

**Fort Bragg, California
March 12, 2008 (Special Joint Meeting)
Town Hall**

The City Council of the City of Fort Bragg and the Fort Bragg Planning Commission met in special session on the above date at the hour of 7:00 p.m. in the Town Hall, southwest corner of N. Main and Laurel Streets (363 N. Main Street), Fort Bragg, with Vice Mayor Dave Turner presiding.

ROLL CALL as acknowledged by Vice Mayor Turner.

Present: Councilmembers Meg Courtney, Dan Gjerde, Jere Melo, Vice Mayor Dave Turner, and Commissioners Burley Cox, Becky Ellis, and Georgia Lucas.

Absent: Mayor Doug Hammerstrom and Chair Mark Hannon.

1. CONDUCT OF BUSINESS

A. Conduct Joint City Council/Planning Commission Workshop on Coastal Commission's Modifications to the City's Coastal Zone General Plan and Provide Direction to Staff

Community Development Director Jones asked that, while reviewing the Coastal Zone General Plan, everyone consider the intended and unintended consequences of the planning policies, whether there are conflicts between policies, and whether the writing needs to be made clearer. Most of the changes negotiated between City and Coastal Commission staff are in Elements 2, 5, & 7 and thereby should be reviewed first. Elements 3 and 9 had minor changes.

Public comment on this matter was received from Guy Burnett.

Chapter 1, Introduction

Items noted during discussion of this matter included:

- The introduction does not contain policies. Revisions include updates of recent steps in the Local Coastal Program (LCP) process.

Chapter 2, Land Use Element

Items noted during discussion of this matter included:

- This section was reorganized to move recreation and visitor uses to commercial land uses.
- Architectural resources was moved to Conservation, Open Space, & Parks Element as that is the resource element.
- The Coastal Element was eliminated since the whole document pertains to coastal policies. Coastal Element policies have been relocated to various portions of the LCP.
- A future LCP amendment should include changes to the Sphere of Influence (SOI) once the SOI is approved by the Local Agency Formation Commission (LAFCO).
- The last sentence of Policy LC-7.4.2 is incomplete, "Avoid above-ground transmission lines along the..."
- The LCP needs to be processed one way or another to take care of people who have been waiting years for something to be done about the zoning of their property.
- The term aquaculture refers to production of food and does not mean an aquarium.
- It may be helpful to send a letter to the Coastal Commission listing concerns so they understand what we are trying to do with redevelopment along the ocean.
- Policy LU-B should be reworded. Smart growth and mixed use promote greater densities. This policy could limit density so that recreational facilities are not overloaded. Development of local park facilities should be part of the permitting process for development projects.
- Goal LC-2.1 wording is too restrictive and should be reworded.

It was decided that:

- 1. Program LU-3.1.5 should be changed to a Policy.**
- 2. Revise the SOI as an amendment to the LCP.**
- 3. Complete the last sentence of Policy LC-7.4.2 as follows, 'Avoid above-ground**

transmission lines along “the crests of hills, bluffs, and in scenic resource areas.”

4. **Reword Goal LC-2.1 as follows: “plan for reserving adequate infrastructure capacity to accommodate existing, authorized, and probable visitor serving uses.”**

Chapter 5, Conservation, Open Space, and Parks Element

Items noted during discussion of this matter included:

- Jones distributed changes suggested by Councilmember Courtney to add energy conservation to this element and strengthen the language. Staff will discuss with Coastal Commission to see if it can be added, and if not, it could be a future amendment.
- Jones distributed alternate wording for Policy OS-6.1.3 based on comments received in a letter from Councilmember Melo. This language would allow for the use of a commercial native plant mix if local genetic stocks are unavailable. It would also require an invasive plant monitoring and removal program.
- Requirements in the stormwater section of the LUDC are much more stringent than before.

It was decided that:

5. **Policy OS-ESHA-E should be reworded so that public nature trails may be installed through Environmentally Sensitive Habitat Areas (ESHA) as part of restoration activities that reduce the impacts of volunteer trails in the same ESHA.**
6. **The ESHA section will be reorganized so that sections have a list of what is permitted/not permitted in each type of ESHA.**
7. **The second paragraph of Policy LC-3.2.2(a) should be deleted as it is redundant. It may be better placed in the glossary.**
8. **Policy OS-6.1.3 will be reworded with changes proposed by Jones.**
9. **Staff to verify wording is consistent with language in LUDC.**

Chapter 6, Circulation Element

Items noted during discussion of this matter included:

- The County established an urban/rural boundary south of City limits between Hare Creek and Simpson Lane. Development in the City influences the load system beyond City limits. The City must work with the County and Caltrans to ensure that future developments are consistent with the Coastal Act and that Hwy 1 in this area remain two lanes. The term urban/rural boundary should be deleted as it is not recognized by the City, however, the intent of the wording should remain by referring to rural areas rather than an urban/rural boundary.

It was decided that:

10. **Wording pertaining to the urban/rural boundary be deleted from Policy C-2.1, Policy C-C, and Program C-14.1.3 and substituted with “in rural areas.”**

Chapter 7, Community Design Element

Items noted during discussion of this matter included:

- A visual analysis is the impact of a development on its surroundings. Design Review refers to the look of the building itself.
- Program LC-5.2.1 should be revisited. It has never been codified in the LUDC. Changing it to a program makes it mandatory. Parcels affected are of a wide variety of configurations. This policy can make some lots undevelopable. A fence, parking lot, or driveway is considered development, but they may not block views. There should be a parcel-by-parcel review to determine the specific impacts of this policy prior to implementation.

It was decided that:

11. **Policy LC-5.2.1 should remain a program to allow the City time to complete a careful analysis to determine how the policy should be implemented through ordinance and**

define development more narrowly.

Chapter 8, Safety Element

There were no comments on this element or changes suggested.

Chapter 3, Public Facilities Element

Items noted during discussion of this matter included:

1. Jones said that she would update this element with current Public Works projects.
2. Jones distributed alternate wording for Policy PF-B based on comments received at the February 27 Local Coastal Program workshop.

It was decided that:

- 12. Wording proposed by Jones for Policy PF-B was preferred and should be negotiated with the Coastal Commission.**

Jones noted that the next workshop would be held March 19 to review the Coastal Zone LUDC. She inquired whether April 9 or April 16 was preferred for a second meeting on the LUDC, if needed. April 9th was chosen as a preferred date as the 16th would conflict with a League of California Cities meeting.

2. CONSENT CALENDAR

Approval of Minutes

Minutes from Special Meeting of February 27, 2008

The Minutes were approved by consensus of the City Council and Planning Commission members present.

Vice Mayor Turner adjourned the meeting at 8:40 p.m.

DAVE TURNER, Vice Mayor

BURLEY COX, Vice Chair

ATTEST:

**Nancy Philips
Administrative Secretary**

INDEXED: _____(____)

IMAGED: _____(____)