

## Attachment 1: Community Workshop Process & Summary of Direction

#	Meeting date	Community City Council & Planning Commission Workshops
1	2009 -2012	The City of Fort Bragg, the community, and the property owner, Georgia Pacific (GP) engaged in a collaborative process to prepare a Specific Plan for the rezoning and eventual redevelopment of the property for other uses. This planning process included three community workshops and multiple discussions at City Council and the Planning Commission. The draft plan was also presented to the Coastal Commission on two occasions. The planning process stopped in 2012, when GP withdrew its Specific Plan application, as they focused their attentions on remediation of the Mill Site.
2	Feb 6, 2017	City Council and the Planning Commission held a joint meeting to discuss how to move forward with rezoning and planning for the reuse of the Mill Site. The City Council and the Planning Commission supported a two-step process as follows: (1) process a Local Coastal Program (LCP) amendment to eliminate the requirement that a Specific Plan be prepared to rezone property on the Mill Site (by revising Coastal General Plan Policies LU-7.1 and LU-7.2); and (2) complete a comprehensive community-based planning process to develop a major LCP amendment to rezone the Mill Site. The Council and Commission determined that the Major LCP Amendment will address: new land use zones, development regulations, infrastructure requirements, sustainability, open space, circulation, design guidelines and more. This Major LCP Amendment will be formulated over the next year or so in an interactive process between the City Council, Planning Commission, community and City staff.
3	Feb 22, 2017	City Council provided direction regarding how to structure the community based planning process.
4	March 23, 2017	City Council and Planning Commission joint workshop regarding Creek Daylighting project alternatives, permitting and environmental review process, feasibility, cost and timelines
5	August 25, 2017	Short Mill Site Reuse workshop at a Coastal Mendocino Association of Realtors meeting with approximately 30 participants
6	Sept. 6, 2017	Short Mill Site Reuse workshop at a Fort Bragg Rotary Club meeting with approximately 25 participants
7	Sept 7, 2017	Short Mill Site Reuse workshop at a Chamber of Commerce mixer with approximately 30 participants
8	Sept. 16, 2017	The City started the rezone process with an all-day open house with three mini workshops at the CV Starr Center with about 60+ participants.
	Sept. 21, 2017	All-day open house with three mini workshops at Town Hall with 80+ participants.
9	Sept. 21,	The Mill Site Reuse Community Survey was opened to accept responses

	2017	from the community. English and Spanish language versions of the survey were available with identical questions. The survey was designed to minimize survey bias by randomizing the multiple choice questions and it was designed to be as inclusive as possible by allowing people to provide open-ended responses to a number of questions. Over 970 responses have been received. A survey report was prepared and provided to City Council and the Planning Commission.
10	October 16, 2017	<p><b>City Council and Planning Commission – Land Use Plan Direction</b></p> <p>Council and the Commission held a joint meeting and provided direction to staff regarding the vision statement and changes that should be made to the Land Use Plan, which included the following:</p> <ol style="list-style-type: none"> <li>1. Revise the zoning for the Noyo Center from “Open Space” to “Coastal Dependent” zoning.</li> <li>2. Add a small neighborhood park with playing field, combined with a public fairground.</li> <li>3. Bring back the idea for a downtown square.</li> <li>4. Do not extend the Central Business District onto the site.</li> <li>5. Keep some of site available for a lumber mill; consider leaving a portion of the site with timber industrial zoning instead of urban reserve zoning.</li> <li>6. Zone for a mix of small homes, cohousing, multi-family and mixed-use housing.</li> </ol>
