the record

- ☐ I would like to speak to the Council on Agenda Item No. \_\_\_\_\_
- ☐ I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- ☒ I do not wish to speak but want to submit the following comments to the Council

NAME:

Annette Reynolds

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK):

I am the manager of Figuereda's Video. For years I have dealt with the residents of the H. House. They hang out on this property to take drugs, drink alcohol & leave their garbage behind. My life has been threatened more

This information is retained as a Public Record, and as such, may be shared with others upon request. Please do not provide any information that you do not wish to be disclosed to others.

Completion of this document is voluntary; all persons may attend the meeting regardless of whether a person completes this document (Government Code §54953.3)

than once. I am tired of this nuisance caused by not having a Day Shelter.



000017

## SPEAKER CARD

- ☒ I would like to speak to the Council on Agenda Item No. special topic
- ☐ I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- ☐ I do not wish to speak but want to submit the following comments to the Council

NAME: Maura Stuart

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK): \_\_\_\_\_

---



---



---



---

This information is retained as a Public Record, and as such, may be shared with others upon request. Please do not provide any information that you do not wish to be disclosed to others.

Completion of this document is voluntary; all persons may attend the meeting regardless of whether a person completes this document (Government Code §54953.3)

000018

## SPEAKER CARD

- ☒ I would like to speak to the Council on Agenda Item No. \_\_\_\_\_
- ☐ I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- ☐ I do not wish to speak but want to submit the following comments to the Council

NAME: JIM BRITT

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK): \_\_\_\_\_

---



---



---



---

This information is retained as a Public Record, and as such, may be shared with others upon request. Please do not provide any information that you do not wish to be disclosed to others.

Completion of this document is voluntary; all persons may attend the meeting regardless of whether a person completes this document (Government Code §54953.3)

**SPEAKER CARD**

000019

- ☒ I would like to speak to the Council on Agenda Item No. 1A
- ☐ I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- ☐ I do not wish to speak but want to submit the following comments to the Council

NAME: Tammy Moss Chandler

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK):

This information is retained as a Public Record, and as such, may be shared with others upon request. Please do not provide any information that you do not wish to be disclosed to others.

Completion of this document is voluntary; all persons may attend the meeting regardless of whether a person completes this document (Government Code §54953.3)

**SPEAKER CARD**

000020

- ☒ I would like to speak to the Council on Agenda Item No. \_\_\_\_\_
- ☐ I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"
- ☐ I do not wish to speak but want to submit the following comments to the Council

NAME: ANN RENNACKER

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK):

This information is retained as a Public Record, and as such, may be shared with others upon request. Please do not provide any information that you do not wish to be disclosed to others.

Completion of this document is voluntary; all persons may attend the meeting regardless of whether a person completes this document (Government Code §54953.3)

# SPEAKER CARD

000021

☐ I would like to speak to the Council on Agenda Item No. \_\_\_\_\_

☐ I would like to speak to the Council under "Public Comments on Non-Agenda, Consent Calendar & Closed Session Items"

☒ I do not wish to speak but want to submit the following comments to the Council

NAME:

Dawn Ferreira

COMMENTS (ONLY IF YOU DO NOT PLAN TO SPEAK):

Please note that

the nuisance is on the Hospitality  
House property + the evidence  
is the police presence

more than every other day established  
by city staff in the report. *sig*

This information is retained as a Public Record, and as such, may be shared with others upon request. Please do not provide any information that you do not wish to be disclosed to others.

Completion of this document is voluntary; all persons may attend the meeting regardless of whether a person completes this document (Government Code §54953.3)

How safe would you feel if the police were  
next door to your house every other day

My name is Anne Marie Cesario, I live in Fort Bragg and I am a spokesperson for the appellants and an advocate for the homeless.

My expertise in this matter is grounded in 30 years of work experience as a human services and behavioral health professional. I have held positions as a faculty member at universities, director, community organizer, grant writer, case manager, counselor, program manager and social worker in both urban and rural communities. I have served in this community for the last 20 years, I am familiar with the clients, the professionals, the agencies and the folks who live here. I was motivated to volunteer to do this because I am tired of seeing the needs of the homeless be unmet and tired of watching the community be bullied. I believe we can do better.

The Appellants (30 neighbors and 19 business owners) are here because we were not included in the negotiations for modification before the planning commission. We believe we have an important contribution to make. Thank you for hearing us. We are hoping for more than a "thank you for sharing " response.

I would be happy to answer any questions you have but I ask you to wait until I am finished because I have a lot of information to present.

The City Staff has proven that the Hospitality House has been operating in violation of their land use agreement. These violations are indisputable. The Hospitality House has violated 4 of the "findings" outlined in the code that are required to revoke or modify use, only one is necessary for action to be taken. (Chapter 18.98.070 F. Review Authority Acton)

The Appellants come to support compliance with the city codes, adequate services for the homeless and safety for the whole community.

