

The Planning Commission of the City of Fort Bragg met in regular session on the above date at 6:00 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 Milt Kuhl.
Absent: Commissioner Georgia Lucas.
Staff Present: Marie Jones, Community Development Director; Chris Carterette, Planner; and Nancy Philips, Administrative Secretary.

APPROVAL OF MINUTES

Moved by Cox, seconded by Ellis, to approve the April 23, 2008, minutes as written.

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

PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

PUBLIC HEARINGS

1. **Pending Coastal Development Permit 4-08 (CDP 4-08) and Design Review 6-08 (DR 6-08); March 20, 2008; 1011 and 1021 N. Main Street; (APNs 018-440-11 and 018-440-61); Dominic and Juliet Affinito and Tradewinds Lodge (owners); City of Fort Bragg Community Development Department (applicant/agent); Adopt Negative Declaration for pending Coastal Development Permit and Design Review for the Pomo Bluffs Trail Extension project. Project entails coastal access, trail and amenity improvements consistent with the Pomo Bluffs Management Plan. Specific improvements include: approximately 500 lineal foot, 10-foot wide, accessible, paved bicycle and pedestrian path along three easement segments (A, B, & C), approximately 500 feet of split rail fencing along the southern boundary adjacent to the RV Park, park identification, informational and rules signs, trash/recycling receptacles, dog waste mitt dispensers, two park benches and protective removable bollards along the southern boundary of Segment C. Segment C will have striping painted on the asphalt to indicate the trail. The project is in the Coastal Zone.**

The Agenda Item Summary Report prepared for this item was reviewed with the Commission by Planner Carterette who distributed a map of the proposed trail segments. He added that the original easement was to run on the far south portion of the Affinito property. After further consideration it was decided that a direct route to the Park from the Noyo Bridge next to the Cliff House Restaurant would be safer and more aesthetically pleasing.

Discussion: Responding to a question from the Commission, Carterette replied that the restaurant's parking area will include signage indicating that parking for Cliff House patrons only. It could also include a sign indicating where to find designated parking for the Park off of Cliff Way. The Coastal Development Permit (CDP) will flush out more details as to Park amenities such as signage. The purpose of this public hearing is to adopt the environmental document. Once the CDP is approved, construction is anticipated to begin late summer or early fall of this year.

Chair Hannon opened the public hearing at 6:15 p.m.; seeing no one wishing to speak, he closed the public hearing at 6:16 p.m.

Discussion:

Moved by Ellis, seconded by Kuhl, to adopt the Pomo Bluff Trail Extension Project Negative Declaration.

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

CONDUCT OF BUSINESS

2. Receive Report and Make Recommendation to Mayor of Nominations for 2007 Mayor's Well Done Awards

Planner Carterette reviewed a list of suggested nominations with the Commission and asked that Commissioners inform staff of any additional nominations by May 23. The Mayor will decide who receives the awards. **The Commission suggested that Furniture Mart (exterior renovation) and Mendo Lake Credit Union (green building) be included on next year's list as they were completed this year.**

3. Receive Oral Report Regarding Remediation and Specific Plan Activities for the Georgia-Pacific Mill Site

Director Jones distributed an outline of talking points pertaining to the former Georgia-Pacific (GP) Mill Site. In 2004 the City hired a consulting firm to develop a vision plan for the Mill Site. The City held three community workshops, 11 focus groups, and did a community survey that was completed by 1,100 respondents. From that effort a vision map was created that indicates what the community would like to see developed on the property. Over the last three years GP has started and stopped the Specific Plan process for a variety of reasons including sale of the company to Koch Industries and the discovery of toxins on the site. In March Georgia-Pacific hired a consulting firm, RRM Design, to prepare a Specific Plan. The purpose of a Specific Plan is to establish zoning, infrastructure needs, circulation patterns, landscaping, sustainable design, phasing plan, a fiscal and financial analysis, architectural designs, a public facilities plan, etc. at a later date. The City and the final developer(s) will enter into a developer agreement so that the developer will bear the cost of public infrastructure improvements related to the development and will, in turn, have assurance about what is allowed as the property is built in phases over the years. Because of the reduced risks to the developer, the agreement gives the City negotiating power for special projects such as a performing arts center, Noyo Center, and parks projects.

The Department of Toxic Substances Control (DTSC) establishes site remediation levels based on future land use designations. An industrial use does not have to be cleaned up to the same level as residential use. For this reason, the Specific Plan must be prepared before remediation levels can be determined.

The Specific Plan process will start with analyzing existing conditions to consider opportunities and constraints. Water availability and environmental remediation are constraints. Once opportunities and constraints are identified, community workshops, focus groups, and charettes will be held to refine land use goals based on the community's vision, the market, and opportunities and constraints of the property. City Council and the Planning Commission will provide their input and knowledge as well. From this, there will be a variety of design alternatives from which RRM can identify common themes that become preferred alternatives. The ideas that have contention are considered alternatives. RRM will use their professional judgment, the 2004 community planning effort, and this Specific Plan public process to prepare a preferred plan that makes sense from a community design, marketing, and financial perspective. The process is community driven, not consultant driven. An environmental impact report will address effects of development on traffic, circulation, roads, water, sewer, City

government, and the environment. Prior to the Specific Plan being officially submitted to the Coastal Commission for a Local Coastal Program amendment, we will touch base with Commission staff along the way to ensure that they are on board.

Transfer of ownership for the Coastal Trail on the Mill Site cannot take place until the City and DTSC accept the remedial action plan (RAP) and the RAP is implemented. Remediation is not likely to occur until next year. Hopefully the Coastal Conservancy will extend funding for the acquisition. A Coastal Development Permit and environmental document will have to be prepared prior to construction of the Trail. Realistically, the Coastal Trail will not be constructed until 2010 or 2011.

4. Matters from Chair/Commission/Staff

- A. Director Jones informed the Commission that the May 28 Planning Commission meeting will be cancelled as there are not items ready to move forward.
- B. Director Jones asked the Commission to advise staff if they would be available for a June 23 or June 25 joint meeting with Council to receive a presentation from the Hare Creek developer.

ADJOURNMENT

Chair Hannon adjourned the meeting at 6:52 p.m.

Mark Hannon, Chair

ATTEST:

**Nancy Philips
Administrative Secretary**

INDEXED: _____(____)

IMAGED: _____(____)