11	January 10, 2018	<p><b>Planning Commission - vision statement, guiding principles, Land Use Plan and sustainability policies</b></p> <p>The Planning Commission held a workshop and provided additional direction on the vision statement, guiding principles, Land Use Plan and sustainability policies, including the following:</p> <ol style="list-style-type: none"> <li>1. The Planning Commission recommended that the Mill Site's role as a visitor serving destination be explicitly included in the Vision Statement.</li> <li>2. The Planning Commission recommended that Guiding Principle 5 be retained as written: <p style="text-align: center;"><i>Extend the downtown commercial district onto the Mill Site.</i></p> </li> <li>3. The Planning Commission recommended that Principle 6 be reworded as follows: <p style="text-align: center;"><i>Establish zoning for residential uses in the Northern District; zoning for the extension of the Central Business District, visitor serving uses and compact mixed-use residential development in the Central District; and zoning for job-generating uses such as light industrial, education, retail, research and development and office space in the Southern District</i></p> </li> <li>4. The Planning Commission reviewed Land Use Plan Alternative 1A and made the following additional changes to the plan: <ol style="list-style-type: none"> <li>a. Extend the CBD along the entire length of Redwood Ave.</li> </ol> </li> </ol>

		<ul style="list-style-type: none"> <li>b. Provide for CBD around the downtown park. The Planning Commission felt strongly that the reasons to extend the Central Business District onto the Mill Site out-weighed the concerns of doing so. Additionally the Planning Commission considered limiting retail development and only encouraging the development of restaurants and visitor serving businesses and discarded this approach. The Planning Commission therefore recommended that commercial development be permitted on the bottom floor of all buildings along the entire length of the Redwood Ave extension onto the Mill Site.</li> <li>c. Extend the multi-family residential to the west to compensate for the multifamily residential that was replaced by the extension of the CBD.</li> <li>d. Add a neighborhood park back into the plan in the northern district.</li> <li>e. Retain the Highway Visitor Serving commercial zoning for the parcel north of Cypress Street. Retain the General Plan policy to protect the trees in this area. The Planning Commission also discussed at length whether to convert the Highway Commercial that is north of Walnut Street into open space. Commissioners noted that: the Land Use Plan already designates a significant amount of open space (175+ acres); and that the maintenance of open space is costly and burdens the City's General Fund. A majority of the Commission wanted to allow limited development in this area, so long as the trees are retained. This might encourage a private sector person to acquire this parcel and maintain the trails and the forest for public use, rather than the City taking on additional open space responsibilities. Staff noted that the Coastal General Plan currently includes Policy CD-1.2 which requires "preservation of the forested area north of the Georgia-Pacific nursery and south of Maple Street shall be maintained as a sensitive natural habitat and scenic resource, and it shall not be developed." Additionally, staff noted that any use of this site would require a Coastal Development Permit which would determine if any of the forest qualifies as rare, in which case no development would be permitted within 50 feet of the rare forest.</li> </ul> <p>5. The Planning Commission provided specific direction regarding preferred changes to the Sustainability Policies as noted in italics blue text. The Planning Commission provided the following direction regarding the sustainability policies:</p> <ul style="list-style-type: none"> <li>a. The City should not be out in front of the State of California when it comes to Green Building. The State of California is already a leader in the nation and the City does not have the technical expertise to require higher levels of sustainability in green building as it relies on the County Building Department in this area.</li> <li>b. The Planning Commission recommends that the goal of Net Zero energy use (Policy SD-2) be incentivized with planning incentives rather than be required.</li> </ul>
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12	January 22, 2018	<p><b>City Council – Vision, Principles &amp; Land Use Plan Direction</b></p> <p>The City Council held a workshop and provided direction on the vision statement, guiding principles and Land Use Plan, including the following:</p> <ul style="list-style-type: none"> <li>1. Directed staff to bring the issue of the extension of the CBD onto the Mill Site back to a joint meeting of the City Council and the Planning Commission for further discussion. Specifically the City Council requested that downtown merchants be invited to the meeting and that the pros and cons of the extension of the CDB onto the Mill Site be thoroughly explored.</li> <li>2. Directed staff to revise the zoning of the Highway Commercial zoning district located along highway 1 north of Walnut Street to open space to protect the small forest located there.</li> <li>3. Directed staff to eliminate the extension of Walnut Street onto the Mill Site because it is no longer necessary.</li> </ul>
