



City of Fort Bragg

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

Meeting Minutes Special City Council

*THE FORT BRAGG CITY COUNCIL MEETS CONCURRENTLY AS
THE FORT BRAGG MUNICIPAL IMPROVEMENT DISTRICT NO. 1
AND THE FORT BRAGG REDEVELOPMENT SUCCESSOR
AGENCY*

Saturday, July 20, 2019

9:00 AM

Town Hall, 363 N Main Street

Special City Council Meeting

CALL TO ORDER

Mayor Lee called the meeting to order at 9:02 AM.

ROLL CALL

Present: 5 - Mayor Will Lee, Vice Mayor Bernie Norvell, Councilmember Lindy Peters, Councilmember Jessica Morsell-Haye and Councilmember Tess Albin-Smith

1. CONDUCT OF BUSINESS

- 1A. [19-353](#) Receive Report and Provide Direction to Staff Regarding the Mill Site Reuse Plan Local Coastal Program (LCP) Amendment, Including the Land Use Plan and Use Tables for each Proposed Land Use with a Focus on the Southern Portion of the Mill Site

Mayor Lee noted that discussion and public comment after the staff report would be divided into separate sections. Community Development Director Jones presented the staff report on this agenda item. The Mayor requested that property owners and potential property owners of Mill Site property contact the City regarding making presentations to the City Council on September 21. Questions from Councilmembers directed to staff included Coastal Commission low cost visitor serving requirements, the 150-foot wide wildlife corridor, campgrounds, urban reserve, public facilities, dormitory style housing, and mixed use projects within mill site industrial zoning.

Public Comment was received from:

- Leslie Kashiwada commented on the wildlife corridor and what is going on out on the headlands ecologically, which has nothing to do with zoning, setbacks and overlays. She spoke about the parking area off of Alder, which is problematic for daylighting Alder Creek, and advocated against industrial zoning because restoration there needs to include the wetlands area.
- Amy Wynn suggested that a mapping workshop in September will be essential and encouraged more in-depth conversation with Coastal Commission staff about urban reserve. She said Industrial zoning allows for upzoning later. She is intrigued by the concept of dormitory style live/work space in the middle of industrial zones and is passionate about retaining industrial zones in large areas.
- David Jensen said to plan open space as carefully as Central Business District (CBD) and

industrial areas. He cautioned about the masked existence of contaminated hot spots through the use of averaging over the entire area of the mill pond.

- David Gurney thinks the CBD seems too small and should be twice as big to the north. Developing a concentrated area downtown relieves the pressure on open space regarding development. The CBD should be zoned much bigger to encourage development in the downtown area to draw tourists and businesses.
- Cal Winslow of the Headlands Symposium Committee presented the City with a 4,000-signature petition asking that the headlands be thoroughly cleaned up first before any development occurs. He spoke about the natural beauty of the area, which is the first thing that visitors notice.
- Rex Gressett said the petition is saying that this is an incredible property and we value it, and slicing and dicing it up to put in multiple uses shows a lack of vision. This is a unique world-class property and should be preserved which will be more valuable to the people than haphazard development. He contends that the planning process is designed to do nothing.

Mayor Lee recessed the meeting at 10:16 AM; the meeting reconvened at 10:36 AM.

Further Public Comment on the subject of **Industrial Zoning on Southern Portion of Mill Site & Urban Reserve** was received from:

- Terry Vaughn spoke about the viability of abalone farming here and a plan for a breakwater in the harbor as infrastructure to generate electricity for a desalination plant. He encourages green industrial uses.
- Bruce Browery said as the 21st century moves forward, he questions the use of diesel train engines which emit a lot of pollutants, maybe as much as the mill was putting out. He recommended looking into something more environmentally friendly rather than a mid-80s train as the flagship of Fort Bragg.
- Jacob Patterson prefers having mill site industrial as one zoning district and not doing light industrial in it. He submitted his suggestions on a map to expand public facilities to the north of the Waste Water Treatment Plant. He said that open space doesn't mean that it stays open, empty and natural, because all kinds of things can be put there. Open space is important and he recommends leaving it where it was.
- Chris Hart with the Skunk Train expressed concern about the zoning process, and is frustrated that he has not been able to comment more. He said the Skunk Train is making progress on the northwest corner of the site and wants to talk about his ideas for what will happen there. He stated that they based their business model on commercial zoning and now that's being changed. Public facilities zoning may work for them, but it has all of a sudden been added to the map, and he hasn't had a chance to engage about that.
- Ron Munson spoke about what the value of the entire property is to the people and the planet. It chills him when it says that box stores are being developed on coastal vistas. He urged Council to consider the repercussions of whatever zoning or development takes place on the mill site and that it be tasteful, considering the aesthetic component, including daylighting of the creeks, and thinking of sustainability.
- Mike Hart of Mendocino Railway said using policy about setbacks is good. He is becoming concerned that the light industrial use may not fit exactly. He hopes that the CBD comes back across Redwood Avenue and sees Redwood becoming Fort Bragg's Main Street, tying the City back to the ocean. Regarding the northwest corner of the property, he asks that Council consider zoning for a visitor/interpretive center and Glass Beach station.

