



# City of Fort Bragg

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## Meeting Minutes Planning Commission

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Wednesday, September 12, 2018

6:00 PM

Town Hall, 363 N.Main Street

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### MEETING CALLED TO ORDER

Vice Chair Hannon Called the meeting to order at 6:05 PM.

### PLEDGE OF ALLEGIANCE

### ROLL CALL

**Present** 3 - Commissioner Curtis Bruchler, Commissioner Nancy Rogers, and Vice Chair Mark Hannon

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

### 1. APPROVAL OF MINUTES

**Moved by Commissioner Swithenbank, seconded by Commissioner Bruchler, that the July 25th minutes be approved. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Bruchler, Commissioner Rogers and Vice Chair Hannon

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

1A. [18-365](#) July 25, 2018 Minutes

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

None.

### 3. PUBLIC HEARINGS

3A. [18-363](#) Receive Report, Conduct Public Hearing, and Consider Design Review Permit 2-18 to Remodel Existing McDonald's Restaurant

Assistant Planner McCormick presented her report to the Planning Commission.

Commissioners discussed the different special conditions, compared the different design ideas.

Vice Chair Hannon opened the Public Hearing at 6:25 PM.

\* Robert, representing the applicant addressed the commission from the podium. Robert explained that they are willing to work with staff on any design changes the Planning Commission deems necessary.

Vice Chair Hannon Closed the Public Hearing at 6:34 PM.

The Commissioners discussed the special conditions, asked clarifying questions about colors, materials and placement of accessories.

Design DR 2-18 was approved with the following special and standard conditions.

**SPECIAL CONDITIONS**

1. Applicant shall submit a Sign Application prior to installing signage. If application is representative of current proposed signage and complies with square footage permitted, the Director will approve application.
2. An additional 2" x 2" batten section shall be added to the South and North faces of the building. The batten width shall be equivalent in width to the longer trellis on the west facade of the building.

**STANDARD CONDITIONS**

1. This action shall become final on the 11th day following the decision unless an appeal to the City Council is filed pursuant to CLUDC Chapter 17.92 - Appeals.
2. The use and occupancy of the premises shall be established and maintained in conformance with the requirements of this permit and all applicable provisions of the CLUDC.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City.
4. This permit shall be subject to the securing of all necessary permits for the installation, maintenance, operation, and removal of the existing storage tanks and structures as well as the installation, maintenance, and operation of the new storage tank from all agencies having jurisdiction over fuel storage tanks, including without limitation the Fort Bragg Fire District. This permit shall also be subject to full compliance with all city, county, state, and federal regulations regarding the installation, maintenance, operation, and removal of fuel storage tanks. All plans submitted with the required permit applications shall be consistent with this approval. All construction shall be consistent with all Building, Fire, and Health code considerations as well as other applicable agency codes.
5. The applicant shall secure all required building permits for the proposed project as required by the Mendocino County Building Department.
6. If any person excavating or otherwise disturbing the earth discovers any archaeological site during project construction, the following actions shall be taken: 1) cease and desist from all further excavation and disturbances within 25 feet of the discovery; 2) notify the Fort Bragg Community Development Department within 24 hours of the discovery; and 3) retain a professional archaeologist to determine appropriate action in consultation with stakeholders such as Native American groups that have ties to the area.
7. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
  - (a) That such permit was obtained or extended by fraud.
  - (b) That one or more of the conditions upon which such permit was granted have been violated.
  - (c) That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare, or safety or as to be a nuisance.
  - (d) A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more conditions.
8. Unless a condition of approval or other provision of the Coastal Land Use and Development Code establishes a different time limit, any permit or approval not exercised within 24 months of approval shall expire and become void, except where an extension of time is approved in compliance with CLUDC Subsection 17.76.070(B).

**A motion was made by Commissioner Swithenbank, seconded by Commissioner Bruchler, that the Design Review DR 2-18 be approved. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Bruchler, Commissioner Rogers and Vice Chair Hannon

Absent: 2 - Commissioner Miklose and Chair Rodriguez

**4. CONDUCT OF BUSINESS**

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

Director Jones reports that the Coastal Commission approved the most recent LCP amendment to allow reuse of the millsite and October 25th, 2018 she will be attending a televised meeting on ADU's sponsored by HAT( Housing Action Team).

Administrative Assistant Gonzalez is scheduling 4 joint meeting over the next 3 months for City Council and Planning Commission to discuss the Mill Site Reuse Plan.

Assistant Planner McCormick reports she will be attending a Pedestrian Safety Meeting at Town Hall on Tues 9/18/2018, she also reports that the Farmers Market Table has been very successful this week Police Chief Lizaraga talked about Neighborhood Watch and next week the table will feature biographies on the City Council Candidates.

**ADJOURNMENT**

Vice Chair Hannon adjourned the meeting at 6:46 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 September 7, 2018.

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Joanna Gonzalez  
Administrative Assistant, Community Development Department

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TERESA RODRIGUEZ, Chair

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Joanna Gonzalez, Administrative Assistant

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