My understanding is that it is your job to figure out if it's lawful to allow a change in land use at the Hospitality House even though they have violated the city laws and expanded services at this address without your approval.

These are the questions I think we are here to find answers to:

Can we find a land use modification agreement that complies with the Inland Use and Development Code (18.98.070)?

Does the land use privilege need to be revoked in order for the use of the Hospitality House to become compliant with the city law/code?

Can we find a land use modification that follows the basic premise of the law as outlined in the ILUDC:

Do the modifications insure **"the public health, safety, comfort, convenience, prosperity, and general welfare of residents and businesses in the Inland Area of the City?"**

This is a complicated and difficult decision and I hope that the information I present to you this evening is helpful to you.

The residents and businesses are here because we do not think the modifications approved by the Planning Commission serve the purpose as stated in the ILUDC. We have suggested changes that we believe support compliance with the code.

We think it is very important to remember that it is a fact that the location of this shelter is inconsistent with the City's General Plan for Community Development (ILUDC 18.22030) It is the law that the Emergency Shelters in the CBD are not in the best interests of the community. The city has decided that Emergency Shelters are not an allowed use in the scenic corridor but are allowed in the Commercial General District of the City.

If the permit were revoked MCHC would need to relocate to expand services and they could move to the neighborhood where Emergency Shelters are allowed and they could expand services legally.

The evidence shows that they have the resources to do this, they have over three million dollars in assets and a million dollar annual budget. We don't understand why they fighting to provide services in a location that is causing a nuisance and is too small to meet the shelter needs of the homeless? And why don't they have private security in this facility?

The homeless housed in the shelter, neighbors, business owners and residents of Fort Bragg have rights--- civil rights that entitle them to safety in their homes, their businesses and on the streets. There are laws that also protect these rights.

The Appellants rights, especially those of the Latino business owners and Latino neighbors of the Hospitality House, must also be taken into consideration in this matter.

We are here to make peace, to set aside special interests and ask you to do what works for greater good of the community according the law.

We ask the MCHC Board of Directors to set their agenda aside, open up their hearts and minds and work with their Fort Bragg neighbors.

We are not against homeless services. We don't want to go to war with attorneys fighting a battle that is expensive and divisive. We want to help. We are looking for a win/win scenario that is reasonable and lawful.

The Appellants present you with three choices:

- revoke the non conforming use permit and give the facility one year to relocate to a neighborhood zoned for Emergency Homeless Shelters so that the placement of the shelter becomes a use that conforms with the City's General Plan and they can expand or:
- order that the changes in the use permit we present in the Appeal packet be included in the modified conditions of the non conforming, expanded use of the Hospitality House or:
- order that the negotiating team suggested by the Appellants be created and allow the homeless, the neighborhood residents and business owners and city representatives to negotiate with the Board of Directors of MCHC to reach an agreement in regard to the modifications

I reviewed the City of Fort Bragg records provided regarding planning commission decisions and CDBG grants, the County of Mendocino Service Contracts and reports, the Contracts with Redwood Quality Management Corporation, and the MCHC 2011-2016 990 financial reports submitted to the State of California Attorney General's Office Department of Charitable Trusts. All of the documents are in this agenda packet and I have made hard copies of four of the pages for you to refer to tonight.

The evidence shows that:

- The Nuisance in the Central Business District has gotten worse in the past two years
- Business Owners, Neighbors (many single are women and children), and tourists live with daily nuisance violations that negatively impact their businesses, property values, quality of life and vacation experience
- The Homeless people living in the shelter are not safe (police calls and fire code violations) .
- There is no Day Shelter program at MCHC and the Homeless have no place to go except the streets Fort Bragg during the day
- MCHC does not have enough emergency beds to house all the people who are homeless in Fort Bragg and they are not using the increase in funds to increase shelter and often Transitional House beds are left empty

- The accuracy of the numbers MCHC staff reports to Mendocino County are questionable since they reported that they had no guests at the Hospitality House from July through October 2016 and in May, July and August of 2017
- The community, the city and the county has been more than generous with MCHC
- MCHC has spent close to 7 million dollars ( \$6,903,468) in public money in the past 5 years (990 and \$2,304,417 CDBG grants)
- The land use at the Hospitality House has changed since 2003
- MCHC is violating the conditions of their grant from the county which requires them to provide a safe environment for their clients and increase shelter services (build capacity)
- MCHC has the resources to relocate and expand shelter services and become compliant with contracts and zoning and chooses not to
- MCHC has the resources to hire private security and chooses not to
- MCHC has the resources to provide a Day Shelter (funding for this is available through the Emergency Solutions Grant) and chooses not to
- MCHC can change the composition of its Board and chooses not to
- Although shelter is the mission of MCHC and what they promise when they raise money it is not what is happening and is no longer the priority of their Board of Directors.