- Jennifer Bosma of Harvest Market spoke about Open Space on the acreage of land they purchased on the Mill Site. She anticipates that a botanical study will be done by the September 21 meeting. They plan to show some designs for what is planned out there. An arborist will be hired to evaluate the trees at the "Starbucks Forest." She asked that the Councilmembers keep an open mind until they have received that information and base their decisions on the facts as presented.
- Amy Wynn commented regarding open space and industrial zoning. They have clients asking for development that cannot be done because of current zoning, environmental constraints, and the asphalt/urban wasteland. She spoke about the City being surrounded by parks and agriculture.

Discussion: After much discussion by all Councilmembers, the Council agreed to the following with regard to the southern portion of the Mill Site:

- Wait and see what property owners present to Council at the September 21, 2019 meeting.
- Change Urban Reserve to Public Facilities zoning.
- No support for residential on the southern portion (but Council does support housing elsewhere in the City).
- Wildlife corridor, 150 feet or something expandable.
- Support industrial, but continue to explore changing designation to Mill Site Industrial.
- Ensure that open space zoning accommodates daylighting of creeks going forward.

Mayor Lee recessed the meeting at 11:57 AM; the meeting reconvened at 12:31 PM.

Further Public Comment on the subject of **Starbucks Trees, Public Facility Zoning, Coastal Dependent, Highway Commercial and Residential on Southern Part of Site**

was received from:

- Jacob Patterson spoke about increasing an area of Coastal Dependent zoning next to the Noyo Center for Marine Science. He also commented on trees and mitigation measures.
- Jeremy Logan thinks the Council and Commission are working in a vacuum, because there is not a lot of communication between the two bodies. He requested that the Planning Commission be part of the September 21st presentations. He disagrees that the zoning on the South parcel shouldn't be broken up into smaller parts, stating that different zones encourage walkability and mixed usage to draw spending into the area.
- Leslie Kashiwada talked about obtaining grant funding for studies to find out how everything works together. She said it is better to just leave it all timber industrial, otherwise you can encourage a land rush out there. Regarding the wildlife corridor, she urged the Council to get a wildlife specialist to study it and to have as little human interaction as possible.
- Amy Wynn thanked Council for spending so much time on the industrial portion of the zoning. She would like to hear from a wildlife corridor specialist, especially for areas adjacent to urban zones.
- Chris Hart said that adding residential on the south part of the site substantially changes their marketing plan. He wants to be sure there is a comprehensive plan about how the wildlife corridor would work and does not want it to dead-end.
- Terry Vaughn spoke about coyotes, feral cats and mountain lions on the site.

Discussion: After much discussion, Council consensus was:

- Request a wildlife study.
- Land Use Tables and Reconciliation will be brought back at a future Council meeting.
- Task the Planning Commission with determining how to proceed with changes to the

Coastal Land Use and Development Code.

- Form an ad hoc committee consisting of two Councilmembers and two Commissioners to reconcile the City Council and Planning Commission zoning maps and to capture the information coming to them in September.

Mayor Lee appointed Councilmembers Morsell-Haye and Albin-Smith to be on this ad hoc committee. The Planning Commission will choose two of their members to join the committee.

This Staff Report was referred to staff.

ADJOURNMENT

Mayor Lee adjourned the meeting at 1:01 PM.

WILLIAM V. LEE, MAYOR

June Lemos, CMC, City Clerk

IMAGED (_____)