13	January 24, 2018	<p><b>Planning Commission – Open Space Direction</b></p> <p>The Planning Commission held a workshop regarding the Open Space framework for the Mill Site, funding mechanisms for open space and parkland facilities, and open space phasing and facility requirement policies. The Planning Commission provided the following direction:</p> <ul style="list-style-type: none"> <li>1. Please schedule joint meetings between City Council and the Planning Commission to address and discuss significant differences in policy direction (policy disagreements) between the Planning Commission and the City Council;</li> <li>2. Add a small recreational park to the south side of the Land Use Plan to meet recreational needs.</li> <li>3. Retain all parks and required facilities within the plan for now. Continue to update the Planning Commission regarding how these facilities can be funded and specific impacts of the funding of these facilities on the feasibility of redevelopment of the site.</li> <li>4. Provide a comparison of the Development Impact Fees of other comparable coastal towns, so that the Planning Commission and City Council can better understand how our proposed Development Impact Fees would impact feasibility of development.</li> <li>5. Planning Commission generally agreed with the proposed changes to the Open Space policies.</li> </ul>
14	February 12, 2018	<p><b>City Council – Sustainability Direction</b></p> <p>The City Council held a workshop regarding sustainability and provided the following direction to staff:</p> <ul style="list-style-type: none"> <li>1. The City Council agreed with staff on the policies that had been struck</li> </ul>

		<p>from the sustainability chapter.</p> <ol style="list-style-type: none"> <li>The City Council requested additional information regarding the cost of achieving USGBC LEED Gold certification in a larger building. This information was requested in order to make an informed decision about Policy SD-6 which proposes to require LEED Gold for buildings of more than 10,000 SF.</li> <li>Council provided direction to make the following changes to Policy SD-7 because passive solar design is required by Policy SD-1: Policy SD-7. Preferred Green Techniques. All green building techniques are encouraged, with preference given to techniques that address local issues, such as use of locally produced natural materials, water and energy conservation measures, and techniques that respond appropriately to Fort Bragg's cool, rainy environment, such as low impact development (LID) strategies.</li> <li>The City Council requested additional information about the cost to achieve Net Zero energy use for various use type categories (residential, office, etc.), prior to providing direction on SD-2. City Council would like to revisit this policy with additional information.</li> <li>City Council concurred with staff's recommendations for the following policies: Policy SD-1, Policy SD-3, Policy SD-4, Policy SD-5, Policy SD-7 (as worded above) and Policy SD-8.</li> </ol>
15	February 14, 2018	<p><b>Planning Commission – Design Guidelines Direction</b></p> <p>The Planning Commission held a workshop regarding the design guidelines and provided the following general direction to Staff regarding the proposed additions to the Citywide Design Guidelines:</p> <ol style="list-style-type: none"> <li>The Planning Commission would like one set of design standards for the entire City. Don't require more stringent design on the Mill Site than is required in other areas of the City.</li> <li>The PC prefers design standards that are less proscriptive and more performance based. The PC prefers language such as "is encouraged" over "shall" language.</li> <li>The PC would like to ensure that the Design Guidelines focus both on site design and building design.</li> <li>The PC wants to ensure that the site design guidelines result in courtyards and public space which is protected from the weather.</li> <li>The Design Guidelines should place an emphasis on materials that can stand up too Fort Bragg's climate.</li> <li>The PC would like Design Guidelines that set a preference for buildings that are designed to speak to the history of the site and the town either in materials or design. Craftsman and barn shaped buildings are preferred.</li> </ol>