The land use at the Hospitality House and the organizations finances and staff size have changed dramatically since 2003:

- MCHC assets have increased from \$80, 628 in 2003 (planning commission record) to \$3,203,446
- MCHC budget has increased from thousands to over a million dollars in the past 3 years
- MCHC total revenue In 2003 was \$73,767,( 2 employees)
- MCHC total revenue from 2011 to 2016 was \$4,599,051 (990s)
- MCHC from 2011-2016 spent \$2,787,739 (990s) on salaries
- MCHC from 2011-2016 spent \$1,111,048 on other expenses (990s)
- MCHC 2011 salary expense was \$121,537 (18 employees) (50 volunteers)
- MCHC 2016 salary expense increased to \$803,461 (36 employees) (0 volunteers)

The focus of MCHC services has changed since 2003 and this has impacted the land use:

- MCHC currently spends the majority of their funding on staff for case management, mental health, administration, and job training programs according to the contracts reviewed and 990 reports
- MCHC spent 7 million dollars and did not add one emergency shelter bed to their program, they still have only 24 emergency shelter beds, NO Day Shelter and NO security at the facility
- No evidence of a day shelter in 2016 was found, although funding for Day Shelters is available
- In 2003 Day Shelter services were next door to the Hospitality House and provided by Coast Community Center,
- In 2016 the increase in revenue did not result in an increase in Shelter services. In fact meals, bed nights and showers decreased from 2011. The spread sheet shows that this has been the trend for the past 5 years, while revenue has increased dramatically shelter services have not.
- However according to the 990's filed with the state MCHC spends almost all of the money on the Hospitality House (P. 2 Part III 4.a of 990 2016) \$668,688 , and this number is inconsistent with the a report given to the city where they report their expenditures for the house total \$54,290.
- MCHC chose to spend 1.2 million dollars on property and there are no emergency beds, no day shelter and no beds for the disabled at 101N. Franklin Street.
- MCHC reported to the county that they have written a grant to house offenders at 101 N. Franklin Street (see invoice report to the county)

- MCHC (Hospitality House) is a very different organization today than it was in 1986 when it was started, even the mission statement used on the website is different than the mission statement found in the 2003 city records

The statistical evidence that impacted the land use change in the record show:

- The numbers of meals provided at the Hospitality House have increased from 11,979 in 2003 to over 27,000 in 2011 and then decreased in 2016 to 23,167
- That numbers of services provided at the Hospitality House have increased significantly from 2003; however, when their budget increased in 2011 Hospitality House services did not, some decreased (990's and contract invoice reports to the county)
- Hospitality House beds have only increased from 18 to 24 in the last 14 years (2003 city record); more than 30 beds were found in the facility
- The code violations show that we need more emergency beds and a day shelter and the Hospitality House has no room to expand on McPherson Street

Other changes since 2003 in the program and Board that affect land use:

- The Hospitality House was a clean and sober environment in 2003, today it is not
- MCHC Board of Directors composition and expertise has changed significantly since 2003 and there is no longer a homeless representation on their board, most of the Board members are not service professionals and do not live in Fort Bragg
- In fact, Federal Law(24 CFR 576.405) requires that a homeless person be on the board to be eligible for the Emergency Solutions grant they are receiving but according to the 2016 990 they do not have homeless client representation on the Board of Directors
- MCHC shows lack of concern for the safety of HH residents and neighbors when they deny responsibility for nuisance
- MCHC staff are not good neighbors, records and testimony show they are unresponsive to requests for help from businesses and clients, they do not keep their promises, what they say verbally and in writing and what they do are very different. There is ample evidence of this in this packet (see the grant proposals, 990 reports, testimony at meetings)

The land use and the organization is very different today than it was in 2003. This is not the same use or the same mission. I am not sure any modifications will be able to recreate what was happening on this property in 2003 as the code requires you to do. (Chapter 18.98.070) (D. Modifications. .... determined to be reasonable and necessary to ensure that the permit is operated in a manner consistent with the original findings for approval.)

After reviewing the evidence expansion of services at that location seems risky. The Hospitality House and MCHC have a long history of coming to the city and asking for rules to be suspended or modified to suit their special needs. In 2003 the records show that they asked that the parking requirements be waived when they rebuilt the house in the back with the CDBG grant from the city, promising that the clients didn't have cars. Today the neighbors state that guests do have cars and there are often parking issues in the neighborhood. I ask you to consider all the information that you have and your personal experience before you decide on this matter.

---

Are modifications really going to solve the problem? That is what you are here to decide. Please incorporate this information I presented you with tonight and our suggestions for the modifications.

The majority of the business owners have asked that you revoke the permit in testimony and in letters. We believe that revoking the permit is within the guidelines of the law given the land use changes. Revoking the permit would in fact

support the expansion of services to the Homeless because the Shelter could then be relocated to a zone that allows them to do more than they will ever be able to do on McPherson Street.

