MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PLEASE TAKE NOTICE


In compliance with the Shelter-In-Place Orders of the County and State, this meeting will be closed to the public. The meeting will be live-streamed on the City’s website at city.fortbragg.com and on Channel 3. Public Comment regarding matters on the agenda are restricted to electronic, written and voice mail communications. Comments may be made in any of the following ways: (1) Through the City’s online eComment agenda feature, (2) Emailed to Community Development, jgonzalez@fortbragg.com , (3) Written comments delivered through the drop-box for utility payments to the right of the front door at City Hall, 416 N. Franklin Street, or (4) Voice mail comments called in to (707) 961-2827 ext 111 by 5:00 PM on the day of the meeting.

Comments can be made at any time prior to the meeting, in real-time while the item is being considered by the Planning Commission, and up to 12 PM on Thursday, May 14, 2020. City Staff will read aloud all comments received prior to or during the meeting. Any comment on agendized matters exceeding three minutes and those received after the meeting will be included in the public record as part of the agenda packet the next business day after the meeting.

We appreciate your patience and willingness to protect the health and wellness of our community and staff. If you have any questions regarding this meeting, please contact

1. APPROVAL OF MINUTES

1A. Approval of the Minutes of March 11, 2020

   Attachments: Minutes of March 11, 2020

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

3. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS
4. PUBLIC HEARINGS

5. CONDUCT OF BUSINESS

5A 20-719 Open Public Hearing and Immediately Continue Public Hearing to Date, Time and Place Certain - July 22, 2020 at 6:00 PM in Town Hall, 363 N. Main Street - to Consider Adoption of Mitigated Negative Declaration and Approval of Coastal Development Permit (CDP 1-13), Use Permit (UP 1-13), Design Review Permit (DR 1-13) and Parcel Merger (MGR 1-13) for the Proposed Avalon Project at 1201 and 1211 N Main Street (APN 069-241-27 and APN 069-241-38)

Attachments: 05132020 Memo

6. MATTERS FROM CHAIR/COMMISSIONERS/STAFF

ADJOURNMENT

The adjournment time for all Planning Commission meetings is no later than 9:00 p.m. If the Commission is still in session at 9:00 p.m., the Commission may continue the meeting upon majority vote.

STATE OF CALIFORNIA )
) ss.
COUNTY OF MENDOCINO )

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg and that I caused this agenda to be posted in the City Hall notice case on May 8, 2020.

_____________________________________________
Joanna Gonzalez
Administrative Assistant, Community Development Department

NOTICE TO THE PUBLIC

ADA NOTICE AND HEARING IMPAIRED PROVISIONS:

It is the policy of the City of Fort Bragg to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. This notice is in compliance with the Americans with Disabilities Act (28 CFR, 35.102-35.104 ADA Title II).
<table>
<thead>
<tr>
<th><strong>Agenda Date:</strong></th>
<th>5/13/2020</th>
<th><strong>Version:</strong></th>
<th>1</th>
<th><strong>Status:</strong></th>
<th>Minutes to be Approved</th>
<th><strong>In Control:</strong></th>
<th>Planning Commission</th>
<th><strong>File Type:</strong></th>
<th>Minutes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agenda Number:</strong></td>
<td>1A.</td>
<td><strong>Approval of the Minutes of March 11, 2020</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Moved by Commissioner Nancy Rogers, seconded by Commissioner Stan Miklose, that the February 26, 2020 be approved. The motion carried by the following vote:

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

Absent: 1 - Vice Chair Andreis

1. APPROVAL OF MINUTES

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


2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

3. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

None.

4. PUBLIC HEARINGS

5. CONDUCT OF BUSINESS

5A. 20-633 Zoning Ordinance Interpretation for Extension of Non-Conforming Use at 225 N Main Street

Assistant Planner McCormick presented the prepared staff report to the Commission. The agent Rob Borsch addressed the Planning Commission from the podium on behalf of the applicant. Mr. Borsch explained his clients proposed business idea and explained in detail the remediation that has taken place on site.

Public Comment:
Jenny Shattuck states that she has concerns since this is not the first time there is a potential buyer and she would like to see if the Commission could impose a six month extension instead of a year.

Jacob Patterson spoke in opposition to extending the non-conforming status.

After deliberation the Planning Commission decided to grant an extension of non conforming use not to exceed twelve months.

This Planning Staff Report was approved

6. MATTERS FROM CHAIR/COMMISSIONERS/STAFF

Logan states that the ad hoc committee presented the mill site reuse land map to City Council and was well received with minor changes. Logan states that the Ad Hoc committee will continue to meet every other week on Wednesday.

ADJOURNMENT

Chair Logan adjourned the meeting at 6:57 PM.

____________________________
Jeremy Logan, Chair

____________________________
Joanna Gonzalez, Administrative Assistant

IMAGED (_______)
### Agenda Date: 5/13/2020
### Version: 1
### Status: Public Hearing
### In Control: Planning Commission
### File Type: Planning Staff Report
### Agenda Number: 5A

Open Public Hearing and Immediately Continue Public Hearing to Date, Time and Place Certain - July 22, 2020 at 6:00 PM in Town Hall, 363 N. Main Street - to Consider Adoption of Mitigated Negative Declaration and Approval of Coastal Development Permit (CDP 1-13), Use Permit (UP 1-13), Design Review Permit (DR 1-13) and Parcel Merger (MGR 1-13) for the Proposed Avalon Project at 1201 and 1211 N Main Street (APN 069-241-27 and APN 069-241-38)
DATE: May 13, 2020
TO: Planning Commission
FROM: Sarah McCormick, Housing & Economic Development Coordinator
SUBJECT: Public Hearing to Consider Adoption of Mitigated Negative Declaration and Approval of Coastal Development Permit (CDP 1-13), Use Permit (UP 1-13), Design Review (DR 1-13) and Parcel Merger (MGR 1-13) for Proposed Avalon Project to be Continued to a Date, Time and Place Certain – July 22, 2020 at 6:00 PM in Town Hall, 363 N. Main Street

The Initial Study (IS) / Mitigated Negative Declaration (MND) prepared for the proposed Avalon Project was circulated for public and agency review from March 26 through April 27, 2020. The City received comment letters regarding the environmental document.

Although, the California Environmental Quality Act (CEQA) does not require the City to respond to comments received on an MND, the City is preparing written responses because of the public interest in the project and to resolve any confusion or misconceptions about the current project. In the course of preparing responses to comments, the City generated new information as well as clarifications and modifications to the IS/MND. The description of the proposed project did not change, however, the IS/MND will be amended and circulated for an additional 30-day period.

The circulation period for the Revised and Recirculated IS/MND is expected to extend from June 1, 2020 through June 30, 2020. Therefore, the scheduled public hearing for this item must be continued to a date, time and place certain – July 22, 2020 at 6:00 PM in Town Hall, 363 N. Main Street.