

## RESOLUTION NO. 4452-2021

### RESOLUTION OF THE FORT BRAGG CITY COUNCIL APPROVING COASTAL DEVELOPMENT PERMIT AMENDMENT 3-17/19/21, DESIGN REVIEW 5-17/19/21, AND LOT MERGER 1-21 FOR LOTS 71 & 72 OF THE DANCO COMMUNITIES SUBDIVISION (APN 018-340-04-00 7 018-340-06-00)

**WHEREAS**, Danco Communities ("Danco") has a Coastal Development Permit, Design Review to allow for construction of: 1) Twenty-three (23) single-story affordable senior residential cottages ranging from 608 to 756 square feet, a 960 square foot commons building, a pickleball court and 27 parking spaces; and 2) Twenty (20) single-story permanent supportive residential housing units ranging from 608 to 756 square feet, a 2,205 square foot commons building, a basketball court, five (5) parking spaces, and a manager's unit; and 3) Twenty-five (25) two-story, workforce/family townhome units consisting of residential duplexes/triplexes, ranging from 1,000 to 1,200 square feet (2 and 3 bedrooms), a 960 square foot commons building, a playground, a basketball court, and 38 Parking spaces; as well as landscaping, bicycle parking, internal associated driveways, and walkways throughout the development in accordance with the Coastal Land Use and Development Code and the Coastal General Plan;

**WHEREAS**, the City of Fort Bragg identified a narrow strip parcel adjacent to the subdivision preventing compliance with applicable development standards as approved in Coastal Development Permit (CDP) 3-19 and Design Review (DR) 5-19;

**WHEREAS**, the City of Fort Bragg requested Danco Communities apply for a lot merger as an amendment to CDP 3-19 and DR 5-19 to combine the two parcels;

**WHEREAS**, City staff has reviewed the completed application for the proposed lot merger for compliance with the Subdivision Map Act and applicable City Code;

**WHEREAS**, the project is a minor land transfer between two lots owned by the same entity and does not create any new parcels, qualifying it for an exemption under California Environmental Quality Act (CEQA) Guidelines Section 15305(a) Minor Alterations to Land;

**WHEREAS**, the Planning Commission of the City of Fort Bragg held a hearing on September 22, 2021 at which time they considered all oral and documentary evidence presented, and found the proposed merger does conform to the Zoning and Subdivision Codes of the City of Fort Bragg;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Fort Bragg hereby finds as follows:

#### **Parcel Merger Findings**

1. Will be merged in compliance with Map Act Chapter 3, Article 1.5 or Map Act Sections 66499.20-1/2, or 66499.20-3/4; and

*The existing parcel 018-340-06 as currently configured would be considered undevelopable. Parcel 018-340-06 is held by the same owner as 018-340-04. A parcel or unit may be merged with a contiguous parcel or unit held by the same*

*owner under this circumstance to create a conforming parcel. The merged parcels new legal descriptions conform to the parcel size standards in the General Plan and Zoning Ordinance and the use proposed for the site.*


2. Shall also require a Coastal Development Permit in compliance with the certified LCP and processed pursuant to Section 17.71.045 (Coastal Development Permits):

*The existing Coastal Development permit (CDP 3-17/19) is being amended to conform to this requirement as part of this Merger.*

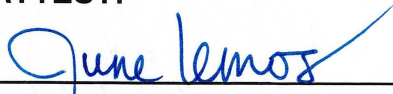
**BE IT FURTHER RESOLVED** that the City Council of the City of Fort Bragg, does hereby approve Lot Merger 1-21 as an amendment to Coastal Development Permit 3-17/19 and Design Review 5-17/19.

**The above and foregoing Resolution was introduced by Councilmember Albin-Smith, seconded by Councilmember Peters, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 12<sup>th</sup> day of October, 2021, by the following vote:**

**AYES:** Councilmembers Albin-Smith, Morsell-Haye, Peters, Rafanan and Mayor Norvell.  
**NOES:** None.  
**ABSENT:** None.  
**ABSTAIN:** None.  
**RECUSED:** None.

  
\_\_\_\_\_  
**BERNIE NORVELL**  
Mayor

**ATTEST:**

  
\_\_\_\_\_  
June Lemos, CMC  
City Clerk