The evidence shows that we have this problem because the MCHC Board of Directors has made some choices that are not in the best interests of the clients, their mission or the community. It is our opinion that the expertise of homeless clients, service professionals and the neighbors of MCHC is needed on the board. If you decide on modifications Please require that the MCHC Board of Directors have representation from the homeless clients, service professionals, residents and business owners of Fort Bragg.

The choices that the MCHC Board is making in regard to refusing to: maintain a clean and sober shelter, provide private security, a day shelter, dump the emergency weather shelter clients, provide adequate access to restrooms and adequate fire code compliance are irresponsible and negligent. There are laws in regard to negligence that we ask City Council to talk to their lawyer about. The Appellants believe that this negligence is directly related to the code Violations.

The Appellants ask that City Council take this negligence into consideration and address it in the decision that they make in regard to the matter before them this evening. The problems that exist in the neighborhood are directly related to the choices MCHC is making in regard to the services it provides and does not provide to the homeless. It is time for MCHC to take responsibility for the impact their choices are having on the Central Business District and the City of Fort Bragg.

We believe that new choices can be made to benefit the homeless they serve as well as the greater good of the community. Putting up signs, putting out a couple of 50 gallon trash cans, banning people, and threatening to put people out on the streets if they refuse to wear vests and occasionally walk around downtown picking up trash is not enough. We ask that you require that all statements that are made at this hearing be substantiated with adequate written documentation.

People need homes to live in, safe emergency shelter, a place to be during the day and a safe place to store their belongings so they don't have to drag them around town. People need food, clothing and shelter first. This is the mission that MCHC says it has, they have clearly lost sight of this mission and we are here to support them in finding their way back to it.

The City of Fort Bragg is a small city of only 7,000, we depend on tourism and we have a long history of being a safe place for families and children (those with homes and without them). Please make a decision that supports tourism and the safety of our children. I think a good lawyer should be able to make a case for that.

And by the way, could you please order that the thousand dollar fee we had to pay to be included in this process be refunded. Thank you.

Questions?

---



## Lemos, June

---

**From:** Dave Turner <davet@flobeds.com>  
**Sent:** Monday, October 2, 2017 8:24 PM  
**To:** Lemos, June  
**Subject:** Fwd: Hospitality House

Begin forwarded message:

**From:** <salalbion@mcn.org>  
**Subject:** re: Hospitality House  
**Date:** October 2, 2017 at 7:46:32 PM PDT  
**To:** <dturner@fortbragg.com>  
**Resent-From:** <dturner@fortbragg.com>

Dear Councilman Turner,

I am writing to you in response to an appeal to the Planning Commission in reference to the City Council resolution for Use Permit Modifications USP 9103/17,

I strongly urge you to deny this appeal and uphold the Planning Commissions 18 negotiated agreements to the alleged Use Permit Violations against the Hospitality House. These agreements were adopted August 23, 2017 and should be given adequate time to meet these obligations. The Hospitality House is the only homeless shelter in Mendocino County that offers year round assistance in terms of shelter and meals. Without this needed service we would possibly see more persons on the street who are homeless. Having a place for homeless families is another large concern. I know that the Hospitality House also offers not only assistance to individuals, but also to families. We have an obligation to our community and society to keep our children safe and off the streets.

We need to address the problems of homelessness in our community and the Hospitality House is one way, we as a community, can address and begin to solve this situation. Please allow the Use Permit Modifications USP 9103/17 to remain and deny the appeal.

Sincerely yours,

Susan Larkin

**Lemos, June**

---

**From:** Sallie McConnell Costello <smc@mcn.org>  
**Sent:** Tuesday, October 3, 2017 7:57 AM  
**To:** Jones, Marie  
**Subject:** Hospitality House

Dear Marie Jones and Ft. Bragg City Council

This is a letter of STRONG SUPPORT for the Hospitality House in Ft. Bragg .

This organization has been providing necessary services to this community for over thirty years at this location.  
The services that they provide are vital to our community.

I am urging the Fort Bragg City Council to SUPPORT and APPROVE the Use Permit than the Planning Commission approved on 8/23/17.

