

RESOLUTION NO. 3513-2012

RESOLUTION OF THE FORT BRAGG CITY COUNCIL AUTHORIZING TWO AFFORDABLE HOUSING INCENTIVES AND APPROVING COASTAL DEVELOPMENT PERMIT 6-11, DESIGN REVIEW 7-11, AND USE PERMIT 4-11 FOR THE DANCO PROJECT

WHEREAS, Danco Communities (“Danco”) has applied for a Coastal Development Permit, Design Review and a Use Permit to allow construction of 25 single-story residential cottages of approximately 544 – 816 square feet, a 1,152 square foot commons building, a 470 square foot common utility building, walkways and a 33-space parking area and associated driveway (“Danco Project”); and

WHEREAS, twenty-four (94%) of the dwelling units are proposed as affordable rentals that are age limited to senior citizen low income households; and

WHEREAS, State housing law (Government Code Section 65915) requires jurisdictions to approve from one to three “affordable housing incentives” (i.e., reductions in requirements of the zoning code) for affordable housing projects; and

WHEREAS, under the applicable statute for affordable housing incentives, the Danco Project is eligible for three planning incentives; and

WHEREAS, Danco has requested only two affordable housing incentives: 1) a front yard setback reduction from the required 15 feet to 10 feet; and 2) a parking reduction from the required 59 spaces to 33 spaces in conformance with the CLUDC parking requirements; and

WHEREAS, on July 27, 2011, at a duly noticed public meeting, the Fort Bragg Planning Commission considered the requested affordable housing incentives for the Danco Project and made a recommendation to the City Council that the incentives be approved; and

WHEREAS, on August 8, 2011, at a duly noticed public hearing, the Fort Bragg City Council considered the requested affordable housing incentives for the Danco Project and provided conceptual preliminary approval of the incentives; and

WHEREAS, on February 27, 2012, at a duly noticed public hearing, the Fort Bragg City Council considered public testimony as well as the staff report analysis for Coastal Development Permit 6-11, Design Review 7-11, and Use Permit 4-11 for the Danco Project, which is incorporated herein by reference, and determined that there is sufficient evidence to support all of necessary findings for project approval.

NOW THEREFORE BE IT RESOLVED that, based on all of the evidence presented in the staff report for Coastal Development Permit 6-11, Design Review 7-11 and Use Permit 4-11, the City Council finds as follows:

GENERAL FINDINGS

1. The proposed project is consistent with the purpose and intent of the zoning district, as well as all other provisions of the Coastal General Plan, Coastal Land Use and Development Code (CLUDC) and the Fort Bragg Municipal Code;

2. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
3. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the type, density, and intensity of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located;

CEQA FINDINGS

1. For the purposes of environmental determination, the project is considered to be statutorily exempt from CEQA pursuant to section 15332 (in-fill development) of CEQA Guidelines pursuant to the California Environmental Quality Act (CEQA).
2. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
3. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
4. The project site has no value as habitat for endangered, rare or threatened species.
5. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
6. The site can be adequately served by all required utilities and public services.

AFFORDABLE HOUSING INCENTIVE FINDINGS

1. The residential development project will be consistent with the General Plan and the certified LCP.
2. The approved number of dwelling units can be accommodated by existing and planned infrastructure capacities.
3. Adequate evidence exists to indicate that the proposed residential project will provide affordable housing in a manner consistent with all standards set forth in Government Code Section 65915;
4. There are sufficient provisions to guarantee that the affordable dwelling units will remain affordable for the required time period.
5. The approved incentives do not have an adverse effect on coastal resources.

COASTAL DEVELOPMENT PERMIT FINDINGS

1. The proposed development as described in the application and accompanying materials, as modified by any conditions of approval, is in conformity with the City of Fort Bragg's certified Local Coastal Program and will not adversely affect coastal resources;
2. The project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code);
3. Feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment;
4. The proposed use is consistent with the purposes of the zone in which the site is located;

5. The proposed development is in conformance with the City of Fort Bragg's Coastal General Plan;
6. The proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity;
7. Services, including but not limited to, water supply, sewage disposal, solid waste, and public roadway capacity have been considered and are adequate to serve the proposed development;
8. The project, as proposed, will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site, or other reasons;
9. The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood, or fire hazards due to required project modifications, landscaping, or other conditions;
10. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity;
11. The resource as identified will not be significantly degraded by the proposed development;
12. There is no feasible less environmentally damaging alternative; and
13. All feasible mitigation measures capable of reducing or eliminating project related impacts have been adopted.

DESIGN REVIEW FINDINGS

1. The project complies with the purpose and requirements of CLUDC Section 17.71.050 Design Review;
2. The project provides architectural design, building massing, and scale appropriate to and compatible with the site surroundings and the community;
3. The project provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;
4. The project provides efficient and safe public access, circulation, and parking;
5. The project provides appropriate open space and landscaping, including the use of water efficient landscaping;
6. The project is consistent with the Coastal General Plan, any applicable specific plan, and the certified Local Coastal Program; and
7. The project complies and is consistent with the City's Design Guidelines.

USE PERMIT FINDINGS

1. The proposed use is consistent with the General Plan, any applicable specific plan, and the Local Coastal Program;
2. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Development Code and the Municipal Code;
3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable

water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the type, density, and intensity of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located.

5. The proposed use complies with any findings required by CLUDC Section 17.22.030 (Commercial District Land Uses and Permit Requirements).

BE IT FURTHER RESOLVED that The City Council has determined that the Danco Project is categorically exempt from environmental review pursuant to the California Environmental Quality Act ("CEQA") and Title 14, the California Code of Regulations ("CEQA Guidelines"), Section 15332 - Infill Development.

