



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Meeting Minutes Planning Commission

Tuesday, February 26, 2019

5:30 PM

Town Hall, 363 N.Main Street

Special Meeting

MEETING CALLED TO ORDER

Chair Rogers called the meeting to order at 5:32 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present 7 - Chair Nancy Rogers, Vice Chair Stan Miklose, Commissioner Michelle Roberts, Commissioner Jeremy Logan, Marie Jones, Sarah McCormick, and Joanna Gonzalez

Absent 1 - Commissioner Jay Andreis

1. APPROVAL OF MINUTES

Moved by Commissioner Jeremy Logan, seconded by Commissioner Michelle Roberts, that these minutes be approved. The motion carried by the following vote:

Aye: 4 - Chair Rogers, Vice Chair Miklose, Commissioner Roberts and Commissioner Logan

Absent: 1 - Commissioner Andreis

1A. [19-094](#) Approve the Minutes of February 12, 2019.

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

3. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

None.

4. PUBLIC HEARINGS

4A. [19-097](#) Use Permit to Allow Vehicle Storage in Existing Vacant Commercial Unit Within General Commercial Zoning District

Chair Rogers opened the Public Hearing at 5:39

Assistant Planner McCormick summarized the prepared report.

Applicant Terry Larsen approached the podium for questions. Vice Chair Miklose asks specific details regarding the specific business details such as, who will be on site, what type of vehicles will be stored and the security of the stored vehicles. The applicant states that at this moment there is no answer for those questions as this is an experiment. The business will evolve based on the needs of the customers. Terry states that she already has organizations and private parties interested in storing their cars or motorcycles.

Chair Rogers closed the Public Hearing at 5:43 PM.

A motion was made by Vice Chair Miklose, seconded by Chair Rogers, that Use Permit 1-19 and Sign Permit 5-19 be approved with the following findings and conditions:

GENERAL FINDINGS

1. The proposed project is consistent with the purpose and intent of the zoning district, as well as all other provisions of the Coastal General Plan, Coastal Land Use and Development Code (CLUDC) and the Fort Bragg Municipal Code in general;
2. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
3. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the type, density, and intensity of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located;
4. The project complies with Specific Use Regulations established for the project; and
5. For the purposes of the California Environmental Quality Act (CEQA), this project was found to be exempt under Section 15303 – conversion of existing structures to new uses.

SIGN PERMIT FINDINGS

1. The proposed signs do not exceed the standards of Section 17.38.070 (Zoning District Sign Standards) and 17.38.080 (Standards for Specific Sign Types), and are of the minimum size and height necessary to enable pedestrians and motorists to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site;
2. The placement of the sign on the site is appropriate for the height and area of the freestanding or projecting sign;
3. The proposed signs do not unreasonably block the sight lines of existing signs on adjacent parcels;
4. The placement and size of sign will not impair pedestrian or vehicular safety;
5. The design, height, location, and size of the signs are visually complementary and compatible with the scale, and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street; and
6. The proposed signs are in substantial conformance with the design criteria in Subsection 17.38.060.F (Design Criteria for Signs).

USE PERMIT FINDINGS

1. The proposed use is consistent with the General Plan, any applicable specific plan, and the Local Coastal Program;
2. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Development Code and the Municipal Code;
3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the type, density, and intensity of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located.
5. The proposed use complies with any findings required by Section 17.22.030 (Commercial District Land Uses and Permit Requirements).

GENERAL COMMERCIAL USE PERMIT FINDINGS

1. The use is generally vehicular-oriented unless part of a larger visitor-oriented complex. The use is generally oriented to clients arriving by auto rather than pedestrians;
2. The uses generally require larger display and/or storage areas; and
3. The use is not dependent on heavy customer traffic per square foot.

SPECIAL CONDITIONS

1. At no time will the circulation of traffic through the parking lot be impeded by vehicles staged for storage or retrieval.

The motion carried by the following vote:

Aye: 4 - Chair Rogers, Vice Chair Miklose, Commissioner Roberts and Commissioner Logan

Absent: 1 - Commissioner Andreis

5. CONDUCT OF BUSINESS**6. MATTERS FROM CHAIR/COMMISSIONERS/STAFF**

Director Jones reported that the Board of Supervisors approved our HEAP funding of 3 million for the DANCO 441 South Street project and the application for the tax credit will be submitted in June.

Vice Chair Miklose commended his fellow Planning Commissioners for the hard work and excellent special conditions put in place for the DANCO project.

ADJOURNMENT

Chair Rogers adjourned the meeting at 5:46 PM.

STATE OF CALIFORNIA)
)ss.
COUNTY OF MENDOCINO)

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg and that I caused this agenda to be posted in the City Hall notice case on February 21, 2019.

_____, Chair

Joanna Gonzalez, Administrative Assistant

IMAGED (_____)