Sincerely  
Sallie McConnell Costello  
A resident of 29 years

## Lemos, June

---

**From:** CDD User  
**Sent:** Tuesday, October 3, 2017 8:17 AM  
**To:** Lemos, June  
**Subject:** FW: Hospitality House Concerns

Another letter from 7:04 AM

-----Original Message-----

From: monica mankinen [<mailto:interiorhomeideas@gmail.com>]

Sent: Tuesday, October 03, 2017 7:04 AM

To: Norvell, Bernie; Peters, Lindy (Personal); Will Lee; Cimolino, Michael (Personal); Dave Turner; Oneal, Thomas; CDD User; Desmond, Debbie; Ruffing, Linda; Jones, Marie

Subject: Hospitality House Concerns

10-3-2017

Fort Bragg City Council,

My name is Monica Mankinen. I have a business located at 224 E. Redwood Ave in Fort Bragg. There have been numerous problems in the neighborhood from services provided by Hospitality House, of which I have documented in many letters to you. The Hospitality House has been aware of serious problems that were brought to their attention and did nothing to improve the situation for their neighbors, until the city and police were involved. I do not believe they have concern, empathy or compassion for both residential and commercial neighbors. I also, do not believe any recent changes made, will last without Hospitality House being monitored full time. Lacking the ability to care about the negative impact their services and clients have had on the neighborhood, leaves me asking for your help.

The changes that have been made ---only recently---and without any acknowledgment that problems existed---would not have happened without force, showing lack of leadership and the ability to keep the changes long term.

It also appears they rely on our police department as part of their full time staff, instead of hiring security and investing in cameras.

They also do not have a full time onsite manager at their Transitional Housing, across from the park, leaving their clients there without full time support for transitioning out and leaving the surrounding neighbors, without a direct contact person for any issues that occur.

They also do not have a landline at Transitional Housing, leaving their clients without a phone for emergencies within the home.

The neighbors of Hospitality House, Center and Transitional Housing have a right to feel safe in their home and/or business.

My family also owns an operates a business down from Hospitality House and has numerous problems as well.

I am always open to talking, working on ideas and my family can be contacted to talk about the issues they have, being neighbors with Hospitality House and Center.

Thank you,

Monica Mankinen

[interiorhomeideas@gmail.com](mailto:interiorhomeideas@gmail.com)

APPEAL OF PLANNING COMMISSION DECISION P.3 8/11

Reasons for Appeal Continued:

Personal Reasons:

Jose and Maria Segura ( Residents 210 N McPherson St)

People pass out in yard, garbage thrown in yard, bottles cans human and dog waste, constant police and ambulance, unsafe to let children out in yard, harassment, loitering, panhandling.

Leopoldo Narez ( Business owner, resident La Bamba 124 N. Franklin St.)

People loitering intoxicated and high, garbage, feces, constantly walking outside to monitor parking lot, people harassing customers, panhandling. This is still happening as of 8/25/2017

~~Ted Christiansen (Business owner, resident 323 E Laurel St)~~

~~Tired of nuisance, wants change for the better for community and homeless.~~

Walt Lina (Business Owner Lees Chinese 154 E Redwood Ave)

Tired of nuisance, wants change.

Megan Caron (New Business owner E Redwood Ave)

Has sent letters of complaint to city council, talked to new house administrator Lara. Witnessed Lara talking to a disabled client in a unkind, threatening manner.

Charlie Melendrez ( Resident 460 N Franklin St.)

Tired of ongoing harassment, panhandling, garbage

Jennifer Carlson (Business Owner/Resident Wellhouse 311 N. Franklin St.)

Nuisance continues re: Garbage, vandalism, loitering, panhandling

Ron Brook Business (Business Owner, Lucy's Laundromat 124 Main St.)

Continued loitering, intoxicated, high, garbage, panhandling

Pat and Cindy Lang (Business owners Coast Carpets 110 Elm St.)

Continued garbage, defecation, loitering, vandalism, had to get security cameras.

*Fighting Domestic violence called Police*

Fred and Dolly Giusti Residents/Property Owners 260 S. Harrison St)

Want stricter rules and responsible Board of Directors and staff

Dawn Ferreira (Resident/property owner 320 N McPherson St. landlord- 318, 328 and 328 1/2 N McPherson St)

Sick and tired of watching this go on. It is not only hurting the community but what about the people that are here for help. Making them leave the premise with no place to go. With no safe clean place to be is keeping them in the downward spiral they are in. It is time for HH to step up and start doing what they want everyone to believe they are doing, I have yet to see it. Continue loitering, garbage, panhandling, defecating, dirty needles, used sanitary napkins, drunk and high. Not a safe neighborhood anymore.

Walker Ferreira (Resident 320 N McPherson St)

Would like to see HH step up and do a better job! *For the Homeless*

APPEAL OF PLANNING COMMISSION DECISION P.4 of 11

Reasons for Appeal Continued:

Personal Reasons:

Tim Powell ( Resident 320 N. McPherson St.)

Would like to see a recovery plan and if they don't want it they can catch the next bus out of town.

Cecilia Garcia ( resident/Figs employee 223 N McPherson St)

Lives right next door, sees them drinking and drugging on a daily basis up to 8/28/2017

Brother was in program and as long as he kept working on the HH property they let him drink. *there*

Annette Reynolds ( Manager Figiuredos)

On going threats, loitering, defecating, garbage, panhandling, unsafe.