16	February 26, 2017	<p><b>City Council – Open Space Discussion &amp; Direction</b></p> <p>The City Council held a workshop regrading open space and provided the following general direction to staff:</p> <ol style="list-style-type: none"> <li>Policies MSOS-1, MSOS-2, MSOS-3, MSOS-4, changes approved.</li> <li>Policy MSOS-5, the plaza is desired; sidewalks &amp; walking paths,</li> </ol>

		<p>benches &amp; picnic tables, and native landscaping should be required; additional amenities should be encouraged.</p> <ol style="list-style-type: none"> <li>Changes to the following policies were accepted as proposed: MSOS-6, MSOS-12, MSOS-13, MSOS-15, MSOS-19, MSOS-20, MSOS-21, MSOS-23, MSOS-24, MSOS-25, MSOS-26, MSOS-27</li> <li>Cultural Resources Policies to be further considered after feedback is received from the Sherwood Valley Band of Pomo Indians.</li> </ol>
17	Mach 26 <sup>th</sup> , 2018	<p><b>City Council – Design Guidelines Discussion &amp; Direction</b></p> <p>The City Council held a workshop regarding the design guidelines and provided the following general direction to Staff regarding the proposed additions to the Citywide Design Guidelines:</p> <ol style="list-style-type: none"> <li>Adopt set of design standards for the entire City. Don't require more stringent design on the Mill Site than is required in other areas of the City.</li> <li>The City Council prefers design standards that are less proscriptive and more performance based. Language such as "is encouraged" over "shall" language.</li> <li>The City Council would like to establish a policy that provides exceptions to the design guidelines for exceptional and innovative building designs.</li> <li>Buildings located on properties that are adjacent to the coastal trail should have a high level of design on the building façades, parking, landscaping and other development that faces the coastal trail.</li> </ol>
18	April 11. 2018	<p><b>Planning Commission – Circulation, Street Scape and Stormwater</b></p> <p>The Planning Commission held a workshop – Circulation, Street Scape and Stormwater and provided the following general direction to Staff:</p> <ol style="list-style-type: none"> <li>The Planning Commission needs more time to contemplate the different road configuration alternatives and specifically asked for additional information, including the results of the traffic study (once completed) and specific cost information about each road alternative before providing a recommendation to the City Council.</li> <li>The Planning Commission recommended that Policy MM-5 be reworded as follows:  Policy MM-5 Other Connections. Non-street rights of way shall be <i>offered for</i> dedication as necessary to support multi-modal transportation networks.</li> <li>The Planning Commission spoke at length about Policy MM-15. The Commission requested that a 5' minimum landscaped buffer be provided between the multi-use trail and the highway. The commission received public comments about the potential impact of this improvement on the stand of trees in this area. The revised language for Policy MM-15 is proposed as follows:</li> <li>Multi-Use Trail Along Highway <i>1 As feasible, a 12 foot wide</i> multi-</li> </ol>



		<p>use trail <i>with a 5 foot wide vegetated buffer</i> shall be developed along the western edge of the Mill Site from Noyo Point Road to Madrone Street and offered in dedication to the City of Fort Bragg at the time that the associated parcels are developed.</p> <p>5. Regarding the following policies, the landscaping (Policies MM 32-34), Parking Lane Treatment (Policies MM 35-40), curb treatment (Policies MM 41-41), and lighting (Policy MM 47).</p> <ul style="list-style-type: none"> <li>• The Planning Commission wants to ensure that bulb outs are required in residential and commercial zoning districts. Staff pointed to Policy MM-41 which requires that all street corners include bulb outs.</li> <li>• The Planning Commission requested that staff meet with the Police Chief and discuss these policies further with an eye to ensuring adequate night visibility and safety. Staff met with the Police Chief on Tuesday April 17th and will report on that meeting during the City Council meeting.</li> </ul> <p>6. Regarding general direction to modified the language of many policies throughout the chapter to use the words “is encouraged,” “may,” or “as feasible” rather than “shall to allow for more flexibility,” the Planning Commission concurred with this general approach. However, the Planning Commission expressed some general concern about the feasibility of implementing all of these circulation, streetscape and stormwater policies and discussed the tendency of the Coastal Commission to modify policy language to make it more stringent, once that policy language is under review by the Coastal Commission. The Planning Commission discussed the pros and cons of including policies with language such as “may” or “is encouraged”, if the Coastal Commission is just as likely to change the policies to “shall” policies. Staff concurred with this general statement, noting that in 2007 the Coastal Commission made many policies more stringent during the Coastal General Plan adoption process.</p>
