



City of Fort Bragg

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Meeting Minutes Planning Commission

Wednesday, June 28, 2017

6:00 PM

Town Hall, 363 N.Main Street

MEETING CALLED TO ORDER

Chair Rodriguez called the meeting to order at 6:01 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present 5 - Commissioner Stan Miklose, Vice Chair Teresa Rodriguez, Commissioner Curtis Bruchler, Commissioner Nancy Swithenbank, and Commissioner Mark Hannon

1. APPROVAL OF MINUTES

[17-349](#) Approve Minutes of June 21, 2017

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

Aye: 5 - Commissioner Miklose, Vice Chair Rodriguez, Commissioner Bruchler, Commissioner Swithenbank and Commissioner Hannon

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

3. PUBLIC HEARINGS

[17-313](#) Receive Report, Hold Public Hearing and Consider Certification of the Addendum to Mitigated Negative Declaration for the Georgia Pacific Mill Site Demolition Project, and Approval of Coastal Development Permit 11-12/17 for the Demolition of Dry Shed 4

Director Jones introduced the application to demolish Dry Shed #4 by providing background of Georgia Pacific's efforts to decommission the 323± acre Georgia Pacific Mill Site. This has involved dismantling numerous buildings, removal of equipment, extensive site investigations and interim remediation activities. Dry Shed #4 is the last building standing and is approximately 450 feet long and 150 feet wide for a total size of about 67,500 SF. Photographs portraying the current conditions of the structure were shown in a power point presentation.

Director Jones sited studies conducted in 2008 as part of the City's effort to reuse the structure for an Industrial Arts Center, noting expenses and difficulties finding funding sources for

for-profit businesses. Jones evaluated Georgia Pacific's application to demolish Dry Shed #4 and determined it is consistent with Coastal General Plan, Coastal Zone Policy and Planning Policies. Staff recommended certification of the addendum to Mitigated Negative Declaration for Georgia Pacific Mill Site Demolition Project, and approval of Coastal Development Permit 11-12/17 for the demolition of Dry Shed #4 based on findings and including 14 Special Conditions.

Commissioners asked several questions regarding potential buyers, details about construction and safety of structure, fate of foundation and perimeter wall, lead paint removal, etc. prior to Public Hearing.

Public Hearing opened 6:37 PM

George Reinhart: Requested the 3 minute speaker time to be extended. Commissioners agreed. Spoke in favor of keeping the building, especially as we move forward into the newest phase of planning to rezone the Mill Site. Does not want to see the dollar signs frighten us away because too much thought and energy has been given toward repurposing this building.

Dave Turner: Spoke to Commissioners as a citizen, rather than a member of City Council. Views this application as demolition by neglect and asked Commissioners to deny CDP 11-12/17. Dry Shed #4 is the last building on the Mill Site and an important asset to the cultural and economic future of Fort Bragg. Turner cited Coastal General Plan (see attachment), stating the lead agency (Planning Commission) can discourage demolition of historical resource and encouraged Commissioners to utilize this authority.

John Skinner, President of Paul Bunyan Association: Spoke in favor of protecting the last remaining building on the Mill Site and denying this demolition permit. The City and community needs to put our minds together, think outside the box and come up with a way to keep this piece of our history.

Robert Pinole, Skunk Train: Stated the Skunk Train currently has an offer pending with Georgia Pacific to purchase Dry Shed #4 and asked Commissioners to hold request for demolition.

Public Hearing Closed 6:58PM

Public Hearing Re-opened 7:26 PM

Marisa Columbi, Letter read by Commissioner Bruchler in support of protecting Dry Shed #4 to be used as a Fair Grounds (see attached)

Public Hearing Closed 7:28 PM

In consideration of the weight of this decision and the voices in favor of protecting Dry Shed #4, Commissioners asked questions of Director Jones to better understand the options available in order to delay a decision and allow further discussion. Jones offered the following options to Commissioners:

- 1) Ask for an updated study and treatment plan to the 2003 TRC study;
- 2) Ask staff to write report focusing on findings for denial;
- 3) Approve CDP 11-12/17, based on Findings and Special Conditions

A motion was made by Commissioner Hannon, seconded by Vice Chair Rodriguez, that this Planning Staff Report be continued. The motion carried by the following vote:

Aye: 5 - Commissioner Miklose, Vice Chair Rodriguez, Commissioner Bruchler, Commissioner Swithenbank and Commissioner Hannon

4. CONDUCT OF BUSINESS

[17-345](#)

General Discussion Regarding the Planning, Code Enforcement and Building Permit process; the General Plan and Land Use and Development Code Regulations; and CEQA

Director Jones offered to continue with Conduct of Business Item - General Discussion Regarding the Planning, Code Enforcement and Building Permit Process; the General Plan and Land Use and Development Code Regulations; and CEQA or hold this item until the next meeting. Commissioners opted to wait until the next regular scheduled meeting of Planning Commission on July 12, 2017.

A motion was made by Commissioner Swithenbank, seconded by Commissioner Miklose, that this Planning Staff Report be continued. The motion carried by a unanimous vote.

5. MATTERS FROM CHAIR/COMMISSIONERS/STAFF

Director Jones relayed the disappointing news that the advanced allocation funding for the middle portion of the Coastal Trail may not be granted this year. Caltrans Staff is recommending denial, however a representative from Mendocino Council of Governments will be in attendance at Sacramento meeting tomorrow to speak on behalf of Fort Bragg.

ADJOURNMENT

Chair Rodriguez adjourned this meeting at 7:33 PM

TERESA RODRIGUEZ, Chair