*for employees + customers  
fighting*

Manuel Ornelas ( Property Owner 200 N. McPherson St)

Sick and tired

Michael Brown ( Resident 219 #C N McPherson St)

His life was threatened, has been woken up all hours of the night with people yelling and screaming. It is not safe for his little girl to play outside. *in the ally*

Rosa and Jaime Nieto ( Resident 227 N McPherson St.)

Would like to see stricter rules competent trained staff, tired of loitering, garbage, flicking cigarette butts, beer cans a over fence. *HH clients throw*

Dana Kjeldsen ( Business owner/property owner 237 E Alder)

Moved business from property sick of looking at homeless. Now can't sell the property.

Rob and Lisa Davenport ( Resident/property owners 110 N McPherson St)

Want stricter rules

Jennifer Gianinni (Resident 336 Park St)

Problems at work with homeless, employee in the central Business District

*Has to frequently go out and monitor parking lots and more*

Nancy Bennett ( Business owner)

Feels unsafe walking to bank to do banking *people on often getting cursed at*

Michael and Michelle De La Cruz (Business owners Hair Group 249 N Franklin St)

Tired of smoking and loitering outside business

*Roman  
Tina Muey leaving her house to get into her car refused to give guy money and she got cussed and spit at her.*

*speaking of which*

*Garth Ogle*

*figs*

*4:02*

## **Lemos, June**

---

**From:** Dave Turner <davet@flobeds.com>  
**Sent:** Monday, October 2, 2017 8:24 PM  
**To:** Lemos, June  
**Subject:** Fwd: Hospitality House

Begin forwarded message:

**From:** <salalbion@mcn.org>  
**Subject:** re: Hospitality House  
**Date:** October 2, 2017 at 7:46:32 PM PDT  
**To:** <dturner@fortbragg.com>  
**Resent-From:** <dturner@fortbragg.com>

Dear Councilman Turner,

I am writing to you in response to an appeal to the Planning Commission in reference to the City Council resolution for Use Permit Modifications USP 9103/17,

I strongly urge you to deny this appeal and uphold the Planning Commissions 18 negotiated agreements to the alleged Use Permit Violations against the Hospitality House. These agreements were adopted August 23, 2017 and should be given adequate time to meet these obligations. The Hospitality House is the only homeless shelter in Mendocino County that offers year round assistance in terms of shelter and meals. Without this needed service we would possibly see more persons on the street who are homeless. Having a place for homeless families is another large concern. I know that the Hospitality House also offers not only assistance to individuals, but also to families. We have an obligation to our community and society to keep our children safe and off the streets.

We need to address the problems of homelessness in our community and the Hospitality House is one way, we as a community, can address and begin to solve this situation. Please allow the Use Permit Modifications USP 9103/17 to remain and deny the appeal.

---

Sincerely yours,

Susan Larkin

## Lemos, June

---

**From:** CDD User  
**Sent:** Tuesday, October 3, 2017 8:17 AM  
**To:** Lemos, June  
**Subject:** FW: Hospitality House Concerns

Another letter from 7:04 AM

-----Original Message-----

From: monica mankinen [<mailto:interiorhomeideas@gmail.com>]

Sent: Tuesday, October 03, 2017 7:04 AM

To: Norvell, Bernie; Peters, Lindy (Personal); Will Lee; Cimolino, Michael (Personal); Dave Turner; Oneal, Thomas; CDD User; Desmond, Debbie; Ruffing, Linda; Jones, Marie  
Subject: Hospitality House Concerns

10-3-2017

Fort Bragg City Council,

My name is Monica Mankinen. I have a business located at 224 E. Redwood Ave in Fort Bragg. There have been numerous problems in the neighborhood from services provided by Hospitality House, of which I have documented in many letters to you. The Hospitality House has been aware of serious problems that were brought to their attention and did nothing to improve the situation for their neighbors, until the city and police were involved. I do not believe they have concern, empathy or compassion for both residential and commercial neighbors. I also, do not believe any recent changes made, will last without Hospitality House being monitored full time. Lacking the ability to care about the negative impact their services and clients have had on the neighborhood, leaves me asking for your help.

The changes that have been made ---only recently---and without any acknowledgment that problems existed---would not have happened without force, showing lack of leadership and the ability to keep the changes long term.

It also appears they rely on our police department as part of their full time staff, instead of hiring security and investing in cameras.

They also do not have a full time onsite manager at their Transitional Housing, across from the park, leaving their clients there without full time support for transitioning out and leaving the surrounding neighbors, without a direct contact person for any issues that occur.

They also do not have a landline at Transitional Housing, leaving their clients without a phone for emergencies within the home.

The neighbors of Hospitality House, Center and Transitional Housing have a right to feel safe in their home and/or business.

My family also owns an operates a business down from Hospitality House and has numerous problems as well.