BE IT FURTHER RESOLVED that the City Council hereby grants the following two affordable housing incentives for the Danco Project: 1) a front yard setback reduction from the required 15 feet to 10 feet; and 2) a parking reduction from the required 59 spaces to 33 spaces in conformance with the CLUDC parking requirements.

BE IT FURTHER RESOLVED that the City Council hereby approves the Coastal Development Permit 6-11, Design Review 7-11 and Use Permit 4-11 for the Danco Project, subject to the following Special Conditions and Standard Conditions:

SPECIAL CONDITIONS

1. Prior to issuance of a building permit, the applicant shall submit an Affordable Housing Regulatory Agreement that addresses all of the provisions of CLUDC Section 17.32.080.B. Following City approval of the Affordable Housing Regulatory Agreement, it shall be executed and recorded prior to granting the certificate of occupancy for the project.
2. Prior to issuance of a building permit, the applicant shall submit a landscaping and lighting plans for review and approval by the Community Development Director. The landscaping plan shall include native plants only, preferably grown from local genetic sources. The landscaping and lighting plans shall comply with the CLUDC Sections 17.24, 17.30.070, and shall incorporate the mitigation requirements of the Reduced Buffer Analysis prepared for the project by WRA.
3. Prior to issuance of a building permit, the applicant shall submit elevations and floor plan for the solid waste recycling storage for review and approval by the Community Development Director.
4. Prior to issuance of a building permit, the applicant shall submit a detailed site plan for approval by the Community Development Director which: 1) illustrates that windows on each unit are oriented to ensure privacy within each unit from adjacent unit windows; 2) Illustrates that the parking lot and driveway shall be paved entirely with permeable paving; 3) includes a gate through the fence between the project parcel and the adjacent parcel for firefighting access.
5. Prior to the issuance of a building permit, the applicant shall submit new elevations for the buildings that front Cypress Street which include a front door visible from Cypress Street.
6. Prior to issuance of a building permit, the applicant shall submit for review and approval by the Community Development Director a wetland mitigation and monitoring plan in compliance with all mitigation measures outlined in the Reduced Buffer Analysis prepared

by WRA for this project. Completion of the wetland mitigation plan shall be required prior to issuance of a certificate of occupancy.

7. Prior to issuance of a grading permit and/or building permit, the developer shall create a solution to the satisfaction of the Public Works Director for maintaining adequate water pressure during heavy usage such that the proposed development and existing development in the same sector maintain adequate minimum water pressure on-site at all times.
8. Prior to issuance of the building permit, the applicant shall submit a Water Quality Management Plan for review and approval by the City Engineer.
9. The property shall have an on-site residential property manager in order to minimize false alarms to the fire department.
10. Prior to issuance of a certificate of occupancy, the applicant shall submit for the review and approval of the Community Development Director plans for the locations and visual screening of all mechanical equipment proposed to be constructed as part of the project, including but not limited to: standpipes, backflow preventers, generators and propane fuel tanks.

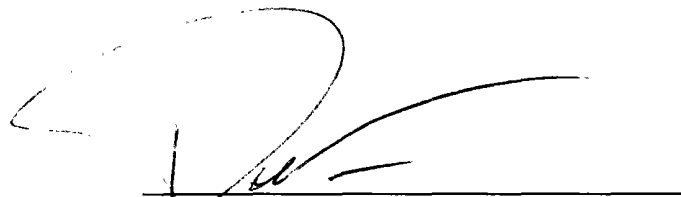
STANDARD CONDITIONS

1. This action shall become final on the 11th day following the decision unless an appeal to the City Council is filed pursuant to CLUDC Chapter 17.92 - Appeals.
2. The use and occupancy of the premises shall be established and maintained in conformance with the requirements of this permit and all applicable provisions of the CLUDC.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from City, County, State, and Federal agencies having jurisdiction. All plans submitted with the required permit applications shall be consistent with this approval. All construction shall be consistent with all Building, Fire, and Health code considerations as well as other applicable agency codes.
5. The applicant shall secure all required building permits for the proposed project as required by the Mendocino County Building Department.
6. If any person excavating or otherwise disturbing the earth discovers any archaeological site during project construction, the following actions shall be taken: 1) cease and desist from all further excavation and disturbances within 25 feet of the discovery; 2) notify the Fort Bragg Community Development Department within 24 hours of the discovery; and 3) retain a professional archaeologist to determine appropriate action in consultation with stakeholders such as Native American groups that have ties to the area.
7. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - (a) That such permit was obtained or extended by fraud.
 - (b) That one or more of the conditions upon which such permit was granted have been violated.
 - (c) That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare, or safety or as to be a nuisance.

- (d) A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more conditions.
8. Unless a condition of approval or other provision of the Coastal Land Use and Development Code establishes a different time limit, any permit or approval not exercised within 24 months of approval shall expire and become void, except where an extension of time is approved in compliance with CLUDC Subsection 17.76.070 (B).

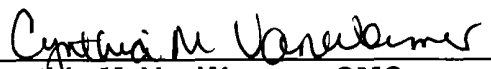
The above and foregoing Resolution was introduced by Councilmember Hammerstrom, seconded by Councilmember Courtney, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 27th day of February, 2012, by the following vote:

AYES: Councilmembers Courtney, Gjerde, Hammerstrom, and Mayor Turner.
NOES: None.
ABSENT: None.
ABSTAIN: None.



DAVE TURNER,
Mayor

ATTEST:



Cynthia M. VanWormer, CMC
City Clerk