



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Meeting Agenda Planning Commission

Wednesday, May 13, 2020

6:00 PM

Town Hall, 363 N.Main Street

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PLEASE TAKE NOTICE

DUE TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20 WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND THE ORDER OF THE HEALTH OFFICER OF THE COUNTY OF MENDOCINO TO SHELTER IN PLACE TO MINIMIZE THE SPREAD OF COVID-19, THE FORT BRAGG PLANNING COMMISSIONERS WILL BE PARTICIPATING BY VIDEO CONFERENCE IN THE PLANNING COMMISSION MEETING OF MAY 13, 2020.

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 agenda items 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. [20-727](#) 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).



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Text File

File Number: 20-727

Agenda Date: 5/13/2020

Version: 1

Status: Minutes to be Approved

In Control: Planning Commission

File Type: Minutes

Agenda Number: 1A.

Approval of the Minutes of March 11, 2020



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Meeting Minutes Planning Commission

Wednesday, March 11, 2020

6:00 PM

Town Hall, 363 N.Main Street

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.

1A. [20-654](#) Approve the Minutes of February 26, 2020.

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 adhoc 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 (_____)



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Text File

File Number: 20-719

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)



CITY OF FORT BRAGG

416 N. FRANKLIN, FORT BRAGG, CA 95437
PHONE (707)961-2823 FAX (707)961-2802

MEMORANDUM

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.