

**Community Development Committee
May 28, 2009
Town Hall**

The Fort Bragg Community Development Committee (CDC) convened a special meeting on Thursday, May 28, 2009, at 3:04 p.m., at Fort Bragg Town Hall, 363 North Main Street, Fort Bragg, CA.

ROLL CALL

Members present: Chair Dave Turner and Committee Member Doug Hammerstrom.
Staff present: Marie Jones, Community Development Director, and Nancy Philips, Administrative Secretary.

APPROVAL OF MINUTES

Minutes of the January 22, 2009, special meeting were approved by consensus of the Committee.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

CONDUCT OF BUSINESS

1. Receive Report and Provide Direction to Staff Regarding Approach to Zoning Issues in Noyo Harbor: Annexation or County Rezoning

Community Development Director Jones reviewed the staff report for this item, noting that there were three options to consider:

- A. The County will begin updating their Local Coastal Program (LCP) within five years. The City could encourage the County to rezone the Harbor as part of that process.
- B. The County could prepare a Specific Plan for the Harbor as a separate LCP amendment.
- C. The City could annex the Harbor. If both the north and south were annexed it would need a Specific Plan. If just the north were annexed it could be done as a rezone/LCP amendment.

Jones went on to summarize a conversation that she had with Bob Merrill, California Coastal Commission. Merrill told her that the Commission would consider allowing the Harbor to be rezoned if the City and/or County completed a research study that indicates there is an oversupply of land zoned Fishing Village given the likely future trends in the fishing industry.

Public comment on this item was received from: Robert Armitage, Steve Dunicliff, John Gebers, Jim Burns, Miles Everett, Frank Lynch, Rick Miller, Abbie Colbert, Johanna Jensen, Kirk O'Day, and Amy Wynn.

During discussion, it was noted that:

- The Harbor should be rezoned, but perhaps not through the City.
- There should be a unified north/south Harbor plan perhaps as part of the City's Redevelopment Area but still outside City limits.
- Fish and Game recently announced funds that may be available for a research study.
- The Harbor has been discussed at City meetings for the last 40 years without result. We should not continue to do nothing.
- It would be beneficial to add to the diversity of businesses in the Harbor to draw a broader mix of visitors to the area.
- Property owners on the north side of the Harbor may be more interested in a rezone than those on the south side.

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- Any rezone would have to comply with the Coastal Act, which has proven to be a considerable obstacle in the past.
- The Coastal Commission has retained jurisdiction in some areas of the Harbor that extend over water.
- A detailed study is needed that proves that fishing needs have declined and analyzes far-sighted future needs.
- The County is able to pursue grant opportunities, and the City could assist in writing the grant application.
- Over the years, the Harbor District has held meetings with property owners and there has not been a unified buy-in that resulted in change. Given the current economic condition of the Harbor there may be a different outcome now.
- The City is not interested in pursuing annexation of the Harbor unless that is what the property owners want.
- Part of the dialogue with property owners should be whether they are prepared to split the Harbor. Would property owners be okay with just the north side being rezoned, annexed, or added to the City's redevelopment area?
- There is language in the County's new General Plan to support finding funds for this type of study.

Committee consensus as follows:

- **Staff to explore whether the Harbor could be added to the City's Redevelopment Area without being annexed.**
- **If the Harbor owners, led by the Harbor District, are interested in annexation perhaps redevelopment funds could be used to pay for the process.**
- **The City is interested in annexing the Harbor only if there is a clear, cohesive voice from affected property owners that they want to be annexed.**

Miles Everett left the meeting at 4:00 p.m.