---

I am always open to talking, working on ideas and my family can be contacted to talk about the issues they have, being neighbors with Hospitality House and Center.

Thank you,



September 29, 2017

City Council of the City of Fort Bragg  
416 N. Franklin Street  
Fort Bragg, CA 95437

RECEIVED

OCT 02 2017

CITY OF FORT BRAGG  
CITY CLERK

Dear Mayor Peters,

It has come to my attention that there will be a meeting on October 3<sup>rd</sup> to hear an appeal to the negotiated agreements regarding the alleged Use Permit Violations that were served by the city on the Mendocino Coast Hospitality Center (MCHC). Since I will be away from the coast on the date of this meeting, I wish to have my feelings on the matter entered into the record. Hence this letter.

The MCHC has been serving the disenfranchised and homeless population of this community for 30 years or so. They, as you are well aware, provide shelter (up to their permitted limit), showers, clothing and meals 365 days a year to people in need of these services. Additionally, they provide food, clothing and showers to those they are unable to house. What other organization provides these services on our north coast? I would think that the City Council and Planning Commission of Fort Bragg would bend over backwards to see that MCHC and these services continue to operate. They, at the request of the County of Mendocino, have also taken on the MediCal based Mental Health Services that have been privatized by the county. Perhaps you wish that the county had asked the City of Fort Bragg to find a way to provide this MediCal service. Perhaps you wish that the services provided by MCHC were a function of the City of Fort Bragg. If not, why are you making it so difficult for MCHC to continue to provide and improve the services they offer those who seek their help?

There are and always will be those in any community who are dissatisfied and register their complaints. It's easy to complain. Do these people reach out to help make things better? Do they volunteer to work with the people or organization they complain about? Do they help to make our coastal community a better, more compassionate place in which to live? Or do they just find fault and take up valuable time and resources with appeals and protests...

Two attorneys for the City of Fort Bragg and one attorney from Disability Rights, California worked together to negotiate and agree to 18 terms of the alleged violations submitted to MCHC concerning Use Permit Violations. The Planning Commission for Fort Bragg, the City of Fort Bragg and MCHC accepted the negotiated agreements. Now the appeal. It seems that the wise decision would be to support the agreed upon negotiated agreement and put this whole situation to rest. Mendocino Coast Hospitality Center is taking a major burden off the shoulders of the City of Fort Bragg. Be thankful they exist.

Sincerely,



C. Gwen Jacobson  
P.O. Box 1459  
Mendocino, CA 95460  
937-2432

RECEIVED

OCT 02 2017

CITY OF FORT BRAGG  
CITY CLERK

Wendy Pollock and Barry Cusick  
45341 Mar Vista Drive  
P.O. Box 24  
Mendocino, CA 95460  
[wendp@mcn.org](mailto:wendp@mcn.org)  
[bcusick@mcn.org](mailto:bcusick@mcn.org)  
707-813-8430

October 1, 2017

Ft. Bragg City Council Members  
Ft. Bragg, CA 95467

Dear Mayor Lindy Peters,

We have great concerns as to the future of the Hospitality House on N. McPherson.

We are owners of the property across the street - El Yucca Market and Parents and Friends space on McPherson Street and offices around the corner on 306 Redwood.

In our experience we had had no issues nor complaints about our neighbor across the street. Our property has always been respected.

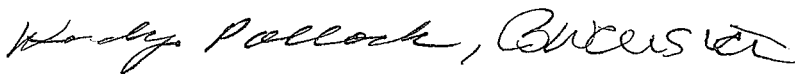
Hospitality services a HUGE need in our community, and does it in a way that considers the entire community. The services they provide are vital - both to their resident clients and the citizens hungry and in need of a meal.

As you know, in August the Ft. Bragg Planning Commission approved of their permit with agreed upon conditions.

Support this decision of your peers for the continuation of their needed services.

Just imagine a community without the Hospitality House - sad and unacceptable!!

Sincerely yours,



Wendy Pollock and Barry Cusick

---

*for the record*

October 3, 17

Re: appeal of Planning Commission decision on Hospitality House use permit

Fort Bragg City Council Members,

I think everyone in this room can agree that our community has problems related to the large number of people who are experiencing homelessness. This is a nationwide and particularly statewide issue. At last count, 135,139 people are homeless just in California.

What we do not agree on is how to respond to these problems. And there is no one answer. But the way forward includes the activation of the Homeless Action group you began months ago. Where are we with that? We have not heard anything since that first meeting.

