



City of Fort Bragg

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Meeting Minutes Planning Commission

Tuesday, February 12, 2019

6:00 PM

Town Hall, 363 N.Main Street

MEETING CALLED TO ORDER

Chair Rogers called the meeting to order at 6:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Staff Present: Director Jones, Assistant Planner McCormick and Administrative Assistant Gonzalez

Present 4 - Chair Nancy Rogers, Commissioner Jay Andreis, Commissioner Michelle Roberts, and Commissioner Jeremy Logan

Absent 1 - Vice Chair Stan Miklose

1. APPROVAL OF MINUTES

1A. [19-080](#) Approve the January 23, 2019 Minutes

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

Aye: 4 - Chair Rogers, Commissioner Andreis, Commissioner Roberts and Commissioner Logan

Absent: 1 - Vice Chair Miklose

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

3. PUBLIC HEARINGS

3A. [19-073](#) Receive Report and Consider Approval of Coastal Development Permit Amendment 3-17/19, Design Review Amendemnet DR 5-17/19 and approval of two Affordable Housing Incentives for a Proposed Mixed-Income Senior, Multi-family and permanently supportive Housing Project Located at 441 South Street (APN 018-340-04)

Director Jones summarized the staff report to the commissioners, being the proposed project is significant and because three of the commissioners are new, Director Jones explained in detail the purpose of each special conditions and all the required findings for the CDP, UP and environmental exemption.

Discussion:

Planning Commissioners deliberated in length, asked clarifying questions, and made recommendations on the proposed special conditions and suggested additional special conditions.

Chair Rogers opened the Public Hearing at 7:20 PM.

Public Comment Received From:

* Frank Hartzell spoke in favor of the Danco Project, states Danco has a good track record, would like to see local contractors involved in the project, hopes for a solar incentive and is curious of the buildout schedule.

Chair Rogers closed the Public Hearing at 7:23 PM.

Planning Commissioners deliberated more regarding the special conditions, their concerns and made more suggestions to staff, specifically the Planning Commission added the following Special Conditions to the permit.

- 31. Prior to issuance of the Building Permit, the applicant shall resubmit the site plan to include property line fencing along the west and east property lines of the Senior Housing project. The applicant shall also submit elevations of the fencing design for approval by the Community Development Director.
- 32. Prior to issuance of the Building Permit, the applicant shall resubmit the site plan eliminating the walking trail along the east side of the project site.
- 33. Prior to issuance of the Building Permit, the applicant shall resubmit a site plan, for review and approval by the Community Development Director, that re orients those multi-family units along Kemppe Way where the steep slope prohibits direct building access from the sidewalk on Kemppe Way. Where necessary for access, the buildings will be reoriented so that the front doors face south to the parking area.
- 34. As part of the Building Permit, the applicant shall design and engineer the covered parking so that it can structurally support solar panels in the future.

A motion was made by Commissioner Roberts, seconded by Commissioner Logan, that this Planning Resolution be adopted. The motion carried by the following vote:

Aye: 4 - Chair Rogers, Commissioner Andreis, Commissioner Roberts and Commissioner Logan

Absent: 1 - Vice Chair Miklose

Enactment No: RES PC03-2019

4. CONDUCT OF BUSINESS

- 4A. [19-082](#)** Consider Adoption of a Resolution to Change the Day of the Week of the Fort Bragg Planning Commission Bimonthly Meeting From Wednesdays to Tuesdays.

A motion was made by Chair Rogers, seconded by Commissioner Roberts, that this Planning Resolution be adopted. The motion carried by the following vote:

Aye: 4 - Chair Rogers, Commissioner Andreis, Commissioner Roberts and Commissioner Logan

Absent: 1 - Vice Chair Miklose

Enactment No: RES PC02-2019

4B. [19-084](#) Zoning Ordinance Interpretation for Extension of Non-Conforming Use at 225 N Main Street.

Director Jones summarized the staff report.

