

Fort Bragg Planning Commission Minutes
 April 25, 2007
 Town Hall

The Planning Commission of the City of Fort Bragg met in regular session on the above date at 6:03 p.m., in the Fort Bragg Town Hall, 363 N. Main Street, Fort Bragg, and the following items were discussed in the order presented.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Chair Mark Hannon, Commissioners Burley Cox, Becky Ellis, and David Linkhart.
 Absent: Commissioner Georgia Lucas
 Staff Present: Marie Jones, Community Development Director, and Nancy Philips, Administrative Secretary.

APPROVAL OF MINUTES

Moved by Ellis, seconded by Linkhart, to approve the April 11, 2007, minutes as written.

VOTE: Ayes: Commissioners Cox, Ellis, Linkhart, and Chair Hannon.
 Absent: Commissioner Lucas.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

PUBLIC HEARINGS (CONTINUED)

1. LLA 1-07 & CDP 2-07; February 22, 2007; Richard Berta, Century 21 (applicant); Robert, Donna, & Anthony Rossi, Alex Sarti, and Richard & Marissa Nelepovitz (owners); Clifford Zimmerman (agent); 441 South Street; (APN 018-340-05/07) Lot line adjustment and Coastal Development Permit to adjust 0.21 acres from APN 018-340-07 to APN 018-340-05
(Continued from March 28, 2007.)

Director Jones informed the Commission that the applicant has withdrawn this application.

Chair Hannon opened the public hearing at 6:05 p.m.; seeing no one wishing to speak, he closed the public hearing at 6:06 p.m.

CONDUCT OF BUSINESS

2. Matters from Chair/Commission/Staff
 - Receive Overview of the Plan Review Process and the Commission's Review Authority

Director Jones stated that the purpose of her presentation is to inform the community and define the Commission's role as well as that of Council. The five main topics to be covered are the plan review process, subdivision process, limits to the Community Development Director's authority, the Planning Commission's review authority, and Design Review.

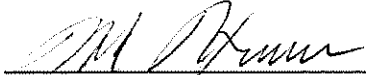
Jones compared the City Council to State legislature, the Planning Commission as the judicial branch, and City staff as a cop on the beat. There are three types of approvals: legislative (Commission makes recommendation to Council, Council has approval authority), quasi-judicial (approved by Commission, appealable to Council), and ministerial (non-discretionary permits approved by staff).

The General Plan is the document that charts the City's way for the next 15-20 years. By law, the Local Coastal Program (LCP), Land Use & Development Code (LUDC), and Citywide Design Guidelines must all comply with the General Plan. The LUDC establishes land uses and zoning areas in the City. It sets forth the regulations for development according to policies spelled out in the General Plan. The

current LCP was initiated in 1983. It is the zoning code for properties in the Coastal Zone. Once the Coastal Commission certifies the LUDC it will become the City's LCP. Subsequent modifications to the LUDC will be sent to the Coastal Commission for certification. The Design Guidelines are preferred examples of site design, architecture, landscaping, signs, and parking design. The Commission has discretion in applying Guidelines as not all design criteria may be workable or appropriate for each project. Director Jones encouraged Commissioners to become more familiar with the Design Guidelines prior to a presentation next month by a developer designing a condominium project.

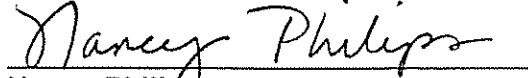
ADJOURNMENT

Chair Hannon adjourned the meeting at 7:00 p.m.



Mark Hannon, Chair

ATTEST:



Nancy Philips
Administrative Secretary

INDEXED: 5-10-07 (NP)

IMAGED: _____ ()