



# City of Fort Bragg

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## Meeting Minutes Planning Commission

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Wednesday, April 13, 2016

6:00 PM

Town Hall, 363 N.Main Street

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### MEETING CALLED TO ORDER

Chair Hoyle called the meeting to order at 6:02 PM.

### PLEDGE OF ALLEGIANCE

### ROLL CALL

**Present** 3 - Chair Derek Hoyle, Commissioner Mark Hannon, and Commissioner Heidi Kraut

**Absent** 2 - Commissioner Stan Miklose, and Vice Chair Teresa Rodriguez

### 1. APPROVAL OF MINUTES

Approve Minutes of March 23, 2016

**A motion was made by Commissioner Kraut, seconded by Commissioner Hannon that these Minutes be approved. The motion carried by the following vote:**

**Aye:** 3 - Chair Hoyle, Commissioner Hannon and Commissioner Kraut

**Absent:** 2 - Commissioner Miklose and Vice Chair Rodriguez

### 2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None

### 3. PUBLIC HEARINGS

None

### 4. CONDUCT OF BUSINESS

Receive Report and Consider Approval of Sign Permit SA 6-16; Sign Ordinance Exemption to Allow a Nonconforming Sign to Replace a fallen Nonconforming Sign and Allow a Nonconforming total square footage of Signage where previous Signage was Nonconforming

Planner Perkins presented the staff report and explained the findings required to approve the new nonconforming sign. Speedex; the sign permit applicant proposes to replace an existing 17ft non-conforming sign with a new 14ft non-conforming sign where a maximum height of 6ft is allowed by the code. The total maximum permitted signage on the site is 40.6 square feet (sf), the old sign was 66sf, and the newly proposed sign is either 39.8sf or 73.8sf depending on how the commission classifies the LED tube lighting.

Planner Perkins explained that an exception to allow a new non-conforming sign requires the commission to find that the new sign is significantly more conforming in size and the existing non-conforming sign will be eliminated. Perkins described the potential issues with the LED tube lighting and references in two separate inconsistent code sections. Sign lighting can be considered as 1) an architectural feature and thus excluded from the total sign area calculation; or 2) signage due to the attention grabbing properties depending on interpretation of the code. If the Commission determines the lighting is signage, the applicants proposed signage will exceed the maximum sign square footage of the situs. Perkins explained how the exceptions for design and decoration can be made and then reviewed the recommended and alternative actions for the Commission's decision.

Discussion:

Commissioner Kraut inquired about the traditional usage of canopy lighting for gas stations in the City. Perkins responded that others do not utilize this particular technique but it is widely used throughout the State. Perkins further explained that classifying the lights as an architectural feature may set the precedence for future development and interpretation of this sign code exception. Chair Hoyle spoke in support of classifying the lighting as an architectural feature instead of signage. Hoyle supported the lighting concept and its consistency with the colors and logos of the business. Hoyle expressed concerns with the brightness of the LED lighting and recommended a condition be added which would require the intensity of the lighting to be in compliance with the Coastal Land Use and Development Code.

**A motion was made by Commissioner Kraut, seconded by Commissioner Hannon, that Sign Permit SA 6-16 be approved subject to the following findings and conditions:**

**FINDINGS FOR APPROVAL**

- 1. The new proposed sign is significantly more conforming in height than the existing sign.**
- 2. By approving the new sign, the exception will eliminate the existing nonconforming sign.**

**CONDITION OF APPROVAL**

- 1. If required, a building permit shall be obtained prior to erecting the sign on the property.**
- 2. Prior to final inspection of a building permit for the installation of the LED lighting, Community Development staff shall inspect the LED lighting to verify its consistency with City Lighting policies, including but not limited to CLUDC 17.30.070 (E): "No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness, as determined by the Director."**

**The motion carried by the following vote:**

**Aye:** 3 - Chair Hoyle, Commissioner Hannon and Commissioner Kraut

**Absent:** 2 - Commissioner Miklose and Vice Chair Rodriguez

## **5. MATTERS FROM CHAIR/COMMISSIONERS/STAFF**

Commissioner Kraut inquired about the upcoming Department of Toxic Substances Control meeting for the remedial action of Operable Units OUE on the former G-P Mill site. Commissioners Hannon and Kraut indicated they did not plan to attend and Chair Hoyle indicated he would attend.

## ADJOURNMENT

Chair Hoyle adjourned the meeting at 6:24 PM.

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DEREK HOYLE, Chair

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Chantell O'Neal, Administrative Assistant

IMAGED (\_\_\_\_\_)