19	May 23, 2018	<p><b>Planning Commission – Land Use Regulation &amp; Development Standards</b></p> <p>The Planning Commission provided the following recommendations to City Council regrading policy language:</p> <ol style="list-style-type: none"> <li>1. The Planning Commission recommended that the following policies be struck: Policy LU-1 Policy LU - 2.<b>Requirements for All Development</b> and Policy LU-2 <b>Mill Site Development Phasing</b>.</li> <li>2. The Planning Commission recommended that the following policies be retained as written: Policy LU-3 <b>Mill Site Development Intensity</b> , LU-5 <b>Pre-Application Conference</b>, LU-9 , <b>Density Transfers</b> LU-10 <b>Jobs</b> , LU-11 <b>Urban Reserve Interim Uses</b>, LU-12 <b>Mix of Residential Densities and Types.</b>, LU-13 <b>Residential Product Types</b>.</li> <li>3. The Planning Commission recommended that the following policies be retained as reworded: Policy LU-4 <b>Provide for “the Big Idea” on the Mill Site</b> to allow development of up to 100,000 SF for Urban Reserve zoning so long as the findings are achieved.</li> </ol>

		<p>4. The Planning Commission recommended that the following policies be discussed as part of a joint workshop with City Council: Policy LU-6 <i>Mill Site Mix of Uses</i>, LU-7 <i>Ground-Level Uses</i> and LU-8 <i>Relationship to Existing Central Business District</i>.</p> <p>The Planning Commission also made a variety of recommendations regarding allowing and prohibiting a variety of specific uses in specific zoning districts.</p>
20	May 29, 2018	<p><b>City Council – Circulation, Street Scape and Stormwater</b></p> <p>After much discussion, the Council directed staff as follows:</p> <ol style="list-style-type: none"> <li>1. Use Alternative 1, the Road Diet, with a slight modification by extending Laurel to the west and connecting the end of Redwood and Laurel Street with a regular road rather than an alley.</li> <li>2. The Council would prefer to reuse existing streets rather than force a grid street system on the south portion of the site.</li> <li>3. Council approves the street and bicycle policies as presented.</li> <li>4. Regarding Pedestrian Circulation policies, a dialogue about pedestrian enhancements on Redwood Avenue extension will occur as part of the joint meeting with the Planning Commission to discuss the extension of the downtown onto the Mill Site.</li> <li>5. Council approves of a “Park Once” district concept for parking.</li> <li>6. Regarding Stormwater Management, swales should be deleted from the policy list due to additional maintenance requirements.</li> <li>7. "Encourage" should be used instead of "shall" in policy language.</li> </ol>
21	June 11, 2018	<p><b>City Council – Land Use Regulation &amp; Development Standards</b></p> <p>Discussion/Direction: After extensive discussions, the Council directed as follows:</p> <ol style="list-style-type: none"> <li>1. Land Use Plan: Add 10 acres of Heavy Industrial in the southern Mill Site area to the west of existing Heavy Industrial. Add 7 acres of Light Industrial to the Northern part of the Mill Site, take from Urban Reserve. Rearrange Residential in the northern area as appropriate and bring Land Use Map back to a joint meeting of the City Council (CC) and Planning Commission (PC).</li> <li>2. LU-3, consensus was to strike this policy re Mill Site development intensity.</li> <li>3. LU-4, bring back to round table of CC and PC.</li> <li>4. LU-5, retain policy.</li> <li>5. LU-6, 7, 8, reserve discussion for joint workshop of PC &amp; CC.</li> <li>6. LU-9, CC concurs with PC, leave in.</li> <li>7. LU-10, 11, 12, 13, retain.</li> <li>8. Zoning districts: CC does not want camping on the mill site.</li> <li>9. Check with Fire Department regarding 45-foot height limit to see if there are problems fighting fire in a building that high.</li> <li>10. Allow Sports &amp; Entertainment in Light Industrial zoning.</li> <li>11. Add “Dance Club” (or “Night Club”) to Recreation, Education &amp; Public Assembly, allowed with a Use Permit (UP) in Light Industrial (IL) and Heavy Industrial (IH) zones.</li> <li>12. Allow cannabis uses in IL and IH with UP.</li> </ol>