But Fort Bragg is much more fortunate and ahead of the curve than other rural communities in Butte, El Dorado, Inyo, Mono, Imperial, and Shasta counties and in cities like Chico and Placerville. We actually have services in place. Not enough to meet all of the needs, but many of those jurisdictions have none. Sharon Rapport, a national homelessness analyst with the Corporation for Supportive Housing says, "It's (homelessness) is changing. We cannot stop the flood." The city of San Francisco spends \$305M annually on homelessness. Officials in El Dorado and Butte counties don't even know how much they are spending, only that it is not enough. Our city government also has a responsibility to respond to the issue of homelessness. Blaming and punishing the only service provider for associated problems keeps us from looking at the issue in a useful way. I am very grateful for the difficult work Hospitality House has provided to our community for over 3 decades, and they should to be treated with respect not scorn.

I urge you to deny the entire appeal brought forth by Dawn Ferreira, Ann Marie Cesario, Jean Stubenrauch, and others against the Hospitality House use permit, including the refunding of the filing fee. Please affirm your Planning Commission decision, the recommended action by your staff and adopt the resolution before you.

The 18 agreements between the city and Mendocino Coast Hospitality Center were negotiated in good faith and should be allowed to be executed. I urge you not to expose our community to potential legal jeopardy because of foolhardy decision-making. Instead, you should lead us into a forum where additional services can be developed that will help people and mitigate the difficulties we are having in our community. We will all have to work on this because the severe lack of affordable housing and the ills of poverty are not going to magically go away any time soon.

Respectfully,  
Carole White  
PO Box 108  
Fort Bragg, CA 95437

*Carole White*

CATCH 22

HOSPITALITY HOUSE

PLANNING FRONTING  
+ HOUSING ELEMENT.

IT IS POSSIBLE, CITY

SHOULD HOLD A NEW PLANNING

COMMISSION HEARING BECAUSE

OF <sup>POTENTIALLY</sup> INADEQUATE PUBLIC NOTICE.

NEED TO PROVIDE NOTICE NOT ONLY

TO PROPERTY OWNERS WITHIN 300

FEET. NOTICE BEST PRACTICES ARE

TO RESIDENTS + OCCUPANTS OF SURROUNDING

PROPERTIES. THIS IS PARTICULARLY

IMPORTANT BECAUSE THESE APPEALS

ARE NOT DE NOVO REVIEWS,

MEANING THE TOPICS ARE LIMITED TO

WHAT WAS ALREADY <sup>RAISED</sup> ~~ADDRESSED~~. BUT

IF ONLY POTENTIALLY ABSENTEE PROPERTY

OWNERS RECEIVE NOTICE HOW CAN NON-

OWNER RESIDENTS HAVE AN ADEQUATE

OPPORTUNITY TO GET THEIR INFORMATION

AND POSITIONS BEFORE THE DECISION-MAKERS?

THIS SEEMS TO INCLUDE SOME OF THE

"DISALLOWED" APPELLANT GROUP, SUGGESTING

THE NOTICE WAS INADEQUATE.

## Lemos, June

---

**From:** Ruffing, Linda  
**Sent:** Wednesday, October 4, 2017 10:02 AM  
**To:** Lemos, June  
**Subject:** FW: Please forward to City Council Members for Tonight's Appeal - THANK YOU

-----Original Message-----

**From:** Mara Thomas [mailto:mmthomas@mcn.org]  
**Sent:** Tuesday, October 03, 2017 7:49 AM  
**To:** Ruffing, Linda  
**Subject:** Please forward to City Council Members for Tonight's Appeal - THANK YOU

October 3, 2017

Dear City Council Members:

I urge the City Council to unanimously reject the appeal which has been filed against the Planning Commission's decision to accept the negotiated agreement between the City of Fort Bragg and the Mendocino Coast Hospitality Center concerning the alleged use permit violations by Hospitality House.

Various iterations of Measure U keep reasserting themselves and this appeal is only the latest one. There will always be a group of citizens who adopt a 'Not in my backyard' approach. Our city and community have expended enormous amounts of time, energy and resources fighting for and against MCHC. It is time to move forward with constructive solutions and the negotiated agreement offers us that opportunity.

The August 2016 letter from Disability Rights California to the City of Fort Bragg laid out in great detail the ways in which Measure U was illegal and unconstitutional. I hope every current member of the City Council has carefully read and studied that letter. DRC's letter clearly outlines parameters for the City to work within.

We should be doing everything we can to facilitate the work MCHC does to alleviate the intractable problems of homelessness, mental illness, and addiction. We also should be supporting the work done by the Mendocino Children's Fund to keep families in their homes, and the work done by the Fort Bragg Food Bank to feed impoverished members of our community.

Is the City prepared to step in and provide food, shelter, and other services if these nonprofits disappear?

Public discourse in our community has become increasingly brutalized over the past three years. It is incumbent upon the City Council to set a high moral standard by its words and actions. The dehumanization, marginalization and exclusion of impoverished and homeless individuals and groups which has become so prevalent in our local and national culture must stop.

Each one of you has an opening tonight to take a step toward that goal. Please don't squander it.

Sincerely,

Mara Thomas  
P.O. Box 1818  
Fort Bragg, CA 95437