2. Receive Report and Provide Direction Regarding Large Family Day Care Land Use Requirements

Community Development Director Jones informed the Committee that it recently came to staff's attention that the State had issued licenses to Large Family Day Care Homes (LFDCH) in Fort Bragg without informing them that they had to obtain a Minor Use Permit (MUP) required by the City's Municipal Code. This resulted in licenses being granted to LFDCH within 300' of each other, a violation of the Municipal Code. The City notified day care providers that a MUP is necessary to operate a LFDCH. If the Code is changed to reduce the distance to 200' existing LFDCH would not be affected as they are outside 200' of each other. Changing the minimum distance between LFDCH could be part of the Land Use & Development Code update later this year. None of the current day care providers are in the Coastal Zone, but this change to the Local Coastal Program (LCP) could be included as part of the Mill Site Specific Plan LCP amendment.

Public comment on this item was received from: Maria Jara, Sandy Soria, and Rick Miller.

During discussion, it was noted that:

- LFDCH would still require a MUP which entails noticing property owners within 300'. If someone complains then the matter is referred to the Planning Commission, and a public hearing is held before the Commission renders a decision.
- A LFDCH could still be operated within 200' of another center with a Use Permit.
- Families benefit from LFDCH. Parents do not have to find another day care provider at vacation times for their children who are normally in school. A LFDCH may typically have

less than nine children most of the time but needs the flexibility to accommodate more children occasionally during school vacations.

Committee consensus was to:

- **Make recommendation to Council that the Land Use and Development Code (LUDC) be amended to reduce the required distance from one center to another from 300 feet to 200 feet, and maintain the minor use permit process to ensure the opportunity for neighborhood input.**
- **Direct staff to notify property owners within 300' of current day care centers of the proposed zoning amendment when the LUDC is being updated.**
- **Direct staff to provide the Committee with copies of the GIS map that indicates where day care providers are currently located and their proximities to one another.**

3. Receive Oral Report & Provide Direction to Staff Regarding Location of Downtown Merchant Directory & Map

Community Development Director Jones reviewed the staff report for this item, noting that one merchant directory has already been purchased and another will be purchased with funding from a Community Development Block Grant. Years back the Community Development Advisory Board recommended that community bulletin boards be installed at the corners of Laurel & Franklin and Franklin & Alder Streets. More recently the Economic Development Action Committee (EDAC) recommended that directories be installed at Laurel & Franklin and Franklin & Alder Streets. Staff is concerned that if directories are only installed on Franklin Street visitors on Main Street would not see them. Kiosks are two-sided, cost \$900 each, and it costs another \$250 to dress them with Redwood trim. There is a holder for take-one directory brochures. One side of the board would have a merchant directory, and the other side would be for notices about public events. Some of these two-sided boards have an open side for the community to post notices, and others have a locking window for someone to post community notices. The City will maintain and print the directory as businesses change and will update it quarterly as needed.

Public comment on this item was received from: Rick Miller, Chriss Zaida, and Johanna Jensen.

During discussion, it was noted that:

- Visitors are more likely to benefit from a directory on Main & Laurel rather than at Franklin & Alder; however, locals could benefit from one in front of the post office.
- Consider placing a directory at the foot of Laurel near the Depot and public parking area, or replace the one-sided kiosk that is already there. Alan Ferguson maintains the existing kiosk and could laminate the directory. Perhaps the information could be posted side by side since the case is single-sided.
- Public Works currently posts community notices daily in the bulletin board case at the post office.
- There is value to both a bulletin board where the public can post notices and a locking window cabinet controlled by someone with a key.

Committee consensus was for staff to:

- **Purchase a total of four directories to be installed at Redwood & Franklin, Main & Redwood, Laurel & Main, and Laurel & Franklin. Funds not covered by the grant to be set aside in next year's budget.**
- **Post notices in locking window cases at the Redwood & Franklin and Laurel and Franklin sites. The community will be able to post notices themselves on the bulletin boards at Main/Laurel and Main/Redwood.**

- Send a mail piece to businesses on the directory to ensure they are listed properly prior to displaying directory.

MATTERS FROM COMMITTEE/STAFF

ADJOURNMENT

Meeting was adjourned at 4:45 p.m.