		13. Regarding open space allowable land uses, bring to round table with CC and PC, if necessary.
22	June 27, 2018	<p><b>Planning Commission – Buildout Discussion</b></p> <p>Discussion and direction. After extensive discussions, the Commission indicated a slight preference for Land Use Plans E3 and E4, however the Commission wanted to discuss this topic further preferably with the City Council.</p>
23	July 18, 2018	<p><b>Joint City Council and Planning Commission Workshop – Buildout, Land Use Plan and CBD extension discussion.</b></p> <p>Councilmembers/Commissioners had the following comments regarding the Land Use Plan Buildout Scenario:</p> <ul style="list-style-type: none"> <li>• Councilmember Turner: Keep the Land Use Plan and Development Regulations as they are.</li> <li>• Research market demand for 0.5 FAR, specifically with “developer types.”</li> <li>• Councilmember Norvell: Increase FAR, less apartments, more medium density residential.</li> <li>• Mayor Peters: Keep as is. Increase FAR, less apartments, more medium density residential.</li> <li>• Vice Mayor Lee: Keep as is, or increase residential. Less heavy industrial. Keep FAR.</li> <li>• Councilmember Cimolino: Increase FAR, keep map as is, more jobs.</li> <li>• Commissioner Hannon: More blue collar jobs you can walk to.</li> <li>• Commissioner Bruchler: Keep as is. Increase FAR.</li> <li>• Commissioner Miklose: Keep as is.</li> </ul> <p><b>Final Direction for Buildout Analysis: Retain the current maximum buildout by retaining the amount of land dedication to each zoning district and the Development Regulations. Research the feasibility of increasing FAR to 0.5 in terms of market demand with “developer types.”</b></p> <p>Councilmembers/Commissioners had the following comments regarding CBD/Other map ideas:</p> <p>Councilmember Turner: Tie CBD expansion to an 80% vacancy rate through a new policy. The Plaza is good, but please flip the park so that it is adjacent to the Coastal Trail and new business development is located along Redwood Ave. With these changes, “Alt 2” is perfect in every way.</p> <ul style="list-style-type: none"> <li>• Councilmember Norvell: Prefers “Alt 2.” Likes the hotel to be developed early in the process on the east side of the site. Not a fan of views of apartments from the trail; would prefer moderate density housing in the viewshed of the trail.</li> <li>• Mayor Peters: Favors square/plaza and downtown hotel. Prefers “Alt 2.” Industrial by Rossi’s is good.</li> <li>• Vice Mayor Lee: Prefers “Alt 3.” New CBD on the Mill Site won’t gut the downtown. Flip the plaza as recommended by Turner. Industrial by Rossi’s is good.</li> <li>• Councilmember Cimolino: Prefers “Alt 2.”</li> </ul>

		<ul style="list-style-type: none"> <li>• Commissioner Hannon: Plaza is good. Prefers “Alt 2.”</li> <li>• Commissioner Bruchler: Prefers “Alt 3.” Pedestrian flow crossing Main Street would be good.</li> <li>• Commissioner Miklose: Prefers “Alt 2.” Alt 2 is perfect choice. Hotel is good.</li> </ul> <p><b>Final Direction for CDB Discussion: Downtown CBD should be extended onto the Mill Site per Alternative 2. Park shall be flipped so that it looks out onto the Coastal Trail and CBD extension is all along Redwood Ave.</b></p> <p>There was unanimous approval of Plan E3 by the Councilmembers and Planning Commissioners.</p> <p><b>Final Direction for Land Use Plan: Council and the Planning Commission provided direction to move forward with Land Use Plan E3, with the following revisions: 1) Relocate the Medium Density Residential from the east side of the site (along the West Street Alley) to the west side of the residentially zoned property to provide less intense development within the view of the Coastal Trail; 2) Revise the zoning for the CBD as discussed during the CBD discussion above; 3) Accommodate hotel zoning on the east side of the property.</b></p>
24	Sept 5, 2018	
25		