Public Comments

* Paul Clark from Centry 21 stood at the podium on behalf of the applicant Mr. Mihos, Paul states many people have been interested in the site for a service or fuel station.

* Charlie Acker from Mendo Alcohol Fuel Group spoke in favor of maintaining non - conforming use, he would like to see the site used for bio- fuel.

* George Rhinhart spoke in favor of maintaining non- conforming use and possible requirements that could be met for state parks if bio- fuel was offered on the coast.

The Planning Commissioners deliberated briefly and were all in favor of extending the non-conforming Use at 225 North Main Street subject to the following special conditions:

Special Condition 1: Parking shall be limited to the back half of the lot (as illustrated by the red square below) and all vehicles shall be screen from view along the public right of way by a redwood fence and landscaping, as approved by the Director of Community Development. The illegal nonconforming sign on the south east of the property shall be removed prior to approval of a business license.

Special Condition 2: Outdoor activities on the service station site shall be limited to fueling, replenishing air, water, oil and similar fluids, and the replacement of minor parts (e.g., lamp bulbs, wiper blades, and other similar items) requiring only the use of small hand tools while a vehicle is being serviced at the pump island. Other minor auto repair activities shall occur entirely within an enclosed structure.

Special Condition 3: There shall be no outdoor display of equipment or merchandise.

Special Condition 4: Vehicles shall not be parked on sidewalks, parkways, driveways, or alleys, and shall not be parked on the premises for the purpose of sale.

Special Condition 5: Outdoor storage and display cabinets are prohibited. The outdoor storage of tires is prohibited. No outdoor vending machines are allowed.

Special Condition 6: Tow truck operations are allowed, however no abandoned, disabled, junked, wrecked, or otherwise non-operational motor vehicles shall remain on site for more than five days, and all such vehicles shall be stored entirely within an enclosed structure. No more than 8 non-working vehicles may be stored on the facility at any one time.

Special Condition 7: Convenience sales (the sale of beer and wine, other drinks, food, and/or other merchandise) is allowed however the floor are dedicated to such activities shall be limited to 1,000 SF. Additionally the four parking spaces

for this use shall be signed and striped to the approval of the Director of Community Development.

Special Condition 8: If, for any reason, the service station ceases to sell gasoline for more than 115 out of 120 days, all gasoline pumps and signs shall be removed from the site and all gasoline storage tanks shall be removed or filled in compliance with Federal and State regulations, subject to the approval of the Fire Department.

Special Condition 9: Landscaping shall be installed, permanently maintained and, if necessary, replaced, in compliance (and prior to approval of the occupancy permit) and in accordance with the following standards: 1) minimum of 15 percent of the entire site shall be landscaped; 2) boundary landscaping is required along the property line abutting Main Street, except for driveways; 3) landscaped areas shall have a minimum width of eight feet, and 4) shall be separated from abutting vehicular areas by curbing at least six inches higher than the abutting pavement.

A motion was made by Chair Rogers, seconded by Commissioner Logan, that this Planning Staff Report be approved. The motion carried by the following vote:

Aye: 4 - Chair Rogers, Commissioner Andreis, Commissioner Roberts and Commissioner Logan

Absent: 1 - Vice Chair Miklose

4C. [19-081](#) Receive Memo from City Attorney Regarding Bias and Ex Parte Communications

Planning Commissioners briefly discussed the Memo regarding Bias and Ex Parte. All Commissioners agreed that the information was helpful.

5. MATTERS FROM CHAIR/COMMISSIONERS/STAFF

Director Jones reported that the Community Development Department has a few big projects comming up in the future. Commissioners Roberts and Logan will be attending Planning Commission Academy in March, 2019.

ADJOURNMENT

Chair Rogers adjourned the meeting at 8:34 PM.

Nancy Rogers, Planning Commission Chair

Joanna Gonzalez, Administrative Assistant

IMAGED (_____)

STATE OF CALIFORNIA)
)ss.
COUNTY OF MENDOCINO)

